

**December 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**

December 11, 2017

Meeting began at 6:02 pm.

**Attendees:** Frieda Christopher, Leslie Lum, Nick Sauvie, Robin Cash, Linda Bauer, Roger Meyer, David Potts, Char Pennie, Andy Miller, John Mulvey, Melinda Musser, Michelle DePass, Brit McLean, and Natalie Rush.

Guest: Andrea Matthessien, PHB; Danny Kelley, Enhabit; Javier Mena, PHB; Jen Corbridge, Office of Alissa Keny-Guyer

**Welcome and Introductions:** John welcomed everyone and asked for a moment of silence for former Mayor Vera Katz. He thought with introductions each member could share something that is happening in their organization. Nick – ROSE is building housing at 92 and Foster and 82<sup>nd</sup> and Division and also he also attended a meeting at Metro about a regional bond for housing. Leslie – Working on Housing by design and working toward adding affordability in the project.

Andy – Received approval on the affordable housing at Discovery Park and hope to break ground a year from now, but design process will start shortly. Human Solutions' Family Center is full up and JOHS is opening another family shelter for the winter. They have launched an initiative Home for the Holiday and they have put 20 families into permanent housing so far and hope to find housing for another 20 families.

Melinda – Habitat for Humanity just broke ground on our Brooklyn/Pine project in the Powell/Gilbert Neighborhood. They are working with Proud Ground, NAYA and Hacienda CDC.

Danny Kelly is with Enhabit and is working with PHB on rental rehab project.

Jen – Rep Keny-Guyer is going around the state talking about housing and the needs there are for affordable housing.

Roger - Gresham has established a Sr Policy Analyst with housing. He is hoping it will help break down some of the silos between jurisdictions.

Char Penne – They have created a Lents Livability Association and they are looking at tiny home village to be put on Church of Nazarene property. They are looking at 10-15 and would work with the homeless.

David Potts - they felt the Lents neighborhood is being underserved by the neighborhood association thus their formation of Lents Livability Association.

Brit McClain - Representative Bynum's staff here to take notes.

## **Update and Discussion of 2018 Legislative Session**

John introduced Jen. She said the state has a core responsibility for housing, but they put in a very small amount toward that responsibility. She said they are touring the state to get people to look at housing differently. Jen said there are very little funds earmarked for housing by the state and all communities are suffering a housing crisis. She said she hasn't seen a shift on tenant protections from last session. Right now Rep. Keny-Guyer's number one priority is raising the document fee. The fee was established in 2009 where 70% goes to affordable housing in which 25% of that has to go to veterans. They want to increase it from \$20 to \$75 and this would be dedicated ongoing funding.

Also, there is a statewide bonding and municipal bonding change that will be referred to the voters. She doesn't have additional list of other member bills. Frieda asked if Jen would let the committee know so we can do advocacy for the bills. Jen said she would keep us informed. She said we needed to start moving now to advocate for the document fee bill. There was a discussion around the issue. Andy asked about if there was strategy regarding the Senate makeup. She said there will be a push to do something to make it look like something is being done but doubts that it will robust.

## **Update on EP Rental Rehabilitation Program**

John introduced Andrea and she recapped the Rental Rehab program being piloted in EP. PHB has partnered with Enhabit to engage with property owners. In October, PHB had not had much success with the property owners. PHB took the recommendation of EPAP Housing on how to outreach, but at this time they did not have a commitment from property owners. Andrea introduced Danny from Enhabit. He said they reached out to various property owners with distressed properties. The majority of property owners that returned calls just wanted to do cosmetic work. They are now working with case workers who are providing names of places. Most owners do not feel holding the rent pencils out with the funding. They have several names but there is a narrow list of who might do it. John asked are there landlords that are looking at fines. He said that is who they should look at first. Andrea said there are issues with BPS inspection program. Andrea is concerned with the current market if the Rehab program is the best use of dollars and would there be other places where the funds could be spent in EP. Leslie asked about mobile home parks. Andrea said there might be some issues around mobile home parks. Andy said it would help with livability but not maintaining affordability. Nick said ROSE could use down payment for purchase of land or if the city could use it for land banking. Andy said they could use the funds to fill in the gaps for rehab. He was wondering if some of the funds could

be shifted to work on advocacy for anti-displacement. Andy said it would be great if we can capture the story of the substandard housing and property owners are not taking the funds to fix apartments. Andrea said there is a waiting list for funds to help low income homeowners with repairs. Frieda asked if there is something else we should advocate for during the budget process. Andy said there should be some analysis before shifting the funds and also to look at master leasing. Javier said with a new program it takes some time to get it approved. Javier said the funds for 2017-18 could only be shifted to a current project.

### **Housing Bureau Request**

Michelle was presenting on budget process. She had shared a handout with information on the budget process. Michelle said PHAC serves as budget advisory committee and meet monthly. They will be meeting on Jan 9th and 23rd between 3-5pm to review PHB's proposed budget for 2018-19. Javier said they have been asked to submit a budget with a 5% cut. Frieda asked when the PHB starts the internal discussion. Javier said they start discussing in November and explained their process. There was a discussion on shifting the Rehab Program funds in order to keep them for EP. It was determined that we would need to shift next year's funds to homeowner rehab and in the Fall bump we could shift it to a new program that could be developed.

Frieda asked when the PHB needs to know when to make change in Spring bump in order not to lose the Rehab funding. Javier thought it would be in March. Michelle shared the Performance Dashboard for PHB. It was commented that the PHAC was dominated by developers. Michelle said they are working on the membership of PHAC.

### **Oregon Department of Housing and Community Service**

John recapped the State Housing Plan and brainstorming of ideas. John wanted to ask for members to provide additional ideas. Nick said we should invite the OH director to our meeting to discuss. He would be willing to reach out to her to come to a meeting. Javier said the state has some funding for affordable housing to preserve them. He thought we should advocate that some of the funds dedicated to EP. John will bring a more formal draft to next meeting.

Action: Nick will contact the Director of the OR Dept. of Housing and Community Service to attend our January meeting.

Action: John will draft a letter of our suggestions on the state's housing strategy.

## **EPAP Strategic Priorities & Displacement Recommendations Updates and Advocacy Planning**

Frieda asked if anyone had done any advocacy in the past month.

Nick met with Metro committee to make sure there is affordable housing in EP with Metro bond.

Roger asked about affordable housing planning grants and Javier said Metro puts it out yearly.

John attempted to contact JOHS because he is concerned that the severe weather shelters are not as many in EP.

Frieda suggested we plan to use January to do our planning for advocacy.

### Upcoming Agenda Items

Nick suggests Oregon Housing strategy for the next meeting.

### **Announcements.**

ROSE is having Winter Mixer on December 13<sup>th</sup>. This is a fundraiser for tenant emergency fund.

Lents Neighborhood Livability Association is having a Holiday Party on Dec `14<sup>th</sup> from 6:30 to 8:30pm at the 3550 SE 92<sup>nd</sup>.

Meeting adjourned at 7:55pm.

Next EPAP Housing Meeting: Monday, January 8th , 6pm.

Childcare and Translation needed? Contact lore: 503.823.4035 or [lore.wintergreen@portlandoregon.gov](mailto: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

### **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 – 18 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*
- 1.
- 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 receives 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.