



# Oregon

Governor Kate Brown

## Oregon State Housing Council

Oregon Housing and Community Services  
725 Summer St. NE, Suite B  
Salem OR 97301-1266  
PHONE: 503-986-2000  
FAX: 503-986-2020  
TTY: 503-986-2100

December 11, 2015

### Oregon State Housing Council Meeting Minutes

---

Chair Dickson called the meeting to order at 9:03am and asked for the roll call.

Roll was called and is reflected in the table below:

Council member	Present	Not Present
Mayra Arreola	X	
Tammy Baney		*X
Mike Fieldman	X	
Zee Koza	X	
Marissa Madrigal	X	
Adolph "Val" Valfre	X	
Chair, Aubre Dickson	X	

*\*Expected to join the meeting by phone.*

#### **Public Comment:**

Chair Dickson opened the floor of the meeting for public comment either from the phone or the floor of the meeting.

From the phone: Josephine "Jo" from the Acorn Park Community for Well-Being in Eugene first thanked the Council for the letter sent to the community in response to their letters, testimony and other communications. She then reiterated her displeasure with the Oaks project. She asked the Council to answer some questions. 1). Why is this project being built at a location with so many children nearby in the neighborhood? 2). Why did this site get chosen? She asked that individual letters addressing the above questions be sent to all petition signers.

Chair Dickson responded to Ms. Josephine. Chair Dickson restated the purpose of the letter was to outline for the Acorn Park Community for Well-Being the overarching role of the Oregon State Housing Council. The OSHC relies on local partners to inform on local housing priorities. The Council does not have any control over the land which is used. The OSHC role is to award projects based on their impact and need, which has been done with the Oaks project. The onus is on HACSA and Sponsor's Inc. to demonstrate that they can perform. It is not the Council's role to say whether or not a project should move forward at this location. HACSA and Sponsors Inc. have a responsibility to safeguard good public use of funds and implement their programs. They have experience with this particular population and they are taking the necessary steps to ensure they are addressing community concerns, securing the property and having the mechanisms in place to prevent a detriment to the community.

Request from Josephine: send another letter to the people on the list of opposition outlining what you just said.

Chair Dickson offered to write another letter to address the issues again.

From the phone: Joshua Gellat – in support of the Acorn Park Community for Well-Being in Eugene. He would like to encourage the Council members to visit each location prior to awards being made in the future.

Chair Dickson asked for additional comments from the phone or in the room. Hearing none, he closed the public comments section of the meeting.



**Draft meeting minutes for approval:**

**1. September 11, 2015**

Council member	Motion	Yes	Nay	Abstain	Absent
Mayra Arreola		X			
Tammy Baney					X
Mike Fieldman				X*	
Zee Koza	x	X			
Marissa Madrigal		X			
Adolph "Val" Valfre	2 <sup>nd</sup>	X			
Chair, Aubre Dickson		X			

*\*Council member Mike Fieldman abstained due to his absence at the September 11 meeting*

**VOTE: 5:0:1:1 | PASS**

**2. October 2, 2015**

Council member	Motion	Yes	Nay	Abstain	Absent
Mayra Arreola		X			
Tammy Baney					X
Mike Fieldman	2 <sup>nd</sup>	X			
Zee Koza		X			
Marissa Madrigal		X			
Adolph "Val" Valfre	x	X			
Chair, Aubre Dickson		X			

**VOTE: 6:0:0:1 | PASS**

**3. November 6, 2015**

Council member	Motion	Yes	Nay	Abstain	Absent
Mayra Arreola	2 <sup>nd</sup>	X			
Tammy Baney					X
Mike Fieldman		X			
Zee Koza	x	X			
Marissa Madrigal				X*	
Adolph "Val" Valfre		X			
Chair, Aubre Dickson		X			

*\*Council member Marissa Madrigal abstained do to her absence at the November 6 meeting.*

**VOTE: 6:0:1:1 | PASS**

*Tammy Baney joined the meeting by phone at 9:20 a.m.*

**Residential Loan Program Consent Calendar – Kim Freeman**

Kim presented the consent calendar found on page 29 of the meeting packet.

