



Oregon

Governor Kate Brown

Oregon Housing Stability Council

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June 3, 2016

Oregon Housing Stability Council Meeting Minutes

Chair Dickson could not join the meeting in person so he asked Councilmember Madrigal to serve as chair for the June 3, 2016 meeting.

Acting Chair Madrigal called the meeting to order at 9:05 a.m. She then asked for the roll call.

Council member	Present	Excused
Mayra Arreola		X
Tammy Baney		X
Mike Fieldman	X*	
Anna Geller	X**	
Zee Koza	X	
Marissa Madrigal	X	
Adolph "Val" Valfre	X	
Chair, Aubre Dickson	X*	

**Chair Dickson and Councilmember Fieldman both joined the meeting by phone.*

***Councilmember Geller joined the meeting in progress at approximately 9:15 a.m.*

Public Comment

Acting Chair Madrigal opened the meeting for general public comment. No one stepped forward on the phone or in the room to provide public comment.

Draft meeting minutes for approval

The meeting minutes from the May 6, 2016 meeting were distributed to Council members prior to the June 3, 2016 meeting and edits received were incorporated into the document presented to the Council for approval on 6/3/16. Acting Chair Madrigal asked Council members if they had any questions or additional edits for the meeting notes.

Councilmember Valfre said it was great to be able to look back on the great trip to Bend when reading over the meeting notes.

Councilmember Koza moved to approve the meeting minutes and Councilmember Valfre seconded the motion. Acting Chair Madrigal then called for a vote.

March 4, 2016 Meeting Minutes:

Council member	Motion	Yes	No	Abstain	Absent
Mayra Arreola					X
Tammy Baney					X
Mike Fieldman		X			
Zee Koza	X	X			
Marissa Madrigal				X	
Adolph "Val" Valfre	2 nd	X			
Chair, Aubre Dickson		X			

Vote: 4:0:1:2 | PASS



Residential Loan Program Consent Calendar – Kim Freeman, Single Family Section Manager

Ms. Freeman presented an overview of the three residential loans up for approval on the consent calendar. All three of the loans up for consideration meet all of the OHCS requirements. Two properties are in Clackamas County and one is in Multnomah County. Ms. Freeman highlighted the lot size for the property in Molalla and translated the square footage into acres for the Council. The acreage for this property is: 2.14 acres. Ms. Freeman then asked for any questions about the loans being considered today. There were no questions. Acting Chair Madrigal called for the motion.

Councilmember Valfre moved to approve the consent calendar as presented and Councilmember Koza seconded the motion. Acting Chair Madrigal then called for a vote.

Council member	Motion	Yes	No	Abstain	Absent
Mayra Arreola					X
Tammy Baney					X
Mike Fieldman		X			
Zee Koza	2 nd	X			
Marissa Madrigal		X			
Adolph “Val” Valfre	X	X			
Chair, Aubre Dickson		X			

Vote: 5:0:0:2 | PASS

***Councilmember Geller joined the meeting in progress at approximately 9:15 a.m. Acting Chair Madrigal welcomed Councilmember Geller to the meeting.*

Housing Trust Fund (HTF) – Julie Cody, Assistant Director, Housing Finance

Ms. Cody reviewed the timeline deadlines and the allocation recommendation from the OHCS Housing Finance Division.

Acting Chair Madrigal asked what the total amount of HTF was. Ms. Cody said it was less than one billion dollars. The HUD announcement page can be viewed by clicking [here](#). You may also access HUD’s Housing Trust Fund program page by clicking [here](#).

Councilmember Valfre asked what the income distribution would have been if the amount had been more than \$1 Billion. Ms. Cody said it would have been 75% of the units would be at 30% Area Median Income (AMI) and 25% would have been at 50% AMI.

Before asking for the motion, Acting Chair Madrigal officially welcomed new Councilmember Anna Geller to the meeting and to service on the Housing Stability Council.

Acting Chair Madrigal then asked for a motion. Councilmember Valfre moved to amend the 2016-2020 Consolidated Plan consistent with the guidance and regulations of the United States Department of Housing and Urban Development and the Housing Trust Fund Allocation Plan. Councilmember Koza seconded the motion. Acting Chair Madrigal then called for a vote.

