



Portland Housing Bureau

N/NE Neighborhood Housing Strategy Oversight Committee

September 8, 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

November 2016 Meeting Minutes

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

Members Excused: Orlando Williams, Lorenzo Poe, Lisa Faust, Katrina Holland, Sarah Zahn, Dr. Lisa Bates

Staff Present: Leslie Goodlow, Letimya Clayton, Cupid Alexander, Dana Ingram

Guest Presenters: Maxine Fitzpatrick, PCRI

Agenda Item	Discussion Highlights	Outcomes / Next Steps
<p>Welcome</p>	<p>Bishop Holt welcomes the Committee and the public. He thanks the committee for two years of hard work. 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>Pathway 1000</p>	<p>Maxine Fitzpatrick from PCRI gives the presentation starting on slide 2. Explains that this project intends to create 1,000 new homes for purchase. She says this is a way to help renters become home owners through the Minority Homeownership Initiative. Explains that it is cheaper to take a renter and help them become a homeowner than it was to continually shuffle them between housing units. Explains that this project also combats gentrification and displacement in NNE neighborhoods.</p>	

	<p>Maxine explains that PCRI partnered with Portland State University Masters in Urban Planning and Development to identify potential development sites and community needs, as well as what the economic impact to the community would be. Says that the project hopes to employ local businesses and workers to help bolster the local economy as well. Maxine says that the funding and development plan should be completed in February of 2017.</p> <p>Bishop Holt asks how many single family properties does PCRI currently own? Maxine says about 175. Holt asks how many of the 175 are slated to be used in this project? Maxine replies that they are not looking to use any of those unless a duplex or triplex could be built there instead. Says that they have many sites that are empty or are underdeveloped and they are looking at how to utilize those.</p> <p>Holt asks Maxine to expand on the workforce and economic development part. Maxine says a good example is the two construction projects they have going on right now, they used community oriented and community based organizations. Part of the plan that they will submit will have a breakdown of how many gainful jobs will be created over the 10-year life span of the initiative.</p> <p>Holt asks where these houses will be located? Maxine says that PCRI has homes in 33 of the 96 neighborhoods of Portland. Says that PCRI aims to continue to spread and keep their homes in neighborhoods that are facing displacement.</p> <p>Committee member asked how can people access these programs, Maxine says they can contact PCRI directly, or go through PHB.</p> <p>Virgie asks if anyone has been helped yet? Maxine says they currently have 800 rental units with families they are helping, and they have a homeownership program as well.</p>	
<p>Preference Policy / Home Ownership Update</p>	<p>Cupid Alexander gave the update presentation, starting on slide 8. Cupid showed the demographic break down of the 65 home ownership applicants on slide 8, explained that all of these individuals have the highest points possible, including 17 families displaced by emanate domain. Cupid explains how people have been moved on the waitlist (slide 10), and that this happened for many reasons, some were mistaken about where they lived, some chose to not participate, and others were terminated because of non-compliance; failed to turn in information, or did not respond to multiple emails,</p>	

	<p>voicemails, and letters to confirm their participation after being selected to move forward in the process. Cupid explains that they have held 3 briefings so far, which were recorded so they can be watched in case someone falls off the process. All of the program partners had representatives at each briefing. Cupid explains slide 12, that surveys were sent to 53 applicants that attended the first set of briefings and are in the process of being case managed by Partner Organizations; 15 people responded and overall respondents understood the program offerings and were please with PHB and the partners.</p> <p>Dana Ingram gave the homeownership update. She said that 35 people were referred to AAAH, and 17 to PCRI, says that everyone who was referred did receive their first choice of program. She says that 13 more people have finished briefing and will be disseminated to the Partner Originations by the end of the month, says that these 13 will most likely receive their first choice as well. Dana goes over slide 13, Next Steps.</p> <p>Felicia asks if any of the 82 applicants were moved up on the wait list? Cupid says that is not common as most people claim maximum points, figuring we will tell them if they qualify for less. Says that it might have happened, but he doesn't think so.</p> <p>Bishop Holt thanks the Preference Policy team for all their hard work and dedication. He asks if there will be more than the 65 units already identified? Leslie says that they will be finalizing the TIFF-Lift with City Council on November 30th, in there is \$7m allocated for homeownership. She says that sometime after January 1 they will run the Preference Policy again and give people another opportunity to apply. Says there is also \$5m allocated for home repair as well. Says that PDC will also have some dollars for homeownership that PHB will flow through the preference Policy as well.</p>	
<p>Interstate URA Project Updates:</p> <ol style="list-style-type: none"> 1.) King Parks 2.) Argyle 3.) Port City / Williams Project 	<p>Travis Phillips from PCRI gave a quick update on Grants Warehouse (located on MLK between Cook and Ivy, south of Fremont). Says that the site will have 80 affordable apartments; 4 studios, 32 1 bedroom, 32 2 bedrooms, and 12 3 bedrooms. These will serve families that are 0-60% MFI, for a family of 4, 60% MFI is about \$56k a year. Of those 80 apartments 20 of them are reserved for Section 8 subsidies, which are families making >30% MFI, the units are spread among the size categories, and residents in those unit will pay 30% of their income to rent, no matter what their income is. All of these units will utilize the Preference Policy. On the ground floor will be approximately 6,000sqft of retail and office space. The retail space is aimed at being small business</p>	