Chair Dickson called for questions and/or comments, receiving none, he called for the motion.

The motion to approve was made by Val Valfre and seconded by Mayra Arreola. Chair Dickson then asked for the vote by roll call.

Council member	Motion	Yes	Nay	Abstain	Absent
Mayra Arreola	2 <sup>nd</sup>	X			
Tammy Baney		X			
Mike Fieldman		X			
Zee Koza		X			
Marissa Madrigal		X			
Adolph "Val" Valfre	x	X			
Chair, Aubre Dickson		X			

**Vote: 7:0:0:0 | PASS**

**Down Payment Request for Application (RFA) Update – Kim Freeman**

Kim provided an overview of the process for the Down Payment RFA. She outlined the two process changes which can be found on page 2 of the presentation. She reviewed the scoring elements for the RFA, the number of counties where funds will be distributed (23 of 36

counties). Kim reviewed the top 14 applicants, their ranking, score and funding awarded. She also reviewed the number of agencies which were not funded. Ms. Freeman also reviewed next steps which can be found on page 8 of the PowerPoint presentation. Please reference the slide presentation as posted on the State Housing Council web page for additional details or click [here](#). Council member Mayra Arreola asked for the names of the six agencies who received assistance for the first time in this round.

**A:** Kim listed the six agencies: NeighborImpact, CAPECO, Open Door, PCRI, Community in Action and KLCAS.

Council member Mike Fieldman asked for more details about the minimum requirements which were not met on those requests which did not proceed.

**A:** Kim explained one applicant did not fully follow the instructions and only submitted one copy instead of the required four copies. The other disqualified applicant did not meet the minimum score of 70 to be considered.

### **GAP NOFA Award Recommendations – Heather Pate**

Heather presented an overview of the process for selection and award with the Council members. You may reference the presentation by clicking [here](#). Ms. Pate outlined the types of projects which were allowed to apply for this NOFA. **1).** Construction defects. **2).** Group Homes targeted to special needs populations. **3).** Small Projects of 35 units or less.

Chair Dickson asked for the number of applicants in each category.

**A:** Construction defects received 8 applications and 6 are recommended for approval today (page 7). Group Homes had 5 applications and 3 are being recommended for approval today (page 14). Small projects had 14 applications and 4 are being recommended for approval (page 18).

### **Construction Defects (6 projects for consideration):**

**Kateri Park** – page 8 of presentation

Trell Anderson spoke on behalf of the sponsor. This is a wonderful community of families and the graduation rate out performs the state-wide rate. MWESB partners have been brought in to work on this particular project.

Council member Val Valfre asked for some clarification on the percentage numbers in the NOFA summary. Please explain the difference we see in the percentages represented in the narrative.

**A:** Project-based voucher units and vouchers are being used. We are serving the extremely low income. From the regulatory perspective the units are restricted to 60% and 50% but because of the use of Project-based vouchers, this project is able to serve tenants at a lower income level. Chair Dickson called for questions, hearing none, he then called for a motion. Mayra Arreola made the motion and Val Valfre seconded. Chair Dickson then called for the vote.

<b>Council member</b>	<b>Motion</b>	<b>Yes</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Mayra Arreola	x	X			
Tammy Baney		X			
Mike Fieldman		X			
Zee Koza		X			
Marissa Madrigal		X			
Adolph “Val” Valfre	2 <sup>nd</sup>	X			
Chair, Aubre Dickson		X			

**Vote: 7:0:0:0 | PASS**

**Lents 2000** – page 9 of presentation

Mike Masset with ROSE Community Development outlined for the Council the number of units which are currently being used to provide on-site day care options for residents.

Chair Dickson called for questions, hearing none, he then called for a motion. Zee Koza made the motion and Mike Fieldman seconded. Chair Dickson then called for the vote.

