



Equitable Housing Working Group

Tuesday, November 10, 2015

Noon – 2:00 p.m.

Metro Regional Center, room 501

Working Group Members Present:

Councilor Sam Chase	Metro
Councilor Craig Dirksen	Metro
Betty Dominguez	Home Forward, Multnomah County
Margaret Salazar	US Department of Housing and Urban Development (HUD)
Alma Flores	City of Milwaukie
Eli Spevak	Orange Splot LLC
Cat Goughnour	Radix Consulting Group LLC
Bill Van Vliet	Network for Oregon Affordable Housing (NOAH)
Alisa Pyszka	Leland Consulting Group

Metro Staff and Guests:

Emily Lieb	Metro
Megan Gibb	Metro
Laura Dawson Bodner	Metro
Nikolai Ursin	Metro
Elissa Gertler	Metro
Ramsay Weit	representing Sheila Greenlaw-Fink, The Community Housing Fund

Facilitator and Project Partners:

Kirstin Greene	Cogan Owens Greene
Ruth Adkins	Oregon Opportunity Network (Oregon ON)

WELCOME

Councilor Dirksen called the meeting to order at 12:04 p.m. He welcomed the committee and made opening comments.

MEETING GOALS AND APPROACH

Ms Greene shared the meeting agenda.

APPROVAL OF MEETING SUMMARY FROM SEPTEMBER 29, 2015

Ms Greene requested that changes be sent to Emily or Laura by November 13. If no edits are received, the summary will be considered approved.

Ms Dominguez gave an update. The Rental Housing Alliance of Oregon has data on mom and pop landlords. Changes to the City of Portland's Multi-family tax exemption (MULTE) program will grant tax exemptions to developers who incorporate affordable housing into market rate developments. The MULTE program cap was recently raised from \$1 million to 3 million. Changes include the following: projects will be monitored, developers must meet with a third party technical assistance group regarding Minority Women and Small Business (MWESB), 5% of units must be adaptable/fully accessible and the process will be open. Lastly, there are efforts to add parameters around equity.

STRATEGY OVERVIEW

Ms Lieb revisited the definition of equitable housing: Diverse, quality affordable housing choices with access to opportunities and amenities. She emphasized the focus on vulnerable populations and people of color. She reviewed the timeline of events and summarized work done to plan for the February 1 Equitable Housing Summit. She then reviewed the four strategy areas and introduced the series of case studies.

Ms Gertler asked the committee to consider the right set of recommendations for the region. Are there specific recommendations that should be brought to the Metro Council? Are there short term and compelling actions that should be taken as a region?

Mr. Weit mentioned that the community-development finance institute (CDFI) treasury is certified around the state.

Ms Goughnour suggested that community-based organizations (CBOs) be included in addition to non-profit groups.

STRATEGY 1: RECOMMENDATIONS/ CASE STUDY OVERVIEW: INCREASE AND DIVERSIFY OVERALL HOUSING SUPPLY

Ms Lieb introduced this category, which was originally brought forward by Councilor Dirksen and supported by Mr. Spevak. Councilor Dirksen said that legal issues need to be considered.

Ms Adkins said that the City of Portland is looking at the option of boarding houses.

Ms Pyszka said she likes the distinct goals. We cannot look at housing as an isolated component, because transportation is a considerable cost. Link transportation and housing so that housing units near public transportation will be increased.

Ms Salazar asked if technical assistance includes convening, and Ms Lieb asked about use of the term 'knowledge-sharing.'

Mr. Weit shared the example of the City of Portland's zoning of and Multnomah County's taxation of ADUs, saying that convening is important to encourage inter-jurisdictional work.

Ms Flores made the following suggestions. Strategies 1-4 could be included under the category of philanthropy. Change the language regarding analyzing/modifying SDCs to 'bancrofting' so that costs are amortized instead of a one-time upfront cost. This could be part of a lending program to get cities to put ordinances into place to encourage bancrofting. Amortize single-family and multi-family development.

Figure out how to add commercial and consider mobile home parks.

Councilor Dirksen clarified that the case study from Tigard is not cottages. However, parking is consolidated in two spaces, with housing behind, so there is efficient use of land.

Councilor Chase suggested offering the possibility of a density bonus.

