



## Portland Housing Bureau

### Portland Housing Advisory Commission

Tuesday, March 5, 2013

3:00 p.m. – 5:00 p.m.

Portland Housing Bureau

421 SW 6<sup>th</sup> Ave, Ste 500

Portland, OR 97204

✓ = PHAC public member action item

▶ = PHB staff member action item

### Meeting Minutes

**Members Present:** Sarah Zahn, Jesse Beason, Rey España, Deborah Imse, Elisa Harrigan, Carmen Rubio, Andrew Colas, Carter MacNichol, Shannon Singleton

**Members Excused:** Marc Jolin, Christine Lau

| Agenda Item                                     | Discussion Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Outcomes / Next Steps |
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| <b>Welcome &amp; Review<br/>Meeting Purpose</b> | <p>Today's meeting will focus on legislative updates and the changes to Oregon Housing and Community Services with two guest speakers on both matters. Jesse Beason welcomed guests Baruti Artharee, Public Safety Policy Director and the Mayor's liaison, and Matthew Robinson, Policy Assistant.</p> <p>Baruti Artharee introduced himself to the Commission. He explained how the Mayor's office operates. He is the current liaison overseeing the Portland Housing Bureau (PHB), among several other Bureaus in the City of Portland, and has had the pleasure of speaking with Traci Manning about its operation. Overall, the Mayor has four Policy Directors and two Policy Assistants, cutting staff from 28 down to 14. The Mayor will be keeping all Bureaus to himself for the span of three months before reassigning them to commissioners and has the liaisons working with the Bureaus in the mean time.</p> <p>Veronica Bernier, public, asked about requiring more security guards in Portland buildings, especially at night time. Baruti asked to take the question offline to not interrupt the discussion of the meeting and would give her his business card. Betty Dominguez, Home Forward, offered to speak with Veronica considering many of the properties are maintained by her organization.</p> |                       |

| Agenda Item                                       | Discussion Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Outcomes / Next Steps   |
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| <b>Review Minutes</b>                             | The minutes from the February PHAC meeting were reviewed and approved. Rey España made the motion to approve. Sarah Zahn seconded the motion.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ✓ Minutes were approved |
| <b>Public Testimony</b>                           | <p><u>Ruth Adkins, Oregon Opportunity Network</u>: Thank you for the support provided on the Pathways to Sustainability project. I look forward to future partnerships with PHB and the Mayor's office. I am extending an invitation to attend The Future of Affordable Rental Housing in the Portland Market meeting on Tuesday, March 19, 2013, 7:00pm in the Multnomah County Building. A flyer is being passed around with the meeting information.</p> <p><u>Veronica Bernier, public</u>: There is a huge crime wave within buildings in Portland. Housing safety is main issue of public testimony today. A friend was attacked late at night outside of her building. Housing should be secure. Hate crimes and bashing are big problems. What happens when a little old lady gets hurt, or someone falls in their home? Or electrical does not get repaired? These issues should not be neglected. Surveillance to prevent or reduce crimes is important.</p> <p>Baruti wanted Veronica to know that if there was any assistance the Portland Police could provide to please let him know.</p>                                                                                   |                         |
| <b>Legislative Agenda Update/Housing Alliance</b> | <p>Jesse introduced Janet Byrd from Housing Alliance to speak about legislative updates, the bills of interest that PHB is tracking, and the Housing Alliance agenda. She distributed a more updated Housing Alliance agenda with Bill numbers included and gave an overview of this agenda.</p> <p>Janet: This session is exciting and fast-paced. There is some adjustment to the idea of annual sessions with a long session in odd number years and a short session in even number years. In between there are three-day legislative committee "reaping" days making it feel like the legislation is in session all the time. Therefore, there were 2,000 bills ready to go when session opened. There is a lot of opportunity to make a case for a bill that you support. There are four bills on housing alliance agenda items just this week.</p> <p>There is a new Speaker in the House, Tina Kotek. She would like to create a housing alliance specific committee to hear all housing bills. This is a great opportunity to get legislators enmeshed in housing policy.</p> <p>As far as the Housing Alliance Agenda, there are five items where we are taking the lead on.</p> |                         |

