



September 6, 2022 Meeting Overview

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

Members Excused: Ernesto Fonseca.

Staff Present via Zoom: Molly Rogers, Jessica Conner, Norma Trujillo, Masaye Hoshide, Tanya Wolfersperger, Desi Bellamy, Gabriel Mathews, Antoinette Pietka, Aurelia Moran, Angel Landron Gonzalez, Dyvisha Gordon, Dory Van Bockel, Jill Chen, John Trinh, Chris Gustafson, Michelle Helm, and Kate Piper.

Guest Presenter/s: Lisa Abuaf, Prosper Portland.

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 – 00:02:05
Public Testimony	<ul style="list-style-type: none"> No public testimony. 	00:02:06 – 00:03:05
Interim Director's Update	<p>Molly Rogers, Interim Director of the Portland Housing Bureau, gave updates on the following housing-related items:</p> <ul style="list-style-type: none"> Matthew Tschabold is serving as Interim Deputy Director. Leslie Goodlow is continuing in her roll as Equity and Business Operations Manager but will also be over seeing an additional PHB Team as well as serving as Staff Liaison with the Commissioner's Office in matters pertaining to recruitment of the new Bureau Director. Seeking input on desired values for the next PHB Director, PHB is working with a consultant in this recruitment. Will be reaching out to PHAC and other stakeholders on this values assessment process. Upcoming PHB Housing Bond Solicitation for September 2022 release. 	00:03:06 – 00:10:58
Bond Opportunity Solicitation	<p>Tanya Wolfersperger announced the Bond Opportunity Solicitation:</p> <ul style="list-style-type: none"> Solicitation will include \$39.75M in PHB Subsidy: <ul style="list-style-type: none"> \$26M in Metro Bond \$13.75 in Interstate Corridor TIF Solicitation will also include four properties: 	00:10:59 – 00:30:33



	<ol style="list-style-type: none"> 1. Property donated by Kaiser Permanente, hope to achieve 50 units 2. Strong Family Property, hope to have 50 rental units + 5 – 11 Homeownership opportunities 3. Metro Portland Value Inn, hope to have 80+ units (10 – 25% PSH) 4. Carey Blvd, hope to have 40 homes <ul style="list-style-type: none"> • Overview of solicitation schedule: <ul style="list-style-type: none"> ○ Issued – mid September ○ Mandatory Information Session – 2 weeks after release ○ Proposal due date – 1st week of November ○ Evaluation committee & Developer interviews – weeks of December 5-16 ○ Notice of awards – January 2023 <p>Questions & Comments:</p> <ul style="list-style-type: none"> • Conversation and questions around Preference Policy – refreshing the list. • Kaiser has two sites; they are doing a separate solicitation for their larger lot. 	
<p>Cully TIF District Exploration</p>	<p>Lisa Abuaf and Jessica Conner shared an update on the Cully TIF District Exploration:</p> <ul style="list-style-type: none"> • Exploration process: <ul style="list-style-type: none"> ○ Four years in the making ○ Entering into the public official briefings & approval process • Exploring a new TIF model: what's similar and what's different. • Engagement Process: Broad and Deep engagement. • Why Cully? <ul style="list-style-type: none"> ○ Community requested TIF exploration to stabilize community ○ History of community development and relationships within the district ○ Preliminary report findings • Cully Demographic: lost about half of its Black population in recent years – seeing early signs of gentrification. • Proposed Cully TIF boundary: 1,600 acres. • Maximum indebtedness: \$350M over the life of the district (36 years). • TIF plan highlights: the vision, priority communities, district goals, eligible projects list. • Implementation and governance: Community Leadership Committee, How TIF Plan relates to Action Plan, roles and responsibilities. • TIF plan approval process 	<p>00:30:34 – 01:09:04</p>



	<ul style="list-style-type: none"> ○ 9/14 Prosper Portland Board ○ 9/21 City Council report ○ 9/27 Planning & Sustainability Commission ○ 10/8 Super notice ○ TBD other briefings ○ 11/9 City Council <p>Questions & Comments:</p> <ul style="list-style-type: none"> ● 45% minimum will be set aside for affordable housing. ● When is the expiration of the TIF district if approved? Runs for about 35 years. ● Is there a list of agencies that will be impacted by this? There are – this information will be circulated in the future. ● Is there a particular transportation project involved? Is there an inventory of what is already in the area (housing and businesses) before they get pushed out? Consideration of an affordable housing overlay? What makes this potential district different, is the desire from the Exploration Leadership Committee (ELC) and the community to front load housing stabilization, and housing stabilization programs and services. There have been discussions around mitigating those issues. ● TIF can fund predevelopment but not operations nor operating capital. 	
<p>Equity in Contracting</p>	<p>Jill Chen and Tanya Wolfersperger shared a presentation on Equity in Contracting:</p> <ul style="list-style-type: none"> ● DMWESB-SDV Defined: <ul style="list-style-type: none"> ○ D: Disadvantaged Business Enterprise (DBE) ○ M: Minority Business Enterprise (MBE) ○ W: Women Business Enterprise (WBE) ○ ESB: Emerging Small Business ○ SDV: Service – Disabled Veteran ● PHB Updates: <ul style="list-style-type: none"> ○ Change to 3-bid minimum: focus on projects falling short of goals ○ PHB threshold formalized: count certified GCs in addition to subs ○ Program name changed to distinguish between PHB and public works projects ○ Equity in contracting updated policies and program requirements went into effect on January 1, 2022, capturing projects in PHB’s pipeline ● Goals: hard cost, soft costs (professional services), and apprentice & workforce diversity programs. <p>Reflections & Discussion:</p> <ul style="list-style-type: none"> ● Commissioner Onyeagusi: Would be helpful to have MBE and DBE broken out separately vs lumped 	<p>01:09:05 – 01:57:50</p>



Portland Housing Bureau

Portland Housing Advisory Commission

September 6, 2022

3:00 – 5:00 pm

Zoom Meeting & In-person (1900 Bldg.)

	<p>together. Concentration issue: seems that PHB as an agency has done a good job to meet their goals, but curious around the granularity of the firms they are using to meet their goals. Would be interested in seeing the pool of contractors PHB uses. Doesn't feel like a fully tapped market – haven't explored full potential.</p> <ul style="list-style-type: none"> • Commissioner Kondor: Is there an opportunity to count General Contractors that have a very diverse workforce? MWESB requirements have increased and yet women owned firms are stagnant – what are we doing to incentivize that and help create ownership opportunities? How can we streamline things for smaller subcontractors – to help them navigate through paperwork and help them get qualified? Reduce barriers. • Commissioner McCoy: How can we support COBID in lowering some barriers and getting more people of color in. Identify firms we don't already know, invite them to meet and greets, give them opportunities. • Commissioner Onyeagusi: We want firms to grow, this will always be about economic development. There's room for everyone – we need to figure out what the goals are. 	
<p>Good of the Order</p>	<ul style="list-style-type: none"> • Co-chair Stevenson adjourned the meeting. <p>Upcoming PHAC Meeting:</p> <ul style="list-style-type: none"> • November 1, 2022 	<p>01:57:51– 01:58:15</p>