



East Portland Action Plan

Housing Subcommittee

Monthly Report

April 13, 2020

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.

Andrea Pastor, 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

April 13, 2020

The meeting began at 6:05 pm. Tonight's meeting is being held remotely via Zoom meeting.

Attendees: Doug Armstrong, Linda Bauer, Frieda Christopher, JR Little, Leslie Lum, Andy Miller, John Mulvey, Laurie Palmer, David Potts, Jennifer Breedlove, Dom BelCastro, Alissa Keny-Guyer, LaTasha Carter and Jason Trombley.

Guests: Matthew Tschabold and Jamila Dozier

John thanked everyone for joining the meeting and turned it over to JR to explain the use of the platform and some online meeting etiquette. JR provided a brief explanation.

John asked everyone to introduce themselves and say a little about how things are with them and what they are seeing with the stay at home order due to COVID-19. The key items that came up were to greater demand at the food banks, need for rental and utilities assistance, and Internet access for students to have greater access to Direct Learning

Meet the New Housing Bureau East Portland Policy Coordinator: Matthew Tschabold shared what was happening at the Portland Housing Bureau (PHB) and the emergency fund that was set up to help families affected by COVID-19. Matthew introduced Jamila Dozier as the new PHB East Portland Policy Coordinator. Jamila shared a little of her history and background and she was looking forward to working with EPAP.

Letter in Support of Renter Relief in Response to COVID-19: Dom BelCastro from Portland Tenants United introduced a petition on Support of Renter Relief. He shared the petition. He would like to have people and organizations sign on.

There was a discussion of the rent assistance to cover rents that would go directly to the landlord versus the tenant. There was a continued discussion on the details related to his request and the petition. Most supported the concept but were concerned about some of the language. There was no consensus, but John said individuals could sign on to the petition if they wanted.

Update on Housing Bureau, Prosper Portland and Joint Office of Homeless Services: John said he shared links to the individual bureaus budget

presentations and the City Budget Office's review. Frieda proceeded to explain that following these presentations the balance of the budget work sessions were cancelled due to the social distancing order. She said although bureaus had prepared budgets for 2020/21 there could be significant changes due to the Stay-at-Home order and the effect it would have on the business tax and other sources of revenue. The Mayor had already requested for bureaus to preserve as much of the 2019/20 budget as possible. It was very uncertain on the total affect the shutdown of businesses would have on the City's budget.

Update on EPAP's Response to Lents URA Audit: In Nick's absence, John gave a brief update. He said the presentation of the audit to city council had been postponed and a future date had not been set.

John announced since we were running out of time we would postpone the discussion of Committee Strategic Goalsetting to next month.

Other business/Future Agenda Items

None suggested.

Announcements

John announced he had received the EPAP survey back from candidates for City Council. He is completing the report and will send it out when it is completed.

Frieda felt it important that we recognize when PHB had followed through on a commitment to us. She said Director Callahan had not been able to meeting with the homeless liaisons from the schools, but she was already talking with developers to make sure they reached out to them with their pre-marketing.

JR announced the application for Community Support Fund was available. Groups/organizations could apply for up to \$2,000 and application were due by April 26th. He also mentioned they were postponing the General meeting with Prosper Portland and PHB until EPAP could meet in person again.

The meeting was adjourned at 8.05 pm.

Next EPAP Housing Meeting:
Monday, May 11th at 6:00 pm
Meetings will be held with Zoom until further notice.

Childcare or Translation needed? Dietary restrictions?
Contact JR Lilly at 503-823-8027 or jr.lilly@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)
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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.