

July 10, 2017
East Portland Action Plan (EPAP) Housing Subcommittee Meeting
East Portland Neighborhood Office
Meeting Notes

The Goal of the Housing Subcommittee is: To find common ground in supporting a range of housing types in East Portland as a means to strengthening livable communities, encouraging healthy, complete, and stable neighborhoods, and promoting family wage jobs. A range of housing types is meant to include rental housing and home ownership as well as housing for people at various income levels.

The Purpose of the Housing Subcommittee: The purpose of the EPAP Housing Subcommittee is to agree upon productive strategies for housing and to prioritize action items involving housing for East Portland. These strategies and action items might include (but not be limited to): encouraging housing for people in a range of income levels---including affordable housing for low-income people, promoting high quality housing development and construction standards, and encouraging property rehabilitation as well as new construction. The EPAP Housing Subcommittee will work with a lens of preventing displacement, protecting tenants' rights, promoting enhanced housing inspection enforcement, supporting local schools, encouraging job creation and economic development, and strengthening neighborhoods.

The EPAP Housing Subcommittee will strive to promote, for all East Portland residents, quality housing by design which in turn promotes stronger educational systems; an increase in living wages jobs, greater economic opportunity, stronger educational systems, enhanced transportation, and healthy neighborhoods throughout East Portland.

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Housing Subcommittee Meeting

July 10, 2017

Meeting began at 6:03 pm.

Attendees: Frieda Christopher, John Mulvey, Iore Wintergreen, Nick Sauvie, Roger Meyer, Linda Bauer, Melinda Musser, Leslie Lum, Judy Low, Cameron Herrington, David Potts, and Char Pennie

Excused: Andy Miller

Economic Development Subcommittee (EcDev) Attendees: Arlene Kimura, Annette Mattson, Katie Larsell, Lori Boison, Leslie Lum, Nick Kobel, Kate Ceonen, Iore Wintergreen, and Rachel Botts Gordon.

Welcome and Introductions: John welcomed everyone and each attendee introduced themselves.

Tri-Met Transportation Bond Update (joint EcDev and Housing discussion):

John introduced Arlene to lead the topic. She said we need to modify our letter since the passage of a State of Oregon Transportation Bill that includes \$110 million for Powell Blvd. Conceptual Design implementation of improvements, which will reduce the amount for this “orphan highway” to \$200 million. There were four changes she recommended: 1) Delete Powell Blvd. from the orphan highway request; 2) Change the dollar request for orphan highway improvements to \$200 million; and 3) Ask for \$300 million in infrastructure improvements for north/south transit on 148th and 162nd; and 4) Add to the \$500 million housing request that we want to include newly funded Powell Blvd. corridor housing.

ACTION: After some discussion, there was full consensus to move ahead with the letter as amended.

City of Portland Community Equity and Inclusion Plan (CEIP): Lori said that this coming Wednesday, the Portland City Council will have the first reading on the Community Equity & Inclusion Plan. Metropolitan Alliance for Workforce Equity (MAWE) has worked with Community Benefits Agreements (CBAs) and they support the EPAP CBA Representatives assessment that the City has watered down the CBA's, which Lori said it isn't worth the paper it is written on it.

Lori offered to write a letter to express opposition of the proposal. Lore reminded folks that in January we sent a letter and put track changes suggestions directly on the proposed CEIP that has essentially not made any significant changes in content. They did not incorporate what we submitted. It was suggested Lori can pull from this work, because a letter needs to get out before City Council meets in a day and a half. Lori asked if anyone objected and if there is anyone who can testify on Wednesday morning. Judy Low asked if Kate, who is AmeriCorps would be there to answer questions if Judy testified.

EcDev had consensus and Housing had one objection by Linda, who did not approve sending a letter that had not been finalized. Nick suggested sending the earlier EPAP letter with a cover of the MAWE letter.

ACTION: We came to full consensus that it was okay incorporate the previous EPAP letter with the current MAWE letter, along with our track changes document. There was a discussion of the process. The cover letter will have both EcDev and Housing Subcommittee Co-Chairs signatures.

