

# Wednesday, July 22, 2020

6:00 pm Open | 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 & Mustafah Finney	<p><b><u>Welcome</u></b></p> <ul style="list-style-type: none"> <li>- Review Zoom Meeting Guidelines</li> <li>- Recognition of Zoom Meeting Host: JR</li> <li>- Meeting Overview &amp; Speaking Protocol</li> <li>- Next Meeting: <b>Wednesday, August 26<sup>th</sup></b></li> <li>- Participating Member Agreements</li> <li>- Recognition of Facilitator</li> <li>- Recognition of Timekeeper</li> <li>- Recognition of Success/Action Tracker</li> <li>- Recognition of Note-taker</li> </ul>	X X X X X X X X X		
6:45	Katie L Frieda C. Bobbi Y.	<p><b><u>Committee Updates</u></b></p> <ul style="list-style-type: none"> <li>- Economic Development Subcom (5 min)</li> <li>- Housing Subcommittee (5 min)</li> <li>- Grants Committee (5 mins)</li> <li>- Operations Committee (5 mins)</li> </ul>	X X X X		
7:05		<i>Dinamica Break (10 min)</i>	X		
7:15	Gayle Palmer	<p><b><u>Portland Clean Energy Fund (15 min)</u></b>            The Portland Clean Energy Community Benefits Fund (PCEF) was created by a local ballot measure (#26-201) that is anticipated to bring \$44 - \$61 million in new revenue for green jobs and healthy homes for all Portlanders.</p>	X		
7:35	Cassie Davis	<p><b><u>Earthquake Ready Burnside Bridge (15 min)</u></b>            Portland's aging downtown bridges are not expected to withstand a major earthquake. That's why Multnomah County is taking the lead on making at least one crossing earthquake ready.</p>	X		
7:45	Bobbi Y & Robert S	<p><b><u>EPAP 2020 Grants &amp; Community Support Fund Awards (15 min)</u></b>            In Fiscal Year 2019-2020, we awarded \$176,401.49 through our programs. This is an update on the work of the Grant Committee about how those funds were distributed and to</p>	X	X	

		learn about what is next. Opportunities to give feedback and to join the efforts are welcome.			
8:00	Linda R. Doug A Layla A.	<b><u>Representatives Updates</u></b> - East Portland Parks Coalition (5 min) - EP Land Use & Transport. Comm. (5 min) - Portland United Against Hate (5 min)	X X X		
8:23	JR Lilly	<b><u>Announcements</u></b> - Open Floor (5 min) - Success & Action Tracker Report (2 min)	X X		
8:30		<b><u>Meeting Adjourn</u></b>			

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

**Contact:** Sabina Urdes: [sabina.urdes@gmail.com](mailto:sabina.urdes@gmail.com) or Mustafa Finney: [rosecitymustafah@gmail.com](mailto:rosecitymustafah@gmail.com)

**Portland Clean Energy Fund**

<https://www.portland.gov/bps/cleanenergy>

EPAP Rep: Gayle Palmer- [palmertum@gmail.com](mailto:palmertum@gmail.com)

**Earthquake Ready Burnside Bridge**

<https://multco.us/earthquake-ready-burnside-bridge>

## EPAP General Meeting via ZOOM

June 24, 2020, 6:35pm  
35 participants

Welcome: JR started by giving some Zoom etiquette and features for attendees. The next Meeting is on July 22<sup>nd</sup>.

Facilitator: Sabina Urdes  
Timekeeper: Doug Armstrong  
Success Tracker: JR Lilly  
Note Taker: Frieda Christopher

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

**Economic Development:** Katie Larsell gave the report. She said they talked about making changes to the purpose statement. They discussed to change from advocating for a quadrant plan to an equity plan. Next month they will hear from Planning & Sustainability on the Anti-displacement plan and from Representative Jeff Reardon (See notes for details)

**Housing Committee:** Frieda provided the report. Human Solutions presented details on their project on 160<sup>th</sup> and SE Stark. They are working with Rosewood Initiative and Reynolds School District as well as the community on the development of this project. Central City Concerned the basic details on their new project they are starting on 115<sup>th</sup> and Division. Both of these projects will be ready for occupancy in 2021. They also heard from Andy Miller on the new PHB Covid-19 Rental Housing Market Response Work Group. (See notes for details)

**Grants Committee:** Robert and Bobbie gave an update on the grants committee. Shared in the packet was a list of who and how much each organization received in a grant. There were several questions that Robert and Bobbie answered. (See notes for details)

**Civic Engagement:** Jr gave the report. He said there were representatives from the Latino, Russian and Somali communities. They shared how COVID-19 was affecting their communities and some of what the organizations were doing to help them. (See notes for details)

**Ebony Collective CDC:** ShaToya Bentley introduced herself and her organization. Their Board consists of African American single mothers. They are a small organization. They are 1 year old and have spent the year working internally setting up their foundation and they are now ready to launch programs and build relations. Their focus is on Economic Development, Environment & Health, housing, social change, and education. They currently have been providing COVID-19 support by providing cleaning supplies, masks and other supplies since there seems to be many organizations providing foods, but often the other items are needed. ShaToya answered questions from the committee members.