friendly and will not need a lot of remodeling, so they are accessible to all small businesses. Says that there will be a court yard away from MLK, as well as a community meeting space. Travis says that the property has gone through design review and is in its comment period now, which is open to the public; says the building permits were submitted last month and they should be in by the end of 2016. Says that they are taking construction bids now, and they met with PHB to better implement hiring of MWESB contactors. A committee member asks if all the units in the building will be affordable, or just the 20? Travis says they will all be priced below market rents. The committee member asks about the unit sizes; Travis says that all of the rooms are above the city and state requirements for occupancy size, but doesn't know off the top of his head how big they are. The committee member asks how the number of each unit size is determined. Travis says that PCRI tried to look at who is on their waiting list, and who they already serve, to see what is really needed by the community.

The Kings Parks development (on MLK and Rosa Parks), will have 70 apartments; 20 1 bedrooms, 38 2 bedrooms, and 12 3 bedrooms. The building will be 4 stories and will serve a spectrum of incomes, including 20 units that will take housing vouchers from Home Forward. The building will utilize the Preference Policy as well. The development will have an interior court yard with a play area, a community room, and lobby. This project is working with architects and will present a design to the neighborhood in January. Anticipate submitting for permits in spring or early summer next year, with construction starting in the summer of 2017 if all goes well. Virgie has a concern about the parking situation, wants to know what is being done to make sure the surrounding neighborhood is not adversely impacted. Travis says that this is a concern for a lot of developments in Portland right now, says that they are trying to find a balance between investing in housing units and building parking spaces. A committee member asks if this development will also be based on the >30% income like Grant Warehouse? Travis says that all of the units are affordable, and that 20 of them are reserved for Section 8 subsidies, those units are spread among the size categories, and residents in those unit will pay 30% of their income to rent.

The Argyle project update is given by Jessica Woodruff from [REACH](#). Jessica says that site is owned by TriMet and is located at the intersection of Argyle and Interstate Denver. Says that REACH was selected to develop the site for mixed income living, and mixed use. The vision for the building right now is 215 apartments; 150 of which would be

affordable for people making 30 – 60% MFI, and an additional 65 units targeted at market rate for middle income 60 – 110% MFI, along with 15,000sqft of commercial space as well. PHB asked that PHB commit to the Preference Policy as well. They are starting design this month, next month they will meet with the Kenton Neighborhood Association, and Kenton Business Association, in preparation of their first public meeting in January. They aim is to start in construction in spring of 2018, and to open it for residents in the spring of 2019. A committee member says that REACH has done a lot in Washington County and in SE Portland but nothing in NNE yet, wants to know how they will ensure that due diligence and outreach is done. Jessica says REACH has several projects in NNE, including Patton Park, Walnut Park, The Allen Fremont Apartments, and Color Crossing on Killingsworth. Says that they value community involvement and would be open to hear about other community leaders or groups they should be meeting with. A committee member says that he values diversity, and wants to ensure no one is hired from out of town to build the projects. Jessica says that they made an equity commitment in their proposal, in the contract they committed to 20% MWESB participation, but they usually hit around 30%. A committee member says that PCRI put a lot of thought into the building needs but also into economic development of the community as well, so when the committee hears that only 20% MWESB participation is the goal they get worried. Says that the NNE Committee wants to see more economic building for the community there as well; wants to encourage REACH to follow that model that PCRI has started, by looking at how to help the community constructing the building, and not just building it. Bishop Holt says that all of the effort that is being put into the NNE neighborhood, all of the dollars and emphasis on affordable housing, it is important to see an effort to improve the community and workforce development as well. Says that Portland is the most gentrified city in the nation, so it's important that the wealth that is created when a project like this starts is put back into the community. Says that equity is not just a buzz word but it is a relationship that is built with those that have been impacted. Says that REACH should let the committee know when and where the community engagements are happening so they could help. Leslie tells Jessica that NNE has a newsletter that goes out to about 1,000 people and that if they, or any partner, wants to provide PHB with community meeting information they would be happy to add it to the newsletter. Bishop Holt says this is an opportunity to change the narrative that has persisted for so long. Jessica says they want to know what the community needs are; says she will leave her card for the committee. A committee member says he lives in that neighborhood and wants to be sure that the building looks

like a community and not just a big building. Jessica says they will bring designs back early to show the committee so that changes can be made. A committee member asks if REACH has done a project of this size before? Jessica says that they have a comparable project on the South Water front, that this project will be on par with their largest one. The committee member says that the ground floor retail would be a great opportunity to provide services for the committee, and have space for small businesses as well.

