

**August 13, 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**

August 13, 2018

Meeting began at 6:03 pm.

**Attendees:** David Potts, Frieda Christopher, Char Pennie, Shemia Fagan, Melinda Musser, Linda Bauer, Iore Wintergreen, Doug Armstrong, Dominic Belcastro, Roger Meyer, Nick Sauvie, Yesika Arevalo, Candice Loveland, Mariah Alyn-Claire, Alexandra Soto, and John Mulvey.

John called the meeting to order and attendees introduced themselves.

Food pick up next month: Frieda Christopher

Clean up tonight: Doug Armstrong and Alexandra Soto

**Mobile Home Park:** John Mulvey reported that Leslie Lum had been working on a set of codes to protect mobile home parks. 46 are located in East Portland. The code change has passed Planning and Sustainability Commission with few amendments. It was well received by the Commission. It was scheduled for City Council in late September and there is a concern there will be property owners who might file permits prior to the passing of the code, under the old zoning code. John said right now there are 2 mobile home parks in East Portland that have filed for permits. If they are redeveloped it will impact 38 families. John said he and others have succeeded in getting the hearing for the zoning change to August 22<sup>nd</sup>. They are going to try to get it voted as emergency so they can implement immediately. It will take a unanimous vote by City County, so John asked people to attend and for supporters to wear orange. John will be testifying. He presented a draft statement for the committee's approval. John asked for consensus. There was a question on the first sentence in the 4<sup>th</sup> paragraph and the wording in the sentence. John will edit. Douglas asked that David Douglas be changed to public schools since there are mobile home parks in Parkrose also.

**ACTION:** The draft testimony was approved with the two changes requested.

**Prosper Portland (PP):** Nick Sauvie handed out a document on the Prosper Portland issue. He said a small group has been meeting regarding how Prosper Portland has handled community involvement and their work in East Portland.

The group came up with 3 steps: Katie Larsell is going to talk with Economic Development Committee (EC Dev) about their involvement; Rose Community Development has a master intern and he is doing some research on Prosper Portland and he is going to talk with the Community Development Plan of NE group to see if this might be an option for East Portland, and finally Nick Sauvie is going to arrange meetings with Joanne Hardesty and Loretta Smith on where they stand on Prosper Portland.

Nick said there are fewer middle wage jobs in East Portland after 20 years of urban renewal. After all the years of urban renewal, Prosper Portland has displaced many African-Americans.

Char asked about the 92<sup>nd</sup> and Harold property and what they were doing with the property. Nick said Palindrome, a development company, was working with Prosper Portland. Frieda asked if it included housing and Nick said it was market rate except the requirement by inclusionary zoning.

Lore shared what EPAP Economic Development was doing in regard to the 102<sup>nd</sup> and Pacific project. Lore wanted help with finding out what jobs would be in the Generation's project on 102<sup>nd</sup> and Pacific. There were no volunteers at this time. Frieda mentioned that the number and types of jobs at Cherrywood might not directly correlate since the 102<sup>nd</sup> and Pacific project would include skilled care and memory care. Lore said when Generations spoke in public about the project on July 17<sup>th</sup>, they correlated the project to the Cherrywood project and spoke of the jobs produced. She said that until verified, the research will be based upon replication of the Cherrywood project, because that is reflective of the public statement.

John thought the community engagement on the 102<sup>nd</sup> project is similar to 92<sup>nd</sup> and Harold, with the poor communication with the public. He feels this might be the one thing to press on. Nick would prefer to put out a platform or list of what we want. There was continued discussion on the 92<sup>nd</sup> and Harold property. Frieda suggested that if Prosper Portland was going to sell for below market, Prosper Portland and the Portland Housing Bureau should require the affordable at 60% rather than 80% and possibly increase the percentage of affordable units.

David was cynical that Prosper Portland just wanted to make themselves Prosper.

Marih thought we need to hold them accountable by possibly holding a press conference. She said we should come up with how community involvement should be done differently and present the process.

Roger asked if it be helpful to get the new candidates for commissioner to hold a public forum on this issue.

Lore said we could use the August general meeting and she could invite elected and candidates to discuss. No one chose to pursue this further. Nick said the small group will meet at the end of the month.