There was a discussion of how the current Portland Parks & Recreation CBA project outreach is doing at getting local workers, women, and workers of color. We did not have time on the agenda to pursue this further. It was said that soon there will be navigators on the ground to help local people direct people to available jobs.

Discussion of Mobile Home Park Displacement Issues in East Portland:

John introduced the subject referring to the 30 or 40 mobile home park homes that Living Cully was able to prevent from being sold. Cameron with Living Cully is here to speak of that experience. The issue has been new owners coming in and redeveloping the property and evicting the trailer owners. Currently there is an issue with Live Oaks Mobile Home Park on 122nd that may be sold. There have been 2 meetings with the mobile home residents regarding this impending sale. There was further discussion on the issues related to mobile homes. Cameron said that they have researched that the City could put an overlay on the property that would require it to remain a mobile park. The owner would have to request a variance through the City to build anything else. John will have Tyler Bump at our meeting next month to discuss what the City is looking at to help protect mobile parks. Cameron said they are doing grass roots efforts to make relationships with mobile park residents, so that they have a stronger voice on the housing issues.

Portland Housing Bureau (PHB) Bond Stakeholder Advisory Group (SAG) Update:

Frieda provided an update on the Stakeholder Advisory Group. She met with a small subcommittee on finance and they had a discussion on the slow movement of the group. The group suggested PHB bring a draft on criteria to the next meeting based on the input from prior meetings, so as to move things along faster. The goal is to have a final draft by mid-August and to then do public outreach. SAG will meet on July 11th at 9am at PHB. The next meeting on the Eastside is on July 31st at 6-8pm at Portland Community College (PCC) on SE 82nd and Division. Frieda said that they always take public testimony at each meeting. She said they might also add other meetings if necessary to meet the deadline.

Division High Capacity Transit (HCT) Project Update:

John said they are continuing the conversation about housing on the Division HCT project. There is a meeting on July 28th regarding EPAP's concerns and why we will not sign the Memorandum of Understanding (MOU). The meeting is with Commission Saltzman and Matt Grumm and a Mayor's office representative. Commissioner Saltzman pulled the item from the City Council agenda until he could discuss with EPAP representatives what the issues are. We need more specific commitments.

State Legislative Update:

John provided a list of Legislative Bills that have been approved by both the Oregon House of Representatives and the Senate, and ones already signed by the Governor. He summarized some of the Bills:

SB 277A – Extends notice for termination of tenancies for mobile home parks.

HB2004 did not get passed. Allison from Housing Alliance will give a summary on what happened this session at a later meeting. John mentioned several increases in funds for affordable housing programs from the list. In addition, the Affordable Housing Tax Credit was extended.

EPAP Housing Strategic Priorities:

John presented the changes Andy Miller suggested to:

N. Establish policy and practice that balances regional affordable and American Disabilities Act (ADA) accessible housing supply and promotes fair share across Portland. (EQ.2.1).

Andy wants to change the “fair share” language to “equity”. Lore said the “fair share” language was initiated by Nick Sauvie. He is no longer at the meeting. Lore explained that Portland Bureau of Transportation, Portland Planning and Sustainability, and the Portland Housing Bureau have, in the past, referenced the fact that East Portland’s lack of infrastructure equity does not make it an equitable place to provide affordable by design housing. So, the term “equity” has historically been used to not provide funds for affordable housing by design for folks in East Portland. It was proposed to continue the discussion next month when both Andy and Nick could be there.

ACTION: It was decided by consensus to discuss this further next month.

Announcements:

Lore shared about the 82nd Ave. Town Hall at APANO, JAM center (Division and SE 82nd) July 11, 6-8pm (tomorrow).

Lore said Multnomah County is looking for 2 members to join the Home for Everyone Committee.

Frieda announced a PHB SAG meeting on July 31st at 6pm at the SE PCC campus (SE 82nd and Division).

