



Portland Housing Bureau

Portland Housing Advisory Commission

Tuesday, February 5, 2013

3:00 p.m. – 5:00 p.m.

Portland Housing Bureau

421 SW 6th Ave, Ste 500

Portland, OR 97204

✓ = PHAC public member action item

▶ = PHB staff member action item

Meeting Minutes

Members Present: Marc Jolin, Sarah Zahn, Jesse Beason, Rey España, Christine Lau, Deborah Imse, Elisa Harrigan, Carmen Rubio, Brian Wilson

Members Excused: Andrew Colas, Carter MacNichol, Shannon Singleton

Agenda Item	Discussion Highlights	Outcomes / Next Steps
Welcome & Review Meeting Purpose	Today's meeting will focus on the Ten Year Plan Reset, PHB Budget Update, and there will be a presentation on Pathways to Sustainability.	
Review Minutes	The minutes from the January PHAC meeting were reviewed and approved.	✓ Minutes were approved
Public Testimony	<u>Doreen Binder, Transition Projects:</u> The projected 2013-2014 PHB Budget includes potential cuts to the Clark Center shelter and I want to express my concerns about what the potential ramifications of closing its doors would be. The 90 bed shelter does not just help 90 men, but more than seven hundred per year. The closing of the Clark Center, combined with the other two proposed shelter closings would affect not just Transition Projects, but many other agencies and programs throughout the City. It would have major consequences for the police department work load as well. It will impact the overall budget more substantially due to these cuts. <u>Tony Bernal, Transition Projects:</u> Just last week 546 people were turned away from shelter at TPI. More than 3,500 men waited for shelter last calendar year and we were only able to help about half this number. Of those we were able to help, half of the residents left the shelter for stable housing. At any given time, there are around 367 men on the waiting list and it takes up to 12 weeks to place them in shelter. If Clark Center were to be closed the	

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	wait time would double to 24 weeks or roughly six months. <u>Doreen Binder, Transition Projects</u>: I want to clarify that “shelter” is not the correct classification for Clark Center, it is “short term housing” and everyone who comes through the doors goes through orientation and is given the opportunity to find more permanent housing solutions. There are unforeseen consequences to this budget decision.	
10 Year Plan Reset Discussion	Marc Jolin introduced the “10 Year Reset Plan” discussion. The plan is scheduled to be presented to City Council, Multnomah County Commissioners and the Home Forward Board over the next several months. Sally Erickson, PHB Housing Access and Stabilization Program Manager provided an overview of the Ten Year Plan Reset draft documents including the framework, priority areas, and the highlights. Portland is one of the leading communities in ending homelessness and provides support for those who have experienced domestic violence. The City has successfully acquired new grants to help reach the goal of ending homelessness. More than 84% of people assisted in moving from homelessness to housing are still stably housed. There are more than 3,600 units of permanent supported housing in the City and the Bud Clark Commons is an example of some of the recent good work the City has done to end homelessness. Why reset the plan? A lot has changed in the world since the original plan was created in 2004. We face new challenges and opportunities, and new leadership is in place. The new Plan strives to incorporate input from new stakeholders like the Oregon Community Foundation. The Reset is a great way to engage new people who represent parts of the community that were not involved the first time around. The Reset Committee has been meeting for more than a year to develop this new plan. The Committee has sought feedback from the community through a series of targeted outreach processes and has reached out to the business, healthcare and faith communities as well. Recently, PHB was fortunate to receive a new HUD grant for technical assistance to help look at ways to improve the HMIS system. Marc walked everyone through the framework document by outlining some of the previous Plan’s accomplishments and limitations. The original Plan focused on chronically homeless individuals, but left out some key groups such as families with children, unaccompanied	

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	youth, disabled seniors, women, and veterans. The homeless community in Portland is disproportionately overrepresented by communities of color. These disparities and different levels of vulnerability need to be recognized and addressed. The main focus of the Plan is that housing is at the core, not just ending homelessness, but creating opportunity for good health, good education, and stable employment. The six subject areas – housing, income and benefits, health, survival and emergency services, access to services, and system coordination are addressed in first plan, but the Reset Plan needs to call out more the non-housing related subjects and bridge the gap between homeless and services. Sarah Westbrook, Portland Police Department: As a police officer and Reset Committee member, I want to give my perspective from a law enforcement point of view. Unlike the Ten Year Plan, which is long-term, police officers rely on a ten minute plan. Businesses often call to complain about the homeless outside their storefronts. Police officers are “stuck” in that they do not know who to call for immediate assistance, but have to immediately remove the homeless individual from the location. The only two options are to ask the individual to move, or to take him/her to jail if they have an outstanding warrant. The conversation needs to be had about what can be done now and ten years from now so that everyone can move forward together. It is hard to tell the homeless to move especially in bad weather. Police would like to give them resources to help improve the situation. 211 needs to be available 24/7 because the problem is constant. It is not a resource if it is not 24/7 because when the number is not active at certain hours officers do not know who to call. Priscilla Lewis, Regional Director for Community Services and Development at Providence: The chart being passed around shows the factors that play into a person’s health and gives statistics on where Oregon ranks within food security, housing, access to health care, income, and education. The health system can only impact about 20% of the homeless individuals who seek care. We receive phone calls on a daily basis from care managers with patients who have received upwards of \$250,000 in care, but have no place to live to recuperate. There have no place to send them and it’s heartbreaking for care managers to send them back out onto the streets. These individuals have been given treatment, but still need to heal and recuperate and cannot do so on the streets. Healthcare providers are committed to safe discharge and will not release a patient to the street. Often times, the discharged patient is sent to stay in a hotel room for a given length of time. These hotel	

