

**July 9, 2018**  
**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**

July 9, 2018

Meeting began at 6:03 pm.

**Attendees:** David Potts, Frieda Christopher, Michelle DePass, Linda Bauer, Iore Wintergreen, Doug Armstrong, Dominic Belcastro, Roger Meyer, Nick Sauvie, Leslie Lum, Kirana Perera, and John Mulvey.

Frieda called the meeting to order and attendees introduced themselves. Michelle volunteered to get the food for next month's meeting. John, David and Roger volunteered to clean up the kitchen tonight.

### **1. Mobile Home Park Update**

John reported that there was a big turnout at the Planning and Sustainability Commission public hearing and that supporters of the mobile home park protection impressed the Commissioners with their testimony. Leslie said that there were several amendments introduced and that the Bureau staff are working to present them at the Commission's next meeting. She said that the proposal will go to the City Council in September.

### **2. State Legislative Agenda**

John told the group that Representative Alissa Keny-Guyer had accepted our invitation to attend our next meeting and he asked the group for input on what items we should discuss with her in advance of the upcoming legislative session.

John also noted that many housing advocacy groups intend to work toward renter protection legislation that will include two EPAP anti-displacement priorities: Ending "No Cause" evictions and allowing cities to enact rent stabilization ordinances.

There was also a discussion of the inequities of MFI as a measure of affordability in East Portland. Michelle explained that "median" means the income that's at the midpoint between the highest and lowest earners, which exacerbates the skewing effect that the highest earners have on the region's MFI.

Leslie raised the issue of Displacement Impact Analyses, which EPAP supports and are now required under the City Comprehensive Plan. She suggested people look at the analysis prepared for the Better Housing By Design project. (See <https://www.portlandoregon.gov/bps/article/686480> )

Roger asked about better support for low-income home ownership programs. Domenic said he'd like to see legal recognition of the right of tenant associations to negotiate leases and the creation of Eviction Courts that will better protect renters.

### **3. Portland Housing Bureau Report**

Michelle distributed a factsheet about the Bureau's new property at 10506 East Burnside. She said that the project has 51 apartments. She said that 16 of them will be set aside for renters at 30% MFI and they're working with JOIN to identify Section 8 voucher holders for those units.

She also reported that the Bureau is looking at a property in Cully that might be a home ownership opportunity.

She also told the committee about work being done on a conviction expungement program that is intended to help break down obstacles for renters with a criminal history.

### **4. Prosper Portland Update**

Nick distributed a memo summarizing the recent meeting of the group of people interested in reform at Prosper Portland. Issues include concerns about PP policies driving displacement, transparency in decision-making, lack of meaningful support for the Gateway Education and Economic Development Center and inadequate community involvement. The group will continue to meet to discuss concerns and strategy.

### **5. Hansen Project Update**

John reported on Commissioner Vega Pederson's community meeting about disposition of the surplus property at 122nd and Glisan. The use of the space as

a shelter ended on June 15. The property is currently zoned CM3. The real estate bankers CBRE have been hired to conduct a sale of 2 acres of the 4-acre site, though Commissioner Vega Pederson said that the County is interested in proposals for the entire property. There is a public comment period open now through Aug 31. They are accepting offers on the 2-acre parcel through Sept 18. There was discussion of whether David Douglas School District might be interested.

## **6. Committee Strategic Priorities**

Frieda asked the group to share what work they've done in furtherance of EPAP's work. John said that he has been reaching out to local partners about how they support rehabilitation of substandard housing, in hopes of finding a model that might work in East Portland. Yesika Arevalo testified for us at the Planning and Sustainability Commission about the Better Housing By Design project. John testified at the Planning and Sustainability Commission in support of mobile home park protection.

## **Announcements**

Doug said that there's a new development being planned for the K-Mart property at 122nd and Sandy. He said the property isn't zoned for residential so there would not be housing included.

Leslie said that she was working on a Metro Planning Grant to support work with faith communities on housing and homelessness issues.

Meeting adjourned at 7:56pm.

Next EPAP Housing Meeting: Monday, August 13th, 6pm.

Childcare and Translation needed? Contact lore: 503.823.4035 or [lore.wintergreen@portlandoregon.gov](mailto:lore.wintergreen@portlandoregon.gov)

## **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

### **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 – 18 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*
- 1.
- 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 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 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.