

**\*\*DRAFT MINUTES\*\***

Lents General Meeting May 22, 2018

Board members present: Sabina Urdes, Lacey Hamerin, Cora Potter, Barbara Bader, Michael Collins, Ray Hites

Not present: Christo Brehm, David Carroll

7:04 meeting brought to order

Opening/Urdes: Amir volunteers as success tracker. Introductions, code of conduct, packet handout. Potter makes oral report for land use committee.

State of Housing Discussion, Adam Brunelle is co-facilitator:

Panelist introductions/statements.

Nick Sauvie, ROSE Community Development; Leslie Lum, East Portland Liaison for Bureau of Planning and Sustainability; Cupid Alexander, Senior Policy Advisor to Mayor Ted Wheeler; Hands out snapshot of housing report. Discusses home ownership opportunities in Lents. Cameron Herrington, Anti-Displacement PDX; Got 30 anti-displacement policies into city council plan. There are several manufactured home parks in Lents, whose residents are in danger of losing their homes to development. There are 60 parks around the city. Many cities around the country have changed zoning to protect them. On June 12, the planning commission will consider a similar proposal. Strongly encourages the LNA to support the proposal. Robert Gibson, Palindrome Communities; Commercial entities coming to new buildings: Planet Fitness will be open 24 hours. The Western University Health Center, Bella's Italian Bakery, Atlas Dental, Kona Brewing taproom. 50 residential units still available. At 60% of median income, \$879 for 1 bedroom, \$1055 for 2 bedroom. Every tenant gets a free trimet pass. There will be wider parallel parking around the former New Copper Penny site to make it safer for pedestrians, 12 feet between building and cars. Madrea Page and Mariah, Lents Strong Housing Team; Tenant advocates.

Community Questions:

-Common narratives about affordable housing, some think there isn't enough, others think the city is "dumping" affordable housing here, yet there are studies that show Lents is just catching up. Sauvie: EPAP has a subcommittee that looked at this issue in east portland as a whole in 2013. Lents is at city average. Demand is increasing. Herrington: Thinks everyone should want affordable housing in their neighborhood. Doesn't view that as a negative thing. Alexander: Affordable housing infrastructure should be citywide. Affordable housing is often a judgement on someone's lifestyle, not their economic situation. Page: We should be focused on people who already live here, not inviting others to move here into our affordable housing. It should be prioritized for people who live here.

-Is the goal to have mixed housing for all different levels of income? The definition of affordable is personal but also defined by the government, percentage of income, etc. Worried too many families can't meet that standard. Alexander explains the metrics used for affordable housing.

60% annual median income level. Very specific formula. These formulas are updated every year by HUD. The influx of individuals with higher incomes changes that median. Gibson: Thinks it's important to have mixed levels of income/mixed rents building. 0-30% ami, 50-60% ami, and some market rate, because that is what community is made up of. Market rates help balance out the building costs. Owner can use that extra revenue to keep rents lower for those who need it.

-How do we protect residents from gentrification? Sauvie: Developers should commit to hiring those from the neighborhood, job training funds. Prosper Portland doesn't require this, thinks they should. There are also home ownership programs, land trusts, co-ops. Lum: Gets lots of calls from people who don't care about the homeless, etc. If we really care, let city know. Lents is in an Urban Renewal Area, so we have access to money that other areas don't have access to. There is money there that is supposed to help with job creation.

-Palindrome has the option to develop another affordable housing property, when will we see these homes? Gibson: Waiting for Oliver Station to finish up. Now that it is, Palindrome plans on starting the proposed project for 92H. Completion is 2 years away, 1 year away from starting construction.

-Potter on URA: Everyone can advocate for job creation, floodplain restoration, etc. But the URA is about to expire with \$15 million still left on table. We need to advocate to extend the URA so we can keep this money.

-Organizational structure on requesting more transparency from developers. What kind of conversations are happening about new ways to deliver housing? Page: Lents Strong also wants to see more transparency. Feels like new projects have had very little community outreach. Trying to get more people to give their input. Alexander: How do we come to the decisions and how will community know that and are they along for the ride? There are so many meetings, LNA should have a representative because it's at those meetings where things are announced. It's an open process if you have access to the time.

-Housing is scarce, competition forces prices up. What can we do as citizens, and the city do, to increase housing (decrease scarcity)? Lum: Thinks it is a myth that there is scarcity in housing. Only partially true, bigger cause is because we haven't invested enough. Many homeowners can do something with their property. Sauvie: We need a growing stock of affordable housing. Alexander: With inclusionary zoning, there is a requirement for developers to have affordable housing. Herrington: Supply and demand is a real thing, we need more supply. Need a growing stock. Page: If we want people to keep their homes, we need to create an anti-displacement fund.

-Are there options for homeowners who are seeing increases in mortgage payments, insurance, etc, but not seeing an increase in wages and are having trouble keeping up. People who are "in the middle"? Alexander: Most programs are income based, up to 80% of ami. That's the juxtaposition. How do we help people who are 85% of ami?

#### Community Announcements:

-Community Member from arts tax oversight committee: Most of the money goes to helping schools and arts education. There is a proposal to raise the exemption from 100% to 200% of

poverty level. To recoup that money, there is a proposal to raise the tax from \$35 to \$41-\$45. Or CPI the tax. Proposals will go to council this summer.

-Flood plain premiums: Oregon Solutions is close to semblance of a plan to address flooding.

-Nicole with Green Lents: Sat the 2nd, Lents community action forum. Lents green ring ride. In July, 2nd annual Lents Garage sale.

-Pastor Steve: Thank you to Sabina, invited congregation to meeting. Vacation bible school on June 2. Impact your health clinic on August 10 and 12.

-Barbara: Jo-Lynne Cooper Nearing celebration of life at Lakeside Gardens on June 16 from 1-4.

-Sauvie: ROSE is sponsoring Repulsing the Monkey play.

-Page: Formerly Young Champions, karate, self defense school, looking for a new place to teach.

-Cleanups: June 16th. Paint the Town Green and dumpster cleanup with LNLA. There will be donations accepted at this event and the two groups will split them 50/50. Community members expressing frustration that the dumpsters filled quickly last year. Will try to get as many dumpsters as money allows.

Back to housing discussion:

Potter: Any policy and movement on property tax reform? Every bond etc, passed impacts property taxes in east portland. Alexander: That conversation has happened but hasn't seen any policy as a result. That could be something LNA drafts. Community member says state groups are working on this. Sauvie: EPAP endorses a similar plan.

-Housing bond...what are some of the ways it will benefit Lents specifically? Alexander: Nothing specific to Lents in particular, but the Lents URA dollars are for Lents only. Those generate housing opportunities. The bond didn't target any specific neighborhoods.

-Is there any focus on families who need affordable housing and places to play, like yard space or park improvement? Lum: Multifamily zoning project will require more open space for families to play in. Alexander: Part of criteria where housing is located is proximity to parks and transportation. Half of new units are "family size" 2 bedrooms or greater.

Urdes: Minute approval. Urdes moves to approve, Hamerin seconds. 7 in favor, 0 opposed. 9 abstain.

Success tracker results: Lots of different ways to accomplish our housing goals,

Vote,

acknowledgement that everyone here wants to make the neighborhood better.

Thanks to the church and pastor steve

9:03 meeting adjourned.