

April 10, 2017
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

EPNO Office, April 10, 2017

Meeting began at 6:00 pm.

Attendees: Frieda Christopher, John Mulvey, Betty Dominquez, Roger Meyer, Linda Bauer, Bill Cunningham, Michelle DePass, Melinda Musser, Bob Rosholt, Chris Scarzello, Judy Low, Jamey Duhamel, Andy Miller, and Jennifer Chang.

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

City Budget Work Session Update: Frieda Christopher provided a short update. There had been no new information since the March EPAP meeting. There was a Budget forum scheduled for Tuesday, April 11th at 6:30 at IRCO and John asked if anyone could testify. Frieda felt since she was on the City-wide Budget Advisory Committee someone else should present for the Housing Sub-committee. John offered to testify for the Budget forum the following week at Mt Scott Community Center. Since there were not volunteers, John will testify at budget forum for rental rehabilitation program, homeownership and rental assistance.

Update on Office of Landlord-Tenant Affairs

John introduced Jamey Duhamel from Comm. Eudaly's Office. Jamie said both Commissioner Eudaly and Mayor Wheeler are working on the Office of Landlord-Tenant Affairs together. An initial package of \$2m to start creating office of Landlord-Tenant Affairs is being considered for the city budget. It will focus on a few key areas: require registration of all private landlords, but they will not go to licensing yet; completely changing how tenants get into housing – landlords would be required to use city software and would have to select the first applicant that qualifies; the enforcement mechanism not fully developed – internal enforcement causes liability; so right now it is planned to increase legal aid services to be contracted out. Jamey said they had discussed inspections but feel once the office opens complaints will increase.

Jennifer Chang explained how PHB had increased funding to contractors such as CAT. John said he is concerned with using the complaint driven process. Andy said he has worked with tenants and he wants to make sure the non-profits can work with the new office. Bob brought up that he thought there were laws in place already and did not see a need for the office. There were questions and discussion. Bill asked about the ADU if they would be included. Jamey said they would be included.

Housing Bond Update

Michelle DePass and Jennifer Chang were presented on the city's Housing Bond. Michelle said the Bond oversight committee will have just 5 members, one selected by each Commissioner and the Mayor. The Stakeholder Advisory Group (SAG) is a larger group will advise in setting up the framework for spending the bond funds. There are 6 meetings set up so far. Jennifer said SAG would work on framework and hope to have draft done by end of July. At that time it would be distributed for comments. There was some discussion of the criteria of the bond. Frieda is a member of the SAG and mentioned she will need a substitute

for a meeting if she is not able to attend. John said he would cover if needed. Betty Dominguez and Andy Miller said they would be representing their organizations on the SAG.

Homeownership Update

Melinda was there and said there was no update at this time. Frieda mentioned they should be advocating a Budget Forum on TIF funds for ownership. Melinda said she would contact the coalition members to let them know.

State Legislative Update:

John provided a list of bills and explained some of them bill briefly. John went into more detail on HB2004A, which has to do with lifting the ban on rent control and changing what is allowed for “no cause” evictions. John presented a letter of support for HB2004A. There was a consensus to approve the letter. John will take copies to Salem when he goes for Lobby Day on Housing.

Announcement:

Budget Forum: April 11th at IRCO at 6:30pm, they will use a lottery system for testifying.

Open House for new EPNO Director, Victor Salinas on April 20th from 3-8pm.

Betty announced April is Fair Housing Month.

Bill Cunningham announced a Stakeholder meeting for the Better Housing By Design project on May 3rd on Rosewood Initiative 6pm. This will feed into a larger public workshop on June 3rd 10-12 at PPC SE.

Adjourned 7:43pm

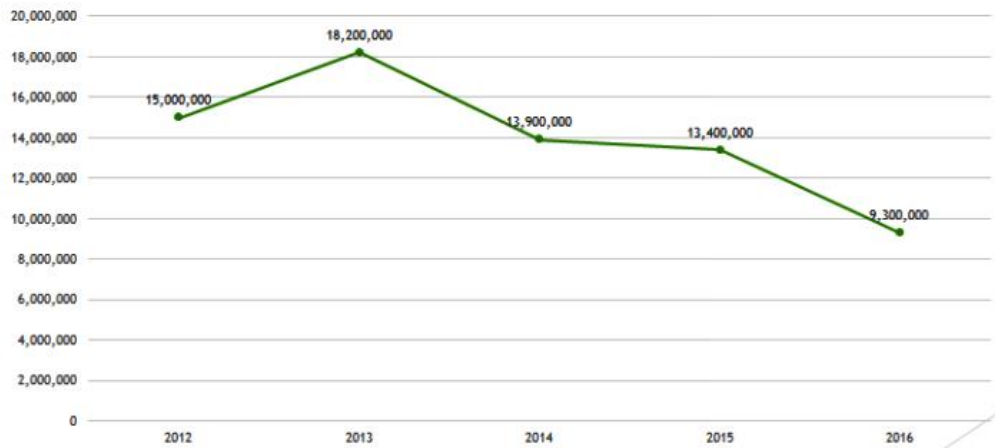
Testimony to City Budget Forum
April 18, 2017, Mt Scott Community Center

Mr. Mayor and Commissioners, I am John Mulvey. I am Co-Chair of the East Portland Action Plan Housing Subcommittee.

