April 5, 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:

**Agenda Item:** Roll Call

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**Public Comment:**
Chair Valfre opened the floor for comments. Discussion was asked to be limited to 3 minutes.

The first public commenter was Shannon Vilhauer, Executive Director of Habitat for Humanity of Oregon, and she stated that her public comment is related to the LIFT homeownership awards. Ms. Vilhauer explained that the Bend area Habitat for Humanity is really taking advantage of this opportunity to double their home production. She expressed her excitement that the state is making these resources available, and explained that the Portland Metro East was their primary affiliate, and that there were no other subsidies at all, but that they were doing everything they could with what they had. She added that this LIFT award will be transformative for them so that the project can move forward. Lastly, Ms. Vilhauer shared that Portland Metro East, in particular, served communities of color nine out of ten times.

Rick Rogers, the second individual to provide public comment, introduced himself as the Executive Director of Newberg Area Habitat for Humanity and Mayor of Newburg as of January 2019. He thanked the council for considering LIFT for homeownership for Newburg, because it will double their production. Mr. Rogers added that the Newberg area Habitat for Humanity is also looking at another at-risk population, which are single women over the age of sixty. Mr. Rogers explained that it is vital that they have good demonstration models of affordable housing, and went on to share that Habitat for Humanity (Newberg) brings 400 to 500 volunteers every year and that they often become advocates for the work that the council and Oregon Housing & Community Services (OHCS) does.
Shannon Vilhauer added that this will more than double the Junction City/Harrisburg/Monroe affiliate’s homebuilding production, if council moves forward with this award. She informed the council that she will be visiting with the Florence, Lincoln, Silverton and other board of directors to talk about LIFT for homeownership and increasing production to serve communities. Ms. Vilhauer thanked the council for standing alongside with Habitat for Humanity in the work they’re doing.

Chair Valfre thanked them for their input.

Ross Cornelius, client services manager for Walsh Construction Company, expressed that he was testifying on a couple of issues having to do with best practices and that he was here to talk about Permanent Supportive Housing (PSH). He explained that it’s exciting for him to know that this is being considered on the agenda today, and that OHCS is focusing on PSH and addressing chronic homelessness in the state. Mr. Cornelius encouraged OHCS to think broadly about the box that will be going around the PSH efforts, and pointed out that chronic homelessness affects lots of different populations, particularly foster children who have a trajectory towards chronic homelessness. He went on to say that professionals who work at the intersection of foster care and housing development practices, such as practitioners, may be beneficial to pilot programs as the council and agency goes forward. In addition, Ross Cornelius congratulated the 124th and Ash project which was brought to council this day, and clarified that there’s a comment in the packet about the cost effectiveness of that program. He provided some additional information about how this evolved from the Meyer Memorial Trust cost efficiency study awarded 3 years ago, and that Walsh Construction teamed up with REACH Community Development when they were awarded with resources to help make affordable housing production more cost effective. Mr. Cornelius added that the 124th and Ash project is their pilot program in some ways, and that Walsh Construction has been seeing up to 20% savings in projects like this, despite how scarce the public resources are. He offered to share this study with the council and agency, and reiterated that Walsh Construction has done a lot of hard work and integrated best practices with the work they’ve been doing, while recognizing the connection between policy and implementation. Lastly, Mr. Corenlius informed the council that they’d be happy to share their adoptions with the council and agency.

Dr. Derenda Schubert, executive director at Bridge Meadows, introduced herself and her colleague, and explained that they are here to discuss the PSH pilot on the agenda. She went on to explain that foster children have been identified as those who have transitioned out of foster care without any supports and those that are currently in foster care. Dr. Schubert explained that this is an opportunity where housing and child welfare can come together and a few problems can be solved all at once. She asked the council and OHCS to consider adding foster youth for the pilot, and clarified that children in foster care who don’t receive PSH are at risk of becoming part of the chronic homeless population. Dr. Schubert recapped that using the PSH pilot to examine PSH for foster youth, prevention work can also be done to deal with this crisis. She asked the council and OHCS to consider expanding the populations to include children in foster care, and to include experts in serving youth in the foster care system. Dr. Schubert ended her statement by sharing a metaphor to further express the significance of helping children in the foster care system who are in a crisis or at risk of becoming homeless.
Peter Hainley, executive director of CASA (Community and Shelter Assistance Corp) Oregon, introduced himself and expressed appreciation for the work that went into the statewide housing plan, and the additions that CASA Oregon suggested. Mr. Hainley went on to express appreciation for the way equity is embedded in the program and a potential way to track this information, so that the results can be examined for their effectiveness.

Martin Campos-Davis, the executive director from Oregon Human Development Corporation (OHDC), provided input about the farm worker aspect of the statewide housing plan, and expressed his interest in making sure that communities that aren’t typically heard from are represented. He added that work done by the budget note subcommittee revealed that past services provided to farmworkers were not meeting their needs, and that an increase of services to this population is being looked at for the coming biennium. He thanked the council and agency for the work being done for this population.

Chair Valfre thanked them for the advocacy, passion and input for the plan and reiterated that the council and OHCS are accountable for what they’ve said they are going to do.

There were no additional public commenters in the audience, so Chair Valfre asked if there were any additional public commenters on the phone, but there was no response. Public comment was closed, and Chair Valfre announced that we will move to the meeting minutes approval.

### Approval of Meeting Minutes for March 1, 2019:

Chair Valfre introduced meeting minutes for council approval, and asked the council for any discussion before calling to motion. Councilmember Geller provided input and clarification regarding the March 2019’s housing stability council minutes.