Council member	Motion	Yes	Nay	Abstain	Absent
Mayra Arreola		X			
Tammy Baney		X			
Mike Fieldman	2 <sup>nd</sup>	X			
Zee Koza	x	X			
Marissa Madrigal		X			
Adolph “Val” Valfre		X			
Chair, Aubre Dickson		X			

**Vote: 7:0:0:0 | PASS**

**Liberty Pointe** – page 10 of presentation

Howard Cobb and Dan McCue (United Community Action Network) were at the table available to the council to answer questions.

Chair Dickson called for questions, hearing none, he called for a motion. The motion was made by Mayra Arreola and seconded by Val Valfre. Chair Dickson then called for a vote.

Council member	Motion	Yes	Nay	Abstain	Absent
Mayra Arreola	x	X			
Tammy Baney		X			
Mike Fieldman				X*	
Zee Koza		X			
Marissa Madrigal		X			
Adolph “Val” Valfre	2 <sup>nd</sup>	X			
Chair, Aubre Dickson		X			

*\*Council member Mike Fieldman abstained from voting on this project due to a potential conflict of interest.*

**VOTE: 6:0:0:1 | PASS**

**Los Jardines De La Pez** – page 11 of presentation

Catherine Kes from Hacienda CDS was available for questions.

Chair Dickson commented on his excitement for this project. It is good to see this project will not be planning to come back and re-syndicate in the future. Property that stays occupied given the amount of deferred maintenance.

Council member Tammy Baney commented on the vital support this project will provide to those families which find themselves in the delta between assistance and no assistance. This is the place where families need the help.

Council member Marissa Madrigal made a comment about the construction defect projects. She finds it frustrating that sponsors have to sue companies which did not do the right thing. The Council should not let those companies off the hook, the Council should at least say: “shame on you”. We need to be better stewards of the funds we release for projects and hold construction companies accountable. She is glad we can help.

Chair Dickson called for questions, hearing none, he then called for a motion. The motion was made by Zee Koza and seconded by Marissa Madrigal. Chair Dickson called for a vote.

Council member	Motion	Yes	Nay	Abstain	Absent
Mayra Arreola		X			
Tammy Baney		X			
Mike Fieldman		X			
Zee Koza	x	X			
Marissa Madrigal	2 <sup>nd</sup>	X			
Adolph “Val” Valfre		X			
Chair, Aubre Dickson		X			

**Vote: 7:0:0:0 | PASS**

**WestTown on 8<sup>th</sup>** – Page 12 of presentation

Jill Chadborn (Cornerstone) was available for questions.

Chair Dickson asked a question of the sponsor: When was the project originally put in service?

**A:** This project was placed in service in 2008 after the contractor went bankrupt in 2007.

Chair Dickson also asked: Are the live/work spaces market rate?

**A:** Yes.

Having no further questions to address, Chair Dickson called for a motion. The motion was made by Val Valfre and seconded by Zee Koza. Chair Dickson called for a vote.

Council member	Motion	Yes	Nay	Abstain	Absent
Mayra Arreola		X			
Tammy Baney		X			
Mike Fieldman		X			
Zee Koza	2 <sup>nd</sup>	X			
Marissa Madrigal		X			
Adolph “Val” Valfre	x	X			
Chair, Aubre Dickson		X			

**Vote: 7:0:0:0 | PASS**

**Wood Park Terrace** – Page 13 of presentation

Shelly Ehenger (Marion County Housing Authority) provided some additional highlights about this project. She calls this a “preservation” project rather than just a construction defect. The resident advisory board will be active throughout the project. She and her staff instituted a reading program with the children in residence at the project.

Comments from Council members:

Zee Koza loves the social service and the heart component of this project.

Chair Dickson agreed with Zee’s comments and welcomed Shelly to Oregon. He is excited to see this project and to see the leverage of funds being used to gain long-term sustainability.

Val Valfre echoed the other comments and told Shelly he appreciates her leadership, creativity and the passion for her residents.

Mayra Arreola appreciated the efforts of Shelly in going above and beyond and engaging with the children living in the project over the summer with the reading program. It is obvious how you truly care about the community. Wonderful!

Having no further questions, Chair Dickson called for a motion. The motion was made by Mike Fieldman and seconded by Marissa Madrigal. Chair Dickson called for a vote.

