



East Portland Action Plan

Housing Subcommittee Report

August 10, 2020

2020 – 2022 Committee Strategic Priorities:

We envision East Portland becoming a community of neighborhoods with the assets, infrastructure, cultural amenities and housing that East Portland residents need, hope for and desire to thrive.

We will:

- 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. (EPAP Goals SN.2.1 and SN.2.2)
- 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. (EPAP Goals SN.1, SN.2, SN.6, EQ.1, and EQ.2)
- End City development policies that are driving displacement, including fully implementing the anti-displacement policies of the Comprehensive Plan and demanding meaningful changes to Portland's use of urban renewal. (EPAP Goals SN.1, SN.2, SN.6, EQ.1, and EQ.2)

Housing Subcommittee Meeting

August 10, 2020

Attendees: Doug Armstrong, Andy Miller, Nick Sauvie, Bill Cunningham, Frieda Christopher, Katia Selezneva, JR Lilly, Bob Earnest, Char Pennie, Thea Munchel, Robert Schultz, David Potts, Natalie Rush, Jamila Dozier, Linda Bauer, Leslie Lum and John Mulvey.

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

John 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. Jamila reported that the Portland Housing Bureau (PHB) was going to provide \$29 million in rental assistance and was partnering with the Joint Office of Homeless Services (JOHS) on \$15 million in \$500 gift cards to those impacted by COVID 19.

Update on ROSE CDC Projects: Nick Sauvie presented. He shared some data on PHB projects and the information on affordable units being built.

He told the group that, unfortunately, their project at 82nd Avenue and King Road in Clackamas County was not awarded State funding, so they allowed their option on the property to lapse. He said that they're still working on their "Berry Ranch" project at 111th and Powell, which also was not funded by Oregon Dept of Housing and Community Services (DHCS). They expect to reapply next year. That project would be 65 family-sized units in partnership with Earl Boyles Middle School. He said their Baby Boosters preference on their projects has helped get several families with babies into units. Nick said their projects for Clackamas and East Portland were downgraded because of the cost per unit. Unfortunately to provide the amenities that are needed in an affordable project it drives up the cost per unit.

John talked about the resistance by Clackamas County leadership in moving forward with meaningful affordable housing, despite the dire need in Northern Clackamas County and the ideal locations readily available in the 82nd corridor.

Robert asked about homeownership. John said Rosewood Initiative was helping families prepare for homeownership. Frieda reported that Habitat for Humanity was starting on the condos to be built on Cherry Blossom and would focus on families in David Douglas.

Update on Anti-Displacement: John reported on his conversation with Planning and Sustainability about the ongoing work on anti-displacement. Jamila reported we need to advocate to keep the funding in the 20-21 budget since cuts may be focused on programs that have not started.

Bill Cunningham shared that the anti-displacement work was a balancing act. They wanted to get community input but that takes time which needed to be balanced with the speed of displacement in East Portland (EP).

Andy says we need strategies to get resources in areas of displacement. There was a discussion on the issue. John said he is concerned that the City needs to create plans to stop displacement and take action. Bill said there are other efforts with discussions with bureaus on what is being done in EP. He said that if certain investments cause displacement it needs to be determined what needs to be done to mitigate the displacement.

Robert said for them to have real engagement and outreach they need to reach more residents involved in the area. Bill said they are looking at doing outreach differently.

EPAP Housing Two-Year Strategic Goalsetting: JR shared the three draft strategic priorities presented in the prior month. It was suggested we add an intro statement. Following a discussion, there was a consensus to approve the priorities. (See page 1.)

Other business/Future Agenda Items

Frieda brought up the question of a joint meeting with the Economic Development Committee in September. It is something we usually do in September because the Ec Dev meeting conflicts with Labor Day. There was no objection to a joint meeting. JR would handle the logistics.

Announcements

John reminded everyone that tomorrow was Election Day and make sure they voted.

Katia reminded everyone to be sure to fill out their Census forms.

The meeting was adjourned at 7:42pm.

Next EPAP Housing Meeting:
Monday, September 14, at 6:00 pm
Meetings will be held with Zoom until further notice.

For translation services at our meetings, contact JR Lilly at 503-823-8027 or jr.lilly@portlandoregon.gov

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.

Displacement Prevention Recommendations for East Portland (August, 2015)

• *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 Ensure 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 long term residences and cannot find another home in the area that does not present the same condition.