



Wednesday, December 14, 2022

Meeting 6:30 – 8:30 PM | Online Zoom Meeting

Purpose: To coordinate advocacy for implantation of the Action Plan

Time	Topic Leader	Topic	Info	Discuss	Action
6:30	EPAP Co-Chairs Bobbi Y & Freida C	<p>Welcome</p> <ul style="list-style-type: none"> - Meeting Overview & Speaking Protocol • Recognition of Zoom Meeting Host • Participating Member Agreements • New Members Welcome • Code of Care - Meeting Roles Recognition • Recognition of Facilitator • Recognition of Timekeeper • Recognition of Note-taker - Next Meeting Reminder • Wednesday, January 25th - Introduction • Name/Pronouns/Affiliations 	X X X X X X X X	 X	
6:45	Gayle P Nick S Layla A Bobbi Y JR L JR L	<p>Sub/Committee Update</p> <ul style="list-style-type: none"> - Economic Development Subcommittee (5 min) - Housing Subcommittee (5 min) - Culture & Language Subcommittee (5 min) - Grants Committee (5 min) - Operations Committee (5 min) - Structures Committee (5 min) 	X X X X X X		
7:15	Commissioner Jo Ann Hardesty	<p>Thank you, Commissioner Jo Ann Hardesty- for the past 2 years EPAP has been assigned to Commissioner Hardesty’s office and she has advocated for our agenda. We are thankful for her support and look forward to her next steps in community.</p>	X		
7:25	B.M.I.T.	<p>EPAP Grantee Black Men In Training (B.M.I.T.) Our mission is to educate, demonstrate, and teach our young men how to exhibit love for self, love for their brother, love for life, and how to properly love and respect women, by creating a safe and positive environment to teach viable paths and skills so they can have a</p>	X		



7:30	Structures Committee	productive life, while embracing brotherhood. EPAP Participation Agreement Updates- as our next step in updating our structure tonight we will look at the proposed changes to the PA Document and a plan for having members sign the new form, <ul style="list-style-type: none"> • Action 1- to adopt the proposed changes to the Participation Agreement • Action 2- to adopt the proposed plan to have EPAP members sign the new PA Document for continued membership 	X	X	
7:50	JR L	City of Portland Government Update- as voters approved the City of Portland Charter Updates, we are going to be seeing some changes. We will go over some of those changes and the phase 2 of the Charter Review Committee.	X		
8:10	Carol H Arlene K Gayle P Layla A	<u>Representative Updates</u> - East Portland Parks Coalition (5 min) - East Portland Land Use & Transportation Committee (5 min) - Portland Clean Energy Fund (5 mins) - Portland United Against Hate (5 min)	X X X X		
8:25		<u>Announcements</u> - Open Floor (5 min)	X		
8:30		Meeting Adjourn			

If you want to be on the agenda, Contact:
[JR Lilly: jr.lilly2@portlandoregon.gov](mailto:jr.lilly2@portlandoregon.gov)

Code of Care

- Expect and accept discomfort
- Listen to understand, not to respond
- Be accountable for your words and behaviors
- Practice self-care
- Protect confidentiality of who shared what
- Expect non-closure



Upcoming EPAP Meetings

Join us for our meetings as we continue to work improving livability in East Portland. All meeting materials will be posted on our web calendar.

East Portland Parks Coalition Meeting (meeting on odd months)

Thurs, Jan 5 | 6:00-7:30 pm

Economic Development Subcommittee Meeting

Mon, Jan 9 | 5:00-6:00 pm

Housing Subcommittee Meeting

Mon, Jan 9 | 6:00-8:00 pm

Culture & Language Subcommittee Meeting

Tues, Jan 10 | 6:00-7:30 pm

Operations Committee Meeting

Tues, Jan 15 | 5:00-7:00 pm

East Portland Land Use and Transportation Committee Meeting

Wed, Jan 18 | 6:30-8:30 pm

Structures Committee Meeting

Mon, Jan 23 | 5:00-6:00 pm

General Meeting

Wed, Jan 25 | 6:30-8:30 PM

Grants Committee Meeting

Thurs, Jan 26 | 4:30-6:00 pm

These gatherings are open to the public
Language Interpretation available upon request (we ask for one weeks' notice)

For more information and request, please contact:

JR Lilly, EPAP Advocate

jr.lilly2@portlandoregon.gov | (503) 823-8027



East Portland Action Plan

Member Participation Agreement

The East Portland Action Plan (EPAP) is an ongoing group charged to provide leadership, guidance and advocacy to implement the East Portland Action Plan, a guide for improving the lives of residents in outer East Portland.

MEMBERSHIP COMPOSITION

Participation is open to everyone committed to Action Plan advocacy, including government entities, community organizations and nonprofits. Membership is open to individuals. To become a member, one must have attended two general meetings and sign a Participation Agreement. EPAP orientation sessions are offered regularly (see EPAP Web Calendar for details). All newly signed members will start in good standing for the first six (6) months then be responsible for maintaining their good standing status. A member in good standing must have attended at least four (4) of the most recent twelve (12) General Meetings.