Council member	Motion	Yes	Nay	Abstain	Absent
Mayra Arreola		X			
Tammy Baney		X			
Mike Fieldman	x	X			
Zee Koza		X			
Marissa Madrigal	2 <sup>nd</sup>	X			
Adolph “Val” Valfre		X			
Chair, Aubre Dickson		X			

**Vote: 7:0:0:0 | PASS**

**Group Homes (3 projects for consideration):**

**Bend Recovery Home** – Page 15 of presentation

Helen Frole and Dan Gerlacky provided additional comment on the project and were available to answer questions from the Council.

Council member Mike Fieldman asked how long people typically stay at the facility.

**A:** Two to Eighteen months and sometimes longer to complete their program.

Council member Mike Fieldman asked about what happens when people leave the program.

**A:** The Bend Recovery Home partners with services in the community. This facility gives families a place to be while the parent or perhaps parents are in a recovery program.

Having no further questions, Chair Dickson called for a motion. The motion was made by Val Valfre and seconded by Marissa Madrigal. Chair Dickson called for a vote.

Council member	Motion	Yes	Nay	Abstain	Absent
Mayra Arreola		X			
Tammy Baney		X			
Mike Fieldman		X			
Zee Koza		X			
Marissa Madrigal	2 <sup>nd</sup>	X			
Adolph “Val” Valfre	x	X			
Chair, Aubre Dickson		X			

**Vote: 7:0:0:0 | PASS**

Tammy Baney offered her comments after the vote. This home has not been the recipient of funding before. They have the community support to be successful. She commends their efforts to think outside the box to solve a community need. She has great confidence in their success.

**Braeburn Group Homes** – Page 16 of presentation

Ben Currin from Horizon Project Inc. was available to address questions from the Council.

The Council was asked if they had any questions.

Council member Zee Koza asked why there were only 3 residents per unit.

**A:** Because the residents we are serving are in need of a higher ratio of staff members, due to some violent behaviors from the residents.

Council member Zee Koza then asked if the home was hardening the rooms/homes to protect the residents and staff.

**A:** Yes, we are with the goal to harden as much as possible.

Having no further questions, Chair Dickson called for a motion. The motion was made by Zee Koza and seconded by Val Valfre. Chair Dickson called for a vote.

Council member	Motion	Yes	Nay	Abstain	Absent
Mayra Arreola		X			
Tammy Baney		X			
Mike Fieldman		X			
Zee Koza	x	X			
Marissa Madrigal		X			
Adolph “Val” Valfre	2 <sup>nd</sup>	X			
Chair, Aubre Dickson		X			

**Vote: 7:0:0:0 | PASS**

**Glisan Street House** – Page 17 of presentation

Maggie Johnson (Cascadia Behavioral Healthcare) was available to answer questions from the Council.

The Council was asked if they had any questions.

Council member Mike Fieldman asked how long the home has been used as a group home.

**A:** Since 1980.

Chair Dickson asked for clarification about where the home is located. Is it in NE or NW Portland?

**A:** The home is located in NW Portland about a block off of 23<sup>rd</sup> Avenue, a very desirable neighborhood.

Having no further questions, Chair Dickson called for a motion. The motion was made by Mike Fieldman and seconded by Zee Koza. Chair Dickson called for a vote.

Council member	Motion	Yes	Nay	Abstain	Absent
Mayra Arreola		X			
Tammy Baney		X			
Mike Fieldman	x	X			
Zee Koza	2 <sup>nd</sup>	X			
Marissa Madrigal		X			
Adolph "Val" Valfre		X			
Chair, Aubre Dickson		X			

**Vote: 7:0:0:0 | PASS**

Request to OHCS Staff:

Chair Dickson made a request to OHCS and the Multifamily Section: Please provide the same data points which Kim Freeman provided during her Down Payment Assistance RFA Summary.

1. Changes in the process
2. Scoring Overview
3. Scoring criteria
4. List of projects not recommended for funding and why
5. Etc.

