



Oregon

Governor Kate Brown

Housing and Community Services

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State Housing Council Meeting

October 2, 2015

Members Present: Tammy Baney, Chair Dickson, Mike Fieldman, Zee Koza, Marissa Madrigal, and Val Valfre.

Members Excused: Mayra Arreola

OHCS Staff Present: Margaret Van Vliet, Claire Seguin, Alison McIntosh, Megan Bolton, Julie Cody, Heather Pate, Shoshanah Oppenheim, Rem Nivens

Recording Log and Summary

00:00:42 – Roll Call and Call to Order:

In the absence of Chair Dickson, Council member Val Valfre called the October 2, 2015 meeting to order and asked for a roll call.

00:01:31 – Public Comment:

Acting Chair Valfre opened the floor to anyone wishing to make public comments.

Mary McCullough offered comments regarding concerns she and others living in her neighborhood have with the Oak St project in Eugene.

00:05:23 – September 11, Draft Meeting Minutes for Approval:

The meeting minutes were not sent out due to technical difficulties and will be submitted to the council for formal approval at the November 6, 2015 meeting. In the interim the draft minutes have been posted on the internet and are available for the public to view in their draft form. Hard copy will be handed out to the Council members at the close of the meeting today.

00:06:50 – Residential Loan Program Consent Calendar:

Kim Freeman, OHCS Single Family Section Manager presented to the Council. Before she reviewed the 6 files for approval, she provided some context.

Q: What do you use to help determine what individuals can afford?

A: Requirements are given through the lender.

00:08:58 – Chair Dickson arrived and joined the meeting at approximately 9:09am.

00:09:10 – Tammy Baney moved to approve the list as presented and the motion was seconded by Zee Koza.

VOTE: 6-0-1

AYES: Chair Dickson, Tammy Baney, Michael Fieldman, Zee Koza, Marissa Madrigal, Val Valfre

EXC: Mayra Arreola

Motion passes.

00:10:15 – Mobile Home Park Preservation NOFA Award Recommendations:

Heather Pate, OHCS Multifamily Finance Section Manger and Theresa Pumala, OHCS Multifamily Loan Officer presented three applications for approval to the Council.

00:13:48 – Item 5.A.: Dexter Oaks Mobile Home Park

Approval recommended by Ms. Pumala.

Michael Dennis Murray, the Dexter Cooperative President stepped forward to provide comments from the Dexter Oaks Mobile Home Park.

Q: How is the overall infrastructure of the Park?

A: The Park is in really good shape; the owners have taken really good care of it.

Q: How long do people typically stay?

A: Many have been in the Park for 15 years and longer.

Chair Dickson asked for a motion for approval; *Tammy Baney moved and Marissa Madrigal seconded the motion.* Chair Dickson asked for a vote and roll call was taken.

VOTE: 6-0-1

AYES: Chair Dickson, Tammy Baney, Michael Fieldman, Zee Koza, Marissa Madrigal, Val Valfre

EXC: Mayra Arreola

Motion passes.

00:23:40 – Item 5.B.: Tivoli Mobile Home Park

Approval recommended by Ms. Pumala. Heather Beck from St Vincent DePaul was on the phone and offered to answer questions.

Val Valfre moved this project for approval and Marissa Madrigal seconded. Chair Dickson asked for a vote and the roll call was taken.

VOTE: 6-0-1

AYES: Chair Dickson, Tammy Baney, Michael Fieldman, Zee Koza, Marissa Madrigal, Val Valfre

EXC: Mayra Arreola

Motion passes.

00:17:21 – Item 5.C.: Forest Ranch Mobile Home Park.

Approval recommended by Ms. Pumala.

Q: What funds in the future will take care of the maintenance aspects of the property?

A: There is an established fund in place to address maintenance in the future.

00:20:55 – Public Comments:

Linda Loop, Neighborhood Association Treasurer stepped forward to offer comments on this project.

A motion was made by Michael Fieldman and seconded by Val Valfre. Chair Dickson asked for a vote and the roll call was taken; the results were:

VOTE: 6-0-1

AYES: Chair Dickson, Tammy Baney, Michael Fieldman, Zee Koza, Marissa Madrigal, Val Valfre

EXC: Mayra Arreola

Motion passes.

00:34:02 – 2016 QAP/Multifamily update and discussion:

Julie Cody, OHCS Assistant Director, Housing Finance made presentation to the Council. Please reference the [PowerPoint](#) presentation posted on the internet.

Please note: it is important to look at the report in its entirety when making final decisions about the 2016 QAP.

00:41:02 – Discussion: Local Priority Letters. The letters will not be a requirement for the 2016 applications and the points associated with the priority letter will be distributed elsewhere in the application.

OHCS goal is to provide general commentary about the things which will be assigned points, the priorities and preferences which will be used. Paint the direction to you. The NOFA will provide more specifics and be more prescriptive.

Q: Are you considering a sliding scale for awarding points?

A: Yes.

Discussion: LIHTC CAP. Making sure one sponsor does not get a larger portion of the available money. The idea of maximizing the number of units and add in efficiency into the process is good.

01:07:25 – Discussion: Affordability Period.

Q: What is the rationale on the exception for the 4%?

A: The 4% tax credit is non-competitive credits and in some cases it's not even looking at the entire project.

Q: Will there be a level of affordability requirement?

A: Affordability goes away at year 30 when they could start moving to market.

01:18:15 – Restrictions: Making sure properties are constructed well and maintained properly.

