



Portland Housing Bureau

N/NE Neighborhood Housing Strategy Oversight Committee

March 10, 2016

6:00 -8:00 pm

New Song Church

2511 NE MLK Jr. Blvd. Portland, OR 97211

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

July 2016 Meeting Minutes - FINAL

Members Present: Dr. Lisa Bates, Felicia Tripp, Virgie Ruiz, Bishop Steven Holt, Sarah Zahn, Jillian Saurage, Reverend T. Allen Bethel, Marlon Holmes

Members Excused: Orlando Williams, Lorenzo Poe, Lisa Faust, Katrina Holland

Staff Present: Leslie Goodlow, Cupid Alexander, Victoria James, Karl Dinkelspiel, Sawyer Sheldon, Cheyenne Sheehan

Guests Present: Travis Phillips

Agenda Item	Discussion Highlights	Outcomes / Next Steps
<p>Welcome</p>	<p>Bishop Holt welcomes the Committee and the public – there are several items on the agenda for this meeting; an update from PCRI on the Grant Warehouse project, an update on the Preference Policy Implementation plan, and an update on the land banking initiative for the area.</p> <p>He reminds the public in attendance that this is a public meeting and not a public forum. He invites the public to comment on any of the current agenda items. For comments, issues, or concerns, not related to the current agenda items please speak with one of the Committee members or PHB Staff present, or use the contact information on the business cards provided.</p> <p>Admin Note - Contact information on the business card is as follows: N/NE Neighborhood Housing Strategy 421 SW 6th Ave., Suite 500, Portland, Oregon 97204 Phone: 503.823.1190 Fax: 503.823.2387 Email: NNEstrategy@portlandoregon.gov Web: http://www.Portlandoregon.gov/PHB/NNE</p> <p>In regards to the agenda items for this meeting, the Grant Warehouse, land banking, the Preference Policy will be discussed.</p>	

	<p>The Grant Warehouse references a warehouse that used to sit at that location on MLK between NE Cook and NE Ivy streets. This project is related to the \$20M dollars allocated to N/NE neighborhoods for affordable rental housing development.</p>	
<p>Update on Land Banking and Trimet Site</p>	<p>Karl Dinklespiel gave the update; he began with the purchase of 5020 N Interstate Ave, which is going forward and will close in the next few days. Karl says that the Trimet site (on N interstate Ave and Argyle in Kenton) is 2 acres. Says that proposals were received which are being reviewed. Says that next some of the proposers will be interviewed in August – the wish is that someone from this committee will participate. Karl says that PHB is “shopping” for properties and they are talking to property owners, but nothing has been found as of yet.</p> <p>Bishop clarifies that they have spent \$2m of the remaining \$3m leaving them \$1m? Karl says yes. Bishop also seeks clarification to make sure that someone from the committee will be on the interviews of the proposers, Karl says yes.</p> <p>Dr. Bethal wants to be sure that any proposals being considered will have significant affordable housing options. Karl says yes, at least 200 units are forecasted, which will need to have at least 25% of the units set aside as affordable units – right now, with current project estimates, that is about 50 units.</p>	
<p>Update on Grant Warehouse</p>	<p>Presenter for this update is: Travis Phillips, Director of Housing and Development for PCRI (Co-Developer)</p> <p>Travis begins the following presentation which can be reviewed here: http://www.portlandoregon.gov/phb/article/583406</p> <p>Travis says they have had a few meetings and have a rendering of the building from the designers. Says that the building, which is on the former Grant Warehouse on NE Martin Luther King Jr. Boulevard, between Cook and Ivy, will probably be 5 stories, with 4 stories of residence floors. He says the 1st floor will be retail space, and property management. Travis showed a second view of the building, which shows an interior court yard where they want to have a play area for the kids, a plaza, outdoor seating, and a parking lot.</p>	

	<p>Travis touches on the target unit and income mix that are forecasted for the building; 4 studios, 32 one bedrooms, 32 two bedrooms, 12 three bedrooms – to have a mix of both family units and single occupancy residents as well. There will also be a variety of income levels as well. He says that they are done with design development – pending any feedback from permitting – then will submit for design review. Assuming financing and permits go well, construction should start in January 2017. Says that they are still flushing out the detail around the commercial retail space for the ground floor; they will sit down with small business organizations from the area that can help them find businesses that could thrive in the area.</p> <p>Virgie asked about the income mix, wants to know why there are number discrepancies for the number of 2 bedrooms shown on the slide. Travis says he is pretty sure there will be 32 two bedrooms, but will double check to be sure report back.</p> <p>Jillian asks what the community engagement process is looking like. Travis says the biggest need is to find small businesses that would do well in the area. After they get permits they will have another, larger, forum that will be an opportunity for potential residents. Says that they want to do pre-leasing assistance and consultations for people who may have barriers to housing so that those barriers can be identified, with enough time to fix them before applications are due. Explains that people with evictions, nonviolent offences, and credit issues will have a chance to get the help they need.</p> <p>Bishop wants to know if a year and a half between award of the funding, and ground breaking is normal. Travis says it is a little slow, but that affordable housing is not a fast process. Travis says that one thing that slowed us down is the community engagement, to give people a chance to provide feedback to them. He also explains that it took time to request more money, and get that approval, so they could better utilize the site for the community. He says that the RFQ process to identify development teams also took time. Travis says that it was not until they were awarded the funding that they could then identify the design teams, who then had to identify the income and unit ratios. Says that the project development that happened in the first couple of months in the start of the project is a little unusual.</p> <p>Bishop asks about the business portion will look like. Travis says that they are looking at a smaller market place spaces; and while that doesn't delay permitting, it can delay</p>	
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	<p>financing. Bishop asks about partnerships around businesses, wants to know if that has changed. Travis says that they want to reach out to businesses that have historic NNE ties and want to come back; says that they don't know who those businesses will be, but that is what the outreach will be focused on.</p> <p>Bishop wants to know how the preference policy will be utilized for leasing. Travis says that the preference policy will be utilized once it is in place.</p> <p>Jillian wants to know what the gross revenue of the rents will come from the retail spaces. Travis says the retail space is minimal, only about 6,000 of the total 90,000 square feet of the building will be retail, but doesn't have the number in front of him.</p> <p>Virgie wants to know what the affordability term will be. Travis says they are initially committing to a 60 year term of affordability, but expects it to go longer. Virgie wants to know what the renovation and up keep budget for the building will look like. Travis says that it's in the budget, they are planning for it now so they aren't in a bind later.</p>	
<p>Preference Policy and Home Ownership Process</p>	<p>Victoria gives an update on the final numbers of applicants.</p> <p>The grand total of applications received was 1,074, of which;</p> <ul style="list-style-type: none"> • 20 were verifiable emanate domain applicants. • 218 were 6 point candidates • 115 were 5 point candidates • 261 were 4 point candidates • 131 were 3 point candidates • 196 were 2 point candidates • 40 were 1 point candidates • 90 were 0 point candidates <p>Victoria then showed the race and ethnicity break down for the 20 emanate domain applicants as they were excluded at the last meetings break down. Victoria says the majority of those applicants were black, 45-64 years old, and most of them had been displaced from the Emanuel Hospital renovations and the Albina Plan; these were verified. She says there were other emanate domain claims that could not be verified by</p>	

