



Portland Housing Bureau

Portland Housing Advisory Commission
 Tuesday, July 19, 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 7-19-11 Meeting Minutes

Members Present: Jesse Beason, Andrew Colas, Deborah Imse, Brian Wilson, Rey Espana, Traci Manning, Christine Lau, Carmen Rubio

Members Excused: Carter MacNichol, Marc Jolin, Mark White, Toby Washington

Agenda Item	Discussion Highlights	Outcomes / Next Steps
Welcome & Review Meeting Purpose	Andrew Colas chaired this PHAC meeting. PHAC member Deborah Imse had one clarification for the 6-7-11 meeting minutes. With the discussion of the Fair Housing next steps, Metro Multi-Family discussed supporting additional <i>independent</i> testing. Staff will update the June minutes to reflect this clarification.	✓ PHAC members reviewed and approved the meeting minutes from June 7, 2011, as amended.
Public Comment	Bobby Weinstock, Northwest Pilot Project: Mr. Weinstock expressed the need for a master affordable housing inventory list. Having a comprehensive list available, especially for 0-30% MFI units, PSH units, project-based Section 8, tax credit units, etc. would be very helpful to the “front line” staff that help people find housing. It would also be a benefit to preservation goals to keep better track of what needs repair. Each year, PHB does a street/shelter count; is there a way we can create an annual count of units available	

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	<p>to people with incomes at 30% MFI and below?</p> <p>PHAC members had some follow-up questions, specifically asking if anyone is already keeping a list like this. There are some lists available, such as on housingconnections.org, NOAH keeps a low-income tax credit list, and others, but there is no master list available.</p>	
<p>Public Hearing on Con Plan Amendment 2010-6</p>	<p>PHB staff member Siobain Beddow and Hacienda CDC staff Catherine Kes presented an amendment to the FY2010-2011 Consolidated Plan Action Plan (#2010-6). The city will be using \$400,000 of the Section 108 revolving loan pool for the rehab of one building at the Los Jardines property. Hacienda CDC expects additional funding for rehab to come from lawsuit proceeds as a result of construction defects.</p> <p>No public comment was submitted for this Amendment.</p>	
<p>Focus on Homelessness</p>	<p>PHB's Ending Homelessness Initiative program manager Sally Erickson presented the data from the January 2011 street and shelter count.</p> <p>Every two years, PHB is required to complete a street count for HUD; this year, PHB coordinated with Multnomah County to complete a single report. The report and additional information can be found on PHB's website: www.portlandonline.com/phb/streetcount</p> <p>Overall, the numbers of homeless persons increased by about 8% from last year. Factors that may have contributed to this increase</p>	

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<p>Focus on Homelessness (cont.)</p>	<p>include the economic crisis as well as better methodology of conducting the count (which leads to more accurate numbers).</p> <ul style="list-style-type: none"> • Homeless families with children increased by about 35% since 2009. • The geography of where homeless people are staying has also changed, with about 25% being counted in SE Portland (inner eastside mostly). • There is not a lot of migration of homeless persons. <p>A new question on the survey asked respondents if they were also homeless in 2009; the response was that about 58% counted were also homeless in 2009.</p> <p>Comparing Portland to other cities, most cities saw an increase in the number of homeless persons, mostly due to the recession and budget cuts. Other communities benefit from philanthropic funding, or other funding sources. For example, in Miami-Dade, a local tax sourced from restaurants making over \$400,000/year have helped the area go from about 15,000 homeless to about 850.</p> <p>PHB and its partners are moving the 10 Year Plan to End Homelessness forward. Bud Clark Commons opened in June with a men's shelter, a day center, & 130 units of PSH. The shelter is full every night, with a wait list of 342 men. 144 women are waiting at Jean's Place. The day shelter has high use as well. The PSH units are leasing up. As of July 19, 56 people had moved in, and another 42 were in-process.</p>	

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<p>Focus on Homelessness (cont.)</p>	<p>Moving forward, it will be important to look at the progress so far, and work toward making changes that will help us be successful. An important goal is to work closely with the County and combine our efforts to end homelessness. PHB continues to make this a priority.</p> <p>The Coordinating Committee to End Homelessness meets monthly, with about 40-60 people in attendance. There is an effort currently to re-tool the CCEH and its steering committee to work better toward moving policy forward. It will be important for CCEH and PHAC to stay connected to join efforts.</p> <p>The Report shows disparities among communities of color. Communities of color are disproportionately overrepresented in the homeless count. The challenge is to work on our investments and focus on equity to change that trend. PHAC members noted that we need to be different in how we approach investments to make the difference.</p> <p>PHAC Chair Andrew Colas noted that other programs are getting reduced funding, such as the foster care system. There's a cycle that feeds into the homelessness loop, especially for those children who "age out" of the foster care system. It will be important to join efforts to change the trends.</p>	
<p>Summary of the 2011 Legislative Session</p>	<p>David Barenberg, a lobbyist with the City's Government Relations office, gave PHAC members a brief overview of the 2011 Legislative Session.</p>	

