



# Portland Housing Bureau

**Portland Housing Advisory Commission**  
**Tuesday, April 5, 2011**  
 3:00 p.m. – 5:00 p.m.  
 Steel Bridge Conference Room  
 421 SW 6th Ave  
 Portland, OR 97204

✓ = PHAC public member action item  
 ▶ = PHB staff member action item

## DRAFT 4-5-11 Meeting Minutes

**Members Present:** Jesse Beason, Andrew Colas, Marc Jolin, Christine Lau, Traci Manning, Mark White, Carter MacNichol, Toby Washington

**Members Excused:** Brian Wilson, Rey Espana, Carmen Rubio, Deborah Imse

Agenda Item	Discussion Highlights	Outcomes / Next Steps
<b>Welcome &amp; Review Meeting Purpose</b>	<p>PHAC Chair Jesse Beason called the meeting to order. Once a quorum of PHAC members arrived, the minutes from March were approved.</p> <p>The Hearing for the 2011-2016 Consolidated Plan will be for the draft Priorities only. Strategies and the 2011-2012 Action Plan will be reviewed at a later date.</p>	<p>✓ PHAC members reviewed and approved the meeting minutes from March 9, 2011.</p>
<b>Public Comment</b>	<p>No public comment submitted.</p>	
<b>Hearing on the 2011-2016 Consolidated Plan Priorities</b>	<p>PHB staff Beth Kaye presented the draft Priorities for the Consolidated Plan. The Plan is a document developed by the Consortium of Portland, Gresham, and Multnomah County. The Plan documents how the Consortium plans to spend entitlement funds over the next five</p>	<p>▶ A County-wide hearing on the draft Strategies and Priorities is scheduled for April 13, 2011 from 5:30-7:30pm at PHB.</p>

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<p><b>Hearing on the 2011-2016 Consolidated Plan Priorities (cont.)</b></p>	<p>years.</p> <p>The priorities in the Plan show how the Consortium will focus its federal grant money on housing, laying out which HUD “eligible activities” will be prioritized. The priorities mirror very closely the priorities that were developed with the PHB Strategic Plan over the last year. They also include some additional priorities that are specific to the City of Gresham and Multnomah County.</p> <p>PHAC members had some suggestions about formatting the document to be clear about which priorities are for all members of the Consortium, and which are specific to Portland, Gresham, or Multnomah County. Priority 5 also seems to need more detail, perhaps adding some bulleted points.</p> <p>The priorities are reviewed and updated annually with the Action Plans.</p> <p>No public comment was submitted.</p>	
<p><b>Equity Work Session</b></p>	<p>The March 2011 PHAC meeting focused on equity and the work of PHB. Much of the conversation focused on equity in contracting, but the group didn’t get a chance to get into the other pieces of equity. For this meeting, members spent more time discussing other areas of equity.</p> <p>While the bureau acknowledges there are many other areas of discrimination in housing, and other groups that are affected (such as sexual orientation, disability, etc.), PHB will focus a</p>	

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	<p>good portion of its equity work on race and ethnicity given the long historical discrimination and inequity in the housing industry.</p> <p>Working on fair housing and equity is not always about how people are specifically being treated, but also about those who have restricted access or ability to gain housing. In Portland, there is a long history of lack of access to equal opportunities.</p> <p>How PHB will fit into these issues will be considered over the coming months, and how it can best fit into the Bureau's mission. The Mayor's to-be-created Diversity Office could also help with this work.</p> <p>There is still a lot of data around the equity issue available for review. There is enough knowledge that we don't need more work or studies to identify the problem; we know what the problem is. Rather we need to work toward getting to the point to identify the changes that must be made.</p> <p>PHAC members stressed the importance of good data tracking to keep looking in and often at how work is doing regarding equity. Some kind of benchmarking system could also be very helpful.</p> <p>In tracking diversity in housing projects for PHB, it could be helpful to include other protected classes other than race to see how we are serving those groups, and to identify any possible problems.</p>	

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	<p>In the future, PHB leadership will have to decide how to handle programs, projects, and funding recipients that don't reach their goals. What is the right course of action? Cutting funds? Other methods? Before those decisions are made, however, there must be concrete expectations.</p> <p>A Request for Proposals went out on March 30 seeking a consultant to help PHB shape a business plan for equity. The goal of the RFP is to get work that will help PHB define tactical steps to ensure equity in everyday work. PHB does not expect a full plan from this RFP but rather specific strategies to start "moving the needle forward" toward equity.</p> <p>PHAC members noted that the small amount for the RFP may not amount to much work, especially if a consultant has to spend a lot of time gathering background data. PHAC Member Toby Washington pointed out that the person who wrote the RFP seemed to have a good handle on exactly what the bureau needs; is there staff capacity to do this work in-house? Margaret Van Vliet noted that she and some reviewers will look through the proposals received to figure out the best course of action moving forward.</p> <p>PHAC members again mentioned the importance of having a staff member focused on equity who has accountability to leadership. When looking at other organizations such as PDC, TriMet, and others, they all have a specific person dedicated to this kind of work. PHB should really consider developing a staff position. Margaret</p>	

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	<p>acknowledged this idea, but noted that it's difficult to think about adding positions when PHB is facing a cut in staff already. The idea is on the radar, and will be revisited.</p> <p>PHAC member Mark White mentioned that regarding the equity in contracting goal, the goal should be more aspirational than 20%. 50% does not seem unreasonable. It should be a stretch goal.</p>	<p>► PHB staff will double-check the data tables that were provided at the March meeting to make sure the equity reporting is accurate.</p>
<p><b>Resource Development: Debrief Seattle Trip</b></p>	<p>A delegation from Portland visited Seattle to gather information about resource development for housing. PHAC members Jesse Beason and Marc Jolin joined the delegation which also included Commissioner Nick Fish, Margaret Van Vliet, and Andy Miller, among others.</p> <p>Seattle discussed its third renewal of a housing levy focused on building funding for low-income housing. The original levy focused on senior housing and has developed over time and gained public support with its successes.</p> <p>Seattle noted the keys to passing the levy:</p> <ol style="list-style-type: none"> <li>1. Very strong political leadership</li> <li>2. Good design for the housing</li> <li>3. Philanthropic support and funding from established foundations and other groups.</li> <li>4. Under promise, and over-deliver.</li> </ol> <p>Other cities have done similar projects to raise funds for low-income housing. Miami-Dade passed a tax on food and beverages that are</p>	

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	<p>served in establishments that serve alcohol.</p> <p>Portland will take these ideas into consideration in the future, especially given the funding decreases expected over the next several years.</p>	
<b>Next Steps</b>	<p>PHB staff will work on scheduling a retreat for the group to have a long work session on various issues.</p> <p>PHAC members will be asked for ideas or agenda topics for the day. The goal will be to find a full-day.</p>	