



## Wednesday, June 24, 2020

**6:00 pm Chat | Meeting 6:30 pm - 8:30 pm | Zoom Online Meeting**

*Purpose: To coordinate advocacy for implantation of the Action Plan*

Time	Topic Leader	Topic	Info	Discuss	Action
6:30	Sabina Urdes & Doug Armstrong	<b><u>Welcome</u></b>			
		- Review Zoom Meeting Guidelines	X		
		- Recognition of Zoom Meeting Host: JR	X		
		- Meeting Overview & Speaking Protocol	X		
		- Next Meeting: <b>Wednesday, July 22th</b>	X		
		- Participating Member Agreements	X		
		- Recognition of Facilitator	X		
		- Recognition of Timekeeper	X		
		- Recognition of Success/Action Tracker	X		
		- Recognition of Note-taker	X		
6:45	Katie L Frieda C. Adriana	<b><u>Committee Updates</u></b>			
		- Economic Development Subcom (5 min)	X		
		- Housing Subcommittee (5 min)	X		
		- Grants Committee (5 mins)	X		
		- Civic Engagement Committee (5 mins)	X		
7:05		<i>Dinamica Break (10 min)</i>	X		
7:15	ShaToyia Bentley	<b><u>Ebony Collective CDC (20 min)</u></b> an African-American-led social justice and educational organization, rooted in culturally-specific and community-led practices/services that uplift youth, individuals and facilities to reach their full potential in the region.	X		
7:35	Sabina Urdes	<b><u>EPAP Letter to City Council for BLM (10 min)</u></b> Request for the General Membership to support sending a letter to City Council regarding Funding BIPOC-led community organizations in East Portland directly.	X	X	X
7:45	Sabina Urdes	<b><u>Co-Chair Election (10 min)</u></b> If there is a single nomination for Co-Chair, a call for consensus shall be initiated. In case of two or more nominations for Co-Chair, a written secret ballot shall be used to determine the	X	X	X



		<p>election of the Co-Chair, with the nominee receiving the majority of attending PA member ballot designations being elected as officer. Only attending PA members may submit a ballot.</p> <p>Current Nomination(s):</p> <ul style="list-style-type: none"> <li>• Mustafah Finney</li> </ul>			
8:00	Linda R. Doug A. Layla A. Gayle P.	<p><b><u>Representatives Updates</u></b></p> <ul style="list-style-type: none"> <li>- East Portland Parks Coalition (5 min)</li> <li>- EP Land Use &amp; Transportation Comm (5 min)</li> <li>- Portland United Against Hate (5 min)</li> <li>- Portland Clean Energy Fund (8 min)</li> </ul>	X	X	X
8:23	JR Lilly	<p><b><u>Announcements</u></b></p> <ul style="list-style-type: none"> <li>- Open Floor (5 min)</li> <li>- Success &amp; Action Tracker Report (2 min)</li> </ul>	X	X	
8:30		<p><b><u>Meeting Adjourn</u></b></p>			

**If you want to be on the agenda**

**Contact:** Sabina Urdes: [sabina.urdes@gmail.com](mailto:sabina.urdes@gmail.com) or Doug Armstrong: [dda882@gmail.com](mailto:dda882@gmail.com) or 971-352-1710

## EPAP General Meeting via ZOOM

May 27, 2020, 6:35pm

35 participants

Welcome: Doug welcomed everyone and explained Sabina had an emergency. JR and Doug will be co-hosting. Doug will handle time keeping and participants comments and questions and JR will facilitate. JR so he could give a brief summary of ZOOM etiquette and procedures given it was a virtual meeting, Frieda volunteered to take notes. There were no volunteers for success tracker is meeting.

