



# Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

Portland Housing Advisory Committee

January 7, 2020

3:00 – 5:00pm

Portland Housing Bureau

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

Portland OR, 97007

## January 7, 2020 Meeting Overview

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

**Members Excused:** Jessy Ledesma

**Staff Present:** Molly Rogers, Jessica Conner, Shannon Callahan, Norma Trujillo, Michelle DePass, Kim McCarty, Stella Martinez, Ira Bailey, Kendal Hansen, Kris Grube, Jill Chen, Dory Van Bockel, Antoinette Pietka, Emma Deppa

<i>Agenda Topic</i>	<i>Key Topics Covered</i>	<i>Recording Time</i>
<b>Roll Call</b>	<ul style="list-style-type: none"> <li>Chair Nate welcomed everyone to the January PHAC meeting</li> <li>Roll call was taken and recorded</li> </ul>	00:00:00 – 00:02:00
<b>Public testimony</b>	<ul style="list-style-type: none"> <li>None</li> </ul>	00:02:02 – 00:02:22
<b>Director's Update</b>	<p><b>Shannon Callahan</b></p> <ul style="list-style-type: none"> <li>Moment of silence for Commissioner Fish</li> <li>PHB One-pager of 2019:               <ul style="list-style-type: none"> <li>2019 Rental Production: 1,454 people housed in affordable rental housing, and 3,100 unit in production at various stages</li> <li>Portland's Housing Bond: 1,424 affordable units completed or in progress</li> <li>Inclusionary Housing: 517 affordable units at 80% or below, and 4,765 total units permitted</li> <li>Rental Services Office: 2,606 persons assisted through hotline/emails/walk-in</li> <li>Homeownership: 38 first-time homebuyers assisted, and 674 homeowners received home repair grants or loans</li> </ul> </li> <li>Preview of next year's budget:               <ul style="list-style-type: none"> <li>projections are that there will be no new ongoing revenue available above and beyond what is currently in the City's budget, One-time funds look to be about \$10M, \$5M of which is set aside by Council Policy to address outstanding asset or infrastructure investments</li> <li>Final numbers in April</li> </ul> </li> <li>Commissioner Taylor congratulated the Bureau on their amazing work and successful year</li> </ul>	00:02:23 – 00:19:49

	<ul style="list-style-type: none"> <li>• Commissioner Diane added that there are other activities that the Bureau is not receiving credit for</li> <li>• Commissioner Ramsey hopes that the Bureau’s work and momentum continues as Council seats get filled</li> </ul>	
<p><b>Open Discussion</b></p>	<ul style="list-style-type: none"> <li>• Commissioner Diane flagged the Residential Infill Project as an important conversation</li> <li>• Chair Nate flagged Metro T2020 and asked how PHB fits into this. Shared concerns that land banking for transportation infrastructure along Corridors are causing gentrification</li> <li>• Shannon would like to bring a more in-depth discussion on how to do land banking and acquisitions: what PHB is involved in, financial gaps, and appropriate agencies to make these acquisitions</li> <li>• Commissioner Taylor seconded Diane’s interest in having a more robust Residential Infill Project (RIP) conversation. Commissioner Taylor also proposed writing a letter in support of RIP to Council, and requested an update on the Anti-displacement Policy</li> <li>• RIP vote in March, BPS in process of hiring Anti-Displacement Taskforce – should be up and running June 2020. Tia will provide updates as things move along</li> <li>• To have the letter in support of RIP be considered as part of the official record, the letter will need to be in by the 2<sup>nd</sup> hearing (Jan. 16)</li> <li>• Commissioner Cameron fully supports writing a letter to Council even if it’s outside the “official window”</li> <li>• Commissioners Cameron and Taylor will start on a draft letter and share the draft with the rest of the group before the Feb. PHAC meeting</li> </ul>	<p>00:19:50 – 00:33:14</p>
<p><b>NHP Program Follow-up</b></p>	<p><b>Dana Shephard</b></p> <ul style="list-style-type: none"> <li>• Home Repair Program: <ul style="list-style-type: none"> <li>○ Home Repair Loans: \$40k is the most folks can receive, forgivable after 15 years, restricted to the URAs. Administered directly through the Bureau’s Construction Coordinators</li> <li>○ Home Repair Grants: City-wide and in the Interstate URA, \$5k City-wide but \$10k in Lents URAs. Administered through our PHB partners</li> </ul> </li> </ul>	<p>00:33:16 – 00:55:31</p>