DECISION-MAKING

The EPAP will craft and recommend approaches and solutions that are workable for a wide range of needs and interests. General Meeting Decisions will be made by a vote of a Super Majority of at least 60% of attending Participation Agreement Members in good standing. In order to make decisions, there must be a quorum of at least twenty (20) Participating Agreement Members.

Committees can make public statements that are specific to their group. Committees or Workgroups may decide on their own decision-making model. Committees need to have a written decision-making model.

People either individually or organizationally positioned to have conflict of interest based on individual or organizational affiliation in decision making are expected to participate in the discussion and disclose the conflict of interest to the group, but to abstain during the vote. If another group participant perceives someone has an undisclosed conflict of interest, this should be raised prior to the vote. If the individual wants the abstention to be identified, this will be accommodated in the notes.

GUIDING PRINCIPLES

- Value the past and consider the future in making decisions that contribute to improved lives for residents and livability¹ in East Portland.
- Develop lasting community leadership and relationships and provide training as a means to laying the groundwork for successful implementation of the Action Plan.
- Develop avenues for partnering by creating opportunities to bridge the work being done amongst EPAP committees and representatives, communities, and neighborhoods, thus building upon common values with respectful collaboration.
- Openness of input and ideas and to respect and value differences of opinion, ideals, and time commitments with civility.
- Ensure opportunities to participate are equitably provided across the spectrum of all interest groups and geographic areas, which may include the provision of translation, interpretation, and childcare.
- Provide a hospitable and welcoming environment to all attendees.



- Prioritize the involvement of underrepresented communities and diversity, equity, and inclusion.²
- Work towards the furtherance of actions and strategies as specifically described in the Action Plan.
- Work to resolve conflicts or issues using a restorative justice reconciliation process.

1- Livability is measured by factors that provide quality of life, such as access to fresh water, food, housing, transport, health care, education and a safe and stable environment, among others.

2- Racial Equity statement to be included later in the Structures document and will be created after some training:

EPAP is committed to racial equity. We prioritize leadership and solutions from communities most affected by the issues we face in East Portland.

PARTICIPATION AGREEMENT (PA) MEMBERS

Attendance at two (2) EPAP general meetings is required before an attendee is offered an opportunity to sign a Member Participation Agreement, which will designate them as a PA member. PA members will make every effort to be present at meetings. As a courtesy, staff will be notified in advance if a PA member is unable to attend. If a PA member is unable to attend, he or she may provide written comments relevant to the agenda, and the comments will be forwarded during the EPAP general meeting.

Participant Agreement (PA) members will:

- Encourage broad and inclusive participation. Current PA members will consciously welcome and orient new people and ideas.
- Interact with community members and partners to develop and promote interest and participation in implementing the Action Plan.
- Share information with local organizations in which you are involved, and gather, synthesize, and convey information and perspective from those organizations.
- Review background materials and monthly reports, to understand the issues and gain familiarity with the array of actions and initiatives currently underway that may intersect with the work you are doing.
- Provide a sounding board to ensure that a variety of data and viewpoints have been considered in the formulation of recommendations.
- Advocate with agencies and service providers as determined by the group.
- Voice concerns directly, promptly, and constructively with respect and civility.
- Become familiar with EPAP guiding documents, such as the ‘East Portland Action Plan’, ‘Structure’, ‘Committees & Representatives’, ‘Principles for Improved Livability’ and ‘Involuntary Displacement Prevention Recommendations for East Portland’.

I, _____ agree to the terms of East Portland Action Plan Participating Membership stated herein.

Signature

East Portland Action Plan, 1017 NE 117th Ave., 97220

Date

Contact Information- Optional (for communication purposes only)	
Phone:	Circle one: Cell Home Work
E-mail:	



2023 General Grant

Application deadline: Tues, Jan 10, 2023 by 11:59 PM

For projects happening between March 2023-March 2024

Purpose is to improve livability and prevent displacement in East Portland by funding projects that implement strategies and items identified in the Action Plan.

2023 Civic Engagement Grant

Application deadline: Tues, Jan 10, 2023 by 11:59 PM

For projects happening between March 2023-March 2024

Purpose is to encourage civic engagement in under-supported race and ethnic culturally specific communities with language appropriate communication that leads to further community involvement of people not usually included in decision making.

Grant Support Sessions:

<http://eastportlandactionplan.org/grants>

Please contact JR Lilly at 503-823-8027 or JR.Lilly2@portlandoregon.gov if you have any questions about your current grant.

East Portland Action Plan General Meeting Notes

Wednesday, September 28, 2022

6:30 - 8:30 PM | South Building David Douglas High School

Attending: Lisa Freeman, Caleb C, David H, Char P, David P, Bobbi Y, Frieda C, Annette S, Arlene K, Gaye P, Layla A, Matthew M, Michael C, Kimberlea R, Nathan N, Ali I, Jessica D, JR L, Ann M, Kim W, Linda B, Galina N.

Welcome and Introductions Refreshments provided.

