



East Portland Action Plan

Housing Subcommittee

Double Report

August 12, 2019
and
September 9, 2019

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.

Housing Subcommittee Meeting

August 12, 2019

Meeting began at 6:05 pm.

Attendees: Erika Kennel, Merrill Liddicoat, Linda Bauer, Doug Armstrong, Arlene Kimura, Frieda Christopher, Yesika Arevalo, Mike Anderson, Katie Larsell, Robert Liberty, Leslie Lum, Bill Cunningham, John Mulvey, JR Lilly and Michelle DePass.

John called the meeting to order and the attendees introduced themselves.

1. Better Housing by Design – Bill Cunningham, Portland Bureau of Planning and Sustainability

Bill handed out the Better Housing By Design Recommended Draft Summary.

He said that EPAP was an important contributor to the plan, having raised a number of issues relating to the specific needs of East Portland. A need for outdoor space and play space for children was evident when researching for the project. They coordinated with PBOT on transportation connectivity issues. They are providing additional Floor-Area Ratio (FAR) bonuses to encourage more affordable housing. They also have tree preservation bonuses. They would like to have some East Portlanders testify for the plan when it goes to city council. Frieda asked what the impact on population here. He said there analysis does not show a great change in East Portland. There was a discussion on the draft summary.

2. EPAP's Metro Planning Grant

Metro did not approve the grant that Robert Liberty and EPAP applied for. Robert said Metro has dedicated \$1m for equitable infill. Our grant would have supported low-income homeowners interested in developing additional affordable housing on their property. He thought the group that reviewed the proposals misunderstood what we were asking for. He thinks if there is another round he thinks we have a better chance to get it funded. Katie said with the state passage of legislation the Residential Infill Project (RIP) will move forward. The idea is to help local homeowners of moderate means have an opportunity to take

advantage of RIP. Leslie asked if the review committee was representative. He thought it was and said the list is public. John said we should thank Bob Stacey for his support.

3. Review of Past/Current Displacement Prevention Work at EPAP

John handed out a PowerPoint to review EPAP's involvement with Displacement Prevention and talk about next steps. He said EPAP has been fighting displacement since 2009. In August of 2015 we held a large public meeting with community members to review anti-displacement tools. He went through the history of Anti-Displacement language from various plans that the city has done, including the Comprehensive Plan, Prosper Portland's Strategic Plan and the City Housing Bond Framework.

Robert said one of the clearest statements was from the current budget. John says that the City has identified the need many times and needs to move forward with actions to help vulnerable people in East Portland. John wants to brainstorm ideas we could do right now, including some that would not require City approval. He went on to detail a list of ideas on the PowerPoint.

Leslie says the push has to be that city bureaus need to work together. There was a discussion on what needs to be done.

Leslie asked what did John want to achieve. He said he wanted ideas that are implementable right now. Doug thinks the core should be the history of what we have done. He said we need to get ahead of the displacement before it happens. John summed up that we are a smart group that digs into things and he wants our collective knowledge to be better. He hopes that we might prioritize a few of the items to advocate for.

4. East Portland Preference Policy

Frieda shared that she and John met with Director Shannon Callahan and Matthew Tschabold from the Portland Housing Bureau. They spent an hour discussing the policy. Shannon asked what the committee's next steps were. They were told it was to have the Bureau review and make edits. Frieda said she would like a response on possible edits or issues in one month. She will reach out to them again around August 23rd.

5. 2019 Legislative Session Review

John shared the Housing Alliance's summary of legislation from the recently concluded legislative session. He also shared the Oregon Law Center's Frequently-Asked Questions regarding SB608, the new rent stabilization law.

6. Upcoming EPAP Picnic

JR said the August General meeting will be a social function with a picnic and tables for the committees to set up and share information on what they were doing. They are calling it a homecoming picnic. They want to highlight the committees and give an opportunity for committee chairs to share what they have been doing. Several elected dignitaries have RSVP'd to attend.

7. Review of Previous Month's Advocacy Work

John met with Tri-met's new Transit Oriented Development Manager to ask about affordable housing opportunities on Tri-Met property in East Portland.

8. Announcements

Doug announced Parkrose-Argay development study is going before city council tomorrow.

The meeting was adjourned at 8:05pm.

Housing Subcommittee Meeting

September 9, 2019

Meeting began at 6:05 pm.

Attendees: Courtney Beckel, Merrill Liddicoat, Doug Armstrong, Laurie Palmer, Latasha Carter, Andy Miller, Nick Sauvie, Michelle DePass, David Potts, Char Pennie, Anne Danielski, Yesika Arevalo, Linda Bauer, Kalaundra Anderson, Huayu Wu, Alecia Wong and Ana Meza.

Frieda called the meeting to order and the attendees introduced themselves.