**Letter to City in Support of Black Lives Matter:** Sabina and Mustafah presented a draft letter in support of Black Lives Matter. Sabina shared the thoughts behind the letter and why they were presenting it. She worked with Mustafah on the letter. Mustafah read the letter. Robert started the questions that he objected to the word "abolishment" of the police force,

because there is a need for a police force. Mustafah explained what was meant by that part of the letter. There were other questions and discussion around this part of the letter. A consensus was reached to amend the letter by having Mustafah clarify the part of the language with additional detail as he explained.

Co-chair Elections: JR explained where we were at with the election for co-chair (Doug's position). He said Doug was not seeking re-election. So far there was one nomination – Mustafah Finney. He asked if there were any other nominations from the floor. Hearing none, Mustafah was elected to the position which is effective July 1<sup>st</sup>.

### **Representative Reports:**

**East Portland Parks Coalition:** Linda provided a report. She said the Parks Foundation has a survey out and she provided the email. She said they are planning an event to obtain input on parks and hoping to have a in person meeting. She said they are also working a list of park projects for access to parks for EPIM 2.

**Portland Land Use & Transportation:** Doug reported they met with Roger Geller, PBOT, about Safe Streets/Slow Streets. There were questions about this project and provided information on accessing the maps.

**Portland United Against Hate:** Layla reported PUAH has been getting a lot of calls during this time. They also set up a table at Revolution Hall during some of the protests to get information out.

**Portland Clean Energy Funds:** Gayle reported they were opening grant applications on August 10<sup>th</sup>. She asked if EPAP might join with Centennial Neighborhood Association to collaborate to help small groups in East Portland to apply for grants.

### **Announcements:**

Robert announced the Grant Committee was meeting the next day and everyone was welcomed.

Frieda announced the City-Wide Budget Advisory Committee would be having a ZOOM meeting with the City Budget Office to understand the changes in the 20-21 Budget especially the changes in police budget. She said if anyone had questions they could send them to her and she would be sure to ask.

JR gave the successes for the last month.

Meeting was adjourned at 8:57 pm.

## **Operations Committee Meeting Notes**

**Tuesday, July 14, 2020 | 6:00-8:00 PM | Zoom Online**

***Purpose: To function as an EPAP decision making body in time-sensitive situations and to develop and execute EPAP strategy.***

**Attendees:** Mustafah Finney, Sabina Urdes, Katie Larsell, Bob Earnest, Bobbi Yambasu, Frieda Christopher, Robert Schultz, Gayle Palmer, JR Lilly, Leslie Lum

**Agenda:** (*Train 4 Transformation*)

### 1. Race & Social Equity Action Plan Group Discussion

Former Parkrose School District Superintendent and former Portland Planning & Sustainability Commissioner (PSC) suggested requesting a Quadrant Plan. EPAP has been asking for Quadrant Plan for several years. Term doesn't really mean anything outside of downtown and the request has been ignored. Katie has brought up the idea of a Race & Social Equity Action Plan at the General Meeting and at the last Economic Development Subcommittee. Wants to bring this idea to BPS since this is what they do. If we don't ask for it, we won't get it. Katie thought it'd be good to bring up here informally as a gut check. If we develop the topics, would include Economic Development for particular groups. Need to raise up those who need it most. It's both an ethical and practical thing.

Frieda suggested that EPAP wanted a Quadrant Plan before because it coordinated improvement in the area- eg. Portland Bureau of Transportation coordinates with Bureau of Environmental Sustainability. Frieda suggests that a Racial and Society Equity Plan does not get at built improvements.

Bob would like to see bureaucrats change the mindset of East Portland being 'out there.'

Gayle thinks the term 'Quadrant' is too bureaucratic. When Gayle read about EPAP, she got excited. But now she feels like not much 'action' happens. She would like to work on an action oriented plan that brings East Portland together.

Mustafah doesn't like thinking about a Racial and Society Equity Plan within a Quadrant Plan. Quadrant Plan sounds general with equity sprinkled on top.

Leslie mentioned the cross-bureau work group working on coordinating equitable investments in East Portland that JR sits on. BPS also received a Metro grant to do engagement with Unite Oregon and other smaller, grassroots groups.

### 2. Meeting Agreements- taking a look into Members Participation Agreement and Structures Document, we notice we have no code of conduct for participation. We should ask ourselves are we being as welcoming to community as we could be and does everyone know how to engage with each other?

Frieda says it's important to be friendly to ensure people return. Can we pair new people up with another more 'seasoned' member? Sometimes there can be 70

meetings, so this can be intimidating. Really hard to do with Zoom, online to be welcoming.

