



Portland Housing Bureau

Portland Housing Advisory Commission
Tuesday, October 4, 2011
 3:00 p.m. – 5:00 p.m.
 Steel Bridge Conference Room
 421 SW 6th Ave
 Portland, OR 97204

✓ = PHAC public member action item
 ▶ = PHB staff member action item

DRAFT 10-4-11 Meeting Minutes

Members Present: Jesse Beason, Andrew Colas, Deborah Imse, Brian Wilson, Rey Espana, Marc Jolin, Toby Washington, Carter MacNichol, Carmen Rubio, Christine Lau

All members present.

Agenda Item	Discussion Highlights	Outcomes / Next Steps
Welcome & Review Meeting Purpose	<p>Rey España chaired this PHAC meeting.</p> <p>Traci Manning has been named the new PHB Director; her resignation on the PHAC is effective immediately. Traci was also present at the meeting in a transitioning role.</p>	<p>✓ PHAC members reviewed and approved the meeting minutes from September 6, 2011.</p>
Public Comment	<p>Veronica Bernier, PSU Volunteer: Ms. Bernier read aloud comments that she also submitted in writing. Those comments are attached as Exhibit A.</p>	
PHB Portfolio Review	<p>PHB Executive Team members Jacob Fox and Daniel Ledezma reviewed PHB's housing portfolio.</p> <p>Moving forward, PHB would like PHAC's input for:</p> <ul style="list-style-type: none"> - How to best structure projects - Connecting sustainability to preserve the 	

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<p>PHB Portfolio Review (cont.)</p>	<p>portfolio</p> <ul style="list-style-type: none"> - Get PHAC’s input & influence. - Striking a balance between preservation vs. new projects. - How to think about geography; where should we make investments? - Looking at the equity agenda and who we serve, and who we <i>should</i> be serving. - Resource development <p>Initial PHAC feedback:</p> <ul style="list-style-type: none"> - Sustainability should mean not only “green building” but also sustaining the stock of affordable housing, and sustaining the programs. - Look closely at the MFIs of renters; many units that appear to be designed for 50%MFI+ are occupied by 0-30%, resulting in rent burden. - Need to look at who we serve; units are serving poorer people over time. - PHAC members would appreciate seeing the breakdown of the “Big Borrowers” and who they serve – MFI levels and Demographics. - Look at who is in need proportionally. - Look at special needs populations; are they being served? - Going forward, building owners will 	<ul style="list-style-type: none"> ▶ PHB Staff will try to provide a breakdown of the demographics being served by the “Big Borrowers”

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	<p>likely question if they can keep their populations as-is or if they will have to make adjustments.</p> <ul style="list-style-type: none"> - Double-check the number of disabled in the household. The number reported seems low. 	<p>▶ PHAC Members would like to see the map in the handout displayed differently. It is difficult to see with the circles.</p>
<p>MWESB Utilization Report</p>	<p>PHB staff reviewed the MWESB Utilization report for FY2010-2011.</p> <p>PHAC has been instrumental in providing feedback and engagement about how to reach equity goals.</p> <p>Projects are trying to meet 20% MWESB utilization in the aggregate, which was successfully reached in 2010-2011.</p> <p>20% is stated as a goal, with the hope of achieving higher. 20% is still aspirational.</p> <p>When contractors apply for a project, PHB requires an “Equity in Contracting” plan.</p> <p>The spreadsheet presented does not include homeownership or the scattered site projects; PHB staff could include that information on a future report.</p> <p>PHAC members discussed the consequences of not meeting the goal – suggesting that those who cannot meet the stated goal should not get business again.</p> <p>PHAC members suggested sending this report out to all of the contractors on the list to</p>	

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	<p>show where they compare with other companies.</p> <p>PHAC also suggested ensuring that professional services contracts are also counted, not just construction.</p> <p>PHAC also posed the general question of whether or not “Emerging Small Business,” which was not identified in the disparity study as having disparate business, should be used as a measure of reaching the MWESB goals.</p> <p>The PHB Annual Report will be released soon, and can include this information to make MWESB information public.</p>	
<p>Update on LTE Big Look Process</p>	<p>Commissioner Fish and County Chair Cogen are leading an effort to review the five Limited Tax Exemption programs the city currently offers.</p> <p>At the highest level, limited tax exemptions (LTEs) are a tool to create an incentive to builders who are building a public good. It offers them tax relief.</p> <p>When the program was introduced in the 1990’s, it was designed as a tool to create housing, especially downtown. Now it is more of a tool for affordability.</p> <p>Currently, there are about 13,800 units with LTEs, which amounts to about \$15 Million in foregone revenue. Foregone revenue is split approximately into thirds between the City, the County, and the School Districts. One side</p>	

