

Meeting minutes

Meeting: Metro Housing Bond Oversight Committee
Date/time: Wednesday, March 2, 9:30 AM – 12:30 PM
Place: Zoom Virtual Meeting
Purpose: Clarity in roles and functions of oversight, understanding of how we center race throughout the work of the committee, and shared understanding of the work ahead for the rest of the year.

Attendees

Kira Cador, Brandon Culbertson, Co-chair Jenny Lee, Ann Leenstra, Mara Romero, Co-chair Steve Rudman, Andrea Sanchez, Karen Shawcross, Juan Ugarte Ahumada

Absent

Melissa Erlbaum, Mitch Hornecker, Nicole Stingh, Trinh Tran, Tia Vonil

Metro

Ash Elverfeld, Rachael Lembo, Emily Lieb, Jimmy Oporta, Patricia Rojas, Alison Wicks

Facilitators

Allison Brown, JLA Public Involvement; Shilo George, Lush Kumtux Tumtum Consulting

Note: The meeting was recorded via Zoom and therefore details will be focused mainly on the discussion, with less detail in regards to the presentations. Presentation slides are included in the packet.

Welcome and introductions

Allison Brown, facilitator with JLA Public Involvement, welcomed the Committee. Shilo George provided a land acknowledgement and Allison provided a labor acknowledgment.

Co-chair, Jenny Lee, welcomed members and thanked them for being at the recent racial equity training to get to know each other. Co-chair, Steve Rudman, also appreciated the recent training and thanked folks for being present.

Members confirmed the meeting summary from November 17, 2021.

Group agreements introduction activity

Allison asked the group how they want to be together in the meeting space and a Jamboard was used to take notes. Members and facilitators generated ideas for the day that included the following:

- Mutual respect
- Have patience with each other
- Foster a learning environment
- Being mindful of the amounts of jargon is used
- Be open to non-closure
- Be good public stewards and be respectful of recipients knowing
- Trust those who are doing the work and ask key questions that help us get a full view of the processes

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- Tend to impact- within 24 hours, flexibly, to your level of comfort
- Create space for relationships
- Share space, “step up, step up”, step into a talking role, or a listening role; WAIT (Why Am I Talking, Why Aren’t I Talking?)
- Be careful on how we’re privileging different kinds of knowledge- we all bring important perspectives, knowledge and lived experience.

Grounding in committee charge and program structure

Patricia Rojas, Regional Housing Director, Metro, joined the meeting and used a PowerPoint to review the committee charter and role of oversight. A brief conversation occurred between staff and committee members.

Emily Lieb, Affordable Housing Bond Program Manager, Metro, used a PowerPoint to review the affordable housing bond measure framework, structure, guiding principles, and policy goals.

Steve and Jenny provided a brief review of the work of the committee over the last few years.

Discussion: Planning for 2022 work plan

Emily asked the committee to provide feedback on how they would like the presentations from the local implementation partners to go in the next two meetings on March 16 and March 30.

- Meetings should be conversations; partners should not present on information in their report.
- Committee interest in hearing what is and isn’t working for the partners; what challenges are they experiencing and what support do they need
- How are jurisdictions planning to direct additional A/C funding?
- How are partners ensuring that people seeking housing don’t face barriers?

The idea of additional working groups in April were proposed as an option if members felt more time was needed to process information gathered through local progress reports. Members expressed interest in incorporating time after the annual review process, perhaps in June, to reflect on the process and opportunities for improvement. Finally, members also expressed interest in potential site visits in the future.

Program updates

Emily briefly updated the committee on issues related to private activity bonds (PABs). She said that currently there are 19 Metro bond projects amounting to 1,932 units of new affordable housing with funding commitments that are planning to leverage State-controlled Low Income Housing Tax Credits (LIHTCs) and PAB in order to move forward. Of these projects, nine have been approved for 4% LIHTC/PAB and plan to close this spring. The remaining 10 projects have not yet secured 4% LIHTC/PAB reservations and are at risk of delays to their closing timelines, which are scheduled between 2022 and 2023. Additionally, six Metro partner jurisdictions are planning solicitations in 2022 to allocate up to \$222 million in remaining bond funds, and it is anticipated that the future projects will require over \$425 million in PAB capacity in 2023 and 2024.

Next steps

An optional ask-me-anything session is scheduled for March 10, 9:00-10:00 AM.

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The next oversight committee meeting is March 16, 9:30 AM-12:30 PM

Allison adjourned the meeting at 12:30 PM.

Minutes respectfully submitted by Ash Elverfeld, Housing Program Assistant, Metro.