Subcommittee Updates:

Economic Development (Gayle) This past month the EcDev and Housing Subcommittees held a joint meeting. From EcDev we had a PCEF Grant Recipient African American Alliance for Homeownership (AAAH) Program Manager Isaish Karmrar share with our group about the Power to the People PDX. See notes for details.

Housing Subcommittee (Frieda) In the joint meeting Housing had PCEF Grant Recipient ROSE Development, Nick Sauvie, share about Leander Court to install solar panels. JR also gave an update about the TIF District Exploration Conversation. They also held space asking community members to share with us their suggestions about the Legislative Agenda. The suggestions were added to a list and will be passed onto the Operations Committee.

Culture and Language Subcommittee (Layla) This past month this group started a conversation about a shared Community Vision. See the notes for the ideas that came up and will continue to work on. They will continue this conversation and bring ideas forward in the form of a report.

Grants Subcommittee (Bobbi) This past month the group discuss some issues being had with getting grant funds to organizations. They will be setting up meetings with the Grants Management Division of the City to learn more. They also updated the Grants Schedule for this fiscal year, see notes for details.

Operations / Structures Subcommittee (JR L) This past month the group received some updates about the relations with the City Grants Manager Division and about the Organization's budget. See notes for budget details. The Structures Committee continued to work on updating the Participation Agreement Form to be approved by the membership in December's General Meeting.

Safer Summer PDX (Lisa Freeman) Community Safety Division Programs Unit, which includes the Office of Violence Prevention, recently renamed Safe Blocks Program (formerly Crime Prevention out of Civic Life), and the Safer Summer PDX Focused Investment Team. All of these teams contribute to the "Focused Investment" line of effort within the mayor's gun violence emergency declaration, working directly with communities and community partners to improve safety. She spoke in broad terms about the other emergency declaration lines of effort (Focused Intervention and Focused Impact Reduction). She outlined these efforts broadly but would focus my presentation on the Focused Investment piece.

Measure 114- Gun Safety (Bobbi Y) On the ballot, this measure would require a permit



from law enforcement for people to purchase firearms. Applicants would need to complete safety training and pass a criminal background check. The measure also prohibits magazines capable of holding more than 10 rounds of ammunition.

Representatives Updates:

Land Use and Transportation (Arlene) This past month the group had Liz from PBOT share about the Street Trees on Division. During the lasted improvements to the streets, they were unable to meet the goal of planting more street trees. See notes for details.

Portland United Against Hate (Layla) Layla shared that the group had access to the latest DOJ Reports that everyone should check out. They should be on the PYAH website.

Portland Clean Energy Fund (Gayle) shared there might be some possible changes to the code of the Fund that raises the amount that can be awarded for admin and open to other organizations to apply. Gayle is drafting a letter to the board.

Meeting Adjourned at 8:30 PM

East Portland Action Plan General Meeting Notes

Wednesday, October 26, 2022

6:30 - 8:30 PM | South Building David Douglas High School

At this meeting the group invited candidates to join our meeting to share their vision for East Portland. Candidates from State, County, and City of Portland races attended and share.

Economic Development Subcommittee

November 7, 2022 | 5:00 PM

Presentation- Pat Daniels, Constructing Hope: Pre-Apprenticeship Program was awarded a PCEF grant of \$7.2 million for a 3-year project entitled Building Equity: Clean Energy Careers through Construction Pre-Apprenticeship Training. The project will provide outreach, job training, life skills development, case management, and career placement and advancement services through four community-based pre-apprenticeship programs: Constructing Hope, Portland Opportunities Industrialization Center (POIC), Portland Youth Builders, and Oregon Tradeswomen. Project will assist low-income people of color and women to move into careers in skilled construction trades that work on clean energy and green construction projects

Economic Development Subcommittee

October 3, 2022 | 5:00 PM

Discussion: Review and approve draft letter to City Council describing concerns and comments on the proposed structural changes to the Portland Clean Energy Fund Code. Draft letter from the Housing and Economic Development subcommittees, attached. (20 minutes)

Discussion: Review and update the Economic Development 2022-23 Goals (20 minutes)

Action: Develop new relationships with community organizations and businesses to foster job development through training, education and demonstration projects. Encourage organizations to advocate for, develop pilot projects, and model job training programs to benefit EPAP geographic area. (EC.4.3, EC.4.4)

Action: Advocate for the Equitable Infill and Redevelopment Program (EIRP). The EIRP gives homeowners the knowledge, contacts and strategies for redevelopment of their own property. Develop a proactive response to the Residential Infill project to benefit low income homeowners and businesses. (EC.3.1, EC.3.2, HD.6.3, CM.1.4) [What is City currently doing with EIRP?]

Action: Maintain a liaison connection with Portland Clean Energy Fund Committee to monitor and promote the ability of East Portland applicant organizations to provide workforce development and training projects eligible for funding opportunities under the PCEF requirements (HD.2.4, SN.1.5, EC.4.2)

Action: Replace "Quadrant Plan" with Community Plan- Advocate for development of a Community Plan for East Portland in the form of a Quadrant Plan that specifically addresses Equity and Wealth create for all East Portland residents.