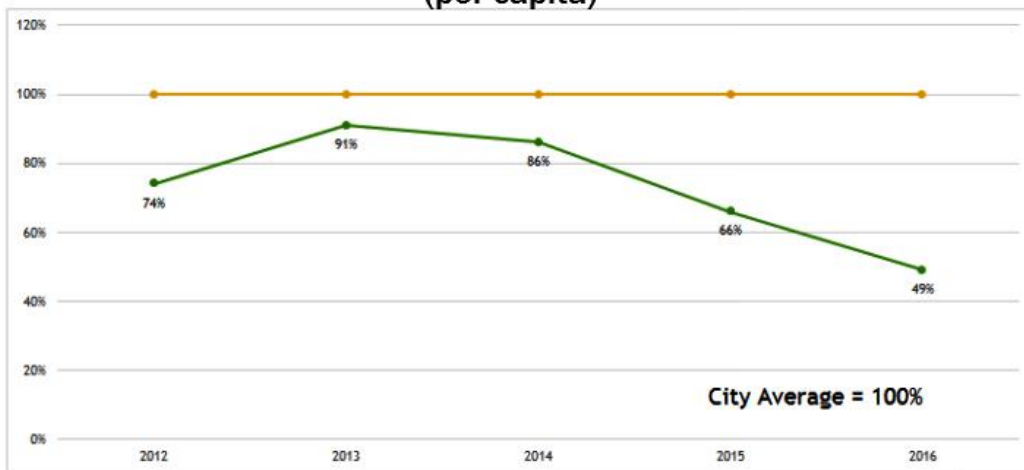
As you're aware, city investment in East Portland has continued to lag behind other areas of the city. I know that you all share EPAP's commitment to addressing this inequity.

But while some bureau budgets have made strides toward equitable spending in East Portland, the city's commitment to housing in East Portland has continued to decline.

**East Portland Housing Investment
(real dollars)**



**East Portland Housing Investment
(per capita)**



(Source: City of Portland Budget Mapping)

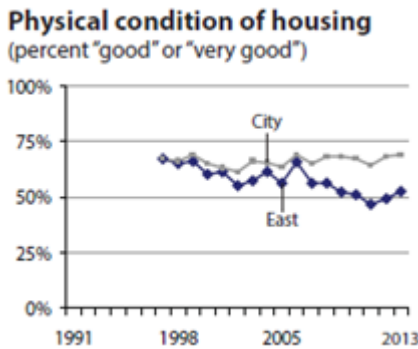
EPAP's Housing Subcommittee has identified three programs that are crucial to addressing this historic disinvestment and stabilizing our community during this housing emergency.

1) **The East Portland Rental Rehabilitation Pilot Program**

The physical condition of housing in East Portland has been a chronic problem that EPAP's been raising for many years.

In our overheated rental marketplace, the lowest-income renters in East Portland take what they can get. Then once in a home, they are fearful of reporting problems because they know they risk a no-cause eviction. So leaky roofs, cracked foundations and other unsafe conditions can go unrepaired for years.

This has caused a downward spiral of disinvestment that increasingly impacts quality-of-life issues in whole neighborhoods of East Portland.



(Source: Portland Housing Bureau)

For the last year, EPAP has been working with the Housing Bureau to develop a modest pilot program that would provide small grants to owners of low-cost rental units. In exchange for funds to make these units safer and more habitable, the building owners would agree to voluntary affordability requirements.

A very modest public investment in this program can leverage stability, liveability and affordability in East Portland, and we hope that you'll support it.

2) **Short-Term Rental Assistance**

STRA funds are one of our most important, front-line programs for families who are homeless or are on the edge of homelessness. These are quick, flexible programs that can provide safety and stability for low-income Portlanders when it's needed the most.

For our families in crisis, STRA funds are a critical lifeline. For our community, they are one of the smartest investments we can make, and we hope you'll show them your support.

3) **Home Ownership**

EPAP has endorsed the agenda of Portlanders for Affordable Homeownership, a coalition that includes Proud Ground, Habitat for Humanity, Hacienda CDC and the NAYA Family Center. We believe that public investments must be made across the housing continuum and we hope you will support PAH's program.

