



OREGON STATE HOUSING COUNCIL

Council Members:

Aubre L. Dickson, Chair
Mayra Arreola
Tammy Baney
Michael C. Fieldman
Zee D. Koza
Marissa Madrigal
Adolph "Val" Valfre, Jr.

OCTOBER 3, 2014 | MEETING MINUTES

Housing Council Members Present

Jeana Woolley, Chair
Mayra Arreola
Tammy Baney
Aubre Dickson
Mike Fieldman
Zee Koza
Marissa Madrigal
Val Valfre

OHCS Staff Present

Margaret Van Vliet, Director
Julie Cody, Assistant Director Housing Finance
Rem Nivens, Assistant Director Public Affairs
Caleb Yant, Chief Financial Officer
Alison McIntosh, Communications &
Government Relations Liaison
Mike Boyer, Legislative Coordinator
Janna Graham, Loan Specialist
Mike McHam, Loan Specialist
Kim Freeman, Single Family Section Manager
Margo McGiveny

Guests Present

Nicole Peterson, Bridge Housing
Corp
Scott Moses, Warm Springs Housing

Call to Order and Roll Call

Chair Woolley called the October 3, 2014 meeting to order at 9:12 a.m. and asks for a roll call. All Council members were in attendance, including the newest member, Marissa Madrigal. Chair Woolley congratulated Madrigal on her appointment to the Council and welcomed her to her first official meeting.

Public Comment

Chair Woolley opened the floor to anyone wishing to public comment, there being none the council moved to the next agenda item.

Draft Meeting Minutes for Approval -August 1st, 2014

Chair Woolley asks Council members for any comments, additions or corrections to the draft August 1st, 2014 meeting minutes. Aubre Dickson stated that he had a few non-substantive edits to the



draft minutes that had not yet been incorporated. Val Valfre noted that he had non-substantive edits to the draft minutes which he communicated to staff prior to the meeting. Council members agreed to work with staff to make the revisions.

Chair Woolley requested a motion to approve the August 1st, 2014 meeting minutes with corrections provided by Council members. The motion was read:

Motion: Val Valfre moved and Aubre Dickson seconds that the Housing Council approve the August 1st, 2014 meeting minutes with non-substantive edits.

Vote: In a roll call vote the motion passed without dissent.

Affordability Balance and Choice [ABC] Workgroup Update

Janet Byrd, Executive Director of Neighborhood Partnerships, NP. NP convenes the Housing Alliance to engage the legislature on policy issues. Byrd explained that during the 2013 Legislative Session there were several discussions around the issues of increasing economic and racial segregation, and the imbalance between housing need and housing availability issues due to location. These conversations led to the convening of the Affordability, Balance and Choice workgroup in early fall of 2013. Byrd provided Council members with an overview of the progress made by the ABC Workgroup thus far and presented a rough draft of potential joint-legislative proposals being developed by the Housing Alliance and the ABC workgroup for the 2015 Legislative Session.

The workgroup will be publishing a summary report of their findings on the needs in Oregon communities, from the need to house people living on the street to the homeownership needs in those communities. The workgroup is made up of representatives from all levels of state and local government including OHCS. Alison McIntosh represents the Department on the workgroup. Kim Travis also represents OHCS with an eye to the Governor's office objectives to emphasize the Regional Solutions work.

Byrd then presented the Council members with the set of draft legislative proposals, mentioning that these are very preliminary concepts with more refinement needed before they are final. The proposals are divided into three categories: 1) expanding money resources; 2) land use; and 3) potential model change innovation.

Expanding money resources:

- Amend Article 11 of the Oregon Constitution to allow for the use of General Obligation bond authority to fund affordable housing for non-elderly and non-disabled populations. Byrd explained that currently Article 11 only authorizes OHCS to issue GO bonds to provide affordable housing for these two populations and prohibits the use of GO bonds to benefit any private party (including non-profit organizations).



- Encourage OHCS to explore an 80/20 bond program, which is currently used in New York extensively to provide for inclusionary housing. An 80/20 bond program is a financing tool that would allow jurisdictions to push an inclusionary housing policy.
- Expand the monetary cap to the Oregon Affordable Housing Tax Credit (OAHTC) from 17 million dollars to 40 million dollars. OHCS is currently convening a work group to further explore changes to the OAHTC cap.