Bobbi suggests after the meeting JR could pair people via email or phone. That follow up contact is essential.

Bob thinks mentorship is good. Good thing about Zoom is that people's name is directly under video of each person. Get group of volunteers, like how Bob does an orientation.

Mentorship volunteers: Mustafah, Bobbi, Katie, Frieda

Robert worries about creating rules system so that it isn't like policing people. He likes the idea of mentorship.

Mustafah's vision for what this looks like is a tightly run ship. When he became a facilitator, there was a lot of turmoil at EPAP, so it was a hard learning environment. His vision would be to have a set structure so that people can facilitate more easily. Celebrating successes has been missing in EPAP meetings.

Robert says he's in with Mustafah.

Sabina echoes everything Mustafah said. This is first step. Can be challenging to have aggressive communication styles for newcomers. Foster a culture of caring. Consensus process is where we see conflict. Likes the spirit of consensus, but wants to get to actual agreement.

Gayle says Yes to Code of Care and Yes to more Active Advocacy. She thinks Mustafah is right that structure and process does help with large, public meetings to help people feel heard.

Bob is willing to put eliminating consensus conversation on hold. Someone who has attended two meetings shouldn't be able to shut down a meeting. He suggests active participation

Brandon Lee from Train 4 Transformation suggested the term Code of 'Care' as it is something people can aspire to as opposed to Code of 'Conduct' which might feel more like policing.

Katie likes the idea of Code of Care because it's more welcoming to new people, especially people who might be from an underserved community.

JR likes what Mustafah's vision. It would give the co-chairs the authority to move through a meeting more easily.

Mustafah thinks action item can be to bring this to the General Meeting to vote on this and then form a committee to work on this.

Frieda thinks this can start at the Structures Committee with Bob and then come back to the Operations Committee, then go back to the General Meeting. Can we post this Code of Care up during the meetings?

Bob likes idea of posting this Code.

Robert has seen good facilitation in Commissioner Hardesty. People see facilitators as authority figures.

3. Operations Committee Members and Roles- check in about committee roles like At-Large Members  
Gayle is confused about role of co-chairs and role of Operations Committee. What is the difference?

Sabina says the Chairs meet monthly with the Advocate and discuss the next General Membership agenda, handle communications, chairs don't make decisions for EPAP- the General Membership makes decisions for EPAP. Operations Committee can make very time sensitive decisions.

JR says when there was a transition with last Advocate's departure, the Operations Committee moved to meeting monthly. In the Structures document, operations committee meets at maximum four times a year. The committee is now meeting four times a year.

Frieda reminds everyone that at-large members got added because they wanted more representation on Operations Committee, not just the committee chairs.

Bobbi remembers there being additional at-large members- Ashton Simpson, Adam Kohl, maybe a couple of other people.

Robert thinks rotating operation committee members who help to shake things up. People might be willing to step down to let people on.

Bob shored up Structures document to cover a time when EPAP was without an Advocate. Chairs committee can grow. He would hate to recruit for the Operations Committee and then have there be nothing to do.

JR proposes adding more voices to the table. Before July general membership meeting, JR will talk to Bob about how to do this properly, and what we're asking of new operation committee recruits. JR will make announcement in July for new recruit. No one objected.

4. Meetings In Person vs Online- group check in on how Online Meetings working for subcommittee meetings and general meeting.

Bob thinks that many techno peasants are learning how to use technology. We're likely going to be using this technology for a while.

Robert thinks it's going well. Doesn't know about people who don't speak English though. He also thinks all co-chairs should have zoom account provided by EPAP

Leslie suggested more visuals to accompany meetings to hold people's attention and help visual learners.

**Economic Development (EcDev) Subcommittee Monthly Meeting Notes**  
**July 6, 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*

**Facilitator: Katie Larsell, Notetaker: Annette Stanhope**

**Attending:** Katie Larsell, JR Lilly (EPAP Advocate), Annette Stanhope, Sabina Urdes, Andrea Pastor, Leslie Lum, Mustafah Finney, Thea Munchel, Jeff Reardon, Amy Vohs, Linda Bauer

**1. Introductions**

**2. Next EPAP EcDev Meeting: Monday, August 3, 2020**

Facilitator: Katie Larsell

Notetaker: Leslie Lum

**3. Next EPAP General Meeting: Wednesday, July 23, 2020**

Reporter: Katie Larsell

**4. Andrea Pastor presentation on BPS Anti-displacement Action Plan (ADAP)**

She started the presentation with a statistic from Metro--it is estimated to cost \$2.6 to 4.1 billion to house those who face houselessness over the next 10 years. This is just one of the reasons it's important to invest now in anti-displacement measures.

People who live closer to downtown and in denser, more connected areas are wealthier and less likely to take transit, while POC are pushed out due to increased property values and are stuck with poorer public transit options.

