



Portland Housing Bureau

N/NE Neighborhood Housing Strategy
Oversight Committee
October 6, 2015
6:00 -7:45 pm
Maranatha Church
4222 NE 12th Ave., Portland, OR 97211

- ✓ = Oversight Committee Action item
▶ = PHB staff member action item

October 2015 Meeting Minutes - Final

Members Present: Dr. Lisa Bates, Reverend T. Allen Bethel, Katrina Holland, Virgie Ruiz, Bishop Steven Holt

Members Excused: Orlando Williams, Lorenzo Poe, Sarah Zahn, Lisa Faust

Staff Present: Matthew Tschabold, Andrea Matthiessen, Michelle DePass, Martha Calhoon, Cupid Alexander, Dana Ingram, Leslie Goodlow, Letimya Clayton, Karl Dinkelspiel

Guests Present:

Agenda Item	Discussion Highlights	Outcomes / Next Steps
Welcome	Bishop Holt welcomed everyone and started the meeting. Thanked them for being there. He mentioned the meeting was not a public hearing, but a public meeting that the public was welcome to attend. There are two items on the agenda: Homeownership and Kings Park TIF and the Notice of Funding Availability (NOFA being discussed). Bishop Holt introduced the new Housing Bureau Director, Kurt Creager. Kurt mentioned that he was new to the City of Portland, but has been attending church in North Portland at the Rose Church for the last 20 years and is familiar with the lay out of the land. He said that Leslie Goodlow or Letimya Clayton would be a good to contact him, as well as, Bishop Holt. The bureau is looking at increasing the availability of affordable housing and production.	
Home Ownership	Andrea Matthiessen provided a recap of the Affordable Homeownership Programs with any updates to everyone (refer to attachment). Katrina Holland has a question about the RFP and if it would be reviewed by the Oversight Committee.	

	Andrea explained that PHB envisioned the sub-committee reviewing the applications and this would help to revise the RFP prior to it being issued. Dr. Lisa Bates is concerned about the inefficiency and is a little curious of what these organizations are doing now with the existing allocation of funds. Is there any barrier to the African Americans? Andrea said she would be willing to have data and information on how these organizations have applied their prior allocation of funds. Dr. Bates said it is not about the data, but about asking people to wait on the RFP. She expressed her disposition on how the issue is being framed as inefficient. She asked how to ensure that these funds go to helping the African American community in N/NE. Andrea stated that the conversation on how to bring households back to the N/NE Community has been happening. Felicia Tripp rephrased Dr. Bates questions and said what she is saying in other words is why an organization like the one I work for Portland Housing Center or any other organization should receive additional funds without showing that they already serve the African Americans community vs. adapting services to meet the needs of the community. If the organizations are not currently serving community, why are they not and how are they holding themselves accountable? What is being done and how is PHB serving the people that have been displaced? This question is being taken seriously and we are looking to assist the African American communities.	
Interstate TIF / King Park Site Fall Notice of Funding Availability	Karl Dinkelspiel provided a presentation on the Interstate TIF and King Park Site NOFA (refer to attachment). Bishop Holt asked what exactly does the \$10 million mean and what exactly are the funds going to be used for? Karl stated that \$6 million is specifically for the N/NE Housing Strategy. Bishop Holt asked what dollar amount is related to rental housing?	

	Karl answered \$6.5 million and that these funds were not used and pulled forward. Dr. Bates asks if the two sites would be giving subsidies for rental housing, plus split between the sites. Karl responded that the Bureau would typically split the finds between developers. PCRI will be the developer of the Grant Warehouse Property and things will be in the design phase for at least 6 to 12 months. Maxine Fitzpatrick is the Executive Director for PCRI and can answer any questions for you.	
Public Comments and Questions	Bishop Holt opens the floor for public testimony to the people who signed up to speak. He advises the group that public testimony is limited to three minutes per person; and remind everyone that this meeting is not a public forum or a hearing, but it is important to hear what the public has to say. He also reminds everyone that the comments should be made on the agenda items only and that all other comments can be forwarded to the Housing Bureau's N/NE Neighborhood Strategy information line (503-823-1190 or NNEstragtey@portlandoregon.gov). Iris Holt: This has been my neighborhood for a long time and I have been on public housing for a long time. Is this going to help benefit me to be a homeowner? What areas are covered for home repair? Andrea responded that the Housing Bureau works with partners for Home Repair Grants (N, NE, and Lents) and there is still a small amount of loans available for 2015. Bishop Holt expressed to everyone again that this meeting's function is to discuss the allocation of the \$20 million dollars in TIF, not Homeownership. He also mentioned that there are programs within the City that could help you become a homeowner and that information is available. The Down Payment Assistant Loan Program (DPAL) can be reached at 503-823-3400. Any comments that are outside of the meeting agenda today should be put on comments cards and PHB will address them at a later time. Sharon Maxwell: We have a lot of people who came out tonight because they need help and support. What you have outlined here today does not help the people here today. PHB should help the African American community to become home buyers.	