Land use issues:

- Require jurisdictions to be more systematic in their application of “clear and objective standards” when evaluating community opposition to a new development so that community oppositions are not utilized as a barrier to specific populations. Byrd added that this proposal would require a deeper look at the balance between the community’s right to rely on and enforce land use laws and the freedom of people to choose which neighborhoods they live in.
- Look at potential options for expanding resources to cleanup and redevelop brownfields for possible repurposing as affordable housing sites. Metro and Business Oregon have been convening a large workgroup to evaluate brownfield sites.
- Propose funding to increase staff capacity at OHCS to allow the Department to prepare a state housing plan, as required by ORS.456.572 with a “housing lens.” Add language to ORS 456.572 that would require the state housing plan to incorporate:
 - o Alignment with the work of local jurisdictions to “Affirmatively Further Fair Housing;”
 - o Development of model ordinances for local jurisdictions (done with the assistance of the League of Oregon Cities);
 - o Process for monitoring the local jurisdictional success in meeting housing needs; and
 - o Development of strategy of tools to improve compliance.

Model Change Innovation:

Byrd commented that this third section of model change innovation asks the question, what can we do to really change the model to remove barriers and create momentum for groundbreaking innovative work to address overwhelming need?

- Catalog Oregon Department of Transportation or other state owned land for possible housing development.
- Work with OHCS to further explore opportunities to build capacity in the single family finance section and resources for homeownership. The workgroup determined that there is a need for a review of OHCS Single Family Bond Program for possible modifications that would increase resources.

Chair Woolley opened the discussion for the Council members to ask questions or make comments.

Marissa Madrigal commented that these draft concepts are similar to a lot of the work she has been exposed to at the and she wondered if those jurisdictions are included in the workgroup.



Byrd answered yes. Metro participates and City of Portland observes. The Workgroup has engaged the Community Alliance of Tenants in addition to environmental justice groups.

Tammy Baney commented that as new housing is developed in Bend it is being swept into the vacation rental market. The push for tourism to build economies has resulted in a lack of housing in the area. She asked if the ABC Workgroup looked at state agencies outside of ODOT that own state property, potentially the Department of State Lands (DSL)?

Byrd said the Department of State Lands publishes a catalog of primarily timber land. DSL determines “best use” when considering transfers of state owned land and is charged with increasing the Oregon Common School Fund.

Baney urged the workgroup to consider potential opportunities with additional state agencies, including DSL when cataloging state owned land for possible housing development.

Val Valfre requested clarification on the noted concept of joint-recommendations to expand the definition of “clear and objective standards” when evaluating opposition to development for approval. Byrd commented that here is a lot of evidence of community opposition to developments that are based on factors unrelated to the physical characteristics of the structure, but instead focused on who will be living there.

Chair Woolley asked if the workgroup has specific examples of the existing issues that each legislative proposal is intended/would be seeking to address or cure.

Byrd advised that the ABC Workgroup has a website where all of the meeting materials and notes are available and many of the examples she described during her discussion with the Council could be found there. She indicated that the material information supporting the legislative proposals will be included in the summary report of the workgroup findings and offered to share an outline of that report with Council members.

Chair Woolley suggested to Byrd that she add those examples to the advocacy pieces to make them more compelling.

Director Van Vliet added that the finalized legislative proposals and summary report would be presented to council in advance of the 2015 Legislative Session for review and comment.

Byrd reiterated that the proposals she presented are based on the work done to-date, but are very much in draft form. She added that she is looking forward to coming back to the Council with the next iteration of the proposals. And as a last comment, Byrd mentioned that Neighborhood Partnerships will be hosting a two-day conference with the first day focusing on housing and the second focused on capacity building.



Chair Woolley requested a copy of the summary report be distributed to the Council members and thanked Byrd for her presentation.

Residential Loan Program-Consent Calendar Approval

Kim Freeman, OHCS Single Family Section manager, presented Council members with the Residential Loan Program Consent Calendar for two properties located at; *30500 Kenady Lane, Cottage Grove 97424* and *1300 Neahkahnne Street SE, Salem 97306* and asked Council members if there were any questions based on the information provided in their packets.

Freeman provided background on the Single Family Residential Loan Program and the loans that would come before the Council for review and approval within that program, when the loan amount is larger than 75% of purchase price within the county where the property is located or \$190,000.00 whichever is greater.

Chair Woolley asked how many loans the program does on average so that the Council has an idea since so few come before the Council.

Freeman answered that the number varies but to give an idea the program purchased 18 loans during the week leading up to the Council meeting and she advised that the program likely purchases around 40-60 loans per month.