| Agenda Item | Discussion Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Outcomes / Next Steps |
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|             | <p>There are other items in which we take a position of support located on the back of the agenda. The four categories where the Housing Alliance will lead efforts are: new housing, preservation of housing, access to housing, and protection on the economic stability of vulnerable people such as providing affordable housing.</p> <p>A priority is increasing funding to the emergency housing account and the state homeless assistance program. Trying to get these funding pots back to 2007 levels. This is a hard task to accomplish. This will be a budget discussion. One effort to increase funding is through House Bill 2417 which proposes a \$5.00 increase to document recording fees to provide housing assistance to veterans. There is bipartisan support and the next discussion on this Bill will be tomorrow, March 6<sup>th</sup>.</p> <p>Jesse Beason: What is the estimated biennial revenue?</p> <p>Janet: In 2013-2015 it would only collect money for six quarters which would be estimated at \$6.25 million. In future biennium it would be about \$9 million. Not an insignificant amount of money and we are excited about that.</p> <p>Janet went on to explain several of the bills they are supporting. The Senate Bill 558, foreclosure and housing market recovery, makes the proposal that all judicial foreclosures should go through the same requirements as non-judicial foreclosures. It would, also, make some tweaks to the foreclosure program. The Housing Alliance is primarily concerned that there is money in the budget for foreclosure counseling. This bill could be the political hot button in the session because banks are highly opposed to it and are trying to retroactively make the electronic recordation system legal.</p> <p>The goal to preserve existing affordable housing addresses the huge inventory of affordable housing at the state level that need preservation. We are asking for \$20 million in Lottery Backed bonds to fill financing gaps and help aid in these efforts.</p> <p>Finally, House Bill 2639, removing barriers for tenants with Section 8 vouchers in renting apartments includes strategies to ensure tenants with these vouchers have the same opportunities to rent and that they won't be discriminated against. This work group has done a great job of trying to balance the concerns of both parties. We have to see it from both perspectives; the renter and the landlord. This can lead to difficult conversations.</p> |                       |

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|             | <p>Working closely with Oregon ON on the Agricultural Workforce Housing Tax Credit. Neighborhood partnerships, which I am the director of, that bill has its first hearing on Friday and I am hopeful about it, as well.</p> <p>Talking more on the issues that Housing Alliance supports and follows, but does not take the lead on the Earned Income Tax Credit looks like it will continue and could even be expanded. It is a bill that Neighborhood Partnerships has put a lot of work in on, and they are, also, focusing their efforts on Temporary Assistance For Needy Families (TANF).</p> <p>Sarah Zahn: What about the status on Inclusionary Zoning?</p> <p>Janet: The bill that is in would simply lift the existing preemption on Inclusionary Zoning. I am told a hearing should be in the next couple of weeks.</p> <p>Carter MacNichol: Who is leading the effort on Inclusionary Zoning?</p> <p>Elisa Harrigan: Connecting Communities Coalition – the leads are OPAL, Center for Intercultural Organizing and CAT, but CAT is the largest chunk of the lead. It is more of a grassroots effort. It is really helpful to have the Housing Alliance support.</p> <p>Carter: Is there any bills Housing Alliance is fighting, it looks like only bills of support are listed on the agenda?</p> <p>Janet: We don't list what we are fighting. We don't list them on the opportunity agenda. There is a difference between bills that are "bad ideas" and "bad ideas with legs". Most of these bad ideas do not see movement and are not scheduled for hearings. We stay in close touch with the City of Portland's lobbyist and Daniel on these issues. Deborah what are your thoughts on Section 8 vouchers?</p> <p>Deborah Imse: It is impressive how Representative Kotek brought all parties to the table to address these barriers related to Section 8. Conversations do not stop and are thoughtful to the barriers that exist. They continue and are ongoing even after crisis.</p> <p>Janet: The goal is to remove the exclusionary components of Section 8 Vouchers. Housing Authority asked to look at streamlining processes for inspections, lease terms, and waivers. A risk mitigation pool will be created. They are still deciding on the amount landlords can</p> |                       |

