

June 11, 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

June 11, 2018

Meeting began at 6:05 pm.

Attendees: Frieda Christopher, Iore Wintergreen, Leslie Lum, John Mulvey, Nick Sauvie, Roger Meyer, David Potts, Char Pennie, Andy Miller, Michelle DePass, Douglas Armstrong, Yesica Arévalo, Sabina Urdes, Dom Belcastro, Beckie Lee, Emily Lieb, Kirana Perera, and Bob Rosholt

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

Metro Housing Bond - John Mulvey, Emily Lieb, and Beckie Lee

John introduced the Metro Housing Bond and speakers Beckie Lee (Yes for Affordable Housing) and Emily Lieb (Metro). Emily provided facts on the bond measure. She said Metro Council passed 2 related resolutions. One for a \$652.8 million General Obligation (GO) Bond for affordable housing. Estimated cost is \$.24 per \$1000 of assessed property value. This would support construction or purchase of affordable housing to serve people earning less than or equal to (\leq) 80% of the Median Family Income (MFI).

Beckie covered items that are involved in the Yes for Affordable Housing campaign. She explained that there is nowhere in the region where a person earning MFI or less can afford a 1-bedroom apartment. The Bond measure will cover 3 counties, Clackamas, Multnomah, and Washington. It is estimated that the bond will serve 7,500 people and if a separate ballot measure being proposed to modify how affordable housing GO Bond dollars may be spent, is passed at the same time, it is estimated that 2,000 people may be housed. She said that the current housing market has left people out, because it is more lucrative (you make more money) when you build high end (expensive) housing. This ballot measure will not solve the problem, but will be a step in the right direction.

The money collected from the Bond will be divided based on the rate it was collected in each area. Metro will be working in coordination with the constitution measure to change how the GO Bond dollars may be spent. Roger asked if the City Housing Bureau would oversee spending. Home Forward or the County government will oversee the spending of the funds. They have the intention that

1,200 housing units will be deeply affordable. Andy asked how they Metro is defining this. Emily said deeply affordable is less than or equal to ($\leq 30\%$) MFI. Andy also asked about location priorities. He said there will be arguments on both sides to have and not to have the affordable housing built in different geographic areas. He wanted to know basically what to expect in East Portland. Beckie said individual jurisdictions will be developing a strategy for their areas and where to place housing units.

Char brought up that it is a fact that this will increase property taxes and that there are people who cannot afford this and it may endanger their keeping their housing. Emily gave the average home property cost breakdown as \$60.

Michele asked if a map could be made of the cost to different geographic areas. She spoke of the unfair property tax differences that exist and how East Portland has the highest taxes. Lore said Nick wrote a paper on the property tax issue and it is available on the EPAP website and on the table in the front room. Nick said everyone will be paying the same amount per \$1000 of assessed value.

Beckie said it was great that Metro came into agreement on pursuing the Bond, and that this is a statement of the need. She asked if EPAP Housing will endorse the Bond measure and if they would bring support for the Bond Measure to the general EPAP meeting for full consensus.

Lore referred to the Transportation/Housing Bond EPAP recommendations and said that Arlene Kimura who on one of the Metro Bond committees and the Getting There Together committee said that they planned to meet the EPAP goals for 2 - 4-bedroom apartments. Lore said that Arlene thinks that this Bond measure meets the recommendations EPAP has made in the past.

Frieda asked if Metro is going to work lobbying the State legislature. Emily said Metro is a member of the State Housing Alliance and it is being worked on.

John put forward the question as to whether EPAP Housing would endorse the Bond Measure. Nick said we should endorse it. John proposed that EPAP Housing endorse both the Bond Measure and the measure to change the rules as to how the dollars may be spent.

ACTION: There was full consensus to endorse both measures.

City of Portland Housing Bureau Report - Michelle DePass

Michelle was pleased to announce the new affordable housing building on E. Burnside. It was purchased for \$14.3m. It has studio and 1 and 2-bedroom apartments. Of 24 apartments, there are 2 bedrooms units in 16, reserved for MFI =<30%. 9 of the housing units will be permanently supportive housing. She noted that the building is high quality and has washer/dryers in each unit. Michelle handed out a map of Portland Housing Bureau supported affordable housing.

