May 3, 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

<table>
<thead>
<tr>
<th></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>Mary Li</td>
<td>X</td>
<td></td>
<td></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>X</td>
<td></td>
</tr>
<tr>
<td>Charles Wilhoite</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chair Adolph “Val” Valfre</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

The first public commenter was Lianne Thompson of Clatsop County Board of Commissioners. Ms. Thompson provided information about Clatsop County’s revitalization of the Agate House property, and it’s use for pregnant or parenting single women who are in recovery for substance abuse. She thanked the council for their contribution to this project, and moved on to discuss the lobbying efforts for House Bill 2228, which is still in play in the legislature.

Chair Valfre thanked her for her input.

The second public comment, from Peter Hainley discussed the topic of racial equity in housing development. He voiced his concern around how organizations are being utilized to market racial equity in housing, and whether they are being provided adequate enough resources to do so effectively. Mr. Hainley expressed that he is following up on a number of issues with BRIDGE housing, Pinnacle Management, and Centro Cultural so that he can find opportunities to build the racial equity component into how the projects are tracked and evaluated in the long-term. He went on to share that CASA placed a $32.5 million dollar offer on the manufactured home park in Salem that recently went on the market, but that this offer was rejected. He explained that CASA is now working with the city council on this matter.

Chair Valfre thanked Peter Hainley for his advocacy, and told him that he is welcome to provide additional updates in the future.
There were no additional public commenters in the audience. 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.

Before proceeding with the motion, Director Salazar informed the council that Robert Larson, a colleague and Debt Manager at OHCS (Oregon Housing & Community Services), recently passed away, and that she wanted to take a few moments for everyone to recognize his 30+ years of service to the state and to this agency. Director Salazar added that Robert Larson and his team’s work made every multi-family and single-family transaction possible through their commitment, service, quality work, and attention to detail. She ended her statement by sharing that Robert Larson was an important part of the agency, and that he was going to be presented with an award honoring his state service the following week by Governor Brown.

**Approval of Meeting Minutes for April 5, 2019:**

Chair Valfre introduced meeting minutes for council approval, and asked the council for any discussion before calling to motion. Councilmember Geller explained that she liked the summarized version of the notes. Chair Val moved to motion.

**Agenda Item: Meeting Minutes Approval**

**Motion:** Move to approve the Oregon Housing Stability Council Meeting Minutes from April 2019

<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>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Claire Hall</td>
<td>1</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mary Li</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gerardo Sandoval</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Tricia Tillman</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Charles Wilhoite</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Chair Adolph “Val” Valfre</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

Pass/Fail 7:0:1:0/

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

**Multifamily Housing Decisions**

**Surf View Village** – Bond Transaction, Becky Isom, Loan Officer: Becky Isom introduced herself to the council and presented the Surf View Village project for funding consideration.

More information on this project can be found in the meeting materials [here](#).

After the presentation Chair Valfre asked the council for any comments or questions. Councilmember Li asked particularly about the Commitment to Equity section and emphasized how important it is that
OHCS makes sure that people of color in the community have the opportunity to get into these units. She elaborated by explaining that having the demographics of the people of color in the community without any analysis about how these demographics will impact the building of the property, management of the property, and who gets into the property isn’t very meaningful. Additionally, Councilmember Li added that the detail regarding the signing of the DEI (Diversity, Equity, & Inclusion) statement is great, but signing the document doesn’t ensure that things are happening in accordance with that or the statewide housing plan. She summed up her comment by explaining that she appreciates seeing the commitment to these priorities, but that she wants to make sure there is a systemized way to track how these commitments are being made upon project completion or while the project is in progress.

Director Salazar responded to Councilmember Li on behalf of OHCS staff and explained that OHCS is working very hard to create a template for transaction documents that is responsive to what we are hearing from the council, and what we have already put out through the statewide housing plan. She added that this particular work is really new for OHCS so there is not a monitoring or enforcement plan already in place, which is why that information has not appeared in the transaction memos. Director Salazar explained that this information can be seen in the Affirmative Fair Housing Marketing Plan, which is part of the QAP. She added that it would probably be helpful at some point to have a training or briefing for the council on what Affirmative Fair Housing Marketing Plans are, their requirements, and what role OHCS plays in monitoring those requirements. Councilmember Li thanked Director Salazar for her comments.

Councilmember Hall expressed excitement in seeing this project moving forward in Lincoln County, and mentioned that Samaritan House is a nonprofit family homeless shelter in Newport, which she has been on the board of for 16 years and chaired for the last 3 years. She added that there is not a lot of data tracking on the 10-month program, but that they do look at where the residents are one year out after completing the program. She shared that 75%-80% are stably housed at one year after completing the program, and the primary reason the remaining individuals are not stably housed is due to the lack of affordable housing supply.

