



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

N/NE Oversight Committee

Thursday September 19, 2019

6:00 – 8:30pm

New Song Church

2511 NE MLK JR. Blvd.

September 19, 2019 Meeting Overview

Members Present: Dr. Steven Holt, Felicia Tripp, Virgie Ruiz, Jillian Saurage, Marlon Holmes, Dr. Lisa Bates, Sheila Holden

Members Excused: Triston Dallas, Dr. T. Allen Bethal

Staff Present: Leslie Goodlow, Shannon Callahan, Dana Shephard, Ira Bailey, Norma Trujillo, Tawnya Harris, Letimya Clayton

<i>Agenda Topic</i>	<i>Key Topics Covered</i>	<i>Recording Time</i>
Welcome	Dr. Holt Welcomes the committee and the community to the meeting.	00:00:00 – 00:01:52
PHB Neighborhood Housing Program Updates	<ul style="list-style-type: none">Dana's slide-show presentation highlights:<ul style="list-style-type: none">Home Repair Grant RFP - staff is currently reviewing proposalsHome Ownership Asset Preservation Pilot Program RFP – Solicitation closes 9/23/19. Dana invited two committee members to join the evaluation committeePreference Policy Homeownership Progress:<ul style="list-style-type: none">\$1M of the CET Funds has been allocated to 10 families16 additional Preference Policy homeownersAbout 660 – 670 households have applied for the 2nd round of Preference Policy (5020 condos and Kilpatrick)29 families identified to receive support to become first time homebuyersCommittee comments and questions<ul style="list-style-type: none">Reason for such great progress this time around compared to last:<ul style="list-style-type: none">Change in the marketStreamlined process with partners & Portland Housing CenterExpanded the number of families that had access to Homebuyer classes and counseling	00:01:55 – 00:16:25

	<ul style="list-style-type: none"> ○ 5020 Condos delay? not a delay – the completion date is planned ○ People actively in the Pipeline? Exact number not known, couple hundred people have been referred to the Portland Housing Center, and about 400 people still pending 	
Discuss Proposal for ADU funds from CDI – Recommendations	<ul style="list-style-type: none"> • Leslie reminded the Committee of funds received from Prosper Portland - Community Development Initiatives (CDI) <ul style="list-style-type: none"> ○ \$1.8M for ADU Program ○ \$1.6M for DPAL ○ \$800k for Home Repair • ADU Program presented to the Committee was not approved, so PHB decided not to peruse an ADU Program • CDI would like a recommendation from PHB, as to what to do with the unused \$1.8M • Leslie presented the Committee with three recommendation options: <ul style="list-style-type: none"> ○ Give back the money for them to use on another program area ○ Keep the funds and use for DPAL ○ Ask to keep a portion and continue to use for DPAL - for folks that are between 80-120% AMI • Committee questions & comments <ul style="list-style-type: none"> ○ PHB goals are not contingent on these funds ○ Committee expressed support for homeownership ○ Discussion and interest around land banking for future development ○ Additional option - request for more time to make a recommendation – fear that CDI will be inclined to take the money back • Decision was made to ask CDI to allow PHB to keep the \$1.8M to be used for homeownership 	00:16:26 – 00:47:35
Hill Block Update – no action	<ul style="list-style-type: none"> • Jillian reminded the Committee that the Hill Block Working Group is now the Russel Williams Project Working Group • Property taken by Emanuel Hospital for purpose of expanding hospital, which never happened but displaced many. Through negotiations with Legacy and Prosper; the property will be given back and 	00:47:38 – 01:04:10