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<p>Summary of the 2011 Legislative Session (cont.)</p>	<p>The Session itself was a 30-30 party split in the house, with a new “old” governor. There is a roughly \$3.5 Billion shortfall. This gives some background into the Session’s issues.</p> <p>Housing:</p> <ul style="list-style-type: none"> • Overall housing didn’t face a lot of major cuts, but there is not a lot of housing funding to start. • \$5 million in lottery-backed funding will go to preserve existing housing. • Some focus on expiring tax credits; there is a desire to ratchet down on those. • Housing Alliance argued to extend the sunset on the Oregon Affordable Housing Tax Credit. • Scrutiny on income tax influences other tax credits. • Emergency Housing Account has some state funding committed, but the federal funding is now gone. • Increased protections on foreclosures. • Addressing conditions of foreclosed properties. • Renewal of the farm workers housing tax credit was not successful, but it will not expire until next session. • TANF has been restored to a lifetime limit of 5 years, but there were other cuts to the program, especially on the jobs piece of the program. • There is a big question looming about what kind of health care savings are expected; they are using \$237 Million, but no one can know for sure. <p>Moving forward – hope to achieve in the short</p>	

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	<p>session more about the foreclosure crisis as well as banking issues. For example, foreclosed properties have an issue of upkeep, and the question is who is responsible for that upkeep.</p>	
<p>Update on Loan Guidelines Process</p>	<p>Presenters: Jacob Fox, PHB Assistant Director Komi Kalevor, Housing Development Manager John Miller, Oregon Opportunity Network Martha McClennan NW Housing Alternatives</p> <p>The Loan Guidelines for PHB are a way to put policies in action to influence how we make investments.</p> <p>PHB has a Housing Investment Committee that reviews and approves investments. The committee makes recommendations to Commissioner Fish and Margaret Van Vliet for how to invest the funds.</p> <p>Some background on the guidelines:</p> <ul style="list-style-type: none"> • PDC created loan guidelines in 1999 • In 2009, the guidelines were revised when PDC's housing division combined with the City to create the Portland Housing Bureau. • PHB took six products to City Council for approval: <ol style="list-style-type: none"> 1. Housing Development Subordinate Loan 2. Equity Cashflow Note 3. Non Profit Facilities Grant 4. Housing Development Subordinate Loan for sale housing (homeownership) 	

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<p>Update on Loan Guidelines Process (cont.)</p>	<p>5. Housing Development Bridge Loan 6. Pre-Development Loan</p> <p>Current process goals are to revise these guidelines, to look at the strategic focus for managing assets.</p> <p>Martha McClennan from NW Housing Alternatives gave some history of how guidelines were written. They were modeled after private-sector asset management principles. It was quickly discovered that affordable housing doesn't work in the same way as the private sector. Affordable housing units typically have more people per unit, naturally has more wear and tear, and additional replacement costs.</p> <p>A lot of funding has had to go into old projects to repair and preserve. Most properties are not operating at debt coverage ratio; and 15-20% are in the red.</p> <p>Oregon ON and Home Forward have been discussing best practices and are developing basic guidelines, getting realistic about costs.</p> <p>Oregon ON and partners are still editing the guidelines over the next month or so, and continue collaborating with the City and Home Forward.</p> <p>Next steps:</p> <ul style="list-style-type: none"> • Agree on the principles in partnership with the non-profits • Talk with for-profit developers and banks to get them on board • Formally adopt the new 	

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	products/guidelines	
Meeting Wrap-Up/Next Steps	<p>Margaret Van Vliet gave a couple of PHB updates:</p> <ul style="list-style-type: none"> • Bruce M Watts & Associates has been hired to provide consulting services to the bureau for its Business and Equity planning. Hector Roche was in attendance, and Bruce Watts and Mr. Roche will plan on attending the September meeting as well. • The Policy Manager recruitment is in the interview phase. Rey Espana participated in the first round of interviews, and Carmen Rubio is participating in the second round. Margaret hopes to name the new manager at the beginning of August. <p>A special hearing on the TIF set-aside will be held on August 2, from 5:00-6:30pm at PHB. PHAC members are encouraged to attend.</p> <p>PHAC will return to its regular schedule of first Tuesdays on September 6.</p>	