Comprehensive Plan Community groups came together to create an anti-displacement policy. PolicyLink created recommendations for policy. EPAP was involved in the process.

There are 4 steps in the process. The first step of hiring a non-profit community organizer to manage the process (PAALF-Portland African American Leadership Forum) has been completed. PAALF representative is Yemaya Benton [myemaya@paalf.org](mailto:myemaya@paalf.org) Now they are working on the second step: creating a community-led task force of 15 people. (10 community members; 5 bureau members) Hope to be done by September.

Next two steps are to get a source of funding for long-term work. Then track and report to larger community and City Council.

Unemployment risk: We could see 4500 more unhoused in Multnomah County if we sustain this level of unemployment. BIPOC are most at risk Although there is mortgage relief and commercial rent control, this is only until September.

If you want to learn more about ADAP, information can be found at the following link, along with Andrea's contact information: <https://www.portland.gov/bps/adap>

## 5. Jeff Reardon: update on legislative special session

HB 4213 - Housing moratorium extended until September 30. There will be a 6mo grace period to repay past rent.

HB 4204 - Lenders forebear mortgages.

HB 4212 - Relief money can't be garnished. Zoning will be waved to allow for alternative shelters.

Several police reform bills passed:

HB 4201 - Joint Committee Use of Force convened, will continue to work

HB 4203 - Police officers prohibited from using chokeholds.

HB 4205 - Witnessing police officer required to intervene if responding officer is out of line

HB 4207 - Directs Department of Public Safety Standards and Training to establish public statewide online database of suspensions and revocations of certifications of police officers.

HB 4208 - Prohibits the use of teargas unless situation deemed a riot.

HB 1604 - make it easier for Oregon police agencies to discipline officers without having that [discipline overturned or reduced through binding arbitration](#).

Legislature did not determine whether someone can claim liability if they get COVID at work or school.

Send any letters regarding advocacy for COVID emergency funds to Tina Kotek. She is on the COVID emergency board.

## 6. Katie Larsell - Changes to EcDev purpose and Quad Equivalent

Katie introduced the thoughts behind changing the purpose and that we might want to advocate for a Racial and Social Equity Action plan rather than a Quadrant Plan. Discussion is tabled until next meeting.

### 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.

## **Grants Committee Meeting Agenda**

**Thursday, June 25, 2020 | 4:30-6:30 PM | Online (Zoom)**

*Purpose: to provides EPAP granting opportunities with direction, review, and selection.*

Present: Layla, Sabina, Michael, Mustafah, Robert (co-chair), Bobbi (co-chair), JR (Advocate)

Absent: Larry, Jennifer

The meeting convened at 4:32 p.m.

We began with a round of introductions.

1. **Report on 2018 Grants-** We completed an extensive review of the 2018 grants (the last set of grants wholly completed while under Civic Life. Much time was spent on past process to aid the committee members in understanding past practice and to point out issues to take up in the future. Highlighted were accountability issues and the need to develop fiscal policies.  
It was pointed out that we had already made some changes, including requiring reports on grant activities no late than 90 days following completion of the activities.
2. **Update on 2019 Grants-** We then reviewed the 2019 grants (some of which are still in process). One grant was returned (\$10,000). That is where some of the extra grant funds came from and where we took the \$5000 that was allocated to the Arabic School.
3. **Update on 2020 Grants & Community Support Fund-** JR gave a brief update on the 2020 grants, including those given via the Community Support Fund. Some discussion was had around accountability of funds and what measures are in place to be transparent (to be added to next meeting agenda). The Committee would like to learn more about the Grant Agreements made between City of Portland and Grantee. After the presentation it was decided that we should have some kind of regular report. And we should be tracking some data like how many awards were awarded vs those that were received. Information would be use to improve the overall grant process.
4. **Application Process:** We agreed that we would like to set Feb 2021 as the target for presenting the 2021 grants recommendations to City Council. That means we will have to push everything forward. The goal is to have the application redraft by Sept. 1. We specifically need to work on the scoring guide and the questions that align with it. We decided to ask all Grantees for feedback on the process through a survey.
5. **Timeline:** JR, Bobbi and Robert will have a timeline ready for the July meeting (JR will make the beginning suggestions and then send it to Bobbi and Robert for comments and edits.
6. **Next Meeting: July 23, 2020, 4:30.** The meeting will probably be a hybrid – part of the people in the office and part engaging via Zoom/phone.
  - a. At the next meeting we would like to add to the agenda Accountability, Fiscal Policy, and the Application.



# East Portland Action Plan

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## Housing Subcommittee Report

July 13, 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**

July 13, 2020

**Attendees:** Doug Armstrong, LaTasha Carter, Merrill Liddicoat, Andrea Pastor, Tova Hershman, Mustafah Finney, Sam Stuckey, Laurie Palmer, Jamila Dozier, Linda Bauer, Leslie Lum, Julianne Reno, Frieda Christopher, JR Lilly and John Mulvey.

