



Portland Housing Bureau

Mayor Ted Wheeler • Interim Director Shannon Callahan

Portland Housing Advisory Commission

May 1, 2018

3:00 – 5:00 p.m.

Portland Housing Bureau, Suite 500

421 SW 6th Ave.

Portland, OR 97204

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

May 1, 2018 Meeting Minutes (approved)

Note: Meeting minutes are intended as a meeting summary that records the members present, all motions, resolutions, votes taken, and the general substance of any discussion. If a more detailed record is necessary, full audio recordings of all PHAC meetings are available upon request.

Members Present: Cameron Herrington, Diane Linn, Nate McCoy, Ed McNamara, Shannon Singleton, Ramsay Weit, Sarah Zahn

Members Excused: Amy Anderson, Dike Dame, Betty Dominguez, Maxine Fitzpatrick, Hannah Holloway

Staff Present: Matthew Tschabold, Cupid Alexander, Stacy Jeffries

Guests Present: Liz Hormann and Jonna Papaefthimiou

As always, all PHAC meeting materials are archived on the website at <http://www.portlandoregon.gov/phb/phac> (see “Meeting Schedule & Materials” in the gray block on the left side of the page).

Agenda Item	Discussion Highlights	Outcomes / Next Steps
Call to Order, Roll Call, Minutes	<p>Sarah Zahn called the meeting to order.</p> <p>Diane Linn motioned to approve the April meeting minutes; Ramsay Weit seconded the motion. The minutes were unanimously approved.</p>	
Director’s Update	<p>0:44 – 29:54</p> <p>Shannon Callahan, Interim Director of the Portland Housing Bureau, delivered the director’s update. Key points included:</p> <ul style="list-style-type: none"> • HUD’s updated median incomes for the Portland metro area, which reflect an unprecedented increase of 8.9%. Since PHB bases most of its rent increases on median income, this is a good time to look at adopting a formal policy on income limits. • Summary of mayor’s budget decisions for PHB and the Joint Office of Homeless Services (JOHS), including: <ul style="list-style-type: none"> - Increased funding (\$2.9M) for the JOHS; - Additional funding to handle PHB capacity issues, including: 	

- 4 new positions to handle aspects of the Housing Bond (2 positions) and the Office of Rental Services (2 positions);
- Converting limited term positions to permanent positions;
- BTS funding support to set up city-wide rental registration system; and
- 1st citywide source of home repair (one-time allocation, for homeowners, not renters.)

Shannon Callahan said she expected the Bureau to be in a better position to make more aggressive budget asks next year. The primary concern for this year’s budget was to make sure the bureau had enough staff to do the things it’s charged with doing.

Sarah Zahn asked **Shannon Singleton** to comment on how the JOHS is reacting to the budget. Shannon felt that continued funding to pilot projects like mobile PSH and services to sites like Dignity Village (staff and rent assistance to get people into permanent housing) is important, and that staff are excited to be able to keep doing that work.

In other updates, **Shannon Callahan** informed the Commissioners that PHB had arranged a meeting with the Holgate Manor tenants on May 2nd.

Cameron Herrington requested that a manufactured home park proposal presentation from the Bureau of Planning and Sustainability (BPS) be added to the June agenda.

As a follow-up to Cameron’s question, **Diane Linn** mentioned the work that had been done on the residential infill project, and suggested it might be a good time for bureau staff to update the Commissioners. She also stressed the importance of staying on top of the Metro Bond development process.

Cupid Alexander informed the Commission that Metro is presenting to Council on the Bond in May.

Ramsay Weit expressed interest in following up on the 90-day notice issue (for intent to sell) with regard to the Holgate Manor tenants, and **Cupid Alexander** offered to meet with him to answer those questions.

Sarah Zahn is interested in reviewing the PHAC workplan.

Diane Linn mentioned **Jessica Conner’s** request for a small group of Commissioners to map out a timeline for the Commission’s work.

**Transportation
Demand Management**

30:30 – 1:03:00

Liz Hormann from the Active Transportation & Safety Division of the Portland Bureau of Transportation (PBOT) gave a [presentation outlining the details of the Transportation Demand Management Plan Requirement for Commercial/Mixed Use Zone Development.](#)

The Multimodal Incentive Fee attached to this plan—which would require developers to pay \$1,100 per market rate unit and \$308 per affordable unit prior to building permit issuance—was of particular interest to PHAC Commissioners.

