February 1, 2019
Oregon Housing Stability Council Meeting Minutes

Chair Valfre called the meeting to order at approximately 9:00 am, and then asked for the roll call:

<table>
<thead>
<tr>
<th>Name</th>
<th>Present</th>
<th>Excused</th>
<th>Absent</th>
<th>By phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sarah DeVries</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Anna Geller</td>
<td>*X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Claire Hall</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zee Koza</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Mary Li</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Gerardo Sandoval</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tricia Tillman</td>
<td></td>
<td></td>
<td></td>
<td>*X</td>
</tr>
<tr>
<td>Charles Wilhoite</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Chair Adolph “Val” Valfre</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

With at least six members in attendance, we have reached a quorum for voting purposes. * Councilmember departed meeting approx. 10:40am.

Public Comment:
Chair Valfre opened the floor for comments. Discussion was asked to be limited to 3 minutes, and individuals who wished to provide comment were asked to provide name and organization.

First public commenter was Lianne Thompson, Clatsop County Commissioner. Ms. Thompson thanked the council, and called attention to using technology for rural Oregon through automation. She added that this is a wonderful tool for housing, emphasizing its possibilities if used in Southern and Eastern Oregon. She thanked the council for giving her the opportunity to speak this morning.

The second public commenter was Cameron Herrington from Living Cully in the Northeast Portland neighborhood. He came with a few residents of Arbor Mobile Home Park: Mellissa Torres, Luise Gomez, and Sean McDonald. He stated that these residents are here to share some stories and put some faces on the application that the council will be viewing in the near future.

The first resident was Mellissa Torres, whose family consists of three adults and three children. She lives in Arbor Mobile Home Park in Portland and described the importance of preserving her home. She describes the mobile home park as being a diverse community which relies on the affordable rent to support their families. She ended her comment by adding that it would be very difficult to imagine paying a higher rent outside of the mobile park, and that it’s very important to have this type of housing available.
The second resident was Luz Gomez, who also lives at Arbor Mobile Home Park in Portland. She’s lived here for thirty years and came to the United States as a political refugee to escape the violence in her home country and to protect her life, as it was believed to be at risk as well. She’s lived in Portland since 1991, and resides in Arbor Mobile Home Park with her six children. All of her children attend school in the same neighborhood as Arbor Mobile Home Park. She stated that her current residence is affordable, unlike the other options in Portland, and she doesn’t believe that her current income would be enough to afford a home outside of Arbor Mobile Home Park. She continued to elaborate that her children also rely on this home to remain affordable, since they all attend the school within this community. Ms. Gomez asked the council to take into consideration that they are asking to keep their homes Arbor Mobile Home Park.

The third resident’s name is Sean McDonald, and he has lived in Arbor Mobile Home Park for the last three years. He moved here, because he was priced out of the home he used to live in, but since he’s lived at Arbor Mobile Home Park, his rent has gone up around $300.00. Sean stated he is concerned about his future in this neighborhood, and that he has spent the last few months getting more involved in the community at Arbor Mobile Home Park. Sean described his experience in this community, his interest in preserving it, and his hope that the council will help in preserving this community as well.

The next speaker informed the council of a 4-minute video that will help the council learn more about the residents in the Arbor Mobile Home Park.

An American Dream

She stated that this community is very proactive, and that they’ve worked to pass a zoning law which prevents mobile home parks from being bought out to build condominiums. She went on to express that the community contributed to saving the Oak Leaf as well, and that now this community is looking to others for help.

Chair Valfre thanked the public commenters in audience, and asked if there were any additional public commenters on the phone. Peter Hainley from CASA of Oregon introduced himself and took a moment to thank the staff and council who contributed to the Statewide Housing Plan. Peter went on to explain that he is impressed by the section of equity and how it was enhanced to include specificity and certain targets around identifying internal work that needs to happen with the agency of Oregon Housing & Community Services.

Chair Valfre asked if anyone else on the phone had additional comments to make. No one else offered, and public comment was closed.

Approval of Meeting Minutes for November 2, 2018:

Chair Valfre introduced meeting minutes for council approval and called to motion. Councilmember Hall moved to accept the November 2, 2018 meeting minutes, and Councilmember DeVries seconded the motion. Chair Valfre then called for the vote.

