



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

Portland Housing Advisory Committee

October 6, 2020

3:00 – 5:00pm

Zoom Meeting

October 6, 2020 Meeting Overview

Members Present: Nate McCoy, Fernando Velez, Felicia Tripp Folsom, Ramsey Weit, Sarah Stevenson, Stef Kondor, Taylor Smiley Wolfe, Julia Delgado, Kimberly Horner, Jessy Ledesma, Diane Linn

Staff Present: Shannon Callahan, Molly Rogers, Jessica Conner, Norma Trujillo, Jill Chen, Leslie Goodlow, Mike Johnson

Guest Speaker: Justin Douglas (Bureau of Planning and Sustainability)

<i>Agenda Topic</i>	<i>Key Topics Covered</i>	<i>Recording Time</i>
Roll Call	<ul style="list-style-type: none"> • Chair McCoy welcomed everyone to the virtual October PHAC meeting. • Commissioner roll call. • Commissioner Ramsey announced that he will not be renewing his term. 	00:00:00 – 00:02:10
Public Testimony	<ul style="list-style-type: none"> • Jo Davis - Bureau of Planning & Sustainability <ul style="list-style-type: none"> ◦ Works on the Solid Waste Team, she shared with the group her work on creating more equity in the Waste Collection Industry. Jo was also there to connect with folks in order to continue the conversation. 	00:02:11 - 00:10:22
Director's Update	<p>Director Shannon Callahan gave updates on the following housing-related items:</p> <ul style="list-style-type: none"> • Announced that there will be a new member joining PHAC: Ernesto Fonseca, CEO of Hacienda CDC. • In the process of closing the first Bond Solicitation Project with developers Related NW and Central City Concern. <p>Director Callahan invited Justin Douglas from Prosper Portland to talk about new work going on between PHB and Prosper:</p> <ul style="list-style-type: none"> • Working on a proposal to bring to City Council, if approved by the end of the year, could result in a significant increase in the amount of resources for affordable housing in N/NE Portland. • The proposal would have City Council authorize a substantial amendment to the Interstate 	00:10:30 - 00:31:36

	<p>Corridor plan that would increase the Maximum Indebtedness by \$67 million.</p> <ul style="list-style-type: none"> ○ The Interstate Corridor TIF is split 70% to PHB and 30% to Prosper Portland. <ul style="list-style-type: none"> ● Next steps: <ul style="list-style-type: none"> ○ Oct. 7th Williams & Russell Project Working Group. ○ Oct. 14th Prosper Portland Board of Commissioners Initiate amendment. ○ Oct. 15th – Formal Consult & Confer with taxing districts commences. ○ Nov. 10th – Planning & Sustainability Commission review. ○ Dec. 25th – Portland City Council public hearing – City wide notice. ○ Dec. 22nd – Portland City Council vote on non-emergency ordinance. ● In regard to maximizing the indebtedness, Leslie Goodlow assured that the Preference Policy would apply to any units that are built with those funds. ● If taxing jurisdictions express concerns during the Consult and Confer period, it will be included in the ordinance that goes before City Council. The amendment delays property tax revenues by a couple of years but it does not have a negative impact on the taxing jurisdiction. ● The plan was formally adopted by City Council in 1999, at that point the maximum indebtedness was \$335 million. A 20% increase in the maximum indebtedness equates to \$67 million. ● This particular amendment does not have any effect on the boundary. 	
<p>Open Discussion</p>	<ul style="list-style-type: none"> ● Chair McCoy asked Director Callahan to forward the letter he submitted across Washington County, Multnomah County, and Clackamas County around bond experiences. ● Commissioner Kondor would like to see a list of General Contractors that meet the BIPOC General Contractor criteria. 	<p>00:31:39 – 00:35:34</p>
<p>Agenda Planning for 2021</p>	<ul style="list-style-type: none"> ● Director Callahan shared the slides for 2021 agenda brainstorming. ● The Committee has approved going to an every-other-month meeting structure – six regular meetings a year. Director Callahan asked for 	<p>00:35:35 – 01:10:13</p>

