



# East Portland Action Plan

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## Housing Subcommittee

### Double Report

**May 11, 2020**

**and**

**June 8, 2020**

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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.

## **Housing Subcommittee Meeting**

May 11, 2020

The meeting began at 6:04 pm. Tonight's meeting is being held remotely via Zoom meeting.

**Attendees:** Char Pennie, David Potts, Jennifer Breedlove, Erika Kennell, Merrill Liddicoat, Laurie Palmer, Jamila Dozier, Linda Bauer, Andy Miller, Matthew Tschabold, Frieda Christopher, JR Lilly and John Mulvey.

Frieda 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.

Frieda 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.

Nick said that ROSE CDC's rent revenues were better than expected for May. He said they're grateful for the support that the school lunch programs have been for food for ROSE residents. He also said that they're working with Earl Boyles Middle School families and Baby Booster families.

Merrill said that Rosewood is continuing to work with local groups, including the Guerreras Latinas. She said that their work has mostly focused helping people to navigate rent assistance and unemployment, and that they're trying to reach out to groups they're not already connected with.

Erika said that Habitat for Humanity has been working to support approximately 400 low-income homeowners, including 15 new homes at 47th and Killingsworth and 42 homes under the N/NE Preference Policy. She said that their new project at Cherry Blossom Lane will be 32 homes and they are close to getting the permits.

### **1. Discussion of Portland Housing Bureau Covid-19 Responses and Budget Adjustments (Matthew Tschabold, Portland Housing Bureau)**

Matthew briefed the group on efforts by the Housing Bureau to respond to the Covid-19 emergency, which included reprogramming some existing funds toward immediate support for low-income renters.

He said that the Bureau is creating four workgroups to identify policies and regulatory adjustments that might need to be made in response to the pandemic. The groups are Renter Stabilization and Recovery, Homeowner Stabilization and Recovery, Affordable Housing Development Stabilization and Recovery and Affordable Housing Operations Stabilization and Recovery.

He said that each workgroup is tasked with guiding policy for crisis response, immediate post-crisis response and post-crisis response. He also said that they are still waiting for more clarity from the federal government about the recent CARES Act funds.

## **2. Discussion of Portland Housing Bureau Budget for Fiscal Year 2020-2021**

Matthew said that the virus has led to a \$75 million decline in City general fund revenues. The budget process goals are to minimize impacts to staffing and services. He said that much of the shortfall will be made up in use of reserves and savings from unfilled positions, but there will still need to be cuts made. He told us that there would be a 5.6% reduction target and that, because of the short timeline and the emergency nature of this budget cycle, most Bureaus would be coming back in the “Fall Bump” (the Fall budget adjustment) to identify where those cuts will be made.

He said that the Housing Bureau is budgeting with several assumptions:

- Homeless services will be held harmless. These funds, which are allocated to the Joint Office of Homeless Services, have risen sharply due to additional Covid-19 expenses.
- They expect to be increasing the allocation for Rent Assistance, including an additional \$3.8 million from the federal CARES Act.
- They are shifting \$2.1 million from new affordable housing development to the Joint Office of Homeless Services.

- The grant funds earmarked for Anti-displacement work in East Portland are being held back, with the direction being that the Bureau is not to spend these funds until the Fall Bump.

JR asked what the name is of the East Portland anti-displacement program and how can we best advocate for it? Matthew said that the program is called the East Portland Anti-displacement and Stabilization Fund and that it would be appropriate to urge the Mayor and Council to continue the funding.

### **3. Update on Multnomah Education Service District collaboration with East Portland School Districts**

Frieda talked about the work the David Douglass School District is doing to support students while classes are suspended. She said they've distributed 4500 free laptops and are sending school supplies to the homeless shelters where children are living. They are also working on a program to allow funding for school lunches to be converted to cash and distributed with SNAP benefits to low-income families.

She said that the school district will need to cut \$8.8 million due to displacement of families from the district.

### **4. Other business/Future Agenda Items**

None

### **5. Announcements**

None

The meeting was adjourned at 7:42 pm.

## **Housing Subcommittee Meeting**

June 8, 2020

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

**Attendees:** Natalie Rush, Nick Sauvie, Doug Armstrong, LaTasha Carter, Ryan Hood, David Potts, Linda Robinson, JR Lilly, Char Pennie, Ryan Winterberg-Lipp, Merrill Liddicoat, Linda Bauer, Sarah Schubert, Tova Hershman, Jennifer Breedlove, Sam Stuckey, Laurie Palmer, Frieda Christopher, Katya Selezneva, Andy Miller and John Mulvey.

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. John asked everyone to introduce themselves and share what they have seen or done during the pandemic.

### **1. Presentation on Human Solutions' new Stark Street project (Ryan Winterberg-Lipp and Sarah Schubert, Human Solutions)**

Sarah started the presentation by sharing a little about who Human Solutions are and the services they provide. Ryan continued the presentation showing the drawings and plans for the new project and information on the planned layout and amenities of the buildings. The project is located at 161st Avenue and Stark St, which has previously been the site of Human Solutions' family shelter.

The proposed unit breakdown is as follows:

47 1-BRs

33 2-BRs

13 3-BRs

The units will be priced between 30 and 60% Average Median Income and will include 16 units of permanent supportive housing (PSH). Project partners include Gerding-Edlen Development, Holst Architecture, Colas Construction and Lifeworks Northwest.

Ryan and Sarah answered questions from the group.

## **2. Presentation on Central City Concern's new Division Street project (Ryan Hood, Related Northwest)**

Ryan Hood gave a presentation on the new affordable housing project being built by Central City Concern at SE 115<sup>th</sup> and Division.

The project will include:

27 studios

42 1-BRs

46 2-BRs

23 3-BRs

These will be a combination of 30% and 60% Average Median Income units, with 7 units of permanent supportive housing. Central City Concern and Related Northwest are partnering with Ankrom Moison Architects and the Boys and Girls Clubs.

Ryan answered questions about the project.

## **3. Report on Portland Housing Bureau Covid-19 Rental Housing Market Response Work Group**

Last meeting, Matthew from the Housing Bureau discussed the four work groups that the Bureau is forming to advise them on answering the the Covid-19 emergency. Andy Miller is a member of the work group on Renter Stability. He gave an update on what the work group was doing. So far they have been looking at who was impacted by the virus and what is the cost of that impact. Also, they were shown what funds were available to help renters impacted by Covid-19. There was some discussion on what the work group was doing and Andy answered questions. He is going to keep EPAP informed about this work.

## **4. Follow-up on Lents Urban Renewal Area Audit**

Nick Sauvie provided an update that the report to City Council would be on June 25th at 2pm. Sick shared the status that the City Council was accepting the report though he did not know if they were taking public testimony, but they would accept written testimony. There was brief discussion and it was decided to

send the letter the committee approved to the Council again. There was some discussion of bringing the issue to the full EPAP on June 24.

## **5. EPAP Housing 2020-22 Strategic Goalsetting**

JR provided some information on the strategic priorities and John had provided some past goal statements as well as some ideas for the next two years. Due to time constraints we will bring this back next month and have it first on the agenda so we can finalize our strategic priorities for the next two years.

### **Other business/Future Agenda Items**

None.

### **Announcements**

Nick said that ROSE is moving forward with two new development projects, one at Powell and 111th and another on 82nd Avenue in Clackamas County.

The meeting was adjourned at 8.05 pm.

Next EPAP Housing Meeting:  
**Monday, July 13<sup>th</sup> 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](mailto: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.