Councilmember DeVries wanted to clarify that there are no PSH (Permanent Supportive Housing) units, but that they are all best efforts and Ms. Isom agreed that she is correct.

Councilmember Geller expressed that this project has been needed for quite some time in this area, that the cost is reasonable, and commended the staff who worked on this project. She asked who the contractor is for this coastal project, and Ms. Isom responded that the contractor is a subsidiary of Commonwealth, which is based in Wisconsin. She clarified that they’re contracting out to places such as Oregon and also building a previously approved project in Albany. Councilmember Geller voiced her concern about properties lasting in coastal climates, and wanted to ensure that OHCS is doing what they can to make sure the appropriate construction is put into place. She thanked Ms. Isom at the end of her comment.

Chair Valfre expressed appreciation on the information about Samaritan House and the information on families transitioning out of homelessness. He mentioned that he didn’t see any information about rental
assistance or housing vouchers, and wanted more information about how the transition process from homelessness will be assisted. Ms. Isom responded and explained that the individuals coming from Samaritan House will most likely have their own housing choice vouchers to use for this project, and that there are a number of housing choice vouchers which are underutilized in this community. Councilmember Hall agreed that that this is known to her as well, based on her conversations with the local housing authority in the area. She reiterated that the vouchers are out in the community, but that they are not utilized due to the lack of affordable housing supply which meet the requirements for voucher use.

Chair Valfre expressed appreciation for the format of the transaction, the work the staff has been doing, and indicated that the council is there to help staff reach the goal in front of them.

**Agenda Item:** Surf View Village

**Motion:** Move to approve Pass Through Revenue Bond Financing in an amount up to and not to exceed $12,500,000 to Surf View Village LLC for the construction of Surf View Village, subject to the borrower meeting OHCS and CITIBANK’s underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval for the bond sale.

<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>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Anna Geller</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Claire Hall</td>
<td>1</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mary Li</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gerardo Sandoval</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tricia Tillman</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Charles Wilhoite</td>
<td>2</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chair Adolph “Val” Valfre</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Pass/Fail 8:0:0:0/0**

**Two Rivers Mobile Home Park** – *Manufactured Home Park Preservation, Terry Murdock, Loan Officer, Ed Brown, GHAP Program Manager:* AD Julie Cody introduced Terry Murdock and Ed Brown to the council and Mr. Murdock began the presentation.

More information on this project transaction can be found [here](#).

After the presentation, Chair Valfre asked the council for comments. Councilmember DeVries asked if the homeowners cooperative are the same individuals buying the park and space, and AD Cody clarified that this is true. Councilmember DeVries then asked if they are paying a space rent, and AD Cody agreed that is accurate as well. AD Cody then explained that this helps to ensure that the rent does not go up too high, and in many cases it gives the homeowners a lot more certainty and control around their ability to set their own rents. Councilmember DeVries asked if the space rent includes maintenance, and AD Cody responded that this is in an already established budget that the cooperative looks at on an annual basis. She added that part of the acquisition is to upgrade the infrastructure as well.

Councilmember Li expressed appreciation for the cooperative model and mentioned that there were previously a couple of other projects where there was a conversation around exploring the residents’
ability to build equity within their living situation. She asked if this could be an opportunity to learn how to operate and structure the equity piece for other projects somewhere down the line. Councilmember Li elaborated on her concern for residents living in these types of communities to have the resources and ability to build assets in manufactured home communities.

Councilmember Wilhoite asked what kind of support OHCS provides in regards to the cooperative homeowners’ undertaking of buying, owning and managing the land and homes. AD Cody responded and explained that the cooperative typically works with CASA (Community And Shelter Assistance Corp.) to help get the plan together, understand the process, set the rents in a sustainable way, and OHCS has supported CASA in this process in the past. Councilmember Wilhoite asked if this would just be a continuing relationship, and AD Cody responded that we periodically check in. Councilmember Wilhoite further expressed that technical issues can sometimes arise, and that he’s curious about the longevity of this relationship. AD Cody responded and stated that we are working on some capacity building and that having internal technical assistance will be built into the plans with some of the increased funding.

Councilmember Geller clarified that the co-op is paying a type of membership fee to their own organization and AD Cody agreed that she is correct. Councilmember DeVries asked if there is annual asset management oversight of the grant, since there is no true lender. AD Cody clarified that there is an annual asset management check-in to ensure that the income requirements on the property are being met, and to check the rate of homes being sold. She added that OHCS can also check in on the financial status and physical quality of the homes at this time.

