



# East Portland Action Plan

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## Housing Subcommittee

### Monthly Report

May 13, 2019

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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 13, 2019

Meeting began at 6:03 pm.

**Attendees:** Linda Bauer, Doug Armstrong, Frieda Christopher, John Mulvey, Merrill Liddicoat, Nick Sauvie, Michelle DePass, Arlene Kimura, Leslie Lum, Sabina Urdes, Ziya Liberty, and Char Pennie.

Guest: Sarah Schubert (Human Solutions) Carly Harrison (Gerdling Edlen Development), Lisa Abauf (Prosper Portland).

John called the meeting to order and had the attendees introduced themselves. Frieda reported that an EPAP member questioned how the issue of videotaping meeting at our last meeting. Frieda said she referred to the Operations committee, who is planning to have the Structures committee bring it to the full EPAP in May.

### **Human Solutions – Discover Gateway Project (Sarah Schubert – Human Solutions)**

Sarah gave a presentation on the housing project at Discover Park. It has commercial on Halsey and housing behind abutting the Park to the South. There will be 6 stories of housing and 2 stories of commercial, which will be Human Solutions office space. She said they hope to start construction summer of 2019. There will be 75 units of housing 52 affordable and 23 market rate.

Arlene asked why they did not come back to the community on the change in the number of market rate units. There were 12 units less of market rate housing. Lisa said there was a threat of a new market tax credit being withdrawn so they rushed on finalizing how many units of each type would be built to get a commitment on the new market tax credit.

Michelle asked who was responsible to communicate with the community. What do you do with feedback? Lisa said it was communicated to council through the budget work session. Arlene said that was after the fact and the community was extremely upset on the lack of communication. She said the Prosper Portland has lost all credibility with the Gateway community. Sarah showed the change in the percentage of affordable units.

earlier programming		current programming	
4	30%MFI	7	30%MFI
36	60%MFI	45	60%MFI
35	market rate	23	market rate

John thanked them for calling out the MFI for the area which is lower than the city-wide. He said that all projects should be assessed with this kind of metric and that he believes such an analysis would show that most of the affordable units being built in East Portland are not affordable to those currently living in those neighborhoods.

Frieda asked what the make up of the units were. Sarah said the project will contain studio, 1 and 2 bedroom.

John asked Lisa what to expect on retail filling the units. Lisa said they did not have that yet. Frieda suggested that they focus on for-profit on the commercial units, which is what the community wanted to have. There was continued discussion and questions were answered. Lisa said the project still needs to be approved by the Prosper Portland board and City Council.

### **Update on City Budget**

Frieda reported that based on her last meeting with the Mayor and the City-wide Budget Advisory Committee, the \$600,000 In the Portland Housing Bureau's (PHB) budget was still there. She also said School Resource Officers were still in the Police Bureau's budget. She said the next work session was on Tuesday, May 14<sup>th</sup> and the City Council would be discussing the proposed Mayor's budget.

### **Anti displacement Study and Programming**

John updated the committee on antidisplacement programming by the City. He said that Commissioner Eudaly's office has been pushing for this programming, and that Commissioner Hardesty has also asked for funding. The \$600k in PHB's budget is to hire 1 FTE and we should be involved in what is to be done. John said Liveable Gateway is working on a displacement policy for their project and that they are considering support for people who want to move into home ownership and those who are homeless in the area around the project.

John had been looking at that the SW Corridor transportation project, which includes strategies that we might want to look at. That project broke out its displacement work into four categories:

- Strategies that increase the supply of rent-restricted homes.
- Strategies that increase the overall housing supply (both market-rate and affordable)
- Strategies that protect the quality and habitability of existing housing,
- Strategies that support getting low-income people into homes they can afford.

Leslie said the housing piece in SW is not contingent on the rail going in.

### **Legislative Update**

John said we are at that the most important bills are in the Ways & Means committee awaiting a decision on funding. There should be increases to the LIFT program and emergency housing, though how much is still to be determined. Also, there is bill that has a fund they are creating from lottery revenue for acquisition of privately-owned, currently affordable but unregulated multi-family units. There are also efforts for short term such as rental assistance. They have also made technical adjustments to how MFI works.

He also talked about a bill that would shield affordable housing developers from land use lawsuits.

### **East Portland Preference Policy Update**

Frieda said she is continuing to meet with stakeholders on the preference policy. She said at a meeting with Habitat for Humanity and Proud Ground, it was suggested setting a goal of 50% of new affordable units going to East Portland residents versus a formal preference policy through the city. This would be done through Portland Housing Bureau (PHB) and would be tied to any funds developers receive from PHB and projects in East Portland. She shared an update on the draft and asked for input from members (see attached). Once she finalizes the draft, Frieda wants to take and share with residents of East Portland who are renters. She was planning to reach out to Rosewood, ROSE and Human Solutions to start having the discussion with renters. The idea is to avoid unintended consequences that would adversely affect renters.

**Parkrose-Argay Project Update:** Doug said there were at least 100 people at 1<sup>st</sup> open house and 200 at 2<sup>nd</sup> open house on the Parkrose-Argay project. He said concept plan A was the preferred and he passed around a map of the concept. He shared some of the discussion. Doug said there will be another open house in June or July.

**Review Previous Month's Advocacy Work:**

John and Frieda spoke at the Fair Housing Proclamation presentation at City Council. They made sure to include the issues East Portland faced.

**Other Business:**

None.

**Announcements:**

None.

Meeting adjourned at 7:45pm.

Next EPAP Housing Meeting: Monday, June 10, 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](mailto: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.



EAST PORTLAND PREFERENCE POLICY(AFFORDABLE HOUSING GOALS)  
DRAFT

**PURPOSE:** The East Portland Preference Policy(Affordable Housing Goals) is designed to benefit residents who live in the East Portland Neighborhood boundaries for housing units that are part of projects receiving funding from Portland Housing Bureau supporting affordable housing.

- Policy only applied to projects that receive funding from Portland Housing Bureau.
- Applies to new residential developments with 5 or more affordable housing units (publicly funded or Inclusionary zoning). 50% of the units in the development are set aside for the preference (required goal?).

**QUALIFICATIONS:** At least one member of the family must have primary residence in the East Portland Neighborhood boundaries or currently have children enrolled in a K-12 school located in East Portland. Residents that meet this qualification must also meet requirements of the specific housing development;

**ADMINISTRATION OF THE PROGRAM:**

- East Portland is defined as the aligned with the East Portland Neighborhood boundaries as designated by the City of Portland.
- Developers will market to East Portland residents who would qualify through school districts, non-profit agencies, and public agencies that service low income residents at least 6 months prior to the opening of the units.
- If units reserved for East Portland residents are not filled within 30 days (?) after the opening of the development, they will be open to any qualified individual.
- Once 50% of the units are filled from the East Portland Neighborhood residents, any additional East Portland neighborhood residents are included among other applicants from outside the neighborhood for consideration for the remaining units.

**PRIORITIES:**

- Families that include pre-k-12 students enrolled in district catchment area of development will be given priority to family size units.
- Priority will be given to the East Portland residents who are homeless or rent burdened.