**Agenda Item:** Meeting Minutes Approval  
**Motion:** Move to approve the Oregon Housing Stability Council Meeting Minutes from March 2019

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*Councilmembers agreed to approve the March 1, 2019 meeting minutes with the edits being provided by Councilmember Geller.*

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Homeownership: Emese Perfecto, Assistant Director, Homeownership

Homeownership Program Updates
Oregon Bond Loan Approvals – Kim Freeman, Single Family Program Manager

AD Perfecto greeted the council before turning it over to Kim Freeman. Ms. Freeman introduced herself and referred to page 31 of the housing stability council meeting materials. She stated that the agency is seeking the council’s approval for one residential loan file located in Polk County, which meets all of the agency’s program requirements.

Councilmember DeVries asked for clarification regarding the mortgage payment, and asked if mortgage payment is just P&I (principal and interest) or if it includes the other items (mortgage insurance, taxes, etc). Ms. Freeman confirmed that it is everything.

After Councilmember DeVrie’s comment, Chair Valfre called to motion. Councilmember DeVries moved to motion and Councilmember Tillman seconded the motion.

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

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Councilmember Wilhoite, who participated over the phone, asked to make a statement, and apologized for not speaking sooner. He explained that he did not realize his phone was on mute during public comment, but wanted to make sure he shared a few relevant details about his trip to Washington DC with the council and the agency. Councilmember Wilhoite shared that he has been working in Washington DC and that he’s had an opportunity to visit with Oregon’s elected officials. He shared that he’s been receiving plenty of positive feedback about OHCS’ staff, teams, and the housing services and programs being provided. Councilmember Wilhoite went on to inform the council that Director Salazar was getting a lot of positive attention and being recognized for the work she and the agency are doing. He ended his statement by expressing that Director Salazar and her team are being recognized and appreciated.

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

Multifamily Housing Decisions
LIFT Awards - Amy Cole, LIFT Program Manager, Natasha Detweiler-Daby, Operations and Policy Analyst
Natasha Detweiler-Daby passed out hard copies to support the LIFT Awards presentation. AD Cody provided a brief overview of the presentation, and Amy Cole gave the presentation.

More information about this subject can be found [here](#).

After the presentation, Director Salazar asked the presenters if they could expand on the content that they saw in the communities of color and provide examples of what is being done. Ms. Detweiler-Daby explained where this information is in the packet, and Ms. Cole shared that the Mayor of Newburg and executive director of Newberg area Habitat of Humanity are partnering with Latino owned businesses, town libraries, social service agencies, school districts and more. She went on to explain that their materials are offered in Spanish and that their webpage can be viewed in Spanish as well. She further detailed that they offer homeownership info sessions in Spanish and employ Spanish-speaking staff.

Ms. Cole provided additional examples in Portland, such as the Native American Youth and Family Center, Hacienda CDC and African American Alliance for Homeownership, and reiterated that Habitat for Humanity is working with culturally specific organizations in metro area.

Ms. Cole explained that the Junction City Habitat for Humanity, which is the only rural project, are working with the Neighborhood Economic Development Corporation (NEDCO) for homebuyer education, and informed the council that they offer classes in Spanish, provide marketing materials in Spanish and work with local churches and community organizations, such as CASA, and Latinos Unidos in Benton County. She clarified that Latinos Unidos is a hub for the Latino community in the Benton area.

Ms. Cole shared that there are two projects being considered in the Bend area. She went on to describe that the Bend area Habitat for Humanity is collaborating with the Latino Community Association, public libraries, Latino owned businesses, and the school system to ensure that the Spanish-speaking population has access to materials, Spanish-speaking staff and homeownership processes in the Bend area. Director Salazar and Chair Valfre thanked them for their response.

Councilmember DeVries mentioned how there is an ongoing discussion about how to engage rural communities in their services to communities of color and MWESB (Minority-owned, Women-owned, or Emerging Small Business), and that she’s interested in learning if this rural project in particular is a reflection of the way other rural communities will also be engaged. Councilmember DeVries pointed out that she wants to be sure that the great response from this specific rural project is illustrative of the wider rural community as a whole, and asked if the presenters feel they have a broad enough understanding of the other rural communities out there.

Ms. Cole responded to Councilmember DeVries and said that she made a great point and thinks that it’s a step in the right direction to serve diverse communities all over the state. AD Cody added that this subject is spoken about broadly at council meetings, but that OHCS will be providing more information and engaging in more MWESB training, especially in rural areas. Councilmember DeVries thanked AD Cody and Ms. Cole for their response.
Councilmember Tillman asked AD Cody and her team where they are in their conversations regarding setting targets for MWESB.

AD Cody responded and stated OHCS is currently getting a contract together to bring on a consultant to help the agency do a statewide look at strategies to educate, implement, and get businesses registered as MWESB certified. She added that OHCS is also putting out a job notice for a position that will primarily be responsible of implementing that strategy, and that we can have potential regional strategies about the work going on, as well.

Councilmember Tillman said that this is exciting to hear, and added that she also had a question regarding the homeownership division’s presentation on homeownership rates and the inequities from last month. She asked the presenters if they are looking at how communities of color can be reached, particularly the African-American community, so that the homeownership gap isn’t widening. Councilmember Tillman provided more context around this question by sharing that the gap decreased from 2005 to 2016 and asked if there is any guidance for this effort without the usage of hard targets or set quotas.

AD Cody responded and shared that OHCS is asking applicants to look at the demographics being served, so that it can be assured that historically underserved communities are receiving the services. She added that the agency is anticipating the outcome that communities of color are being reached through this project, and that this process is being tracked.