Chair Valfre asked if there are any other comments from the council and asked about the BOLI determination. Mr. Murdock explained that they previously applied to this program and found out that they would have to pay the prevailing wage. He further explained that they challenged it 3 times, lost, and were told again that they would have to pay the prevailing wage. Due to this and the extra expense on top of the sewer, water main, and paving of the roads, they decided to withdraw the application and decided to re-apply under the new year NOFA so that they would have additional income to pay the prevailing wage and additional costs for the sewer line. Chair Valfre then asked how extensive the sewer line work and remediation will be. Mr. Murdock responded that the scope of this work will be almost 3 million dollars, including the sewer main replacement, fire hydrants, water main, and repaving. He added that none of the mobile homes will be impacted by this, but that this project will last 5-6 months. Chair Valfre followed up by asking if there are contingencies built into this, and AD Cody affirmed that there are. Chair Valfre then asked about the length of time it took to get residents to agree to this model, and AD Cody explained that it can take time to get residents to agree to such a significant commitment and to learn how to organize themselves. She added that more information about this can be provided to the council. Chair Valfre expressed appreciation to CASA for helping with this.

Councilmember Sandoval expressed appreciation for this model, stated that it incorporates equity strategies that OHCS and the council want to pursue, and added that this cooperative model can lead to more asset building in these communities.

**Agenda Item:** Two Rivers Mobile Home Park- Manufactured Dwelling Park NOFA # 5004
Motion: Move to approve a Manufactured Dwelling Parks General Housing Account Program (GHAP) grant reservation in an amount up to $4,970,000 to for purchase and rehabilitation of the mobile home park known as Two Rivers Mobile Home Park.

<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></td>
<td>1</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Claire Hall</td>
<td></td>
<td>2</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></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Tricia Tillman</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Charles Wilhoite</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Chair Adolph “Val” Valfre</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

Pass/Fail 8:0:0:0/

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

AD Claire Seguin introduced herself and informed the council that the IDA initiative and new manager for the Homelessness section, Andrea Bell, are being celebrated today as well. Ms. Bell introduced herself to the council and provided background information. Afterwards, AD Seguin introduced Jacqueline Boudreaux, policy analyst and Oregon IDA Initiative Lead.

Individual Development Account (IDA) Program Updates, Jacqueline Boudreaux, Policy Analyst and Oregon IDA Initiative Lead

More information about this can be found here.

Councilmember Wilhoite asked if the ten fiduciary organizations have relationships with the 70+ affiliates and partners around the state. He followed up with another question and asked if this program is getting the coverage needed and reaching the people OHCS wants to reach. Ms. Boudreaux informed Councilmember Wilhoite that the agency and council will learn more about the coverage as the Oregon IDA participants are mapped out, and that this will also reveal where there are service gaps. She added that the 10 fiduciary organizations come in different shapes and sizes, and CASA Oregon is one of the largest fiduciary organizations in terms of duration and volume of network partners. Ms. Boudreaux went on to explain that when CASA Oregon was mapped out, it travels North through Multnomah County, cuts across Columbia River and covers a large portion of Northern territory. She ended her comment by affirming that there is capacity to reach people in every county in Oregon.

Councilmember Li asked if it would be possible to look at where coverage intersects with the homeownership goals, since the IDA program is such an important tool. She added that it will be interesting to talk about ways to layer different programs so that there are multiple resources going in towards the single goals to gain more traction and effectiveness. Councilmember Li ended her comment by stating that this is part of a much longer discussion that will happen at the retreat. Ms. Boudreaux responded to Councilmember Li and explained that their focus on the statewide housing plan’s 2019
objectives is to take an internal look, begin looking at where the IDA program intersects with other programs, and to examine where there is not enough coverage and gaps.

Councilmember Sandoval asked for more information on the equity audit referenced in the IDA materials on page 46, and Ms. Boudreaux informed him that the Neighborhood Partnerships representatives will expand on that topic immediately after her presentation.

Councilmember DeVries asked if Neighborhood Partnerships is the current contract administrator and sells the tax credits, and Ms. Boudreaux affirmed that she was correct. Councilmember DeVries mentioned that the admin fee is higher than a few other programs, which stand at around 10% while this program stands closer to 25%. She asked if OHCS is thinking about more ways to leverage this and thinking about efficiency during this process. Director Salazar explained that, as the agency is looking at the RFP process, OHCS will be thinking about the structure and Councilmember DeVries’ comment.

Chair Valfre thanked Councilmember DeVries’ for her comment, and informed Ms. Boudreaux that she articulated the program updates well during her presentation.

2019 IDA Funding Awards & Other Updates. Janet Byrd, Executive Director; Carlos David Garcia, Director of Economic Opportunity; Amy Stuczynski, Manager, Data Analysis and Evaluation

More information about this can be found here.

