



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

Portland Housing Advisory Committee

October 1, 2019

3:00 – 5:00pm

Portland Housing Bureau

421 SW 6th Ave., Ste 500.

Portland OR, 97007

October 1, 2019 Meeting Overview

Members Present: Sarah Stevenson, Felicia Tripp Folsom, Fernando Velez, Stef Kondor, Nate McCoy, Hannah Holloway, Cameron Herrington, Jessy Ledesma

Members Excused: Maxine Fitzpatrick, Ramsey Weit, Diane Linn, Taylor Smiley-Wolf

Staff Present: Molly Rogers, Jessica Conner, Shannon Callahan, Norma Trujillo, Cassie Graves, Dory Van Bockel, Matthew Tschabold, Jennifer Chang, Stella Martinez, Jill Chen, Dana Shephard

Guest Presenter: Cathleen Massier (Revenue Bureau), Liz Hormann (PBOT), Sarah Figliozzi (PBOT)

<i>Agenda Topic</i>	<i>Key Topics Covered</i>	<i>Recording Time</i>
Roll Call	<ul style="list-style-type: none"> • Roll call was taken and recorded • Nate announced that Taylor Smiley-Wolf's first meeting will be in November • Sarah and Felicia have joined Nate on the Executive Committee 	00:00:00 – 00:01:40
Public Testimony	<ul style="list-style-type: none"> • None 	00:01:41 – 00:02:00
Director's Update	<p>Shannon Callahan</p> <ul style="list-style-type: none"> • Better Housing by Design and the Residential Infill Project going to Council 10/2/19 <ul style="list-style-type: none"> ○ Program being presented to Council contains Floor Area Ratio (FAR) bonuses - PHB is working with the Planning Bureau to consider amendments to the FAR bonuses • Bond Opportunity Solicitation (BOS) <ul style="list-style-type: none"> ○ Information on the BOS awarded projects can be found on the PHB website ○ Technical review, committee panel review, and interviews were part of the selection process ○ Written feedback will be provided to rejected applicants ○ \$44 Million in Bond funding remaining, there are no firm plans on how the remaining funds will be spent • Multnomah County IGA for Wapato funds, this is a council item to effectuate transfer of funds - Mult. Co. is devoting \$4 Million from their Wapato sale proceeds to the redevelopment of the West Wind Apartments 	00:02:02 – 00:19:30

	<ul style="list-style-type: none"> • Discussion around BOS project partnerships • Explanation from Molly regarding BOS proposals – overall 21 proposals, 16 of which were Sponsor controlled sites • Metro Bond – Local Implementation Strategy draft will be brought to the committee soon 	
<p>Open Discussion</p>	<ul style="list-style-type: none"> • Cameron expressed interest in reviewing and discussing the new Residential Infill Project Recommended draft once it’s released • Cameron suggested moving the Bylaws review agenda item from December to November – the Executive Committee will find the best time for this <p>DMWESB Utilization Report</p> <ul style="list-style-type: none"> • Cathleen explained that there are no double counts; she explained the hierarchy of certifications and how firms get counted • Firms that have multiple certifications are captured in a separate report • Conversation around the data and whether goals are being met • Ideas for increasing the pool and identifying systemic barriers • Stef suggested capturing and giving credit for the demographic within a company, not just the owner 	<p>00:19:31 – 00:40:57</p>
<p>MULTE Hearing</p>	<p>Cassie Graves and Dory Van Bockel</p> <ul style="list-style-type: none"> • MULTE program History • In February 2017, MULTE program requirements changed to match with Inclusionary Housing (IH) Program <ul style="list-style-type: none"> ○ Group of projects not subject to IH and without MULTE • “Incenting the Pipeline” is a combination of the old MULTE program and the current IH MULTE program • 18th Avenue Apartments is the second project to utilize this new program • Discussion around tenants living in affordable units and what happens at the end of the 10-year tax exemption <ul style="list-style-type: none"> ○ Shannon pointed out that there wouldn’t be dramatic rent increases thanks to the Mandatory Renter Relocation Assistance ○ Helping tenants prepare and keeping them informed were some suggestions 	<p>00:41:00 – 00:58:47</p>

<p>Bicycle Parking Code Presentation</p>	<p>Liz Hormann and Sarah Figliozi</p> <ul style="list-style-type: none"> • Section and title 33.266 – 20 years since last updated • Quick overview of the process and steps leading up to the Council Hearing • Explanation and summary of the Spatial and Economic Analysis findings <ul style="list-style-type: none"> ○ Analysis was done prior to going to the Planning and Sustainability Commission (PSC) – PSC addressed some of the major impacts • Sarah highlighted the flexibility in location and placement of long-term bicycle parking • PSC amendments reduce impacts to small sites and affordable housing • In-unit bike parking can be used for storage • Amount of required bike parking varies by use categories (group living, multi-dwelling, etc.) • City Council Hearing on November 13th <p>Questions</p> <ul style="list-style-type: none"> • Rehab trigger on existing properties that do not have bike parking? Caps exist for bringing codes up to standard • Code adjustment process? A question for Bureau of Development Services (BDS), BDS will review and approve adjustments 	<p>00:58:48 – 01:19:35</p>
<p>Bicycle Parking Response Letter</p>	<p>Changes to Bicycle Parking Response Letter (as agreed by the committee):</p> <ul style="list-style-type: none"> • Retain all three goals in the letter, with clarification on the first goal to include the rehab of existing affordable housing – by removing the word “new” • Edits to the Recommendations are as follows: <ul style="list-style-type: none"> ○ Allow Recommendation A, and add to it “in-unit” and “Bike Room” ○ Remove Recommendation B ○ Remove Recommendation C ○ Remove Recommendation D ○ Remove Recommendation E ○ Keep Recommendation F, but change the delay implementation date, from 12/18/24 to a 12-24-months range ○ Keep Recommendation G, but add the language “established code will result in 	<p>01:19:36 – 01:55:11</p>

	<p style="text-align: center;">fewer regulated affordable housing units”</p> <ul style="list-style-type: none"> • Add statement to the paragraph below Recommendation G, that PHAC supports “many of the PSC changes” • First two paragraphs to be condensed into one • Add to the last paragraph a reminder of the Comprehensive Plan and impact analysis that go with changes to zoning codes • Motion was made and seconded to submit edited letter to Council on behalf of PHAC 	
Good of the Order	<ul style="list-style-type: none"> • Chair McCoy adjourned the meeting <p>Next Meeting: Tuesday, November 5, 2019</p>	01:55:12 - 01:55:22