

Portland's Housing Bond

Bond Oversight Committee
 Thursday, April 15, 2021
 5:00 – 6:30 PM
 Via Zoom

Meeting Summary: April 15, 2021

Members attending via Zoom: Susan Emmons, Anneliese Koehler, Allan Lazo, Todd Struble, Dr. Steven Holt (facilitator)

Staff attending via Zoom: Shannon Callahan, Jennifer Chang, Jill Chen, Mike Johnson, Molly Rogers, Tanya Wolfersperger, Martha Calhoun, Gwen Thompson, Stacy Jeffries (recording, meeting support)

Agenda Topic	Speakers / Key Topics Covered	Clock Time
Welcome: Call to Order, Roll Call	<ul style="list-style-type: none"> Roll call was taken and recorded. Susan Emmons made a motion to approve the February 4, 2021 meeting summary; Todd Struble seconded the motion. The February meeting summary was approved by the members in attendance: Susan Emmons, Anneliese Koehler, Allan Lazo, and Todd Struble Allan Lazo provided comments on Fair Housing Month and introduced the grand prize winner of the Fair Housing Month poster contest: 4th grader Anneliese Dupont from Beverly Cleary School 	17:01:18 – 17:11:55
Public Testimony	<ul style="list-style-type: none"> There was no public testimony. 	17:11:57 – 17:14:32
Portland Housing Bond Updates: <ul style="list-style-type: none"> Project Progress Dashboard Report Project Milestones Expenditure Report Planning for Remaining Bond Funds 	<p>Jill Chen, Housing Investments and Portfolio Preservation Manager, gave an overview of the progress on PHB’s bond-funded projects.</p> <ul style="list-style-type: none"> Two new closings since the last Bond Oversight Committee meeting: Las Adelitas (141 units) and Hayu Tilixam (50 units) The Westwind – a 100-unit project with a focus on permanent supportive housing (“PSH”) – will close soon The remainder of the Bond projects are on track to close this calendar year <p>Mike Johnson, Finance and Accounting Manager, provided expenditure report highlights.</p> <ul style="list-style-type: none"> The biggest change is that the “percent expended” number has gone over the 25% mark – a milestone for the city That number will continue to grow over the summer, during the height of construction season We are now also tracking the amount spent on each Bond project 	17:14:36 – 17:42:43

	<p>Shannon Callahan, Director of the Portland Housing Bureau, discussed planning for remaining Bond funds.</p> <ul style="list-style-type: none"> • Projects currently in progress put us on target to exceed Bond production goals • Possibility of adding an additional 245 units, which would exceed our commitment to the voters by more than 30% • Dir. Callahan asked committee members what they would like to consider as we enter the next planning phase: <ul style="list-style-type: none"> ○ Susan Emmons would like to see a building in SW Portland. She would like to see a commitment to housing the chronically homeless, with significant supportive services available. ○ Todd Struble echoed Susan’s comments regarding a project in SW Portland and addressing the need for permanent supportive housing. He would like to see the map again and see the distribution of Bond projects geographically over the city. ○ Allan Lazo expressed agreement with Susan and Todd regarding leveraging resources for permanent supportive housing (“PSH”). He also mentioned the geographic goal of inner North/Northeast Portland. ○ Anneliese Koehler expressed agreement with the other committee members’ comments on geography and PSH, with a geographic focus on deep SW Portland. She would like to see a map of affordable housing in PDX with the Bond projects overlaid. • In response to committee members’ comments, Shannon Callahan added that there are 51 vouchers from Home Forward that can be used toward additional rent assistance and supportive services. 	
<p>Project Team Presentations</p> <ul style="list-style-type: none"> • Stark Street Housing Human Solutions • 30th & Powell Home Forward 	<p>Ryan Winterberg-Lipp (Senior Project Manager) and Andy Miller (Executive Director) from Human Solutions gave an update on the Stark Street Housing project.</p> <ul style="list-style-type: none"> • The project will house an estimated 221 people and is located 2 blocks from a MAX line • The project aims to serve the community’s stated desire for low-barrier services • Changes made to the original plans will increase the number of 3-bedroom units and add a brick façade • For a detailed overview of this project, see slides 17 – 28 of the meeting presentation 	<p>17:42:47 - 18:25:30</p>

	<p>Amanda Saul (Assistant Director, Development) and Ben Loftus (Finance Manager, Development) from Home Forward gave an update on the 30th & Powell project.</p> <ul style="list-style-type: none"> • An additional site (behind the original site) was purchased in March 2020, which will help create a bigger, better project • Additions include a half-court basketball hoop, indoor and outdoor children’s play areas, and raised garden beds • The project will house an estimated 362 people, with 206 total units – 30 of which will be family permanent supportive housing • For a detailed overview of this project, see slides 29 – 37 of the meeting presentation 	
<p>Housing Commissioner Remarks</p>	<p>Commissioner Dan Ryan</p> <ul style="list-style-type: none"> • Commissioner Ryan thanked the BOC members for their volunteer service. • Apropos of a request for inter-connected Bureau assignments, Commissioner Ryan’s portfolio includes the Housing Bureau, Bureau of Development Services, and the Joint Office of Homeless Services. • Commissioner Ryan described witnessing the housing crisis first-hand on walks through the city, and encouraged the committee members to be bold and creative in their thinking. • Each of the BOC members in attendance (Anneliese Koehler, Todd Struble, Susan Emmons, and Allan Lazo) provided the Commissioner with some information on their background, and why they wanted to serve on the Bond Oversight Committee. 	<p>18:25:34 – 18:43:42</p>
<p>Closing Remarks</p>	<p>Dr. Steven Holt provided closing remarks.</p> <ul style="list-style-type: none"> • Next Bond Oversight Committee Meeting: July 15, 2021 	<p>18:43:45 – 18:44:58</p>