### **Sub-Committee Reports:**

**Economic Development:** Katie Larsell provided a report. The committee has been working on revitalizing the committee and explain its members. They had report on workforce development and they will be doing a series on this topic. They want to fully understand the workforce development needs for East Portland so they can advocate properly. (See notes for details)

**Housing Committee:** John gave the report. He apologized for not have a written copy for the group but would get it put on the website. The committee talked about the budget information from Portland Housing Bureau. There was a discussion of what PHB was doing due to Covid and next years budget due to reduction in revenue. (See notes for details)

**Civic Engagement:** Adriana provided the report. The committee had a guest from Count Oregon on the census and how they were reaching out to the hard to reach communities. (See notes for details)

**Grants Committee:** Robert gave an update on the committee. He said there was \$20,000 and they distributed all but about \$8,000 for Covid relief. They are looking at distributing the balance to the food pantries in East Portland. He asked for ideas and to submit them by tomorrow. (See notes for details)

**Human Solutions Presentation:** Kim Watson provided a PowerPoint on what Human Solutions is doing and how they have adjusted with COVID. She shared about their family shelters and their community partnership with Rosewood. She explained some of the services they were provided. She answered questions from the members.

**Rosewood Initiative:** Jenny Glass introduced what Rosewood had been doing and thanked EPAP for their support. She turned the presentation over to Josie Dela Garga who presented what they have been doing such as individual support; setting up translation services to get help applying for assistance; and even have provided gift card to Winco There were questions that were answered.

**Moments of Hope:** Cameron Whitten shared what the organization was doing providing emergency for the homeless. They are serving homeless in the area of Mall 205 and a few other locations in East Portland. There work is all done by volunteers and they take the food to where the homeless are located. He has seen an increase in need.

**Representative Reports:**

**East Portland Parks Coalition:** Linda Robinson provide a brief report. She said the Parks bureau has a large budget problem and has already laid off staff. The bureau will continue to work on Parklane Park and Gateway Green with SDC funds. They are also working on a list with EPIM2 for access to parks.

**Portland Land Use & Transportation: Announcements:** Doug shared about the Safe Streets Initiative and that it is open for comments now. You can give comments to [Chris.Warner@portlandor.gov](mailto:Chris.Warner@portlandor.gov). The committee will working on EPIM2 list for the next year.

**Portland United Against Hate:** [Layla](#) provided an update on PUAH. She said they have received a significant amount of reports from Asians for hateful comments and actions. It was asked about the Executive Director. She said Diego Hernandez resigned at the end of May.

**Portland Clean Energy Funds:** Gayle Palmer was attending the Clean Energy Fund grants committee. She said the grant criteria is being completed and a draft will be available for feedback. She Said EPAP will be having a feedback session. She said there would be about \$7million in grants given after July 1<sup>st</sup>.

**Announcements:**

JR announced the Co-Chair Election is in June. He said you could nominate someone now, email him a nominee or nominate on the floor in June. There was a discussion of the process. Meeting was adjourned at 8:40 pm.



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# East Portland Action Plan

June 24, 2020

RE: Funding BIPOC-led community organizations in East Portland directly

Dear Mayor Wheeler and Portland City Council,

East Portland Action Plan (EPAP) stands in solidarity with the Black Lives Matter (BLM) movement and is committed to working proactively to confront systemic racism and white supremacy within our organization and throughout our community, including police violence against Black communities.

Through our work, advocating for allocation of city resources that improve livability in East Portland and preventing displacement of historically marginalized community members, EPAP has partnered with a diverse range of city agencies and community organizations -- including the Portland Police.

While we appreciate the work these partnerships have supported, it is important to acknowledge that individual police officers and the broader system of policing have enacted horrific violence onto Black, Indigenous, and people of color (BIPOC) communities. EPAP is committed to holding the Portland Police Department and City of Portland accountable, and to centering the needs of our community -- particularly the needs of BIPOC. We will look to these communities for guidance on supporting solutions that they think will work best; including police reform, defunding, and/or abolishment, if needed.