JOIN will be managing the placement of homeless/houseless. Frieda asked if David Douglas School District (DDSD) could make arrangements to prioritize existing DDSD homeless/houseless families. Michelle said that would be a good thing and will send JOIN information for DDSD. Frieda asked for DDSD to be provided with number of children housed when the residents are selected, so the schools can be prepared for them come September.

John said the only problem with the new E. Burnside complex is that there is no playground.

Andy said that while JOIN is for providing the housing placement for the homeless/houseless, Human Solutions may provide the resident services.

Mobile Home Parks Code Amendments – John Mulvey

John said a lot has been happening with mobile home parks. City of Portland Bureau of Planning and Sustainability has stewarded a zoning change for property that has existing mobile home parks. There is a hearing tomorrow night on this issue with the Planning and Sustainability Commission. John asked if it was okay for him to read his statement tomorrow (see attached). Douglas asked what would happen if a current mobile home park property owner wanted to request a zoning change. Leslie Lum said that there is a process to change the zoning. John asked if there was any objection to the statement and him reading it at the hearing on behalf of EPAP Housing.

ACTION: It was approved by full consensus to have John read the statement at the Planning and Sustainability Commission hearing on behalf of EPAP Housing.

John handed out a flyer regarding the hearing. Leslie said anyone could also testify online. Douglas asked if there was a way to stress the right-of-first-refusal

stipulation that establishes the right of those living in mobile homes in a park to purchase the property should it be sold. It was said that the option has a short timeline and that most people living in mobile homes cannot afford to buy the property. John said he is working with State legislators to establish funds to support mobile home owners to be able to purchase properties when they have the right-of-first-refusal opportunity. Andy said that there are Foundations that might be interested in investing long-term in the mobile home parks. John said that he and Char have been distributing the flyers on mobile home properties.

Better Housing By Design(BHD) - John Mulvey and Yesika Arévalo

John said Yesika will be testifying on this issue at the meeting/hearing tomorrow with the City of Portland Bureau of Planning and Sustainability Commission. Leslie wondered if there was a desire to up-zone East Portland. There were not many comments. John thanked Yesika for testifying. John encouraged others want to testify at public meetings/hearings, he shared that it is important to have different people to doing this, rather than just the EPAP Housing Chairs and a few others. Nick said that Better Housing by Design is more for multi-family housing and does not include any change in zoning. Roger asked whether it was possible to pursue a reversion to universal design through the Bureau of Development. Michelle said Portland Housing Bureau (PHB) has some units that are done to universal design.

Next Steps To Address Prosper Portland (PP) – Nick Sauvie

Nick shared a handout of the questions sent to PP on what they are doing regarding displacement and their responses. He feels that they didn't answer the questions adequately that the EPAP Housing Subcommittee sent. He also had to prompt them to respond. PP said in their Strategic Plan that they were committed to increasing middle wage jobs in Lents, yet instead of increasing middle wage jobs have decreased since their commitment. Plus, there is no tracking on the jobs and if they are going to people living in East Portland.

John said it is glaring that PP has not served people of color and that they have traditionally driven displacement. Lore said that EPAP Gateway Education Economic Development Center representatives met with PP, Ted Gilbert, representatives from the Mayor's office, and some partners involved with the 102nd and Pacific project. The Mayor did not attend, though we understood the purpose of the meeting was for everyone planning for the area to come together with the Mayor to clarify intentions and to see how we could work together. The

meeting did not go well; nothing was accomplished. Nick would like to see PP use our suggestion on public engagement.

Andy said one of the issue is PP is not handling housing anymore; PP is a place-based agency doing some economic development. It is hard to figure out what they actually do. Nick said that Anti-displacement analysis should be done on big projects. He said we might want to put PP under a microscope and look at what their budget is spent in East Portland. Michelle said she would help with the research. Andy said that what is missing is some kind of comprehensive plan especially for East Portland. Lore said that this is exactly what the EPAP Strategic Priority advocating for a Quadrant Plan equivalent is meant to address. This has been an EPAP Strategic Priority for 4-years and is now getting some attention, but needs more advocacy. It was initiated by Superintendent Karen Gray when she was the EPAP Representative on the City of Portland Planning and Sustainability Commission and Reverend Katie Larsell as the current Representative has continued to push for this, as has Commissioner Andre Baugh. EPAP Operations has been pushing for this as well. Lore recommended that Katie Larsell be involved.