<table>
<thead>
<tr>
<th></th>
<th>Motion</th>
<th>Yes</th>
<th>No</th>
<th>Abstain</th>
<th>Excused</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sarah DeVries</td>
<td>2</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Anna Geller</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>x</td>
</tr>
</tbody>
</table>
*Councilmembers Tillman and Geller abstained from the vote today. Councilmembers Zee Koza, Mary Li, and Charles Wilhoite are not present. Chair Valfre asked for comment, and there was no comment. He made the decision to put off this motion until the next council meeting in March, as the quorum requirements have not been met for this motion.*

**EHA/SHAP Budget Note Recommendations:** Christy Hahn, Policy Analyst and Claire Seguin, Assistant Director, Housing Stabilization

Assistant Director Seguin introduced herself and indicated that the presentation will include the outline of the report for the budget note. Ms. Seguin introduced Jimmy Jones of Mid-Willamette Valley Community Action Agency and Christy Hahn, policy analyst at Oregon Housing & Community Services.

Christy Hahn stated that Councilmember Li was unable to join this council meeting, but that she and Jimmy Jones will take the lead and shift between presenting with each other. Ms. Hahn provided an overview of the presentation, and stated that the subcommittee wanted to specifically call out the council since they were involved in developing the content of this work.

**EHA/SHAP Budget Note Recommendations**

Councilmember Sandoval asked if the discussion considers the possibility of ending homelessness, and if there are any alternatives to this outcome such as lessening homelessness by a percentage.

Mr. Jones answered councilmember Sandoval by agreeing that ending homelessness completely may be impossible, but that the notion is that we mean to adopt practices that help to service individuals so that they don’t become homeless again. He went on to explain that experiencing homelessness should be brief, one time, and rare, and that any individual who experiences homelessness shouldn’t reenter the system seeking housing again a few years after being provided service intervention from homeless services.

Chair Valfre added that Mr. Jones’ statement was well said. He further stated that ending homelessness for a specific person is important, and agreed that it should be brief, rare, and only happen one time. Chair Valfre asked for any other comments, and when none were offered, stated that it’s been great working with subcommittee in CAPO (Community Action Partnership of Oregon), and that the staff had to work hard and keep up with changes.
Councilmember Hall indicated that there were a few more slides before moving on. Christy Hahn resumed the presentation until it was complete. Ms. Hahn asked if anyone had any questions at the end of the presentation.

Councilmember Devries said that she appreciates the information and work that’s been put in, and stated that she’s interested in the next steps and next few meetings to see what the long term plan is. She mentioned that she wonders what this will look like in three years, what resources were tapped into, and what peer to peer work looked like. She added that the next few years will most likely involve heavy lifting, but to great ends.

Assistant Director Seguin spoke next, and said that this is just the beginning of the work and that we are committed to it for the long haul. She added that she would be happy to report back to the council regularly to implement and learn how to improve data, and looks forward to telling the story as we move forward. Ms. Seguin added that she expects this to be a long-term project of building new systems, but with constant improvement as the needs of the economy and institutions in Oregon change.

Councilmember Sandoval shared that he is having trouble with linking the performance measures to the framework in the documentation provided in the meeting materials. He asked that if there is a lot of data to collect, and how we plan to streamline those measures.

Christy Hahn responded to councilmember Sandoval and stated that since we are already collecting the data, it can be used to ensure that things will not be too laborious for partners going forward during this transition. Ms. Hahn added that we want them to have a choice in performance measures. She continued stating that a few things in the EPIC card requires some narrative, which is something that we’ll be doing in quarterly report format and will be worked off their capacity building plans.

Chair Valfre added that each agency picks one, and Director Salazar supported Chair Valfre’s comment by adding that each agency picks one to track. Director Salazar added that since we are aspiring to balance the statewide approach and make sure each agency will have an option to choose, they can choose one of each of these columns so it’s really just four boxes. She asked the council if that explanation helps to explain the measures.

Director Sandoval expressed that this explanation helped to answer his question.

Mr. Jones went on to explain columns and how data is divided and collected. He stated that the most critical option is the one at the bottom regarding individuals that return to homeless services, because it shows if a program was ineffective. He emphasized that this is a red flag for a system being successful or unsuccessful.