	<p>developed for the benefit of the African American community</p> <ul style="list-style-type: none"> • Visioning exercise produced some basic priorities: <ul style="list-style-type: none"> ○ Affordable Housing (rental & homeownership) ○ Support for entrepreneurs and small businesses ○ Education & workforce training ○ Supermarket ○ Gathering space, entertainment, & community space ○ Healthcare & social services ○ Childcare • Committee feedback & questions <ul style="list-style-type: none"> ○ Goal is to come up with the programming ○ Legacy owns the site, they could technically pull out at any moment, but would face litigation ○ Funding is ONLY tied to the land ○ Lisa believes the transfer of ownership is important and having a representation of the site's true history ○ Overall Committee support for housing, possibly a mix similar to the Portland Mercado ○ Felicia supports housing, but would also like to see a replacement of all that was lost (housing, small businesses, etc.) 	
<p>PHB 20/21 Budget - Recommendations</p>	<ul style="list-style-type: none"> • Discussion around possible recommendations and feedback on PHB's program offers and budget • October outreach for community input • Committee recommendations & Input <ul style="list-style-type: none"> ○ Some Committee members found the "Program Offers" Document to be hard to read and referred to it as "government talk" ○ Request that PHB only ask for feedback and input on items that <i>can</i> be changed, ○ Leslie listed some items that other Committees have recommended ○ Dr. Bates would love to see community development work across all bureaus. Needs to be more capacity to implement and build an entire system that does not push people out ○ Include page numbers next time ○ Discussion around Interstate URA 	<p>01:04:45 – 01:33:00</p>

	<ul style="list-style-type: none"> ○ Request to see more funds allocated to land banking ○ Lisa Bates excused herself from the meeting ○ Discussion around Economic Opportunity Initiative ○ Request for Equity impacts ○ Any additional comments or recommendations should be sent to Leslie by September 30th 	
Interstate URA – Maximizing Indebtedness and Single Family Home Inclusion	<ul style="list-style-type: none"> • Leslie went through the slide presentation: <ul style="list-style-type: none"> ○ N/NE Housing Strategy quarterly report ○ Demographic of Interstate URA regulated units’ residents ○ Overview of the N/NE rental projects ○ Explanation of how Tax Increment Financing (TIF) works ○ Maximum Indebtedness definition, explanation, and forecast ○ A review from last years proposal for allocating the \$47 Million TIF Set Aside (PHB has closed on the Strong Property for land banking) • Leslie’s ask: will the Oversight Committee support increasing the Maximum Indebtedness for the Interstate URA – make the recommendation to Prosper’s board? • Questions and Comments: <ul style="list-style-type: none"> ○ How do the proposals impact Homeownership goals? Could increase homeownership, but Leslie would need to do further research • The committee voted to support the recommendation of Maximizing the Indebtedness for the URA 	01:33:02 – 01:50:29
Public Comment	<p>Shannon Ojive</p> <ul style="list-style-type: none"> • Shannon works with women going through transitional housing • Shared the struggle women face when going through the preference policy <p>Kymerly Horner</p> <ul style="list-style-type: none"> • New PCRI Director – introduced herself to the Committee <p>Aida K.</p>	01:50:30 – 02:04:41

	<ul style="list-style-type: none"> Appreciates that community is able to attend the meetings, but would like to see the opportunity for community input Concern: sees a lot of programs offered in the community, but the community is not reaping the benefits Would love to see a community meeting with the Mayor 	
Wrap-up	<ul style="list-style-type: none"> Dr. Holt thanks everyone for coming and adjourns the meeting. 	02:04:42 – 02:05:54

Action Items	Assignment / Follow Up	Outcomes / Deadline
Recommendation regarding the allocation of unused CDI funds	<ul style="list-style-type: none"> Leslie will make this request to CDI next week 	Decision to support Homeownership, and request that the funds be retained for that purpose

Support for recommending Maximizing the Indebtedness for the URA				
Name	Yes	No	Abstain	Absent
Dr. Holt	X			
Marlon	X			
Jillian	X			
Felicia	X			
Vergie	X			
Sheila	X			
Dr. Lisa Bates				X
Triston Dallas				X
Dr. T. Allen Bethal				X
Total	6			3