Councilmember Hall informed the council that she has been a part of the Neighborhood Partnerships program and supports their work.

Councilmember Wilhoite asked if the presenters from Neighborhood Partnerships think that they would have 20 million dollars in takers of this IDA program, if they had those funds available. Ms. Byrd responded and stated that she does think they would be able to put the 20 million dollars to that use, and explained that the partners shared that up to 50 million could be used within a year. Councilmember Wilhoite added that this program is a great educational source for populations that need it the most, and that this program could help almost anyone who is having a challenge with homeownership, rental or business ownership.

Councilmember Geller asked if any of the participants for the IDA program target schools for financial education, and added that they may consider partnering with them for a pilot program. Ms. Byrd replied that College Dreams works with middle schools and high schools by district in Southern Oregon, and that they serve as a resource and a model. She elaborated that they work with children as they begin college and through that beginning phase as well. Ms. Byrd added that CASA has a program that works through community colleges with some of the high schools. She explained that a lot of college financial aid offices rely on IDAs to supplement the additional expenses for students to attend, and that the educational aspect of IDAs has potential to continue growing.

Councilmember Geller asked how much the IDA program has overlapped with the homeownership programs at OHCS, and how much collaboration currently exists between the two. Mr. Garcia responded that the two sides almost always have to work together. Director Salazar added that there seems to be a general curiosity amongst councilmembers regarding the way OHCS is leveraging IDA,
and what other opportunities OHCS sees. She informed the council that the agency will be keeping this on the radar for the future.

Councilmember Li expressed gratitude for the IDA initiative, particularly since it focuses on who is in poverty and why they are in poverty. She added that sometimes what people in low-income households need to be lifted out of poverty is financial assistance, in addition to other services. Councilmember Li recalled the discussions in the past about having a culturally specific allocation formula where the nature of the population, demographic and poverty experience by race and ethnicity is taken into account. She explained that, based on the data presented, there seems to be an opportunity to begin conversations about what culturally specific allocations might look like.

Councilmember Sandoval expressed appreciation of the data presentation to Amy Stuczynski and asked about the quantitative indicators that will be looked at in the data, aside from ethnicity. Ms. Stuczynski turned it over to Mr. Garcia who stated that one of the fiduciary organizations they work with have a work plan to include an equity audit, but that this is still being processed and worked on.

Director Salazar clarified that this is not a requirement for all of the fiduciary organizations, and Mr. Garcia confirmed that. Director Salazar stated that OHCS should continue having this conversation and she is interested in Mr. Garcia bringing information about the equity audit back so that this information can be shared. Ms. Byrd added that Neighborhood Partnerships is also interested in learning this information from the evaluation, especially in regards to their racial equity goals. She added that they welcome hearing any thoughts the council may have in regards to this topic.

Councilmember DeVries asked if Neighborhood Partnerships’ contracts through the fiduciary are performance based contracts. Ms. Byrd responded and confirmed that their contracts are performance based, and that they require a work plan that includes a racial equity goal. She added that the funding is not always contingent on successfully meeting all of the goals in the contract, but that the performance related to the work plan is monitored on a quarterly basis.

Ms. Byrd stated that graduation rates are monitored, but funding is not evaluated based on graduation rates since that can be impacted by a number of things. Councilmember DeVries clarified that her question was meant to explore ways to streamline the services and programs. Ms. Byrd addressed Councilmember DeVries’ question and explained that the requirement was 20% for program delivery and 5% for admin. She went on to explain that the admin appears to be high in the grant breakdown, because of that. Ms. Byrd elaborated that the program delivery includes helping students learn how to apply for scholarships, how to fill out a FAFSA form, how to apply for financial aid, how to manage educational debt, how to choose which career path, and more.

Councilmember Geller asked if there is another charge for the fiduciary organizations, and Ms. Byrd explained that 75% is grant and 25% is matching to the grantees. She went on to explain that Neighborhood Partnerships’ program and admin is typically less than 9%, which includes marketing and evaluation. Councilmember Geller explained that there is not a clear breakdown of the amounts that are cut before it gets to the beneficiary, and that she’s interested in learning more about this at another time.

Chair Valfre asked Janet Byrd how long she has been overseeing this program, and Ms. Byrd responded that she has been the executive director of Neighborhood Partnerships since March of 2005, but was
interim director for six months prior to that. Chair Valfre asked if this program began shortly after she began this position, and Ms. Byrd clarified that it began in 1999, but that in 2003 Neighborhood Partnerships assumed partial oversight and management of this program. Chair Valfre commended her for the work she’s a part of, and expressed his gratitude for the IDA program helping so many individuals obtain financial sustainability.