Chair Valfre stated that we should be mindful of the time, and asked if there were any other comments. No one came forward with comments to add, and Chair Valfre called to motion. Councilmember Devries moved to approve the Budget Note Sub-Committee Recommendations, and Councilmember Hall seconded the motion. Chair Valfre then called for the vote.

**Agenda Item:** HB 5201 EHA/SHAP Budget Note

**Motion:** To approve the Budget Note Sub-committee recommendations for the use of EHA and SHAP funding and to forward those recommendations to the Director.
**Statewide Housing Plan – Final Plan Approval:**  *Kenny LaPoint, Assistant Director, Public Affairs*

Assistant Director LaPoint, introduced himself and greeted the council. Mr. LaPoint stated that he is seeking motion for approval of the finalized statewide housing plan. He indicated that the council has received memos highlighting specific changes that will be noted in the final version, and that they will have a final copy sent out to them on Monday (February 4, 2019). Mr. LaPoint added that he was working with councilmembers Geller and Sandoval regarding the final changes in the statewide housing plan up until the day before this meeting, and that those changes will be added in. Kenny LaPoint added that he would like to recognize the council for their work and how it has contributed to the statewide housing plan moving forward.

**Statewide Housing Plan 2019-2023**

Councilmember Devries requested that, beginning in a month or two, the council can be updated about how the plan is being used, what to expect, and what the council’s role may be going forward. Kenny LaPoint agreed to this request.

Director Salazar mentioned her hopes that the council retreat will give some time to explore how council members can engage in this plan going forward. Councilmember Hall added that she is excited to see this day come, and that the initial draft was exciting in breadth and vision, but that the revisions bring a lot more specificity and accountability to the goals. She added that the goals are ambitious, but with the leadership of the Governor, legislature, and agency staff that this seems possible.

Councilmember Geller recognized the way Assistant Director LaPoint has pulled this plan together, and thanked him for taking the time to meet with her personally. She added that she will provide Mr. LaPoint with the notes she took from their meeting. Councilmember Geller asked Mr. LaPoint how Councilmember Sandoval’s and her recommended suggestions will be incorporated into the statewide housing plan that they are motioning to approve today. Kenny LaPoint responded by stating that a great majority of the comments discussed with her and Councilmember Sandoval will be added into the final version of this plan. He emphasized the following as additions which would be made: the alignment of multifamily investments with transportation investments, evaluating OHCS policies as it is related to the rural priority, and OHCS’s ability to support local government and communities in their pursuit of housing resources. Councilmember Geller clarified that she is interested in seeing something in the statewide housing plan regarding the coordination

*With six members voting to approve, we have met the quorum requirements to pass this item.*
with other jurisdictions, making sure we are cognizant of the larger investments made, and if those investments are good for affordable housing. She added that OHCS will work very carefully with Metro Housing Bond.

Assistant Director LaPoint responded to Councilmember Geller and referred her to the third strategy in the affordable housing priority. He went on to explain that there is an aspect of this strategy which refers to educating powerful leaders in the community, and that more specifics will be derived from that in the action items for this strategy.

Councilmember Geller responded and stated that local jurisdictions should be aware of our sensitivity to their initiatives and desire to create community. Councilmember Devries added that she has the opposite approach in states she’s worked with, and that in her experience, small and local jurisdictions are more capable to adapt and react. She added that the places she’s seen where housing is more successful are in counties and local jurisdictions where state agencies are steady and act with predictable actions year after year in the way they administer programs.

Councilmember Geller responded by stating that she and Councilmember Devries are talking about the same thing in some ways. She added that a difference she sees in the state of Oregon compared to other places is that our jurisdictions don’t have a lot of money. Immediately following this comment, Councilmember Devries clarified that this is a goal of ours.

Chair Valfre spoke next and added that this plan has listened to a lot of communities for input and did an excellent job at providing that framework of how we can work with them. He added that there is enough flexibility in the plan to move forward, and that there will be opportunities to make adjustments as we go along. Chair Valfre went on to explain that this was referred to in the EHA and SHAP meetings. He concluded his statement by saying that this document is an incredible foundation stone for the agency and state, and that this is what was being asked for in the motion to approve this document.