**2019 State Legislative Session Preview:** State Representative. Alissa Keny-Guyer was unable to attend as planned. John introduced Shemia Fagan, who is the only candidate for her State Senate seat, for which she will replace Senator Rob Monroe. Shemia said her campaign focused on housing and she fully understands the homeless and housing issue. It is personal to her because her mother lived homeless off and on. She feels the state should lift the ban on rent control and allow local jurisdictions to make the choice and define the process. She is going to focus on lifting the ban on rent control and end no cause eviction. She met with Peter Courtney to ask if the State Senate could establish a Housing Committee rather than being part of the State House of Representative Human Services Committee.

John would like to see her introduce the tenant protection bill in the State Senate. He said if it could pass there, then there could be a push to have the House pass the bill.

John also raised a concern that state law locks in affordability rates based on "Median Family Income" for the entire metro area, which skews it high, relative to discrete area lower-income communities. The result is that East Portland is not helped by the inclusionary housing law, because the allowable levels of affordability are still too high for many low-income East Portlanders to afford.

Lore said we sometimes work with developers. She spoke with an EPAP general meeting attendee who said once the development permits that were completed before Inclusionary Zoning went into effect, there would be a reduction in building. Frieda mentioned a development in Gateway for more multi-family housing and spoke about the socially responsible developer.

Dom asked Shemia if she was aware of Legal Limited License for paralegals to represent tenants in eviction court rather than a lawyer. Shemia said she had heard of the concept and she would be interested in it. He also supported where tenants could collectively bargain for lease.

Marih asked which area wouldn't have rent control. Shemia said she meant that by lifting the ban on rent control, then local governments could determine if they want rent control. She would like to work on a statewide basis to have some sort of rent stabilization. This would help small localities that do not have the paid staff to deal with the issue. She would like to see if people are getting pushed out in mass they have to wait until they have new housing.

John said that there needs to be better support for mobile home park residents who are trying to purchase their parks. There is state money available, but there is no technical support available. The process is just not realistic as it is now written. He also said that the violation process of the tenant notice requirements ineffective because it doesn't attach to the land, only to the former property owner, who may be hard to track down following a sale.

Candice said she wants to push the use of redeveloped brownfields for affordable housing. She said the City has help to investigate and clean up brownfields and then repurpose to affordable housing not-for-profit housing.

**Hansen Building:** John said Commission Vega Pedersen is still looking for input on the Hansen building. Originally, they were going to take bids by end of September, but now they have put a pause on selling the property. Lore said a formal statement should be done with list of ideas. John thought the list we provided verbally was enough. John will get back with Hayden on what the Commissioner needs. Frieda thought we had time to do the letter because they have halted the sale process.

**Committee Advocacy:**

Char said she helped paint a new homeless shelter on 92<sup>nd</sup> and Tolman.

## **Announcements**

John said he just received a final draft of renters screening and it is going to City Council on Sept 20<sup>nd</sup>. He will review it and send it out to the committee.

Frieda shared more information on the development being planned by Gordon Jones in the area between Burnside and Glisan and 97<sup>th</sup> and 100<sup>th</sup>. She said Gordon informed her that developers have been slowly purchasing the small homes and lots in that area with plans to redevelop. They were also in discussions with PBOT to establish Local Improvement District to develop the necessary streets as required by the street plan.

Frieda announced that Ana Del Rocio submitted her resignation from the David Douglas School Board effective October 15<sup>th</sup>. The District has announced the vacancy and have posted additional information on the process to apply for the position. She said more information is on the District website at [www.ddouglas.k12.or.us](http://www.ddouglas.k12.or.us).

Meeting adjourned at 7:52pm.

Next EPAP Housing Meeting: Monday, September 10th, 6pm. The first hour will be a joint meeting with the Economic Development Committee.

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 2018 – 2020 Strategic Priorities with dedicated Housing Subcommittee Advocacy**

- H. Office of Renter’s Services:** Fund and implement 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*
- I. City Housing Bureau and State of Oregon Legislature:** Increase opportunities for sustainable moderate income and minority home ownership. (SN.2.1+2) *Housing Subcommittee*
- J. City of Portland Housing Bureau and Bureau of Planning & Sustainability, 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*
- K. 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*



## **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.