East Portland is home to half of the city's population increase yet the city's investment in housing here is declining.

East Portland is where an increasing share of our city's children live, yet our spending doesn't appear to reflect their stability and safety as a community priority. And East Portland is now seeing the highest rate of rent increases in the city. The regional housing emergency is hitting our community with a vengeance. East Portland's families need your help.



East Portland Action Plan

Honorable Members of the Senate
Salem, Oregon

April 12, 2017

Dear Senator «last_name»,

East Portland is a vibrant community of families and individuals, children and seniors, homeowners and renters. As Oregon's most ethnically diverse region, it's a place where recent arrivals and lifelong Oregonians live side-by-side and work every day to build a better future for themselves and their families.

EPAP Housing Subcommittee has spent much of the last two years talking with East Portland's diverse community members to identify strategies that will help prevent displacement during Oregon's unprecedented housing emergency. We have heard countless stories of long-term tenants facing severe burdens meeting their rent, fearing the threat of a sudden retaliatory eviction, and struggling to meet excessive and unconscionable rent increases.

Each of these stories represents an Oregon family in crisis. Each is a family that could, weeks from now, be living in a shelter, car or city park. Each one reflects children being uprooted from school, parents travelling further to work and the foundational relationships that form our community being torn apart.

We know that most local landlords want to help our community, not hurt it. They are our neighbors too. Many are supporting the sensible and moderate protections that HB 2004A would create. They know that, for the good of Oregon, the time has come to enact meaningful rules to keep our families in stable homes.

The depth of the current housing crisis demands that our state act to protect our most vulnerable community members. HB 2004A will provide a lifeline to the more than 1.5 million Oregon renters who are currently at risk of housing displacement.

We urge you to join us in supporting HB 2004A.

Best Wishes,

Frieda Christopher
Co-Chair, Housing Subcommittee
East Portland Action Plan

John Mulvey
Co-Chair, Housing Subcommittee
East Portland Action Plan

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

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Housing Subcommittee Recommendations:

1. The Housing sub-committee supports mixed-use and commercial zoning in commercial corridors in East Portland. This would promote greater economic development, prosperity, and encourage mixed-income housing development.(CM 1.1)
2. The Housing sub-committee supports single-family housing adjacent to commercial corridors to promote general homeownership, especially minority homeownership, as well as mixed-income and more innovative housing. (CM 1.1)
3. The Housing Sub-committee sees the need for increase in amenities, jobs, infrastructure, and public transportation in East Portland to support housing of people in all income levels and to attract more middle and upper income housing.
4. The Housing Sub-committee would recommend prioritizing voluntary Inclusionary Zoning in middle income neighborhoods as one tool to promote mixed-income neighborhoods throughout Portland and to advocate for the City of Portland, Multnomah County and METRO to develop a pilot project for voluntary Inclusionary Zoning within the City/County.
5. The Housing Sub-committee would recommend advocating ending discrimination based on having a Section 8 Certificate, so low income families would have a greater choice on where they could live. The committee supports changing the law at the state level to remove this discrimination.

6. The Housing Sub-committee, after exhaustive research, recognizes that East Portland does not have significantly more tax-exempt housing properties than any other area of Portland, either in numbers or as a fair-share. East Portland does have significantly more “affordable by accident” housing than other parts of the City, but this has nothing to do with properties being tax-exempt or not.

East Portland Action Plan 2016 – 17 Strategic Priorities with dedicated Housing Subcommittee Advocacy

- N. METRO, City Housing Bureau with City Auditor, City Bureau of Planning and Sustainability, and Home Forward:** Establish policy and practice that balances regional affordable and American Disabilities Act (ADA) accessible housing supply and promotes fair share across Portland. (EQ.2.1) *Housing Subcommittee*
- O. City Housing Bureau and State of Oregon Legislature:** Increase opportunities for sustainable moderate income and minority home ownership. (SN.2.1+2) *Housing Subcommittee*
- P. City Housing Bureau:** Fund a housing rehabilitation program for East Portland to improve the safety, appearance, and affordability of existing housing stock. Involve the East Portland Action Plan Housing Subcommittee in the development of the program. (HD.2.3) *Housing Subcommittee*

Housing Subcommittee Displacement Prevention Recommendations for East Portland

Community Benefits Agreements (CBA)

This is a contract with a governmental agency, real estate developer, or other jurisdiction to provide specific benefits to the local community or neighborhood in exchange certain provisions from that community or neighborhood. On public projects, CBAs can be negotiated with the initiating government agency and can be included in a Request For Proposals (RFP) with contractors. With private 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 receive 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.