	<ul style="list-style-type: none"> <li>○ Lead Hazard Control Program: city-wide, for both homeowners and renters \$10k on average</li> <li>○ Healthy Homes Program: \$5k on average</li> <li>○ Federally funded investments can't go over \$5K because of the Lead Safe Housing Rules</li> </ul> <p><b>Questions/Comments:</b></p> <ul style="list-style-type: none"> <li>● Chair Nate wanted to know what the community concerns are about how this program performs: <ul style="list-style-type: none"> <li>○ Frustration regarding availability and geographic restrictions. List of 350 homeowners that don't meet the geographic requirement, but not tracking whether they meet the other qualifications. Those that have been served are very appreciative. Thuan, the Bureau's Equity and Inclusion Manager is evaluating the Home Repair Program</li> </ul> </li> <li>● Commissioner Fernando was curious to know the demand for Property Tax assistance: <ul style="list-style-type: none"> <li>○ Sub-recipient contracts offering Home Retention services – anything that is a barrier for the homeowner from staying in their home. These partners are African American Alliance for Homeownership (AAAH), Portland Community Reinvestment Initiative (PCRI), and Latino Network.</li> </ul> </li> <li>● Commissioner Diane would like to dive deeper into homeownership retention</li> <li>● Commissioner Ramsey wonders whether City Hall could convene private lenders to discuss this as a collective problem. Tia assured that the Mayor's office is interested in this, especially after Wells Fargo's announcement of the Neighborhood LIFT Program</li> </ul>	
<p><b>FAIR Progress Update</b></p>	<p><b>Kim McCarty and Andres Oswill</b></p> <ul style="list-style-type: none"> <li>● Kim McCarty was recently promoted to Rental Services Manager</li> <li>● Fair Access in Renting (FAIR) - public participation in rule making process: <ul style="list-style-type: none"> <li>○ October 2019 first draft release – feedback window closed on Dec. 4<sup>th</sup></li> <li>○ Jan. 2<sup>nd</sup> – second draft release – feedback closes Jan. 17<sup>th</sup></li> <li>○ Hope to have final draft by end of January</li> </ul> </li> <li>● Trainings: <ul style="list-style-type: none"> <li>○ Contracted with seven organizations to provide trainings to the public: Community Alliance of</li> </ul> </li> </ul>	<p>00:55:33 – 01:03:39</p>

	<p>Tenants (CAT), Urban league of Portland, JOIN, Transitions Projects Inc. (TPI), Unite Oregon, Real Estate and Property Management (RPM) Education, Immigrant and Refugee Community Organization (IRCO)</p> <ul style="list-style-type: none"> <li>○ PHB will be publishing specific trainings for Renters, Case Managers, and Landlords</li> <li>○ The idea is to provide additional training opportunities on FAIR, as well as Relocation Assistance, Senate Bill 608, and Rental Registration</li> <li>○ Working on finalizing the training calendar and curriculum by the end of the month</li> <li>○ Trainings will be free and open to anyone that registers</li> </ul> <p><b>Questions/Comments</b></p> <ul style="list-style-type: none"> <li>• Commissioner Felicia noticed that there were no groups dedicated to people with disabilities, and asked if PHB would consider adding a group; she recommended the organization Insights: <ul style="list-style-type: none"> <li>○ PHB identified people with disabilities as an underserved population they hoped to serve, but did not receive proposals during RFP from organizations that serve people with disabilities</li> </ul> </li> <li>• Commissioner Ramsey fears that the Landlord community is not being served in these trainings; asked how PHB would help inform Landlords: <ul style="list-style-type: none"> <li>○ RPM Education LLC is run by Christian Bryant, Christian is the President of the Portland Area Rental Owners Association. Christian is running six two-hour trainings, and three eight-hour trainings with caps of 50-100 people per class</li> </ul> </li> </ul>	
<p><b>Good of the Order</b></p>	<ul style="list-style-type: none"> <li>• Chair Nate adjourned PHAC</li> </ul> <p><b>Next Meeting: Tuesday, February 3, 2020</b></p>	<p>01:03:40 - 01:04:17</p>