Chair Valfre asked Councilmember Tillman if AD Cody’s response provided the information she asked for. Councilmember Tillman affirmed that it answered her question, but clarified that she is interested if there is an emphasized focus on the African American community in particular areas such as Multnomah County versus a state-wide focus.

AD Cody stated that she will provide more clarification and explained that the Portland projects are partnering with the African American Alliance for Homeownership (AAAH), and that they are working to make sure those underserved populations are being given a full opportunity. She added that this objective is shared by Habitat for Humanity as well, and that the plan is to be more intentional about this goal.

Director Salazar asked Chair Valfre is she could make a comment, and expressed that she appreciated Councilmember Tillman’s question about this subject. She added that OHCS can be more explicit and clear about the types of outreach and partnerships the agency expects to see in the future.

Councilmember Li expressed her appreciation for the work the staff has been doing from the beginning and up to today. She expressed that the materials are a snapshot of NOFAs (Notice of Funding Availability), but that the overall period of funding should also be looked at. Councilmember Li emphasized that it might be helpful to state what is being asked for in terms of an action and in context of the full program. She continued to her second comment and stated that this funding and new work is a great opportunity for the agency to build the racial justice component, and described that this phase began with building awareness about racial justice, but has progressed to learning how to score the data that is being gathered. Councilmember Li stated that the next step can be exploring how to use the data that’s being compiled. In regards to the Habitat for Humanity projects, she expressed that it is important
to learn more about the demographics for homeowners and the opportunities they have after the housing has been occupied, so that OHCS can lead their resources in a way that is more accurately targeted to the disparities in the communities being served.

Director Salazar summarized Councilmember Li’s comments by explaining that OHCS collects data on projects funded in the past and their outcomes, so that this data can serve as a backdrop to help decisions about how to further the program in the future. Councilmember Li agreed with Director Salazar’s summary, and added that the staff could also use this when writing requirements for the next NOFA.

Councilmember Geller spoke next and voiced her concern about the small number of rural applications, and asked the presenters about exploring the reasons why certain rural providers did not apply, so that they can gather information about what can do to support rural housing providers.

Ms. Detweiler-Daby responded and shared that there is a meeting to discuss that topic, to explore reasons for not using this cap and how to create more opportunities. She added that this round (for the biennium) was particularly offset with 60% for urban and 40% for rural, and that her team is interested in finding ways to make this more equitable in the future.

Councilmember Geller clarified that all the applications were funded, and there were no turn downs, which the presenters confirmed. She then clarified if there was one application from rural in this round, and the presenters confirmed this as well. Councilmember stated that she hopes that there is more than one rural application for the next round, and is interested in any potential problems which may be preventing additional rural applications from coming through.

AD Cody stated that the agency saw six applications in the previous round, and that 47% of the funds put forth was for the rural areas. She then assured Councilmember Geller and the rest of the council that she and her team will investigate why the number was much lower in this round.

Councilmember DeVries asked if the additional funds being reallocated require statutory change. She then asked if there is a more appropriate source for homeownership that would be more accessible from partners, if that is not the case. Councilmember DeVries also asked if the reallocation of the 6.9% was a board or director level decision.

AD Cody stated that the statue allows OHCS to set aside 20% of funding for homeownership. She added that the agency is explicit if that money is not used, and that it will be moved in order to utilize all bond allocations which have been given to fund as many projects as possible.

Chair Valfre expressed concern regarding the low number of rural applications, but pointed out that he’s interested in learning why this occurred after AD Cody’s team delves into this. He acknowledged AD Cody team’s work around the outreach to communities of color, but voiced his concern about the lack of data. He addressed his interest in making sure the stakeholders and communities are working together, and in preventing any barriers that would reduce the demand. Chair Valfre added that a lot of education is needed to assure stakeholders and applicants that their business is important, and that it is critical that OHCS is a leader in moving the statewide housing plan forward.
AD Cody addressed Councilmember DeVries and Chair Valfre’s comments and shared that her team is watching closely to learn if there are any issues regarding funding, but that they’re interested in exploring how to remove any barriers.

Councilmember DeVries ended this discussion by adding that she is interested in learning what the project costs are, and which project costs are attributed to the funding source.

**Agenda Item:** Fall 2018 LIFT Homeownership NOFA Award Recommendations  
**Motion:** Approve the LIFT funding recommendations for the following projects:  
- 5th Street in Newberg, $65,000 in LIFT funds  
- Cherry Blossom Condominiums in Portland, $2,325,000 in LIFT funds  
- Harrisburg/Monroe Project in Harrisburg and Monroe, $260,000 in LIFT funds  
- Northwest Cottages in Bend, $585,000 in LIFT funds  
- Simpson Condominiums in Portland, $650,000 in LIFT funds  
- Watercress in Bend, $520,000 in LIFT funds

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More information about this subject can be found [here](#).

Ms. Cole brought the handout to the attention of the council, and shared that the motion needs to be amended to include the gap resources.

Councilmember Li expressed her excitement and offered support for the recommendations for the next round of funding. She specifically called out the last recommendation in the list of items, because she’s concerned that rural and urban projects were not helped in the way the agency and council intended if they are receiving the current number of proposals. Councilmember Li pointed out that that the racial justice requirements of these projects can be integrated into rural projects as well, because people of color and communities of color exist all over the state.

