

Metropolitan Human Relations Commission

Multnomah County • City of Portland

MHRC Housing Committee

Minutes of Meeting held 31 January 1979
from 12:00 to 2:00 in Room 402 City Hall

Committee Members Present: Lucy Cozzetto
Sumner Sharpe
Eric Harper

Committee Members Absent: Cary Jackson
Marcy Jacobs

Commission Staff Present: Linda Roberts
Richard Kuczek

The meeting began with the distribution of materials relating to current MHRC housing programs and local governmental comprehensive land use planning and assisted housing planning activities. A discussion of local government planning activities ensued, with special concern being given to the role of the MHRC and the housing committee in assessing the impact the proposed land use and assisted housing plans would have on low income families and minority residents, and what measures the committee should take in carrying out its responsibilities in this regard. Mention was made of two articles: "The Shape of Things to Come" in the 29 January 1979 issue of the Willamette Week, and "Gentrifying the Ghetto" in the January 1979 issue of The Progressive. The committee asked the staff to provide them with copies of these articles for their next meeting. Also discussed was the problem of displacement and the availability of suitable sites for new low income housing, and how these concerns would be impacted by the proposed comprehensive plans. Richard Kuczek said he would have a written report on the plans available for the next meeting.

Richard Kuczek then presented a summary of the MSD Housing Opportunity



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MHRC Housing Committee

Minutes of Meeting held 7 February 1979
from 7:00 to 9:35 at 2352 SW Marshall

Committee Members Present: Sumner Sharpe
Eric Harper

Committee Members Absent: Cary Jackson
Marcy Jacobs
Lucy Cozzetto

Staff Members Present: Richard Kuczek

Guests Present: Virgil Street of PSU

The meeting began with the distribution of additional materials relating to the local comprehensive (land use) planning and regional assisted housing planning activities being reviewed by the committee. Included in the material was Richard Kuczek's report on the plans being reviewed, and the two articles mentioned during the last meeting. Sumner Sharpe introduced Virgil Street from Portland State University, whom he had invited to attend the meeting as a guest of the committee. Bob Stacy of 1000 Friends of Oregon was unable to attend, as was originally scheduled.

The committee continued the discussion began during the last meeting, of the comprehensive and assisted housing plans. During the discussion, the following specific points were raised as areas of concern to direct questions at during the 14 February meeting with MSD, city, and county planners:

- 1) What process will MSD employ in reviewing local plans? How rigorous will this review be? What sanctions will be employed when local plans fail MSD guidelines? Is MSD reviewing the City draft comprehensive plan and the county land use plan, and if so, what have been their findings to date?
- 2) How will the projected rezoning be implemented under the city and county plans?
- 3) Why did not the city consider the Banfield/Burnside light-rail project, and how is this deficiency to be remedied?
- 4) How does the city justify the reduced apartment zoning and homogeneous neighborhood zoning in the draft plan with their stated housing policy calling for increased low-cost and assisted housing and increased neighborhood diversity.

MHRC Housing Committee

Minutes of meeting held 14 February 1979
from 12:00 to 2:00 in Room 402, City Hall

Committee Members Present: Sumner Sharpe
Lucy Cozzetto
Cary Jackson
Eric Harper

Committee Members Absent: Marcy Jacobs

Staff Members Present: Richard Kuczek

Guests Present: Tracy Watson, Bureau of Planning
Jan Childs, Bureau of Planning
Herb Beals, Metropolitan Service District
Amelia Lanier, Metropolitan Service District

The meeting began with the introduction of the guests. Herb Beals then gave a brief presentation on the HOP, emphasizing the potential for extra HCD and Section 8 funding if the HOP is approved. He also mentioned the possibility of the SMSA receiving extra planning funds, and that any extra funding would go only to participating jurisdictions.

Mr. Beals and Ms. Lanier were then questioned by the committee. In response to questions, the MSD representatives stated:

a) The Urban Growth Boundary was not considered in formulating the HOP, and that MSD considered it more relevant to their market level housing planning activities.

b) Comments were made about the process through which MSD would review local jurisdictions' proposed plans and projects. The MSD representatives stated that the HOP was not specifically considered in reviewing local land use planning proposals, but allowances for suitable housing densities would be. They also mentioned that the siting criteria in the HOP were advisory, and that MSD projected that the suburban allocations would mainly be utilized in the closer in suburbs.

c) That the goals in the HOP would not be used to scale down rehabilitation programs.

d) That HCD funds did not have to be fairly shared.