**Small Projects (4 Projects for consideration):**

**Blanton Street Veterans' Housing** – Page 19 of presentation

Steve McMurtrey and Susan Wilson from NW Housing Alternatives were available to address questions from the Council.

The Council was asked if they had any questions.

Chair Dickson asked if there were 100% vouchers for all 20 units.

**A:** Yes, 5 project-based VASH units for 1-bed; and Section 8 Project-based vouchers for the remaining 15 units.

Chair Dickson asked for clarification on the financing structure.

**A:** Susan Wilson – the second mortgage loan is one which has been applied for but not yet awarded.

Chair Dickson asked if OHTC were contemplated for this project.

**A:** Steven McMurtrey – this was a strategy move for NW Housing Alternatives not to pursue at this time. There was no appetite for OHTC.

Having no further questions, Chair Dickson called for a motion. The motion was made by Marissa Madrigal and seconded by Mike Fieldman and Chair Dickson called for a vote.

Council member	Motion	Yes	Nay	Abstain	Absent
Mayra Arreola		X			
Tammy Baney		X			
Mike Fieldman	2 <sup>nd</sup>	X			
Zee Koza		X			
Marissa Madrigal	x	X			
Adolph "Val" Valfre				X*	
Chair, Aubre Dickson		X			

\*Council member Val Valfre abstained from voting on this project due to a potential conflict of interest.

**Vote: 6:0:0:1 | PASS**

**Daggett Townhomes** – Page 20 of presentation

Tom Kemper (Housing Works) was available to answer questions for the Council.

The Council was asked if they had any questions about the project.

Hearing no questions, Chair Dickson called for a motion. The motion was made by Zee Koza and seconded by Val Valfre. Chair Dickson called for a vote.

Council member	Motion	Yes	Nay	Abstain	Absent
Mayra Arreola		X			
Tammy Baney		X			
Mike Fieldman		X			
Zee Koza	x	X			
Marissa Madrigal		X			
Adolph “Val” Valfre	2 <sup>nd</sup>	X			
Chair, Aubre Dickson		X			

**Vote: 7:0:0:0 | PASS**

**Moonlight Townhomes** – Page 21 of presentation

Tom Kemper (Housing Works) was available to answer questions from the Council.

The Council was asked if they had any questions.

Chair Dickson asked why there were two projects which are virtually the same using 4% rather than one project at 9% which would serve the same population.

**A:** We did not get funded during the 9% round as one project. Bend needs the housing and there is good leverage for these two properties. We are good at 4% deals.

Chair Dickson asked about the Homeless units and whether or not there would be project-based vouchers for these units.

**A:** Yes.

Chair Dickson is a bit concerned about the split of this project into two smaller projects.

**A:** Julie Cody – the two projects had to compete separately and there was a possibility that only one would have been funded. They are separate projects and each has its own community building.

Council member Mike Fieldman asked about the timeframe for the 4% tax credit.

**A:** We should see them on the schedule within the next 90 days.

Having no further questions, Chair Dickson called for a motion. The motion was made by Mike Fieldman and seconded by Mayra Arreola. Chair Dickson called for a vote.

Council member	Motion	Yes	Nay	Abstain	Absent
Mayra Arreola	2 <sup>nd</sup>	X			
Tammy Baney		X			
Mike Fieldman	x	X			
Zee Koza		X			
Marissa Madrigal		X			
Adolph “Val” Valfre		X			
Chair, Aubre Dickson		X			

**Vote: 7:0:0:0 | PASS**

***Ellendale 4*** – Page 22 of presentation

The Council was asked if they had any questions.

Having no further questions, Chair Dickson called for a motion. The motion was made by Val Valfre and seconded by Mayra Arreola. Chair Dickson called for a vote.