Chair Woolley called for any questions or comments on the Consent Calendar as presented, there being none a motion was requested.

Motion: Marissa Madrigal moved to approve single family residential loan program consent calendar agenda item.

Vote: In a roll call vote the motion passed without dissent.

Conduit Bond Award for Approval-The Abigail Apartments

Janna Graham, Loan Officer introduced herself and the project sponsor, Nicole Peterson. Graham provided background on the Conduit Bond program and Low Income Weatherization Fund Grant program, which will be used to fund this project, if approved. The Abigail Apartment Complex is a planned mixed use, 155-unit apartment complex with under-building parking. This building has been designed as a single, six-story building. There are twenty-seven (27), market rate units comprising the sixth floor and a small, 930 square feet (sf), ground-floor commercial space. Unit types include studios (35), one (33), two (51) and three-bedroom (36) units, all flats. Project amenities include a laundry room on each floor, ground floor tenant lounges, management space and a courtyard with a playground area. Although zoning does not require any parking, the project will have 80 under-building spaces. 63 of the 80 spaces are assigned to LIHTC units at no charge. The remaining 17 spaces are reserved as rentable spaces for the market-rate units. The site



encompasses 0.92 acres or 39,909 square feet of land and is located on the extreme north end of the Pearl District.

Graham noted that an architectural exception has been granted by the Department to build two-bedroom, two-bathroom units to increase the marketability to a larger pool of families and potential cost control by providing the opportunity to have a roommate. She further noted that approval is conditioned upon the borrower complying with the remediation plan as approved by Oregon Department of Environmental Quality (ODEQ). The plan involves excavation and disposal of soil and installation of a methane mitigation system. The borrower must receive a “No Further Action” letter from ODEQ after completion.

Chair Woolley asked if Peterson had any comments she's like to make about the project before opening the discussion for questions or comments from Council members.

Nicole Peterson, re-introduced herself to the Council as the Development Director for Bridge Housing for the Pacific Northwest. Bridge is a new non-profit, started in San Francisco with an anonymous donation of less than \$1 million dollars of Hewlett Packard stock options, which was invested in housing. Over 31 years, Bridge has developed 13,000 housing units and has maintained ownership of all but one housing development. Bridge is very mission focused to develop housing catering to the lowest levels of affordability to workforce and some mixed-income housing. The Abigail will be the first project outside of California, but the hope is that it will be the first of many.

Chair Woolley opened the discussion for Council member comments and questions.

Questions and Discussion:

Tammy Baney requested more detail about the remediation process and asked when Bridge anticipates completion?

Peterson answered that the soil on the site is contaminated by sawdust and other industrial pollutants, but not highly contaminated. Most of the remediation plan revolves around the excavation and proper disposal of the contaminated soil. The process should take about 4 weeks. Peterson advised that the remediation may also include dewatering any pools of ground water that might be contaminated.

Baney asked what the nature of the contamination referenced in the remediation plan?

Peterson answered that the contamination consists of aluminum, lead and hydrocarbons. The past use of the site was a saw mill and the site is adjacent to railroad tracts. The largest problem on the site is all of the sawdust left behind from the mill.

Baney asked how many of the two and three-bedrooms are affordable versus market rate units?



Peterson answered 41 two-bedrooms and 29 three-bedrooms. Peterson noted that 18% of the units are at market rate.

Chair Woolley asked whether the affordable units are 60% area median income (AMI) units?

Peterson answered yes, with the exception of eight (8) units which will be 30% AMI units.

Val Valfre asked how the eight (8), 30% units will be subsidized?

Graham answered that the project will use Oregon Affordable Housing Tax Credits to reduce the rate of the loan by 4% and the savings from that 4% reduction will be passed through to the units.

Mike Fieldman asked why the remediation plan requires a methane mitigation and filtration system?

Peterson answered that the system is required because as the sawdust onsite breaks down it will emit methane and ODEQ is requiring that they monitor and measure the amounts emitted. There is an 18" slab at the foundation of the parking structure and there will be three methane monitoring stations to ensure that emissions are not building up and that the exhaust system is working properly.

Fieldman asked if this was precautionary since the plan is to remove the contaminated soil and sawdust by excavating it before the project is complete?

Peterson answered that the excavation results in the removal of approximately 12 feet of soil, but it is possible that more material exists below that.