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|             | <p>claim. In addition, there is a provision to create a stable rental housing fund. Housing and Community Services has asked to convene an ongoing advisory board. Section 8 is the biggest housing funding program in the state with 32,000 units.</p> <p>Deborah: Until a more reasoned market rate approach you have to wonder if it is better to have more houses in one area, or fewer houses but spread out more with more choice. This is why, I think, continued conversations are important because there is an expectation in the community because most people don't live and breathe Section 8 and this is going to solve that problem. It is not and we need to keep conversations going.</p> <p>Janet: As a result of the workgroup, we have had two other housing authorities in the state reexamine their payment standards to make payments more flexible and give tenants more opportunity to move into higher rent areas. It proves the value of the conversation and the commendable job Representative Kotek has done bringing the parties together.</p> <p>Daniel: Can you spend some time talking about the principles of Housing Alliance?</p> <p>Janet: Many groups looking at the Governor's budget can see that the budget calls for housing and community services to be funded for one year with a second year of funding to be put into a special purpose allocation that would be contingent on the department coming back to the February 2014 legislature with a plan for restructuring. These Housing Alliance principles help guide our actions on the process to move forward. It provides a global perspective and our concern is that these resources continue and work on increasing the pot of funding for housing development. We don't want to decrease funds for affordable housing. We have an originating purpose and focus on who is best served. We see communities unable to recognize areas for affordable housing. Community voices are not always fair or accurate. Therefore, we use data to guide decision making. Our final reminder is that it is not okay to push costs to state and local government or to non-profit community partners.</p> <p>On behalf of Housing Alliance we would like to invite you all to Lobby Day on April 4<sup>th</sup>, and we have a new website that we are constantly updating with the status of these bills. We want you all to stay involved and active.</p> <p>Elisa: Are these bills moving through the system fast?</p> |                       |

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|                     | <p>Janet: Yes, especially the policy bills. They are moving quickly. Legislation recently updated their tracking system and the bills have been made available on their website. Housing Alliance is updating website regularly, as well.</p> <p>Jesse: Did the Co-chair's budget speak to the Attorney General's settlement money for foreclosure.</p> <p>Janet: No, the Co-chair's budget comes out at a very high level. I have not seen detail at this point. It is my understanding is that they held the budget where it was. Governor's budget included \$4.2 million for housing and outreach, but that is for a future conversation.</p> <p>Elisa: If committee wants information on inclusionary zoning I would be happy to provide it.</p> <p>Jesse: Daniel, can you provide some information on the Limited Tax Exemption Bill?</p> <p>Daniel: There are two bills on tax exemption – the technical fix, Fairfield, which proposes the city and private property management company would be tax exempt serving low income residents. The bill has not been scheduled for hearing. Homeowner Bill proposes to extend sunset. Sunset being for the next ten years. There was an amendment to remove the requirement that housing be built in distressed areas. The Association of Oregon Counties looking into requirement that 51% of all taxing jurisdictions must agree, counties have expressed concern that there might be a city that has 51% within one county alone. Representative Olsen wanted to bring it back and see if counties have anything to say. I will keep you all posted.</p> |                       |
| <b>OHCS Changes</b> | <p>Margaret Van Vliet, Director of Oregon Housing and Community Services, has come to the meeting to speak about the changes to Oregon Housing and Community Services (OHCS) along with her colleague Karen Tolvstad, Policy, Strategy and Community Engagement Administrator for OHCS.</p> <p>Margaret went on to discuss how OHCS is very much part of the big picture in government transformation. OHCS was asked to work on planning effort for delivery system and restructure model to move out of Salem and into surrounding communities. This is more of a big policy container. With long history in housing and at the PHB I assumed I knew the agency well, but I was missing the big picture.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       |

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|             | <p>The decision was made to map where all OHCS funding comes from. An extensive, intricate map was provided for the PHAC members to see. The top level was governance with seven statutory advising bodies one level below. Funding comes from seven different federal agencies. The bottom, very complex tier shows their customers. There is no “North Star”. OHCS has to discover what they were about because of the high level of chaos in the system. Agency has its own fiscal cliff and must address that issue. Governor asked lots of questions about the impact. The need is to move towards a long-term plan. With 300 boards and commissions and 93 agencies this can be difficult. Basically, OHCS needs call to action, driver better impact, and align their programs.</p> <p>Concerns are that it could burden local governments, which is unwanted, and that not all communities want affordable housing. Community engagement is a must. There are certain milestones to be met along the way. In February, the plan will be presented to Legislature and the Governor. September is an interim milestone where all parties involved will go back to Legislature and “check-in”. It will take some time to move programs from agency to agency. We are hoping to have organizations moved by the 2015-2017 biennium.</p> <p>Carter: How will the new plan be different? Will there be distribution to other places? How do you know where to shift and move everything?</p> <p>Margaret: We all report to the same guy – the Governor. There is a certain amount of risk involved with restructuring and we need to be clear. It is less about naming certain agencies. We need to be clear about policy alignment and the delivery mechanism. We, also, do a lot with energy and weatherization along with homeless prevention and shelter resources. We start with logical groupings such as single family and foreclosure. We have noticed that not all agencies have capacity or willingness to change, but we need to help build capacity over time. The state can’t abdicate interests. The need is to devolve into structured, methodical way of doing things so that the state doesn’t have to do everything.</p> <p>Traci: The Governor talks a lot about regional solution centers. We struggle with these ourselves. Do you have any guidance or advice as we work through what it is to be a region?</p> <p>Margaret: Do more to help locals who establish regional solutions teams to talk more about housing. The other issue that needs to be brought to the table is that of Coordinated Care Organizations (CCO’s), healthcare. There is a parallel between healthcare and housing issues and locals need to come together to find solutions and think big picture. Hospitals and</p> |                       |