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

Frieda 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.

### **1. Update on Planning Bureau Anti-Displacement Program - Andrea Pastor, Portland Bureau of Planning and Sustainability**

Andrea gave an update on where the Planning Bureau's Antidisplacement Program is right now. She said that they are continuing their work with the ADPdx coalition and preparing to launch the Anti-Displacement Task Force.

She said that this work is grounded in the Comprehensive Plan policies on displacement and that they are taking an expansive view of "displacement," which includes looking at systemic racism. She said that this work began with activism by AdPdx in 2015 for the Comp Plan policies, the adoption of the Comp Plan in 2018, and the anti-displacement work through Policylink in 2019.

Andrea said that there is City money, plus a Metro grant to support an organizer at AdPdx to do community outreach and growing the capacity for engagement.

Andrea said that the Anti-displacement Task Force would be working to identify long-term funding for displacement and would track and report on small business displacement and impacts on culturally-specific groups.

She also said that the Planning Bureau has updated its Displacement Risk Analysis, which shows that the trends identified in 2018 have accelerated in

2020. She pointed out that the line of dynamic change in the neighborhoods along I-205 has continued, which she is very concerned about.

She said that the Covid-19 pandemic has exacerbated the problems already occurring, including unemployment, risks to small businesses, and instability among already at-risk renters. She said that if the unemployment rate remains where it is, it will mean 4500 additional people living on the street in Multnomah County next year.

She said that one potential tool they're considering is mortgage relief.

She said that the Task Force would be approximately 15 members and would be convening starting in September. She said they would soon be opening it up to take applications for the Task Force.

John said that the Planning Bureau would be reporting on compliance with the Comprehensive Plan and asked how the Bureau intended to explain Prosper Portland's continued violation of the City's policies.

Jamila said that she is working on rental assistance funded by the federal CARES Act and she would be reaching out to EPAP about the program.

## **2. EPAP Housing Two-Year Strategic Goalsetting**

JR explained the purpose of EPAP's strategic goals and said that each committee would need to finalize these by August. He shared some past goal language.

Merrill expressed concern that our affordable housing work needs to include private market rental housing, also known as Naturally-Occurring Affordable Housing.

Sam said that he hopes we will include support for a wider variety of housing types that would allow different options for people. He also said that he'd like to see work done on single-family housing that's in disrepair and said that low-income seniors need help maintaining their homes.

JR said that there are some programs already doing some of this kind of work, including NAYA in East Portland. Their work includes energy efficiency and support for aging-in-place.

Frieda said that the John had provided a draft that basically looked at three “buckets” of housing strategic priorities: Home ownership, creation of affordable rental housing, and anti-displacement. (See below) She suggested we use these as our priorities, then work up action items of advocacy to support the goals. There was a consensus to move forward with this.

- 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.
- 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.
- End City development policies that are driving displacement, including fully implementing the antidisplacement policies of the Comprehensive Plan and demanding meaningful changes to Portland’s use of urban renewal.

The group talked about how to frame our goals and decided to work on the draft language and be ready to adopt the goals at the next meeting. Frieda, John and JR would work on edits to the goals.

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

None

### **4. Announcements**

Frieda said that the Citywide Budget Committee has been looking at 5.5% cuts to the bureau budgets due to Covid-19.

LaTasha said that the Fairview-Wood Village food pantry is now closed, so Beyond Black has been trying to fill the need for food support for low-income families in the area.

The meeting was adjourned at 7:39 pm.

Next EPAP Housing Meeting:  
**Monday, August 10 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.



Anti-Displacement  
Action Plan Update

July 6, 2020

Andrea Pastor,  
Economic Planner,  
Bureau of Planning & Sustainability

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## Agenda

- Background and context
- Updated displacement risk analysis
- Existing A-D regulations and tools
- Anti-Displacement Task Force
- Next steps