Council member	Motion	Yes	No	Abstain	Absent
Mayra Arreola					X
Tammy Baney					X
Mike Fieldman		X			
Anna Geller		X			
Zee Koza	2 nd	X			
Marissa Madrigal		X			
Adolph "Val" Valfre	X	X			
Chair, Aubre Dickson		X			

Vote: 6:0:0:2 | PASS

Single Family Homeownership Center RFA Awards Report – *Kim Freeman, Single Family Section Manager*

Ms. Freeman reviewed the recent RFA to provide Homeownership centers for three open counties (Lincoln, Malheur & Harney).

Key components of coverage requested were:

- ◆ Pre-purchase homebuyer education
- ◆ Financial coaching & pre-purchase homebuyer counseling
- ◆ Financial literacy education
- ◆ Homeowners produced out of the centers

With this RFA all 36 counties will now be served by a homeownership center.

LIFT Update – *Julie Cody, Assistant Director, Housing Finance*

Ms. Cody provided a quick overview of the proposed timeline for the upcoming NOFA issue for the LIFT program. Ms. Cody and her team in Housing Finance expect the following milestones for the LIFT NOFA:

- ◆ NOFA issued in late August or early September
- ◆ Awards presented for approval to the Council in December or January
- ◆ The Bond sale is scheduled to occur in February 2017 (moved up from April 2017)

Councilmember Valfre asked about the 9% NOFA timelines;

Ms. Cody informed the Council that all of the NOFAs are currently with DOJ for review and approval. Ms. Cody expects to release the NOFAs between June 17th and 30th.

Councilmember Geller asked if the Council would be able to review the scoring and questions for the NOFA. Ms. Cody told the Council that OHCS does not typically release the scoring and/or questions prior to the release because it may give someone an unfair advantage. The scoring and questions will be derived from the LIFT framework which was approved at the May 6th Housing Stability Council meeting.

Acting Chair Madrigal suggested it would be good for the Council to be given a refresher on Public Procurement and the laws and statutes which govern the process. The Council needs to know how to keep the process clean, what is okay to disclose, what the boundaries are, etc.

Interim Director Seguin asked Councilmember Geller to bring any questions she may have to OHCS staff for clarification about the approved LIFT framework. The LIFT framework directs OHCS directly about what needs to be done.

Dani Ledezma from the Governor's office thanked Ms. Geller for expressing her concerns. The Council recommendation which was approved at the May 6th meeting is the final word on the framework. For the sake of getting units on the ground it is important to get the RFP out as soon as possible.

To provide clarity on the next steps for the LIFT program, Acting Chair Madrigal said the next time the LIFT program will be before the Council will be when the Council is asked to vote on the recommended projects. Ms. Cody confirmed this as the next step for the Council.

Councilmember Koza said she would like to see OHCS move forward as quickly as possible. She then asked if there was anything else needed from the Council to assist with the LIFT program. Ms. Cody told the Council they have done everything they have been asked to do and all that is required of them based on the bill which was passed during the February session.

Ms. Cody told the Council members they were welcome to call her at any time to ask questions about the LIFT program.

Agency Request Budget Update – Caleb Yant, CFO

Mr. Yant provided a high-level overview of the budget process for OHCS and a check-in on where the agency is in the process. He outlined the Policy Option Packages (POP) the agency would be putting forward and details can be found in the Agency Request Budget update memo. Please click [here](#) to view the memo.

As a reminder the POPs are the way an agency can do something different from what was included in a prior budget. Items which can be asked for are staffing, new programs, etc.

Acting Chair Madrigal asked if the requests being made were for new funds or for existing funds being used in new ways. Mr. Yant told the Council the POPs presented today are for new funds.

Mr. Yant reviewed the staffing and program requests included in the memo.

Acting Chair Madrigal asked if the POPs in the document were in priority order. Mr. Yant said they were not.

Councilmember Koza asked what the top priority for OHSC was. Mr. Yant said he was not prepared to answer that today and he then asked what Councilmember Koza's priority would be.

