



**Portland
Housing
Bureau**

Portland Housing Advisory Commission
Tuesday, May 3, 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 5-3-11 Meeting Minutes

Members Present: Jesse Beason, Andrew Colas, Marc Jolin, Traci Manning, Mark White, Toby Washington, Carmen Rubio, Deborah Imse
Members Excused: Brian Wilson, Rey Espana, Carter MacNichol, Christine Law

Agenda Item	Discussion Highlights	Outcomes / Next Steps
<p>Welcome & Review Meeting Purpose</p>	<p>PHAC Chair Jesse Beason called the meeting to order. Two additional agenda items were added ad hoc: update on the City’s FY 2011-12 budget, and a discussion of the expected cuts to state TANF funds.</p> <p>PHAC members had one clarification for the 4-5-11 meeting minutes – rather than refer to the city office as the Diversity Office, it should be the Equity Office.</p>	<p>✓ PHAC members reviewed and approved the meeting minutes from April 5, 2011, as amended.</p>
<p>Public Comment</p>	<p>No public comment submitted.</p>	
<p>Update on the City’s FY2011-12 Budget</p>	<p>The Mayor released his proposed budget for FY2011-12; PHB is receiving more General Fund than last year, but not as much as requested. There won’t be as many program dollars, especially for some of the ending</p>	

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<p>Update on the City's FY2011-12 Budget (cont.)</p>	<p>homelessness programs.</p> <p>Many things did get funded: Homeownership, asked for \$500K, got \$250K Rapid re-housing, asked for \$1.978M, got \$1.4M Access & Stabilization, asked and got \$456K Bud Clark Commons funded start-up \$390K Shelter & Emergency services, \$1.734M</p> <p>The mayor asked in the fall for bureaus to take a 1.5% General Fund cut – this cut has become permanent. For PHB this means about \$98K</p> <p>Wanted to continue the \$1M for homelessness in Central City; asked for \$600K, didn't get it.</p> <p>Asked for \$300K with BPS for a long-term housing strategy, did not receive it.</p> <p>\$250K for help to pay for housing inspectors at BDS, not funded through PHB, but will be through BDS.</p> <p>For the Office of Equity, placeholder of \$525K to start-up the Office of Equity. Council has not formed yet, but will need to buy off on the charge for the office.</p> <p>Contract managers at PHB are working to re-balance given city and federal cuts (16% CDBG and 12% HOME).</p> <p>PHB will balance the cuts without further staff cuts. Contractor letters with award amounts will go out soon.</p>	<p>► 5/10/11 Staff Update: PHB learned on 5/10/11 that PHB has received \$150K for the Housing Strategy.</p>

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	<p>PHB will work to apply cuts in accordance with strategic plan priorities. Ex. Not take all money from development and preservation.</p> <p>There will be a public hearing on the City's Budget: May 19, 2011 6:30-8:30 p.m. in the Jefferson High School cafeteria, located at 5210 N Kerby</p>	
<p>Temporary Assistance for Needy Families</p>	<p>The governor is looking to take some cuts to the Temporary Assistance for Needy Families (TANF) fund.</p> <p>The fund is for temporary aid to families; there is a nation-wide lifetime limit of receiving TANF for five years. Governor Kitzhaber is proposing cutting that limit to 18 months for Oregon. Most Oregon families need about 24 months of assistance. These cuts would affect about 7,000 families. The proposed budget would cover only about 25% of the need.</p> <p>These cuts would affect Portland families greatly, and PHB and its partners would not be able to cover the gap to give aid to families who would no longer receive funding through TANF.</p> <p>PHAC members carried a motion to write a letter to Oregon's legislative leaders opposing the cuts, and explaining the impact on Portland's citizens.</p>	<p>► PHB Staff will draft a letter to circulate to PHAC for review.</p>

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<p>Fair Housing Council of Oregon Audit Testing Findings</p>	<p>Moloy Good and Luke Griffin from the Fair Housing Council of Oregon (FHCO) reviewed the results from the 2010 fair housing audit tests.</p> <p>50 tests were completed, 25 testing race, 25 testing National Origin. 32 of the total 50 tests show positive results for discrimination and disparate treatment. 6 of the National Origin tests were inconclusive due to the testers talking to different agents.</p> <p>The tests were done to augment the 2011 Analysis of Impediments (AI) work. The AI usually just uses complaint data for the report, but complaint data doesn't tell a full story, and underreporting is a big issue.</p> <p>Mr. Griffin explained that the testing process is a lot like "secret shopping" to see if people are treated differently by the same agent. Paired testers are given similar backgrounds so the only uncontrolled trait is the protected class being tested (African-American/White and Latino/White). The protected class tester is given a slightly better profile (such as higher income, better job) so housing agents can't use the excuse of first-come, first-serve.</p> <p>Testers don't know what they were testing, they were just asked to gather all information. Tests were done throughout the city, tested high-end and low-end properties, and large companies and "mom & pop"</p>	