ACTION: Andy, Nick, Michelle and John will work on the research as a project group. Katie Larsell will be invited to join.

Hansen Project Update – John Mulvey

John gave a report on the Hansen Building property plans. Frieda and John met with Multnomah County Commissioner Vega Pederson and her staff. The shelter will be closed this week. John provided the Commissioner with the brainstorm ideas the EPAP Housing Subcommittee developed. He feels the decision makers have a narrow vision for the property. They are pursuing selling part of the property and using part for housing. Michelle said the planning of that property could be done by Portland State University (PSU) students for free. This is something to recommended to the Commissioner.

Committee Strategic Priorities – Frieda Christopher

ACTION: By full consensus, it was decided to:

- Eliminate the 2016 – 18 Strategic Priority to “Establish policy and practice that balances regional affordable and American Disabilities Act accessible housing supply and promotes fair share across Portland.”

- Keep the 2016 – 18 Strategic Priority to: “Increase opportunities for sustainable moderate income and minority home ownership. (SN.2.1+2) *Housing Subcommittee*”
- Frieda and Andy were given the authority to finalize wording on a Strategic Priority to advocate for spending bond and other funds on affordable housing and healthy neighborhood fund for East Portland that includes land banking and affordable housing. Nick suggested a priority strategy to advocate for Anti-displacement Analysis on large projects and was given the authority to draft the language.
- Eliminate: “Fund a housing rehabilitation program for East Portland to improve the safety, appearance, and affordability of exiting housing stock. Involve the East Portland Action Plan Housing Subcommittee in the development of the program.” Even though John expressed that there was some potential for movement.

The following wording for the two priorities was submitted after the meeting:

City of Portland Housing Bureau and Prosper Portland, METRO, Multnomah County, and State of Oregon: *Perform an Anti-Displacement Impact Analysis when considering 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). (SN.1, SN.2, SN.6, EQ.1, and EQ.2) Housing Subcommittee*

City of Portland: *Create an “Equitable Neighborhood Housing Fund” for East Portland to support the acquisition of developable land and existing market-rate housing currently serving low-income families and communities of color by organizations actively working to prevent residential displacement and build healthy, inclusive neighborhoods within East Portland. (SN.1, SN.2, SN.6, EQ.1, and EQ.2) Housing Subcommittee*

Announcements

Public meeting on the Hansen Building property will be held on Tuesday, June 26th 5:30-7:30 at the East Portland Action Plan office, 1017 NE 117th Ave.

A Lents Clean-up is happening on June 16th and the meeting place is 5050 SE 82nd.

Meeting adjourned at 8:20pm.

Next EPAP Housing Meeting: Monday, July 9th, 6pm, at 1017 NE 117th Ave.
Childcare, interpretation or other accommodations needed, contact lore:
503.823.4035 or lore.wintergreen@portlandoregon.gov

EPAP Housing: Testimony to Planning and Sustainability Commission
June 12, 2018

Good evening. I'm John Mulvey and I am Co-Chair of the Housing Subcommittee of the East Portland Action Plan.

Portland has more than 3000 families who live in mobile home parks. They deserve a stable home.

More than two-thirds of Portland's mobile home park families are in East Portland. Of the 56 parks in Portland, 47 are in East Portland.

Right now these families have no meaningful recourse if the owner of the land under their home decides to redevelop and kick them out.

Mobile home parks can be the housing of last-resort for low-income people. Sometimes they're the last economical option for people on fixed incomes. These homes often represent the largest financial asset that low-income families have.

But in Portland's shifting real estate market, these properties are under constant pressure to redevelop. In the last two years, six parks have closed, displacing the families who once lived there.

Mobile home park residents need our help.

We hope that you will support these code amendments and send them to the City Council with your strongest possible endorsement.

We would like to thank BPS for their hard work to bring this amendment forward, and especially thank Leslie Lum for her leadership and dedication.

This is an equity issue. This is an East Portland issue. This is a human issue.

Portland has more than 3000 families who live in mobile home parks. They deserve a stable home.

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 developer's 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 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.