

January 8, 2018
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

January 8, 2018

Meeting began at 6:03 pm.

Attendees: Michelle DePass, Roger Meyer, Linda Bauer, Robin Cash, Leslie Lum, John Mulvey.

John called the meeting to order and noted that Frieda is absent tonight. He asked for a volunteer to take notes. Leslie volunteered to do so. John also noted that due to a scheduling issue the agenda item on the Cherry Blossom project will be cancelled for tonight. Hopefully we'll reschedule.

The first half-hour of tonight's meeting will be a joint discussion with the EPAP Economic Development Subcommittee. Attendees introduced themselves.

1. Shared discussion with EPAP Housing Subcommittee: Discussion of EPAP Displacement Prevention Recommendations

Community Reinvestment Act: Nick Sauvie connected the National Community Reinvestment Coalition with EPAP. We approached NCRC about possible help with funding for the GEEDC—NCRC suggested funding sources for adult workforce programs, but not for brick and mortar. It did not fit with our goals for the GEEDC. EPAP considered joining NCRC as a member, but did not reach consensus due to lack of clarity of how NCRC could benefit EPAP.

There is a need for better community reinvestment in East Portland. Hospitals consider money spent for "indigent care" meeting their CRA requirements, and banks such as Key Bank and US Bank establish their CRA policies at the national level. The mortgage help that these banks consider meeting their CRA requirement is out of reach for low-income people.

Action Item: Draft a letter to the NCRC, asking them to put in writing what they can do for East Portland. What can they do to forge relationships with banks and hospitals? If we get a response, then we can bring this back to EPAP for consideration.

Community Benefit Agreements: The City adopted the CEIP, and agreed to use CBA on projects greater than \$20 million, for contracts greater than \$300 thousand. This will exclude 86% of minority and disadvantaged contractors.

The City will revisit the CEIP and CBA annually, so our continued advocacy is important. Metropolitan Alliance for Workforce Equity (MAWE) performs an important watchdog function, and they are a valuable partner in advocacy.

Action Item: Bring up the CEIP/CBA in EPAP's annual meeting with Commissioner Nick Fish, and emphasize the need for the CBA to cover more minority and disadvantaged workers.

Action Item: Continue to advocate for local hiring and local purchasing requirements to be added to the CBA in our discussions with MAWE.

Transit-Oriented Development: Projects in pipeline: 162nd, 148th, and repairs to 122nd. 122nd Bus project also due to trigger TOD money. Lori Stegmann and Jessica Vega Pedersen are on the Joint Policy Advisory Committee on Transportation (JPACT). Leslie will also bring this up to the Technical Advisory Committee.

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Commercial Rent Stabilization: Need for more business incubator spaces. Example: Leander Court has child care on the ground floor, and the first childcare provider there has grown to new location.

2. Statewide Housing Plan

John reminded the group that we had heard a presentation from Shoshana Oppenheim from the State Department of Housing and Community Services regarding their housing plan project. Based on ideas generated at our last meeting, John introduced a letter to DHCS. (See attached.) Seeing no objections, the letter was approved by consensus.

3. Document recording fee bill

Jen Corbridge from Alissa Keny-Guyer's office attended last month's meeting and provided information on the document recording fee bill the Legislature will consider in its February session this year. John is working on a draft letter in support of this bill. He will present it at the next meeting. If anyone has suggestions for the letter, please be in contact with him. Robin reported that in a public meeting with Senator Dembrow, the legislator believed the bill was likely to be enacted.

4. City of Portland Budget Update

Frieda is on the citywide budget committee, so she may have info to share with the subcommittee. Last year, the subcommittee supported Portland Housing Bureau's Rental Rehabilitation program, Short Term Rental Assistance, and Home Ownership efforts. The Portland Housing Advisory Committee will meet

1/9/18 and will reveal the bureau budget request, so we will know more next month.

5. Announcements

Robin: Oregon Housing Alliance's Lobby Day is on 2/15/18. Do people want to ride with her to Salem for it? This is an opportunity to meet legislators and tell them directly that we need to meet Oregonians' housing needs now.

Leslie: Bureau of Planning & Sustainability's Better Housing by Design (multi family zoning) project will release a report on 1/19. There will also be an open house at Ride Connect on 2/8/18 from 6-8:30p at the Ride Connection Office at 9955 NE Glisan. It's worth noting that there will be affordable housing components to the plan.

The Kenton's Women's Village is a good model for temporary tiny homes until folks can obtain permanent housing.