Councilmember Geller responded to Chair Valfre and stated that she has a lot of faith in Director Salazar and Mr. LaPoint’s leadership, but that these issues have been dropped in the past by others. She asked Chair Valfre if he is asking her to believe it will be different this time, and Chair Valfre stated that she is correct in assuming that.

Chair Valfre asked if there are any other comments. No other comments were contributed, so Chair Valfre moved to approve of the statewide housing plan’s proposed changes for final approval. Councilmember Hall moved to approve this motion, and Councilmember Sandoval seconded the motion. Chair Valfre called for the vote.

**Agenda Item:** Statewide Housing Plan Proposed Changes and Final Approval  
**Motion:** To consider a motion for approval of the final Statewide Housing Plan (SWHP).

<table>
<thead>
<tr>
<th></th>
<th>Motion</th>
<th>Yes</th>
<th>No</th>
<th>Abstain</th>
<th>Excused</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sarah Devries</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Anna Geller</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Claire Hall</td>
<td></td>
<td>1</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zee Koza</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mary Li</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
*With six members voting to approve, we have met the quorum requirements to pass this item.*

After this motion was approved, Mr. LaPoint invited councilmembers to the statewide housing plan announcement event at the capitol on February 11, 2019 at 10:30 am. He stated that this event highlights history in moving housing policy and discussions to the limelight in Oregon and that we’re all proud to be part of this event.

Director Salazar added that we have a couple of councilmembers who need to leave early, and requested to have some additional votes on motions conducted prior to the councilmembers’ departing. Chair Valfre agreed to the two additional motions being voted on prior to the councilmembers’ departing.

**Single Family Housing Decisions – Oregon Bond Residential Loan Program Transactions:** Emese Perfecto, Assistant Director of Homeownership Programs

Lisa Nunnellee presented the Oregon Bond Residential Loan Consent Calendar for approval to the council. She explained that both are in the Marion and Polk County area, and that it’s pretty common to see this on the calendar. Ms. Nunnellee asked if there were any questions. No questions were presented.

Councilmember Devries moved to approve the consent calendar, and Councilmember Hall seconded the motion. Chair Valfre called for the vote.

**Agenda Item:** Oregon Bond Residential Loan Consent Calendar  
**Motion:** Approve the Oregon Bond Residential Loan Consent Calendar

<table>
<thead>
<tr>
<th>Motion</th>
<th>Yes</th>
<th>No</th>
<th>Abstain</th>
<th>Excused</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sarah Devries</td>
<td>1</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Anna Geller</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Claire Hall</td>
<td>2</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zee Koza</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mary Li</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gerardo Sandoval</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tricia Tillman</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Charles Wilhoite</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chair Adolph “Val” Valfre</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

*With six members voting, we have met the quorum requirements to pass this item.*

**Affordable Housing Finance:** Julie Cody, Assistant Director, Affordable Housing Finance

Assistant Director Cody, greeted the council. She stated that she and her team will be talking about the 4% Gap Preservation Funds Framework for OHCS.
Multifamily Housing Decisions – 4% GAP Preservation Funds Framework Decision: Tai Dunson-Strane, Tax Credit Program Manager and Ed Brown, GHAP Program Manager

Tai Dunson-Strane, Tax Credit Program Manager, and Ed Brown, GHAP Program Manager, introduced themselves and greeted the council before beginning this presentation.

4% GAP Preservation Funds Framework Decision

After the presentation, Assistant Director Cody mentioned that staff is recommending flexibility in establishing the timeline of the application period, based on feedback from stakeholders. She asked the council if the authority can be delegated to Director Salazar, so that they can take some feedback into consideration. Chair Valfre asked Assistant Director Cody if she and her team are planning on releasing this within the month, to which she agreed. Chair Valfre stated that it is important to have approval at this time, and continued that he would like to go ahead and ask for a motion and vote. Councilmember Devries added that the motion does not include the delegation of authority, and Assistant Director Cody clarified that the motion would include that delegation.

Councilmember Tillman moved to approve the Framework for Commitment of $10 million in Portfolio Preservation Funds, and Councilmember Hall seconded the motion. Chair Valfre called for the vote.