Discussion: Suggested legislations, issues and projects to recommend to EPAP area legislators, commissioners, and other elected officials. (20 minutes)



a. Report on potential Climate Resilience Hubs legislation advocated by Unite OR and a group of organizations. Gayle

East Portland TIF Exploration Conversation Update- JR Lilly (10 min)

EPAP and East Portland is starting the conversation for the future. Need to really explore community based ownership as a useful and strategic process.

East Portland Community Plan concept- JR Lilly (10 min)

Starting a conversation about the creations of a Community Plan that outlines the priorities for East Portland. What areas of Economic Development should be included? Wealth Creation, Business Support & Development, Asset Management & Financial Wellness, etc.



East Portland Action Plan

Housing Subcommittee Report

November 14, 2022

2020 – 2022 Committee Strategic Priorities:

We envision East Portland becoming a community of neighborhoods with the assets, infrastructure, cultural amenities and housing that East Portland residents need, hope for and desire to thrive.

We will:

- Support home ownership for low-income families and families-of-color in East Portland. This includes not only supporting the purchase of a home, but also working to protect vulnerable homeowners from displacement and predatory real estate practices, and working to ensure that low-income homeowners are able to benefit from growth and development in East Portland. (EPAP Goals SN.2.1 and SN.2.2)
- Support creation of needed rental housing for low-income families and families-of-color. This includes working to create new homes across the housing spectrum, acquisition and rehabilitation of existing affordable homes, and creation of a local preference policy to stabilize vulnerable East Portland families and ensure that they can remain in our community. (EPAP Goals SN.1, SN.2, SN.6, EQ.1, and EQ.2)
- End City development policies that are driving displacement, including fully implementing the anti-displacement policies of the Comprehensive Plan and demanding meaningful changes to Portland's use of urban renewal. (EPAP Goals SN.1, SN.2, SN.6, EQ.1, and EQ.2)

Housing Subcommittee Meeting

November 14, 2022

Attendees: Frieda Christopher, Nick Sauvie, JR Lilly, Tova Hershman, Marih Alyn-Claire, Lynn Lyngren, Josette Herrera, Ana Meza, and (Virtual) Shannon Jones, Zoee ??, Mike Magee, Carolina Trabbuco, Laurie Palmer, and Linda Bauer.

The meeting began at 6:08 pm. Tonight's meeting was held in person and online via Zoom meeting.

Nick welcomed everyone to the meeting and asked everyone to introduce themselves.

1. **Berry Ranch Community Meeting:** Nick Sauvie

Nick gave the background on the Berry Ranch project which is on 111th & Powell on the south side of street. He said they began working with Earl Boyles Elementary (EB) with ROSE's Baby Boosters program. They have been working for 3 years to obtain funds to build the project. They hope to get plans into permitting in January and hope to have project completed by Oct 2024. There were three goals: 1. Affordable housing for EB families; 2. Around Baby Boosters program to provide stable housing for those families with a preference for Baby Boosters program. They have already placed 37 families in 2 of their housing projects; and 3. Partnership with Community Vision which provides support for those with disabilities. Nick introduced his team in attendance. Walsh Construction is our contractor. Questions: It was asked if there would be support services at the building. He said for Baby Boosters and Community Vision they already have support services. ROSE would have a resident asset coordinator to help residents. Was there going to be set aside for Community Vision? He said 12 will be set aside for those with disabilities. Was their going to be income restriction. Nick said some will have 30% and the balance will be between 50-60%.

Mike from BDA Architecture provided a PowerPoint on the project. They showed a site plan with the public rooms being closer to Powell Blvd. There is a main entrance facing Powell. The building will be 3 stories and the top 2 floors are all living units. There are 14 parking spots with 50 units. It was asked are they looking at lottery or pay per spot because there are very few parking spots and not a lot of on street parking. The answer was no, not at this time. Also what is the lighting in the project for the outside area. ODOT expects to complete the Powell redo after the building is complete. They will work with ODOT but also add more lighting if necessary. Laurie brought up the safety issue because of problems in the area. Nick said they will be proactive about the safety of the community. Was it just for EB families or the whole district. They cannot restrict to that area, but the Baby Boosters will be given preference and they will market the project to EB families. The project will contain 9-3bd, 13-1bd, 28 2bd. It was asked if it had AC and the answer was not yet. Nick explained some of the programs and a community room that could be reserved for events. They hope to start construction in Aug 2023.

2. **Legislative Priorities Review**–Frieda

Frieda provided the Legislative priorities from the last meeting and asked if anything needed to be added. Nick said to thank legislators for housing funds and to keep it coming. For the City we need more multi-family zoning in the city. Also there is a need for capital for community based organization to expand working with families and singles. Marih said Tenant2tenant coalition needs support for working with lower income residents who are in private housing to help those people. It was also mentioned that focusing attention on the homelessness prevention people with rent assistance program is needed. Also we need a just housing system. They also want us to bring up the Mayor's housing plan with state legislators. Also it was stressed that addition funding for mental health related to trauma.

