

**September 11, 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

September 11, 2017

Meeting began at 6:03 pm.

Attendees: Frieda Christopher, John Mulvey, lore wintergreen, Nick Sauvie, Roger Meyer, Linda Bauer, Melinda Musser, Surya Josha, Michelle DePass, Fran Weick, Natalie Rush, Megge Van Vandenberg, Leslie Hickcox, Leslie Lum, David Potts, and Char Pennie
Guests: Tyler Bump

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

Letter to City of Portland Housing Bureau (PHB) regarding East Portland Affordable Housing pipeline:

John presented the draft letter regarding East Portland Affordable Housing pipeline.

DRAFT + DRAFT + DRAFT

Kurt Creager
Portland Housing Bureau

September 11, 2017

Dear Kurt,

We've been reviewing your bureau's recent "Project Milestones" document and want to express our appreciation to you and all of your bureau staff for your great work. These projects represent hundreds of new, high-quality homes in East Portland and throughout the city, and they will do much to help stabilize our vulnerable communities.

Of course, we hope to see more. We look forward to partnering with the city on further protections for renters and residents of mobile home parks, strategies to address our poor-quality housing stock, and help for the increasing numbers of East Portlanders with no home at all.

As our city continues to face an unprecedented housing emergency, we are grateful that you and your staff are committed to inclusively and aggressively answering that challenge.

Best Wishes,

Frieda Christopher
Co-Chair, Housing Subcommittee
East Portland Action Plan

John Mulvey
Co-Chair, Housing Subcommittee
East Portland Action Plan

cc: Mayor Ted Wheeler
Commissioner Dan Saltzman
Commissioner Amanda Fritz
Commissioner Nick Fish
Commissioner Chloe Eudaly

John asked if there are any edits. Nick suggested attaching the document with the housing production numbers. Lore said that Action Plan strategies or items need to be included when sending letters from EPAP. Nick said the letter should mention balancing regional housing and anti-displacement. There were no other changes recommended. John will make the edits and send the letter to PHB Director Creager.

Rehabilitation Housing Program Update: Michelle De Pass, Portland Housing Bureau

Michelle provided information in place of Andrea Matthiessen. Michelle said PHB and a hired contractor have been reaching out to possible properties. Those with code violation have been contacted. They also are going to reach out to properties with low rents. She said they are also attending a spectrum tradeshow and meeting with groups that represented renters. Michelle said they don't have anyone yet interested. John said Andrea had told this committee that there were a couple of interested parties last year already waiting for approval by City Council. Michelle said sometimes once the property owners find out the restrictions, they are no longer interested. Michelle said maybe we could problem solve and brainstorm ways to interest property owners. John said the Rehab Program will be on the agenda for the next meeting so we can discuss this in more detail. It was raised that not-for-profit housing providers could be approached. Lore shared that Andy Miller advocated that the monies go to for-profit housing providers. Fran said that she would talk with Andy.

City Strategy on Mobile Home Parks: Tyler Bump, Bureau of Planning and Sustainability

John began the topic with sharing that 9 Oaks Mobile Park was sold and that at this time the new owners are not pursuing redevelopment of the site.

Tyler said the City is trying to look at enhanced strategies for mobile home parks. There are 62 mobile home parks in the city and a significant number are in East Portland. None of the parks are the same; each has different zoning. Of the 62, 52 are nonconforming uses, meaning they are not zoned as mobile home parks, but are "grandfathered in." Some of the problem came from the annexation and the zoning change when East Portland transitioned from unincorporated Multnomah County to the City of Portland. Tyler said it has been a challenge on what the city can do with zoning to retain the mobile home parks. He said the state has passed some aggressive legislation around mobile homes and this is some of the strongest support for tenants. He shared some of the requirements the legislature has put in place.

Tyler said if someone decides to close a park, the notice will go to the tenant and the State, but not to anyone in the City. City of Portland Planning and Sustainability (BPS) are starting to work with PHB to strategize on what the City can do. They want the City or appropriate Neighborhood Association to get notification regarding the sale of a mobile home park. The City wants to figure a way to engage the tenants in a response.