<p><b>Budget Advisory Committee</b></p>	<ul style="list-style-type: none"> <li>• The group reconvened as the Budget Advisory Committee</li> <li>• Chair Nate invited BAC members Marvin, and Thuan up to the table, as well as Mike and Leslie</li> </ul> <p><b>Mike Johnson and Leslie Goodlow</b></p> <ul style="list-style-type: none"> <li>• Budget due to the City at the end of January</li> </ul>	<p>01:04:18 – 01:50:56</p>
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	<ul style="list-style-type: none"> <li>• Budget Forum – inform community about PHB’s budget and work, incorporated Community Needs Hearing</li> <li>• Commissioner Diane observed that Homeownership keeps coming up as a reoccurring issue – needs to be emphasized this year</li> <li>• Five-year General Fund forecast</li> <li>• PHB Implications: <ul style="list-style-type: none"> <li>○ No General Fund ongoing for the next two years</li> <li>○ No one-time funds available</li> <li>○ New era of Tax Increment funding</li> </ul> </li> <li>• Budget Themes: <ul style="list-style-type: none"> <li>○ Financial sustainability – looking at fee development and Resource management</li> <li>○ Mitigating Displacement with a Racial Equity Focus – Multi-Bureau Anti-Displacement Strategy and Continue Developing Renter Services</li> <li>○ Fee Development – recouping costs or charging fees from Private Development Market for specific programming (e.g., with IZ, Tax Assessor charges a fee for the processing related to the tax exemption, PHB currently pays the application fee on behalf of the Private Market Developers, fee can range from \$850 - \$9k)</li> </ul> </li> <li>• Commissioner Sarah asked whether the Rental Registration Fees will come in as income to the City or the Bureau <ul style="list-style-type: none"> <li>○ Directly to the Bureau; in process of interagency agreement with Revenue Division – will see that money coming to PHB monthly</li> </ul> </li> <li>• Commissioner Sarah also asked if the Rental Registration Income would be unrestricted <ul style="list-style-type: none"> <li>○ Dedicated to Rental Services Office (RSO) and the services provided by the RSO. It’s hard to determine what the compliance level will be; at its best, it will cover services and staffing it currently has. Discussion on potential future allocation</li> </ul> </li> <li>• The group unanimously agreed to schedule a second budget meeting</li> <li>• Commissioner Felicia requested to leave budget items that cannot be changed out of the budget discussion or focus on what can be changed/influenced</li> <li>• Continued discussion around fees and income</li> </ul>	
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	<ul style="list-style-type: none"><li>• Norma will create binders for each Commissioner to help organize meeting materials</li><li>• Conversation around the type of guidance and feedback PHB is looking for from PHAC</li><li>• PHB has the autonomy to initiate resource development with the Private sector</li><li>• 2<sup>nd</sup> budget meeting topics: reviewing more in detail PHB's proposed package, adjustments made to the budget, and budget letter</li><li>• Jessica will send out a Doodle Poll to help schedule the 2<sup>nd</sup> budget meeting</li><li>• Jessica is actively recruiting for the two vacant PHAC seats</li><li>• Chair Nate adjourned the BAC meeting</li></ul>	
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