



Portland Housing Bureau

Mayor Ted Wheeler • Interim Director Shannon Callahan

Portland's Housing Bond

Investing Together in Affordable Homes

Bond Oversight Committee Meeting

Portland's Housing Bond

Thursday, February 1, 2018

IRCO, 10301 NE Glisan St

Agenda

TOPIC	LEAD	ACTION	TIME
Call to Order, Roll Call, Minutes	Dr. Holt, Stephen Green	Informational	6:30 – 6:35
Progress on the Bond: Mayor's and Director's Updates	Mayor Ted Wheeler	Informational	6:35 – 6:50
Draft Community Engagement Plan	Michelle DePass	Discussion	6:50 – 7:15
Draft Resident Screening Criteria	Jennifer Chang	Discussion	7:15 – 7:40
Public Testimony	Stephen Green	Informational	7:40 – 8:20
Closing/Next Meeting	Dr. Holt	Informational	8:20 – 8:30

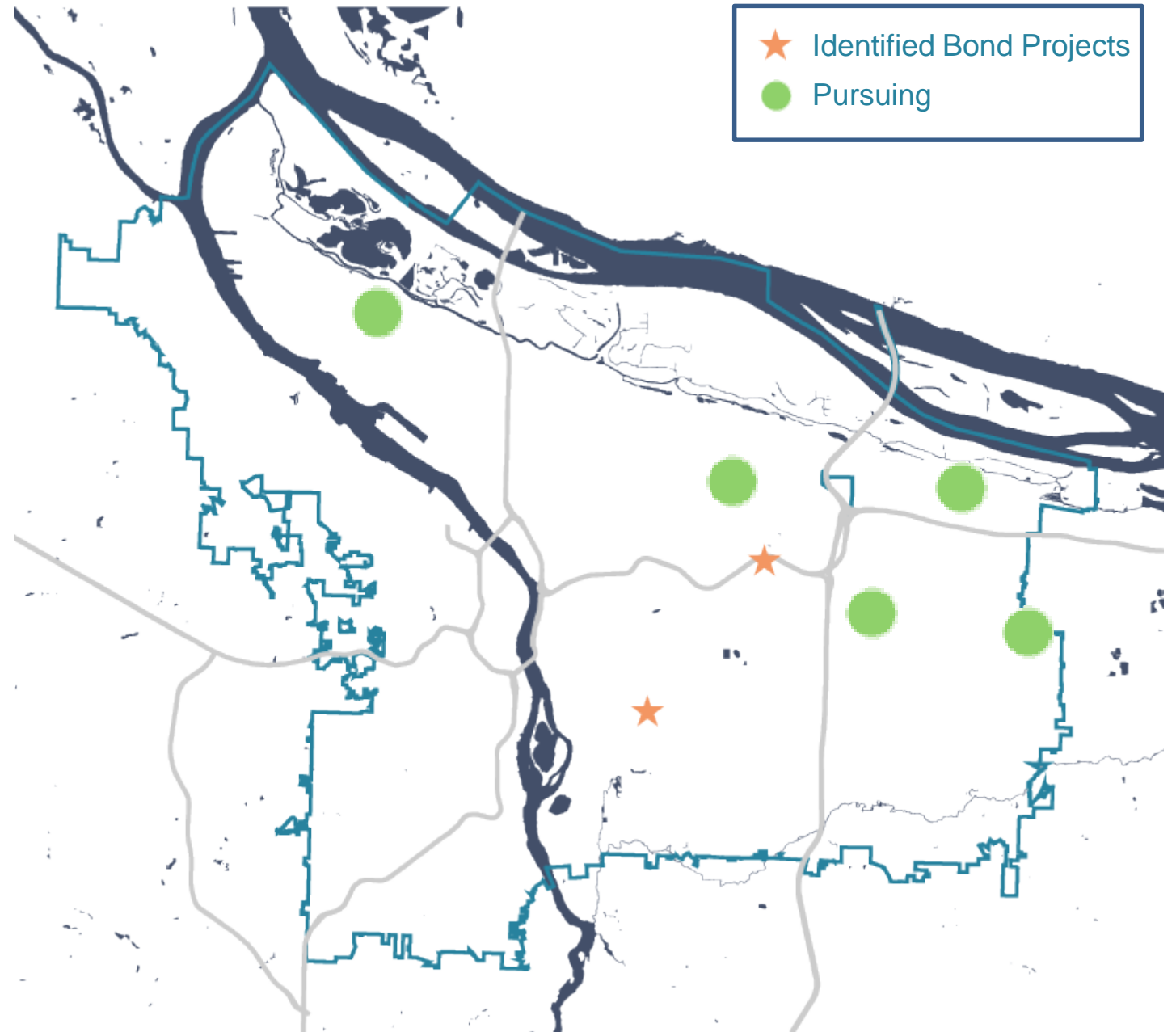
Mayor Ted Wheeler

Progress on the Bond

Bond RFI Properties

Identified Bond Projects

- 3000 SE Powell
- The Ellington



Draft Community Engagement Plan

- Background on how we got here
- Timeline for finalizing the plan



What we heard

- Regular updates
- Culturally and linguistically accessible
- Targeted strategies
- Clear and easy to understand language

Draft Community Engagement Plan

- Outreach goals:
 - Inform
 - Share
 - Build and Sustain
- When we'll notify
- How we'll get information out
- Language policy



What details have we missed?



How to provide comments

- Comments being received through **March 2, 2018**
- Contact **Michelle DePass**:
 - Michelle.Depass@portlandoregon.gov
 - Phone: (503) 823-3606



Draft Resident Screening Criteria

Process and Timeline



- December 2017: Draft screening criteria developed
- Feb, 2018: Feedback from community partners
- Mar, 2018: Finalize criteria
- April 5, 2018: Criteria presented to Bond Oversight Committee for adoption

Guidelines for Resident Screening Criteria

- Low barrier
- Advance racial equity
- Clear and easy to understand
- Informed by local and national effective practices



Draft Resident Screening Criteria

General Criteria (Income, Rental History)

- Social security number not required
- 1.5 to 1 income to rent ratio
- Co-signer option
- Security deposit = 1 month's rent
- Lack of rental history itself not cause for denial
- Reduced look-back periods
- Unpaid balances up to \$1,500



Draft Resident Screening Criteria (cont.)

Criminal Background Screening Criteria

- Convictions only
- Reduced look-back periods
- Individualized assessment
- Denials must provide explanation
- Process for reconsideration

Draft Resident Screening Criteria (cont.)

Outreach for Vacancies

Targeted marketing with partner organizations

Process for Reconsideration

- Denied applicants will receive written notices with reason(s);
- Applicants have right to dispute denials and request reconsideration



Draft Resident Screening Criteria (cont.)

Guidelines Specific to 0-30% Area Median Income (AMI)

- Preference for households experiencing homelessness
- Partnerships with community organizations
- Reduced look-back periods for convictions

How to Provide Comments

- Comments received through **February 14, 2018**
- Contact **Jennifer Chang**:
 - Jennifer.Chang@portlandoregon.gov
 - Phone: (503) 823-2391



Public Testimony

2 minutes per person

Upcoming Bond Oversight Committee Meetings

Thursday, February 15, 1:00 to 2:30pm

Portland Housing Bureau
(421 SW 6th Ave, Suite 500)

Thursday, April 5, 9:00am to Noon

Portland Housing Bureau

Thursday, July 12, 9:00am to Noon

Portland Housing Bureau

Thursday, October 4, 9:00am to Noon

Portland Housing Bureau