



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

Portland Housing Advisory Committee

June 2, 2020

3:00 – 5:00pm

Zoom Meeting

June 2, 2020 Meeting Overview

Members Present: Nate McCoy, Cameron Herrington, Diane Linn, Felicia Tripp, Jessy Ledesma, Ramsey Weit, Sarah Stevenson, Taylor Smiley Wolfe, Stef Kondor, Dike Dame, Fernando Velez

Members Excused: Julia Delgado

Staff Present: Shannon Callahan, Molly Rogers, Jessica Conner, Norma Trujillo, Jill Chen, Matthew Tschabold, Dana Shephard, Stella Martinez, Jamila Dozier, Gena Scott, Kim McCarty

Agenda Topic	Key Topics Covered	Recording Time
Roll Call	<ul style="list-style-type: none"> • Chair McCoy welcomed everyone to the virtual June PHAC meeting. • Commissioner and PHB Staff introductions. • Additional PHAC Member joining in July or August: Kymberly Horner, Executive Director of PCRI. 	00:00:00 – 00:03:22
Public Testimony	<ul style="list-style-type: none"> • No public testimony. 	00:03:23 - 00:05:51
Renter Stabilization and Recovery	<ul style="list-style-type: none"> • Matthew Tschabold and Kim McCarty walked PHAC through their slides on the Rental Housing Market Stabilization work group. • Commissioner Stevenson asked for a clarification on the eligibility for eviction prevention, since they aren't issuing eviction notices. Matthew explained that City Council allocated this portion of funding for eviction prevention for renters in current rental units not able to make rental payments. • Commissioner Weit is hopeful that all the work and time spent on these issues gets coordinated regionally and is consistent and part of the regional Bond to avoid multiple jurisdictional criteria that make people crazy. Matthew noted that they're trying to approach three things: <ul style="list-style-type: none"> ○ Leveraging existing systems that do rent assistance through Home Forward and STRAW, ○ Leveraging other systems that don't usually administer rent assistance, and ○ Utilizing new organization and networks. • Commissioner Tripp brought up Matthew's comment about doing a lottery in order to promote fairness in the system. Matthew 	00:06:00 – 00:36:19

	<p>explained that they've heard that there is a need to make resources available to people who are not connected to an existing service delivery network.</p> <ul style="list-style-type: none"> • Commissioner Tripp asked if funds would be distributed by actual impact; the African American community has been impacted at a greater rate than any other community during this pandemic, is that taken into account when looking at the allocation of funds? Matthew assured Commissioner Tripp that the bureau is looking to align how to deploy resources and with what organizations, based on who they serve, and if that aligns with who is most impacted due to COVID-19. • Commissioner Stevenson shared that no one in their portfolio received any City assistance from the last lottery. She suggests that the bureau consider looking at affordable landlords and property owners as a resource for connecting residents to assistance. 	
<p>Director's Update</p>	<p>Shannon Callahan gave updates on the following housing-related items:</p> <ul style="list-style-type: none"> • Work Groups convening to adapt the bureau's work in response to COVID-19 while also trying to keep all the existing programs and pipeline projects going. • Decision making process for the \$114 Million Coronavirus Relief Funds: City Council is convening the City Council Executives as well as a small group of bureau directors to go through the various proposals and then put together a final package for Council's blessing. The funds must be spent by the end of this calendar year. • PHB put in two very specific packages related to rent assistance; one that would serve the community in the market, and a smaller package asking for direct assistance for households that may be living in PHB's regulated affordable housing portfolio. • All of PHB staff is taking furlough days between now and October. The number of days range from represented to non-represented and some change based on pay level. 	<p>00:36:25 - 00:43:00</p>