Fieldman noted that the project write-up included \$46,000 per year for Impact NW to provide staff to ensure successful resident services and asked if Peterson could explain what services would be provided and where that figure was derived.

Peterson answered that this was the figure provided by Impact NW for a part-time employee, working 20-30 hours per week with resident families. This employee would be providing parenting, cooking, health and financial workshops.

Fieldman asked if this amount would be adjusted for inflation since the contract is for 10 years at \$46,000 per year?

Peterson answered that the contract is for 10 years at the specified amount, but the pro forma is inflating it.



Fieldman commented that this figure seemed a bit low when you consider that the aim is to serve approximately 140 families that have varying levels of need.

Peterson stated that the site is capitalizing on The Ramona, another affordable housing site, located across the street from this property. The Ramona houses the Zimmerman Community Center which is fully staffed and under-utilized and the Portland Early Learners Academy which also offers a variety of services.

Baney asked whether Bridge had checked with ODEQ for additional grant money to help with the brownfield remediation.

Peterson answered no, not ODEQ, but they did receive a loan from the State's Brownfield Program, run by Business Oregon for \$400,000, with 20-year amortization, 20-year term.

Aubre Dickson asked if this was a soft loan?

Peterson answered that it is actually hard debt.

Baney commented that \$400,000 seems low.

Peterson agreed, but noted that the Brownfield Program does not generally prefer a 20-year term loan. The preference is to have the loan for the construction period then replace it with permanent debt.

Baney noted that despite the cleanup the price per unit seems high.

Dickson asked if the Wells Fargo permanent loan listed in the packet at \$11,716,300 is actually supposed to be a construction loan?

Graham answered that the short-term bonds at \$13,223,785 represent the construction loan. That will be paid off with tax credit equity and the permanent loan.

Dickson asked for clarification on the terms of the Wells Fargo, \$11,716,300 permanent loan?

Peterson answered that the underwriting is at 5.15%, but the interest rate is at 5.05% for 35 years.

Chair Woolley asked for any further comments or questions, there being none, the motion was read

Motion: Zee Koza moved, with Val Valfre seconding, that Housing Council approve the Pass-Through Revenue Bond Financing in an amount up to and not to exceed \$26,000,000 to Abigail Housing Associates LP for the new construction of The Abigail Apartments, subject to borrower meeting OHCS, Wells Fargo, Portland Housing Bureau and National Affordable Housing Trust (NHT)



underwriting and closing criteria, documentation satisfactory to legal counsel and Treasurer approval for the bond sale.

Motion: Zee Koza moved, with Val Valfre seconding, that Housing Council approve the allocation of Low Income Weatherization Fund grant in an amount not to exceed the lesser of the eligible weatherization components or \$163,976, to Abigail Housing Associates LP for the new construction of The Abigail Apartments.

The motions were taken together and a roll call vote commenced.

Vote: In a roll call vote both motions passed without dissent.

GHAP Affordability Requirements for Approval- Greeley Heights

Mike McHam, introduced himself and Scott Moses Executive Director of Warm Springs Housing Authority and a member of the Confederated Tribe of Warm Springs. He provided a description of the project as a LIHTC, 35-unit, single-family detached residential subdivision, plus a community building to be constructed in the Northeastern quadrant of the community. Houses will be three (14), four (15) and five-bedroom (5) units). An additional three-bedroom unit will be a management unit housing an on-site police officer. Houses will be both a one and two-story wood frame construction and all units will have an attached 1.5-car garage.

The target market is large Native American families at 30%, 50% and 60% AMI income levels. Proposed rent levels are 22% to 48% AMI. This market was selected due to overcrowding of households and multigenerational households because housing doesn't exist on the reservation currently.

LIHTC generally is used to fund multi-family projects. Never before has the LIHTC program been used to fund a single-family residential subdivision and this is only the second time in history that OHCS has used LIHTC funding to fund a project on an Indian Reservation.

Greeley Heights was originally fully funded with OHCS contributing LIHTC during the competitive NOFA last year. This project received only two construction bids, both extremely high which created a gap in financing. OHCS and the sponsor worked together to problem-solve the financing gap. The sponsor voluntarily reduced his developer fee by \$103,111 to assist in closing the gap and worked diligently to reduce the project costs. A \$200,000 gap in funding remained, which led to this request for \$200,000 of GHAP funding. The Department approved this amount to make the project whole.