Councilmember DeVries stated that she was encouraged to see the scoring for the MWESB from the Multifamily division at OHCS, considering the 4 projects that are touching rural communities. She went on to express agreement with Councilmember Li’s statement about following this through to see how committed the businesses are to it and to see how it plays out. She then asked AD Cody if they could go back over the gap financing part of the motion, and AD Cody clarified that the majority could be used from LIFT funds based on the interest rate.
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Councilmember Geller addressed a change in the current application which shows OHCS’ flexibility, and pointed out that making this change in the application was a smart modification to make. She added that she also appreciated the consideration to increase the cap in rural areas without penalty, since this has shown to be a struggle for those areas. Councilmember Geller addressed the impression that money can be taken from other programs, and AD Cody clarified that those are LIFT dollars that OHCS is required to spend. Councilmember Geller expressed concerns about the fact that NOFA has been stated in public documents as the funding source for certain upcoming projects, and wanted to make sure that there are still funds to take when the time arrives.

Director Salazar responded and expressed that it is sometimes a balancing act between maintaining our obligation to spend LIFT dollars, while also not over-allocating. She added that the agency is considering a relatively small portion to reallocate.

Councilmember Geller asked if the agency would reduce the GHAP (General Housing Account Program) coming in July, and Director Salazar and AD Cody clarified that this won’t be occurring. Ms. Cody further clarified that these funds won’t need to be spent for quite some time, and will remain on the calendar.

Councilmember Tillman reiterated the comment Councilmember Li made earlier in the meeting regarding the evaluation of data. She voiced a concern about a project in Multnomah County where 175 units will be made available, but didn’t see a focus on the African-American Community. Councilmember Tillman added that it would be helpful to become more nuanced when looking at data where big categories of race and ethnicities are represented, because these categories often hide disparities in those communities. She added that certain communities may appear to be doing well, based on the data collected, but those same communities often have hidden disparities where they are struggling.

Councilmember DeVries asked if family sized units were a preference, and Director Salazar responded by explaining that the early concept of LIFT included the idea of serving families, but that the agency has not set preferences or funding incentives in the NOFAs as frameworks were stood up, to move towards getting larger units. She added that they are not seeing a large number of family sized units, but that the statewide housing plan includes a strategy for addressing family homelessness, so they are hoping to get more family-sized units built through this program.

AD Cody added that setting caps does not encourage building larger units, because of subsidy per unit, and that they want to come up with a methodology that does not discourage family units, based on subsidy per unit. Councilmember DeVries asked if people are not applying for this, and if this will be revisited. AD Cody and Director Salazar confirmed that it will be, and Director Salazar added that the idea would be to have a larger subsidy for that need. Councilmember Geller commended Salazar for helping to add something in the application to address this.

Chair Valfre said that LIFT has been very successful, but that caps and cost of subsidy have been difficulties in the past. He added that receiving data helps to reveal where things need to be improved, and that the council brings different perspectives to that so that they can own it and address any disparities. Chair Valfre ended his comment by stating that there is still plenty of work left to do.
Councilmember Wilhoite commented on the importance of requiring sponsors to sign the Diversity, Equity & Inclusion Agreement and engage with the MWESB. He added that he agreed with Councilmember Li’s and Councilmember Tillman’s feedback about engaging different parts of the state and closing the housing gap for communities that have historically been disadvantaged. Councilmember Wilhoite explained that establishing achievable targets would help OHCS and the council to accomplish the mission of closing housing gaps, and that he appreciates the requirement for our sponsors to sign the DEI agreement and engagement with MWESB.

Chair Valfre asked for anyone to motion. No further discussion.

**Agenda Item:** Fall 2018 LIFT Rental NOFA Award Recommendations  
**Motion:** Approve the LIFT funding recommendations for the following projects:  
- 124th & Ash in Portland, $7,875,000 in LIFT funds  
- Holden Creek Village in Tillamook, $5,999,940 in LIFT funds  
- Merwyn Hotel in Astoria, $2,879,964 in LIFT funds  
- Red Canyon in Madras and Redmond, $6,610,358 in LIFT funds  
- Sunrise Vista in Klamath Falls, $7,225,702 in LIFT funds

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Chair Valfre asked the project sponsors to stand up and be acknowledged.

**Permanent Supportive Housing Pilot Framework**  
*Amy Cole, LIFT Program Manager, Natasha Detweiler-Daby, Operations and Policy Analyst*

More information about this subject can be found [here](#).

Natasha gave the presentation. The motion did not follow this presentation, due to lack of time, and we moved immediately to the Metro Bond Program Briefing Presentation. Chair Valfre informed that councilmembers and staff that time for questions and comments will be allotted after the break, along with the motion, so that we can meet time requirements.
Affordable Rental Housing Briefings

QAP Update – Tai Dunson-Strane, Tax Credit Programs Manager

This Presentation was moved to a different time on the agenda, due to a lack of time. The QAP update was moved to after the break.

Metro Bond program briefing – Emily Lieb, Housing Bond Program Manager at Metro Regional

More information about this subject can be found here.

Chair Valfre asked for questions after the presentation.

Councilmember Li asked Ms. Lieb from Metro Bond if they’ve ever considered using a culturally specific AMI (Average Median Income). She explained that actual disparity in many communities can be masked when large amounts of data are compiled, and clarified that they would not have to move off of the AMI percentage already set for themselves and the common practice. Councilmember Li asked if Metro Bond can consider setting an area median income for communities that are predominantly African-American or Latino, for example.

Councilmember Geller expressed agreement with Councilmember Li’s comment about getting a different data plan for populations, since a median income tends to favor majorities. Before moving to the next topic, she added that she is also interested in learning more about the work Metro does with land. Councilmember Geller shared that her experience with Metro has been positive, and complimented their efficiency, support and lack of complexity. She asked Ms. Lieb to clarify the disbursement process, and also asked Metro to speak more about how they can work with us on the issue of land. Councilmember Geller explained that land impacts the work provided by OHCS on a significant level and OHCS only has one land acquisition at this time. Councilmember Geller concluded her comment by adding that its historic and monumental that Metro has set aside funding for land.