<b>Council member</b>	<b>Motion</b>	<b>Yes</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Mayra Arreola	2 <sup>nd</sup>	X			
Tammy Baney		X			
Mike Fieldman		X			
Zee Koza		X			
Marissa Madrigal		X			
Adolph “Val” Valfre	x	X			
Chair, Aubre Dickson		X			

**Vote: 7:0:0:0 | PASS**

*Chair Dickson called for a break and asked the Council members to reconvene in 10 mins.*

*Chair Dickson called the meeting back to order at 11: 02 a.m.*

**Individual Development Account (IDA) Initiative Program Overview** – Claire Seguin along with Jessica Junke and Amy Stuczynski from Neighborhood Partnerships

Clair provided a brief description of the program and then introduced Colleen Trogden to the Council members and thanked her for her work on the IDA Program.

Claire then introduced the two presenters from Neighborhood Partnerships: Jessica Junke and Amy Stuczynski. Neighborhood Partnerships is assisting with the administration of this program for OHCS.

For complete details of the presentation please access the PowerPoint slide deck posted on the State Housing Council website or by clicking [here](#).

Council questions/comments:

Chair Dickson suggested adjusting the current follow-up schedule. Waiting 12 months to survey may be too long. He suggested implementing follow-up strategies to keep the program participants engaged long-term. He has seen other programs which have created culturally specific outreach programs that have assisted participants in staying engaged.

Neighborhood Partnerships – we work with partners that are creating culturally specific outreach programs in the areas they serve. And we are using a 3<sup>rd</sup> party to evaluate and measure the success of those culturally specific programs.

Member Valfre – Very pleased to see that program evaluations are happening to measure success.

You may visit the Oregon IDA Initiative website by clicking [here](#).

**QAP Process Update** – Julie Cody

Julie provided an update on the QAP process to date. At the conclusion of the November 6, 2015 meeting several issues remained open. Some issues impact the QAP and some do not directly impact the QAP.

*Directly impacting the QAP:*

1. Development fee methodology
2. Recapitalization of previously subsidized 9% projects

*Not directly impacting the QAP:*

3. Asset management fees funded as operating expenses
4. Resident services fees funded as operating expenses
5. GAP funds as loans vs. grants
6. Underutilization of the 4% program

Julie has contacted all Council members to address their concerns. She reached out to Sean Hubert from Oregon ON. She also assembled an ad-hoc workgroup to address the open issues and work toward a consensus to finalize the QAP. Consensus was reached on #2 and a recommendation was given to Julie. Items 3-6 also reached consensus and agreement and will begin meeting as a workgroup in May 2016 to address the items further.

Development fee methodology still remains open and Julie and Natasha Detweiler created a consolidated document and have distributed it to the workgroup. The workgroup will have until 12/15 to send comments/suggestions to Julie and Natasha. The workgroup will then meet via teleconference to discuss and finalize the document by 12/18/15.

Please keep in mind there is no one silver bullet solution which will make everyone happy. Julie and her team are addressing the key areas of concern with the new draft QAP.

NEXT STEPS:

- Complete the draft QAP by 12/18.
- Present the new draft QAP with the changes incorporated to the Council on Jan 8, 2016. Asking for permission to launch the formal comment period.
- Launch the formal comment period (Jan 11-Feb 10). Comments can be written or verbal.
- Feb 11-24 – review comments and make any recommendations for additional changes to the QAP.
- Obtain formal approval of the 2016 QAP at the March 4 Council meeting. Obtain authorization to have the Governor launch the QAP.
- Best Case scenario for releasing the NOFA will be by May 2016.

Council member comments/questions:

Mayra Arreola – will notifications be made to communicate the delay in the NOFA release?

**A:** Yes. After today they will. Julie and her team will be sending out a technical advisory about the delay.

Marissa Madrigal – expressed her appreciation for the hard work on the QAP which was done by Julie, the workgroup and Julie's team. She recognized the difficulty of the work. Reaching a point with the 2016 QAP where it may not be perfect, but we can live with it. Can we live with it?

Chair Dickson – What are the specific areas OHCS will not be addressing in the 2016 QAP?

**A:** Asset management fees funded as operating expenses, resident services fees funded as operating expenses, GAP funds as loans vs. grants, underutilization of the 4% program.

Margaret – Publically thanked Julie for her work. We (OHCS) recognize we will not have perfect consensus, but we will take all the good input and try and make our best recommendation to you in January.