The meeting was adjourned at 7:21 pm.

Next EPAP Housing Meeting: Monday, February 12, 2017, 6pm.



East Portland Action Plan

Margaret Solle Salazar, Director
Oregon Department of Housing and Community Services
Salem, Oregon

January 8, 2018

Re: Oregon Statewide Housing Plan

Dear Director Salazar,

We are pleased that your agency has initiated a strategic planning process that will guide Oregon's response to our State's unprecedented housing crisis. We are grateful for this opportunity to provide input on the plan.

East Portland is home to more than 200,000 people. If it was its own city, it would be the second largest in Oregon --larger than Eugene or Salem, and roughly the size of Beaverton and Hillsboro combined.

And we're growing. East Portland is the fastest-growing area of Portland and is home to approximately 40% of Portland's children.^a In its Five-Year report, The Portland Children's Levy said that "poverty rates, and racial/ethnic diversity have increased in this part of the city, particularly for children, and that children of color experience a significant achievement gap." They also noted that "fewer social and supportive services are located east of 82nd Avenue which makes it more difficult for higher risk populations to access services."^b

In 2015, the Oregon Department of Human Services identified four "High-Poverty Hotspots" in East Portland, noting in particular the disproportionately high number of renters and increased likelihood of families changing residences, even as compared to other low-income communities throughout Oregon. Their report noted that "[c]hildren who move frequently are more likely to experience academic and social challenges in school."^c

Referring to the effects of the 2007-08 recession and mortgage crisis, *The Oregonian* noted the disparity in economic resilience between East Portland and the rest of the City:

“The post-recession years have been kinder to those living west of I-205. Most people living in neighborhoods between the interstate and Portland's western boundary saw an increase in their median incomes, while the opposite is true for people east of the interstate.”^d

But at the same time that many of East Portland's low-income homeowners have been left behind by our City's prosperity, low-income renters have been buffeted by severe rent increases that have driven them from their former neighborhoods and, too frequently, into the streets. Multnomah County's Point in Time Report on Homelessness for 2017 found that rents here have risen more than 20-times faster than median incomes.^e Rising rents have been particularly disruptive to communities of color.^f

Given our history and population, East Portland has been uniquely impacted by Oregon's dire housing crisis. Decades of disproportionately low levels of public investment, particularly in housing, have left our region falling further behind and our community experiencing unprecedented trauma due to housing instability.

The East Portland Action Plan (EPAP) was convened in 2009 by the City of Portland, Multnomah County and U.S. Senator Jeff Merkley to provide leadership and guidance to public agencies and other entities on how to strategically address community-identified issues and allocate resources to improve livability and prevent displacement in East Portland.

EPAP's community-generated plan, which was approved by the Portland City Council, include mandates to work to “assist in stabilizing low income residents/families” (EPAP Goal SN.1), “encourage housing that is attractive to households with a range of incomes” (EPAP Goal HD.5.6), “improve the appearance, quality and safety of existing housing stock,” (EPAP Goal HD.2), and to “foster an equitable distribution of public resources for East Portland.” (EPAP Goal EQ.1)

Preventing housing displacement, stabilizing low-income families, improving our region's substandard housing stock, and ensuring adequate and equitable public funding to correct historic disinvestment here are core values of the East Portland Action Plan.

It is our hope that under your Plan, the State of Oregon will be a partner to EPAP in achieving these goals.

Toward that end, we have identified the following elements that we wish to see integrated within your plan:

- ***Resources*** - In the current biennium, Oregon enacted dramatic increases in its housing investment. EPAP supported these increases, while recognizing that, across the housing spectrum, these investments are inadequate to the challenge our State faces.

We look to DHCS to create a strategy that will adequately fund current state programs and identify necessary new ones. DHCS should be prepared to embrace new regulatory approaches as well as supporting increased housing supply. The plan should include ideas for revenue sources commensurate with our State's unmet housing need.

- *Clarity for local partners* - Given that a substantial amount of DHCS' work involves partnerships with local government and non-government agencies, we urge you to improve your agency's transparency in agency decision making. Clarifying exactly what the State wants to fund, and its timelines for doing so, will enable local partners to integrate DHCS' programs into their work and help ensure that all agencies with a stake in improving housing delivery are pulling in the same direction.

- *Embrace Holistic and Intersectional Strategies* - We believe that it is critical that DHCS support local efforts at inclusive, neighborhood-level economic development, and that all State-supported development should recognize the intersectionality of housing and other social outcomes, including health, education, recreation, transportation and overall liveability.