MHRC Housing Committee

Minutes of Meeting held 28 February 1979
from 12:20 to 1:45 in Room 606, County Courthouse

Committee Members Present: Sumner Sharpe
Lucy Cozzetto
Marcy Jacobs
Eric Harper

Committee Members Absent: Cary Jackson

Staff Members Present: Richard Kuczek

Guests Present: William Saenger, Northwest Pilot Project

The meeting was opened with the introduction of the committee's guest. An addendum to the plan reviews was passed out, along with information on the current status of MHRC's fair housing programs, and several newspaper articles relating to displacement. The meeting began with Sumner Sharpe outlining several alternative actions available to the committee regarding the plans under review; including preparation of public reports and giving testimony in public hearings.

William Saenger brought up the topic of how the MHRC defined fair housing. The staff present responded by giving a broad interpretation to the term, including both non-discrimination in rentals and sales of property (including currently legal discrimination involving the elderly, families with children, etc.) and the availability of housing of all types and in all price ranges in all neighborhoods.

Mr. Saenger then discussed the Freeway Hotel closure and the Tenant's Union's opposition to that closure; and then mentioned the following: a) 90% of single room occupancy and low cost rental units prohibit pets and/or children, b) 60% of Portland's elderly have a median income of \$4,000 per annum, c) the NW Pilot Project receives 100 requests a month for help in locating housing, but can satisfy only 15 - 25 of them (this is a decreasing percentage of successful locations compared to previous years), and d) that apartments that the NW Pilot Project used to find to rent in the \$40 - \$70 price range, now are going for \$70-\$120 per month.

In general discussion the following comments were elicited: a) there is a very low turnover in public housing tenancy for the elderly, and b) that Portland has

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MONTHLY REPORT ON HOUSING ACTIVITIES FOR MARCH 1979

Housing activities during March fell into three main areas. Checking Service related activities continued to center around volunteer recruitment and publicity. During March, a mailing was completed which gave information on the Checking Service to over 30 agencies and organizations, while further information was disseminated to the neighborhood offices. Checker recruitment efforts have resulted in additional volunteers. A second training session is being planned for April, so these volunteers can be activated.

The Checking Service also entered into arrangements with Legal Aid and two public interest law firms regarding referrals. These arrangements involve: 1) referral of complainants to the Checking Service for the performance of checks for evidential purposes; 2) referral of complainants needing legal advice to the legal services; and 3) referral of complainants to the Checking Service for assistance in filing civil rights complaints with HUD or the State Bureau of Labor.

March also saw the publication of an article in the Oregonian about the Checking Service, and the preparation of an article on the Checking Service for the Tenants' Union Newsletter. The Checking Service also continued to handle complaints during March. The relatively high number of contacts received by the Checking Service about non-civil rights discrimination housing-related problems has made evident the need for a central referral source for housing complaints. As contacts have been made with other agencies and organizations regarding mutual referrals of appropriate complaints and exchanges of information on housing-related programs, we feel that the Checking Service can, at least partially, fulfill this rate.

During March, the MHRC participated in the CUE Displacement Conference, as planned and as detailed in our last report. We are also working with the PSU Center for Population and Census Research on a reanalysis of data from the Portland Residential Mobility Study. The purpose of this reanalysis is to gain information on the residential relocations of low-income and minority residents. Some additional information has been extracted from the Mobility Study, and further statistical analysis is being planned.

MHRC activities relating to the proposed City and County Land Use Plans and the MSD Housing Opportunity Plan continued. Three impact analyses statements were prepared, one for each plan, and at its March meeting the Commission adopted stances on each of the plans. The analyses and the Commission positions



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have been sent to the appropriate agencies and officials, plus being made available to the general public. Presentations as to Commission recommendations have been made before the MSD Council and the Multnomah County Board of Commissioners.

REK:gp

MHRC Housing Committee

Minutes of meeting held 13 March 1979
from 7:20 to 9:00 in Room 109, Francis Manor, PSU

Committee Members Present: Sumner Sharpe
Marcy Jacobs
William Saenger

Committee Members Absent: Lucy Cozzetto
Eric Harper

Staff Members Present: Richard Kuczek

The meeting began with Sumner Sharpe discussing possible committee actions in issuing housing impact statements. He discussed possible alternatives for action following the Commission's adoption of the impact statements, including offering public hearing testimony and communication with individual commissioners of the city and county governments.