2

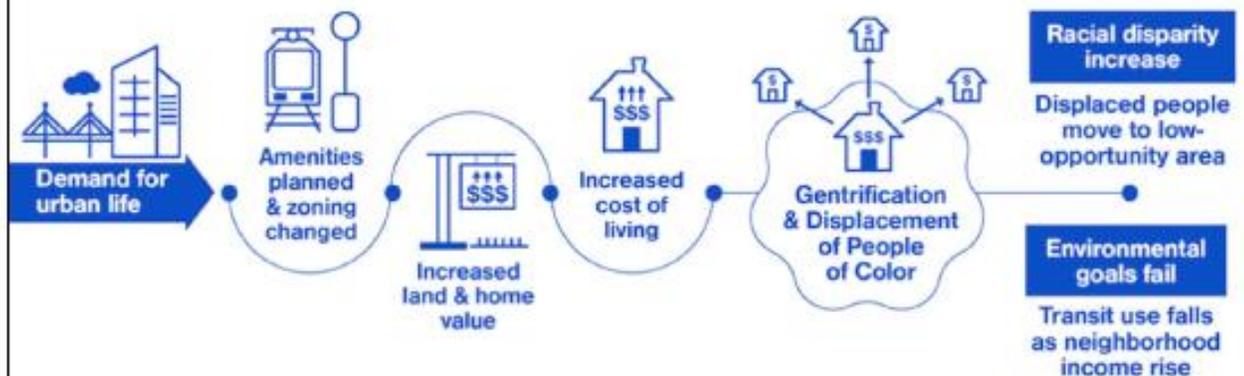
# Defining Displacement

**Displacement:** Households or businesses involuntarily forced to move from a neighborhood because of increasing market values, rents, or changes in the neighborhood's ability to meet basic needs in the case of households, or erosion of traditional client base in the case of businesses.

— City of Portland Comprehensive Plan

3

## Unintended Outcomes of Neighborhood Improvements and Change



4

## PolicyLink Recommendations

- Racial equity must define both how the city operates and what is prioritized.
- Identify a target population.
- Focus on policies that will actively address near-term displacement pressures in communities.
- Commit to a process that is led by people and communities most impacted by displacement and racial inequities.
- Be prepared for a long-term commitment, particularly a long-term commitment of resources.
- Build in accountability, transparency, and measurement for every goal and action.
- [Link to PolicyLink memo](#)

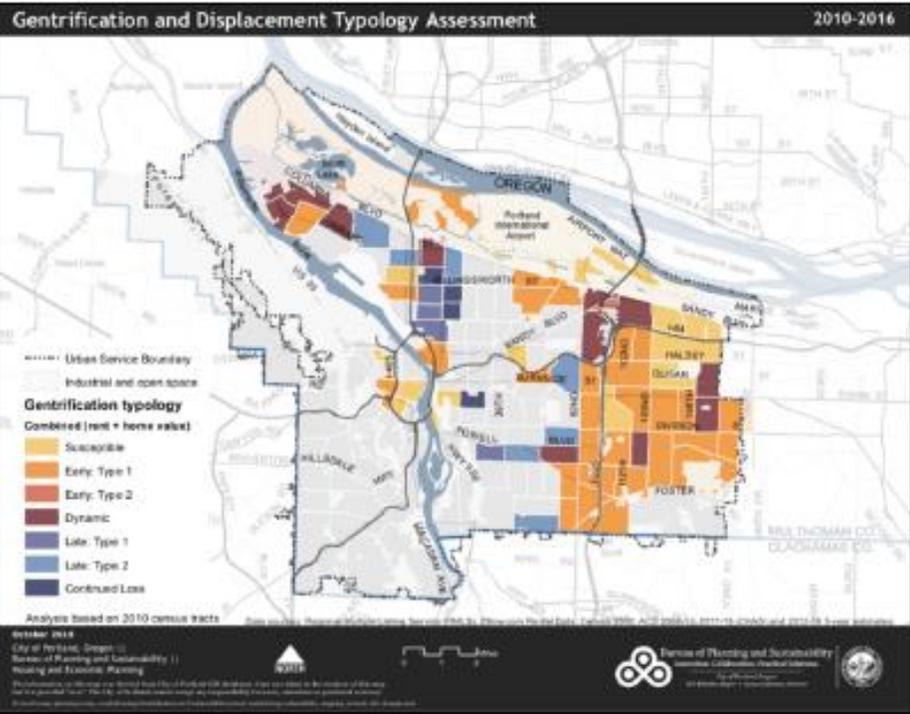
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## PolicyLink Next Steps

			
Commit to multi-year funding for A-D coalition	Create a community-led city task force	Identify a permanent source of funding for A-D work	Track and report annually to City Council and the broader community