3. **Strategic Priorities 2022/24 Review: Frieda**

Frieda said our 3 broad priorities still were relevant but we could bullet specific items to advocate for. There were two opinions on the parking and whether there should be more. It was suggested to add rehabbing commercial properties and vacant motels for existing apartments. Also the expansion of the Move-In Multnomah program. Increase in more multi-family zoning especially in Parkrose area. We should add something on the Homelessness issue, also mental health related to trauma.

4. **Announcements:** Marih announced Tenant Assembly on Dec 3rd on Zoom just go to tenant2tenantcoalition.com they can sign up for the Assembly. JR announced Dec 1st is deadline for signing up for district committee to decide the boundaries for the new City zones.

Meeting was adjourned at 8:03 pm

Next EPAP Housing Meeting:
Monday, January 9, 2023 at 6:00 pm
NEXT MEETING WILL BE IN PERSON at
Lents Village
10325 SE Holgate Blvd., Portland

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East Portland Action Plan

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Housing Subcommittee Meeting

October 10, 2022

Attendees: Frieda Christopher, Nick Sauvie, Marih Alyn-Claire, Joanne Rees, Kim McCarty, Sarah Radcliffe and (Virtual) JR Lilly, Shannon Jones, David Potts, Char Pennie, Laurie Palmer, Linda Bauer and Katia Selezneva,

The meeting began at 6:05 pm. Tonight's meeting was held in person and online via Zoom meeting.

Nick welcomed everyone to the meeting and asked everyone to introduce themselves.

1. Legislative Priorities –Frieda explained the request asking each sub-committee to provide their legislative priorities for state, county and city. Marih started with the issue of the 14.6% rent increase for next year allowable under the state rent control law. Her advocacy group is concerned because many are already maxed out on what they can pay for rent and may end up homeless with the rent increase. It could be in the 100's to 1000's of people and they want to stabilize people that is already housed. Federal money has run out.

Kim explained the legislators needs to do something about keeping the rent increase cap lower next year. She said a priority was to bring back the renter protections that were in effect during COVID. The fact is the private sector is making money during this time. Many multi-family units are being bought by large corporations and the state should develop a plan to keep track who is buying. Kim mentioned that if a housing complex is less than 15 years there is no cap on rent increase. One example of this loophole in Parkrose is a complex raising their rent up to \$400 per month. In some instances even the 30% of family income rent may not be capped.

In Portland the Multi-family tax exemption for 10 years there is no cap. Kim feels we need to reset the metrics for calculating rents. Even in inclusionary zoning if building is less than 15 years there is no limit on the increase. It is apparent the legislation capping rent increases need to be revisited as well as the City's multi-family property tax exemption program.

Joanne wanted to talk about homeownership. With increase in interest rates people are being priced out. Many are at risk at eviction. There is a need for more home repair grants for Seniors as well as additional assistance with the rising property taxes that are forcing Seniors out of their homes. In addition there should be more help for the small mom and pop landlords who rent to many but are selling out so possible tax breaks if they retain the rental units. Because of the sanctioned blight there are predatory lenders and this is another area homeowners and home buyers need protection from. Habitat for Humanity is closing the racial gap in homeownership. Organizations similar to

Habitat need funding for land banking. Katia agreed with CAT on the rents and the need for land banking. Katia mentioned a Landlord focused assistance pool. Kim asked is the Landlord focused assistance pool is that different from Landlord pool. Katia said it was better for landlord to navigate rent assistance than the renter. But it was also mentioned Landlords are fed up with the paperwork and the delays in getting rents and are taking it out on the tenants. It was stressed the infrastructure needs to be in place before implementing this type of program.

Homeless: Marih wished the city would decide where to put the homeless because they are just moving around. We have to come up with real solutions until enough housing is built. As residents it would be better if we problem solved rather than just complain.

Joanne brought the City change with the Residential Infill Program and how much is affordable. In Lents they are running \$400-\$600K, plus they are taking away green space with the infill. Also who is buying them and if they are investors who rent them out.

Strategic Priorities 2022/24

Frieda stated we had three areas of strategic priorities in 2020-2021 – Homeownership, Affordable Housing Rental and Anti-Displacement. Homeowner – Joanne asked could there be some way to help homeowners who get sick and lose their home. Nick said Residential infill can do up to 6plex if it has affordable housing as a way to increase affordable units. Joanne feels it may not work well because developers are cutting cost to provide the affordable units. She said with homeownership of the units the question is will the people be able to pay for taxes. Frieda said we should push for our East Portland preference policy again with the change in Director at Portland Housing Bureau. Joanne said we should have city fill in the vacant hotels and offices and use them as affordable units. Nick feels we need for better street lighting to make areas safer. Apartments need adequate parking and elevators Laurie said. Nick said developers are trying to find a balance between parking and apartments. Nick and Frieda will work on bringing to November meeting.