1. East Portland Housing Costs Study

Kalaundra Anderson, Huayu Wu, Alicia Wong and Ana Meza representing the Lents Youth Initiative, reported to the group on the results from their study of housing Costs in East Portland. The project was funded by an EPAP Municipal Partnership Grant and the work was supported by ROSE CDC and the Bureau of Planning and Sustainability.

The project team designed a survey of housing costs and vetted the survey with experts in the field. They provided language translation for non-English speakers. They did outreach at the Lents Fair, door-to-door and through a Food Pantry.

They surveyed 249 people, based on a random sampling of core neighborhoods in East Portland. The findings included that more than half of households earn less than \$35,000 per year and that 24.4% of respondents cannot currently afford their rent or mortgage.

The team made the following recommendations:

- East Portland needs more family-sized affordable housing.
- There needs to be increased resources to support homeless people.
- The City should create an early childhood/youth center.
- East Portland needs better community safety and transportation.

2. Housing Bureau Report

Michelle reported on the City's home repair loan program, which she said has helped 25 low-income families in East Portland. She also said that there are 20 units in the "pipeline" under the Inclusionary Housing ordinance, 18 of which will rent at 60% Median Family Income.

3. Better Housing By Design

John said that the Better Housing By Design staff have met with our committee at least four times and have met with EPAP's Economic Development Subcommittee and the Land Use and Transportation Committee. The feedback that they heard from EPAP has been used to inform many aspects of the draft plan, and EPAP has a responsibility to support projects when East Portland's needs are incorporated into the process.

He presented a draft of testimony in support from our committee, but said that the issue will also be presented to the full EPAP for its support at our September meeting.

There was discussion of some changes to the wording of the testimony and it was decided that a subgroup would consider changes and send them to the committee by email for consensus.

(The final version, approved by consensus of the Housing Subcommittee on September 20, is attached.)

4. Local Preference Policy Update

Frieda reported that she heard from PHB and Director Callahan want to meet and discuss next steps. Frieda said she would have to do it after September 23rd.

5. East Portland Antidisplacement Update

John said that he attended the City Council work session on what they're calling the "Housing Opportunity Initiative," which is the Residential Infill Project, Better Housing By Design and the new Anti-Displacement Action Plan combined into one overall strategy. He said that he's not happy that the plans are being treated together because some of the ideas relate to the new zoning codes and some do

not. The Anti-Displacement Action Plan project will be considered for a supplemental budget allocation in the “Fall Bump” this year.

Andy spoke out that he felt the city was moving to slow on the Displacement issue. Frieda suggested with should be a project for the committee to come up with a definition for Displacement in East Portland and some Anti-Displacement strategies. There were volunteers that agreed to meet in a small group before the October meeting with a draft to start the discussion.

6. Metro Housing Bond - City of Portland Local Implementation Plan

John reminded the committee that the City would be considering an implementation plan for its share of the Metro Housing Bond, which will be approximately \$200 million. He said that he was hoping to bring the draft of the policy to this committee but it was not yet available. He will keep following up.

7. Review of Previous Month’s Advocacy Work

John, JR and Katie Larsell met with Cameron Herrington of Living Cully to get more information on their “EFASH” program, which stands for “Equity First Affordable Small Homes” program. It’s a pilot program intended to help low-income residents develop Accessory Dwelling Units (ADUs) on their property. East Portland could benefit from something similar.

8. Announcements

Andy invited everyone to the groundbreaking event for Human Solutions’ new housing/office development project in Gateway.

Yesika said that Proud Ground was pursuing new grant money from the City of Gresham.

Anne said that the waiting list for affordable apartments at Central City Concern’s project at 127th and Stark are now open.

Michelle said that the waiting list is open for units at the Magnolia II project in NE Portland. This project comes under the preference policy for people displaced from N/NE Portland.

Frieda said that once again enrollment is down in the David Douglas School District, which is probably an indication of more students displaced from housing. She'll have more info next time.

Next EPAP Housing Meeting: Monday, October 14, 2019 at 6:00 pm at the East Portland Action Plan office, 1017 NE 117th Ave.

Childcare or Translation needed?
Contact JR Lilly at 503-823-8027 or jr.lilly@portlandoregon.gov



East Portland Action Plan

Testimony to City Council on Better Housing By Design
October 2, 2019

Good afternoon. I'm _____ and I am testifying on behalf of the Housing Subcommittee of the East Portland Action Plan.

As you know, the East Portland Action Plan represents a comprehensive, community-driven effort to promote livability, improve the built environment and stabilize low-income communities in East Portland.

Staff from the Bureau of Planning and Sustainability have met with EPAP and its committees at every stage of development of Better Housing By Design to ensure that the proposal you're now considering supports your goals and ours for East Portland.

Better Housing By Design requires new affordable homes for low-income and incentives very low-income families, incentivizes the preservation of existing affordable homes, and encourages the creation of more intentionally affordable for-sale housing than is typically available in our City.

The proposal measures new buildings by FAR, which is something EPAP supports because it encourages development of housing units appropriate to larger families, which is an area of significant unmet need in East Portland.

