



East Portland Action Plan

Housing Subcommittee

Monthly Report

March 11, 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

March 11, 2019

Meeting began at 6:04 pm.

Attendees: Linda Bauer, Doug Armstrong, Erika Kennell, Frieda Christopher, John Mulvey, Merrill Liddicoat, Roger Meyers, David Potts, Nick Sauvie, Char Penne, Leslie Lum, Ameera Saahir, Courtney Beckel, Michelle DePass and Andy Miller.

John called the meeting to order and attendees introduced themselves.

Housing Bureau Report (Michelle)

Michelle reported two new projects in East Portland. Of the units 64% or 81 of 186 will be family units (2 or more bedrooms). One project of new construction will be on 122nd & Harold – 65 units of 1 and 2 bedrooms. The other project is the current Garden Park Estates complex at 136th near Powell – 61 new units studios-3 bedrooms will be added and 63 units will be rehabbed doubling the number of units. Of the 2 projects, 18 units will be designated as supportive housing. The following link is the full announcement:

<https://www.portlandoregon.gov/phb/article/713096>

Michelle announced Bond Advisory Board will be meeting on April 4th at 6pm at IRCO.

PHB East Portland Funding (John)

John started with the explanation of the funding for EP. Frieda shared that the funds were at risk. She said the City Budget Office (CBO) has asked the funds be redirected to the Rental Housing Services, which as an add request from PHB. CBO also asked that these funds be directed to the coordinated effort with PHB, Prosper Portland, PBOT and Planning and Sustainability to coordinate work in East Portland and two other areas of the city. Frieda stated she spoke against this redirecting of funds from EP, the committee may have to advocate to make sure the funds remain with the suggested program from PHB.

Metro Anti-displacement Grant (John)

John said Robert Liberty asked if we could support his Letter of Interest for a Metro grant. Michelle suggested that we should participate with the development of the grant. John will contact Robert to let him know we want to work with him on the development of the grant.

East Portland Preference Policy Update (Frieda)

Frieda gave an update. She has been obtaining census data. She also met with Merrill and Jennie at Rosewood. They are supportive of the policy but would also like to see it include home ownership. Frieda said she also needs to set up meeting with residents of EP to find out their views. Frieda also said she needs to meet with our partners on homeownership and pros and cons of including homeownership in the policy.

Rockwood10 Letter of Support (John)

John shared a letter of support signed by 20 other housing advocacy groups and asked the group to consider signing on to it. Roger explained its history and said he was not supportive of signing on to the letter. He said the residents have not been supported. Andy said that Human Solutions is hosting a community meeting on the project on Saturday at their 181st location. He said that the developers, Hacienda CDC, had a meeting at Open School and they had positive feedback. A discussion was had regarding whether to support the project. There wasn't consensus to support the letter. John asked if there was interest in doing our own letter. There was not consensus to do so. There was concern that the project was in Gresham and not Portland. We are going to take no position on the project as a committee.

Parkrose-Argay Project Update (Doug)

Doug handed out some concept plans from their group that is studying the project and they supported A and Bureau of Planning & Sustainability supported F. Doug is pushing for incubator space and for efficiency apartments, park models, and student housing, plus row houses for home ownership. Leslie said because of the Metro funding could this be included in the preference policy. It was asked if it included any affordable housing. Doug said yes the community wanted affordable housing. Erika asked if they knew how many units they were thinking. Doug said he didn't have the amount off the top of his head but they

are looking all kinds of housing both ownership and rental and all incomes. Leslie said everyone should keep an eye on this project because the property owners have talked public benefit and not affordability.

Liveable Gateway Project Update (Frieda/John)

John reminded the committee that we supported the 97th Avenue local improvement district (LID). Frieda gave testimony in support of the LID and the support of the Couch/Davis LID that requires \$2m from Prosper Portland and \$2m from PBOT at City Council. The 97th LID was approved.

Legislative Agenda (John)

Big news is SB608 Tenant Protection and Rent Stabilization passed and was signed by the governor. It didn't go as far as we wanted but it was a start. He said that EPAP has consistently supported removal of the state pre-emption on rent stabilization, and that HB2540 would do so, but there probably would not be a hearing on that bill.

Rep Keny-Guyer introduced a bill, HB3349, which would limit the mortgage interest deduction and redirect those funds into affordable housing.. Last session there was a lot of push back. It has a sliding scale on the cap.

Review Previous Month's Advocacy Work:

None

Other Business:

Erika brought up the Metro bond. She said there are concerns around the Metro bond and how it will be used. The entities have to submit bond plan by July 1st. Andy said there were issues on how to do the supportive housing units and 0-30%. Erika also wanted to know how they would receive public input on the plan. Frieda said she would ask at the work session on Housing Bureau.

Announcements:

Char said there is a body cam pilot that wants to be done, but it need support.

Roger thanked for the discussion on Rockwood10.

Frieda announces the David Douglas School Board had 2 open positions that the incumbents were not running. Application much be submitted to Multnomah County Elections by March 21st.

Meeting adjourned at 8:02pm.

Next EPAP Housing Meeting: Monday, April 8, 2019, 6 PM, at the East Portland Action Plan office, 1017 NE 117th Ave.

Childcare or Translation needed?

Contact Lishao: 503.823.4550 or lishao.chen@portlandoregon.gov

**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)



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.