

Bond Oversight Committee February 1, 2018

> 6:30 -8:30 pm IRCO – Community Room 10301 NE Glisan Street Portland, OR 97220

✓ = Oversight Committee Action item

▶ = PHB staff member action item

February 1, 2018 Meeting Minutes - DRAFT

Members Present: Stephan Green (Chair), Jes Larson (Vice Chair), Allan Lazo, Todd Struble, Dr. Steven Holt (Facilitator)

Members Excused: Susan Emmons

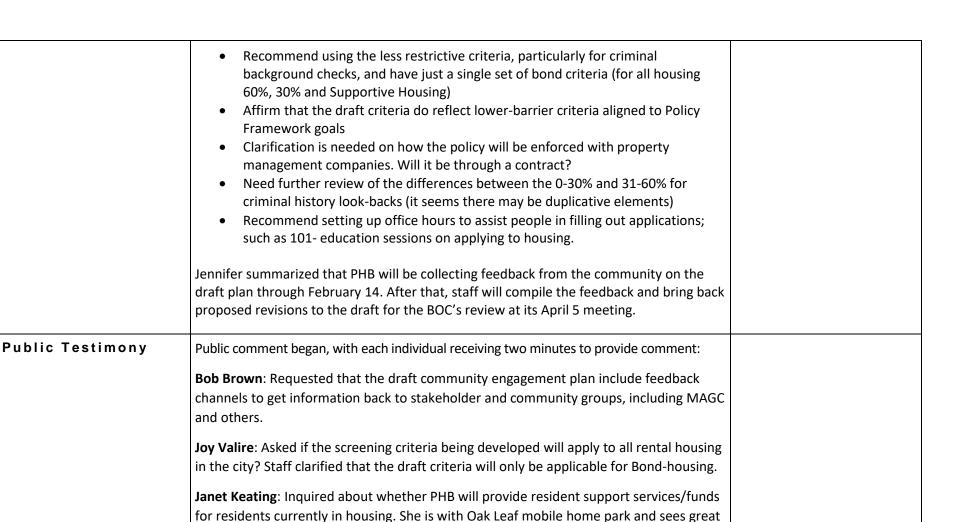
Guests: Mayor Ted Wheeler

Staff Present: Shannon Callahan, Jennifer Chang, Michelle DePass, Karl Dinkelspiel, Tanya Wolfersperger, Javier Mena, Matthew Tschabold, Cupid

Alexander, Dyvisha Gordon, Letimya Clayton, Norma Trujillo

Agenda Item	Discussion Highlights	Outcomes / Next Steps
Welcome	Dr. Holt welcomes the committee and the public. He reminds the public in attendance that this is a public meeting, and not a public forum. He invites the public to comment on tonight's <u>current agenda items</u> . For comments, issues, or concerns not related to the agenda items, please speak with one of the committee members or Portland Housing Bureau (PHB) staff. Roll call is taken for the Bond Oversight Committee (BOC) members.	
Progress on the Bond: Updates from the Mayor and Director	 Mayor Wheeler expressed his appreciation for the BOC. He stated the BOC's role is crucial to help ensure we meet – and hopefully exceed – the expectations of the voters who have given us this historic opportunity to produce 1,300 affordable homes. The Mayor discussed progress over the last 12 months: Developed a Bond Policy Framework that provides a road map for strategic investments rooted in our community priorities: preventing displacement, advancing racial equity, and ending homelessness; Purchased the Ellington Apartments earlier this year, making more than 200 apartments permanently affordable for low- and very-low income families. We've already housed 28 formerly homeless families through partnership with the Joint Office of Homeless Services and our great community partners; Purchased the former Safari Club site on SE Powell with the bond. Construction is expected to begin early next year; 	

	The Mayor welcomed questions from the BOC. The BOC members and Mayor discussed
	issues and priorities related to implementation and progress with the Bond.
	Shannon Callahan, Interim Director PHB, provided an update.
	 PHB is close to finalizing an Intergovernmental Agreement (IGA) with Home Forward to partner in using their expertise and experience in asset management, property management and resident services. The agreement will enable us to benefit from the local capacity we have in our local housing authority, and their partnerships with affordable housing community and property management partners. BOC members will have the Feb. 15 meeting to focus on discussing and reviewing the draft IGA. Earlier this week, PHB released a Brokerage Request for Interest, to help us gain additional capacity to search for land and building opportunities aligned to our Policy Framework. Next, I'd like to introduce Michelle DePass and Jennifer Chang, who will share progress and invite your feedback on two important items flagged during the Stakeholder process - the community engagement plan and resident screening criteria.
Draft Community Engagement Plan	Michelle DePass provided an overview of the Draft Community Engagement Plan for the Bond. (See slides 5 to 9 at: https://www.portlandoregon.gov/phb/article/675868) Michelle summarized that PHB will be collecting feedback from the community on the draft plan through March 2. After that, staff will compile feedback and bring a revised draft to the BOC at its April 5 meeting.
Draft Resident Screening Criteria	Jennifer Chang provided an overview of the Draft Resident Screening Criteria for Bondhousing. (See slides 10 to 17 at: https://www.portlandoregon.gov/phb/article/675868) BOC members provided the following questions and comments: • Request to provide direct access to appeals/reconsideration process through the property manager or housing owner, as opposed to having to go to through screening company. • Supported the reduced look back periods for criminal histories



need among residents to maintain stable housing. Staff offered to follow-up after the

meeting to get more information on the needs.

	lore wintergreen: Inquired about the preference policy, anti-displacement efforts to keep residents in East Portland and reiterated the priorities of EHAP; wanted to also correct the (inaccurate) myth that people do not want to live in East Portland. (unknown): What happened to Vera's idea of covering the 405? It is viable? Can Bond funds be used for it? Mayor Wheeler responded that his office and City Council continue to explore and engage in creative opportunities and solutions for using city space to respond to urgent community needs. He clarified that Bond funds cannot be used for the purpose proposed, due to the legal restrictions of the bond to be used for housing. (unknown): How do I apply for bond funded housing? Staff responded that for the Ellington Apartments, currently the only bond-funded housing available, people should go to the Manager's Office onsite at the property. Staff can provide further information after the meeting.	
Wrap-Up	Dr. Holt thanks the community and the committee for their time and for coming. Next meeting February 15 at Portland Housing Bureau, 421 SW 6 th Ave, Portland OR, from 1:00-2:30pm.	