Letter to City Council Regarding PCEF changes – Nick Sauvie introduced the draft PCEF letter and explained why it was brought forward. Those present had reviewed the letter and it was suggested to add to letter acknowledgment that some EPAP members were recipients of PCEF grants and benefited from the current program. The statement that said “PCEF ballot measure was never meant backfill the city budget.” It was decided to change to “Any city bureau, public entity or private developer would need to apply for funding just as the community groups currently do.” There were not funds taken from BIPOC with the changes and vetting of small organizations regarding building of capacity. Consensus was reached on the letter with changes made.



Announcements: Marih announced they have a Tenant coalition <https://tenant2tenantcoalition.com/> to work on the issue of getting the rent cap reduced. Laurie said there was a Clinic to get help expunging records each week on Friday noon-4pm at Portland Community College, Terrill Hall. For more information go to www.pcc.edu/clear-clinic and at www.Portland.gov/oyvp/community-peace-collaborative Laura said we need to start telling the homeless stories and get them on video and share their stories. She is going to start working on the project.

.Meeting was adjourned at 8:03 pm

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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 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.

Displacement Prevention Recommendations for East Portland (August, 2015)

- **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 Ensure 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 condition



Culture & Language Subcommittee

November 8, 2022 | 6:30 PM

Civic Engagement Grant Program- the EPAP Grants Committee is about to release this year's Civic Engagement Grant which is aimed to fund projects/programs that encourage civic engagement in under-supported race and ethnic culturally specific communities with language appropriate communication that leads to further community involvement of people not usually included in decision making.

Oregon State Legislative Agenda- As our EPAP Leadership team is meeting with our State Elected Officials we are seeking feedback on our Legislative Priorities.

Community Vision Project- we will continue our process that assembles all the priorities projects and programs happening in East Portland that are related to Culture & Language.

Culture & Language Subcommittee

October 11, 2022 | 6:30 PM

Community Vision Project- at this meeting we will continue our process that assembles all the priorities projects and programs happening in East Portland that are related to Culture & Language. We invite everyone to join the conversation as we created a shared agenda to advocate to the City of Portland, Multnomah County, Metro, and the State of Oregon.



East Portland Action Plan

Member Participation Agreement

The East Portland Action Plan (EPAP) is an ongoing committee charged with providing advocacy, and leadership in implementation of the *East Portland Action Plan, a guide for improving livability in outer East Portland*, as adopted by the Portland City Council in February 2009 and the Multnomah County Commission in July 2010.

The EPAP is an extension/outgrowth of the East Portland Action Plan Committee which met from December 2007 to July 2008. The EPAP engages the community to advocate for resources to further the values, strategies, and items specifically described in the Action Plan. Together we strategically work to improve livability and prevent displacement in the East Portland Community Office (EPCO) coalition area. The East Portland Action Plan website may be found at: www.eastportlandactionplan.org.

MEMBERSHIP COMPOSITION

Involvement in the EPAP is open to everyone committed to Action Plan advocacy. An EPAP orientation session is offered after each general monthly EPAP meeting.

PARTICIPATION AGREEMENTS

Participants should make every effort to be present at EPAP general meetings. As a courtesy, staff should be notified in advance if a member is unable to attend. If a member is unable to attend, he or she may provide written comments relevant to the agenda, and they will be forwarded to the EPAP.

DECISION-MAKING

The EPAP will craft and recommend approaches and solutions that are workable for a wide range of needs and interests, based upon the 'Guiding Principles' identified above. The EPAP operates using a consensus model. Committees and Subcommittees can make public statements that are specific to their group. Proposals seeking approval from the general EPAP will be decided by Participating Agreement (PA) signing members. Committee, Subcommittee, or Workgroup consensus participation requires attendance at two (2) meetings and a commitment to future regular attendance.

EPAP Committees, Subcommittees, and Workgroups will engage in open and constructive dialogue among all attendees, seek input from other stakeholder groups, and ensure that diverging opinions are openly aired, discussed, and documented. People either individually or organizationally positioned to have conflict of interest based on individual or organizational affiliation in decision making are expected to participate in the discussion and disclose the conflict of interest to the group, but to abstain when consensus is being sought. If another group participant perceives someone has an undisclosed conflict of interest, this should be raised prior to seeking consensus. If the individual wants the abstention to be identified, this will be accommodated in the notes.

Should consensus not be established on a proposal brought to a meeting, the proposer is welcome to circulate the proposal for individual signatures and the people demonstrating strong opinions are encouraged to meet separately to negotiate a solution and to request time on the next meeting agenda to bring another proposal for consideration.

GUIDING PRINCIPLES

The EPAP is dedicated to:

- Value the past and consider the future in making decisions that contribute to improved livability in East Portland.
- Build lasting community leadership and relationships as a means to laying the groundwork for successful implementation of the Action Plan.
- Develop avenues for partnering by creating opportunities to bridge the work being done amongst EPAP committees and representatives, communities, and neighborhoods, thus building upon common values with respectful collaboration.
- Openness of input and ideas and to respect and value differences of opinion, ideals, and time commitments with civility.
- Ensure opportunities to participate are equitably provided across the spectrum of all interest groups and geographic areas, which may include the provision of translation, interpretation, and childcare.
- Provide a hospitable and welcoming environment to all attendees.
- Prioritize the involvement of underrepresented communities.
- Work towards the furtherance of actions and strategies as specifically described in the Action Plan.
- Work to resolve conflicts or issues using a restorative justice reconciliation process.

