



March 1, 2022 Meeting Overview

Members Present via Zoom: Sarah Stevenson, Diane Linn, Kymberly Horner, Taylor Smiley Wolfe, Ernesto Fonseca, Kenechi Onyeagusi, Julia Delgado, and Nate McCoy.

Members Excused: Stef Kondor, Felicia Tripp Folsom, Peg Malloy, and Heather Lyons.

Staff Present via Zoom: Shannon Callahan, Norma Trujillo, Jill Chen, Dory Van Bockel, Bev Keagbine, Aurelia Moran, Jennifer Chang, Anna Shook, Tanya Wolfersperger, Gena Scott, Marvin Dean, Gwen Thompson, Rachel Stein, Gabriel Mathews, Kris Grube, Stacy Byas, Jamila Dozier, Antoinette Pietka, and Christina Dirks.

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

Agenda Topic	Key Topics Covered	Recording Time
Call to Order, Roll Call	<ul style="list-style-type: none"> Co-chair Sarah Stevenson welcomed everyone to the meeting and took roll call. 	00:00:00 – 00:01:24
Public Testimony	<ul style="list-style-type: none"> No public testimony. 	00:01:25 – 00:01:56
Director's Update	<p>Shannon Callahan, Director of the Portland Housing Bureau, gave updates on the following housing-related items:</p> <ul style="list-style-type: none"> City announced re-entry to workspace beginning in April. Conversations to be had about how to conduct Committee work and meetings. Will start having conversations with N/NE Committee in regard to the properties PHB owns that are yet to be developed. Pause to Low-Income Housing Tax Credit (LIHTC), causing PHB to work with many partner agencies on how to make the most out of a scarce resource. LIHTC situation is making the bureau rethink a lot of its timing and next offerings. 	00:01:57 – 00:17:26
BIPOC Centered Conversation Rental Housing: SOHR & PHB Portfolio	<p>Molly Rogers, Jill Chen, Gena Scott, Antoinette Pietka, and Dory Van Bockel led the group through the PHB Rental Housing presentation:</p> <ul style="list-style-type: none"> State of Housing: housing market and BIPOC renter data. Overview of current PHB Renter Portfolio: Key Metrics and N/NE Preference Policy. 	00:17:44 – 00:48:24



<p>Panel Discussion</p>	<p>Molly Rogers introduced the panel and facilitated the panel discussion.</p> <p>Panelists:</p> <ul style="list-style-type: none"> • Commissioner Horner, Portland Community Reinvestment Initiatives (PCRI) • Commissioner Fonseca, Hacienda Community Development Corporation (Hacienda CDC) • Commissioner Smiley Wolfe, Home Forward • Co-chair Stevenson, Innovative Housing, Inc (IHI) <p>Discussion questions and responses:</p> <ol style="list-style-type: none"> 1. How is your organization working to increase rental housing access to BIPOC households? Has your work been guided by an Equity Plan? <ul style="list-style-type: none"> • Commissioner Fonseca: Identify with the BIPOC Community, this means selecting a Resident Services Coordinator and team that know the languages and cultures of the community. Market heavily to all communities, but especially to BIPOC communities. Wrap around services. Economic development is part of the solution, cannot keep people in affordable housing for the rest of their lives. • Commissioner Horner: Black led organization, staff is largely African American, Board of Directors is largely African American. Every single day, the organization works to keep People of Color in the N/NE Community. Provide affordable housing options for folks – one size does not fit all. Additional feedback from residents to find out what can be done better and what more can be done for them to succeed. • Commissioner Smiley Wolfe: Deep look into criminal screening criteria and reduction of this criteria portfolio wide. Effective policy strategy to reduce barriers to accessing affordable housing. For the Louisa Flowers, hired outreach coordinator for lease-up and intentional outreach to community-based organizations in NE Portland, this successfully increased lease-up of Black households compared to other building lease-ups. Direct funding and unit set asides paired with service funding are a great strategy. Support the development, acquisition, and ownership capacity and goals of culturally specific providers. • Co-chair Stevenson: seconds what other panelists have said and reiterated and added to some of the points made. 	<p>00:48:25 – 01:32:13</p>
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	<ol style="list-style-type: none">2. What strategies in design, outreach, marketing, screening, referrals, etc. have been most successful in increasing rates of BIPOC households in your affordable housing properties?<ul style="list-style-type: none">• Commissioner Horner: Advertise in the Skanner which has a large African American following. An important strategy is getting the unit turned around quickly for the next tenant. It's a challenge especially when it comes to scattered single family homes. Using Portland Clean Energy funds to help rehabilitate properties so that they're energy efficient and more desirable.• Commissioner Fonseca: Wide outreach with local partners. Identify interested community and engage them in the design, understand their needs. Include translators for proper communication. Provide community space in the design for them to socialize. Resident services team is available on the lease-up process.3. What challenges do you face in increasing rental housing access to BIPOC households?<ul style="list-style-type: none">• Commissioner Horner: Bike rooms sit empty; those spaces could be used for more units. Most low-income folks need vehicles. Design policy needs to change when it comes to bike rooms.• Commissioner Smiley Wolfe: Insufficient amount to subsidize all the homes owned or able to develop. There's a number of regulations that perpetuate racist systemic harm.• Commissioner Fonseca: Those that earn a little extra and those that really don't have enough to qualify for anything unless there is a voucher involved. The space required for everybody to have a bicycle and it ends up being used for storage when it could have been used for a unit. Need to think about what affordable housing means for each community, one solution does not fit all.• Co-chair Stevenson: Big difference between family properties and our single-family properties; in the family portfolio, 71% identify as POC and in the high-needs adult portfolio, 25% identify as POC. Different systems barring on different properties.4. Which PHB programs, incentives or requirements have been the most effective in terms of supporting BIPOC households in rental housing?<ul style="list-style-type: none">• Commissioner Horner: Preference Policy, vouchers, and rental assistance through the American Rescue Plan Act (ARPA) funds.• Commissioner Fonseca: ARPA funds, Preference Policy, and the Housing Bond.	
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Portland Housing Bureau

Portland Housing Advisory Commission

March 1, 2022

3:00 – 5:00 pm

Zoom Meeting

	<ul style="list-style-type: none"> • Commissioner Smiley Wolfe: The Housing Bond, ARPA funds. • Co-chair Stevenson: Seconded the other panelists. 	
<p>Post-panel Discussion</p>	<p>Jill Chen opened the discussion to the entire group and facilitated the discussion:</p> <ul style="list-style-type: none"> • Commissioner Fonseca: Turnkey projects are important. Invest more in homeownership. Transition people off affordable housing. Fellowship for POC developers to join the housing development world. • Commissioner Horner: Leaning into economic opportunities, doing a lot more to clean up the city, more desirable for economic opportunities. A big problem is staff retention, there needs to be additional dollars earmarked for culturally specific organizations. • Commissioner Delgado: Intersections between systems, better to design programs/systems at the same time rather than overlaying them. • Commissioner Linn: conversations around holding each other collectively accountable • Commissioner Smiley Wolfe: Think about how to promote housing stability; rent assistance or flexible repayment agreement. Track eviction policies and impacts of those policies for organizations in our portfolios. 	<p>01:32:14 – 01:54:29</p>
<p>Good of the Order</p>	<ul style="list-style-type: none"> • Co-chair Stevenson adjourned the meeting. <p>Upcoming PHAC Meetings:</p> <ul style="list-style-type: none"> • May 3, 2022 • July 5, 2022 	<p>01:54:30 – 01:55:30</p>