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|             | <p>providers keep releasing patients back into homelessness and the health outcomes are not good. This only perpetuates poor health. Regional is more infrastructure based.</p> <p>Karen Tolvstad: Regionalizing captures both urban and rural from the state’s perspective. Looking at regional solutions centers is a way of narrowing down from both of those. It’s a way to be more focused. Clearly, you try to weave in the word local, but sometimes regional is the closest we can get to in some of the rural areas.</p> <p>Elisa: How do we make sure housing is prioritized at the state level, not just regional? It has been difficult to make sure it is prioritized and that there is enough funding available.</p> <p>Margaret: We need to be more decisive about that. The Governor and those he surrounds himself with know that housing is important. He cares and knows he can’t get anywhere with healthcare and other systems without working on the housing system. Housing is so important that it needs to be done better. The delivery mechanisms need to be performed better. In the past, we have never been talking about housing in association with healthcare. OHCS can reinforce importance with the Governor if need be.</p> <p>Deborah: Do you expect there to be more discussion on private partnerships and collaboration? I hear this can be complicated when trying to incorporate the health system.</p> <p>Margaret: This is a huge theme. Government cannot do it all, especially with housing. We exist inside a real estate sector. Most people get housing mainly in the private sector. We need to determinate what our role is and how to improve process.</p> <p>Sarah: Are there any models out there to base current work on that intrigues you?</p> <p>Margaret: No, mostly independent or semi-independent agency models. It tends to be more of a patchwork system which is not good. We have not yet started our best practice research and need to do so before really looking at models.</p> <p>Jesse: Are you working with an outside group on these changes?</p> <p>Margaret: Yes, the Coraggio Group. They will be helping deliver project plan by bringing structure and tools. They won’t take over the project, but will help assist.</p> |                       |

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|             | <p>Sally: One thing that you have done well at in the past is leading the efforts on ending homelessness. What is your plan on this issue?</p> <p>Margaret: There is still a role for state government, but it is now a different role. It is not one size fits all. It is a different role in the bigger cities than in rural areas.</p> <p>Carter: What can PHAC do to help you?</p> <p>Margaret: Get some good dialogue and conversation going. PHAC should stay engaged and express your concerns and reactions to these changes over time. The process is still early on and real feedback would be helpful. We will be putting stuff on our website soon for the public to track our progress.</p> <p>Jesse: There are a few groups around the state that have put together their thoughts on the process. Does that help guide you in the planning process?</p> <p>Margaret: Yes, it helps us know what we're running up against. As our ideas are formulated and changes are made people will see real ideas. This will be very impactful.</p> <p>Karen: We're all on the same page. We have not had anyone disagree with our ideas. This project is more high level, but everyone has the same goals. We need to ensure it is transformational and impactful. We will have a transition webpage on our website for the public to see.</p> <p>Jesse: Let's discuss the next topic of the OHCS process.</p> <p>Karen: We started having concerns from our partners. We received complaints about filling out applications. It could take up to \$40,000 to submit an application for only \$100,000 worth of funding and then even still half the people would be declined. We sat with partners and found the application was too long and they felt they were jumping through hoops. The application was becoming lengthier and lengthier each year because we had tried to remove all subjectivity. We were placing too much merit on the application and not the project. We did not have time to start with a new application last year, but listened to every concern and complaint knowing we would tackle it in the near future. We started by drafting a NOFA application. We have found it difficult to redo our Qualified Application Plan until all of the NOFA details, manuals, and scoring guides are complete. Unfortunately,</p> |                       |