PARTICIPATION AGREEMENT (PA) MEMBERS

Attendance at two (2) EPAP general meetings is required before an attendee is offered an opportunity to sign a *Participant Agreement*, which will designate them as a PA member. PA members will make every effort to be present at meetings. As a courtesy, staff will be notified in advance if a PA member is unable to attend. If a PA member is unable to attend, he or she may provide written comments relevant to the agenda, and the comments will be forwarded during the EPAP general meeting.

Participant Agreement (PA) members will:

- Encourage broad and inclusive participation. Current PA members will consciously welcome and orient new people and ideas.
- Interact with community members and partners to develop and promote interest and participation in implementing the Action Plan.
- Share information with local organizations in which you are involved, and gather, synthesize, and convey information and perspective from those organizations.
- Review background materials and monthly reports, to understand the issues and gain familiarity with the array of actions and initiatives currently underway that may intersect with the work you are doing.
- Provide a sounding board to ensure that a variety of data and viewpoints have been considered in the formulation of recommendations.
- Advocate with agencies and service providers as determined by the group.
- Voice concerns directly, promptly, and constructively with respect and civility.
- Become familiar with EPAP guiding documents, such as the 'East Portland Action Plan', 'Structure', 'Committees & Representatives', 'Principles for Improved Livability' and 'Involuntary Displacement Prevention Recommendations for East Portland'.



East Portland Action Plan

Structure

CHARGE

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COMPOSITION

Involvement in the EPAP is open to everyone committed to Action Plan advocacy. An EPAP orientation session is offered after each general monthly EPAP meeting.

MEETINGS

All meetings, including general, Committee, and Subcommittee, are open to the public and will be announced in advance on the EPAP website calendar <http://eastportlandactionplan.org/calendar>. All meetings are subject to David Douglas School District status concerning weather-related building closures.

A general meeting will be held on the 4th Wednesday of every month, starting at 6:30 PM. Should the meeting be canceled, the Operations Committee will determine whether to schedule another meeting, as well as alert the EPAP membership of such cancellations and rescheduling.

The purpose of the general meeting is to coordinate activities, monitor Action Plan progress, organize future advocacy opportunities, and consider new issues.

Committee and Subcommittee chairs are responsible for the scheduling of their respective Committee and Subcommittee meetings and for keeping the EPAP Advocate informed of any schedule changes in a timely fashion.

DECISION-MAKING

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LEADERSHIP

The EPAP will elect two PA members to act as general EPAP Co-Chairs. Each Co-Chair will be elected for a two-year term. The two Co-Chair's terms shall be staggered and will begin on July 1 of alternating years. Co-Chairs may be re-elected.

It shall be the responsibility of the Co-Chairs to announce the time and place of an election for Co-Chair no less than 30-days before the election is to be held. Nominations may be submitted to the Co-Chairs or made from the floor at the time of the election. If there is a single nomination for Co-Chair, a call for consensus shall be initiated. In case of two or more nominations for Co-Chair, a written secret ballot shall be used to determine the election of the Co-Chair, with the nominee receiving the majority of attending PA member ballot designations being elected as officer. Only attending PA members may submit a ballot.

A vacancy in a Co-Chair position can occur by the resignation of a Co-Chair or by a determination by consensus of the full EPAP membership that the position has become vacant. In the event of a vacancy an election shall be called, no less than 30-days before the election, for an new Co-Chair to till the remainder of the unserved term.

The EPAP Co-Chairs are expected to facilitate and regularly attend EPAP meetings and to be informed about EPAP activities. As facilitators, the EPAP Co-Chairs will preside over meetings, except when an alternate facilitator is designated. It is up to the discretion of the general EPAP Co-Chairs, with the support of the staff Advocate, to draft and adjust the agenda for the monthly general meeting.

The EPAP Co-Chairs will work to establish a healthy and sustainable culture by keeping energy devoted to **Relationships, Process, and Results** in balance – understanding that each of the three contribute to the health of the other two.

The EPAP general meeting will authorize establishment of Representatives, Committees, and Subcommittees, striving for co-chair leadership that reflects the aforementioned healthy and sustainable culture. EPAP Co-Chairs are expected to assign representation at Operations Committee meetings as convened. The EPAP may consider further attendance requirements for leadership positions.

STRUCTURE

A Committee, Subcommittee, and Representative structure serves the operational functionality of the EPAP and implementation of the Action Plan.

