

## Oregon State Housing Council Public Meeting

Date: June 7, 2013  
Location: Conference room 124a/b, North Mall Office Building  
725 Summer Street NE  
Salem, OR 9730

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### Housing Council Members Present:

Jeana Woolley, Chair  
Mayra Arreola  
Tammy Baney  
Aubre Dickson  
Mike Fieldman  
Val Valfre

### Housing Council Members Not Present:

Zee Koza

### Guests-

| <u>Name</u>     | <u>Organization</u>                      |
|-----------------|--|
| Tom Cusack,     | OR Housing Blog                          |
| Shelly Cullins, | Chrisman Dev.                            |
| John Miller,    | Oregon Opportunity Network               |
| Robin Boyce,    | Housing Development Center               |
| Jim Moorefield, | Willamette Neighborhood Housing Services |
| Andy Wilch,     | Salem Housing Authority                  |
| Gail Monahan,   | Housing Development Center               |
| Peter Hainley,  | CASA of Oregon                           |

### OHCS Staff Present:

Margaret S. Van Vliet, Director  
Karen Clearwater, Regional Advisor to the Department  
Vince Chiotti, Regional Advisor to the Department  
Julie Cody, Administrator, Program Delivery Division  
Teresa Pumala, Loan Specialist  
Katherine Silva, Executive Assistant to the Director  
Kim Travis, Community Engagement Manager

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## 1. CALL TO ORDER

Chair Woolley calls the May 3, 2013 meeting to order at 10:21 a.m.



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### 2. ROLL CALL

Chair Woolley asks for roll call. **Present:** Mayra Arreola, Tammy Baney, Aubre Dickson, Mike Fieldman, Adolph Val Valfre Jr. and Chair Jeana Woolley.

### 3. APPROVAL OF MEETING MINUTES

#### a. March 1, 2013 (Revised)

Chair Woolley acknowledged that the March 1, 2013 minutes have been revised and asked that the council approve the revised minutes conditioned upon, additional, non-substantive edits being made. Chair Woolley and Val Valfre will work with OHCS staff to finalize the minutes for signature.

**Motion:** Val Valfre moves that the Housing Council conditionally approve March 1st, 2013 meeting minutes.

**Vote:** In a roll call vote the motion passes. Members present: Mayra Arreola Tammy Baney, Aubre Dickson, Mike Fieldman, Adolph Val Valfre Jr., and Chair Jeana Woolley.

#### b. May 17, 2013

Chair Woolley asks if there are any corrections to the May 17<sup>th</sup>, 2013 meeting minutes. There being several corrections noted by Aubre Dickson and Mike Fieldman, Chair Woolley and the council decided to defer the meeting minutes until the council convenes again, in-person, on August 2nd.

### 4. Public Comment

**John Miller**, Executive Director of Oregon Opportunity Network (OON), complimented OHCS for bringing Michael Jordan, COO to speak at the CAPO board meeting, held just before the council meeting; and stated that the COO's speech inspired him. Miller iterated his enthusiasm for continued work with OHCS in the coming months and challenged staff to create more engagement throughout the process. Miller posited that, although OON members have had ample opportunity for input, they have felt the need for more than just listening sessions. Miller and the OON constituency want to work in a more collaborative way with OHCS staff to ensure that the outcomes of the transition planning process are thoroughly supported by stakeholders and therefore will stand the test of time.

**Chair Woolley** thanked Miller for his continued efforts to work with the Department and for all his good input.

**Peter Hainley**, CASA of Oregon, cautioned that staff be considerate of unintended consequences as they undertake this important and arduous task on such a short time frame. Hainley stated that the Governor's 10-year plan looks at the individual and that while we do not want to lose sight of that, it poses a challenge. He further advised that he has seen this process work within one agency, has not seen it work as a system due to a lack of collaboration. Hainley therefore, challenged staff to look across state agencies because solutions lie within the dealings between

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the different agencies. He warned that a huge opportunity to do this right could be missed if we do not acknowledge that this transition involves a lot more than just OHCS.