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	rooms are not a good housing solution because individuals are often times still medically fragile. Looking at the chart, you can see the Oregon ranks #1 in homelessness per capita. Housing is one of the fundamental issues in this state. There is not adequate affordable housing and currently, we are only triaging the problem. From the health systems perspective I have two pleas – create centralized access to housing and develop a larger sense of urgency around providing affordable housing. An opportunity to work with the healthcare agencies as a partner has presented itself and that is what has been missing. Where will the needed affordable housing come from? The big elements going forward are the governance piece – figuring out how to better coordinate policy making and investment strategies amongst the city and county, and the other is taking on the issue of disparities seen in the communities of those experiencing homelessness. We need to get a handle on the data – track pieces that are not tracked that need to be, and the available resources. The goal is for the Reset Plan to be adopted by the jurisdictions and to pull together experts in different areas to help strategize and implement the plan. Carmen Rubio: What is the process for identifying the stakeholders who will be part of the governance and how do you envision integrating more culturally specific providers? Traci Manning: The funding jurisdictions and other specific representation by consumers, the faith community, private foundations, the business community, provider community, and communities of colors has been discussed, but not finalized. The next step lies with the jurisdictions. The federal financial support is overseen by the Federal Funding Oversight Committee. Marc Jolin: Integration has been helped by the focus groups with culturally specific providers. Making sure there is representation with more general focus groups in the area of housing from specific providers is important and there will be a very similar intentionality in bringing back those who have already contributed to the conversation. There is also the intent to maintain some version of CCEH. This is a draft and we will continue to collect additional feedback.	

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Questions/Feedback on the Resest Plan	Q: Rey Espana: I believe in supporting the principles of the plan and think it is headed in the right direction. I am concerned that there isn't enough clarity around who will drive the resources development piece. A new revenue source needs to be identified and this is not clear in the Plan. Is this intentional? I am concerned with the shrinking pot of funds. The system needs new funding. I think we should add a statement letting the community know they need new resource developers and a new infusion of money in order to create new housing. This is a community issue and there is a need for up to 19,000 additional units. A: Traci Manning: The resource development piece is making baby steps. We are dipping our toes in the funding arena. Backing will come from elected officials and the goal is to demonstrate what it is we are good at and how we spend the funding that is given to us wisely. The Plan is not explicit, but rather explicit on the desire to reach our goal. Q: Elisa Harrigan: Where did the number 19,000 units come from? I have heard a variety of numbers and it seems like a moving target. How much conversation is there about this on a regional level? This is a tri-county problem not just citywide problem. Connections should be made regionally. A: Marc Jolin: The number comes from the National Low Income Housing Coalition study. People are still struggling with the exact number. Traci: There has been regional conversation around specific things. The Health Share of Oregon encompasses three counties so there is regional representation there. Priscilla: Regional discussion is possible. Providence Health Systems has regional efforts within the organization. Q: Sarah Westbrook: How does PHB envision knitting the available resources, NOFA, etc together with future resource allocations? A: Jacob: As a community we need to have a candid conversation about how to do zero-to-thirty permanent supportive housing production. In the past there was trouble with investing in projects that were turned upside down two to three years down the road. Traci: The question posed at a recent retreat was how to balance what has traditionally been a poverty-based program with a voucher.	Motion was passed.