The State of Oregon should ensure that new housing development be part of whole neighborhoods that include appropriate infrastructure and support systems that will create safe, stable environments to address systemic poverty.

- *Help Across the Whole Housing Spectrum* - East Portland is currently seeing a spike in homelessness while growing numbers of families cling to the few available rental units they can still afford, hoping to avoid imminent homelessness. Our working people are struggling to find a rental home that they can afford in a marketplace that has not been providing an adequate supply of them, and Oregon's stable working families who, in previous generations would be planning to make the long-term investment in home ownership, are priced out of doing so.

All of these Oregonians need help. We urge you to identify strategies that will bridge the unmet need at all points in the housing spectrum.

- *Homeownership* - East Portland's diverse families need our support to become tomorrow's homeowners. DHCS must do more to help move low-income families into stable home ownership.

- *Appropriate Housing Opportunities for New Oregonians* - East Portland's diverse families need a housing supply that meets their culturally-specific needs. In particular, recent immigrant families in East Portland have difficulty finding homes with adequate bedrooms for their larger families and their traditional inter-generational family structures. We hope that DHCS will identify ways to improve service to these families.

- *Preservation of Existing Affordable Housing* - Much of East Portland's private rental housing is substandard, forcing low-income renters to endure unsafe conditions or risk retaliatory eviction. We encourage DHCS to partner with local

governments to answer this challenge by protecting vulnerable renters, improving dilapidated rental units and ensuring an adequate supply of high-quality, permanently affordable rental units.

- *Equity* - As governments at all levels strive to address our housing crisis, efforts must be made to correct historic disinvestment in communities like East Portland. When DHCS plans for Oregon’s housing future, investments must avoid locking in “have” and “have not” regions. East Portland has waited far too long for the readjustment of funding priorities that would enable our region achieve its promise.

Finally, it is our hope that your department’s Housing Plan for Oregon will embrace an aggressive and broad strategy that maps a way out of crisis for vulnerable communities like ours.

Behind every data point and statistic there are Oregon families living with stress and uncertainty. They are looking to Oregon’s historic spirit of creative problem-solving for help.

What will it take to solve our state’s housing crisis? What steps can Oregon take to ensure that future generations at all income levels will be able to live and thrive here?

These are the questions that should drive Oregon’s housing planning efforts. The solutions exist, as does the public will. We ask for leadership from DHCS that is commensurate with that task.

Best Wishes,



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



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

cc: Representative Janelle Bynum
Representative Chris Gorsek
Representative Diego Hernandez
Representative Alissa Keny-Guyer
Representative Carla Piluso
Representative Jeff Reardon
Representative Barbara Smith-Warner
Senator Michael Dembrow
Senator Laurie Monnes-Anderson
Senator Rod Monroe
Senator Chuck Thomsen
Shoshanah Oppenheim, Oregon Department of Housing and Community Services
Alison McIntosh, Oregon Housing Alliance
Participating Members, East Portland Action Plan

^a Amelia Templeton, “East of 82nd” (OPB News, August 23, 2014).

<https://www.opb.org/news/series/east-of-82nd-a-closer-look-at-east-portland/>

^b Portland Children’s Levy, *2009-2014 Five-Year Report*.

<http://www.portlandchildrenslevy.org/file/657/download?token=eVhzN779>

^c Oregon Department of Human Services, Office of Forecasting, Research and Analysis, “High Poverty Hotspots Multnomah Portland East” (May 2015). <http://www.oregon.gov/dhs/business-services/ofra/Documents/High%20Poverty%20Hotspots%20Multnomah%20Portland%20East.pdf>

^d Fedor Zarkhin, “Charting Dramatic Population Change in Portland Since the Great Recession” (*The Oregonian*, December 3, 2015).

http://www.oregonlive.com/data/2015/12/charting_dramatic_population_c.html

^e Multnomah County Homeless Point In Time Count (2017).

<https://multco.us/file/63263/download>

^f Abigail Savitch-Lew, “Gentrification Spotlight: How Portland is Pushing Out Its Black Residents” (*Colorlines*, April 20, 2016). <https://www.colorlines.com/articles/gentrification-spotlight-how-portland-pushing-out-its-black-residents-part-2>

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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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 Sub-Committee will work with a lens of preventing displacement and gentrification, 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.

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 2017 – 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*

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 homeownership 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.