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|             | <p>we discovered the new plan still contains some of the old language and we now have 30 days to remove it and resubmit for review.</p> <p>The big change is to thoroughly understand the role of our partners. Experienced as our employees are, it is different doing development and being on the ground.</p> <p>Margaret: Traci, Daniel, and Jacob have been very involved so far. We have tried to involve people at the staff level.</p> <p>Jacob: In the early days of PHB, there was a very loose way of funding commitments. Things have changed over time, but there is no easy, perfect solution. You need to meet somewhere in the middle. There will always be critics whether you are loose or tight on the process.</p> <p>Jesse: Are there other lenses? Geography? You spoke of the big and little jobs.</p> <p>Karen: In the past it has been urban and rural and we try to keep a 55/45 split. In rural areas you can fulfill projects in one community. There wasn't any look into how it was distributed among the rural. Overall, there are five regions in the state. We look at how the low income population is distributed within those regions and same with rent burdened. We are trying to make sure that state funding is distributed equitably commensurate with need. It is a big switch. In the past we looked at target population prioritization, looking at every community separately. We would ask how many units of affordable housing for individual populations within these communities. A slight miscount could drastically change results in a rural community when you base funding on a scale. You have to put allocation emphasis on equitable distribution of funding.</p> <p>It is very different now. We are trying to give people more certainty now. We now have four criteria for funding – geographic region, preservation, significant funding from their community, and demonstration that you meet multiple state, local, or region policy objectives. If you do not meet any of the first three criteria, the fourth still creates a way for you to apply.</p> <p>We will then put them through a financial feasibility test, sponsored capacity test, and readiness to proceed test. In the past those have been scored. Now we ask if the project is financially feasible or not, do you have adequate sponsorship or not, and are you ready to</p> |                       |

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|             | <p>proceed or not. You then weigh the project based on those. If they meet the standards then they move on to competitive scoring. The two scoring factors are need in the community and best use of proceeds, or policy objectives. We are currently trying to develop a scoring team.</p> <p>Margaret: I suggest input from this body on Karen's conversation. You have an immediate opportunity to think about these policies.</p> <p>Daniel: PHAC needs to understand the implications for Portland. Multnomah County does not show up as a priority area. Can you explain why Multnomah County and Portland do not qualify as priority areas? And how the thresholds are weighted? What can Portland do to become a priority? 45% of funding would be allocated to Multnomah, Washington, and Clackamas counties. Jacob has looked at in the past that we have seen two projects funded each year and it will now be about one.</p> <p>Karen: It becomes competitive. We could use help on fair competitive criteria.</p> <p>Margaret: Remember, as for the threshold, you do not need to meet all four criteria. There is no weighting when it comes to the criteria areas.</p> <p>Karen: If a project needing funding does not meet any of the criteria areas I cannot imagine why they would apply. For the most part, the projects that you care about will fall under investments. If a Portland project does not meet any allocation why would you submit it in the first place? The Portland projects that already do come through are great projects. If you look at the areas where severely rent burdened or homeless people live you see that they tend to be in the Portland area. Portland already has a lot of affordable housing.</p> <p>Traci: Homeless populations seemed to not be counted.</p> <p>Karen: We didn't address it specifically.</p> <p>Traci: It would be symbolic if you could address it because that is the population that we serve.</p> <p>Karen: We are not comparing to total population. Comparing within a region would be skewed. One thing I would like to clarify is the different between the number and</p> |                       |