While the most recently approved city budget, which included divestment from the Portland Police Bureau and additional funding for Street Response, was a good start, EPAP believes Portland's City Council can and should go further in supporting the demands our community is making, including funding community and economic development efforts **in the Black community directly**, such as:

- Funding and networking Black organizers to build a grassroots to treetops force for change and leadership within the community;
- Supporting Black organizing, advocacy, and movement building as critical components of democracy and transformation within civic institutions;



- Supporting infrastructure that can respond rapidly to crisis in the community and is connected to larger movements for social change in East Portland

Rather than funding more positions within city bureaus to address these issues and continue to have the City control where the money goes, we urge City Council to **allocate money directly to BIPOC-led community organizations; they know best what their community needs to do this work.**

EPAP will continue working directly with BiPOC members of our community to ensure our work centers their experiences and needs; we will listen, engage, stand alongside, take risks, collaborate, take to the streets, and continually question ourselves. We will reflect on where we have ignored our privilege, where we have looked away, where we have prioritized our comfort over the suffering of others, and where we can do better. We stand in support of BLM and their continued efforts to draw attention to racial injustice – even when these efforts are uncomfortable and inconvenient.

We urge City Council to stand alongside us in supporting the changes our community is asking for.

Signed,  
\_\_\_\_\_ (EPAP Co-Chairs)  
\_\_\_\_\_

cc: [chloe@portlandoregon.gov](mailto:chloe@portlandoregon.gov)  
[mayorwheeler@portlandoregon.gov](mailto:mayorwheeler@portlandoregon.gov)  
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[Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)

### **EAST PORTLAND ACTION PLAN**

East Portland Community Office 1017 NE 117<sup>th</sup> Ave., Portland, OR 97220  
[www.eastportlandactionplan.org](http://www.eastportlandactionplan.org) | (503) 823-8027

## Economic Development (EcDev) Subcommittee Monthly Meeting Notes

**June 1, 2020 | 5:00-6:30 PM | Zoom Online**

*The purpose of the East Portland Action Plan (EPAP) Economic Development Subcommittee is to develop a strong business environment that strengthens existing businesses, promotes new businesses, and expands family wage jobs in East Portland*

**Agenda** Facilitator: Katie Larsell; Notetaker: Andrea Pastor

### 1. 5:00 pm Getting started:

- a. Introductions

Katie, JR Lily, Annette Stanhope, Rana Uzzaman, Ricardo Lopez, Stacey Triplett, Gayle Palmer, Andrea Pastor, Linda Bauer, Yonas Kassie, (yonask@eecrc.org. from www.eecrc.org), Jeff Reardon, Thea Munchel

### 2. Next EPAP EcDev Meeting: Monday, July 6

- a. Who will be the next:

- i. Facilitator: Katie Larsell
- ii. Notetaker: Annette Stanhope
- iii. Present at next general meeting (June 24): Katie Larsell

### 3. Purpose statement—Interest in adding some mention of East Portland’s diversity and the need for equity to sub-committee purpose statement. JR will work on new wording.

- 1 in 3 youth under 19 live in East Portland
- About 2 in 5 foreign-born folks live in East Portland
- Half of all families in poverty live in East Portland
- East Portland is the only district where poverty has increased since 2010
- East Portland has the largest increase in transit riders

### 4. 5:25 Update on City Smart Growth – JR— Budget remains the same, but will not get inflation increase. JR would like input on how to use money to meet community needs. He is often asked for advice on how to assist E.P.

- a. Rana brings up importance in having someone from EPAP attend Economic Impact TF.

### 5. 5:30 Stacy Triplett, Worksystems, Inc Worksystems Inc is the overarching Workforce organization that manages the grants and does the planning for workforce development in the Portland Metro Area.

- Planning and implementation – about 40 staff—not direct service providers
- Gave overview of services funded by WSI
- Dislocated worker hotline -503-714-5989
- Shared customer model connects clients with wrap around services such as rent assistance, child care, career coaching, employer supports.
- Current opportunities- SNAP 50/50, Homelessness, Child Care, Rockwood Rising- August move in date for hub for workforce.
- Discussion- role is to treat system of support as a flexible network