Chair Valfre mentioned Senate Bill 790 and House Bill 3133, which Ms. Byrd explained are posted for their first meeting of the session the following Friday. She informed the council that their lobby day is May 22nd and invited them to join her if they are able. Director Salazar stated that OHCS, as an agency, has no position on these bills, but that the agency is still happy to talk about the bill.

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

AD Julie Cody introduced herself and provided an overview of what will be discussed during this time.

Preservation Funding Reservations and NOFA Summary, Tai Dunson-Strane, Tax Credit Program Manager

More information about this subject can be found here.

Councilmember Li asked about the power point presentation where there was mention of “unintended consequences” in the Rural & Urban section, and asked for clarity about this topic. Natasha Detweiler-Daby, Senior Operations and Policy Analyst, mentioned that the memo expanded on this topic more than the presentation. She explained that she and her team wanted to bring adequate rural coverage of these resources to the frameworks presented to the council and that, in the past, they didn’t understand that the RAD (Rental Assistance Demonstration Program) Section 18 transactions were exclusively urban transactions. She further explained that when she and her team were unpacking the funding recommendations with Director Salazar, they made that recognition. Ms. Detweiler-Daby shared that 1/3 of those resources went to urban through the RAD Section 18, and the others were split even between urban and rural, but they realized that there was an over allocation for the urban areas. She added that when they are looking at the small project gap offering coming up next month, she and her team intend to allot the bulk of those resources to rural projects.

Councilmember Li thanked Ms. Detweiler-Daby for the response and discussed the possibility of the council and OHCS getting a better understanding of the geographic impacts, because there is a geographic equity issue as well.

Councilmember DeVries expressed appreciation for the flexibility of this NOFA. Councilmember Geller noticed that this project was given an additional 2.86 million dollars at the bottom of page 55, but didn’t see where that money came from. Ms. Detweiler-Daby explained that this would be forward allocated through document recording fee resources.

Chair Valfre asked if anyone else had a comment. He asked the presenters to remind him of the total number of units, and AD Cody responded that there are 826. Chair Valfre commented about the priorities being followed through the statewide housing plan and that he thinks the previous project models were useful in different areas as well. He then mentioned the importance of following up on the
March 1, 2019
Oregon Housing Stability Council Meeting Minutes

DEI agreements after they are signed.

**Qualified Allocation Plan (QAP) Policy discussion, Tai Dunson-Strane, Tax Credit Program Manager and Natasha Detweiler-Daby, Senior Operations and Policy Analyst**

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

Councilmember Li expressed concerns about some of the feedback represented in the QAP Stakeholder Survey Results, and pointed out that some of the survey takers expressed discomfort about the DEI agreement. Councilmember Li specifically identified the question asking survey takers about their comfort level with the DEI agreement, and wanted more context on the 25% of survey takers who chose the option “don’t know/doesn’t apply” for their response. She asked the presenters if this is a particular issue in this sector of work, and if there needs to be an intentional conversation about this. She ended this comment by informing them that there is probably not a specific answer for this, but wanted to initiate this conversation. AD Cody responded and shared that this survey was able to gauge where people are, and that their feedback will help OHCS shape their outreach and education about this goal. She added that the outreach will reveal where the misunderstandings may be and it will help the agency understand what areas of education to focus on for different organizations. Councilmember Li thanked her for her response and stated that it would be interesting to hear how the organizations are thinking about the OHCS’ role in educating and providing support in various ways in the future. She added that it will also be interesting to see how accountability plays out, in regards to funding and meeting certain educational requirements for competitive funding. Councilmember Li shared that some agencies overemphasize the education and technical assistance aspect of this process, and that this sometimes causes a lack of compliance or commitment to the goal. She clarified that there is sometimes a pattern of educating ourselves on racial justice issues, but not holding ourselves accountable for addressing those issues.

Councilmember Sandoval shared that he had a similar comment to Councilmember Li’s comment, and added that there is an additional difficulty in outreach to minority owned businesses in rural communities. He asked the presenters if they think people are pushing back on the DEI agreement, because they are opposed to this or if it is related to the agency’s difficulty in operationalizing this policy. Director Salazar explained that OHCS is trying to understand that, and there is an inherent tension around OHCS policy goals and requirements. She explained that some of this feedback may be a reflexive pushback about additional requirements from the state, or that it could also be related to rural partners feeling as if the equity and racial justice goals don’t apply to them since they do not have large minority populations. Director Salazar further explained that there needs to be education about what we are trying to do here in rural communities to make sure that community members that reside in those areas are getting access to the resources.