Ms. Lieb responded and clarified that the Metro funding that will be administered will be for sites that are identified and acquired by Metro, and developed in partnership with local governments. She explained that there have been a lot of conversations with the jurisdictions about the amount of funding and interest in flexibility for local partners to potentially also look at acquiring other sites. Ms. Lieb further explained that Metro has an intention and commitment to aim to invest those resources proportionally across the partnering jurisdictions, because the goal is to achieve targets in each local community. She added that there will be an opportunity, at some point in time, to reevaluate if the distribution targets need to be adjusted to reflect where the Metro funds have been invested. Ms. Lieb added that the other item Metro is looking at is the potential to invest small amounts of gap funding in projects. In terms of the nonprofit or private developer land acquisition, she added that it may be something that will be a reimbursable expense through the bond. Ms. Lieb then answered Councilmember Geller’s next question regarding the disbursement, and clarified that Metro is working on the structure and getting the funding out the door. She expanded on this topic by explaining that they are speaking with their jurisdictional partners about the needs and are expecting to disburse the majority
of those funds upfront, so that there won’t be additional costs. Ms. Lieb ended her response by acknowledging that this is different since Metro is playing a major role as a gap funder.

To your question about the timing of the disbursement, we are working with our finance folks to structure and get the funding out the door. We’re talking to our jurisdictional partners about the needs and expecting to be disbursing the majority of those funds upfront so that you don’t have those additional costs. We know that this is different and we are playing a major role as a gap funder.

Councilmember Geller stated that certain counties may have to work harder to align with the program, and that the work at OHCS will change to some degree. She added that the counties that are served by Metro are not always completely served, and provided an example of a portion of Clackamas county that is not served. She further explained that their federal home funds may shift, which would result in OHCS not seeing those home funds come into projects that they are funding as much as they have in the past, and they may not be combined with Metro as often. Councilmember Geller ended her comment by stating that this change may affect the applications OHCS receives, and that she commends everyone working on the bond.

Director Salazar stated that this conversation is important, because it may be a preview of coming attractions which may come through the council for approval for 4% tax credit and conduit bonds. She turned it over to AD Cody to share the conversations she’s having with other jurisdictions that might also be seeking other OHCS resources.

AD Cody explained that she, Casey Bauman (Underwriting Unit Manager) and Tai Dunson-Strane (Tax Credit Programs Manager) visited 6 of the 7 jurisdictions in an effort to make it known to them that OHCS wants to be in partnership with them, coming up with implementation plans, and also providing very clear understanding of OHCS’ funding such as how competitive it is and how many projects are funded. She explained that providing this information helped them understand the level of difficulty in getting more than one project funded at a time. AD Cody shared that OHCS informed the jurisdictions that the 4% tax credit program is their only non-competitive program, and discussed the possibility of embedding OHCS’ pre-application into the applications the jurisdictions already have so that this can be streamlined as much as possible. She added that PSH (Permanent Supportive Housing) may be an opportunity going forward, given the high number of units, and that there are some other opportunities that may be useful. AD Cody finished her response by adding that her team is working with veterans to enter into an IGA (Intergovernmental Agreement) on the asset management and compliance work. She added that her team believes that they will most likely have 4% tax credits for the transactions, and that OHCS can provide some standardized reporting which they can be using as well.

Councilmember DeVries stated that Metro has a more significant footprint than most local jurisdictions, and that the state has an even larger footprint. She explained that the funding resource is really important and that there is a tendency to spread the funds as wide as possible, but that this can oftentimes be inefficient and costly. Councilmember DeVries stated that this is something which should be considered, and that she hopes there is some discussion with the jurisdictions about how they leverage these Metro resources.
Ms. Lieb responded and explained that this is something the Metro oversight members will be looking at. Councilmember DeVries added that people are likely to become excited when partnerships begin, and sometimes miss the high costs, legal fees, and extended period of time involved in the closing process.

Chair Valfre stated that Metro has done an excellent job at trying to achieve difficult targets, and there’s a lot that Metro and OHCS will glean from one another in this experience. He added that this experience will teach OHCS a lot about attaining their goals on a state level, and acknowledged Ms. Lieb’s and Metro’s equity lens in this process.

**Permanent Supportive Housing Pilot Framework – Amy Cole, LIFT Program Manager, Natasha Detweiler-Daby, Operations and Policy Analyst**

Chair Valfre called to resume the meeting, and indicated that the discussion around the Permanent Supportive Housing Pilot Framework agenda item can begin. Ms. Detweiler-Daby provided an overview of the earlier presentation provided on this agenda item.

Councilmember Hall stated that this is is truly historic and this is the first targeted Permanent Supportive Housing investment in 12 years. She added that this is essentially a brand new program, added that she is in agreement about having no firm cap per unit subsidy. Councilmember Hall expressed that this will be a learning experience for the agency and the providers, and that it may become more appropriate to look at including a firmer cap in the future rounds. She voiced her support around the consideration to allocate gap funding to further help in making these projects possible.

Councilmember Hall expressed excitement about this opportunity, as Lincoln County Commissioner, and recalled the last few years she’s spent on trying to form a frequent utilizer list of people in Lincoln County who utilize both the criminal justice and health systems. Councilmember Hall then referenced the letter she wrote, which was distributed to the council beforehand, and reiterated the unique role counties have as the local mental health authority and public service provider. She concluded her statement by expressing that counties can be strong partners in moving these programs forward.