- Point for advocacy- Multnomah County is re-prioritizing funding that was for youth employment bc of emergency. May need to advocate for more youth employment funding. Lack of funding will impact WSI ability to serve most vulnerable.
  - City of Portland, federal funding, state. Local govt funding is more for specialized locations. Stacey will follow up with opportunities for advocacy.
- 6. 6:00 Connections: Subcommittee Continues Outreach-** check in on this important work of the committee
- a. Continue outreach efforts to build committee participation
- 7. 6:15 b. PCEF Report - Gayle Palmer-**
- a. Continued contact with PCEF committee to keep East Portland a priority area. Aligning opportunities with existing models, while not forgoing the opportunity to fund smaller, new organizations and ideas.
- 8. 6:25 Next Meeting. June 1 Meeting evaluation:** How did this meeting forward our goals? How was facilitation in terms of moving the meeting forward but allowing you to contribute. Anything else?
- Update from anti-displacement action plan from Andrea
  - Rep Reardon will give update on CARES act funding allocation decisions

### **Economic Development Strategic Priorities 2020-2022**

- Bring Workforce Development agencies and schools together to prepare the way for developing a clearinghouse and establishing the need for a comprehensive plan for workforce development in East Portland. (EC.4.3,EC.4.4)
- Advocate for the Equitable Infill and Redevelopment Program (EIRP). The EIRP gives homeowners the knowledge, contacts and strategies for redevelopment of their own property. This is a proactive response to the Residential Infill project. (EC.3.1,EC.3.2,HD.6.3,CM.1.4)
- Maintain a connection with Portland Clean Energy Fund because of their ability to provide workforce development and help to low income homeowners and small businesses.(HD.2.4,SN.1.5,EC.4.2)
- Advocate for a Quadrant Plan equivalent plan for East Portland. (Entire action plan supports this.)



**Civic Engagement Subcommittee Monthly Meeting**  
**June 16, 2020 | 6:30-8:30 PM | Zoom Online Meeting**

*Purpose: To organize cultural + language specific Civic Engagement workshop, share curriculum, advocate for ongoing funding, and advise on East Portland cultural + language specific issues and projects.*

Facilitator: Adriana Govea

**1. Welcome & Introductions**

**2. Community Check In-Services in East Portland effected by COVID-19:**

- a. Slavic Community- Galina & Timur
  - i. Communications among community it still there with social media and radio programs
  - ii. Limited access to resources for those who are self-employed, taking a while to process unemployment benefits
  - iii. Directing folks to food banks, but biggest needs is help with other bills like rent and utilities
  - iv. There is a fear among the community, understand that many immigrants have bad memories of events similar to this from the countries they immigrated from
- b. Spanish Speaking Community- Adriana
  - i. There are issues with legal status community members. Especially those who have lost work. Not able to access resources.
  - ii. Community members are not clear about the health issues, not sure what news to follow and updates.
  - iii. Needs for food banks and other support resources
  - iv. Also need support with Eclectic Bills and Rent
  - v. Not sure who to call? 211 does not answer. Nonprofits are limited in what they can do. Long waiting list.
  - vi. Undocumented parents are felling the weight
- c. Somali Community- Musse Olol
  - i. Families have no funds. With lost of jobs and increase need
  - ii. Food Bank has increased from 30-40 families to 1,100 families from all different backgrounds
  - iii. Funds come in for food but not for workers to help organize
  - iv. Many families living below the poverty level
  - v. Limited number of certificated Somali interpreters locally
- d. Jennifer Breedlove
  - i. Hears a lot of needs for support for mortgage and/or rent
  - ii. Need for cleaning and sanitation supplies. Personal Hygiene Products
  - iii. Transportation, bus tickets for community members

**3. Other Updates & Announcements**

- a. Agenda items for next meeting

### **Civic Engagement Strategic Priorities 2018-2020**

- **City of Portland All Bureaus:** Engage ethnic communities in neighborhood activities; provide overhead funding for translation/language services to remove barriers and improve messaging and invitations. (CB.1.2)
- **Multnomah County Health Department and State of Oregon Health Division:** Increase funding and technical assistance for organizations that desire to establish (two new ethnicity/languages every two years) or to strengthen existing ethnically-based Community Health Worker programs. Establish racially and ethnically representative community oversight of Community Health Worker programming. (EC.4.4 and SN.6.2)
- **City Housing Bureau and State of Oregon Legislature:** Educate first-time homeowners to require environmental hazard assessments on property to be purchased. (HD.2.3 + 2.4)
- **Community Development Corporations and Bureau of Housing, Prosper Portland, and Bureau of Development Services:** Expand community non-profit home repair and rehabilitation assistance programs to cover a greater number of households. (HD.2.4)