Councilmember Geller asked Ms. Detweiler-Daby if the developer roundtable date could be shared with her along with the survey, but was surprised by some of the survey’s content. She explained that the survey is helpful, and that the results may indicate a level of anticipation that respondents feel about the difficulty of integrating new requirements. Councilmember Geller shared her interest in bringing certain
developers to the developer roundtable so that their feedback can be heard. Councilmember Geller moved on to the topic of 4% applications and asked AD Cody if there is a consideration to score the 4% applications differently. AD Cody responded and stated that the intent is not to have 4% applications scored differently, and that they are still non-competitive at this time. Councilmember Geller then asked AD Cody if there is a consideration for income averaging, and AD Cody confirmed that this information is correct. Councilmember Geller added that she hopes this serves as an opportunity to make as many projects as possible eligible for income averaging, because it can really help the tenants prosper in their future. Lastly, she added that it may help to consider Opportunity Zone Funding as well, particularly to avoid further separation of low-income communities from middle and high-income communities.

Councilmember Wilhoite wanted to add on to Councilmember Li’s and Councilmember Sandoval’s comments and explained that achieving diversity and equity goals throughout the state has a lot to do with the way those goals and terms are defined for specific areas. He proposed that OHCS be very clear about the direction they are heading in, and that they provide help to their partners understand so that everyone is on the same page. Councilmember Wilhoite added that our partners should not be led to believe that OHCS is not serious about their equity mission, and that it is incumbent on the agency to be clear about this. Councilmember Geller added that her experience in working outside of the metro area has helped her understand that this change needs to happen in a determined way, and offered support for this work.

Councilmember DeVries contributed to this discussion by adding that our partners may not know how to comply with these terms, because they don’t have additional material outside of the statewide housing plan to consume. She explained that our partners would benefit from having more understanding of this. Councilmember Geller provided additional commentary on this topic and voiced her opinion on the difficult process of registering minority or women owned businesses in her experience. She added that the agency should recognize that there are certain problems with the registration system, because it may benefit OHCS to know what they are.

Councilmember DeVries explained that she wanted clarification on the timelines, and asked if there is a firm date for when the QAP needs to be in place and which NOFA timing it will be applied to. AD Cody answered that the NOFA timing will be for January 2020, so this needs to be in place by the end of the year. She added that she and her team are pushing for August, though. Councilmember DeVries asked if this is also corresponding with the change in the application or if that’s coming at a later date. AD Cody explained that the scoring has to be placed in the QAP and that she and her team will be signaling what that is going to look like. Councilmember DeVries and AD Cody both affirmed that the sooner this happens, the better it will be.

Councilmember DeVries asked if the application is moving to the electronic application this year, and AD Cody confirmed that it will be. Councilmember Geller asked if this is where the process goes back to the consolidated application and AD Cody responded that OHCS is moving towards that. She added that they’re hoping it will be completely consolidated by January 2020. Director Salazar interjected to express that it would be an extremely heavy lift to get to that point by January 2020, but affirmed that this is what the agency is moving towards.
Chair Valfre expressed his appreciation for this survey, because it provides a plan for how to move forward. He added that it shows an overview of where the issues are and where to direct the focus at. Chair Valfre referenced Councilmember Sandoval’s comment about operationalizing the equity and racial justice priority, and added that this is vital for developers to see how the equity and racial justice priorities and goals can align with their mission. He further explained that seeing these goals as a tool that will contribute to their longevity and sustainability as developers, rather than barriers, is key to helping them understand the significance of these goals along with providing adequate education. Chair Valfre ended his comment by asking the presenters to send out the developer roundtable dates to everyone in the council, and thanked the staff for their work.

AD Cody thanked Chair Valfre and Councilmember DeVries for assisting her team with completing some of this work.

City of Portland North/NE Preference Policy, Matthew Tschabold, Portland Housing Bureau; Dr. Lisa Bates, N/NE Oversight Committee Member; Leslie Goodlow, Portland Housing Bureau

Before the presentation, Director Salazar stated that the councilmembers previously indicated that they would like more understanding about Northeast Portland Preference policies, and that this presentation will assist with providing more background information about that topic. More information about this subject can be found here.

Councilmember Hall asked if this projected effort has an end date, if it is open ended, and what the long-term vision or goal is. Mr. Tschabold answered and shared that there is no end date, and that they are at a pause point in their resources. He added that the homeownership and rental buildings are getting towards the end of their current TIF (Tax Increment Financing-Set Aside) resources, but that there are conversations about applying this to other resources used in the area and local conversations about maximizing the indebtedness in the area which would provide more resources. Mr. Tschabold explained that if those resources were actualized, then the preference-policy would be utilized to prioritize applicants. He added that, for the rental, the policy isn’t until lease-up but would be for vacancies that occur into the life of the building.