The proposal also supports East Portland families by retaining the current outdoor space requirements. We would like to see a requirement for common areas in all zones in new multi-unit developments. Under BHBD, new apartment projects will include rear setbacks. We would ask that 25% of the rear-setback not be allowed to be paved and that 50% of the rear-setback should not be allowed to be use as a vehicle area. The proposal would also support our struggling families by allowing daycares in all multi-dwelling zones.

The proposal incentivizes accessibility for residents and visitors, helping seniors and people with disabilities to live independently within the community they call home.

And Better Housing By Design includes a number of new design standards that recognize the unique built environment in East Portland, another key piece of the mandate that underlies the East Portland Action Plan.

Every element I've just mentioned is specifically called out in your East Portland Action Plan, approved by this Council more than a decade ago. I've provided you with a matrix that shows the relevant sections of the EPAP Plan, and it's great to see that goals identified by our community a decade ago will be given life in the form of new code language.

Better Housing By Design is not a panacea, and we all know that zoning and design standards can't do everything we want for our community. They won't solve our affordability crisis. Still, these code changes move the needle substantially for East Portland, and we urge your support.

<i>Better Housing By Design</i>	<i>East Portland Action Plan</i>
BHBD requires new affordable homes for low-income and incentives housing for very low-income families.	Supports EPAP Goal HD.5.6, “Provide community amenities and improve design to encourage housing that is attractive to households with a range of incomes.”
BHBD uses FAR transfers to incentivize the preservation of existing affordable homes	Supports EPAP Goal SN.1, “Assist in stabilizing low income residents/families,” and EPAP Goal HD.2, “Improve the appearance, quality and safety of existing housing stock.”
BHBD encourages the creation of more intentionally affordable for-sale housing and measures building size by FAR.	Supports EPAP Goal SN.2.1, “Increase sustainable homeownership for moderate income households” and EPAP Goal SN2.2, “Increase opportunities for minority homeownership.”
BHBD updates density standards to limit the size of new multi-family structures and recalibrates FAR bonuses.	Supports EPAP Goal HD.5.4, “Review relationship of zoning density and lot size to address East Portland infill context,” and EPAP Goal HD.6.2, “Evaluate location and intensity of current residential zoning including density bonuses.”
BHBD creates new driveway standards and setbacks in East Portland’s multi-dwelling zones.	Supports EPAP Goal HD.5.2, “Amend zoning code to improve flag lot development and privacy issues.”
BHBD requires that new apartment projects include current outdoor space and limits on the area that can be paved over for parking.	Supports EPAP Goal HD.5.1, “Explore mechanisms to provide on-site play areas and open space in multifamily housing developments.”
BHBD would permit daycares in all multi-dwelling zone locations.	Supports EPAP Goal SN.1.6, “Support safe, convenient, and cost-effective childcare throughout East Portland.”
BHBD incentivizes accessibility for residents and their visitors with disabilities.	Supports EPAP Goal SN.3, “Increase support for independent elderly and disabled people.”
BHBD includes new design standards that recognize the unique built environment in East Portland.	Supports EPAP Goal HD.1.1, “Explore design tools and update Community Design standards tailored to East Portland development styles and neighborhoods.”
BHBD gives a transferable FAR bonus for tree preservation.	Supports EPAP Goal HD.5.3, “Improve/institute a tree preservation and replacement code.”
For sites more than 160’ deep, BHBD requires a minimum street frontage of 90’ for new development. (Specific to four East Portland areas: 122nd/Hazelwood, Rosewood/Glenfair, the Jade District and Division/Midway)	Supports EPAP Goal HD.5.5, “Develop better guidelines and regulations for transitions between relatively high and moderate intensity zones to mitigate decreased sunlight access and privacy impacts.”

**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)

- I. City Housing Bureau and State of Oregon Legislature:** Increase opportunities for sustainable moderate income and minority home ownership. (SN.2.1+2)

- 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)

- 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)

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**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 homeownership are removed so that homeownership becomes easier for groups of people who are often unable to purchase homes for themselves. Cooperative Ownership of multi-family developments occurs when a group of people form a collective business corporation to share ownership of a building. Co-op members work together to reach mutual goals based on democratic control and decision-making. Co-op members may or may not be residents of the shared ownership building.

• **Inclusionary Zoning**

This requires developers to make a percentage of housing units in a new residential development available to low- and moderate-income households. In return developers receive non-monetary compensation in the form of density bonuses, zoning variances, expedited permits, or similar provisions that reduce construction costs or promote the developers' goals. This can be done in developments with many single-family units or in multi-family developments.

• **Owner-Occupied Homeownership Retention for People with Low -Income**

As house values rise taxes rise and people living on limited and fixed incomes are not able to afford the taxes. While benefiting at the point of sale, people cannot afford to stay in their often longterm residences and cannot find another home in the area that does not present the same condition.