**Grants Committee Monthly Meeting**  
**May 28, 2020 | 6:30-8:30 PM | Zoom Online Meeting**

#	Organization		Award
1	Alif Baa Arabic Culture School (fiscal agent: EPN)	General Grant 2020	\$ 7,500.00
2	Depave	General Grant 2020	\$ 10,000.00
3	East Portland Collective	General Grant 2020	\$ 874.69
4	Ecumenical Ministries of Oregon	General Grant 2020	\$ 5,000.00
5	Free Arts NW	General Grant 2020	\$ 7,500.00
6	Literacy Games and Learning Events (fiscal agent: EPN)	General Grant 2020	\$ 3,100.00
7	Metropolitan Family Service	General Grant 2020	\$ 8,415.00
8	Reading Results	General Grant 2020	\$ 6,000.00
9	REAP Inc.	General Grant 2020	\$ 5,000.00
10	Roots and Beats Project (fiscal agent: NCN)	General Grant 2020	\$ 5,000.00
11	Slavic Community Center of NW	General Grant 2020	\$ 9,940.00
12	Urban Nature Partners PDX	General Grant 2020	\$ 7,500.00
13	AYCO	Civic Engagement Grant 2020	\$ 8,000.00
14	APANO Communities United Fund	Civic Engagement Grant 2020	\$ 5,000.00
15	Arabic Community Activities (fiscal agent: EPN)	Civic Engagement Grant 2020	\$ 6,649.80
16	Columbia Slough Watershed Council	Civic Engagement Grant 2020	\$ 6,875.00
17	Division Midway Alliance	Civic Engagement Grant 2020	\$ 6,462.00
18	Jim Pepper Native Arts Festival	Civic Engagement Grant 2020	\$ 9,900.00
19	Iu Mienh Association of Oregon (fiscal agent: EPN)	Civic Engagement Grant 2020	\$ 5,555.00
20	Torus	Civic Engagement Grant 2020	\$ 7,150.00
21	Zomi Association of USA (fiscal agent: EPN)	Civic Engagement Grant 2020	\$ 3,780.00
22	African Youth and Community Organization	Community Support Fund	\$ 2,000.00
23	Association of Russian speaking compatriots US	Community Support Fund	\$ 2,000.00
24	David's Harp	Community Support Fund	\$ 2,000.00
25	Division Midway Alliance	Community Support Fund	\$ 2,000.00
26	East Portland Collective	Community Support Fund	\$ 1,050.00
27	Ecumenical Ministries of Oregon	Community Support Fund	\$ 2,000.00
28	Ethiopian and Eritrean Cultural and Resource Center	Community Support Fund	\$ 1,910.00
29	Growing Gardens	Community Support Fund	\$ 2,000.00
30	Human Solutions- Student Project	Community Support Fund	\$ 2,000.00
31	Mercy Connections	Community Support Fund	\$ 1,976.00
32	Metropolitan Family Service	Community Support Fund	\$ 2,000.00
33	pear bike works	Community Support Fund	\$ 2,000.00
34	Portland Youth Builders	Community Support Fund	\$ 1,500.00
35	Somali American Council Of Oregon (SACOO)	Community Support Fund	\$ 2,000.00
36	The Ebony Collective CDC	Community Support Fund	\$ 2,000.00
37	The Rosewood Initiative	Community Support Fund	\$ 2,000.00
38	Zenger Farm	Community Support Fund	\$ 1,500.00
39	Self Enhancement, Inc- Prescott Food Bank	Community Support Fund	\$ 1,000.00
40	Sunshine Division	Community Support Fund	\$ 1,500.00
41	Human Solutions- Shelter Services	Community Support Fund	\$ 2,000.00
42	Somali American Council Of Oregon (SACOO)	Community Support Fund	\$ 764.00
43	The Rosewood Initiative	Community Support Fund	\$ 2,500.00
44	Portland Homeless Family Solutions	Community Support Fund	\$ 1,500.00
			<b>\$176,401.49</b>

The logo for the East Portland Action Plan, featuring a stylized illustration of a house, trees, and mountains above the text "East Portland Action Plan".  
**East Portland Action Plan**

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**Housing Subcommittee****Double Report****May 11, 2020  
and  
June 8, 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**

May 11, 2020

The meeting began at 6:04 pm. Tonight's meeting is being held remotely via Zoom meeting.