Agenda Item: Framework for Commitment of $10 million in Portfolio Preservation Funds

Motion: Approval of the framework as presented [or with noted revisions – including the delegation of authority to the Agency Director for the timing of the NOFA application period] for the commitment of $10 million in gap funding resources to be used for the preservation of affordable housing in the OHCS portfolio.

<table>
<thead>
<tr>
<th>Motion</th>
<th>Yes</th>
<th>No</th>
<th>Abstain</th>
<th>Excused</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sarah Devries</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Anna Geller</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Claire Hall</td>
<td>2</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zee Koza</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mary Li</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gerardo Sandoval</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tricia Tillman</td>
<td>1</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Charles Wilhoite</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chair Adolph “Val” Valfre</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*With six members voting, we have met quorum requirements to pass this item.

Housing Stabilization Update: Claire Seguin, Assistant Director, Housing Stabilization

Low Income Utility Workgroup Recommendations: Claire Seguin, Assistant Director, Housing Stabilization
Assistant Director Seguin greeted the council again, and stated that she has some reports to share from the energy programs at OHCS. Assistant Director first shared the low-income energy subcommittee work they’ve completed. She added that this has been pulled together from the Governor’s office committee on carbon reduction and our ability to co-chair with the public utilities commission, so that the voices of low-income Oregonians could be heard and supported by the legislative design. Assistant Director Seguin added that the report, which the council already has, analyzed existing systems, gaps, what happens privately, what happens across the state, and what OHCS offers to the community action network and created a document to track all the programs across the state. Assistant Director Seguin went on to say that we are very proud that these programs are available to Oregonians, but that the downside is the energy burden of 345 million for low-income Oregonians on a state level. Assistant Seguin elaborated by saying that the energy burden is usually seen as 6% of the household income being spent on energy, and that if the cost is higher than that then a household is considered to be energy-burdened. She added that there are several recommendations listed in the memo provided to the council, and this memo has gone to the legislature. She elaborated that we have testified twice with this information and that new legislation will be coming through, but the broad consensus amongst our stakeholder group is that we should continue the work of looking at the impacts on low-income Oregonians over time. Lastly, Assistant Director Seguin added that there will hopefully be a permanent workgroup to address this work. She told the council that she would be happy to answer any questions about the low income utility workgroup. Since there were no questions, Assistant Director Seguin turned over the presentation to Tim Zimmer, section manager of Energy Services, and Dan Elliott, senior policy analyst.

Executive Order 17-20 10 Year Plan: Dan Elliott, Senior Policy Analyst

Mr. Elliott began his presentation by stating that he got to work with staff on the low-income utility workgroup and found out wonderful information which really helped us dive deep into the information. He continued to state that we have been advising a parallel group which is Governor Brown’s Executive Order No. 17-20, so there was a lot of work that was happening around data, data analysis, and data science. Mr. Elliott went on to say that they have pulled a lot of information together and that they were able to produce a remarkable product that will help program designers, policy advocates, us at OHCS, and multiple executive branch agencies understand what we do as housing support staff, and not just what we do with energy efficiency. He added that this will help to broaden their understanding of what we do and why we do it. Mr. Elliott went on to explain that this was a really good opportunity to bring in our partners with the Oregon Department of Energy as well as the Public Utilities Commission to work on this together. Mr. Elliott elaborated that he was here last in November of 2018 with his team to describe where he and his team were at on their work with the Executive Order.

Executive Order 17-20 10 Year Plan

During the presentation, Mr. Elliott explained that the Affordable Housing Assessment (AHA) website provides a breakdown of each county that is clicked on by the website user. He elaborated that one way the counties are broken down are by race and ethnicity. He showed the Councilmembers the interactive map and used Malheur County as an example of a high need and high energy burden part of the state, displaying the statistics for the county including the relatively high Hispanic/Latino population in that County. He noted that this type of interactive assessment will allow the agency to think about outreach
to specific populations and program delivery, including outreach with culturally specific organizations. Councilmember Sandoval had a comment during this part of the presentation and mentioned that a lot of the Latino population is concentrated in a few cities in Eastern Oregon. Councilmember Sandoval asked Mr. Elliott if the assessment tool can be used to look at that information by city.