	<p>PHB or the applicants in the time frame allowed, and those applicants were sorted back into their point categories.</p> <p>Dana talks about next steps for applicants. She says that the 65 applicants are invited to an information session in August where they will meet with the partner organizations who will be providing the funding. 250, including the 65, will be kept for an active waitlist.</p> <p>The community partner funding breaks down as;</p> <ul style="list-style-type: none"> • African American Alliance for Homeownership (AAAH) in collaboration with Hacienda CDC, Native American Youth and Family Center (NAYA), Proud Ground, and Habitat for Humanity – \$3,284,000 • Portland Community Reinvestment Initiative (PCRI) – \$1,716,000 <p>At the information session in August, the 65 applicants will be offered four program models through these resources;</p> <ul style="list-style-type: none"> • Permanent Affordability – managed by Proud Ground • Self Help Homeownership – Habitat for Humanity, where 300 – 500 sweat equity hours are put into the home. • Down Payment Assistance – two versions; AAAH borrower initiated homeownership, PCRI will offer down payment assistance to homes in their portfolio. • Jarrett Street Condominiums – 12 Micro Condos, located on the corner of N. Jarret and Interstate. <p>Cupid says that they are in the middle of verifying with the applicants, about half have been verified. He says that they have reached out to people in multiple ways, but there will be a few that did not actually qualify for the points they claimed, so there will be some applicant shuffling. Cupid says they want to work with people before they replace them, and they are being flexible, and doing their due diligence.</p> <p>Dana says the next steps are, they will give people until September to rank their preference for the 4 programs presented to them in August 1 – 4. Once that is done they will meet with the partners, then the partners will let PHB know if the applicants qualify</p>	
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	<p>for their selected program by Nov. 1. Dana says that there will be room for a 1 to 1 swap if the applicants need to.</p> <p>Jillian asks how many info sessions will be available. Cupid says 2, one on a Wednesday and one on a Saturday; they will also be recorded as well. Cupid says they are offering child care, translation services if needed, and disability accommodations if needed. Cupid says they are scheduling briefings for the following months as well, in case applicants fall out of the program and new ones are added.</p> <p>Felicia wants to know if someone drops out does the next person on the list get to use the programs. Cupid says yes. She asks if someone with disabilities could go with a different partner if they need special housing stock, Dana says no. Felicia asks if the committee will get demographic information for the people who do utilize the programs. Cupid says yes, as the process goes along they will continue to collect that data, and present it to the committee throughout the process.</p> <p>Bishop thanks the Preference Policy team for their hard work. He says that he is excited about the preference policy, and to see people of color in homes and in the businesses as well.</p>	
<p>Public Comment</p>	<p>Beryl S. McNair, wants to know if the Grant Warehouse is the only project working with the open waitlist folks. Karl says that Grant is a rental project, the Preference Policy that the update was just given about, is for home ownership, but the Grant Warehouse site will use the preference policy criteria as well. She asks if the income requirements would stay the same; Dana says that the programs can do any ware in a range of 35% - 100% MFI. Beryl asks what about for one person on disability? Karl looks it up, for a family of 1, 100% MFI is about \$51,000. Bishop clarifies that means they are working with people any ware from 35% of \$51,000 to 100% of \$51,000.</p> <p>Cameron Herrington, says he lives in the Overlook neighborhood and that he is really excited about the investment in land banking happening in his neighborhood to offer more affordable housing opportunities. However, he wants to know if only 25% of the units will be affordable? Karl says yes, for the Trimet owned site, but for further land banked sites it would be very close to 100% affordability. He also says that there are also no signs with the building address because the address was listed as MLK, and this is a separate building, so it was hard to find the site where the meeting was happening.</p>	

Wrap-Up	Bishop Holt wraps up the meeting. He offers an invitation to the community to engage in the process and be involved. The next N/NE Oversight Committee meeting is September 8 th , 2016 – the second Thursday of every other month.	
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