



# Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

**N/NE Oversight Committee**  
**Thursday May 9, 2019**  
 6:00 – 8:30pm  
 New Song Church  
 2511 NE MLK JR. Blvd.

## May 9, 2019 Meeting Overview

**Members Present:** Dr. Lisa Bates, Dr. T. Allen Bethel, Dr. Steven Holt, Virgie Ruiz, Marlon Holmes, Dr. Karin Edwards

**Members Excused:** Triston Dallas, Jillian Saurage, Felicia Tripp, Sheila Holden

**Staff Present:** Leslie Goodlow, Sawyer Sheldon, Jessica Polanco, Tanya Wolfersperger, Jill Chen, Molly Rogers, Shannon Callahan, Dana Shepard, Dyvisha Gordon, ShaToyia Bentley, Martha Calhoon

<i>Agenda Topic</i>	<i>Speakers/Key Topics Covered</i>	<i>Recording Time</i>
<b>Welcome</b>	Dr. Holt welcomes the committee and the community to the meeting.	00:00:00 – 00:02:17
<b>Metro Bond Update and Overview</b>	<ul style="list-style-type: none"> <li>Jennifer Chang and Tanya Wolfersperger talked the committee through the slides</li> <li>Discussion around how equity is disbursed throughout the projects</li> <li>Discussion around where (geographically) bond money is being spent, and why N/NE is not represented in the presentation</li> <li>Questions around the demographics of the culturally specific organization and the 45 folks referred by them</li> <li>The Metro Bond has funds for homeownership opportunities</li> <li>Discussion around how feedback would be used and implemented</li> <li>Discussion around the production goals set forth in the slides and how they were arrived at</li> <li>Recommendation made to make “family sized” mean 3 bedrooms or more</li> <li>Reminder to include equity goals in the frame work</li> <li>Questions about who makes up the Metro Committee</li> </ul>	00:02:30 – 00:48:50
<b>Interstate Project Update: PCRI – King/Parks, Beatrice Morrow and Home Ownership Construction</b>	<p><b>King Parks</b></p> <ul style="list-style-type: none"> <li>70 Units</li> <li>\$26.M</li> </ul> <p><b>Beatrice Morrow</b></p> <ul style="list-style-type: none"> <li>80 Units</li> <li>Was supposed to be fully leased up by December 31, 2018, and interest has had to be paid by PCRI</li> <li>The building is 71% leased up as of May 2019</li> </ul> <p><b>North Blandena Townhomes</b></p> <ul style="list-style-type: none"> <li>6 Units</li> </ul>	00:49:30 – 01:37:30

	<p><b>Discussion</b></p> <ul style="list-style-type: none"> <li>• PCRI states that they want to use their own additional preferences on top of the City's N/NE Preference Policy</li> <li>• Discussion around the Preference Policy implementation and what was in place when the City agreed to fund the project</li> <li>• Discussion around how the Preference Policy was developed</li> </ul> <p><b>Homeownership</b></p> <ul style="list-style-type: none"> <li>• Discussion around the 6 people that will not be mortgage ready by the end of 2019</li> <li>• Discussion around how much time it takes people to get mortgage ready and to consider how much "life" can happen during that time to knock people off track</li> <li>• The committee is amenable to an extension for these families (funding limitations permitting), work will be on going, information needed to determine what timeline will be the best option.</li> </ul>	
<p><b>Interstate Project Updates: Proud Ground – 5020 N. Interstate</b></p>	<ul style="list-style-type: none"> <li>• Discussion around making sure that there is a homeownership pipeline setup to get people into these homes when they are ready to be purchased</li> <li>• Will use a land banking strategy</li> <li>• 40 of the condos will be affordable the rest will be market rate, the land will be held in trust, the condo association will own the building / common areas</li> <li>• Discussion around how equity will be handled in the condo association</li> <li>• Questions about city code on commercial space on the ground floor and if that space can be units instead</li> </ul>	<p>01:37:45 – 02:03:50</p>
<p><b>Portland State Research Proposal – Preference Policy</b></p>	<ul style="list-style-type: none"> <li>• One of the questions that is being asked nationwide is how they are doing who are engaging with the Preference Policy</li> <li>• Wants to engage with as many of the Preference Policy users as possible</li> <li>• Will reach out to the community (both users of the Preference Policy and non-users) in many ways this summer and will report back by the end of the year</li> <li>• Discussion about how the Preference Policy was envisioned to be a community effort and it has mostly been a City lead one</li> <li>• Discussion around what sort of questions will be asked in the survey / what sort of data will be sought out and collected</li> <li>• Suggestion to contact those that did not participate / who dropped out of the policy</li> <li>• Suggestion around asking about barriers for those who did / did not participate</li> <li>• Impact to the N/NE community since people have returned should also be accounted for</li> </ul>	<p>02:04:20 – 02:18:55</p>
<p><b>Public Comment</b></p>	<p><b>Suzanne Veandy Cacaus</b></p> <ul style="list-style-type: none"> <li>• <i>(Written comment that has been transcribed here)</i></li> </ul>	<p>02:19:00 – 02:19:18</p>

	<ul style="list-style-type: none"> <li>Quick math tells us that 12% of those living in poverty are African American in Portland, it would be good to have an official number. 13% of those served in Ellington and E. Burnside are African American. These numbers show that we've barely hit equity and are a long way towards equity or making up for past harmful policies.</li> </ul>	
<p><b>Wrap-up</b>  <b>Next meetings:</b>  <b>July 11,2019</b>  <b>September 12,2019</b></p>	<ul style="list-style-type: none"> <li>Dr. Holt adjourns the committee</li> </ul>	<p>02:19:20 –  02:21:18</p>