Councilmember Li expressed her support of the PSH Framework and the informed risk taking. She mentioned that she would discourage the pre-selection of population targeting in any of the criteria, and that she is interested in hearing the AD Cody or her team’s thoughts on the public comment recommending to specifically include foster children in the population. Councilmember Li recommended expanding the population targeting concept by removing specificity, which would allow a number of groups to come in for partnerships. She then visited the topic of gap funding, and recommended that OHCS does not make a decision until more projects come forth, so that they can see if gap funding or another source is needed. Councilmember Li’s last comment raised the topic of racial justice not being mentioned in this framework. Ms. Detweiler-Daby addressed this concern and indicated that this is mentioned in the application threshold in the eligibility portion. She read aloud text from the document that refers to diverse populations as being described, and Councilmember Li expressed that this text is not sufficient and should be more aligned with the statewide housing plan (SWHP). She further explained that the term “diverse populations” can refer to gender, size of family,
geographic location, but that the term “racial justice” refers to something more specific. She added that, throughout the document, it is important to keep in mind that racial disparity exists even within the population of individuals, families, and communities experiencing chronic homelessness. Lastly, Councilmember Li emphasized that the council and agency may miss out on the opportunity to test out these ideas and see through on their commitments unless there’s an unapologetic message about racial justice in these efforts.

Director Salazar added that the agency is intentionally including a technical assistance component into this, and that it would be a great opportunity to include racial justice curriculum in this process, outreach and other work the agency will be doing.

Councilmember Tillman expressed that she would like to see some incentivizing of culturally specific approaches to PSH, and that she hopes the agency can front end some of these approaches across the state.

Councilmember DeVries asked when the 20 million dollars will be committed, if they are committed, and Ms. Detweiler-Daby shared that they will know at the end of the legislative session around July, but that she anticipates it happening within the calendar year.

Councilmember DeVries asked Ms. Detweiler-Daby to confirm that the 20 million will be accompanied by rental assistance. She then asked what the duration of that rental assistance would be and how much is available, because that would backfill how many units can be funded. Ms. Detweiler-Daby responded and said that the agency will overall receive rental assistance for 500 households and that comes with corresponding tenancy service funds through Oregon Health Authority. She added that the rental assistance sources would come to OHCS, which would then become funded on a service level. She continued to explain that it is renewed every biennium unless something different happens, but that OHCS should certainly have a strategy if the legislature doesn’t fund these services. Ms. Detweiler-Daby explained that there are other states that have done this, so they have examples of the language that can be used and incorporated. She ended her statement by stating that the plan is to put out rental assistance for those units, unless tenants arrive with their own rental assistance.

Councilmember DeVries asked for clarification regarding the $20 million funding, and Ms. Detweiler-Daby clarified that the $20 million is capital. AD Cody added that we will be looking at $20 million and 200 units for the pilot. Councilmember DeVries expressed that she received the clarification she was looking for.

Councilmember DeVries mentioned that there are certain groups OHCS has partnered with whom have excelled in building, operating and managing. She added that she is curious about any vetting processes for the groups that will be coming in for technical assistance, and who have experience with pilot programs such as this. Councilmember DeVries elaborated that she does not want to exclude anyone, but that she also wants to make sure that OHCS and the council are investing in things most likely to produce outcomes. She ended her statement by asking if setting a subsequent pilot may be beneficial.
AD Cody addressed Councilmember DeVries and stated that the agency needs to figure out who the technical assistance providers are going to be and talk to other states that have done these types of projects. She clarified that there tends to be a limit to how many people come in, but that OHCS is trying to create a cohort of possibly 10. AD Cody added that if there are more applications than spots, they will look for readiness to proceed in this first round. She followed-up by stating that they want to know who else is on the horizon so that they can begin planning for the next cohort, because they have a pipeline of projects that can move forward if they receive the $50 million.

Councilmember DeVries agreed with AD Cody’s statement about the readiness to proceed, but added that it is important to be mindful of the potential resources that may be limited if this is mismanaged in some way. She ended her comment by clarifying that this may be something to consider earlier on in this process.

Councilmember Geller stated that the agency has been more real estate deal focused in the past, and that there have been some challenges. She expressed that she is glad to hear that AD Cody and her team will not limit the cohort to just 7-10 organizations, but asked for clarity on the types of organizations that are (or will be) applying and if the training process is about taking service organizations and teaching them how to become developers. Councilmember Geller also voiced a concern that the number of requirements will prevent certain organizations from even applying or proceeding with the training. She then informed the presenters that she had a few questions that she would like to ask. Councilmember Geller’s first questioned if the agency should consider two cohorts; one now and another one that would join in January 2020. She then asked the presenters if know of any projects which are ready to go, and if there are, would the organizations apply for them. Councilmember Geller’s third question asked what the most important driving factor is in the threshold for applicant eligibility. She elaborated by asking if it’s possibly related to previous PSH experience or if it is more important to have an experienced project team with site control that can deliver in the time allotted. Councilmember Geller clarified that she is bringing up these questions now, so that the content can become more clear.

AD Cody addressed the questions and clarified the thought behind the 7-10 teams. She clarified that each team will have a developer, a service provider, a property management firm, and other things needed to own and operate. She explained that most members of the team should have experience with PSH, but it may not be necessary for the developer. AD Cody emphasized that the whole point of bringing a team together and use the technical assistance training is to create a solid work group that understands how to design, develop, and put a project together. She added that this training is meant to make sure the teams have what they need to move forward with development.

Councilmember Geller asked if AD Cody sees them taking this training together, and AD Cody confirmed that she did. Councilmember Geller agreed with the idea of teams taking the trainings together and informed AD Cody that her questions were answered by the response.

