



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

Portland Housing Advisory Committee

July 7, 2020

3:00 – 5:00pm

Zoom Meeting

July 7, 2020 Meeting Overview

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

Members Excused: Stef Kondor, Dike Dame (*resigned*)

Staff Present: Shannon Callahan, Molly Rogers, Jessica Conner, Norma Trujillo, Jill Chen, Dana Shephard, Stella Martinez, Dory Van Bockel, Andrew Eickmann, Jennifer Chang, Kris Grube, Kim McCarty, Bimal RajBhandary

Guest Presenter: Sam Baraso (BPS)

Agenda Topic	Key Topics Covered	Recording Time
Roll Call	<ul style="list-style-type: none"> • Chair McCoy welcomed everyone to the virtual July PHAC meeting. • Commissioner roll call. • Kimberly Horner and Julia Delgado will be joining PHAC in August 	00:00:00 – 00:02:36
Public Testimony	<ul style="list-style-type: none"> • No public testimony. 	00:02:37 - 00:04:17
Director's Update	<p>Shannon Callahan gave updates on the following housing-related items:</p> <ul style="list-style-type: none"> • Council Items <ul style="list-style-type: none"> ○ Six new IH projects ○ Kymberly Horner appointment to PHAC • State LIFT awards come out at the beginning of this week, Las Adelitas and Stark Street projects were awarded funds. • PHB has been proceeding with predevelopment loans for many of the bureau's projects in the pipeline, with just a few experiencing some unusual issues related to financing. • Would like the commission to serve in a capacity to advise and guide PHB through the next phase of the Inclusionary Housing analysis. • Council is considering the CARES Act funding packages which is expected to go to Council next Wednesday. • conversation around furloughs, staff's workload and ways to support staff during these times. • Commissioner Stevenson asked whether the request was made to target rental assistance at Preference Policy properties or renters. 	00:04:18 - 00:28:35

	<p>Shannon shared PHB’s intent and approach for using HOME funds to support tenants.</p> <ul style="list-style-type: none"> • Answering Chair McCoy’s question about Housing Bond dollars, Director Callahan shared that there are approximately \$34 million of Portland Housing Bond funds left, which are being held in reserves to make sure that projects are completed. For the Metro Housing Bond; PHB is in the process of finalizing the intergovernmental agreement with Metro (Local Implementation Strategy). • Director Callahan invited Commissioners to participate in the recruitment process once the hiring freeze is lifted. • Commissioner Weit asked for an update on the rent assistance vs hotel purchasing discussion. Director Callahan is sure that City Council will not be setting aside money for motel purchases, but that the bureau is looking at ways they can coordinate with the Joint office and/or other funding partners. • Conversation around Home TBRA Funds. • Discussion around acquisition of existing buildings to convert into affordable housing. 	
Staff Announcements	<ul style="list-style-type: none"> • Commissioner Dike Dame has resigned effective immediately. • Dory Van Bockel announced their presence at Council for some additional code by the Better Housing by Design implementation. • Process for replacing Commissioner Dame not yet know. 	00:28:36 – 00:33:06
Open Discussion	<ul style="list-style-type: none"> • Commissioner Herrington announced he will not seek another term on PHAC once his current term comes to an end – another seat to fill for PHAC. • Commissioner Linn would like PHAC to explore the idea of Inclusionary Housing for home ownership. • Commissioner Weit proposed conducting exit interviews on those leaving PHAC. Chair McCoy supports this idea. • Commissioner Herrington is open to sharing his thoughts about PHAC. 	00:33:07 – 00:40:01
DMWESB Quarterly Report	<ul style="list-style-type: none"> • Jill Chen walked PHAC through the Equity in Contracting slides. 	00:40:02 – 01:10:35

	<ul style="list-style-type: none"> • Chair McCoy asked what “workforce” was being described as. Jill Chen will look at the raw data to see the breakdown by position. • Commissioner Ledesma asked for data on building types, and whether there’s any commonalities between building type and utilization rates. Jill Chen explained that it’s a combination of timing, availability, and building type. Jill Chen gave the example of River Place Parcel 3 Project; they did a lot of outreach but they came in after all the certified firms had already been taken and the project was a high-rise steel project, so a number of certified firms may not have been used to working on that type of project. • Answering Commissioner Weit’s question about pushing for new contractors to come in, Jill Chen shared that general contractors and developers suggest doing small and big packages in order to help support the DMWESB targets. • Chair McCoy would like to work with Jill Chen on taking a closer look at the data, and the format in which to display the data to PHAC. 	
<p>Portland Clean Energy Fund</p>	<ul style="list-style-type: none"> • Sam Baraso gave PHAC a presentation on the Portland Clean Energy Fund, slides can be found here. • Conversation around PCEF’s Work Force and Equity Agreement, and contractor and workforce training. • Commissioner Tripp asked about PCEF’s application criteria and scoring, she pushed for application rebuilding to allow groups that have not been able to access these funds, to access them. Sam Baraso assured Commissioner Tripp that they had received similar feedback – it came through loud and clear. 	<p>01:10:36 – 01:38:58</p>
<p>Renter Stabilization and Recovery</p>	<p>Jennifer Chang and Kim McCarty gave a quick update on the Renter Household Stabilization Work Group:</p> <ul style="list-style-type: none"> • Looking at different system needs in stabilizing renter housing in this pandemic as well as long-term. • The City is working closely with Multnomah County and Community Partners to get a lot of feedback and recommendations on how to 	<p>01:38:59 – 01:48:48</p>

	<p>design a rapid response in the COVID rent assistance program.</p> <ul style="list-style-type: none"> • In the process of finalizing framework and hope to begin implementation later in the month. Jennifer Chang will send the draft document Jessica Conner to send out to PHAC. • The focus of the rent assistance funds is to ensure that the resources are being used to prevent evictions, particularly BIPOC communities and households. With a focus on serving households who have a household income of 80% AMI or below. • Aim to deploy the resources in two main ways: <ul style="list-style-type: none"> ○ Supporting and funding existing providers and networks that currently provide and administer rent assistance in our communities ○ Reaching community organizations that are culturally specific and communities who have not traditionally provided rent assistance support. • Update on what the Rental Services Office is currently doing: <ul style="list-style-type: none"> ○ The focus of current partners is on education and training around landlord/renter issues ○ FAIR Housing advocacy for individuals who are experiencing discrimination in the rental marketplace ○ Direct legal services; pairing people with attorneys in the community 	
<p>Affordable Housing Development Stabilization</p>	<ul style="list-style-type: none"> • Jill Chen gave a shout out to Chair McCoy for arranging a ton of folks in the construction field to join in the Affordable Housing Development Stabilization Work Group • Key takeaways from the meeting: <ul style="list-style-type: none"> ○ For the bureau to keep the money flowing, as funders, to keep the projects moving ○ Lack of PPE, all related with construction and worker safety ○ Everyone came to the conclusion that there will be some construction delays and the importance of contingencies in contracts for the unknowns – construction and finance side ○ Shout outs to BDS for their inspections and design review digital process 	<p>01:48:49 – 01:54:08</p>

	<ul style="list-style-type: none"> • Chair McCoy brought up two additional takeaways: <ul style="list-style-type: none"> ○ Childcare being part of the production rate challenge ○ Increased material costs/cost escalation 	
Good of the Order	<ul style="list-style-type: none"> • Chair McCoy adjourned the meeting. <p>Next Meeting: Tuesday, August 4, 2020</p>	01:54:09 – 01:55:16