



# East Portland Action Plan

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## Housing Subcommittee

### Monthly Report

**November 6, 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**

November 6, 2019

The meeting began at 6:03 pm.

**Attendees:** Erika Kennel, Linda Bauer, Doug Armstrong, Frieda Christopher, Erik Andersen, Laurie Palmer, John Mulvey, Nick Sauvie, Tova Hershman, Andy Miller, Merrill Liddicoat, Jenny Glass, Ashton Simpson, Katia Selezneva, Tanya Wolfsperger, Char Pennie, David Potts, Jill Chen, Ryan Parker, Marlene Guzman, Andrés Oswill, Kim McCarty and JR Lilly.

Frieda was running late, so John called the meeting to order and the attendees introduced themselves. Frieda took over as Chair when the first presentation was underway.

### **1. Purpose Built Communities**

Jenny, Ashton and Andy presented information about Purpose Built Communities, which is an approach to developing disadvantaged areas, founded in Atlanta, that they have been participating in. They recently attended a national conference and are here to share what they've learned and talk about how it can be used in East Portland.

Jenny started out by talking about the area that Rosewood Initiative has been serving since 2009. She said they initially organized around public safety issues in the area. She said that since then they've had great community partnerships that have supported them moving into other areas, including advocacy for better transit service, new park investments in the area, partnerships with Human Solutions' Family Shelter and Outside In's facility at 167th and Burnside.

Jenny said that in the Rosewood area, 30% of the population is under 18, 30% are born outside the US, and 22% are single-mother families. She said that they have some of the worst performing schools in the region and problems with poverty and crime. She also said that a large number of local residents are cost-burdened renters.

Ashton said that the goal of Purpose Built Communities is to bring forward the neighbors' vision for their neighborhood.

Andy said that there needs to be an intentional strategy to eliminate areas of concentrated poverty. Purpose Built Communities works toward mixed-income housing, cradle to grave education and community wellness.

He said that history has shown that when we lead with a focus on economic development, we get displacement.

Jenny said that Rosewood Initiative would be in the role of “community quarterback.” Ashton said that they would be working to bring all aspect of the community together.

Andy said that Purpose Built Communities would work to develop neighborhood assets without displacement by building up all aspects of the community, rather than just focusing on the next project.

Frieda asked about their work with local schools. Ashton said that they’ve been working with the Centennial district because they’re close to Oliver Elementary, which has a large amount of underutilized property that could be more of a community asset. Jenny said that they’ve struggled somewhat because they’re at the border between the Centennial and Reynolds school districts.

Andy took a moment to update the group on three new projects Human Solutions has been working on. They were just awarded funding to support a new affordable housing development at the site of the former Family Shelter on Stark St. The project will have 93 family-sized units, with 16 earmarked for formerly homeless people. They are partnering with Lifeworks Northwest on supportive services. They’re also doing a project called “Parkside 106,” and they have recently partnered with Multnomah County to sign a 7-year master lease to use the former Briarwood Motel on Powell Blvd as a transitional shelter called Lilac Meadows.

## **2. City of Portland Local Implementation Plan for the Metro Housing Bond**

Tanya Wolfsperger, representing the Portland Housing Bureau, brought information on the City’s new draft Local Implementation Strategy for its share of the \$652.8 million Metro Housing Bond. Most of the funds will be passed through to local jurisdictions in proportion to the revenues they generate, which for Portland means just over \$200 million. The draft strategy will be going to the City Council and then to the Metro Board for their approval.

The Housing Bureau is proposing that half the new units be family-sized. They want to make a significant impact on the lowest-income families.

She said that, unlike the City's housing bond, these funds can be used for homeownership, and they hope to address the gap in homeownership among black families in particular. She said that they intend to lead with equity, identify measurable outcomes and address access issues for vulnerable communities.

Tanya said that there's a challenge with 30% AMI, deeply affordable units because the Bureau doesn't have federal project-based section 8 vouchers available to help fund units at that level.

