



Portland Housing Bureau

Portland Housing Advisory Commission

September 7, 2021

3:00 – 5:00 pm

Zoom Meeting

September 7, 2021 Meeting Overview

Members Present: Nate McCoy, Sarah Stevenson, Diane Linn, Kymberly Horner, Stef Kondor, Felicia Tripp Folsom, and Taylor Smiley Wolfe.

Members Excused: Julia Delgado and Ernesto Fonseca.

Staff Present: Shannon Callahan, Jessica Conner, Norma Trujillo, Matthew Tschabold, Christina Dirks, Breonne DeDecker, Dana Ingram, Gwen Thompson, Gabriel Mathews, Marilyn Hurtle, Sharon Johnson, Ira Bailey, Mesha Jones, Bob Del Gizzi, Kate Piper, Dory Van Bockel, Aurelia Moran, Thuan Duong, Kris Grube, Molly Luft, and Kendal Hansen.

Guest Presenters: Peg Malloy, Portland Housing Center (PHC) and Steve Messinetti, Habitat for Humanity.

MEETING RECORDING CAN BE FOUND [HERE](#).

Agenda Topic	Key Topics Covered	Recording Time
Call to Order, Roll Call	<ul style="list-style-type: none">Chair McCoy welcomed everyone to the meeting and took Roll Call.	00:00:00 – 00:03:04
Public Testimony	<ul style="list-style-type: none">No public testimony.	
Director's Update	<ul style="list-style-type: none">Introduced new liaison for Commissioner Ryan's Office: Karen Guillen-Chapman.Two new PHAC Commissioners will be appointed in October:<ul style="list-style-type: none">Peg Malloy, Portland Housing Center (PHC)Heather Lyons, Corporation for Supportive Housing (CSH)Conducting interviews for additional members, will know the results in the coming weeks.Brought 30th & Powell project to City Council, groundbreaking will take place later this month.Expect that all Bond projects will be either under construction and/or open by the end of this year.PHB with Metro plan to require in-unit cooling strategies in all their affordable housing developments – policy still needs to be worked out.In the process of the Metro Bond Solicitation.City announced that all employees are expected to be vaccinated and is considering a vaccination requirement for our contractors, volunteers, vendors, board, and commissions.	00:03:05 – 00:17:09
BIPOC Centered Conversation on Homeownership	<p>Dana Shephard and Dory Van Bockel provided a presentation on PHB Homeownership Programs:</p> <ul style="list-style-type: none">Single Family sales stayed consistently stronger in 2020 than 2019 despite the pandemic and labor and lumber costs.	00:17:10 – 01:42:44



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	<ul style="list-style-type: none">• As of June 2021, the median sales price is \$520,000 for the City of Portland.• In December of 2018, the Down Payment Assistance subsidy limit was increased to about \$100,00 in the Interstate URA.• Development Incentives:<ul style="list-style-type: none">○ Homebuyer Opportunity Limited Tax Exemption (HOLTE) – 10-year property tax exemption○ System Development Charge (SDC) Exemption – Removes portion of development fees○ Affordable Housing Construction Excise Tax (AHCET) Exemption – Removes taxes otherwise due○ Local Transportation Infrastructure Charge (LTIC) Exemption – Removes transportation fees required in areas of the city• New Bonus Programs for Development: Residential Infill Project and Better Housing by Design.• PHB Down Payment Assistance date, new homeowners:<ul style="list-style-type: none">○ 138 total Down Payment Assistance Loans/Grants○ 108 from communities of color○ 87 are Preference Policy applicants <p>Homeownership Discussion with Panelist:</p> <ul style="list-style-type: none">• Diane Linn, Proud Ground• Kymberly Horner, Portland Community Reinvestment Initiatives (PCRI)• Peg Malloy, Portland Housing Center (PHC)• Steve Messinetti, Habitat for Humanity• Taylor Smiley Wolfe, Home Forward	
Good of the Order	<ul style="list-style-type: none">• Chair McCoy adjourned the meeting. <p>Next regular PHAC Meeting will be November 2, 2021.</p>	01:42:45– 01:43:10