



East Portland Action Plan

Housing Subcommittee Report

November 9, 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

November 9, 2020

Attendees: Natalie Rush, Thea Munchel, Andy Miller, Guy Benn, Nick Sauvie, Sam Stuckey, Frieda Christopher, Merrill Liddicoat, Tyler MacInnis, JR Lilly, Linda Bauer, Laurie Palmer, Jamila Dozier, Linda Bauer, LaTasha Carter, Caleb Coder and John Mulvey.

The meeting began at 6:04 pm. Tonight's meeting was held online via Zoom meeting.

Frieda welcomed everyone to the meeting and asked everyone to introduce themselves.

1. General Election Debrief

Tyler MacInnis from the Welcome Home Coalition joined us to talk about outcomes and next steps following the elections on November 3. He reminded us that EPAP has partnered with Welcome Home on some successes in the past, including passing the City of Portland Housing Bond and the Metro Housing Bond.

Last week the Metro Transportation Bond was defeated, with 58% voting no. The measure would have included money for antidisplacement programming and affordable housing.

He also said that the results of the Mayor and City Council runoffs are significant for housing, with Ted Wheeler being re-elected to a second term as Mayor and Mingus Mapps defeating Chloe Eudaly for Council seat #2.

Tyler said that the Legislature would likely be having a special session in December. One of the items they'll consider is extension of the Covid-19 eviction moratorium. EPAP Housing sent a letter to our East Portland legislators in September demanding action on the moratorium.

2. Tri-Met Transit Oriented Development Program

Guy Benn from Tri-Met joined us to give an update on Tri-Met's Transit Oriented Development (TOD) program. TOD is the program that uses surplus Tri-Met property near transit for housing and commercial uses. He said that the program is intended to promote equitable development through public-private partnerships, without displacement of current residents.

He said that the Park and Ride property at 122nd and Burnside, which contains large amounts of unused parking space, is one Tri-Met property that's being looked at for future affordable housing development.

Tri-Met intends to recycle and reinvest capital generated from TOD in "a virtuous cycle."

The agency is developing a TOD Toolkit which will include establishing a framework in a formal TOD Plan, which will identify key goals (including affordable housing) and will include policies for transparency and public engagement.

Current work includes implementing a Joint Development Grant from the US Federal Transit Administration for the MAX Red Line route in Gateway and Parkrose, and work with groups including Prosper Portland and APANO on the Metro 2040 Plan.

They have two projects beginning now, though neither is in East Portland. One is their Fuller Road project near Clackamas Town Center. This is a Park and Ride property near Otty Road on the Max Green Line. The units will be 100% affordable and will target residents at 30 to 60% MFI. The second is their Hollywood Hub project at the Hollywood Transit Center, which is 216 affordable units.

Guy said that they intend to be methodical and support both regional goals and Tri-Met's portfolio goals as well as equity and innovation. "We want it to be known that we're open for business and we're open to ideas." He said that people can contact their office at tod@trimet.org.

3. East Portland Emergency Rent Assistance Update

Jamila Dozier from the Portland Housing Bureau said that there is a hard deadline for them to spend the rent assistance funding from the federal CARES Act allocation. They intend to reallocate any unspent funds that were distributed to partner organizations.

Andy asked about the launch of the City's antidisplacement grant program. Jamila said it wouldn't happen until the new year.

4. Announcements

Frieda said that we may cancel the December meeting given peoples' holiday schedules. It was a consensus that John and Frieda would make the decision based on agenda items.

The meeting was adjourned at 7:42 pm.

Next EPAP Housing Meeting:
Monday, December 14th, 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.