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	<p>note on schools is that much of their foregone revenue is refunded by the state.</p> <p>A “Big Look” committee has been reviewing the programs to better align with current needs. The \$15 Million foregone revenue leads to about 13,000 units.</p> <p>While it doesn’t create deep affordability, it does <i>retain</i> affordability in neighborhoods of “moderate income,” about 80% MFI and below.</p> <p>In November, the committee will present draft recommendations for changes to the programs. There will be a public process with a chance to gather public testimony, as well as feedback from PHAC members.</p> <p>Changes are expected to be finalized by the end of the year to take effect in 2012.</p>	<p>► PHAC will hear draft recommendations at a later PHAC meeting, likely in November.</p>
<p>Prep for FY2012-2013 Budget Process</p>	<p>The budget process for the city is coming up for FY2012-2013.</p> <p>The expectation is to have a proposal to City Council in January. Council has a budget retreat on October 17.</p> <p>Coming up, PHAC will meet November 1, December 6, and in January – likely the second Tuesday of the month given the holiday.</p> <p>November will focus on budget review, and PHAC will work on putting together a transmittal letter to forward to Council.</p>	

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	<p>PHAC meetings will act as the public hearings for the Housing Bureau's budget process; public testimony will be heard at all three meetings.</p> <p>PHAC members were given a spreadsheet to start looking at the pools of money and how they can be spent.</p> <p>Budget forecasts are looking pretty bleak; federal funds could be cut up to 35%. The admin cap could be further cut from 20% to 10%.</p>	
<p>PHAC Retreat Reschedule</p>	<p>The PHAC Retreat will be rescheduled for as soon as possible.</p> <p>Staff and PHAC members will also work to fill the two vacated PHAC seats as soon as possible.</p>	<p>► PHB staff will send a "Meeting Wizard" to find the next possible date.</p>
<p>Meeting Wrap-Up</p>	<p>The next regularly scheduled PHAC meeting is Tuesday, November 1, from 3:00-5:00pm at PHB.</p>	

Exhibit A – Public Testimony from Ms. Veronica Bernier

Memo: To PHAC Committee

From: Veronica Bernier, PSU Alumni, Comm. Health Education

Volunteer Member 2004-2011 (PHAC)

Portland Housing Advisory Committee

October 4, 2011 Meeting

Public Comment- Affordable Housing For Special Needs Groups

There is a growing need for special support for seniors and others with special needs like orthopedic access to their own. The Concept from Social gerontology class at PSU states that seniors have a right to “aging well in place”. That consists of permanent housing of apartments, duplexes, studios (sect 8 & Public housing) senior high rises like: Marshall Union Manor, Calloroga, Holliday Park Plaza, 12-Tower East, Hollywood East, and Williams Plaza. Just some of many housing units devoted to helping seniors age well in place.

Providing for dietary needs (nutritious meals, ‘meals on wheels’) and special ‘choreworkers’ That assist seniors to maintain well in their housing complex. Transportation and Safety needs are protected by the housing authority with specially trained personnel. Housing activists help seniors with their personal needs and can support them to age gracefully in place. Protecting them from the ‘eviction process’ is a legal problem for many people, who can be defenseless due to vulnerable elderly status, due to age and lack of physical fitness. Providing for ‘friendly visitors’ is an important link to the senior populations at these housing buildings. Staying ‘connected’ is primary to healthy aging for seniors and people (under 55 years).

Homeless Teens 13-20 years are the next group needing representation in the housing Program. Protecting the rights of teens with animals, helps accommodating pets, and assisting them into transitional apartments is also a necessary step to connecting the homeless teen population to secure housing future in Portland.

Protecting people with professional licenses (like nurses, beauticians, etc.) who are currently homeless is also another group with special training that can be a valuable asset to the “City that Works.”

Which is Portland’s Model for Housing Future.