She said that the City has already committed to one "Phase 1 project," which is called Dekum Court in the Concordia neighborhood in NE Portland. That project is a partnership with Home Forward for 160 new units.

She also said that the fund guidelines from Metro allow up to 10% of the funds to support units at 80% AMI, which they are expecting to use as part of their acquisition and rehab strategy for currently affordable but unregulated multi-unit rentals. This ties in with the City's anti-displacement work.

John expressed support for acquisition as an anti-displacement strategy, but raised concerns that 80% AMI units don't contribute to anti-displacement in East Portland, given the lower income levels here. He also said that in EPAP's conversations with Metro Councilor Chase, he indicated that the rule allowing 10% of the funds for 80% AMI units was only included because developers and agency staff persuaded him that these funds would be necessary to enable more deeply affordable units to "pencil out" --meaning he expected the funds to be used for new construction of mixed-income developments.

Frieda said that she's seeing new market-rate development starting in East Portland, so the City needs to move fast to acquire developable properties.

Andy expressed concern that the strategy expects community partners to leverage outside funding for support services associated with Permanent Supportive Housing, which we already know won't work.

John said that more needs to be done to move homeless and at-risk families into the new units, and he's concerned that marketing the openings through service providers is an inadequate strategy.

### **3. City Rulemaking on Fair Access in Renting (FAIR) ordinance**

Andrés Oswill and Kim McCarty from the Portland Housing Bureau presented information on the City's proposed rules for the "FAIR" ordinance, which governs tenant screenings and other landlord-tenant issues. Andrés said that the major policy questions were developed by Commissioner Eudaly and adopted by the City Council, and these proposed administrative rules are intended to implement that policy.

He talked about the need to set up a depreciation schedule for appliances such as refrigerators.

Kim said that the FAIR ordinance is addressing housing discrimination by creating a "two track" screening system in which landlords may choose to use a "low barrier" screening process, but if they opt to not use the low-barrier process, they would be required to do an individualized assessment that ensures that people of color are not being improperly screened out.

Jenny asked how the City intends to enforce the new rules. Andrés said that the rule relies on tort actions --i.e., private civil lawsuits against noncompliant landlords --as its enforcement mechanism. He said that the ordinance contains a "fee shifting" provision, so that prevailing tenants can recover their attorney costs. He said that the City has had trouble with enforcement, similar to their Relocation Fee ordinance.

### **4. Faith-Based Communities project update**

John gave a short update on the Bureau of Planning and Sustainability's "Expanding Opportunities for Affordable Housing" project, which is now in draft form and will be going to the City Council soon. The project involves outreach to faith and other community groups that may have developable surplus property that they'd like to use for affordable housing. The project proposes several code amendments that would encourage these developments. He encouraged committee members to think about faith groups within their networks that might find these new rules helpful, or who might want to do community work around housing.

### **5. Better Housing By Design update**

John reminded the group that we had endorsed the Bureau of Planning and Sustainability's Better Housing By Design project and that Doug had testified on our behalf at the City Council last month. There are a series of amendments brought by several Council members. These include some minor technical amendments but also several having to do with historic preservation and access to transit. He expressed the view that these were efforts to limit the amount of new affordable housing in wealthier neighborhoods of the City.

## **6. Should we have a December meeting?**

The question was raised whether this Committee should meet in December since there are currently no agenda items. After some discussion it was decided that we would cancel the December meeting and reconvene after the holidays on January 13.

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

None.

## **8. Announcements**

JR said that he's working to schedule a meeting between EPAP and the three Metro Councilors who represent parts of East Portland. That meeting will tentatively happen on December 5.

Andy told the group about Human Solutions' upcoming Community Conversation about Homelessness. The event is happening at Centrl Office in the Pearl, 1355 NW Everett St, on December 3, 5:30 to 7:30 pm.

The meeting was adjourned at 7:54 pm.

Next EPAP Housing Meeting:  
**Monday, January 13 at 6:00 pm**  
**at the East Portland Action Plan office, 1017 NE 117th Ave**

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.