John said there would be a Town Hall with legislators, summarizing the legislative session. This will be at PCC SE (SE 82nd and Division) this Saturday.

Adjourned at 7:57pm

Next EPAP Housing Meeting:

Second Monday, August 14, 2017, 6pm.

Childcare and Translation needed? Contact lore: 503.823.4035 or lore.wintergreen@portlandoregon.gov

Tri-Met letter content on Housing

Equitable Housing Development - In order to achieve equitable public investments of transportation infrastructure, strategies to prevent displacement and make accessible formerly out-of-reach neighborhoods must be fully integrated throughout each transit plan. Equitable transportation investments must prevent mass displacement and restore affordability by investing in land acquisition for affordable housing development, purchasing whole buildings for affordable housing preservation, and utilizing permanently affordable models for low-income homeownership.

- (1) A requirement that all bond projects include adequate and enforceable financial commitment of \$500 million to an affordable housing component in East Portland along transit projects.
- (2) Affordable housing units to be built within one mile of transit project corridor and in East Portland.
- (3) A minimum of 2,200 units will be developed or rehabilitated.
- (4) Benefit Agreements / Local Hiring requirements for all projects in East Portland
- (5) The funds allocated to affordable housing and designated for East Portland should include 25% for affordable home ownership utilizing permanently affordable models, 30% for new rental development and 45% toward purchase and rehabilitation of privately owned rental units.
- (6) All rental affordable units will be at 0-60% MFI and homeownership will be at 80% MFI. It is desired that 30% of rental units be at 0-30% MFI.
- (7) Due to the shortage of family units, at least 30% of units should be 3 or more bedrooms in newly constructed units.
- (8) All development agreements negotiated with public agencies along a transit corridor in East Portland must require some affordability (20% at 80% MFI) in all residential development (aka: public benefits zoning).
- (9) Transit Oriented Development (TOD) with the following elements
 - a. Permanent “Affordable Housing” in a setting that includes Market Rate Housing that uses Bond funds and TODs.
 - b. Free transit passes for residents of affordable housing units for the first year after opening.
 - c. Commercial facilities including pricing to ensure small business stability.
 - 1.

Subcommittee Name: HOUSING

EPAP Action item(s) being addressed: Housing and Development.1 – .6; Commercial and Mixed Use.1 - .2; Economic Development and Workforce Training.4.5; Public Safety.7.1; Housing Assistance and Safety Net Services.1 - .6; Equity.2.1 + 3.2

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Housing Subcommittee Recommendations:

1. The Housing sub-committee supports mixed-use and commercial zoning in commercial corridors in East Portland. This would promote greater economic development, prosperity, and encourage mixed-income housing development. (CM 1.1)
2. The Housing sub-committee supports single-family housing adjacent to commercial corridors to promote general homeownership, especially minority homeownership, as well as mixed-income and more innovative housing. (CM 1.1)

3. The Housing Sub-committee sees the need for increase in amenities, jobs, infrastructure, and public transportation in East Portland to support housing of people in all income levels and to attract more middle and upper income housing.
4. The Housing Sub-committee would recommend prioritizing voluntary Inclusionary Zoning in middle income neighborhoods as one tool to promote mixed-income neighborhoods throughout Portland and to advocate for the City of Portland, Multnomah County and METRO to develop a pilot project for voluntary Inclusionary Zoning within the City/County.
5. The Housing Sub-committee would recommend advocating ending discrimination based on having a Section 8 Certificate, so low income families would have a greater choice on where they could live. The committee supports changing the law at the state level to remove this discrimination.
6. The Housing Sub-committee, after exhaustive research, recognizes that East Portland does not have significantly more tax-exempt housing properties than any other area of Portland, either in numbers or as a fair-share. East Portland does have significantly more “affordable by accident” housing than other parts of the City, but this has nothing to do with properties being tax-exempt or not.