Councilmember Koza said her priority was staffing for single family. Councilmember Dickson said his priority was for the data & research positions. Acting Chair Madrigal said her priority was for the LIFT program. Councilmember Geller noted LIFT as her priority as well.

Programs in the document:

- ◆ Elderly Rental Assistance
Councilmember Geller asked if the agency had the resources to distribute the assistance for this program. Mr. Yant said yes the agency has enough staff to administer this program.
- ◆ Oregon Homeownership Stabilization Initiative (all positions are limited duration)
- ◆ Oregon Volunteers (OV)
Councilmember Geller asked about the CASA program and how it would be impacted. Mr. Yant told her that the CASA program is not going away. The program could move to another agency in the future. The OV program is currently running under a budget shortfall.
- ◆ HUD Section 811
- ◆ LIFT

- ◆ Lottery Bonds for Preservation
Acting Chair Madrigal wanted to put in a pitch for Mobile Home parks. Councilmember Valfre said he thought that some of the POPs could require policy changes and then he asked if those items would be brought back to the Council. Mr. Yant told the Council the process is for OHCS to present recommendations for approval by the Council. Mr. Yant plans to bring those items back to the Council at the July 8, 2016 meeting.
- ◆ Oregon Foreclosure Assistance
- ◆ Housing Choice Landlord Guarantee
OHCS is asking for an amount to maintain the program at its current level.
- ◆ Rent Guarantee
Councilmember Valfre offered his thanks to the agency for putting this back into the budget. Councilmember Fieldman agreed.

Councilmember Koza offered her thanks to Mr. Yant for making his presentation so easy to understand. Councilmember Geller agreed and thanked Mr. Yant as well.

Acting Chair Madrigal asked if Mr. Yant could share the state forecast with the Council to help them understand the landscape and what to expect. Mr. Yant said that what he knows is that the state is facing a shortfall. Mr. Yant offered to bring more details about the state forecast to the next Council meeting.

Ms. Ledezma said that the Governor's office has asked the agencies to prepare several different budget scenarios/outlooks when going through the budget process. She thanked Mr. Yant and his team for their work in preparing those scenarios for OHCS.

Report from Interim Director Seguin

Ms. Seguin took the time to explain what she knows about the process for naming a new director for OHCS. There is no roadmap for how the new director will be selected. Ms. Seguin's plan is to stay the course and make sure the amazing work being done at OHCS continues uninterrupted. She plans to move the agency agenda forward.

Ms. Seguin plans to maintain calm and familiarity for the staff at the agency while OHCS goes through this transition.

Acting Chair Madrigal offered her thanks to Ms. Seguin for stepping into the Interim role. She also offered her support and the support of the rest of the Council through this time of transition. Councilmember Dickson also offered his support as well. He is looking forward to getting to know Ms. Seguin better.

Councilmember Geller also offered her support to Ms. Seguin. Councilmember Fieldman echoed the previous comments and welcomed Ms. Seguin to her role. Councilmember Koza said she is pleased with Ms. Seguin's plans to work with the Council and she believes the Council is in good hands with her. Councilmember Valfre also added his support to and for Ms. Seguin. Next month the Housing Stability Council will not be meeting on the regular day but a week later on July 8, 2016 (the second Friday).

For October the Housing Stability Council will be meeting in La Grande. OHCS staff plans to have regional partners come to present to the Council. The location for the meeting is: Blue Mountain Crossing in La Grande.

Councilmember Koza will host an open house at her home on Thursday, October 6th.

Report from Acting Chair Madrigal

Acting Chair Madrigal did not have a report, so she asked the newest Councilmember, Anna Geller to introduce herself to the Council.

Councilmember Geller expressed her desire to do good work for the agency and the state. She believes there are many ways to build affordable housing.

Acting Chair Madrigal adjourned the meeting at 10:20 a.m.



07/08/2016

Aubre Dickson, Chair
Housing Stability Council

Date



07/08/2016

Claire Seguin, Interim Director
Oregon Housing and Community Services

Date