



# Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

Portland Housing Advisory Committee

November 05, 2019

3:00 – 5:00pm

Portland Housing Bureau

421 SW 6<sup>th</sup> Ave., Ste 500.

Portland OR, 97007

## November 5, 2019 Meeting Overview

**Members Present:** Sarah Stevenson, Felicia Tripp Folsom, Stef Kondor, Nate McCoy, Hannah Holloway, Cameron Herrington, Jessy Ledesma, Taylor Smiley Wolfe, Diane Linn, Ramsey Weit, Thuan Duong (BAC only), Marvin Dean (BAC only)

**Members Excused:** Fernando Velez

**Staff Present:** Molly Rogers, Jessica Conner, Shannon Callahan, Norma Trujillo, Tanya Wolfersperger, Matthew Tschabold, Jennifer Chang, Stella Martinez, Jill Chen, Mike Johnson

**Guest Presenter:** Melissa Arnold (Home Forward)

<i>Agenda Topic</i>	<i>Key Topics Covered</i>	<i>Recording Time</i>
<b>Roll Call</b>	<ul style="list-style-type: none"> <li>• Roll call was taken and recorded</li> <li>• Chair Nate introduced and welcomed Commissioner Taylor</li> </ul>	00:00:00 – 00:01:19
<b>Public Testimony</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	00:01:20 – 00:02:20
<b>Director's Update</b>	<p><b>Shannon Callahan</b></p> <ul style="list-style-type: none"> <li>• Coming to Council               <ul style="list-style-type: none"> <li>○ Better Housing by Design November 6<sup>th</sup> - Amendment to FAR calculations</li> </ul> </li> <li>• Bicycle Parking Code Update               <ul style="list-style-type: none"> <li>○ Allow existing Bike Parking Code to apply to 18 projects already in the pipeline. This does not address major rehabs that could trigger the new Bike Parking Code</li> <li>○ Jessi submitted the Commission's letter to PBOT and Council, and it is now part of the official record</li> <li>○ This is the first hearing - no voting</li> </ul> </li> <li>• Commissioner Taylor would like to see a breakdown of units already on the market</li> <li>• Emergency Ordinance – Manufactured Dwelling Park Density Bonus – the first step to give PHB authority to create administrative rules</li> <li>• Conversation around the process of appointing Executive Commission Members</li> <li>• Request for more IH data and information</li> <li>• Request to see DMWESB break down by Bureau Project</li> </ul>	00:02:21 – 00:18:46

<p><b>Open Discussion</b></p>	<ul style="list-style-type: none"> <li>• Discussion around the need to testify at the Bicycle Parking Code Update Council hearing. Decision was made to have Commissioner Diane represent PHAC – if needed</li> <li>• Chair Nate made some NAMC and TriMet announcements</li> </ul>	<p>00:18:48 – 00:32:40</p>
<p><b>Supportive Housing Discussion</b></p>	<p><b>Jennifer Chang, Melissa Arnold, Sarah Stevenson, and Stef Kondor</b></p> <ul style="list-style-type: none"> <li>• Quick recap of the Supportive Housing discussion from last PHAC meeting</li> <li>• Overview of Home Forward’s involvement with Supportive Housing</li> <li>• Challenges and needs: <ul style="list-style-type: none"> <li>○ Need to set a quality standard in the community around Supportive Housing</li> <li>○ Need to determine spectrum of acuity</li> <li>○ Need additional options for individuals unable to obtain independent living</li> </ul> </li> <li>• Commissioner Stef spoke about building design and underwriting</li> <li>• Conversation around Supportive Housing funding</li> <li>• Further comments should be sent to Jessi</li> </ul>	<p>00:32:42 – 01:00:45</p>
<p><b>Metro Bond Local Implementation Strategy Presentation and Discussion</b></p>	<p><b>Jennifer Chang and Tanya Wolfersperger</b></p> <ul style="list-style-type: none"> <li>• Overview <ul style="list-style-type: none"> <li>○ Metro Housing Bond passed November 2018</li> <li>○ \$652 Million regionally to build affordable housing</li> <li>○ Will serve over 12,000 people in the Washington, Multnomah, and Clackamas Counties</li> </ul> </li> <li>• Breakdown of housing need and racial disparities</li> <li>• Racial Equity goals and strategies</li> <li>• Community engagement methods and findings</li> <li>• Portland production targets</li> <li>• Project Selection Criteria</li> <li>• Timeline and phases of implementation</li> <li>• Questions regarding Metro guidelines</li> <li>• Commissioner Cameron’s guidance: set aside funds to acquire existing rental housing being sold, putting tenants at risk of being displaced</li> <li>• Timeline: <ul style="list-style-type: none"> <li>○ Community outreach and feedback will continue over the next few weeks</li> </ul> </li> </ul>	<p>01:00:46 – 01:37:18</p>

	<ul style="list-style-type: none"> <li>○ Community Report Back Session will be held at PHB, on November 14<sup>th</sup></li> <li>○ Final Implementation Strategy to Council and Metro Council in early 2020</li> <li>○ Send comments to Jennifer by November 20<sup>th</sup></li> </ul>	
<b>Good of the Order</b>	<ul style="list-style-type: none"> <li>● Chair Nate adjourned PHAC and the group convened as the Budget Advisory Committee</li> </ul> <p><b>Next Meeting: Tuesday, December 3, 2019</b></p>	01:37:20 - 01:37:30

<b>Budget Advisory Committee</b>	<ul style="list-style-type: none"> <li>● Chair Nate introduced the newly appointed Budget Members: Thuan Duong and Marvin Dean</li> </ul> <p><b>Mike Johnson</b></p> <ul style="list-style-type: none"> <li>● No cuts being required this year</li> <li>● Mayor has 7 Priority areas, two of those apply to PHB: <ul style="list-style-type: none"> <li>○ Priority Area 1: Homeless Crisis</li> <li>○ Priority Area 6: Community Development/Mitigating Displacement</li> </ul> </li> <li>● New General Fund requests need to be offset at least half of the cost with a reduction or efficiency</li> <li>● Explanation of PHB fund usage; total budget \$145,300.000</li> <li>● PHB Budget Themes: <ul style="list-style-type: none"> <li>○ Financial Sustainability</li> <li>○ Mitigating Displacement with a racial equity focus</li> </ul> </li> <li>● Input from Advisory Committees: <ul style="list-style-type: none"> <li>○ Land Banking</li> <li>○ PHB Staff Capacity</li> <li>○ Rental Services</li> <li>○ Community Capacity Building</li> <li>○ Homeownership</li> <li>○ Equity</li> <li>○ Affordable Unity Options</li> </ul> </li> <li>● Next Steps <ul style="list-style-type: none"> <li>○ Program Managers working on Program Offers</li> <li>○ FY 20-21 costs for existing programs and projects</li> </ul> </li> <li>● December 3<sup>rd</sup>: Community Budget session at Highland Community Church, agenda pending</li> </ul>	01:37:31 – 02:01:07
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	<ul style="list-style-type: none"><li>• Discussion around bureau collaboration and BPS Task Force mitigating displacement</li><li>• Chair Nate adjourned the meeting</li></ul>	
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