BPS wants to preserve the housing and they are looking at adding an overlay zone, but there are issues with setting this up. They want to first put regulations that will preserve what we have before tackling zoning. They don't want to have unintended consequences. They are also looking at preservation code in other cities.

lore asked what our Housing Subcommittee can do? Tyler said there are several things in the City of Portland Comprehensive Plan for preservation and EPAP Housing could advocate to have them implement the references in the Comp Plan. John asked if the overlay zone could be a 'taking' question; which means mobile park owners could sue to block the requirements. Tyler said that BPS has hired a consultant to research the cost and impacts of implementing an overlay zone. John asked if they have worked with the City Attorney and Tyler said "yes", but couldn't share details. John feels anything that could be done to strengthen the teeth of the laws to help the tenants should be done. Fran asked if Tyler had talked to CASA and he said "yes" they had, but CASA is not prepared to become involved in Portland. lore shared that they are focused rurally with farmworkers. Michelle asked if there was a place where we knew who the renters were. Tyler said there is no system to track them. Surya asked if mobile park owners could charge daily rates legally, as he has heard that this is happening. Tyler said he didn't know. Lore will ask Tyler to follow-up and get an answer to this question.

City Housing Bond Draft Framework: Michelle DePass, Portland Housing Bureau

Michelle shared briefly the background of housing bond and stakeholders. She said her job is to share the document with as many groups as possible. She said it is difficult. She asked for feedback and encouraged each person to fill-out a survey. She handed out a 2-page summary of the PHB Stakeholder Advisory Group's (SAG's) framework and explained what this meant. She went on to explain the questions in the survey. There was a discussion on the survey framework. lore asked Frieda if she had anything to add as the EPAP Representative to the SAG. Frieda said "no".

John had a draft letter regarding the Housing Bond Framework. He will add Action Plan strategies and items, stronger language on anti-displacement, and also the need for rehabilitation funding to prevent displacement.

John asked if we want to have this endorsed by the full EPAP. After some discussion, it was decided to bring this for consideration to the September 27th general EPAP meeting. Michelle said they could add the letter from EPAP to the comment packet that is submitted to City Council about the project, even though the input will be one-day after the deadline.

Update on Advocacy for Strategic Priorities:

John turned the discussion over to Frieda. She said we need to list what advocacy we have done from January 1, 2017 through June 30, 2017.

EPAP 2016 – 17 Strategic Priorities

N: Establish policy and practice that balances regional affordable and ADA accessible housing supply and promotes fair share across Portland.

Frieda represented the Housing Subcommittee on the City of Portland Housing Bureau Stakeholders Advisory Group (SAG) for the Housing Bond to develop a framework for funding decisions and to advocate for balanced affordable housing throughout the city. PHB's numbers for new production of affordable housing in East Portland in due, in part, to EPAP advocacy: 23% of 2016 – 17 affordable units are in East Portland. Human Solution secured money from PHB for the Gateway Discovery Park location.

O: Increase opportunities for sustainable moderate income and minority home ownership.

The committee advocated for home ownership with testimony and initiated a letter sent by the full EPAP to the Mayor and City Council members. Frieda testified with partners at City Council; John provided testimony at City of Portland budget hearings; and Frieda advocated at the Citywide Budget Committee, where she is an EPAP Representative. EPAP Housing Subcommittee Partners advocated in Salem for funding for home ownership.

P: Fund Housing Rehabilitation Program and *Housing Acquisition Rehabilitation to Insure Affordability*

2/3 of funds were eliminated from the 2017/18 budget. The EPAP Housing Subcommittee sent a letter and John testified to support full funding for the Rehabilitated Housing Program in East Portland. Our advocacy pressed to get

City Council to approve the program. The East Portland Rehab Program funds were reallocated to work on a citywide rental inventory.

Update on Advocacy for Involuntary Displacement Prevention Recommendations:

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

The EPAP Housing Subcommittee sent a letter to legislators, various members send emails, met with legislators, and made calls on rent stabilization and just cause eviction.

Community Benefits Agreements (CBA)

The EPAP Housing Subcommittee worked jointly with the EPAP Economic Development Committee on advocacy for Community Benefits Agreements on the High Capacity Transit Project on Division.

Anti-Displacement Impact Analysis

Frieda advocated for this recommendation at the City of Portland Housing Bureau Stakeholder Advisory Group (SAG).

Owner-Occupied Homeownership Retention for People with Low -Income

EPAP Operations met with Multnomah County Commissioner Lori Stegman and advocated on this issue.

Announcement:

Frieda announced that as of Friday. David Douglas had about 250 less students this year added to the 230 less last year.

John announced that this Friday at 5pm, Oregon Walks is having a walk led by Metro Councilor Bob Stacey that starts at Portland Community College SE campus. The walk will cover the Division/Jade District area.

Adjourned at 8:05 pm.

Next EPAP Housing Meeting:

Second Monday, October 9, 2017, 6pm.

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

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*

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 developers 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.