



# East Portland Action Plan

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## Housing Subcommittee Report

July 13, 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**

July 13, 2020

**Attendees:** Doug Armstrong, LaTasha Carter, Merrill Liddicoat, Andrea Pastor, Tova Hershman, Mustafah Finney, Sam Stuckey, Laurie Palmer, Jamila Dozier, Linda Bauer, Leslie Lum, Julianne Reno, Frieda Christopher, JR Lilly and John Mulvey.

The meeting began at 6:03 pm. Tonight's meeting was held online via Zoom meeting.

Frieda thanked everyone for joining the meeting and asked everyone to introduce themselves and say a little about how things are with them and their organization.

### **1. Update on Planning Bureau Anti-Displacement Program - Andrea Pastor, Portland Bureau of Planning and Sustainability**

Andrea gave an update on where the Planning Bureau's Antidisplacement Program is right now. She said that they are continuing their work with the ADPdx coalition and preparing to launch the Anti-Displacement Task Force.

She said that this work is grounded in the Comprehensive Plan policies on displacement and that they are taking an expansive view of "displacement," which includes looking at systemic racism. She said that this work began with activism by AdPdx in 2015 for the Comp Plan policies, the adoption of the Comp Plan in 2018, and the anti-displacement work through Policylink in 2019.

Andrea said that there is City money, plus a Metro grant to support an organizer at AdPdx to do community outreach and growing the capacity for engagement.

Andrea said that the Anti-displacement Task Force would be working to identify long-term funding for displacement and would track and report on small business displacement and impacts on culturally-specific groups.

She also said that the Planning Bureau has updated its Displacement Risk Analysis, which shows that the trends identified in 2018 have accelerated in

2020. She pointed out that the line of dynamic change in the neighborhoods along I-205 has continued, which she is very concerned about.

She said that the Covid-19 pandemic has exacerbated the problems already occurring, including unemployment, risks to small businesses, and instability among already at-risk renters. She said that if the unemployment rate remains where it is, it will mean 4500 additional people living on the street in Multnomah County next year.

She said that one potential tool they're considering is mortgage relief.

She said that the Task Force would be approximately 15 members and would be convening starting in September. She said they would soon be opening it up to take applications for the Task Force.

John said that the Planning Bureau would be reporting on compliance with the Comprehensive Plan and asked how the Bureau intended to explain Prosper Portland's continued violation of the City's policies.

Jamila said that she is working on rental assistance funded by the federal CARES Act and she would be reaching out to EPAP about the program.

## **2. EPAP Housing Two-Year Strategic Goalsetting**

JR explained the purpose of EPAP's strategic goals and said that each committee would need to finalize these by August. He shared some past goal language.

Merrill expressed concern that our affordable housing work needs to include private market rental housing, also known as Naturally-Occurring Affordable Housing.

Sam said that he hopes we will include support for a wider variety of housing types that would allow different options for people. He also said that he'd like to see work done on single-family housing that's in disrepair and said that low-income seniors need help maintaining their homes.

JR said that there are some programs already doing some of this kind of work, including NAYA in East Portland. Their work includes energy efficiency and support for aging-in-place.

Frieda said that the John had provided a draft that basically looked at three “buckets” of housing strategic priorities: Home ownership, creation of affordable rental housing, and anti-displacement. (See below) She suggested we use these as our priorities, then work up action items of advocacy to support the goals. There was a consensus to move forward with this.

- Support home ownership for low-income families and families-of-color in East Portland. This includes not only supporting the purchase of a home, but also working to protect vulnerable homeowners from displacement and predatory real estate practices, and working to ensure that low-income homeowners are able to benefit from growth and development in East Portland.
- Support creation of needed rental housing for low-income families and families-of-color. This includes working to create new homes across the housing spectrum, acquisition and rehabilitation of existing affordable homes, and creation of a local preference policy to stabilize vulnerable East Portland families and ensure that they can remain in our community.
- End City development policies that are driving displacement, including fully implementing the antidisplacement policies of the Comprehensive Plan and demanding meaningful changes to Portland’s use of urban renewal.

The group talked about how to frame our goals and decided to work on the draft language and be ready to adopt the goals at the next meeting. Frieda, John and JR would work on edits to the goals.

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

None

### **4. Announcements**

Frieda said that the Citywide Budget Committee has been looking at 5.5% cuts to the bureau budgets due to Covid-19.

LaTasha said that the Fairview-Wood Village food pantry is now closed, so Beyond Black has been trying to fill the need for food support for low-income families in the area.

The meeting was adjourned at 7:39 pm.

Next EPAP Housing Meeting:  
**Monday, August 10 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)



## **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.