	Bishop Holt responded to Sharon Maxwell saying her comments sound like a conversation that she should bring to City Council and that the charge of the Committee is specific. He reminded people that we needed to stay on task which was comments regarding the two agenda items. Lisa Saunders: The 2015 NOFA and the two developments, how many units will be allocated to affordable housing? Is it all going to be allocated or just like 11 units? Karl mentioned that all the money allocated here is going to be used for affordable housing for people making between 30% to 60% MFI. He does not know how many units will be built, but guess it would be 40 units and 100% of those will be affordable. Dr. Bates asked is there a commitment to the community that majority of them will be committed to the low income people that have been displaced and not newcomers. Katrina mentioned at the last meeting there was concern that there was no time for the Preference Policy and Land Banking. Can we have time for that tomorrow? Bishop Holt states that the agreement was to provide public comment on the agenda items. Joseph Hall: The agenda is about homeownership and that we are setting a side so much for minorities. What are the numbers and how many units are for African Americans? Matthew Tschabold responded that this question came up on the total number of rental units and it would be around 40 to 80 units are each site. How many units does that mean for African Americans? The Preference Policy would give a certain number of points to get them into the rental units of affordable housing. Felicia mentioned that the City cannot guarantee any money for us. The community must mobilize and go family-to-family to ensure our people can get in that site. We want to make sure that as many people that look like us get the money. The only way we can get that done is through the Preference Policy. You have to communicate. If our people is not in there then we have failed our community.	
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	Katrina adds that there are Housing Committee meetings the first Thursday of every month at SEI or Urban League from 4:30 p.m. to 6 p.m. She wanted to stress that folks continue to come and show up to make sure they understand the process. Belinda Chan: What type of creating rental housing or housing plans for people that make less than \$12, 000 a year? How can I be able to rent a house or get in to a lease option to buy when I have no savings? Ae there going to be anything for people like me to be able to be a homeowner? Karl stated when we develop units we have an income cap on them. There are units available for incomes that are less than the income restriction, for people making less than \$1000, we have units for people that make zero and are designed for people that make 10% of MFI. Belinda Chan adds that the units being built are apartments. I don't want to live in an apartment, I want to be in a house. Andrea recommended that Belinda contact one of PHB's partners. A community member asked if there is a specific are where she can purchase a home and if there is a boundary. How would she know if a property is in the boundary area? Andrea said she should look in the Interstate and Lents URAs. You can look on Portlandmaps.com and it will tell you if the property is in the URA area. Rev. Bethel explained that some people do not have the facility to push a button or have the means to push the buttons. (no access to computers) Karl mentioned that the boundaries are from Columbia Blvd and slightly east of Killingworth. Cher Northspout: Is homeownership access limited to first time homeowners and those who don't already own property? Andrea responds that funds are limited to first time home buyers.	
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	Carita Graffet: In regards to being able to stay in your home, are any of the funds allocated towards permits, etc.? My father owns property that can be developed, but permits would cost about \$10,000. I have also worked with Loan officers at OnPoint and they have not been responsive and I have experienced a lot of obstacles with the loan officers themselves. What preference do they have for responding to clients inside of the URA, is there preference? Andrea said she would be willing to talk to Carita about her father's property and PHB has no influence over the private sector lenders and how they do business. Carita said her father lucked up and got his house on N. Williams. Is there a way to access listings before they go public? Felicia said the term for this is "pocket" listing. A transaction that happened to realtor to realtor without going onto RMLS which makes it harder for first time home buyers to purchase homes. She also said that she would follow-up regarding the Loan officer situation at OnPoint. Bishop suggests leveraging community interest and setting up a meeting to list our areas of interest that the community would like to discuss. Katrina adds that the Renter State of Emergency was launched on September 15th and an ordinance affecting no-cause evictions will be in front of City Council at 1:30 p.m. tomorrow. She urges that public to come testify and voice their concerns.	
Wrap-Up	The next N/NE Oversight Committee meeting is December 15, 2015 at Maranatha Church from 6:00 p.m. to 7:45 p.m. Felicia invites the public to attend the next Housing Committee meeting on November 15th at SEI or Urban League from 4:30 p.m. to 6:00 p.m. These meetings are held on the first Thursday of every month.	