



## March 2, 2021 Meeting Overview

**Members Present:** Nate McCoy, Sarah Stevenson, Fernando Velez, Diane Linn, Ernesto Fonseca, Kymberly Horner, Felica Tripp Folsom, Jessi Ledesma, Stef Kondor, and Taylor Smiley Wolfe.

**Members Excused:** Julia Delgado.

**Staff Present:** Shannon Callahan, Molly Rogers, Jessica Conner, Norma Trujillo, Matthew Tschabold, Dory Van Bockel, Jill Chen, Dana Shephard, Bob Del Gizzi, Aurelia Moran, Gena Scott, Andrew Eickmann, Kendal Hansen, Marvin Dean, Mandy Byrd, and Antoinette Pietka.

Agenda Topic	Key Topics Covered	Recording Time
<b>Welcome</b>	<ul style="list-style-type: none"> <li>Commissioner Stevenson welcomed everyone and took Roll Call.</li> <li>No public comment at this meeting.</li> </ul>	00:00:00 – 00:02:52
<b>Public Testimony</b>	<p>Faith Addicott is moving to Portland and shared her experience:</p> <ul style="list-style-type: none"> <li>Extremely painful process because of the rental laws in place; there is nowhere that explains the process. She has Money, a job, and a computer and still is struggling to find a place.</li> </ul>	00:02:53 – 00:07:30
<b>Directors Updates</b>	<p>Director Callahan gave updates on the Metro Bond Solicitation (MBOS):</p> <ul style="list-style-type: none"> <li>Preparing to release the first large solicitation with Metro Bond funds later this Spring.</li> <li>2021 MBOS proposed projects and investments:               <ul style="list-style-type: none"> <li>525-575 total units</li> <li>PHB Subsidy = \$80M (\$75M in Metro Bond + \$5.5M Central Eastside TIF)</li> <li>5-8 total projects</li> <li>100+ PSH Units</li> </ul> </li> <li>Braiding resources: aligning with other funding partners.</li> <li>General overview of Solicitation schedule:               <ul style="list-style-type: none"> <li>Outreach activities: Feb – April</li> <li>DMWESB Meet and Greet: April 7<sup>th</sup></li> <li>MBOS Issued: April 26<sup>th</sup> – May 7<sup>th</sup></li> <li>Proposal Due Date: 2 months later</li> <li>Evaluation Committee Reviews and Developer Panels: 2 months later</li> <li>Anticipated notice of awards: Fall 2021</li> </ul> </li> </ul>	00:07:31 – 00:36:00
<b>Staff Updates</b>	<p>Jessica Conner informed the group that half of the Commission is up for term renewals. She encouraged those up for renewal to consider recommitting for another couple of years.</p>	00:36:01 – 00:36:55



# Portland Housing Bureau

## Portland Housing Advisory Commission

March 2, 2021

3:00 – 5:00 pm

Zoom Meeting

<b>Commissioner Discussion</b>	<ul style="list-style-type: none"><li>• Commissioner Fonseca announced the grand opening of Las Adelitas and invited everyone to attend on March 12<sup>th</sup> at 10 am.</li><li>• Commissioner Smiley Wolfe announced that the Landlord Compensation Fund launched, and the application is open until March 5<sup>th</sup>. Home Forward will be administering the Fund for Multnomah County.</li><li>• Chair McCoy flagged Senate Bill 398 which makes displaying a noose on a job site and other places a criminal offense. He urged everyone as owners and influencers of public dollars to help create safe spaces and “safe from hate” policies.<ul style="list-style-type: none"><li>○ Jessica Conner noted that the City submitted a letter in support of the Bill.</li></ul></li><li>• Chair McCoy reminded folks to call their legislators and voice their support or objections in regard to the Prevailing Wage Bill that will hit the Senate at some point.</li><li>• Commissioner Velez highlighted two bills relating to home retention that he believes the Commissioners should follow:<ul style="list-style-type: none"><li>○ HB 3212</li><li>○ HB 2009</li></ul></li></ul>	00:37:19 – 00:51:03
<b>DMWESB &amp; Equity in Contracting</b>	<p>Jill Chen, Andrew Eickmann, and Mandy Byrd presented the latest <a href="#">DMWESB &amp; Equity in Contracting</a> information:</p> <ul style="list-style-type: none"><li>• DMWESB Defined:<ul style="list-style-type: none"><li>○ D – Disadvantaged Business Enterprise (DBE)</li><li>○ M – Minority Business Enterprise (MBE)</li><li>○ W – Women Business Enterprise (WBE)</li><li>○ ESB – Emerging Small Business (ESB)</li></ul></li><li>• PHB has steadily increased goals for DMWESB participation since 2016.</li><li>• Majority of projects under construction are meeting their solicitation goal.<ul style="list-style-type: none"><li>○ See handout: <a href="#">Current Project Status by % DMWESB</a></li></ul></li><li>• Observations of project’s traits not meeting goals:<ul style="list-style-type: none"><li>○ First time, small general contractors with first time developer</li><li>○ Small and/or historic rehabilitations</li><li>○ Home ownership projects without general contractors</li><li>○ Competing projects at time of bid</li><li>○ High rise construction has had lower levels of participation from BIPOC owned companies</li></ul></li><li>• 100% of “midstream” projects are meeting soft cost goals.</li></ul> <p>Break for reflections &amp; discussion:</p>	00:51:04 – 01:57:13



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- Commissioner Kondor suggested that the bureau look at other publicly funded project's numbers, how they are accomplishing their goals, and who their sub-contractors were.
- Chair McCoy revealed that the Mayor and City Council are tired of inconstant tracking and reporting.

Presentation Continued, Workforce Training and Development:

- Workforce training and development Goal: Apprentices to make up 20% of total hours worked across all trades that meet the threshold.
- PHB is in the process of determining how to offer real trends by trade sector.

Reflections & discussion:

- Commissioner Stevenson does not find it hard to get to 20% but it is harder to get to 30% especially on historical rehabs and high rises.
- Commissioners Kondor and Stevenson both felt that the \$300,000 amount for WFT participation was right.
- Commissioner Ledesma suggested having architects to use a broader range of similar products and not always prescribe a specific brand.

The presentation continued with Commissioner Kondor sharing her experience with Equity in Contracting on recent projects:

- Should be looking at capacity building for minorities.
- As developer, it is important to get more involved when there is a General Contractor that doesn't have that much experience.
- Being effective with advertising.
- General Contractors should have a reputation for being good to work with and being supportive – how do they support, train, and assist their sub-contractors.
- As the funding requirements go up, there is going to be capacity issues.
- Need to find ways to tackle cash flow issues because smaller contractors have cash flow issues and administrative hurdles.

The presentation transitioned into market and policy environment and then wrapped-up with next steps.



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<b>Good of the Order</b>	<ul style="list-style-type: none"><li>• Commissioner Tripp Folsom adjourned the meeting.</li></ul> <p><b>Next regular PHAC Meeting will be May 4, 2021.</b></p>	01:57:30 – 01:57:44
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