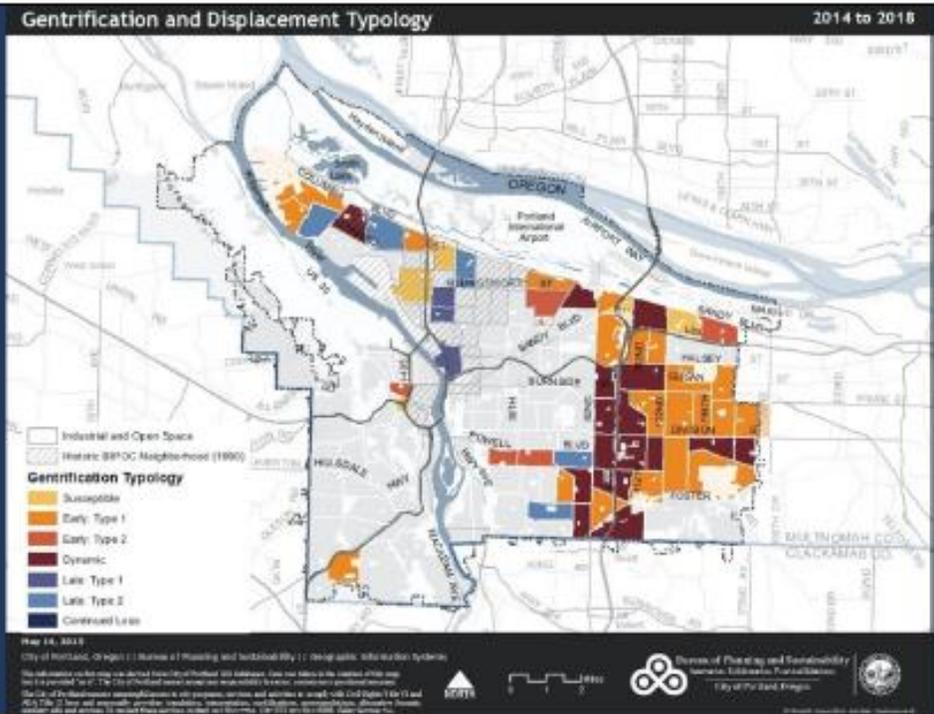
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# Displacement Risk Analysis from 2018