<p>Homeowner Stabilization and recovery</p>	<ul style="list-style-type: none"> • Dana Shephard walked PHAC through the Homeowner Stabilization and Recovery Work Group slides. • Chair McCoy asked if there was data that shows whether people are losing their homes due to COVID. Based on current mortgage relief efforts, Dana hopes that that is not the case. Dana also added that PHB Partners are administering surveys to find out who has recently lost their jobs – which could then turn into loss of homes. • Commissioner Herrington sees a potential for the Home Ownership Group and Rental Group to come together and collaborate. One idea of this is facilitating the opportunity for renters to buy the single-family homes they are living in. • Commissioner Linn had some follow-up comments about land banking and leveraging Down Payment Assistance to help someone living in a duplex purchase that part of the duplex. 	<p>00:43:07 – 0:59:29</p>
<p>Affordable Housing Development Stabilization</p>	<ul style="list-style-type: none"> • Molly Rogers and Jill Chen walked PHAC through the Affordable Housing Development Stabilization and Recovery Work Group slides. • Answering Chair McCoy’s question about construction delays, Jill listed a few things they have heard from partners: <ul style="list-style-type: none"> ○ Materials are coming in a little late ○ 6ft distancing can’t be done with some processes; like drywalling ○ Some mitigants used by contractors are doing four ten-hour days vs five eight-hour days in an effort to reduce movement • Chair McCoy suggested some construction groups that would be good insiders. • Chair McCoy also brought up the procurement process, and the need for targeted strategies to fill the gap when it comes to minority contracting. Jill assured Chair McCoy that the bureau is working hard with Bond Partners to make sure they meet MWESB targets. 	<p>00:59:30 - 01:14:36</p>
<p>Affordable Housing Operational Stabilization</p>	<ul style="list-style-type: none"> • Stella Martinez and Gena Scott walked PHAC through the Operational Stabilization Work Group slides. • Chair McCoy highlighted Stella’s Comments about some people not being able to use 	<p>01:14:37 – 01:26:11</p>

	<p>technology and people having phones way more than they have computers. He pointed out that there are groups out there working on the digital divide and he's glad that the bureau is noticing the way people want to be communicated with. He would like to see a push for text communication from the bureau going forward.</p>	
<p>Open Discussion</p>	<ul style="list-style-type: none"> • Chair McCoy opened up the discussion by talking about the riots happening across the nation, and the loss of George Floyd and many others. Chair McCoy announced that he was putting an op-ed in the DJC Article, which is a personal letter to both his children. • Commissioner Ledesma shared that she was able to secure three different lenders in town who will process non-client PPP loans for BIPOC business owners in town. She encouraged anyone who knows of minority-owned subcontractors or vendors that have not been able to navigate the PPP system, don't have a lender that is participating, or who tried in the first round but weren't successful to email her. • Commissioner Smiley Wolfe shared that Home Forward is investing heavily in racial equity work and the process of learning and addressing the systemic racism they participate in. • Commissioner Herrington acknowledged a comment left in the chat by T. Oliver, his message read: "My suggestion is to give rent forgiveness to tenants living in Portland owned housing, low income folks could use a 60-day rent forgiveness". Commissioner Herrington added that there could be a way to coordinate keeping affordable housing afloat with the funds being used to provide direct rent assistance to renters – those funds could go farther and help more people if the folks who are living in subsidized housing didn't need those funds because their landlords have the backing they need from their City. • Commissioner Kondor raised her concerns about folks with no access to food and asked if there was anything being done to assist folks with utilities. Dana pointed out that utilities were part of the financial assistance recommendation. 	<p>01:26:13 – 01:40:19</p>

	<ul style="list-style-type: none"> • Commissioner Kondor asked if there were any partnerships with PGE or other utility companies. Commissioner Linn mentioned that the Water bureau has been very proactive about providing assistance. Food banks are helping with food. Matthew added that the City's Water and Environmental services bureaus, as well as utility companies are offering a similar deferral period and not charging late payments and penalties. • Commissioner Linn mentioned that the Residential Infill Project is going to Council tomorrow and that there will be a follow-up hearing next Thursday. 	
Action plan	<ul style="list-style-type: none"> • Kim McCarty gave a quick presentation on the annual Action Plan. Slides can be found here. 	01:40:20 – 01:51:52
Good of the Order	<ul style="list-style-type: none"> • Chair McCoy adjourned the meeting. <p>Next Meeting: Tuesday, July 7, 2020</p>	01:51:53 – 01:53:14