Councilmember Wilhoite asked if there’s anything other organizations can do to identify and bring people forward. He also asked what the most significant challenges have been thus far. Dr. Bates responded and explained that about 1,000 people applied for 65 homeownership spots in the first round, which shows that there are a lot of people who are interested in buying a house and/or moving back into Northeast Portland. She went on to explain that in round 4 almost 1,000 people applied for 35 spots, and that she is not sure of the exact reason. She contemplated if it’s, because affordable housing was being offered, if some households wanted to move back into Northeast Portland, or if it’s a combination of the two reasons, but she does realize that there is significant interest. Dr. Bates shared that they have done outreach across the tri-county area into Vancouver. She went on to explain that one of the greatest challenges for homeownership is informing the constituents interested in single-family homes that homeownership is better than being a renter. Dr. Bates stated that she really hopes people will begin taking advantage of these opportunities more. Mr. Tschabold added that their programs aren’t always
designed perfectly for the families and individuals who qualify for the highest level of preference. He offered further explanation by explaining that this may be related to the amount of assistance offered for the homeownership, the time provided for them to obtain homeownership, or the screened criteria may not match as well with their lived experience. Dr. Bates explained that a lot of people haven’t been identified through outreach yet, possibly due to the lack of publicity, but this has been holding providers accountable for adjusting their programs so that they are sufficiently serving people. She continued to explain that program staff should be able to understand issues such as intergenerational forced displacement, so that they can have more discussions about opportunities that are available to the individuals and families.

Councilmember Li thanked Director Salazar for adding this presentation to the agenda and the presenters for coming to the council to speak about this. She expressed appreciation for the perspective offered during the presentation, which highlighted the fact that the economic disparities in homeownership aren’t only in the past, but are happening in the present. She further commented that it is sometimes easy to think of this issue as strictly an urban issue, because of the lack of people of color in rural Oregon, but that the system which perpetuates this issue is geographically based.

Councilmember Li asked what the total amount in TIF financing is, and Mr. Tschabold answered that it is close to a commitment of $70 million, not including leverage, but would have to follow up on that question. Councilmember Li clarified that she is looking for the sum of all the financing that goes into that, and the presenters informed her that they would have to get back to her on that. Councilmember Li explained that this is the type of work that OHCS should be supporting, and asked if there could be a discussion or consideration at the staff level of what it would mean if OHCS became a financial partner to this initiative.

Councilmember Sandoval asked if there has been a local economic development component to this, because of urban renewal and because businesses were also targeted for displacement. He emphasized that gentrification and businesses often influence the level of displacement and asked if the economic development aspect of this has been addressed by the presenters’ agency or other agencies. Ms. Goodlow responded and explained that Prosper Portland followed their lead and worked with their oversight committee to make a plan for the remaining TIF dollars, and did the same thing with their remaining interstate TIF dollars where they put together a plan for community development initiative for North and Northeast Portland. She added that they set goals around small business and community, and have community members that are doing something for economic development. Ms. Goodlow added that they gave 5 million dollars to support families that are making between 80%-120% of AMI (Area Median Income) to support home repair, anti-displacement and homeownership. She added that they also received an additional component, but aren’t sure how those dollars will be used yet. Dr. Bates added that the oversight committee has found that Prosper Portland’s standardized operation procedures aren’t meeting people where they are at, in terms of small business development, and they may be going back to the drawing board. She went on to add that the Housing Bureau has been trying to figure out how to address these challenges.

Councilmember Geller wanted to discuss the phrase “correct historic wrongs,” because those wrongs have had lasting impacts. She expressed gratitude to Councilmember Li for touching on this topic.
earlier, and for being able to have this discussion. Councilmember Geller asked the presenters how many people have obtained and are living in housing, because of their program and Mr. Tschabold responded that probably around 150-170 families have either closed on a home or are living in a rental unit. He added that this amount does not include families or individuals who have received home repairs. Ms. Goodlow explained that there have been around 280 homes that have received anti-displacement funds, and Mr. Tschabold added the sum of both to around 380-400 participants who received services. He added that they will have another 400 units coming along over the next 18 months, and anywhere between another 40-80 homeownership program slots depending on how the program plays out.

Councilmember DeVries recalled the three policy options that the presenters were looking at, and asked why they did not look at the community preference option since it is predominantly used in cities around the country. She then asked if there is a community preference for people they’re serving. Mr. Tschabold explained that there is not a community preference at this time, but if they are currently living in the red shaded area on the map in the presentation then they will automatically receive 3 additional points. He further clarified that they will not get preference over someone who used to live in that area, but now lives outside of that area. Dr. Bates explained that the question Councilmember DeVries asked was one of the most discussed questions in the subcommittee about this policy. She added that the group consensus was that the people who have stayed and the people who have left should be weighed equally.