Councilmember Geller then stated her support for subsidy change and expressed that the council should do everything they can to make this work. She asked if the subsidy will be determined by each legislative session, and Director Salazar addressed this question. Director Salazar stated that one of the things being piloted is the usage of the OHA (Oregon Health Authority) subsidies with the services
attached, and that it is an existing program that OHA runs for specific populations that are more narrowly defined. She clarified that this has not yet been a project based rental subsidy program and was previously tenant based, but that this one will be project based and part of the state budget. Director Salazar expressed that she is hopeful that it will be an ongoing part of the state budget, and part of what is being piloted is what this process will look like, if lenders will lend on this, if investors will invest in this, and what the legal agreements are if these funds are not allocated by the legislature. She ended her statement by clarifying that this model is used in other states, but it is still a measured risk since project based rental assistance resources are critical to projects such as this.

Councilmember Geller asked about the funding resources and if there will be an OAHTC (Oregon Affordable Housing Tax Credits) PSH NOFA to pair with the 4%. AD Cody responded and stated that this is not a NOFA. Ms. Detweiler-Daby reiterated what AD Cody just stated, and added that the first thing will be an RFA to select the participants for the technical assistance. She explained that there will potentially be another step to request for proposal (RFP) to make it eligible for people in the teams in the training cohort. She added that they would be doing their request for our resources, such as our capital dollars for PSH, and if they utilized OHTC, probably submitting the 4% pre-applications.

Councilmember Geller expressed that this makes sense to her, because those are sources that are not very scarce. She explained that when LIFT first came out there was some doubt that other programs were being taken away, but that this program doesn’t harm other people who are already participating in other programs.

Chair Valfre thanked the department for taking a chance and being proactive about moving this along for community and counties. He stated that this is a really important program and that the council and agency want to make sure they are serving the most vulnerable across all cultures and boundaries. He ended his comment by commenting that moving ahead with the 20 million, before the agency has it, is a measured risk that is very appropriate for this council and this body, and that he endorses that work. Chair Valfre asked for someone on the council to come forward on this motion.

Councilmember DeVries stated that she is in support of this, but would be more comfortable if the financing pieces are a little more refined. She recommended continuing this dialogue even after the framework is passed.

Councilmember Wilhoite expressed his support of this framework, and shared that this topic has been raised during his trip to Washington D.C. as well. He strongly encouraged the council to take a hard look at understanding those cities that are already doing this and achieving success so that OHCS can borrow and build on that. Councilmember Wilhoite encouraged the agency to build a strong picture of what this will look like when it is time to present this to elected officials and others who may participate in this program, because that will assist the agency in receiving the support they need to move ahead. Councilmember Wilhoite ended his comment by informing the council that his call will end in ten minutes.
Councilmember Tillman asked for clarification regarding changes to the motion in terms of adding foster children or single parents with children to the population target, and the integration of culturally specific priorities.

AD Cody responded to Councilmember Tillman and expressed that her team can do much better in incorporating the racial justice component. With respect to populations, she clarified that this doesn’t preclude youth or veterans experiencing chronic homelessness, because they fall under the umbrella of the chronic homelessness piece.

Councilmember Li clarified that there are many different types people experiencing chronic homelessness and that removing that specificity would help in broadening that term to include many different populations within that group.

Director Salazar clarified that the motion says “as presented or with noted revisions” on page 65. She clarified that there are revisions around an explicit approach to racial justice, as well as the technical assistance component of that, the inclusion of culturally specific strategies, and ensuring that the framework shows an expansive view of chronic homelessness. She informed the council that a more in-depth conversation can happen about this topic after this meeting, if they are comfortable with moving forward with a vote.

**Agenda Item:** Permanent Supportive Housing Pilot Framework  
**Motion:** Approval of the framework for the selection of participants for the Permanent Supportive Housing Pilot Training Cohort and Permanent Supportive Housing Pilot Resources as presented (or with noted revisions).

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**Housing Stabilization Update** - **Claire Seguin**, Assistant Director, Housing Stabilization  
**US DOE State Plan (approval)** – **Tim Zimmer**, Manager, Energy Services Section  
AD Claire Seguin introduced the US DOE state plan agenda item, along with the addendum, and then handed it off to Tim Zimmer and Steve Divan to discuss that materials and motion on page 85.

Councilmember Li expressed enthusiasm for OHCS’ responsiveness and leadership. Councilmember DeVries asked how people can be educated about the list of MWESB providers so that it can become a bigger priority in communities. She added that this knowledge may help to find more organizations that qualify for this, but don’t know that yet. Director Salazar responded to Councilmember DeVries
explaining that part of the agency’s work with the new MWESB coordinator will be to do some of that work. Councilmember Geller thanked the presenters and expressed that there are probably more opportunities to find contractors that would qualify for this.

Chair Valfre said the implementation and strategy displayed the agency’s interest in exploring and broadening the idea of what they can do. He explained that the council’s and OHCS’ values are not limited by what the federal government’s thresholds and guidelines are, because they can go beyond that to pursue values that are meaningful to the state of Oregon and the agency’s goals. Chair Valfre clarified that, as long as federal guidelines are met, this is a really positive step to do that. He thanked the presenters for their work and presentation, and called for a motion.

**Agenda Item:** US DOE State Plan (approval)

**Motion:** Approval of the draft 2019 US DOE State Plan as presented and authorization to submit the document to the DOE for the State of Oregon.

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**Affordable Rental Housing Briefings**

**QAP Update** – Tai Dunson-Strane, Tax Credit Programs Manager, Julie Cody, Assistant Director of Affordable Housing Finance, Natasha Detweiler-Daby, Operations and Policy Analyst

More information about this subject can be found [here](#).