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|                                                      | <p>percentage. We are not comparing homeless numbers back to the region, but comparing it to the state. If it was compared back to region the numbers would be skewed.</p> <p>Andrew: How many pages will CFC be now? Is there a goal to reduce the number of pages?</p> <p>Karen: Yes, this is a big thing to shoot for. It should get smaller. You should be able to get a ten to twenty page NOFA to read instead of reading through years of work.</p> <p>Sarah: You are trying to eliminate that down. It helps with staff time and cost.</p> <p>Traci: We put people through an extensive NOFA process. We would like to use some of your ideas to help streamline that. We will still put funding in a certain number of projects and send your way. It is a big gulf for proposers. It is important to have a mutual goal of trying to get the best projects funded in each area that are the least painful for the community.</p> <p>Margaret: First turn of crank will not be perfect. We will continue to improve over multiple cycles, years. You are not the only jurisdiction or city with questions. We are hearing similar questions from others, as well.</p> <p>Rey: In planning framework I did not see anything on social equities. Is that issue not alive in other communities?</p> <p>Margaret: You did not see it? This is a big part of the plan. Equity is important and a guiding principle of this framework. Any comments or suggestions you can send our way would be well received. In the redesign process I think we have more we can do around this area.</p> <p>Jesse: Rey raised two large issues. We could discuss as PHAC what feedback we want to give. We can leave space open for follow-up as a whole.</p> |                           |
| <b>Meeting Wrap Up and Planning for Next Meeting</b> | <p>The Executive team draft work plan was reviewed. Fair Housing will be discussed at next meeting. Actors from Clybourne Park the play are in talks to come join next meeting. PHB has been asked to provide updates and comments by May 1, 2013 for Consolidated Plan.</p> <p>The second budget hearing is set for April 2, 2013, 11:30am-12:30pm and will be presented with the Council's Office.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Motion was passed.</p> |

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|             | <p>Daniel: Would PHAC like to provide feedback to OHCS?</p> <p>Andrew: I think this is a good idea, but would like to see the draft first before making any opinions and comment.</p> <p>Traci: During the transformation of the plan there will be more time to provide comment.</p> <p>John Miller: A recommendation has been made on behalf of PHB that PHAC can review. The letter is in the meeting agenda packet. PHAC is welcome to endorse it.</p> <p>Jesse: I would like to point out that there is a tremendous different between allowing Portland one project instead of two.</p> <p>Andrew: What is our timeline for input?</p> <p>Traci: Thirty days from last Friday. Look at the information in the packet.</p> <p>Sarah: I am happy to answer any questions, as well.</p> <p>Traci: NOFA initially designed to work around OHCS and, with changes being made, it will need to be reworked.</p> <p>Jesse: Maybe PHB could get some local control decision.</p> <p>Betty: The City has traditionally sent 6, 7, 8 projects even when they know only two will be funded. You pool funds and send in order of priority instead of hold out and wait.</p> <p>The next meeting is April 2, 2013.</p> <p>Meeting is adjourned.</p> |                       |

PORTLAND HOUSING ADVISORY COMMISSION

Your Comments:

— Thanks for your support of Pathways to Sustainability  
— Invite to March 19th Forum.

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

Name Ruth Adkins Today's Date 3/  
Representing Oregon Opportunity Network  
Address 847 NE 19th Ave Suite 150 97232  
Email ruth@oregonon.org Phone 503-223-4041 x104

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 J. Veronica Beines Today's Date March 5, 2013  
Representing Womens affordable Housing (WAHF)  
Address 627 NW 18th Portland  
Email Veronica-Soprano@yahoo.com Phone

Thank you for sharing your thoughts.



### Member Organizations

211 Info  
AFSCME Local #3135  
Alliance for Family & Housing Success  
Bienestar  
CASA of Oregon  
Central City Concern  
City of Corvallis  
City of Eugene  
City of Gresham  
City of Portland  
City of Tigard  
Clackamas County  
Clackamas Housing Action Network  
Coalition for a Livable Future  
Community Action Partnership of Oregon  
Community Action Team, Inc.  
Community Alliance of Tenants  
Community Housing Fund  
Community Partners for Affordable Housing  
Ecumenical Ministries of Oregon  
Enterprise Community Partners  
Fair Housing Council of Oregon  
Farmworker Housing Development Corp.  
Habitat for Humanity of Oregon  
Hacienda CDC  
Housing Advocacy Group of Washington Co.  
Housing Development Center  
Human Solutions  
Impact Northwest  
JOIN  
Lane County Legal Aid and Advocacy Center  
League of Women Voters of Oregon  
Lincoln County  
Metro  
NAYA Family Center  
Neighborhood Economic Development Corp.  
Neighborhood Partnerships  
NeighborWorks Umpqua  
Network for Oregon Affordable Housing  
Northwest Housing Alternatives  
Northwest Pilot Project  
Oregon Action  
Oregon Food Bank  
Oregon Housing Authorities  
Oregon Opportunity Network  
Partners for a Hunger-Free Oregon  
Portland Community Reinvestment Initiatives, Inc.  
Proud Ground  
Raphael House  
REACH CDC  
Rose CDC  
St. Vincent DePaul of Lane County  
Shelter Care  
Sisters Of The Road  
Street Roots  
Transition Projects  
Washington County  
Willamette Neighborhood Housing Services