Committees and Subcommittees

The purpose of a Committee is to provide operational service to the EPAP; the purpose of a Subcommittee is to carry out specific strategies and action items of the Action Plan, by providing an issue-related forum for organizing advocacy. Committees and Subcommittees will:

- Be established by consensus at the general EPAP;
- Hold meetings open to the public and announced in advance on the EPAP web site calendar (<http://eastportlandactionplan.org/calendar>), held at mobility-device accessible locations within East Portland, and will offer EPAP-funded childcare and interpretation as needed;
- Have open participation, with at least one active person who is a PA signing member of the EPAP responsible to verbally report at the monthly general EPAP meeting;
- Operate using a consensus model;
- Strive for sustainability by establishing a culture that is equally invested in **Relationships, Process, and Results**;
- Are encouraged to embrace a Co-Chair model that consciously brings together individuals with the sustainable strengths mentioned above;
- Submit written monthly reports to the EPAP Advocate one week prior to the monthly meeting. Reports will include the following:
 - ✓ Identification of the EPAP item being addressed by the Committee or Subcommittee
 - ✓ Articulation of the Committee or Subcommittee goal
 - ✓ Identification of Committee or Subcommittee attendees
 - ✓ Statement of relevant issues addressed and decisions made
 - ✓ Request for input or action from the EPAP; and
- Assign a PA signing member of the EPAP to represent the Committee or Subcommittee on the EPAP Operations Committee and at annual reports to the government partners.

If a Committee or Subcommittee neglects to provide written and/or verbal reports for two (2) successive general meetings, the Committee or Subcommittee Chair(s) will be contacted and the lack of participation will be discussed. They will be encouraged to consider the viability of the Committee or Subcommittee and given notification that failure to meet the requirement for a third (3rd) successive general meeting will warrant the dissolution of the Committee or Subcommittee and an announcement will be made at the general EPAP meeting.

Representatives

The purpose of a Representative is to have an EPAP advocate who serves as a liaison on Action Plan area-specific issues when needed and appropriate, or until there is enough EPAP capacity to establish a Subcommittee. A Representative is often a liaison to a committee, group, organization, or commission and is afforded priority time to report at the general EPAP meeting in that capacity.

The Representative can be an authorized spokesperson for the EPAP on the designated issue for which they are appointed; but if the Representative is determined while representing the EPAP to have not spoken in alignment with the Action Plan and 'Principles for Improved Livability', the Representative is responsible to provide an acknowledgment and correct the misrepresentation.

An EPAP Representative will:

- Be a PA member who regularly attends the EPAP general meeting and will be established as an area-specific Representative by consensus of the general EPAP;
- Utilize the 'East Portland Action Plan', 'Principles for Improved Livability', 'Structure', and "Involuntary Displacement Prevention Recommendations for East Portland" documents along with the EPAP Advocate and Co-Chairs for reference and guidance;
- Report on significant activities and position statements on behalf of the EPAP at the general EPAP meetings;
- Bring forward issue relevant information and requests for EPAP support; and
- Adjust their representation as is necessary, based upon input from the general EPAP.

Representation with membership organizations:

- Requires a high level of commitment to consistent attendance at the area-specific issue-related organizational meetings and reporting to the general EPAP;
- Requires an 'opt out' mechanism for campaign or advocacy involvement that stipulates which members are supporting the stance. As a consensus decision making organization, the EPAP will not sustain involvement with membership organizations without this articulated option; and
- Campaigns and public statements on behalf of the membership organization should be brought before the EPAP if there is any possibility that the campaign or statement is not in alignment with the Action Plan or 'Principles' documents, or if there is ambiguity that needs to be addressed by consensus at the general EPAP.

Operations Committee

The purpose of the Operations Committee is to:

- Develop, seek general EPAP approval, and advocate for EPAP strategy;
- Function as an EPAP decision making body in time-sensitive situations, not including decisions related to governmental elections;
- Meet at least four (4) times a year to reinforce purpose integration; and
- Represent the EPAP to elected officials.

The Operations Committee has the following stipulated composition:

- Both General EPAP Co-Chairs;
- A PA representative from each Committee and Subcommittee that reports back to the committee they are representing about decisions made by the Operations Committee;
- Not to exceed 6 additional at large EPAP PA positions as determined by participating members of EPAP and
- The EPAP staff Advocate.

Structures Committee

The EPAP Structures Committee will make structural proposals to the full EPAP in an effort to support the operational functions of the group. Membership will be composed of interested PA members.

As the EPAP grows, we recognize that there may be a need to design enhanced operational structures.

Communications Committee

The EPAP Communications Committee will provide communication support that includes materials and web page development, and translation or interpretation to the EPAP.

Staff

The EPAP will be staffed by Advocates through the City of Portland Commissioner Position #4. The EPAP Advocates will:

- Convene monthly general EPAP meetings and serve as process keepers to manage efforts for the good of the group as a whole;
- Work with all EPAP Co-Chairs to develop and distribute monthly EPAP meeting agendas, Committee and Subcommittee reports, and background materials during or in advance of meetings;
- When fully staffed, develop notes from the full EPAP meetings and distribute them within three weeks of the meeting. These notes will faithfully represent areas of general agreement within the group, note areas in which there are diverging viewpoints, and outline commitments to timelines for supported actions;
- Function as the City Grants and Municipal Partnership manager;
- Provide bureaucratic/administrative functions with the City of Portland; and
- Develop documents for review and comment.

Updated 4-24-2019