AD Cody provided an overview of the QAP (Qualified Allocation Program) update to the council, and then handed it off to Ms. Detweiler-Daby for the remainder of the presentation.

Councilmember DeVries specified that there is scoring in the implementations to denote applicability for the 9%, and asked if everything else is applicable for the 4%, but just not scored. Ms. Detweiler-Daby clarified that these are mostly around 9%, aside from the affirmative fair housing marketing. Councilmember DeVries asked if this will be true for each slide, and Ms. Detweiler-Daby replied that it varies, but that she will clarify as she presents each slide. Director Salazar added that they can bring that delineation to the following housing stability council meeting. Ms. Detweiler-Daby continued with the presentation until its conclusion.
Councilmember DeVries asked if the definition of PSH will merge in meeting the consistent definition used here. Ms. Detweiler-Daby stated that she anticipates that happening. She explained that, in terms of developing phase 2, the overall PSH strategy is to identify if there should be distinctions and different types of offerings, so that it’s not confusing.

Councilmember Tillman asked how “institutional care” is defined. Ms. Detweiler-Daby stated that it wasn’t completely defined, and Mr. Dunson-Strane interjected with additional details. He added that this definition was broad, but that there is a section where survey takers could add comments within the survey. Mr. Dunson-Strane explained that there were other questions about how that’s referenced, and that they will bring that back and provide more detail, specifically for definitions around other OHCS program funding.

Director Salazar thanked AD Cody’s team for their time, and informed the council that no questions can be taken due to the lack of time. She added that this conversation will continue in May, but that the councilmembers are welcome to provide feedback and engage in discussions at a later time.

National Alliance to End Homelessness Conference – Claire Seguin, Assistant Director of Housing Stabilization, Christy Hahn, Policy Analyst, and Gus Bedwell, Community Engagement Integrator

*Due to time restrictions, this presentation did not occur at this meeting.*

SWHP Implementation Update – Ryan Vogt, Kenny LaPoint

More information about this subject can be found here.

Ryan Vogt and Kenny LaPoint provided a verbal summary of the update.

Report of the Director:

Ariel Nelson, Government Relations and Communications Liaison, introduced herself and provided an update on legislative events happening at the capitol. She informed the council that OHCS presented on the agency’s budget and had a full day of public testimony, but are not being called back for phase two of this process yet. She added that OHCS has two agency bills, which are not budget bills, that have moved out of the policy committee ahead of the deadline. Ms. Nelson then began discussing the bills the agency is paying attention to right now. She mentioned H.B. 2002, which would update the affordable housing preservation program at OHCS and H.B. 2003, which relates to land use and would establish new planning and funding requirements for cities above a certain size. Ms. Nelson discussed H.B. 2020, which considers resources for low income Oregonians and is part of the climate change conversation. Ms. Nelson shared that there are a lot of bills around resources for manufactured housing, and that they primarily deal with the tools for funding the decommissioning of homes and replacing them. Lastly, she mentioned the coalition bill that will make some changes to our manufactured community resource center, and that this bill is still in progress. Ms. Nelson informed the council that she has a list of all the bills, and that the hearings can be listened to online as well. She expressed hope for some informational presentations around homeless services and permanent supportive housing in the future.
Director Salazar thanked Ms. Nelson and began her report to the council. She informed the council that she and AD LaPoint went to Washington D.C. for a NCSHA conference in March and connected with Senator Wyden, who is working hard on permanent supportive housing as well as other matters. She informed the council that they also met with a number of individuals from the delegation, and heard people using the SWHP as a reference document, particularly by hill staffers. Director Salazar touched on the subject of President Trump’s recently released budget where there is a proposed elimination of several programs and significant changes to key HUD rental assistance programs that would require maximum length of tenancies and work requirements. She assured the council that she and her team are watching this news very closely, and are hopeful that these programs will be protected in the process. Director Salazar mentioned that she and other members of OHCS are being invited to a number of groundbreakings and grand openings, and that they will try to bring this to the council’s attention as soon as possible. She then directed the attention to AD LaPoint, who had a list of forthcoming events. Director Salazar then brought up the Salishan retreat for the housing stability council, and asked the council to direct any questions about travel arrangements or other logistics to Cheyloa Chase. The final announcement made by Director Salazar was a reminder that April is Fair Housing month, and that the engagement in the robust conversation surrounding racial justice and equity at this day’s meeting was an opportune time to have this conversation.

After she finished her report, Director Salazar turned it over to Chair Valfre.

**Report of the Chair:**
Chair Valfre shared that it had been a busy month. He accompanied Director Salazar and AD LaPoint in Washington D.C. during their conference, and served as a housing expert on briefings to the Oregon delegate. He acknowledged Councilmember Hall and Zee Koza for their testimonies on the 25th of March. Chair Valfre informed the council that he presented at the grand opening for Cornelius Place, where they have a library on the first floor and senior housing on the upper two floors. He thanked Nicole Stoenner, Legislative and Communications Coordinator, for helping him get through that process. Lastly, Chair Valfre updated the council that he was in Brookings, Oregon for a Veterans Advisory Committee meeting and that Welcome Home was discussed. He thanked Gus Bedwell for his work on this.

Before the end, Director Salazar asked Chair Valfre to allow Councilmember Tillman to make an announcement. Councilmember Tillman announced that this meeting will be her last in person meeting as a member of the Housing Stability Council. She added that she will be present over the phone next month, but will be resigning after that. Councilmember Tillman explained that she will be leaving in August to get her MBA (Master of Business Administration) at Clark Atlanta University. She ended her statement by expressing her appreciation for serving on the council and how much they’ve accomplished together.

**Meeting Adjourned**
The meeting was adjourned at 1:15 PM