



September 5, 2023 Meeting Overview

Members Present: Sarah Stevenson, Kymberly Horner, Julia Delgado, Felicia Tripp Folsom, and Stef Kondor.

Members Excused: Ernesto Fonseca and Heather Lyons.

Staff Present: Molly Rogers, Norma Trujillo, Dory Hellyer, Meriam Rahali, Antoinette Pietka, Anna Shook, Chris Gustafson, Tanya Wolfersperger, Angel Landron Gonzalez, Jill Chen, Ivy Grant, Gwen Thompson, John Trinh, Kate Piper, and Ayman Abualajin.

Guest Facilitator: Dr. Steven Holt

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

Agenda Topic	Key Topics Covered	Recording Time
Call to Order, Roll Call	<ul style="list-style-type: none">Dr. Steven Holt welcomed everyone to the meeting and took roll call.	00:00:00 – 00:03:24
Public Testimony	<ul style="list-style-type: none">No public testimony.	00:03:25 – 00:04:02
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">Molly Rogers announced her resignation to the Bureau.Commissioner Carmen Rubio's office is securing a new Interim Director that will start on September 18th.Working with Proper – exploring the potential for 3 new Tax Increment Finance (TIF) districts in East Portland and one in Central City.Metro Bond solicitation of about \$29 million closing on September 25, 2023.	00:04:03 – 00:24:50
Inclusionary Housing (IH) Calibration Study	<p>Dory Hellyer presented the IH Calibration Study Findings:</p> <ul style="list-style-type: none">Purpose of the study:<ul style="list-style-type: none">Are the incentives adequate to offset the requirements?Are policy objectives being met?Can we simplify standards, add flexibility, create more clarity?How does IH fit into the broader picture of development feasibility right now?Deep dive into the study assessment and findingsKey takeaways of IH StudyIH Work Group Recommendations:<ul style="list-style-type: none">Extend full tax exemptions outside Central City when providing 60% MFI UnitsHomeownership	00:24:51 – 00:57:35



Portland Housing Bureau

Portland Housing Advisory Commission

September 5, 2023

3:00 – 5:00 pm

Zoom Meeting & In-person (1900 Bldg.)

	<ul style="list-style-type: none"> Reasonable equivalency Off-site building locations Reconfiguration Next Steps for IH Program <p>Questions & Comments:</p> <ul style="list-style-type: none"> Commissioner Horner: some affordable housing nonprofit providers had some concerns that there could be a deeper sense of competition between private sector and nonprofit. Commissioner Kondor: the lense in which this study was looked through was one of just increasing housing production, but that needs to be balanced with the needs for affordable housing – coming together with the market rate developer to understand their perspective the hurdles they have. 	
Remaining 2023 Work Plan	<ul style="list-style-type: none"> PHB will be working with a consultant to better evaluate the effectiveness of all the various Advisory Bodies across PHB. Any overlapping missions? How to better align the work? It's still unknown how the Charter Reform will affect the Advisory Bodies. <p>Topics that the Commissioners requested to discuss during their PHAC Retreat:</p> <ul style="list-style-type: none"> Real identification of purpose, and what role we serve. Clarify the role of PHAC. Review Bylaws – as onboarding and reminder/refresher. Would be good to do annually. What the new Interim/Director has in mind – opportunity for them to provide guidance. How do we move this from a report-out to more robust feedback. What is the outcome staff is looking for from this Commission? Hard to retain members if the majority of meetings is just receiving information. Want to work in collaboration with staff, get information in advance in order to be more prepared and useful. 	00:57:36 – 01:12:52
Good of the Order	<ul style="list-style-type: none"> Dr. Steven Holt adjourned the meeting. <p>Upcoming PHAC Meeting:</p> <ul style="list-style-type: none"> November 7, 2022 	01:12:53– 01:17:34