



### November 2, 2021 Meeting Overview

**Members Present via Zoom:** Sarah Stevenson, Diane Linn, Kymberly Horner, Stef Kondor, Felicia Tripp Folsom, and Taylor Smiley Wolfe, Heather Lyons, Nate McCoy, and Peg Malloy.

**Members Excused:** Julia Delgado and Ernesto Fonseca.

**Staff Present via Zoom:** Shannon Callahan, Jessica Conner, Norma Trujillo, Leslie Goodlow, Matthew Tschabold, Molly Rogers, Gwen Thompson, Tanya Wolfersperger, Dana Shephard, Kendal Hansen, Bev Keagbine, Danell Norby, Ayman Abualajin, Ira Bailey, Jamila Dozier, Thuan Duong, Breonne DeDecker, Bob Del Gizzi, Antoinette Pietka, Mesha Jones, Jill Chen, Dory Van Bockel, Aurelia Moran, and Mandy Byrd.

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

Agenda Topic	Key Topics Covered	Recording Time
<b>Call to Order, Roll Call</b>	<ul style="list-style-type: none"> <li>Co-chair Sarah Stevenson welcomed everyone to the meeting and had the Commissioners introduce themselves to the new Commissioners.</li> <li>New Commissioners briefly introduced themselves:               <ul style="list-style-type: none"> <li>Peg Malloy, Executive Director at Portland Housing Center (PHC)</li> <li>Heather Lyons, Director at Corporation for Supportive Housing (CSH)</li> </ul> </li> </ul>	00:00:00 – 00:03:07
<b>Director’s Update</b>	<p><b>Shannon Callahan, Director of the Portland Housing Bureau</b>, gave updates on the following housing-related items:</p> <ul style="list-style-type: none"> <li>Welcomed new Commissioners, Peg Malloy and Heather Lyons.</li> <li>Appointing an additional member to PHAC in December; Kenechi Onyeagusi.</li> <li>Commissioners Sarah Stevenson and Felicia Tripp Folsom will be serving as the new Co-chairs of PHAC.</li> <li>PHAC background and meeting structure.</li> <li>Metro Bond Solicitation (MBOS) update: Nine new projects were announced for awards from the Metro Bond. A property was donated to the bureau by Kaiser Permanente in the N/NE Corridor.</li> <li>Planning for a Solicitation with Metro Bond resources for Homeownership, expect that to come in 2023.</li> <li>Released a pipeline solicitation for the remainder of the bureau’s Portland Housing Bond Funds.</li> <li>Community Rent Assistance Programs and Affordable Housing Rent Assistance Programs update. Expect to open a new program for rental support in early 2022 with American Rescue Plan Act (ARPA) Funds.</li> </ul>	00:03:51 – 00:28:37



# Portland Housing Bureau

<p><b>Public Testimony</b></p>	<p>Isa Dean, a Portland resident, raised three questions/concerns:</p> <ol style="list-style-type: none"> <li>1. Oversight of low-income housing managed by Nonprofits.</li> <li>2. Knows someone who owns properties that would consider selling to the City – is there intent to buy existing real estate in North-Northeast to provide housing for the Preference Policy?</li> <li>3. Properties that previously would be considered low-income housing are being sold because Landlords can't handle the level of complexity around the new Portland rentals laws.</li> </ol>	<p>00:28:38 – 00:34:14</p>
<p><b>Agenda Setting</b></p>	<p>Shannon Callahan, Director of the Portland Housing Bureau, did an in-depth presentation on the <a href="#">PHAC Meeting Structure</a>:</p> <ul style="list-style-type: none"> <li>• 6 regular meetings a year and 3 additional budget meetings</li> <li>• Reminder of 2021 Agenda Topics: Budget, DMWESB, COVID-19 Recovery, affordable housing system financial stability, BIPOC centered conversation on homeownership, BIPOC centered conversation on rental housing</li> <li>• 2022 Agenda Topics, use 2021 topics as a base and continue a deeper dive into each</li> </ul>	<p>00:34:46 – 00:44:33</p>
<p><b>BIPOC Centered Conversation on Homeownership</b></p>	<p>Dana Shephard, Neighborhood Housing Preservation Program Manager and Dory Van Bockel, Development Incentives Program Manager, continued the panel discussion from September's PHAC Meeting on <a href="#">PHB Homeownership Programs</a>.</p> <p>Homeownership discussion Panelists:</p> <ul style="list-style-type: none"> <li>• Diane Linn, Proud Ground</li> <li>• Kymberly Horner, Portland Community Reinvestment Initiatives (PCRI)</li> <li>• Peg Malloy, Portland Housing Center (PHC)</li> <li>• Taylor Smiley Wolfe, Home Forward</li> </ul>	<p>00:44:34 – 01:18:00</p>
<p><b>Vacancy Tax Analysis:</b></p> <ul style="list-style-type: none"> <li>• Overview</li> <li>• Comparative Analysis</li> <li>• Portland Context</li> <li>• Structural Considerations</li> </ul>	<p>Jamila Dozier, East Portland Policy Coordinator, shared with the group an overview of the <a href="#">Vacancy Tax</a>:</p> <ul style="list-style-type: none"> <li>• A vacancy tax is a tax levied on property owners who have vacant properties.</li> <li>• Purpose of the vacancy tax is to disincentivize keeping properties empty, thus increasing the housing supply for renters.</li> <li>• Order of implementation: Establish a vacancy fee reference period &gt; Develop vacant property registration process &gt; Establish a vacancy fee.</li> </ul>	<p>01:18:01 – 01:45:42</p>



# Portland Housing Bureau

## Portland Housing Advisory Commission

November 2, 2021

3:00 – 5:00 pm

Zoom Meeting

<p><b>Budget Process and Preparation</b></p>	<p>Leslie Goodlow, Business Operations Manager and Bob Del Gizzi, Financial Analyst, provided a presentation on the <a href="#">budget for Fiscal Year 22-23</a>.</p> <ul style="list-style-type: none"> <li>• PHAC also meets as the Budget Advisory Committee (BAC) four times per budget cycle. Two team members from PHB join.</li> <li>• Budget Timeline and Process Overview:             <ul style="list-style-type: none"> <li>○ Mayor’s Budget Guidance expected in November</li> <li>○ Committee input requested in November</li> <li>○ Community Budget Forum with PHAC on Dec. 7<sup>th</sup></li> <li>○ Second PHAC Budget meeting on Dec. 21<sup>st</sup></li> <li>○ Two additional PHAC Budget meetings in Jan. 2022</li> <li>○ Budget due Jan 26, 2022</li> </ul> </li> <li>• PHB Decision Package Opportunity Funds: ARPA and General Fund (potentially one-time)             <ul style="list-style-type: none"> <li>○ Decision Package ideas and suggestions can be emailed to <a href="mailto:Leslie.Goodlow@PortlandOregon.gov">Leslie.Goodlow@PortlandOregon.gov</a></li> </ul> </li> </ul>	<p>01:45:43 – 01:57:15</p>
<p><b>Good of the Order</b></p>	<ul style="list-style-type: none"> <li>• Co-chair Stevenson adjourned the meeting.</li> </ul> <p><b>Upcoming PHAC Meetings:</b></p> <ul style="list-style-type: none"> <li>• <b>Community Budget Forum, Dec. 7, 2021 3pm – 5pm</b></li> <li>• <b>Budget Advisory Committee, Dec. 21, 2021, 3pm – 4pm</b></li> </ul>	<p>01:57:16 – 01:58:00</p>