STRATEGY #2: RECOMMENDATIONS/ CASE STUDY OVERVIEW: LEVERAGE GROWTH FOR AFFORDABILITY

Ms Lieb introduced the second strategy, explaining that this could be any approach to leverage fees or taxes. She talked about inclusionary housing across the country, saying that the majority are mandatory and 13% are incentive based. She talked about two categories, mandatory and incentive-based actions.

Ms Flores suggested changing 'local' to 'government' – collapse these two categories.

Mr. Weit suggested encouraging partnerships between for-profit and non-profit developers. Ms Dominguez and Mr. Weit gave examples.

Ms Greene suggested adding a case study.

Massachusetts has the Chapter 40-50 housing fund where an impact fee is charged for new development. This goes into a fund for healthcare education, not just housing.

Mr. Weit shared that a 244 unit, 60% AMI project is being built by the Washington County Housing Authority in Beaverton using Section 8 vouchers to leverage development.

Ms Goughnour said that inclusionary zoning and rent control might be used as an educative tool and in convening.

An inventory of who is doing what in each jurisdiction, what staff are interested in but are not doing and what is not being done for other reasons would be helpful.

Ms Flores asked about policy and if an analysis of jurisdictions' policies could be completed every 5 years. Could it be added to this section?

Mr. Weit added that a Goal 10 update has to be completed within the next year.

The Portland Housing Bureau has reports that are useful for housing analysis; Ms Dominguez will send a link out.

Portland Housing Bureau looks at market data and Metro is wrapping up an update to inventory data; it will be broken down by market areas.

Mr. Spevak shared that Bend is under pressure to increase infill options. He said there is a carrot, but no stick to encourage infill development, and wondered if Metro could provide the stick in our region.

Ms Goughnour said that NIMBY-ism as a barrier and asked how best to address it.

Ms Lieb asked where public process should be included. Ms Salazar suggested adding it to 'streamline review.'

Does Metro enforce Goal 10? Councilor Dirksen responded that each jurisdiction is required to have a mix of housing. Ms Gertler added that Metro has a policy framework and goals but does not regulate. In addition, jurisdictions do not have the tools and resources to regulate, and there can also be political barriers.

Ms Flores said the main tools are entitlement but we need to put legs to the policy. It is very important to have a comprehensive plan update.

Councilor Dirksen said that Metro cannot require inclusionary zoning because it is illegal. All jurisdictions in his area have affordable housing. The challenge is economic, not legal or political.

Metro could be a clearinghouse for info on comprehensive plan information.

Ms Goughnour talked about Anti-displacement PDX, saying that their forward-thinking policies could be replicated by others. Oregon ON has put a case study together.

STRATEGY 3: RECOMMENDATIONS/ CASE STUDY OVERVIEW: CREATE NEW RESOURCES AND FUNDING FOR AFFORDABLE HOUSING

Ms Lieb gave examples from the packet, saying that tools that fall under this category include land, funding tools and partnerships.

Ms Salazar suggested adding 'optimize existing funding.' She gave the examples of project-based section 8 and the City of Eugene converting housing to single room housing that accepts veterans with Veterans Affairs Supportive Housing (VASH) rental assistance vouchers. There are buildings that need to be upgraded and could be converted to affordable housing.

Councilor Chase said he would like to have it included. A Transit Oriented Development (TOD) revolving loan fund and land bank are strategies, but funding still needs to be located. We could look at surplus public land and new revenue tools.

Councilor Dirksen said an increase in resources and funding is needed. Change the tool to read 'optimize and new.'

Ms Goughnour suggested that new revenue streams could include corporate taxes and the funds from the new cannabis industry. We need to create a new standard that will yield a public benefit.

Mr. Van Vliet cautioned that there is a need to be careful that actions are not counter-productive – be vigilant about the tools.

Ms Flores said we need to off-set the redlining of the past. Figure out how to include language leveraging Community Reinvestment Act (CRA) and tying in public-private partnerships.

Mr. Weit suggested that Metro convene people to identify ways that they could make investments they are not otherwise making. He mentioned the National Community Investment Coalition (NCRC). Ms Salazar asked if there is potential for leveraging health care funding. There is a lot going on at the state level; the state is the convener. What would Metro's role be? Councilor Chase said Metro could foster collaborations. Mr. Weit said that Amanda Saul at Enterprise is a good resource. Ms Goughnour said that Multnomah County received a \$3 million, three year REACH grant. They are starting to consider housing as part of health care. Emily reviewed the case studies for the third strategy and then went on to introduce the fourth strategy.