Mr. Elliott responded to Councilmember Sandoval and answered that the census data can be broken down even further to square blocks. He added that this data will be broken down by census area, by income, by energy burden, and race as well, and elaborated that the energy burden will also be broken down by race so that we can really look at the disparity. Mr. Elliott stated that this hasn’t been done in the state of Oregon before, but that we would have this done within 90 days.

After Mr. Elliott’s response to Councilmember Sandoval, Councilmember Devries asked what she should be looking for in the map. Mr. Elliott clarified that the red color represents the “hot spots” of need, what they would be focusing their work on.

When the presentation was completed, Mr. Elliott added that the census is limited for the LGBTQ population and for health indexes. He elaborated that the LGBTQ data mainly provides information on same-sex partners at this time, and that the health index information mainly provides information on life expectancy. Mr. Elliott concluded by reiterating that we really want to see the data for the underserved populations and that the team is committed to working more with data to try and reach the LGBTQ community.

Councilmember Devries paused Mr. Elliott to ask a clarifying question regarding the housing stock. Councilmember Devries asked if it represented a mix between multifamily and single-family. Mr. Elliott responded and stated that it does, and that the housing stock was put together. Councilmember Devries further explained that it sounded like the next steps and goals focused specifically on multifamily. She asked Mr. Elliott if he and his team had the capability to identify how much single-family and multifamily there are in counties so that funding could be targeted. Mr. Elliott responded by stating that this can be done. He then went on to model for the council how the Affordable Housing Assessment (AHA) website can be utilized.

Chair Valfre asked what the difference between housing tenure and vintage is when Mr. Elliott was displaying the various uses of the AHA website. Mitch Hannoosh, a research analyst at OHCS, clarified that the tenure refers to owners versus renters and Mr. Elliott clarified that vintage refers to the age of the building.

Councilmember Sandoval asked Mr. Elliott if it would be too difficult to look at immigrants and immigration status in this data, and Mr. Elliott stated that we can refine the information that we receive and then add that information. He elaborated that the census data sometimes does not provide as much information about this as we would like, but that it still provides us with the indicators we need to justify how we target these groups and why. Mr. Elliott went on to explain that the most important part about the energy and cost burden is that it will help to show the disparity, so that we can know how to move forward.

**Energy Program Reports:** Tim Zimmer, Energy Services Section Manager

**Oregon Energy Assistance Program and Legislative Public Purpose Charge Reports:**
Tim Zimmer, Energy Services Section Manager, greeted the council and introduced himself. He then proceeded to summarize and share the contents of the Oregon Energy Assistance Program and the Legislative Public Charge Reports.

During the presentation, Councilmember Devries asked if the equity data will be included moving forward, despite the fact that it hasn’t been historically included in these reports. She further asked if this information has a place in the memo to report to legislature. Mr. Zimmer responded to Councilmember Devries by stating that OHCS will do their best to incorporate this information moving forward. He clarified that the OEAP legislative report is solely our report, and that we will include equity data in that report. However, he went on to explain that this will be more challenging for the public purpose report since it is made up of multiple programs administered by multiple agencies which flow into one single report, and OHCS does not have sole authorship. Mr. Zimmer added that the Public Utility Commission procures a third party evaluator to pull that report together every biennium, so we can request this data to be presented in their report and need to be clear about our message regarding this as it is one of our goals.

Mr. Elliot added that we have twenty-three projects with reserved funds for OMEP, and that twenty of them were new construction projects. He added that we do not have resident demographic data on these projects yet since they are not yet occupied, but once we get that data we will be able to move forward with the demographic piece once we have tenancy in those buildings.

Chair Valfre indicated to Mr. Elliott that he wanted clarity regarding the time frame of the projects. Mr. Elliott responded that it’s over the span of one year. Chair Valfre added that he was wondering what the timeframe would be for the projects and how to balance them. He then asked Mr. Elliott if there is a sense of how counties will fare over time, if we are missing some counties through the state, and how many projects there are based on population. Mr. Elliott responded to the Chair by stating that we haven’t looked at that current information, but that we have information from 2003 which we can look at for those locations, how they’re funded, and report on that information. He added that these projects are NOFA projects, so they will be consistent with where the NOFAs awards will be. Despite that, this information should show how the balance of PGE and Pacific Power Service territory are being served as well.