Chair Dickson opened the microphone and phone line for public comment.

Martha McLennan (NW Housing Alternatives & Oregon Opportunity Network):

Ms. McLennan talked about the ways in which a singular QAP component can impact other components which in turn impact other components. She recognized that the nuances involved are difficult and she appreciated the ways in which they are being addressed. She looks forward to the next steps.

Trell Anderson (Keritas Housing):

Mr. Anderson stepped forward to offer his comments. Thank you for the engagement. It is very technical and can be hard for everyone to understand. He appreciates the process. He believes Asset Management is a critical component of what developers do and each property needs to pay for it out of the total operating budget. Funding for Asset Management and Resident Services varies from project to project for his firm. He appreciates the process and the time involved in making the changes to the 2016 QAP.

**LIFT Subcommittee Progress Update** – Margaret Van Vliet

The subcommittee has made good progress toward developing the program design for the LIFT program. More work to come. The subcommittees are making good headway on the critical pieces.

The subcommittees met in a joint session on December 7 where they broke into small groups and considered innovative or creative or in some ways “crazy” scenarios to get the members to begin thinking about ways we might get innovative with this source of money. It was a productive exercise; we provoked some new thinking about potential possibilities; we got some good input. One more meeting is scheduled on January 13 for both subcommittees.

Next steps:

- OHCS staff will synthesize the input from the meeting on 12/7 and put our best thinking forward into:
  - Outline of program design
  - What would the solicitation look like?
  - What are the big pieces of how we would propose to fund big projects?
- Bring the design before the subcommittees on January 13
- Bring the design to the Council on February 5, 2016.
- Bring before the Legislature in February Session

Hopeful we are on a good path to bring the work forward.

Council member Val Valfre also offered comments about the joint subcommittee meeting. I think those present were committed to make the process work. We looked at innovative solutions and ways to process and I was surprised and interested in some of the solutions offered by the four groups. Thinks the subcommittees are getting close; there is a framework in place.

Large Variable still to address: Guidance from the LFO and DOJ attorneys about how the ownership piece needs to work.

**Report from the Director**

Future agenda planning – please be prepared to work through lunch at the January 8, 2016 meeting. QAP and LIFT are the two big topics up in January.

A schedule of 2016 meetings is now available.

This Council will begin operating as the Housing Stability Council on January 1, 2016. We expect two more members to join the Council and be confirmed during the February session.

Homeless state of emergency in Portland and Eugene. OHCS may be creating another subcommittee or ad-hoc group to address homelessness. We want this group to be connected to the Council rather than a stand-alone committee.

Margaret will be meeting the Governor's new Chief of Staff next week.

Council member Marissa Madrigal offered a few suggestions for the new Housing Stability Council. We could potentially tackle some of the market issues:

1. Regulation
2. Lack of enforcement – looking beyond the economics and at the families being impacted.
3. Discuss solutions

OHCS is looking at ways in which we can help augment the table with private sector, community based groups who are on the front lines with low-income and homeless people. Part of the challenge will be getting the right people at the table and considering all of the possible solutions.

Margaret will be meeting with Rep Keny-Guyer who is planning to bring a housing bill to the floor during the February session. It is possible we may see more funds coming in February to address some other housing issues.

SOS Audit team is still working on the scoping work for the Performance Audit.

You will also find the Government to Government report (for Indian Services) and the 2015 Poverty report at your table.

### **Report from the Chair**

Chair Dickson expressed his gratitude and thanks to OHCS for their work this year, the information shared, the transparency, collaboration with partners, and a willingness to redraft documents.

He offered thanks to his fellow Council members for all of their hard work this past year.

To those in the audience he thanked them for bringing their perspectives, innovation and creativity to the table. Thank you for doing the difficult work to help us find solutions. Thanks for not giving up!

He wished everyone a wonderful Holiday Season. He looks forward to bringing in the New Year as the Housing Stability Council.

***Chair Dickson adjourned the meeting at 12:09 p.m.***



01/08/2016

Aubre Dickson, Chair  
Oregon State Housing Council



01/08/2016

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