Trina Whitman and Destin Ferdun gave the Port Williams update (located on N Williams and NE Tillamook) for [Bridge Housing](#). The property is owned by Multnomah County, there will be 40 rental assistance units, 30 units will be for families making 0-30% MFI, 10 units will be for 0-50% MFI; with each unit spend 30% of their income on rent. The project includes \$4.5M of URA funds. The proposal aimed to max out the zoning for the property, so the proposal called for 61 units, 50 of those are for 2-3 bedroom units. They are committing to the Preference Policy, and to using 30% MWESB participation as well. Says they will be targeting people in the area and minority groups for workforce training and outreach as well. Destin says that they are working with a partner to help the developmentally disabled population with an art program Says Bridge has talked with them about moving the program to the 5,000sqft commercial area on the NE corner of the property. Says they want to have a shared court yard for the residents and the art program members to utilize. Says that they have found a number of issues they discovered once they dug into the property; including conditional zoning, historical status, and conservation of the historic neighborhood mandates. Says that in 2018 the zoning changes to mixed use however. Says that there is existing DEQ contamination on the site, and they are working with DEQ to mitigate that, they are looking at how much contamination there is, how they can remove it safely, and what that cost will be. Says that next steps are primarily the DEQ process, the investigation will be wrapping up in the next few weeks, then will work with DEQ on next steps. After that will be the design and feedback. Says they are looking forward to working with MWESB contractors and the Preference Policy to ensure that the property gives back to the community. A committee member asks what type of contamination is on the site. Destin says that it was a battery factory and storage facility, and they would hose off their floors and the water went into the ground, the contamination is primarily lead. Says that lead tends not to move around, so once it is removed from the ground it is less likely to migrate. Says that they know how deep it goes, and roughly how much soil will be needed to fix it. Committee member asks where the parking will be; Destin says it's behind the building.

	<p>Member asks if there is any opportunity to purchase the home in the notch? Destin says they have not asked the owners, but they know that the home was recently purchased and renovated; it's also a historic structure so that limits what they could do with it. A committee member says that PCRI and REACH both are older partners, with roots in the community, wants to know how Bridge Housing will really serve the community if they are from California and only have 4 people here. Bridge asks about specific concerns? Member wants to know who will care for the residents once the building is done. Trina says that they are working to grow the office in Portland, that they want to be a part of the community. Says they have a partnership with Impact NW to provide resident services to the community. Committee member says that the CEO of Bridge is in California, wants to know how they are to be held accountable. Trina says that the CEO of Bridge went to high school in Portland and lived a lot of her life in Portland and that the city is very near and dear to her heart. The CEO's desire to establish the Portland office was in response to the affordable housing crisis. Trina says the executives are in Portland monthly and they could arrange for them to meet the committee. The committee member says she would like to see them at the next NNE meeting. Destin says that Bridge has deep roots and knowledge in helping communities, they have resident services and community development departments which will work with Impact NW to help them as well.</p> <p>Bishop Holt echoes the concerns of the committee, and reiterates that equity and workforce investments are important to the committee. Says that 20% is just a minimum and that he would like to see it be much higher.</p>	
<p>Public Comment</p>	<p>Mary Batson asked about the parking at the Grants Warehouse site, says he lives in the area and it already has bad parking; wants to know what will be done to help alleviate the burden. Says that if people have to park and walk to the businesses that are being put in no one will patronize them and that is not helpful for them. Says that if you want those business to be successful then you need to make sure there is parking.</p> <p>Holt says that he remembers how removing the parking and adding the blockades and planters on MLK decimated the businesses there, says it is important to consider. Committee member says that building parking is expensive, and that you have to weigh that expense against building a home for a car, or a home for a person, or a home for a person with a car, and how that impacts the budget of the project. Also says that it is absolutely true that if there are no parking considerations those businesses will fail.</p>	

	<p>Larry Jackson with TC Development, says he is really passionate about affordable housing and doesn't want to see people just go through the motions. Says that he remembers how devastating it was to Union Ave to have all their parking taken away. Says that there are creative ideas that should be explored to alleviate the parking problems and that this is a problem that is only going to get worse.</p>	
<p>Wrap-Up</p>	<p>Bishop Holt thanks the community and the committee for coming. Says that the passion people have for this project shows how important it is that we get this right. Leslie tells the committee that they will get an email about the second annual report for city council, and that they will be presenting to city council in January.</p> <p>Next meeting January 12, 2017.</p>	