East Portland Action Plan 2016 – 17 Strategic Priorities with dedicated Housing Subcommittee Advocacy

- N. METRO, City Housing Bureau with City Auditor, City Bureau of Planning and Sustainability, and Home Forward:** Establish policy and practice that balances regional affordable and American Disabilities Act (ADA) accessible housing supply and promotes fair share across Portland. (EQ.2.1) *Housing Subcommittee*
- O. City Housing Bureau and State of Oregon Legislature:** Increase opportunities for sustainable moderate income and minority home ownership. (SN.2.1+2) *Housing Subcommittee*
- 2.
- P. City Housing Bureau:** Fund a housing rehabilitation program for East Portland to improve the safety, appearance, and affordability of existing housing stock. Involve the East Portland Action Plan Housing Subcommittee in the development of the program. (HD.2.3) *Housing Subcommittee*

Housing Subcommittee Displacement Prevention Recommendations for East Portland

Community Benefits Agreements (CBA)

This is a contract with a governmental agency, real estate developer, or other jurisdiction to provide specific benefits to the local community or neighborhood in exchange certain provisions from that community or neighborhood. On public projects, CBAs can be negotiated with the initiating government agency and can be included in a Request For Proposals (RFP) with contractors. With private developers, benefits can be negotiated in a contract established with community groups who then accept (or don't oppose) project adjustments. CBAs have funded workforce training, local hiring, childcare access, affordable housing units, re-location stipends, reinforced access to family-wage jobs, and other public benefits.

Rent Stabilization

Just as Oregon has property tax increase protection, Rent Stabilization protects tenants in residential multi-family properties from excessive rent increases by mandating reasonable gradual rent increases, while at the same time ensuring the landlords receive a fair return on their investment.

Just Cause Eviction (JCE), Code Enforcement, and Renter Education

Just cause eviction controls are laws that protect renters by ensuring that landlords can only evict with proper cause, such as a tenant's failure to pay rent or destruction of property. While JCE provides such protections for renters, landlords retain full right to evict a tenant for breach of rental contract. Code Enforcement compels landlords to improve unsafe building conditions. Code Enforcement can ensure that multi-family dwellings are owned and managed responsibly. When housing code violations are found and not corrected, the government can impose significant penalties upon landlords. Rights and responsibilities education for renters must be included as an active component of JCE and Code Enforcement, to ensure the systems are reasonably monitored and enacted.

Anti-Displacement Impact Analysis

Impact Analysis is a tool that requires multi-family and commercial developments to provide a pre-build assessment of the effect such development will have on displacement in the area (usually a one-mile radius).

Housing Acquisition Rehabilitation to Insure Affordability This applies public housing dollars to purchase existing multi-family developments in poor condition and to rehabilitate the facility for use as affordable housing to be managed by a public entity or non-profit that serves low-income populations.

No Net Loss/Affordable Housing Preservation Ordinance

No Net Loss is when a City has to maintain a fixed amount of affordable housing through preservation, new construction, or other replacement of lost units. The Affordable Housing Preservation Ordinance is the establishment of a policy to ensure that the amount of housing affordable to low and moderate income persons does not decrease over time.

Broadening Homeownership and Cooperative Ownership

This establishes programs to increase opportunities for low-income households to have the opportunity to purchase a home. It means that some of the barriers to homeowners are removed so that homeownership becomes easier for groups of people who are often unable to purchase homes for themselves. Cooperative Ownership of multi-family developments occurs when a group of people form a collective business corporation to share ownership of a building. Co-op members work together to reach mutual goals based on democratic control and decision-making. Co-op members may or may not be residents of the shared ownership building.

Inclusionary Zoning

This requires developers to make a percentage of housing units in a new residential development available to low and moderate income households. In return, developers receive non-monetary compensation in the form of density bonuses, zoning variances, expedited permits, or similar provisions that reduce construction costs or promote the developer's goals. This can be done in developments with many single-family units or in multi-family developments.

Owner-Occupied Homeownership Retention for People with Low -Income

As house values rise taxes rise and people living on limited and fixed incomes are not able to afford the taxes. While benefiting at the point of sale, people cannot afford to stay in their often long-term residences and cannot find another home in the area that does not present the same conditions.