01:22:00 – Operating expenses and replacement reserves (page 12).

01:25:50 – Developer Fee (page 13).

The new formula will help moderate the high-end. It would help to see the old formula compared to the new formula.

Requested Follow up: OHCS staff will provide the side-by-side comparison of the old and new formula to the Council at the November 5th meeting.

01:44:33 – Social Equity (page 15): This will be a scored element.

Q: Why not use opportunity maps?

A: It is really about the time it takes to create the maps; we are on a short time-line.

Q: Can we discuss a plan for the use of opportunity maps in the future?

A: Yes, the intent is to create opportunity maps in the future.

Q: What happens when a plan is not followed?

A: OHCS will be establishing measures to track progress.

01:53:03 – **Dani Ledezma**, the Governor’s Housing and Human Services Policy Advisor stepped to the microphone to provide some comments.

Q: Where do Minority, Women and Emerging Small Business (MWESB) economic opportunities come into play?

A: You will not see this in the 2015 NOFA. The conversation has begun with our stakeholders.

Final recommendations will be presented to the Council at the November 6th meeting.

This could be the “low hanging fruit”

Q: Can we include aspirational goals for MWESB?

A: There needs to be a broader understanding across the state on this issue. OHCS will be engaging with partners and leveraging their experience in this area. Recommendation: have people report to OHCS in 2016.

Q: Is part of your concern, Julie, that rural communities would be potentially disadvantaged if they don't have the contractor pool.

A: The conversation that has come up during these pieces is around the increasing costs, they don't truly understand the methodology of it in a lot of areas. So we want to make sure that people -- they'll be having a clear policy in process whereby we develop a true kind of MWESB program for our contractors.

Requested Follow up: OHCS will do some additional work on this area before the plan is brought back to the Council for approval.

Q: Would we be willing to push ourselves a little bit on the technical side to assist in bringing someone up and try to develop opportunities outside the core areas?

A: I think the support that the governor's office has that Dani referenced around, the state-wide push for that. The governor has appointed new people to be the lead on this. So let us see what's possible in these regards with the support of the governor's office and the other bigger agencies that do a lot more construction and we'll see if we can bring something back to the council.

Getting more businesses (owned by women, emerging leaders and minorities) certified. We help them get certified.

Q: Opportunity maps: can the maps be incorporated into the state housing plan? The maps could help inform decisions we make.

A: Yes, good point.

02:03:12 – Resident Services (page 16):

Making the criteria reflect the current population; keeping it relevant on a real-time basis (ensuring clarity around desired outcomes; establishing measureable goals and the necessary steps to meet those goals).

Q: Are you anticipating using a points system or will the measure be more subjective when scoring the applications? How will we address workforce housing specifically?

A: OHCS is pushing for a more objective measurement and to get all housing types as close to the same playing field as possible.

Key areas to consider: Defining “resident services”; establishing the desired outcomes; looking at the population you are building for; project classifications; creating a logic model; etc.

OHCS does not want to become too prescriptive; there can be side-boards; we want to incorporate local expertise as well.

02:14:58 – Other changes (page 17):

02:17:27 – Changes for Future (page 18):

Q: Why is there a higher DCR requirement for non-subsidized projects? Shouldn't there be a lower DCR requirement for non-subsidized projects?

A: The lenders have expressed some underwriting concerns with the non-subsidized projects due to the volatility of the funding model.

Julie Cody asked the council if they were ready for her to post the QAP for formal public comment.

The council expressed a desire to provide their comments to Julie before she opens the QAP for broad public comment.

Chair Dickson asked for any comment from the public in attendance in the room or on the phone.

02:25:50 – Shelly Cullen from Chrisman Development stepped to the microphone to offer comments on the QAP to the council.

Requested Follow up: OHCS will determine the impact or delay, which may occur if we miss release dates, on the QAP and the NOFA.

02:41:03 – Point-in-Time count Homeless Count:

This segment of the agenda was presented by Claire Seguin, Assistant Director of Housing Stabilization and Megan Bolton, OHCS.

Please note: the “point-in-time” count does not include those in hotels/motels or staying with friends or family.

ACTION: Megan will send out the presentation to the Housing Council.

Q: Have you done any analysis of how this looks different between rural and metro areas?

A: Yes, I did a brief summary in an excel workbook with data from every single county on every kind of element (populations by race, ethnicity, age and so-forth), so you really can take a look. All that data is available and I can do further analysis too if there's an interest in a particular segment/element.

Q: I am interested to see if there is a difference in the sheltered and unsheltered percentages for veterans in other rural areas outside of the metro area.

A: Yes, I can look at that and report out to the council.

Q: Are we following HUDs definition of the chronically homeless?

A: Yes. You can find the definition on the [HUD](#) website.

Q: Is the data on the State Housing Council website?

A: No yet; this data will be released to the media early next week and then we will post it to the website and we will send out a notification to the council members when the information has been posted.

Please note: Audio recording stopped short of the conclusion of this meeting for unknown reasons. See below for the captured information of the final three items on the agenda.

HUD Consolidated Plan 2016-2020 – needs assessment and market analysis:

Shoshanah Oppenheim and Megan Bolton gave an overview of a PowerPoint presentation which can be found [here](#).

Report to the Director:

No report given this month.

Report of the Chair:

Chair Dickson thanked the OHCS staff for their time, work and preparation for this meeting.

He then adjourned the meeting.



12/11/2015

Aubre Dickson, Chair
Oregon State Housing Council



12/11/2015

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