



Portland Housing Bureau

Portland Housing Advisory Commission
TIF Set-Aside Subcommittee
 Thursday, May 26, 2011
 1:00-2:30 p.m.

✓ = Subcommittee action item
 ▶ = PHB staff member action item

5-26-11 Meeting Minutes

Members Present: Traci Manning, Arlene Kimura, Kimberly Branam, Daniel Ledezma, Guillermo Maciel, Kate Allen, Joni Hartmann, and Ruth Adkins (for John Miller).

Members Excused: Jesse Beason, Skip Newberry

Agenda Item	Discussion Highlights	Outcomes / Next Steps
Introductions & Context Setting	<p>David Sheern set some context for the sub-committee:</p> <ul style="list-style-type: none"> - 30% TIF affordable housing set-aside policy was passed in 2006, with the goal to return after five years for a policy review. This subcommittee is part of the review process. <p>The review process has three steps:</p> <ol style="list-style-type: none"> 1. A Technical Committee reviews the policy, makes suggestions for structural changes for the administration 2. Stakeholder Review Committee (this committee) will develop recommendations to improve the set-aside policy. 3. Public review and vetting will occur in July/August 2011. <p>Final recommendations will go to City Council.</p>	<p>▶ PHB Staff will write up meeting notes, send to the committee for review, and will be available online at www.portlandonline.com/phb/phac.</p>

Agenda Item	Discussion Highlights	Outcomes / Next Steps
<p>REVIEW:</p> <p><i>History of Set-Aside</i></p> <p><i>PHB Strategic Plan</i></p> <p><i>City Housing Policies/Goals</i></p>	<p>Kate Allen reviewed some highlights of the history of the set-aside:</p> <ul style="list-style-type: none"> - Before the policy passed, some URAs were getting generous funds for housing development, while others were not getting enough. The set-aside policy was created to ensure all URAs benefited from affordable housing development. - With the new creation of the Portland Housing Bureau, there is more alignment with housing needs and URA funds; policies are better aligned, and URA funds can be better used in collaboration with other housing funding types. - The set-aside ordinance itself just identifies specific income levels; there is not consistent specificity about how the money should be spent as some URA's have housing goals and others do not. <p>Committee members participated in a "round robin" to share first impressions of what should be addressed in the policy update, including what needs to be fixed, and what is currently working well:</p> <ul style="list-style-type: none"> - Arlene Kimura: URAs in the east need more funding that is focused on economic development rather than housing. Funds used for housing should be focused more on rehab/preservation than new housing, and housing needs to be in sync with services for people. - Traci Manning: it seems that Portland and Multnomah County are better aligned now; does Multnomah County have a specific policy that also addresses housing specifically? - Kimberly Branam: Need clear objectives. 	<p>✓ Guillermo Maciel will do som research to see if the County has similar policies in place. Chair Cogen and Commissioner Kafoury both place an emphasis on the importance of housing.</p>

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<p>REVIEW:</p> <p><i>History of Set-Aside</i></p> <p><i>PHB Strategic Plan</i></p> <p><i>City Housing Policies/Goals</i></p> <p>(cont.)</p>	<p>The creation of PHB has been helpful; PDC acknowledges that URA-by-URA goals is also a useful tool, so would like to see that continued. Also need to look at citywide housing needs, and to have flexible strategies to respond to different needs and market changes.</p> <ul style="list-style-type: none"> - Ruth Adkins: essential and instrumental to continue the housing set-aside. 30% should be a floor, not a ceiling. Focus on below 30/40%MFI. A question going forward will be if a new central city URA is formed, will student housing count for the set-aside? - Guillermo Maciel: looking at set-aside in relation to the County, the big concern is, are we putting the tool to best practice? For example, is 30% for each URA, or 30% overall? How does it affect tax rolls, and is it helping or hurting? Ensure that development is really addressing the specific needs. - Joni Hartmann: focus on URAs, need economic development that brings jobs, and has housing to go with it. Housing close to jobs, and partner TIF funds with other financial tools. - Traci Manning: echo Kimberly, and try to better predict what changes will be needed. Lead to less waste, more efficiency. Agree spend TIF as leverage with other funding sources and tools. Strive for equity, avoid displacement and gentrification. Given that there is more need than can be filled, people who have the fewest options, those at 0-30%, need to be prioritized and TIF is a good resource for that because it doesn't have 	<ul style="list-style-type: none"> ✓ Emerging questions: <ul style="list-style-type: none"> - If a new central city URA is formed, will student housing count for the set-aside? - Are we putting the tool to best practice? - How does it affect tax rolls, and is it helping or hurting? - How does the private market get involved with developments? - Should the policy focus less on income requirements, and more on specific URA-by-URA needs? - To what degree can TIF funds be used for homeless facilities? Still somewhat unclear, though TIF should be used for capital improvements (sticks and bricks).

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	<p>spend funds based on the established priorities.</p> <ul style="list-style-type: none"> - When putting out solicitations for RFPs, PHB will try to focus on what's missing. For example, if 0-30%MFI units are needed, ask for proposals that will meet that goal. Sometimes can be cost prohibitive. 	
<p>Walk Through Set-Aside Report</p>	<p>The FY2009-2010 TIF Set-Aside report shows that for the most part, PHB/PDC are meeting the established guidelines and goals.</p> <p>In FY2009-2010, about 33% of TIF was spent on affordable housing; FY2010-2011 aims to be about 32%.</p> <p>Forecasted budget shows a sharp decline over the next several years.</p> <p>The Technical Committee for this review process asked the good question of which 5 years to look at when analyzing success. For example, does the last year drop off as a new year is added so we are constantly looking at a five year span? Or do we start again at Year 1?</p>	<ul style="list-style-type: none"> ✓ Emerging questions: <ul style="list-style-type: none"> - The Technical Committee for this review -process asked the good question of which 5 years to look at when analyzing success. For example, does the last year drop off as a new year is added so we are constantly looking at a five year span? Or do we start again at Year 1? - Is there a better way to present data? Graphs, tables? Break down beneficiaries as well.
<p>Wrap-up/Next Meeting</p>	<p>This group will aim to meet about every two weeks.</p> <p>Next meetings:</p> <p>June 16 – 2:00 - 3:30pm</p> <p>June 30 – 3:30 – 5:00pm</p>	