



East Portland Action Plan

Housing Subcommittee / Economic Development Subcommittee Joint Report

September 14, 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/Economic Development Subcommittee Joint Meeting

September 14, 2020

Attendees: Doug Armstrong, Thea Munchel, Gayle Palmer, Andy Miller, Nick Sauvie, Frieda Christopher, Tova Hershman, David Potts, Leslie Lum, Merrill Liddicoat, JR Lilly, Char Pennie, Jamila Dozier, Linda Bauer, Kiki Ketema, Ricardo Lopez, Yesika Arévalo, Lillyanne Pham, Annette Stanhope, Matthew Tschabold, Brent Lee, Sam Stuckey, Teresa Keishi Soto and John Mulvey.

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

Frieda and Katie thanked everyone for joining the meeting and asked everyone to introduce themselves.

Update on East Portland Anti-Displacement Funds

Matthew discussed the background of the Housing Bureau's funding allocation for East Portland, which began with the effort to create a Rental Rehabilitation program. The current allocation is being used, in part, to fund Jamila's position, and in recent months has also been used for emergency renter support as part of the City's Covid-19 response.

The Mayor is currently asking for bureaus to identify uncommitted funds from the current fiscal year to fund Covid-19 response. The Council will be looking at future funding for East Portland Anti-Displacement as part of this year's supplemental budget (the "Fall BUMP"). The Mayor is proposing that the existing East Portland Antidisplacement Fund be targeted to emergency rent assistance in East Portland. Jamila will be working with the Housing Subcommittee to identify the best ways to target those funds.

Frieda asked about the rent assistance funds allocated under the federal CARES Act and HOMES Act, which is approximately \$24 million. Matthew said that those funds are part of a total of \$35 million being administered jointly by the City and Multnomah County. He said that the CARES Act funding must be spent by December 31, and the Housing Bureau is working with local groups in East Portland, including Human Solutions.

John asked whether the community partners will be tasked with marketing the availability of the funds broadly, or will those agencies be distributing their funds exclusively to those people who are already clients. Matthew said that there would be a combination of the two and that they are trying to assure that some of the funds go to those people who are not already within the housing assistance system.

John also asked about whether the Housing Bureau is anticipating some funding for nonprofit housing providers who may be seeing challenges in collecting rents that are due, and who may in the future see rent forgiveness efforts that would hurt their ability to cover their expenses.

Matthew said that approximately \$4 million of the HOMES funds is earmarked for that purpose. Andy said that the State has allocated another \$20 million.

Discussion of Portland Clean Energy Fund grant opportunities

Mustafa talked about the PCEF grant program, which is now open to applications. He said that the program is committed to allocating funds in East Portland, and he has been working with several partners in East Portland to help get them prepared to apply.

Katie said that now is the time for EPAP to think about what kind of projects we would like to see funded.

Mustafa said that EPAP was acting as a “convener” of a coalition of East Portland groups so that we can have a coordinated response. He’s hoping that PCEF will fund program planning and capacity-building.

EPAP Recruitment

Katie talked about the need to recruit for EPAP and the subcommittees and asked for ideas on how to broaden participation and strengthen diversity in our discussions.

Mustafa said that one way to recruit people of color is to volunteer with culturally-specific organizations. Connections made that way could bring new people into EPAP.

Teresa said that her experience with the neighborhood associations is that they could do more to reach out to local businesses.

Katie encouraged everyone to think some more about this and bring more ideas forward at the next meeting.

Proposed Letter to Legislators regarding extending the Covid-19 Eviction Moratorium

John updated the group on the current emergency renter protections in Oregon, which will end on September 30. He said that there is a new nationwide eviction moratorium issued by the Centers for Disease Control, but it will likely be challenged in court. There is also an effort at the City Council to achieve the same outcome by lowering the permissible rent increase under the Renter Relocation ordinance to zero.

John said that although these efforts are very helpful, there still needs to be action by the Legislature in a special session. He introduced a letter to East Portland legislators, which was approved by consensus. (See attached.)

EPAP Anti-Racism Plan

Katie shared the Economic Development Subcommittee’s 2020 Goals, focusing in particular on the goal that the subcommittee “advocate for a Quadrant Plan equivalent plan for East Portland in the form on an Anti-Racism Equity Plan for East Portland.

She discussed the effort made with John and Robert Liberty to create a way for small property owners in East Portland to be their own developers. She said that there's a group called the Incremental Development Alliance who are doing this kind of work. Sam said that he knows them and can help us connect with them.

Andy said that the goal for this program should call out equity for BIPOC communities in East Portland. All were in agreement.

Announcements

Andy said that Human Solutions is hosting a webinar on October 1 called "How to Be an Anti-Racist."

John said that EPAP participating member Ashton Simpson has announced his candidacy for Oregon House District 47 and will be having an online campaign kickoff event on Saturday.

Yesika said that Proud Ground has new grant money available for home ownership in Lents.

The meeting was adjourned at 7:46 pm.

Next EPAP Housing Meeting:
Monday, October 12, 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



East Portland Action Plan

September 14, 2020

Senator Michael Dembrow
Senator Shemia Fagan
Senator Laurie Monnes Anderson
Representative Barbara Smith Warner
Representative Alissa Keny-Guyer
Representative Diego Hernandez
Representative Jeff Reardon
Representative Chris Gorsek
Representative Carla Piluso
Representative Janelle Bynum

Dear East Portland Senators and Representatives,

East Portland's renters are in crisis. Untenable rent increases, a lack of adequate supply of affordable rental homes, and inadequate legal protections from evictions already had left vulnerable renters struggling to stay housed in our community.

Add in the economic upheaval created by the Covid-19 pandemic, and our low-income families are truly in desperate straits. They need your help.

As you know, Oregon's emergency moratorium on evictions is scheduled to end on September 30. Although other jurisdictions have acted, there is no substitute for the State of Oregon's engagement with this issue. We urge you to ensure that robust eviction protections be enacted and that these extend at least through next winter.

Further, we ask that you finally do what you have thus far been unwilling to do: End the State's legal pre-emption on local governments with regard to rents by repealing ORS 91.225(2). Local governments must be given the flexibility to protect their most vulnerable residents. This is long overdue.

We know that you share our view that keeping our low-income families in safe and secure housing for the duration of this emergency must be among our State's highest priorities. We urge you to translate that concern into immediate action. Our community can't wait.

Best Wishes,

Frieda Christopher
Co-Chair, Housing Subcommittee
East Portland Action Plan

John Mulvey
Co-Chair, Housing Subcommittee
East Portland Action Plan

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 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 condition.