### Contact us:

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[www.oregonhousingalliance.org](http://www.oregonhousingalliance.org)

# 2013 Housing Opportunity Agenda

*Ensuring all Oregonians have the opportunity that a stable home provides*

The Housing Alliance knows that we all have a stake in addressing the problems our communities and neighbors are facing as a result of the recession. In Oregon, we believe in protecting those most impacted by the economic downturn. Housing gives people an opportunity to build better lives, and our communities are better and stronger when we and our neighbors can afford to pay rent and still have money left over for food or medicine. We're asking the Legislature to take action in 2013 to ensure housing opportunity. The Housing Alliance will lead the following efforts:

- **Prevent homelessness through restoring the Emergency Housing Account and State Homeless Assistance Program**—This is our most flexible resource to end and prevent homelessness. This resource has seen several cuts in recent years, while the need is growing at an alarming pace. The Emergency Housing Account (or EHA) and State Homeless Assistance Program (or SHAP) help keep at risk families in their homes, and help homeless families get off the streets and stabilized. We are requesting an additional \$3 million to EHA and \$1 million to SHAP in general fund dollars to return the programs to the level of the 2007 biennium, plus inflation. (Lead)
- **Housing for Veterans**—Veterans across Oregon face housing challenges of all kinds. We must dedicate new resources toward addressing the housing needs of Oregon's Veterans. We must cover the continuum of our veterans' housing needs, including ending their homelessness, offering short and long-term rental assistance, developing housing with wrap-around services as well as increasing home-ownership opportunities. (HB 2417) (Lead)
- **Foreclosure and housing market recovery.** In 2012, Oregon enacted historic foreclosure reform with SB 1552. We need to continue to work to restore Oregon's housing market through implementation of SB 1552 and other strategies. The Legislature has already dedicated some funds from the National Attorneys' General Settlement to the implementation of the law, but additional funds are needed. These additional resources will allow us to continue building a system to provide homeowners with essential information, counseling, legal support, mediation services and direct financial relief. (SB 558) (Lead)
- **Preserve Existing Affordable Housing**—Across the state, thousands of people with very low incomes live in homes with federal rent subsidies and in manufactured home parks. Many of these homes are at risk of conversion to market rate, including some housing built and owned by non-profit partners statewide. We cannot afford to lose this precious resource or displace our vulnerable neighbors. We need \$20 million in Lottery Backed Bonds to fill financing gaps and preserve these affordable homes. (Lead)
- Currently, too many Oregonians are struggling to find suitable housing, even with the aid of a housing choice voucher. The Housing Alliance will lead an effort to **remove barriers for tenants with Section 8 vouchers to renting homes in their preferred communities.** The proposal will include multiple strategies to ensure tenant success such as developing statewide strategies to better support tenants going through the leasing process, better support of housing authorities' efforts to educate and work with both landlords and HUD, as well as to amend ORS 659A.421 (1)(d) and (2)(e) to clarify that receipt of federal rent subsidies and other housing assistance - in particular Section 8 vouchers - is not grounds for denying tenancy. (HB 2639) (Lead)

The Housing Alliance will support the following items:

- Maintain the **Agricultural Workforce Housing Tax Credit**, a key tool for housing development. Decent housing for workers in Oregon's agricultural industry helps support a healthy rural economy, and meets the demands of our growing agricultural industry. This tool is scheduled to sunset in 2014. (HB 2980)(Support)
- **Support resident purchases of manufactured home parks.** In 2013, we will support a bill to increase the opportunity to purchase for resident groups. We will support bills by the Manufactured Housing Landlord/Tenant Coalition to extend sunsets in 2014 on the tax incentive for sales of parks to residents, CDCs, or housing authorities and on the tax credit for residents displaced by park closure. (HB 3007, HB 2446, HB 2447) (Support)
- Find permanent solutions to improve the **Senior & Disabled Property Tax Deferral Program**. In 2011, a bill passed which had unintended consequences for seniors with low incomes and people with disabilities by terminating people on fixed incomes who relied on the program. In 2013, the Legislature needs to find a permanent solution that protects seniors with low incomes and people with disabilities. (HB 2510) (Support)
- Fix two critical **property tax exemptions for affordable housing**. First, extend the sunset on the **Homebuyer Opportunity Limited Tax Exemption Program** which allows eligible homeowners to receive a ten year property tax exemption on structural improvements. This local option is only used in the City of Portland. The sunset should be extended until 2025. Second, a bill which would clarify that properties owned by the City to provide affordable housing are tax exempt. (HB 2349, HB 3002, SB 668) (Support)
- **Restore funds** swept from the Community Mental Health Housing Trust Fund in 2012. In 2012, the Legislature swept \$5.8 Million from the Community Mental Health Housing Trust Fund—a fund designed to help build housing for individuals with severe mental health issues. (Support)
- **Remove the ban on inclusionary zoning.** Inclusionary Zoning is a tool used to ensure new housing is developed for a range of incomes. This proposal would simply repeal the preemption on inclusionary zoning and allow communities to choose whether or not to have an inclusionary zoning policy as a tool in their tool box for development of affordable housing. (HB 2890) (Support)
- Protect vulnerable Oregonians through basic support systems and improve pathways out of poverty for all Oregonians. In 2013, we will support improvements to systems which help prevent homelessness:
  - Protect vulnerable families with children through **Temporary Assistance for Needy Families (TANF)**. We must help families with children meet their basic needs such as rent and heat as well as employment services. The Legislature should restore funding to help support families' return to employment. (Support)
  - Institute an advisory committee to study the feasibility of protecting vulnerable Oregonians with disabilities through **General Assistance**. General Assistance provides small amounts of income support while disabled individuals await assistance from Social Security. The advisory committee would study how the program works, its cost, and how it would be implemented, and report back to the 2014 Legislature. (HB 2712) (Support)
  - Extend the sunset and expand the **Earned Income Tax Credit (EITC)**. The EITC is one of the most effective programs to help low- and moderate-income families make ends meet. It creates a pathway out of poverty for Oregon families and helps them manage life's many financial demands. (SB 507, HB 2850) (Support)
- Expand asset limits on Oregon Individual Development Account (IDA) Initiative Participants to help **build financial resilience and access opportunity**. Eligible participants with modest retirement savings are being turned away from the program due to current limits. The Legislature should exempt the first \$60,000 of retirement savings in the calculation of net worth to build financial resilience and savings. (HB 2316) (Support)
- Increase **the Oregon Domestic and Sexual Violence Services (ODSVS) Fund** by an additional \$4 million for a total of \$8.2 Million per biennium. This fund provides critical lifelines to Oregonians, providing emergency shelter, safety planning and support services for victims across the state. These services save lives, families and communities. In 2011, more than 20,000 requests for emergency shelter went unmet. (HB 5018) (Support)
- Fund the **Oregon Hunger Response Fund** (formerly General Fund Food Program) at \$3 million per biennium. This fund helps leverage the power of the Oregon Food Bank network by providing general fund dollars to help purchase food, transport food across the state, and ensure proper storage. (Support)

Questions? Contact Janet Byrd at [jbyrd@neighborhoodpartnerships.org](mailto:jbyrd@neighborhoodpartnerships.org) or Alison McIntosh at [amcintosh@neighborhoodpartnerships.org](mailto:amcintosh@neighborhoodpartnerships.org).



# **The Future of Affordable Rental Housing in the Portland Market**

***A Discussion with Public Policy and Housing Industry Leaders***

*Sponsored by the League of Women Voters of Portland, the Oregon  
Opportunity Network, and the Center for Real Estate at PSU*

**Tuesday, March 19, 2013, 7:00 pm  
Board Room, Multnomah County Building,  
501 SE Hawthorne Blvd, Portland**

**Speakers:**

**Traci Manning**, Director of the Portland Housing Bureau

**Gerard Mildner**, Academic Director, Center for Real Estate, School of  
Business Administration, PSU

**Martha McLennan**, Executive Director, Northwest Housing Alternatives

**J. Daniel Steffey**, Senior Vice President, Guardian Development LLC

**Learn and discuss with speakers:**

- ✓ Supply and demand issues for low and moderate income individuals and families,
- ✓ Allocating public resources – the reality,
- ✓ Incentives – making what seems impossible, possible,
- ✓ Innovation – new ideas about building and funding.

**This meeting is free and open to the public.**

**For more information contact:**

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