The remaining issue requiring Council member review and approval is the GHAP 60-year period of affordability at 80% or below MFI memorialized in a declaration of restrictive land use covenants. This 60-year affordability requirement does not coincide with the LIHTC requirements or the restrictions imposed on the land by Federal law for land held in trust.



Scott Moses, Warm Springs Executive Director and member of the Tribal Council of the Confederated Tribes of Warm Springs, expressed his appreciation the state's willingness to work through the hurdles presented by this project. He added that the Department had been very helpful.

Chair Woolley opened the floor for comments and questions from the Council members.

Mayra Arreola commented that she is very supportive of the project.

Zee Koza inquired about the population on the Reservation?

Moses answered that there are approximately 5300 individual members with approximately 4,500 living on the Reservation and mentioned that there is a somewhat high unemployment rate.

Zee added that she felt this is a great project.

Mike Fieldman commented that he was impressed with the job well done to navigate through the various entities and requirements to problem-solve. He asked if either McHam or Moses had any idea why the construction bids came in so high?

McHam stated that he felt this was due to a lack of understanding on how to work with Tribes.

Moses added that he felt the location of the Reservation was problematic as it is secluded from urban areas.

Val Valfre asked Moses to expand on the high unemployment rate he mentioned earlier.

Moses stated that he did not have exact information but that the rate is increasing each year. He added that over the next few years he anticipates 1,000 new, 18-year olds which will only make that number grow.

Marissa Madrigal offered her congratulations on putting together this complex project and problem solving through the systems to make this work.

With no further comments or questions, Chair Woolley requested a motion.

McHam clarified that the motion is simply to align the LIHTC declarations with the GHAP funding declarations. There are other details that will need to be worked out regarding how to implement this change, but the troubleshooting is being worked on diligently by Dee Carlson at the Oregon Department of Justice.



Aubre Dickson asked whether the motion to approve this change would be for GHAP overall or just this single transaction? He commented that he was excited to see the creativity used around the use of the funds to facilitate this deal.

Director Van Vliet expressed her enthusiasm for this deal and the creativity, but cautioned the Council from attempting to make the motion more broad in its applicability to the affordability period because more public process will need to be had around the potential impacts to make a widespread change. She advised that this issue will be looked into further and brought back to the Council for discussion.

Fieldman asked if the Council had the authority to approve this change of the required affordability period for GHAP funded projects?

Julie Cody, OHCS, answered yes. The current 60-year affordability period requirement was set by the Council and changes to it are within the purview of the Council.

With no further questions or comments a motion was read.

Motion: Aubre Dickson moved, with Mayra Arreola seconding, that the Oregon State Housing Council allow the reduction of the General Housing Account Program (GHAP) period of affordability from 60 years to the end of year 15 with a release of the GHAP Declaration, to coincide with the right of first refusal of the LIHTC Declaration upon transfer of the project. The 60% MFI will be maintained on the project and each house until individual houses are eligible for sale. Once any house is eligible for sale, an 80% MFI will be maintained through the remaining term of the 50-year Master Lease.

Vote: In a roll call vote the motion passed without dissent.

Chair Woolley offered her congratulations!

New Council Member

Chair Woolley asked Council members to introduce themselves to the newest member of the Housing Council, Marissa Madrigal.

Director Van Vliet announced that during the September legislative days, Marissa Madrigal was appointed by the Governor and confirmed by the Senate as the newest Housing Council member. Madrigal is currently with Multnomah County serving as the Chief Operating Officer. Madrigal revealed the struggle with ability to house people at the county level particularly housing those with special needs. She expressed her eagerness to connect state and local efforts and to bring her strengths to the council to increase their capacity to make an impact.

Madrigal thanked everyone and expressed her anticipation to bring her perspective to the table to engage in the discussions and the work of the Council. She imparted that this is work that she



believes in and that she is dedicated to in her professional life. The discussion had during the meeting reaffirmed Madrigal's enthusiasm and eagerness to begin the work.

Report of the Director

OHCS Strategic and Operational Planning

Director Van Vliet began her report by advising the Council that the strategic planning process has concluded. She pointed out that this was a long, but informative process that reinforced the critical nature of housing access and housing stability. She shared the OHCS strategic framework and touched on the pivotal to the role the Department has in providing housing stabilization. She advised the Council that the work will now turn mostly internal to implement the strategic and operational planning.