Mr. Zimmer resumed this presentation until it was finished.

Director Salazar thanked the energy services team for their work, and stated that she is glad the reports are being launched at the same time as the statewide housing plan considering the data that’s been covered by them. She added that as we look at this legislative session, and the recent release of the Oregon Climate Action Program outline, we will be thinking about how our efforts around energy relate to that. Director Salazar ended her comment by giving recognition to the energy services team once again, and acknowledged the serendipitous timing of everyone’s combined efforts.

Chair Valfre asked the council for any additional comments, and asked if our data will be updated with the American Community Survey as well. Dan Elliott responded to the Chair and stated that we will and we will also be updating this information annually.
Chair Valfre acknowledged the energy services department’s level of detail provided in their presentation, that we’ve already made great strides so far, and that so many more will be made in the future. Chair Valfre then stated that we will be moving on to the Report of the Director.

**Report of the Director:**
Director Salazar thanked Chair Valfre, and mentioned that there is a housekeeping item to discuss regarding the efficiency of council meetings and communication. She elaborated that any feedback would be appreciated in relation to moving to paperless, and that no hard copies of materials will be provided to Councilmembers at the meeting starting next month. She added that Cheyloa Chase will help to work around this through the use of electronic tablets, and council members can reach out to her if they are interested in using one for future meetings. Director Salazar also added that we endeavor to have all Housing Stability Council materials in the electronic packet, but from time to time there will be late changes.

Director Salazar noted that there has been a lot of conversation around the Metro Regional Bond, which was passed in November of 2018, and that she wanted to update the council that we are working closely with Metro and local jurisdictions who will administer these funds. Additionally, we’ve talked to Metro about getting on the agenda for future Housing Stability Council meetings, so that we can enhance our own understanding for the benefit of HSC meetings. The Director added that our staff will attend meetings with local jurisdictions to clarify the funds OHCS makes available and how to put out these funds in projects that may receive Metro funds.

Director Salazar then thanked the council members for attending a bond presentation which took place in Portland the previous day, and that members of our staff would be happy to answer any questions from council members regarding the technical information from that meeting. She took this opportunity to introduce James Leyba, a new policy analyst in the homeownership department.

Director Salazar changed topics to Kenny LaPoint and the statewide housing plan rollout in February. She informed the council that they will receive updates and communication about this plan. She went on to recollect a moment earlier in the month where a meeting between cabinet members, agency directors throughout the state government, and senior staff from the governor’s office met at Cornerstone Apartments, which was a LIFT project funded by OHCS. She mentioned that this was a great opportunity to educate our counterparts about what we do and to give them a tour.

With that update, she invited Kenny LaPoint, Assistant Director of Public Affairs, back up to address the council. He had two presentations: one presentation to update on the legislative session and another presentation to provide an update from Integrator Gus Bedwell around the veteran homeless initiative. Gus Bedwell is a housing integrator in the public affairs division, and does a lot of work in the community for veterans experiencing homelessness.

Assistant Director LaPoint introduced Ariel Nelson, OHCS’ government relations and communications liaison. Ms. Nelson provided an overview of the legislative session, passed out materials to the councilmembers, and went over the 2019 legislative agenda. She highlighted the level of priorities OHCS is advocating for under Governor Brown, and how new members are being educated about the programs conducted at OHCS. She added that the council will receive an email the following week regarding two agency bills around the accelerated development in greater Oregon. She provided an
overview of each bill to the council, while referring to the handouts they’ve received on these topics. Afterwards, Ms. Nelson asked if anyone in the council had questions regarding her presentation or the legislative session. Chair Valfre commented that the handouts were outstanding and a great tool for people to see what the department is doing and the efforts being made. Councilmember Hall asked if the handouts are available electronically, and Ms. Nelson affirmed that these will be available electronically.