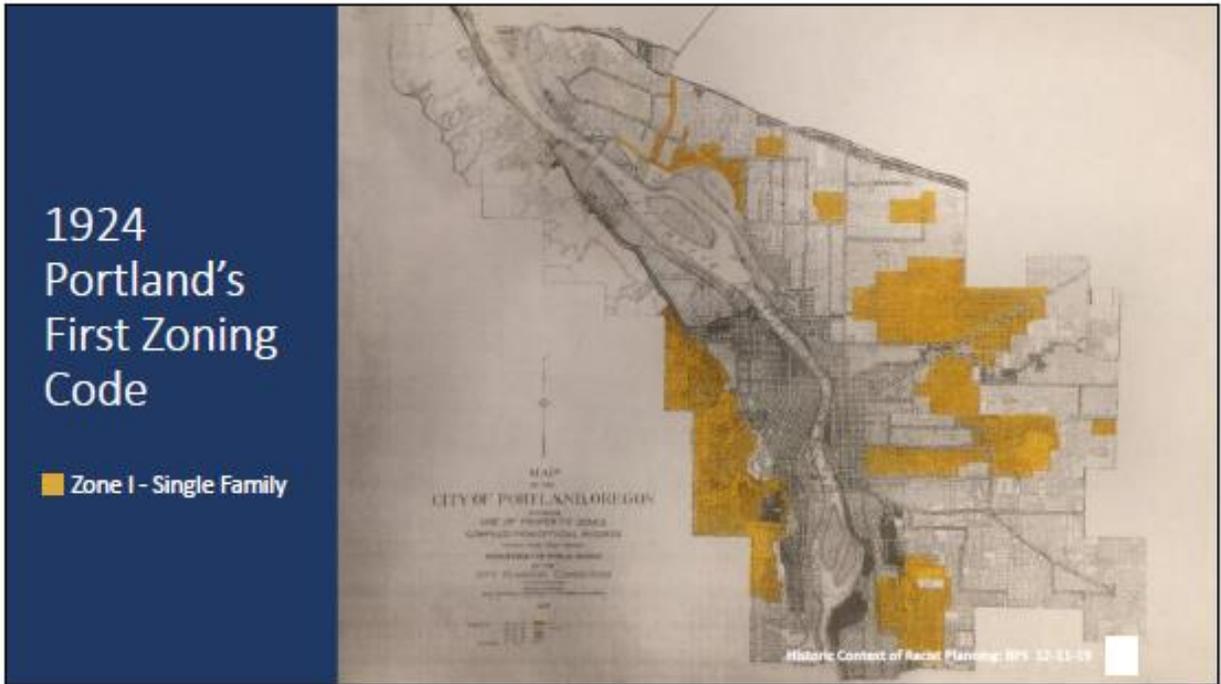


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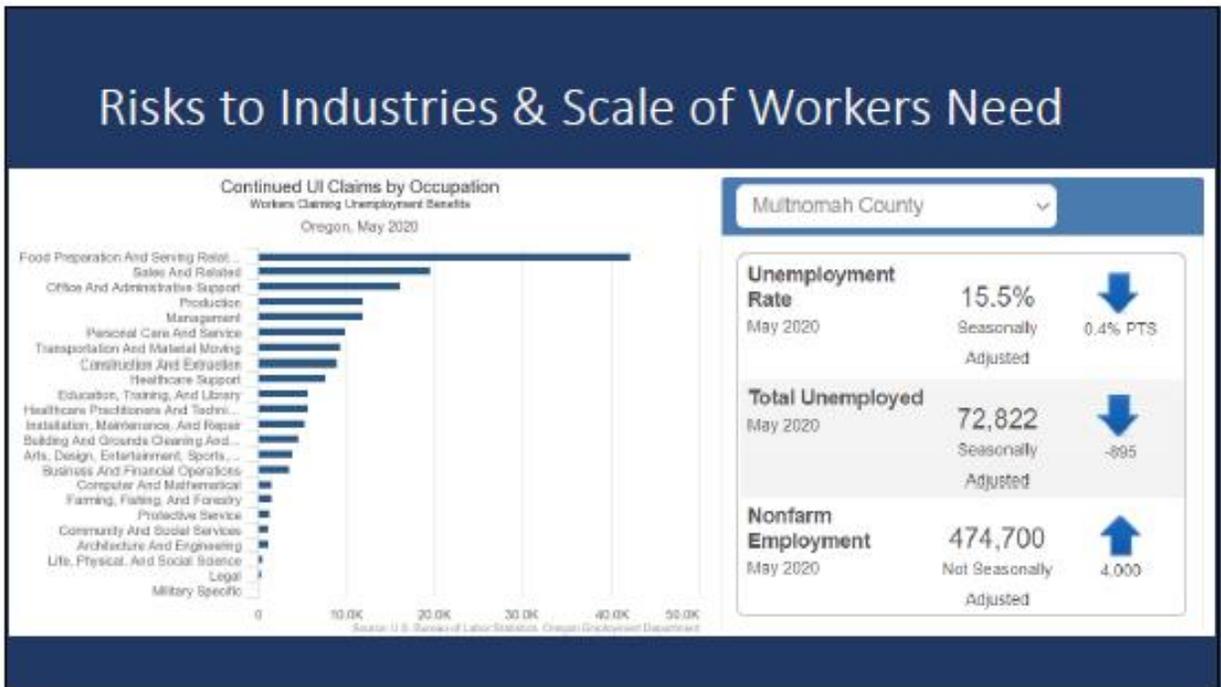
# Updated Displacement Risk Analysis 2020



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## Risks to BIPOC-owned Businesses

Table 2: Demographic Group Losses and Simulations of Business Losses from Switching Industry Distributions

Group	Business Losses (Feb. to April 2020)				Predicted using U.S. Industry Distribution	
	Feb. 2020 Number	Apr 2020 Number	Actual Losses Number	% Change	Number	% Change
Total	15,012,692	11,710,360	-3,302,331	-22%	-3,302,331	-22%
Female	5,389,399	4,048,205	-1,341,194	-25%	-1,029,305	-19%
Male	9,623,293	7,662,156	-1,961,137	-20%	-2,184,231	-23%
Black	1,079,116	637,769	-441,347	-41%	-379,452	-35%
Latinx	2,070,896	1,412,925	-657,971	-32%	-583,009	-28%
Asian	888,528	657,896	-230,632	-26%	-195,041	-22%
White	10,553,415	8,761,531	-1,791,884	-17%	-1,928,907	-18%
Immigrant	3,120,275	2,009,597	-1,110,677	-36%	-1,095,536	-35%
Native	11,892,417	9,700,763	-2,191,654	-18%	-2,256,417	-19%

Notes: Estimates are from CPS microdata. Predicted changes with the group's industry distribution for the U.S. industry distribution but continue to use the group's rate of change from February to April 2020.

[Source](#)

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## Current Anti-Displacement Regulations



Emergency Actions During Public Health Emergency



Strengthened Renter Protections



Increased Funding for Affordable Housing



Density Bonuses for Affordable Housing & Commercial Space

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## Potential Tools to Prevent Displacement

### **Mortgage Relief:**

- Washington D.C. extended a right to defer mortgage payments on properties (residential and commercial) showing evidence of financial hardship due to COVID-19 for up to 60 days past the end of the emergency declaration. No late fees, and no reports made to credit bureaus.

### **Commercial Rent Control:**

- Property owners in Washington D.C. qualifying for mortgage relief program (above) are required to reduce their tenants rent by a commensurate amount

### **Funding for Community Ownership of Commercial Spaces**

- Ex: Mercy Corps CIT Plaza 122<sup>nd</sup> or other models of cooperative ownership

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## Anti-Displacement Task Force

- Community-City leadership joint body making recommendations to Council
- Convening in September
- Focusing on BIPOC communities
- ~15 members

**Desired areas of experience/expertise:** Tenant rights, affordable housing development, small business ownership; urban planning with focus on gentrification and displacement; transportation justice; arts and culture advocacy; houselessness; workforce development; real estate; education equity; climate justice; personal experience of displacement (residential and commercial), expertise and understanding of Community Benefits Agreements

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# Ways to Stay Involved



Anti-Displacement  
Coalition



Anti-Displacement  
Task Force



Project Mailing  
List

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## Questions?

### Contact:

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