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<p>Fair Housing Council of Oregon Audit Testing Findings (cont.)</p>	<p>rentals.</p> <p>Analysis has not yet been done to determine if there were differences between the high-end/low-end properties or large/mom & pop properties, but it is something FHCO may look at.</p> <p>PHAC members Deborah Imse, who also sits on the AI Committee pointed out that there are some egregious examples of discrimination, especially with the different terms & conditions quoted. Other issues, such as not giving consistent information, may be education issues.</p> <p>The Commission agrees that there needs to be increased enforcement to follow up on these bad actor housing providers.</p> <p>Mr. Good concluded that these tests are just the beginning, and the results are being used for informational purposes. In the future, they could be used for enforcement.</p>	
<p>Review Draft Recommendations for the 2011 Analysis of Impediments Report</p>	<p>PHB Staff Kim McCarty and Jenny Kalez reviewed the near-final list of Recommendations for the 2011 Analysis of Impediments to Fair Housing Choice Report (AI).</p> <p>The Impediments were clustered into seven themes, each of which has three emerging priorities for the jurisdictions to focus resources on for the next five years.</p> <p>The Commission discussed the</p>	<p>► The Executive Summary of the Analysis of Impediments will go to HUD on May 16; the full report will be turned in by June 17.</p>

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	<p>recommendations, and agreed that they are very holistic, covering a lot of ground.</p> <p>One recommendation discusses building large family-sized housing, and jurisdictions should take care not to build all the large housing in one area so as not to overwhelm school districts.</p> <p>PHAC member Andrew Colas, who also sits on the AI Committee explained that the impediments were very far reaching. Oregon Law Center had shared an example about women in mobile home parks experiencing sexual harassment, and as mobile homes are often the last stop before homelessness, there is not a lot of choice for these women.</p> <p>The Commission agreed that opportunity mapping would be a very useful tool to help give at “atlas” of the community. Michael Allen, who was in Portland for a seminar in late April, also stressed that opportunity mapping is a useful tool. The mapping can also help determine some of the needs of Urban Renewal Areas that may need additional economic development.</p> <p>PHAC members agreed there needs to be more urgency around the discrimination issue for fair housing – do something big to make housing providers more accountable. Portland should lead with enforcement.</p>	

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<p>Rental Market Forecast (Metro Multi-Family)</p>	<p>Greg Knakal from Metro Multi-Family Housing Association (MMHA) and Princeton Property Management reviewed the rental market forecast with PHAC members.</p> <p>Mr. Knakal reviewed some facts about the current market situation:</p> <ul style="list-style-type: none"> • Condos are going back to rentals • Many foreclosed homes are also turning into rentals. • Rents are starting to flatten. • People are having trouble with unemployment. • Expenses are still up, about 7%; especially for utilities. Some properties are having tenants pay directly for utilities. • Units are currently vacant for about 35 days, before it was at about 19. • Some criteria is loosening, others are becoming more strict – for example, a person with a foreclosure may have been previously denied a rental, but that is not as common now. They may have a higher security deposit. • Rents are starting to go up again, trying to cover expenses. • The “luxury market” is struggling quite a bit; those who were previously in those luxury units are now accessing other units instead. But, some are starting to pick up again. <p>MMHA expects there will be a shortage of the number of multi-family units, which will greatly impact the availability of affordable units. The shortage is the biggest issue –</p>	

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Rental Market Forecast (Metro Multi-Family) (cont.)	<p>there are just not enough units. Back in October, MMHA was expecting the shortage to “catch up” in about 18 months, so about a year from now. There are a number of factors contributing to the shortage:</p> <ul style="list-style-type: none"> • The population is growing • People are not building a lot of new units. • Homeownership is not seen in the same light as it was before the bubble burst • HUD’s attitude has also changed about renting; it is no longer all about homeownership. • The aging population, especially the Baby Boomers, wants to be closer to more amenities, so are now looking for rentals instead of staying in homeownership. 	
Meeting Wrap-Up/Next Steps	<p>PHB staff and PHAC members are trying to schedule a retreat in June. There is some difficulty trying to nail down a date, PHB staff will follow-up to try and finalize the plan for the retreat.</p> <p>Members agreed to spend some time on the AI work at the retreat, and how to set the recommendations in motion.</p> <p>The next PHAC meeting is scheduled for June 7, 2011.</p>	