STRATEGY 4: RECOMMENDATIONS/ CASE STUDY OVERVIEW: PREVENT DISPLACEMENT AND STABILIZE COMMUNITIES

Emily summarized the case studies.

Ms Goughnour suggested adding community-based organizations (CBOs) as they are direct service providers. She referred to a City Club report from 1967. She said the top two problems are non-responsiveness of government to needs of the people and absentee landlords.

Councilor Chase recommended engaging community-based organizations such as Portland Community Reinvestment Initiatives (PCRI) to address displacement issues. How are they addressing issues along Powell Division, for example?

Mr. Weit asked about Air Bnb and regulation. Resources could come from the sharing economy and from City development fees.

Ms Goughnour noted that rents can rise without limit.

Ms Flores suggested changing the order of the strategies. Make #4 the #1 strategy. Other committee members agreed. On absentee landlords, increase taxes on a higher number of homes owned; use the tax structure to impact private ownership.

The Mercy Corps project could be an example of a shared investment strategy. The REACH example could be a case study. John Haines was mentioned as a possible speaker.

Mr. Weit suggested elevating mobile home conversions.

Ms Goughnour asked about tax abatement: who receives them and who is bearing the burden?

Ms Salazar asked if there is a role for Metro tracking data on evictions and notice requirements. With home ownership, how do down payment systems impact housing? There is a new regulation that requires jurisdictions and housing authorities to do an assessment of fair housing. They are encouraged to co-submit. Is there a role for Metro here? Clackamas County is the first jurisdiction; their assessment is due October 2016.

Ms Dominguez said the analysis of impediments does not have to be completed until 2020 and entered into the comprehensive plans in 2021.

Ms Lieb mentioned two projects: a housing transportation cost calculator and opportunity cost mapping.

Mr. Weit suggested Coalition for a Livable Future's equity analysis, the concept of telling stories and that local governments need to hear how bad it is. Metro could help with telling the story.

Ms Flores said that a new inclusionary calculator would be worth including.

Action: Emily will send a link to the inclusionary housing calculator out to the group.

Ms Goughnour said there is significant historical data. Are we going to use the data to allocate resources, projects and opportunities? How do we help make that happen in real time? Multnomah County 2025 map shows the African American population have moved to east of I-205. The concentration the same, but the location has changed.

Action: Cat will send the link to the data.

Ms Flores said there are cultural and income-specific aspects of this work. What is the communications and outreach strategy? Are there useful conversations for people who are affected? We need translation

to other languages and access to other communities. Now is the time to reach out regarding the forum and sending a save-the-date.

Ms Pyszka said that from the perspective of local government, what do I do with this? At our first meeting, we talked about not just providing more information. Do not give more information without actions. Hopefully we will talk about actionable items at our next meeting.

Councilor Chase said that we are bringing together analysis and research? There is a lot of analysis that has been done by a lot of organizations. What is the objective? We have a lot of great ideas. How can we provide leadership? Bring out the Equity Atlas and highlight tools that could be used that are actually making an impact.

Mr. Weit suggested using MPAC and asking committee members, "Of these 27 things, which would your jurisdiction be interested in pursuing? Second, what is the deliverable?" If giving grants, ensure that a deliverable is required.

Mr. Spevak asked about affirmative fair housing. What level of government community development grant funds are there for public housing?

Ms Goughnour suggested reaching out to the Equity Strategy advisory committee. She shared that she is involved with a campaign, Community Reconstruction 3.0, an African American community master planning process that will run until December 17. She suggested using the North/Northeast housing strategy and preference policy as a case study.

RECAP OF NEXT STEPS/ FINAL COMMENTS

Emily Lieb noted the tension between the role of Metro and the role of regional partners. She listed next steps, including presenting to the Metro Council, writing a technical report and recommending next steps for Metro's initiative program, legislative efforts, data/research and convening.

ADJOURN

The meeting was adjourned at 1:55 p.m.

Respectfully submitted by
Laura Dawson Bodner