Chair Valfre noted the difference being made by the presenters’ work and expressed appreciation for Councilmember Sandoval’s comment about economic development in specific communities. He noted the need for people to thrive in the communities they’re in, and re-establishing the social networks that were destabilized in the past. Chair Valfre asked the presenters what they would have done differently in the beginning, if they knew as much then as they do now. Mr. Tschabold responded and stated that he would have restructured some programs on the front end, so that they would have better matched the applicants’ experience with displacement and disenfranchisement.

Chair Valfre brought up the presentation by Metro Bond at a previous council meeting, and asked the presenters if they have worked with them. Mr. Tschabold responded and explained that his agency is responsible for developing the local implementation plan and engage with local Portland communities and organizations to help drive the implementation plan for the Metro bond.

Chair Valfre thanked the presenters for their time.

Report of the Director:

Director Salazar began her report by calling up Ryan Vogt, Chief Operating Officer, to talk about the SWHP (statewide housing plan). Before Mr. Vogt began his presentation, he introduced Sup Thanasombat, Senior Advisor for Strategic Planning and Business Operations.

More information about this subject can be found here.
Director Salazar discussed the retreat and what types of discussions they have on the agenda. She then asked them to complete the grid that was passed out to them, and informed the council that materials will be sent out to them Monday morning. Director Salazar then called up Ariel Nelson, Government Relations and Communications Liaison, to provide a brief legislative update.

Ms. Nelson informed the council that the focus has been moved to key budget decisions and that they recently passed out a revenue package that came out of the joint committee on student success. She added that the next key milestone will be the state revenue forecast on May 15th. Ms. Nelson went on to explain that all of the OHCS budget bills and legislative priority goals have made their way to the Ways & Means Committee, along with HB 2006, which incorporates the rental market resources package from our budget into a bill form. She explained that OHCS is currently in a series of meetings with key decision makers and have an opportunity the next Monday to talk about their budget priorities, so OHCS will be focusing on addressing children experiencing homelessness policy package with the Department of Human Services, permanent supportive housing with Oregon Health Authority, and an update on the budget note.

Director Salazar mentioned the Philanthropy forum, which Councilmember Wilhoite helped pull together, and that OHCS did a briefing on the SWHP. She explained that this started a conversation on how philanthropic organizations can contribute to this and leverage funding with the agency. Director Salazar expressed her gratitude at being joined by Councilmember Li at the Governors Equity Stakeholder Round Table, where equity stakeholders from around the state are gathered to raise issues and advise Governor Brown’s office on the concerns and needs from their community. She added that this was the second gathering for this event, and that the focus on housing led to a great conversation.

Director Salazar updated the council on two LIFT (Local Innovation and Fast Track) groundbreakings in Sisters, Oregon and another groundbreaking in La Pine. She shared that she met families who were living in the woods outside of Sisters, Oregon and received housing through the LIFT properties in the area. Director Salazar shared that she attended the Gateway Hermiston groundbreaking event, and that there is another groundbreaking next week in Yachats, Oregon for Fisterra Gardens which she is planning on attending.

Director Salazar provided an update on the ADPC (Alcohol and Drug Policy Commission) strategic plan, informing the council that it kicked off this month and noted the great interagency presence and opportunity to understand how OHCS programs can help the state meet goals around addiction and recovery. She went on to add that Oregon Health Authority’s new iteration of CCO funding for state Medicaid programs has been rolled out, and has a provision in the RFP that specifically asks for details on how the CCO 2.0 will help support the goals of OHCS’ statewide housing plan. She mentioned the hard work completed by Kenny LaPoint to get to that point.

Lastly, Director Salazar mentioned the opportunity she had last week to travel to Ontario where she spent the day with the community action agency director, received a tour of what is happening in that community, and heard about some local community partners that are initiating homeownership development. She stated that the housing quality struggles were really eye opening, and then turned it over to Chair Valfre to provide his report.
Report of the Chair:
Chair Valfre expressed his gratitude to Councilmember Tillman, since she will no longer be part of the council. He went on to update the council on the Metro Bond plan for public comments in Washington County in the future, and the housing needs assessment briefing which will be occurring the following week. Chair Valfre added that he is interested in attaining more focus on the way the housing needs assessment information is used and how it is measured. Lastly, Chair Valfre extended sympathy on the recent loss for OHCS’ family and expressed gratitude for the councilmembers and staff.

Meeting Adjourned
The meeting was adjourned at 1:15 PM

Adolph Valfre, Chair 05/03/2019
Housing Stability Council

Margaret Salazar, Director 05/03/2019
Oregon Housing and Community Services