



600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: Metro Housing Oversight
Committee Meeting 8

Date/time: Wednesday, September 4, 2019

Place: Metro, Council chamber, 600 NE Grand Ave, Portland, OR 97232

Purpose: Review one Local Implementation Strategy (LIS) and discuss program updates.

Attendees

Manuel Castaneda, Serena Cruz, Mitch Hornicker, Mesha Jones, Jenny Lee, Ed McNamara, Steve Rudman, Bandana Shrestha, Andrew Tull, Tia Vonil

Absent

Melissa Earlb Baum, Dr. Steven Holt

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Emily Lieb, Eryn Kehe, Jes Larson, Laura Dawson Bodner, Ashley McCarron, Valeria Vidal, Jonathan Williams, Patrick McLaughlin

Facilitators

Allison Brown, Hannah Mills

Next meeting

Wednesday, November 6, 9:00 a.m. – 12:00 p.m.
Metro, 600 NE Grand Avenue, Portland, Council chamber

Welcome and Agenda

Co-chair Steve Rudman welcomed the Committee and explained that they would be reviewing the LIS from Hillsboro at this meeting. Emily Lieb, Metro, provided updates on the following:

- The updated LIS language for Washington County and Metro
- Council plans to appoint Jenny Lee as Co-Chair on September 19
- The updated schedule of the regional housing bond implementation strategy and IGA process and timeline
- Council actions scheduled for September 19

Public Comment

Allison Brown, facilitator with JLA Public Involvement, opened the floor for public comment. Brian Hoop, Housing Oregon, provided the following summarized comment along with a letter which was provided as a handout at the meeting

The bond program should achieve the goal of providing affordable homeownership opportunities. This would fulfill the goal of leading with equity. People of color have been shut out of a generation of wealth. There should be specific language in the LIS documents to support this. This needs to be a regional priority.

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LIS Review – City of Hillsboro

Allison explained that the Committee has three decision-making options. The options include recommendation for approval, recommendation for approval with considerations, and returning the strategy to the jurisdiction for further review and refinement.

Allison reviewed the questions submitted by the Committee that the City of Hillsboro would be answering during the presentation, and asked if the members would like to include any additional questions. Chris Hartye with the City of Hillsboro briefly answered the questions put forth by the Committee. Questions and answers are summarized below.

- Are you considering non-monetary incentives to leverage affordable housing funding?
 - *We did pass a reduction to our minimum parking requirements, but we still want to be mindful of parking strategies. Additionally, we can offer density bonuses.*
- Do you have a way to offer the same incentives to for-profit developers as are offered to non-profits?
 - *We do have a vertical housing tax credit that can be applied on a case by case basis, and we will continue to look at other incentives.*
- How will accessibility and universal design be built into the plans?
 - *It's not explicitly called out in the LIS, but we have a section in our developer code that encourages and addresses that. We can add specific language regarding that to the LIS.*
- What is being done to prequalify contractors?
 - *We are putting together a program and are working with the Chamber of Commerce and local contractors to develop a path to certification. Additionally, we are looking into a software platform to monitor and track contractor compliance.*
- How will you avoid excessive cost overruns?
 - *We will be evaluating costs to ensure development is cost efficient. It will be addressed in the program guidelines and will also be a part of scoring.*
- Can you provide more information on the project selection process?
 - *It will primarily take place through RFP and NOFA processes. The new project pipeline will have the City bring forward sites. We anticipate multiple rounds for project selection. If a project will provide homeownership opportunities, or if it can demonstrate a need for expediency, we will consider those factors, but it will mostly be done through competitive bidding.*
- What is being considered in terms of workforce diversification? Will these be prevailing wage jobsites?
 - *With the number of deeply affordable units, developers are going to rely on project-based vouchers. We will be seeking prevailing wage projects.*
- Is there a place to incorporate more specificity of family-sized units?
 - *Currently jurisdictions are obligated to report on family sized units as defined as 2 bedrooms or more. Staff can work with developers to explore opportunities for 3 bedrooms, 4 bedrooms and more.*
- How are you creating a more inclusive residential selection process?



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- *The Coalition of Communities of Color is putting together a report on community member feedback regarding barriers to securing housing that we will share with you when it's complete. Feedback from their study indicated that many community members felt the process was too complicated, and that the fees served as a barrier. We understand the need to have a cultural competency lens in the selection process.*
- Are you applying affirmative marketing efforts during lease-up periods?
 - *We benefit from our partnerships with cultural and community based organizations. Lease up is critical because it sets the stage for our tenancy as we move forward.*

Considerations and Recommendations

Following the question-answer session with City of Hillsboro, the Committee was given time to discuss and determine their recommendation.

Voting Results

Manuel Castaneda moved to recommend Metro Council approval with considerations, which was seconded by Serena Cruz. The Committee unanimously voted to approve recommending the City of Hillsboro's LIS to Metro Council with considerations (listed below).

Considerations

The Committee identified the following considerations to City of Hillsboro's ongoing implementation and monitoring of outcomes:

- The City should further define strategies and outcomes that will be measured to demonstrate the advancement of racial equity, including low-barrier screening criteria, affirmative marketing, universal design, voucher prioritization, wraparound services, and contract and workforce diversity.

Updates to the Equity Considerations for All Jurisdictions

The Committee agreed to add the following considerations to the equity considerations recommended for all jurisdictions:

- When describing strategies to advance racial equity, be specific about prioritization among various strategies.
- Consider further specificity about family sized unit production that includes goals or requirements to ensure three bedroom and larger homes.
- Provide further information about jurisdiction commitments to fund supportive services as needed to meet the needs of certain tenants.

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Program Updates

Emily gave program-related updates on the following:

- The Phase 1 projects submitted by the jurisdictions
- Updates to the cost-efficiency memo
- Proposed racial equity monitoring metrics

The Committee was asked for any thoughts or suggestions. Below is a summary of their comments:

- **In regards to Phase 1 projects:**
 - Committee members would be interested in an update on Phase 1 projects' progress at the next meeting.
- **In regards to the cost-efficiency memo:**
 - Consider the total subsidy per unit in addition to the total cost and bond subsidy
 - Community engagement needs to be proportionate to ensure wise spending and to avoid stakeholder fatigue
 - The purpose of engagement isn't solely to inform the process, but also to communicate back to the community
- **In regards to proposed racial equity monitoring metrics:**
 - The current practice in the industry of not asking for applicant demographic data can have negative impacts related to tracking for outcomes and bias – it seems colorblind
 - Current practices comply with Federal Fair Housing law and are meant to protect applicants from discrimination in the application process.

Next Steps and Close

The Committee agreed to cancel the October meeting. The next meeting will be on November 6 at which point the Committee will be reviewing the Home Forward and City of Gresham LISs. Metro staff committed to following up regarding member terms.

The meeting was adjourned.