Director Salazar added to the end of Ms. Nelson’s presentation by stating that we have a lot of new faces on the housing committee, and that we are currently educating them and informing them about OHCS programs. She explained that the majority of these members are interested in the housing issues and that she will inform the councilmembers of future opportunities to bring them into those conversations. Director Salazar also reminded the councilmembers that the legislative agenda they were presented with today is also embedded in the governor’s recommended budget. She went on to say that most of our funding asks will be presented during our budget testimony, which is before the Ways & Means subcommittee probably middle to late March. Ms. Nelson added that the council will be kept up to date on the hearings and postings, and that they can reach out with any questions if they read or see anything in the news.

Councilmember DeVries asked if the loan guarantee program is currently in place and active and Director Salazar responded to councilmember DeVries stating that it is in place, but not active. Ms. Nelson added that it’s been underutilized, but we are making some updates. She further clarified by stating that this was connected to the housing development guarantee program.

Assistant Director LaPoint informed the council that they are welcome to OHCS for any copies of the legislative agenda if they are in Salem to attend legislature. Director Salazar added a reminder to councilmembers to inform OHCS if they are planning on testifying at the capitol or meeting with legislators involving housing or community services issues, so that we can coordinate on messaging.

Chair Valfre commented that it is really helpful to have a director who provides confidence and respect for these programs, and thanked the director and staff.

Assistant Director LaPoint introduced Gus Bedwell, and reminded the councilmembers that he presented on Mr. Bedwell’s behalf a couple of months ago when Mr. Bedwell was unable to attend. Mr. Bedwell thanked Assistant Director LaPoint, the director and councilmembers for being provided a few moments to speak about veterans experiencing homelessness in Oregon. Mr. Bedwell updated the council about the Operation Welcome Home campaign’s launch across the state, and thanked Christy Hahn for her technical assistance contributions. He went on to explain that we went from ten to eighteen counties being represented in this campaign to end veteran homelessness in their communities. The first meeting for this program will be on Feb. 5th and 6th. Mr. Bedwell added that the limited duration committee supporting this campaign will be meeting once a month, reporting about the work each committee member’s organization is doing in regards to veterans experiencing homelessness, and that first meeting will occur on February 8, 2019. Mr. Bedwell further explained the role that Oregon Department of Veterans Affairs has been playing in this initiative, such as their assistance with navigating the program, their partnership, and their help with events and activities that OHCS will be engaging in. Mr. Bedwell ended his update and asked for questions from the council.

Councilmember Devries asked about the recent event in Corvallis, Oregon and Mr. Bedwell clarified that this event was used to launch and inform the public of OHCS’ role in the Operation Welcome Home program. He added that this event was meant to have a time dedicated to talking about the program,
specifically the fact that the communities have committed to housing up to five hundred veterans experiencing homelessness over the next six months through this initiative. Assistant Director LaPoint elaborated that the five hundred number was established through work with the communities, what they believe they can accomplish in this time frame, and not as an expectation set by OHCS. Chair Valfre commented that this expectation is both aspirational and realistic. Kenny LaPoint added that Mr. Bedwell has been all over the state and was in La Grande recently where he conducted a point in time count in that community. He added that Mr. Bedwell established relationships with partners very rapidly, and that he is very excited to have him on his team.

Chair Valfre thanked Kenny LaPoint and his team before moving on to his report.

Report of the Chair:
Chair Valfre began his report by sharing that he had an opportunity and honor to meet with Mayor Wheeler to announce funding for innovative supportive housing for Multnomah County Mental Health and Addiction Services in an effort to target chronic homelessness. He clarified that Oregon Housing and Community Services contributed $2 million from Mental Health Housing Fund to this effort. On a city level, Chair Valfre had his first opportunity to get involved with CDBG and HOME proposals for Washington County. He stated he has also been involved with the $652 million in bonds across the tri-county region, and hopes to house 12,000 people with a focus on larger families and a strong racial equity lens. The last thing Chair Valfre shared with the council was the chance he had to tour the Oregon Food Bank. He stated that, as a member of the housing support community, he learned more about the impact nutrition and health play in community and community services. Afterwards, Chair Valfre noted that Councilmember Zee Koza will be departing from the council and her last meeting will be next month in March. He commented on how pleased he has been with her contribution to the council and her strong voice for the vulnerable population in the state of Oregon.

Meeting Adjourned
The meeting was adjourned at 1:00 PM

Adolph Valfre, Chair
Housing Stability Council

Margaret Salazar, Director
Oregon Housing and Community Services