**Attendees:** Char Pennie, David Potts, Jennifer Breedlove, Erika Kennell, Merrill Liddicoat, Laurie Palmer, Jamila Dozier, Linda Bauer, Andy Miller, Matthew Tschabold, Frieda Christopher, JR Lilly and John Mulvey.

Frieda thanked everyone for joining the meeting and turned it over to JR to explain the use of the platform and some online meeting etiquette. JR provided a brief explanation.

Frieda asked everyone to introduce themselves and say a little about how things are with them and what they are seeing with the stay at home order due to COVID-19.

Nick said that ROSE CDC's rent revenues were better than expected for May. He said they're grateful for the support that the school lunch programs have been for food for ROSE residents. He also said that they're working with Earl Boyles Middle School families and Baby Booster families.

Merrill said that Rosewood is continuing to work with local groups, including the Guerreras Latinas. She said that their work has mostly focused helping people to navigate rent assistance and unemployment, and that they're trying to reach out to groups they're not already connected with.

Erika said that Habitat for Humanity has been working to support approximately 400 low-income homeowners, including 15 new homes at 47th and Killingsworth and 42 homes under the N/NE Preference Policy. She said that their new project at Cherry Blossom Lane will be 32 homes and they are close to getting the permits.

## **1. Discussion of Portland Housing Bureau Covid-19 Responses and Budget Adjustments (Matthew Tschabold, Portland Housing Bureau)**

Matthew briefed the group on efforts by the Housing Bureau to respond to the Covid-19 emergency, which included reprogramming some existing funds toward immediate support for low-income renters.

He said that the Bureau is creating four workgroups to identify policies and regulatory adjustments that might need to be made in response to the pandemic. The groups are Renter Stabilization and Recovery, Homeowner Stabilization and Recovery, Affordable Housing Development Stabilization and Recovery and Affordable Housing Operations Stabilization and Recovery.

He said that each workgroup is tasked with guiding policy for crisis response, immediate post-crisis response and post-crisis response. He also said that they are still waiting for more clarity from the federal government about the recent CARES Act funds.

## **2. Discussion of Portland Housing Bureau Budget for Fiscal Year 2020-2021**

Matthew said that the virus has led to a \$75 million decline in City general fund revenues. The budget process goals are to minimize impacts to staffing and services. He said that much of the shortfall will be made up in use of reserves and savings from unfilled positions, but there will still need to be cuts made. He told us that there would be a 5.6% reduction target and that, because of the short timeline and the emergency nature of this budget cycle, most Bureaus would be coming back in the "Fall Bump" (the Fall budget adjustment) to identify where those cuts will be made.

He said that the Housing Bureau is budgeting with several assumptions:

- Homeless services will be held harmless. These funds, which are allocated to the Joint Office of Homeless Services, have risen sharply due to additional Covid-19 expenses.
- They expect to be increasing the allocation for Rent Assistance, including an additional \$3.8 million from the federal CARES Act.

- They are shifting \$2.1 million from new affordable housing development to the Joint Office of Homeless Services.
- The grant funds earmarked for Anti-displacement work in East Portland are being held back, with the direction being that the Bureau is not to spend these funds until the Fall Bump.

JR asked what the name is of the East Portland anti-displacement program and how can we best advocate for it? Matthew said that the program is called the East Portland Anti-displacement and Stabilization Fund and that it would be appropriate to urge the Mayor and Council to continue the funding.