OHCS Workgroups

Van Vliet informed Council members that OHCS has begun convening workgroups to explore various programs and opportunities for innovation:

- Oregon Housing Tax Credit Workgroup
- Section 8 Advisory Group
- Homeownership Workgroup

The Director further advised that reports on the progress of these workgroups will be brought before the Council as recommendations are generated.

September Legislative Emergency Board Request

Van Vliet notified the Council that OHCS requested \$1.18 million from the September Emergency Board allocated \$659,000 foreclosure avoidance counseling, which has continued demand. She added that the future trends are hard to predict and OHCS may return before the end of the biennium to request additional funds.

Update on Homelessness

In response the Council's request for more information on the Department's efforts to prevent and end homelessness, Van Vliet announced that in the coming months staff will work to inform Council of various efforts, including our role and that of community-based partners. In reality, very little funding or authority flows through OHCS; most federal money goes to local collaboratives known as "Continuums of Care." Van Vliet added that the Department's framework around "housing stabilization" may give us the platform to be more clear about our role, and also help us play more of a convening, statewide policy role, even if we don't control much of the money.

Changes to the Regional Advisors to the Department (RAD's)

Retirements and transition planning have put a pause on work. Van Vliet reported that she is intending to refine the role of the Regional Advisors to the Department (RADs). The position will move beyond work with the Regional Solutions Team and will work to align with Continuums of Care, Early Learning Hubs and WIBs. While this work is in process the traditional role played by RAD's is being absorbed by others, and to some degree OHCS will be doing less structuring and



technical assistance. Van Vliet considers this a part of the internal focus on delivering remarkable service. She cautioned that it will take time to get it right.

Federal Audits

Van Vliet reported that several programs at OHCS recently underwent Federal Compliance Audit. OHSI, NFMC and PBCA have all completed their audits with clean results. The Director stated that passing Federal Audits is expectation as part of the work of the Department. However, she felt that it was important to acknowledge that Department staff across many sections have worked hard to improve what had been somewhat shaky performance. Van Vliet imparted the importance of developing and retaining confidence on the part of federal funders and acknowledged the compliance audit results as a step in the right direction.

Calendaring for 2015

Director Van Vliet provided the Council with a proposed meeting schedule for 2015 and an agenda project. The Council discussed the possibility of moving to a bi-monthly meeting in person, with off-months being conducted over the phone. Council members had varying opinions about whether that format would be an ideal model.

Val Valfre commented that the Council functions much more cohesively when conducting business when the meeting is in person. He also commented that the Council meeting schedule should be predictable and reliable so that it can become a place that the public can utilize for providing comment or raising issues for Council awareness.

Mike Fieldman echoed the sentiments of Valfre.

The Council decided to table this schedule for further discussion at the Council retreat in December.

Presentation of Award

Van Vliet presented outgoing Council Chair Jeana Woolley with an appreciation award for Chair Woolley's nine-years of service and thanked her for all of her leadership. Council members each thanked Chair Woolley for her commitment to leading the group and imparted personal sentiments regarding their experiences sitting on the Council together.

Report of the Chair

Chair Woolley thanked everyone for their kind words and expressed her appreciation for the perspectives that each of them brought to the meetings. She shared her feeling that this is a great time to be on the Council and that the Council members are so diverse, intelligent and engaging that she couldn't be more proud and more happy to see the changes that have occurred since her first term. Chair Woolley stated that she is extremely excited to see what the Council will do because she is sure that they will go on to do great things and have a great impact on the low income people of Oregon. Housing Council has afforded her a great opportunity to make a true difference in the lives of Oregonians and it affords that same opportunity to each of them. Chair



Woolley challenged the group to take that opportunity to push for greater impacts through the development of more affordable housing and the implementation of cohesive policy.

Chair Woolley then turned the gavel over to Aubre Dickson announcing that he will be the new chair of the Council.

Aubre Dickson remarked on his gratitude for Chair Woolley's leadership and assistance, which served to prepare him to take the position of chairing the Council. He thanked her for her years of service and then addressed the Council. He advised Council members that his charge as Council chair is something he takes very seriously as both impactful work and personal mission. Dickson added that he hopes to recalibrate the Council's work to make it more balanced between the substantive policy and the necessary transactional work. He expressed his gratitude to Director Van Vliet and his fellow council members for their confidence in him as the State Housing Council Chair.

Adjourn State Housing Council Meeting

With no further business the council meeting was adjourned.



11/7/2014

Aubre Dickson, Chair
Oregon State Housing Council

Date



11/7/2014

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

Date

