

OREGON STATE HOUSING COUNCIL
PUBLIC MEETING
February 1, 2013



Castle Rock Apartments, 451 Tatone Street, Boardman, OR 97818

Meeting Location

Oregon Housing and Community Services
725 Summer Street NE, Room 124 A/B
Salem, OR 97301
503-986-2005

OREGON STATE HOUSING COUNCIL

February 1, 2013

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Oregon State Housing Council

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Council Members:
Jeana Woolley, Chair
Mayra Arreola
Tammy Baney
Aubre L. Dickson
Michael C. Fieldman
Zee D. Koza
Adolph "Val" Valfre, Jr.

STATE HOUSING COUNCIL PUBLIC MEETING

February 1, 2013

9:00 a.m.

Meeting Location

Oregon Housing and Community Services
725 Summer Street NE, Room 124 A/B
Salem, OR 97301

AGENDA

- | | |
|--|--|
| 1. CALL TO ORDER | Jeana Woolley |
| 2. ROLL CALL | Jeana Woolley |
| 3. APPROVAL OF MINUTES
A. Minutes of January 11, 2013 Meeting | Jeana Woolley |
| 4. PUBLIC COMMENT | Jeana Woolley |
| 5. HOMEOWNERSHIP POLICY DISCUSSION WITH PARTNERS
from Oregon Opportunity Network (Oregon ON) | Jesse Beason, Proud Ground
Jennifer Larsen, HomeStreet
Bank
Emily Reiman, NEDCO |
| 6. NOFA PROCESS and POLICY UPDATE | Karen Tolvstad, Julie Cody |
| 7. REPORT OF THE DIRECTOR
A. Agency Transition Planning Update
B. Other | Margaret Van Vliet |
| 8. REPORT OF THE CHAIR | Jeana Woolley |
| 9. ADJOURN | Jeana Woolley |

OREGON STATE HOUSING COUNCIL

Minutes of Meeting

Meeting Location

Oregon Housing and Community Services
725 Summer Street NE, Room 124 B
Salem, OR 97301

9:00 a.m.

January 11, 2013

MEMBERS PRESENT

Jeana Woolley, Chair
Aubre Dickson
Mike Fieldman
Mayra Arreola
Zee Koza
Adolph "Val" Valfre, Jr.
Tammy Baney (by phone)

MEMBERS ABSENT

GUESTS

Brendan Castricano, citizen
Rich Malley, Bienester
Tom Cuskack, OR Housing Blog
Shelly Cullin, Chrisman Dev
Shelly hack, Community Action Team
Rob Prasch, NOAH
Greg Pute, citizen
Richard Herman, Metro Alt. Housing
Keith Wooden, Hensly Works
Jonia Pierce, Hayc
Stephen McMurtrey, NW Housing Alliance
Franee Fitzpatrick, citizen
Sarah Zalm, HIS
Amanda Sail, Enterprise
Betty Dominguez, Home Forward
Chuck Fisher, SK CDC
Rita Grady, Polk CDC
Karen Reed, Housing Authority, Jackson City

STAFF PRESENT

Margaret S. Van Vliet, Director
Karen Tolvstad, Administrator, Policy, Strategy
& Community Engagement (PSCE) Division
Dave Castricano, Consultant, Program Delivery
Div.
Karen Chase, Regional Advisor to the Dept.
Karen Clearwater, Regional Advisor to the Dept.
Julie Cody, Program Delivery Div. Administrator
Jon Gail, Communication & Policy Analyst
Rebecca Gray, Human Resources Manager
Jan Klukis, Exec Assistant, Director's Office, Recorder
Bob Larson, Debt Manager
Robert Lee, Prosperity Initiative Coordinator
Betty Makey, Operations & Policy Analyst
Heather Pate, Program Manager
Kim Travis, Community Engagement Manager
Natasha Detwieler, Research Analyst
Don Herman, OHCS
Diana Koppes, Administrator, Business Operations
Division

1. **CALL TO ORDER:** In **Chair Woolley's** absence, **Mike Fieldman** called the January 11, 2013 meeting to order at 9:12 a.m.
2. **ROLL CALL:** **Mike Fieldman** asked for roll call. **Present: Tammy Baney (by phone), Aubre Dickson, Mike Fieldman, Adolph "Val" Valfre, Jr., Zee Koza, and Mayra Arreola.** **Chair Jeana Woolley** arrived at 9:15 a.m. due to bad weather and road conditions.

3. **APPROVAL OF MINUTES:** Chair Woolley asked if there were any corrections to the December 7, 2012 Minutes. Two minor revisions were requested and a Motion was read:

MOTION: Koza moves that the Housing Council approve the minutes of the December 7, 2012 Council meeting as revised.