### **3. Update on Multnomah Education Service District collaboration with East Portland School Districts**

Frieda talked about the work the David Douglass School District is doing to support students while classes are suspended. She said they've distributed 4500 free laptops and are sending school supplies to the homeless shelters where children are living. They are also working on a program to allow funding for school lunches to be converted to cash and distributed with SNAP benefits to low-income families.

She said that the school district will need to cut \$8.8 million due to displacement of families from the district.

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

None

### **5. Announcements**

None

The meeting was adjourned at 7:42 pm.

## Housing Subcommittee Meeting

June 8, 2020

The meeting began at 6:05 pm. Tonight's meeting is being held remotely via Zoom meeting.

**Attendees:** Natalie Rush, Nick Sauvie, Doug Armstrong, LaTasha Carter, Ryan Hood, David Potts, Linda Robinson, JR Lilly, Char Pennie, Ryan Winterberg-Lipp, Merrill Liddicoat, Linda Bauer, Sarah Schubert, Tova Hershman, Jennifer Breedlove, Sam Stuckey, Laurie Palmer, Frieda Christopher, Katya Selezneva, Andy Miller and John Mulvey.

John thanked everyone for joining the meeting and turned it over to JR to explain the use of the platform and some online meeting etiquette. John asked everyone to introduce themselves and share what they have seen or done during the pandemic.

### **1. Presentation on Human Solutions' new Stark Street project (Ryan Winterberg-Lipp and Sarah Schubert, Human Solutions)**

Sarah started the presentation by sharing a little about who Human Solutions are and the services they provide. Ryan continued the presentation showing the drawings and plans for the new project and information on the planned layout and amenities of the buildings. The project is located at 161st Avenue and Stark St, which has previously been the site of Human Solutions' family shelter.

The proposed unit breakdown is as follows:

47 1-BRs

33 2-BRs

13 3-BRs

The units will be priced between 30 and 60% Average Median Income and will include 16 units of permanent supportive housing (PSH). Project partners include Gerding-Edlen Development, Holst Architecture, Colas Construction and Lifeworks Northwest.

Ryan and Sarah answered questions from the group.



## **2. Presentation on Central City Concern's new Division Street project (Ryan Hood, Related Northwest)**

Ryan Hood gave a presentation on the new affordable housing project being built by Central City Concern at SE 115<sup>th</sup> and Division.

The project will include:

27 studios

42 1-BRs

46 2-BRs

23 3-BRs

These will be a combination of 30% and 60% Average Median Income units, with 7 units of permanent supportive housing. Central City Concern and Related Northwest are partnering with Ankrom Moison Architects and the Boys and Girls Clubs.

Ryan answered questions about the project.

## **3. Report on Portland Housing Bureau Covid-19 Rental Housing Market Response Work Group**

Last meeting, Matthew from the Housing Bureau discussed the four work groups that the Bureau is forming to advise them on answering the the Covid-19 emergency. Andy Miller is a member of the work group on Renter Stability. He gave an update on what the work group was doing. So far they have been looking at who was impacted by the virus and what is the cost of that impact. Also, they were shown what funds were available to help renters impacted by Covid-19. There was some discussion on what the work group was doing and Andy answered questions. He is going to keep EPAP informed about this work.

## **4. Follow-up on Lents Urban Renewal Area Audit**

Nick Sauvie provided an update that the report to City Council would be on June 25th at 2pm. Sick shared the status that the City Council was accepting the report though he did not know if they were taking public testimony, but they would accept written testimony. There was brief discussion and it was decided to

send the letter the committee approved to the Council again. There was some discussion of bringing the issue to the full EPAP on June 24.

## **5. EPAP Housing 2020-22 Strategic Goalsetting**

JR provided some information on the strategic priorities and John had provided some past goal statements as well as some ideas for the next two years. Due to time constraints we will bring this back next month and have it first on the agenda so we can finalize our strategic priorities for the next two years.

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

None.

### **Announcements**

Nick said that ROSE is moving forward with two new development projects, one at Powell and 111th and another on 82nd Avenue in Clackamas County.

The meeting was adjourned at 8.05 pm.

Next EPAP Housing Meeting:  
**Monday, July 13<sup>th</sup> 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)
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## **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.