Sarah Zahn asked if PHB had taken a position on this policy, and **Shannon Callahan** replied that the policy was being presented to PHAC to get their feedback first.

Sarah Zahn expressed concern that fees collected only benefit first (and possibly second) generation of tenants. She described the proposal as “death by a thousand paper cuts,” and feels strongly that we’re imposing yet another fee on affordable housing that makes it more difficult to produce units. She asked other Commissioners if they wanted to take a formal position.

Ed McNamara was concerned that this proposal wouldn’t make much of a difference. He said if we really want to encourage transit, a city-wide comprehensive approach makes more sense (more buses, running at more times).

Diane Linn expressed the opinion that a different kind of fund that serves more people in more neighborhoods in targeted ways might be a better way to go, and moved that PHAC oppose the Multimodal Incentive fee for affordable units. **Ramsay Weit** seconded the motion.

The Commissioners voted on Diane’s motion as follows:

Cameron Herrington: aye

Diane Linn: aye

Nate McCoy: aye

Ed McNamara: aye

Shannon Singleton: aye

Ramsay Weit: aye

	<p>Sarah Zahn: aye</p> <p>The aye’s have it. The motion passes.</p> <p>Matthew Tschabold told Liz Hormann that we would draft a summary of the input provided by PHAC and send it to PBOT.</p>	<p>► Draft summary of PHAC input and send to PBOT.</p>
<p>Unreinforced Masonry</p>	<p>1:03:20 – 1:33:32</p> <p>Jonna Papaefthimiou from the Portland Bureau of Emergency Management (PBEM) gave a presentation on the city’s Unreinforced Masonry Building Policy.</p> <p>Shannon Callahan explained that one of the reasons this information was presented to PHAC was because of its impact on affordable housing; a significant number of affordable units—especially in the central city—would be subject to this retrofitting requirement. While we want buildings to be safe, we should be clear that we don’t have any funding source for this.</p> <p>Ed McNamara said that keeping people safe should be a priority. He expressed concern that we’ve been “kicking the can down the road” on this for 30 years, and says taking a position against it could sound like we’re against protecting the lives of low-income people because we’re worried about the cost.</p> <p>Cupid Alexander said cost containment was something they talked about in the Mayor’s office, and how to balance that against the huge equity concern about the most vulnerable tenants being in unreinforced masonry buildings.</p> <p>Sarah Zahn said there was still work to be done on this issue, and that the call to action was to think about funding sources and work with Prosper Portland to identify what resources might be made available.</p>	
<p>DPAL Recommendation</p>	<p>1:33:46 – 1:55:35</p> <p>Andrea Matthiessen gave a review of PHB Down Payment Assistance Loan (DPAL) terms.</p> <p>Diane Linn says she would like PHB to consider the value of permanent down-payment assistance grants (as opposed to loans), and consider the benefit to the community.</p>	

	<p>Ed McNamara asked if there was any income testing for the loan forgiveness; for example, if someone’s income had gone up substantially since getting the loan, would it still be forgiven? Andrea said yes, the loan would still be forgiven.</p> <p>Shannon Callahan stressed that PHB was planning on taking this proposal to City Council before the end of the month (May), and she wanted to know if the Commissioners would like additional dialogue with PHB before the proposal goes to Council.</p> <p>Shannon Singleton said she’d be interested in seeing the feedback from the N/NE Oversight Committee. She voiced concerns about the how words like “equity” and terms like “overcoming disparities” are used in this conversation, stressing that a 46% service rate is not “overcoming disparities” for Communities of Color. She asked that we be more mindful and careful about how we talk about data on Communities of Color, and stressed that equity and overcoming disparities are not the same thing.</p> <p>Nate McCoy said he was interested in seeing what this policy looks like in N/NE v. citywide, if it does expand. He said that \$100K (N/NE) v. \$80K (citywide) is meaningful to a lot of folks.</p> <p>The Commission realized that this was a much bigger conversation, and would like to invite Andrea back for further discussion.</p>	<p>► Provide citywide data on DPAL (Andrea Matthiessen)</p>
<p>Good of the Order</p>	<p>Due to time constraints, the income policy presentation will be moved to the June agenda. Sarah suggested that the Commissioners commit to reviewing the materials thoroughly beforehand, as the June agenda is especially busy.</p> <p>Sarah Zahn adjourned the meeting at 5:05 pm.</p>	