	<p>the Committee’s help in identifying six focused agendas for 2021.</p> <ul style="list-style-type: none">• Director Callahan offered five concepts that the bureau has contemplated for next year’s agenda:<ul style="list-style-type: none">○ DMWESB – Increasing opportunity.○ Accessibility – Standards for future AH Development.○ Increasing access to AH units for BIPOC Communities.○ Financial Sustainability.○ Inclusionary Housing – four-year review.• Commissioner Linn emphasized the need for homeownership opportunities for BIPOC Communities.• Continued conversation around TIF Districts.• Commissioner Ledesma would like to have continued conversations around increasing access – what methods are being used, what’s working, and where access can be increased.• Commissioner Smiley Wolfe suggested including discussions about supporting long-term stability as opposed to reducing barriers to initial lease-up. She would also be interested in exploring eviction prevention in affordable housing, specifically for nonpayment of rent.• Commissioner Horner would like to look at everything with the thought that it includes rental housing and homeownership as opposed to parting homeownership out separately.• Commissioner Stevenson mentioned broadening financial sustainability to include resources for the development pipeline.• Chair McCoy wonders what is being done to prepare for the looming recession, how to do better with Section 3 requirements, and how to equip some of the homeless population or those living in affordable housing with high-paying jobs knowing that construction industry is getting ready to boom.• Commissioner Kondor suggested breaking out in groups ahead of time and each one tackling part of the topic and then bringing that information back to the larger group for a more informed meeting session.• Commissioner Ledesma sees a real need and opportunity for small scale developments to deliver affordable housing units.	
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	<ul style="list-style-type: none"> • Commissioner Smiley Wolfe put COVID recovery on the table; most households impacted are BIPOC households. • Director Callahan asked the Commissioners to list their top three concepts in the chat. This information will then be used to come back to the group with a specific proposal for next year. • Reminder of the upcoming meeting schedule: <ul style="list-style-type: none"> ○ Two meetings in January. ○ Meetings in March, May, July, September, November, and December. 	
<p>PHB Budget – Decision Package Ideas</p>	<p>Mike Johnson and Leslie Goodlow presented the PHB Budget Process for FY 21-22:</p> <ul style="list-style-type: none"> • Starting earlier – meetings in October with advisory bodies. Public outreach in December. • Opportunity for Input: <ul style="list-style-type: none"> ○ Review adopted budget information. ○ Thoughts on existing programming. ○ Ideas for new initiatives. ○ Feedback and input compiled into possible budget changes. • A lot of uncertainty with General Fund availability resources going into this budget because of the economic downturn – Don’t have direction from the Mayor’s Office at this point in time. • Next Steps: <ul style="list-style-type: none"> ○ Program Managers begin developing team budgets in early October. ○ Suggestions for new initiatives reviewed for possible directions to develop. ○ Report back to advisory committees in November. ○ City Budget kickoff in late November. • Conversation around PHB’s history with Tiny homes and potential future opportunities. • Chair McCoy asked if there was a possibility for PHAC and the North/Northeast Oversight Committee to get together and talk to each other. Leslie Goodlow will look into different possibilities for a joint meeting. 	<p>01:10:14 – 01:30:08</p>
<p>Good of the Order</p>	<ul style="list-style-type: none"> • Jessica Conner noted that the Program Offers were examples from last year. She asked that Commissioners let her know if they are interested in a Joint meeting with the N/NE OC. Jessica also warned everyone about meeting 	<p>01:30:15 – 01:32:48</p>

	<p>invite deletions and new meeting invites being sent out.</p> <ul style="list-style-type: none">• Chair McCoy adjourned the meeting. <p>Next Meeting: Tuesday, November 3, 2020</p>	
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