



May 4, 2021 Meeting Overview

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

Members Excused: Julia Delgado and Felicia Tripp Folsom.

Staff Present: Molly Rogers, Leslie Goodlow, Jessica Conner, Norma Trujillo, Matthew Tschabold, Stella Martinez, Jill Chen, Dana Shephard, Bob Del Gizzi, Aurelia Moran, Gena Scott, Mike Johnson, Jennifer Chang, Gwen Thompson, and Mandy Byrd.

MEETING RECORDING CAN BE FOUND [HERE](#).

Agenda Topic	Key Topics Covered	Recording Time
Call to Order, Roll Call	<ul style="list-style-type: none"> Chair McCoy welcomed everyone to the meeting and took Roll Call. 	00:00:00 – 00:02:44
Public Testimony	<ul style="list-style-type: none"> No public testimony. 	00:02:45 – 00:03:20
Commissioner Dan Ryan	<ul style="list-style-type: none"> Commissioner Ryan thanked the Commission for their service to the City. Commissioner Ryan wants to be the link between City Hall and the community, knitting together assets to make the City a better place. Commissioner Ryan asked the Commission to share their experience in their role and how he could of help in his role: <ul style="list-style-type: none"> Commissioner Linn: Leveraging funds to purchase land. More capacity within the Bureau and support for the Bureau. Commissioner Stevenson: Wants the City to have a Comprehensive Housing Plan – the bureau is very reactive and in a crisis mode but needs to be in a more proactive and planning mode. Commissioner Kondor: Need to work on Inclusionary Housing and understanding how to ensure better partnerships with the developers. Commissioner Horner: Feels dedicated to making sure the voice of the Black community is heard and has a strong passion for making sure people remain housed. Marrying housing and economic development together is important. Making PHB sustainable and providing the resources they need to operate efficiently. Private partnerships are important but need to make sure people are not taken advantage of. 	00:03:21 – 00:32:57



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	<ul style="list-style-type: none"> ○ Commissioner Ledesma: Looking to streamline the delivery of workforce missing middle housing for both rental and homeownership which is a critical missing need in the City. ○ Commissioner Smiley Wolfe: Passionate about furthering fair housing using land use changes. The rhetoric about affordable housing being too costly creates political pressure to drive down per unit cost, which means we have fewer deeply subsidized family units. ○ Commissioner Fonseca: Process for applying for State, City, and Metro funding is too rigorous. Completely committed to housing, but housing is not enough, there needs to be services as well. 	
<p>Director's Updates</p>	<ul style="list-style-type: none"> • Chair McCoy announced that Commissioners Ledesma and Velez would not be renewing their terms and that this meeting would be their last. <p>Molly Rogers provided the following Housing related updates:</p> <ul style="list-style-type: none"> • The Bureau will be working with Commissioner Ryan's office and Chair McCoy on filling the two PHAC vacancies. • Presenting the annual State of Housing report on May 12th. • Released \$80.5 M in Metro Bond Opportunity Solicitation (MBOS) on April 30th. • Released new administrative rules on Inclusionary Housing (IH). • Land use changes are on the way – changes are on the BPS website: Design Overlay Zone Amendment. Public hearing on May 12th. <p>Mike Johnson gave a brief Budget update:</p> <ul style="list-style-type: none"> • Decision package to convert one limited term position to permanent is moving forward. • The larger decision package regarding the Preference Policy asking for two permanent positions and cost of the program to be funded out of the General Fund ongoing was not endorsed. Instead the bureau was left with two limited term positions with funding to come from Interstate TIF. 	<p>00:32:58 – 00:47:07</p>
<p>American Rescue Plan Discussion Prep:</p> <ul style="list-style-type: none"> • Legislative Update • Local Needs • Rent Relief Programs 	<p>Jessica Conner, Matthew Tschabold, and Jennifer Chang presented COVID Rent Assistance information to prep for the American Rescue Plan discussion:</p> <ul style="list-style-type: none"> • HB 2009-A: Foreclosure protections bill – relating to strategies to protect Oregonians from the effects of the COVID-19 Pandemic. • SB 282-A: Extends grace period for repayment of residential rent accrued during emergency period 	<p>00:47:08 – 01:09:21</p>



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	<p>of April 1, 2020 to June 30, 2021, until February 28, 2022.</p> <ul style="list-style-type: none"> • 2020 CARES Program administered \$31.1 Million. Served 3,200 households, the majority were BIPOC households. • Current funding: Total 2021 Rent Assistance is at least \$117 Million. • Need vs. Resources Available: <ul style="list-style-type: none"> ○ 12 months of collective arrears: \$240-300 million. ○ Rent assistance funds to date: \$150+ million. • Upcoming Funding: <ul style="list-style-type: none"> ○ American Rescue Plan: <ul style="list-style-type: none"> ▪ \$152 million to Oregon ▪ \$2.5 billion to high-needs grantees 	
<p>American Rescue Plan</p>	<p>Amy Nagy from Prosper Portland presented the American Rescue Plan Overview:</p> <ul style="list-style-type: none"> • City of Portland will receive \$217.79M ARP Local Relief Funds in two allocations; one coming eminently and the other at the beginning of next year. <ul style="list-style-type: none"> ○ \$108.8M available in 2021. ○ Waiting on treasury guidance coming out on May 10th, this will provide greater detail about the eligible uses for the funds and requirements. • Economic Relief & Stabilization Coordinating Council meets weekly and will continue to meet until funds are allocated in August. ERSCC manages process for Relief & Stabilization recommendations to City Council. Focused on the first \$108.8M. • Second 108.8M allocation in Winter 2021-22. • The Mayor has elected to take a portion of the first allocation of the ARP LRF funds to help with the areas where there are budget deficits. • ERSCC recommendation process will take place from April 2021 to July 2021, work session with Council in July and formal approval for the funds in August. <p>Questions & Comments:</p> <ul style="list-style-type: none"> ▪ Commissioner Smiley Wolfer: Assistance to help meet the rent gap, providing cash assistance through avenues that are most likely to reach folks served by the Bureau. Need for lower barrier funds. Providing capacity to support organizations to do more outreach. ▪ Conversation around mortgage assistance. ▪ Commissioner Stevenson: Allocating funds for affordable housing landlords. 	<p>01:09:22 – 01:48:10</p>



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Portland Housing Advisory Commission

May 4, 2021

3:00 – 5:00 pm

Zoom Meeting

	<ul style="list-style-type: none">▪ Commissioner Horner: Earmark funding for particular situations that affordable housing providers are not accustomed to seeing.▪ Commissioner Kondor: Making sure there are programs and childcare available for low-income families.▪ Conversation around land banking.▪ Chair McCoy: The Bureau could collaborate more with the banking industry; is there more that can be done to stretch the dollar?	
Good of the Order	<ul style="list-style-type: none">• Dory Van Bockel gave a quick summary of the Inclusionary Housing Administrative Rule changes.• Chair McCoy adjourned the meeting. <p>Next regular PHAC Meeting will be July 27, 2021.</p>	01:48:13 – 01:54:22