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	Jacob: It is difficult to determine if people should pay only thirty percent of their income on housing if they cannot find housing when they could be spending fifty percent of their income on housing to ensure they have roofs over their heads and then help by trying to subsidize. Q: Jacob: How many hospitals are committed to not releasing discharged patients to the streets? A: Priscilla: There is only one grant out there to aid in not releasing to the streets. Everyone else patches it together as they can. Providence is committed to not releasing to the streets. Rey Espana made a motion to support the 10 Year Plan Reset in principle and asked that the committee takes into account any suggestions offered to them.	
Budget Discussion	The proposed budget can be found on the City of Portland's website at www.portlandoregon.gov/budget. Budget binders were sent to the city offices yesterday. The budget session with the Mayor's Office is set for February 21-23, 2013. All programs impacted by the proposed cuts were informed of the decisions by Traci on Friday. Cuts can be made across the board at approximately 8.2% per bureau even though everyone was asked to make a 10% allowing for add backs to certain programs. There is the possibility that any cuts will be delayed a year because PHB's is off their fiscal year. In addition, the "denominator" in the budget cuts has increased which means an across the board cut would be more like 5.1% per bureau. The Mayor's proposed budget will be released on April 28, 2013 and he will then reassign bureaus on May 6, 2013. The budget vote would be on May 28, 2013. A representative from PHAC is welcome to attend budget meetings to share the Committee's point of view as a PHAC member, not as a contractor. There is no harm in asking the Mayor what he is looking for in the budget. There are meetings scheduled all week to discuss the budget. Showing a connection to the community is what they will be highlighting. Bringing a PHAC member would be a good idea.	
Pathways to Sustainability	Martha McClennan, Oregon ON: Figuring out best practices in the creation of affordable housing is a constant learning experience. Affordable housing is very different than market	Motion was passed.

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	rate housing. Everyone thought affordable housing would operate like market rate housing, but this was incorrect. There is a less than ideal recapitalization process for affordable housing. The goal is to ensure this type of housing is strong and serves those that they are aimed at. When affordable housing was done at PDC there was a certain idea of what the return of investment would be and that it would be in the form of amortization, like a mortgage. By bringing an equity agenda into the conversation we can start to ask the question of what we expect the return on investment should be. PHB has begun the process of developing equity goals with Oregon ON. The two guiding principles being used are healthy and diverse affordable housing and utilizing the existing portfolio. There are a lot of opportunities to work with different sponsors. The Portfolio Optimization Project helps us think about what products are being used and how we are organized for the future. This project should be completed by summer. Oregon ON was the original author of the Pathways to Sustainability document and they have a huge body of knowledge. Portland is in the forefront of some of the asset management work being done to preserve affordable housing infrastructure that we have built. It is great evidence of how we do the work that we do. Rey: The 19,000 units needed needs to be linked to the priority populations. I think if we can tie these two goals together it would strengthen bonds. Jesse: What I hear is a need for recapitalization projects and that previous deals were not working out and have been coming back for new work-arounds. Can we say that a project underwritten under these new standards would not be allowed to come back? Martha: That is broadly the intent. We are hoping the number and size of projects to come back are reduced. The one area of projects that have been coming back in recent years is an illustration of the construction industry's own evolution. The industry became better at creating a tight envelope, but did not get better at ventilation. Experimenting with new products was problematic. Certain things should be built into new deals to protect them. Sarah Zahn – The acknowledgement of needing strong sponsors is an important part of this	

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	document. PHB's acknowledgement for developing these proponents and the way these projects are financed would be helpful in keeping sponsors healthy. The document references resident services. There is still work to do about what the right amount of resident services and there is recognition that it improves the outcome for tenants and properties. Resident services and asset management are all being listed as above the line expenses in PHB's underwriting. Deborah Imse: I make a motion for PHAC to support the principles and best practices of affordable housing development and preservation. Elisa: Seconds the motion. Jesse: Motion carries. The Executive Team is now meeting on a regular basis under the guidance of Daniel. Meeting is adjourned.	

PORTLAND HOUSING ADVISORY COMMISSION

Senior Recovery

Your Comments:

Comments: for new housing for
people in Recovery - like "Sober Apt. Bldg."
Built around a central complex -
support general concepts in (WRA).
Housing for Recovering Women.
Do you wish to speak at today's hearing? Yes ☒ No ☐
(Comments limited to 3 minutes)



Name

Veronica Dymait

Today's Date

February 5, 2013

Representing

PHAC - Volunteers @ PSU - Albany -

Address

627 - NW 18th Ave Portland, Oregon 97209

Email

Veronica.Dymait@psu.edu

Phone

Thank you for sharing your thoughts.

PORTLAND HOUSING ADVISORY COMMISSION

Your Comments:

Do you wish to speak at today's hearing? Yes
(Comments limited to 3 minutes)

☒ No ☐

Name

DARREN BINDSE

Today's Date

2/5/13

Representing

TRANSITION PROJECTS

Address

Email

Phone

Thank you for sharing your thoughts.

PORTLAND HOUSING ADVISORY COMMISSION

Your Comments:

Do you wish to speak at today's hearing? Yes ☒ No ☐
(Comments limited to 3 minutes)

Name

TAY BEER

Today's Date

2/5/13

Representing

TRANSITION PROJECTS

Address

Email

Phone

Thank you for sharing your thoughts.