Mike Fieldman and echoed Peter Hainley's comments and Chair Woolley thanked Mr. Hainley for his input.

Chair Woolley called for any other public comment, there being none she welcomed the presenters for new business, Gail Monahan, Andy Wilch and Jim Moorefield.

### 5. New Business

#### a. Capacity Building Presentation

Presentation PowerPoint is posted on the housing council website for review.

#### b. 4% LIHTC Reservation Charge, *Proposed Increase*

Julie Cody, Administrator, Program Delivery Division and Teresa Pumala presented a proposal to the council to increase the 4% LIHTC reservation charge from 6.5% to 12%, the rationale for this request was stated simply that the Department used to be able to cover any deficit incurred by short term loans with long term bond yield, but the number of long term loans has decreased and the short-terms yield does creates an overall loss. This recommended change to the fees charged aligns more with the body of work currently being done. Cody went on to state that staff have been working on trying to shift the allocation of charges/fees and that this recommended motion will result in a cost savings. By recommending that this change apply only to those applications received after May 15<sup>th</sup>, the Department aimed to protect the existing projects in the pipeline.

**Chair Woolley** asked: how many deals will be affected by this?

**T. Pumala** answered: 6 projects are in the works. 5 will be affected; for the remaining 1 it will be too late.

**Mike Fieldman** asked: Is there a possibility that the increase to 12% will not be enough to cover the deficit?

**T. Pumala** answered: OHCS is looking at making processes more efficient and less costly overall.

**Tammy Baney**: Thanked staff for bringing this forward and inquired as to whether or not this would come as a surprise to developers?

**T. Pumala** answered: Staff have been communicating out about realignment of budget and that conversations had occurred with 12% as the cornerstone.

**Chair Woolley** asked: How did this issue come to light? Trying to work in a paradigm, how can you know this is the solution without any vetting?

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**Vince Chiotti**, Regional Advisor to the Department: advised the council that he was aware of an additional 4 large, 4% projects that utilize private activity bonds.

**Mike Fieldman** added that there would be a benefit to some developers to do this.

**Aubre Dickson** agreed with Mike Fieldman, but asked whether the change would have the same effect on private activity bonds?

**Val Valfre** asked: Will some developers benefit? Will there be unintended consequences?

**Tammy Baney** asked: Has there been any dialogue about this? We cannot surprise people with something like this. She stated that although she is supportive of the change and increase based on the staff presentation she wondered if this change could be phased in. The council agreed that the change in fees made good business sense, but decided that a phased approach would be the best course of action moving forward.

**Motion:** Tammy Baney moved that the Housing Council approve the change of the 4% LIHTC reservation charge be increased from 6.5% to 12% on all existing and future applications for OHCS Bonds.

**Vote:** In a roll call vote the motion passes. Members present: Tammy Baney, Aubre Dickson, Mike Fieldman, Zee Koza, Val Valfre, Chair Jeana Woolley. Members not present: Mayra Arreola. The 4% LIHTC transactions using private activity bonds will not be affected until staff have done more public outreach and notice. The council will revisit that issue on August 2, 2013.

### 6. NOFA Scoring and Evaluation Update

Director Van Vliet deferred the NOFA scoring update stating that there will be a discussion and update with council members before a final decision is made and that an additional update will be provided at the next in person meeting on August 2<sup>nd</sup>, 2013.

### 7. Adjourn State Housing Council Meeting

Chair Jeana Woolley, deferred the report of the chair until the next in person meeting and called for any additional comments, questions or business from council members, there being none she adjourned the meeting



8/02/2013

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Jeana Woolley, Chair  
Oregon State Housing Council

DATE



8/02/2013

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Margaret S. Van Vliet, Director  
Oregon Housing and Community Services

Date

