

OREGON STATE HOUSING COUNCIL

PUBLIC MEETING

MEETING DATE: MARCH 1, 2013



Stellar Appartments, City View Street and West 17th Avenue, Eugene, OR 97402

MEETING LOCATION:

**DOWNTOWN ATHLETIC CLUB AND CONFERENCE CENTER
999 WILLAMETTE STREET, BALLROOM A-B
EUGENE, OR 97401**

Oregon State Housing Council

725 Summer St NE, Suite B
Salem, OR 97301-1266
Phone: 503.986.2000
Fax: 503.986.2132
TTY: 503.986.2100
www.ohcs.oregon.gov/OHCS/OSHC



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 MEETING

DATE: March 1, 2013

TIME: 9:00 a.m.

LOCATION: Downtown Athletic Club and Conference Center, Ballroom A/B
999 Willamette Street
Eugene, OR 97401

MEETING AGENDA

- | | |
|---|--|
| 1. Call to Order and Roll Call | Jeana Woolley, Chair |
| 2. Approval of Minutes | |
| February 1, 2013 Meeting Minutes | Jeana Woolley, Chair |
| 3. Public Comments | Jeana Woolley, Chair |
| 4. Local Representatives | Margaret VanVliet, Director OHCS |
| 5. Qualified Allocation Plan (QAP) | Estimated Start Time 10:15 a.m. |
| Presentation and Staff Recommendations | Julie Cody, OHCS |
| Public Comments | Jeana Woolley, Chair |
| Discussion and Vote | Jeana Woolley, Chair |
| 6. Report of the Director | |
| Agency Transition Planning Update | Margaret VanVliet, Director OHCS |
| Other | |
| 7. Report of the Chair | Jeana Woolley, Chair |
| 8. Adjourn of State Housing Council Meeting | Jeana Woolley, Chair |



PUBLIC HEARING NOTICE

There will be a Public Hearing concerning adoption of the revised Qualified Application Plan (QAP) at the regularly scheduled Oregon State Housing Council Meeting on March 1, 2013 (see *agenda pasted below*). Oregon Housing and Community Services staff will present and make recommendations with regard to the revised QAP to the housing council members, followed by opportunity for the public to comment.

The Public Hearing will be held at the Downtown Athletic Club and Conference Center, 999 Willamette Drive, Ballrooms A/B, Eugene, OR 97401. If you have any questions or concerns please contact Oregon Housing and Community Services Department via email at Katherine.Silva@hcs.state.or.us or by calling 503.986.2095.

STATE HOUSING COUNCIL MEETING

DATE: March 1, 2013

TIME: 9:00 a.m.

LOCATION: Downtown Athletic Club and Conference Center, Ballroom A/B
999 Willamette Street
Eugene, OR 97401

MEETING AGENDA

- | | |
|---|--|
| 1. Call to Order and Roll Call | Jeana Woolley, Chair |
| 2. Approval of Minutes | |
| February 1, 2013 Meeting Minutes | Jeana Woolley, Chair |
| 3. Public Comments | Jeana Woolley, Chair |
| 4. Local Representatives | Margaret VanVliet, Director OHCS |
| 5. Qualified Allocation Plan (QAP) | Estimated Start Time 10:15 a.m. |
| Presentation and Staff Recommendations | Julie Cody, OHCS |
| Public Comments | Jeana Woolley, Chair |
| Discussion and Vote | Jeana Woolley, Chair |
| 6. Report of the Director | |
| Agency Transition Planning Update | Margaret VanVliet, Director OHCS |
| Other | |
| 7. Report of the Chair | Jeana Woolley, Chair |
| 8. Adjourn of State Housing Council Meeting | Jeana Woolley, Chair |

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.

February 1, 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 Prash, 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:** Chair Woolley in attendance by phone so **Val Valfre** called the Feb. 1, 2013 meeting to order at 9:07 a.m.
2. **ROLL CALL:** Valfre asked for roll call. **Present:** Val Valfre, Aubre Dickson, Mayra Arreola, Jeana Woolley (by phone), Mike Fieldman (by phone), Zee Koza (by phone). **Not present at roll call:** Tammy Baney. Tammy Baney arrived later.

3. **APPROVAL OF MINUTES:** Val Valfre, presiding over the meeting asked if there were any corrections to the January 11, 2013 Minutes. There being no changes, a Motion was read:

A. **MOTION:** Aubre Dickson moved the Housing Council approve the minutes of the January 11, 2013 Council meeting as written.

VOTE: In a roll call vote the motion passes. Members Present: Mayra Arreola, Aubre Dickson, Zee Koza (by phone), Val Valfre, Jeana Woolley (by phone), Mike Fieldman (by phone). Not present: Tammy Baney.

4. **PUBLIC COMMENT:** None.

5. **HOMEOWNERSHIP POLICY DISCUSSION WITH PARTNERS:** Representing the Homewonership Subcommittee of Oregon Opportunity Network: Jesse Beason of Proud Ground, Ralph Austin of HomeStreet Bank, and Emily Reiman of NEDCO, together, gave a presentation about why homeownership is an important part of the affordable housing continuum; and, they described the impact it has on families, communities and the economy. The supporting PowerPoint presentation is posted on the Housing Council webpage.

6. **NOFA PROCESS and POLICY UPDATE:** Karen Tolvstad, Dave Castricano, and Julie Cody presented current updates to the Oregon Housing and Community Services (OHCS) NOFA process including:

- The Screening and Minimum Qualifications - Ways to Apply
- Geographic Priority Areas
- Geographic Priority List & Proposed Methodology
- Need-based Allocations by Region
- Historic Percentage of Resources Allocated by Project Type
- 2013 LIHTC NOFA and Home NOFA
- 2013 GAP NOFA
- Allocation Process
- Draft OAHTC Policy
- Best Practices Recommendations
- Readiness to Proceed Issues & Questions
- Scoring Concepts and Hierarchy
- Best Use of Funds
- Need for Project

**Please Note: the PowerPoint presentation of the NOFA process and policy update is posted on the Housing Council webpage.

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

A. **Agency Transition Planning Update.** Margaret VanVliet, Director, reinforced that that the agency is still in the process of organizing, analyzing and planning for the work

ahead with regard to the transition. The agency is currently gathering baseline information on programs to ensure the analysis is conducted with consistent and reliable data. VanVliet added that throughout the process the agency is being ever mindful of the statutory requirements and potential impacts.

B. Other: There are two other areas of focus for Housing and Community Services. First, agency staff are focusing on finalizing NOFA design. Second, the Director advised that she and her team are also preparing for legislative session by engaging the community in listening sessions so they can get a sense of core principles and emerging areas of concern surrounding the transition.

The next Housing Council meeting will be held in Eugene, OR and the Qualified Allocation Plan (QAP) will be on the agenda.

8. **REPORT OF THE CHAIR:** No report given.

9. **ADJOURN:** Val Valfre adjourned the meeting at 10:35 a.m.

Jeana Woolley, Chair
Oregon State Housing Council

DATE

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