VOTE: In a roll call vote the motion passes. Members Present: Tammy Baney (by phone), Aubre Dickson, Mike Fieldman, Adolph “Val” Valfre, Jr., Zee Koza, Mayra Arreola and Chair Jeana Woolley.

4. **PUBLIC COMMENT:** None.

5. **MULTIFAMILY REDESIGN, PROCESS and POLICY UPDATE:** Karen Tolvstad, Dave Castricano, and Julie Cody presented current updates to the Oregon Housing and Community Services (OHCS) Funding Resources Project. (The PowerPoint presentation is posted on the Housing Council website).

6. **INDIVIDUAL DEVELOPMENT ACCOUNT (IDA), INITIATIVE OVERVIEW:** Janet Byrd gave an overview of her organization, IDA. Handouts are attached.

7. **REPORT OF THE DIRECTOR:** Margaret Van Vliet, Director, reported the following:

- A. **Agency Transition Planning Update:** The Governor’s Balanced Budget (GBB) released in November, 2012 recommended one year of funding for Oregon Housing and Community Services (OHCS) and has created many questions. One major question is whether this means that OHCS will be disbanded, or merely restructured. The COO’s office has said publicly that they expect we will not have a stand-alone OHCS agency at the end of this process.

This council and many close business partners know that our business model has needed to change for some time. NOT changing is not an option because the agency is running out of money.

The Governor is trying to consolidate and align agency programs to better focus on the needs of Oregonians.

OHCS will be the first, but not the last agency to undergo a process like this. There will be structure to this process, and some guiding principles, some operating assumptions, and some “must haves” in order for it to be successful. This process will call on us to take our programs – valuable programs that fund vital services – and align them much more strategically with our other big policy objectives. So the thesis is that the agency programs, their funding streams and expertise will be picked up and moved to other places for better delivery. In the process:

- OHCS will practice transparency, and work to have a strong community engagement process.

- OHCS' final deliverable will be a plan in February 2014 to the Governor and Legislature, but they fully intend to have plenty of time for public review and stakeholder dialogue well before that. Once the plan is delivered and approved, the next stage is implementation, and that will likely take several more months.
- The agency will use a strong project management approach, and is working now to organize themselves around a schedule, process, reports, communications and deliverables.
- OHCS will need to keep the current programs running while the planning is going on. This will be challenging, especially for staff who will endure the stress of a change process. They are confident they can navigate this, and will appreciate the help of everyone in the room.
- The work OHCS is doing now to improve service delivery, particularly with the old CFC, will not be lost. This community process works well and all are hopeful and optimistic that the resulting process will serve everyone better.
- The agency will certainly use state housing council and CAPO as key forums to review and deliberate ideas as they are generated. She reminded folks that OHCS actually has 7 statutorily-named advisory bodies, and many ad-hoc groups who appropriately come together and offer guidance on any number of specific topics.
- About governance: those 7 bodies are one reason the agency struggles to clearly articulate an overarching housing agenda for the state. This is a common thread across Oregon, and OHCS has an opportunity to create a new model that would guide policy choices more comprehensively, regardless of where grant paperwork is done, or real estate transactions managed. One idea being discussed is something like a Prosperity Cabinet. Something that is high-level, broad-reaching, and charged with setting the big desired outcomes for investments designed to help low income Oregonians.
- OHCS will do everything possible to keep valuable employees protected during the transition. They anticipate a scenario that moves programs to other agencies which will include transferring employees as well. There are clear state rules and bargaining agreements that spell out rights of workers, and OHCS will adhere to those rules and agreements.
- The agency has had conversations at this table about guiding principles. The council articulated some principles and objectives in a strong letter to the Governor in the fall. That kind of guide, and even development of a vision, will be very helpful when the time comes to begin making hard choices about how to proceed with particular programs, or when articulating policy intent with respect to activities and investments.

Fieldman commented that he hopes as the process goes forward it will make the system more efficient and not just shift costs to local level governments.

- B. **Review of Future Agendas and Meeting Locations:** **Van Vliet** suggested two future alternate meeting sites. It was agreed that the March Housing Council meeting will be held in Eugene and the May meeting will be held in La Grande.

8. **REPORT OF THE CHAIR:** Chair Woolley said Margaret Van Vliet and her staff are responding to requests of the Governor and his staff. The council will continue to have a voice in the process of the redesign. We don't want to lose priority wherever it goes. Political processes can sometimes lose design of the original purpose. I encourage you all to stay involved.

Chair Woolley adjourned the meeting at 10:21 a.m.

Jeana Woolley, Chair
Oregon State Housing Council

DATE

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

DRAFT