William Saenger critiqued Richard Kuczek's written reports to the Committee on the planning efforts under review. He said their format was confusing, and that there was too much use of abbreviations.

Sumner Sharpe led discussion as to the MHRC position on the planning efforts. He felt the Commission had an obligation to review such plans vis a vis housing choice and diversity, low income housing needs, and city policies.

Sumner Sharpe suggested that the City Planning Commission does not encourage diversity and/or a policy of dispersed assisted housing. There was general discussion as to suitable locations for assisted housing for the elderly and for families. It was suggested that such locations would include Sellwood, St John's, Downtown, and Lents, among others.

Sumner Sharpe summarized the Committee's concerns vis a vis the MSD HOP. These included 1) the fair share concept, which he said was desirable 2) the methodology through which the allocations of assisted housing units were made 3) the need to temper the present allocation system with considerations as to public transit availability, employment opportunities, social services availability, and other factors relating to the ability of a community to accommodate additional low income residents 4) the recent incident of Lake Oswego refusing public housing and demanding reduction of its allocation under the HOP 5) the situation regarding exclusionary zoning in Tualatin, and the lawsuit filed by 1000 Friends of Oregon on this matter 6) bonus funding which may be available under the HOP and its allocation process 7) siting of assisted housing and the effect the land use plans will have on

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MONTHLY REPORT ON HOUSING ACTIVITIES FOR APRIL 1979

During April, housing-related activities took place under four program categories.

Checking Service

The Checking Service continued to receive and handle complaints of housing discrimination. To date, the Checking Service is averaging slightly over two contacts a week. Slightly over one-half of these involve requests for information on housing-related problems or complaints involving problems other than discrimination. These contacts are handled either by supplying the requested information or by referring the complainant to an agency or organization which can supply the needed information or can better deal with the specific problem. From the remaining contacts, the Checking Service is averaging slightly less than one formal complaint a week. Approximately 50% of such complaints have been cause for initiating checks. Evaluation of the complaint and advice as to possible courses of action open to the complainant have been rendered on all formal complaints.

Other activities under the Checking Service Program have involved volunteer recruitment, liaison, and publicity. Publicity-related activities are listed under the Public Information Program. Recruitment efforts have involved attempts to enlist minority volunteers as checkers. As minority checkers are needed to perform "audit" type checks, this is a critical need for the Checking Service. We hope to see these efforts result in some minority volunteers undergoing training in May. Continued liaison with Legal Aid through the performance of checks for evidential purposes, and consultation with Legal Aid attorneys, promises to be especially fruitful. Contacts with Legal Aid have resulted in both the performance of checks and the recruitment of a minority volunteer during April.

Mortgage Redlining

April activities were devoted to preliminary research design efforts. Efforts were made to assess data availability and access relevant prior performed research. In this regard, contacts with local lenders occurred, as well as with the Federal Home Loan Bank, the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, and the U. S. League of



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Savings Association. A rough research model involving a multi-stage analytic process has been sketched. Research design efforts are complicated by the inability to be sure as to what data lenders will be willing to supply, and as to the number of lenders willing to participate in such a study beyond the minimal extent of supplying required disclosure data. We are hopeful of having alternative designs available, and lender cooperation better assessed, by the end of May.

Consultation

Following the MHRC presentation of our Impact Analysis on the Metropolitan Service District's (MSD) Housing Opportunity Plan (HOP), MSD requested that MHRC work closely with their staff on developing a work program for the MSD Metropolitan Planning Division to address the concerns raised in the MHRC Impact Analysis. To this end, MHRC staff and MSD staff have met in consultation, and the MHRC Housing Committee is developing a set of proposals to be submitted to MSD for consideration for inclusion in their work program. During April, the MSD Planning and Development Committee, upon the recommendation of the MSD staff and the MSD Housing Policy Alternatives Committee (PAC), passed a resolution reorganizing the MSD Housing PAC and including a seat on the Housing PAC for an MHRC representative. Upon approval by the full MSD Council, this will directly involve the MHRC in overseeing the HOP implementation and in assisting in the development of the MSD Market Level Housing Plan.

Consultation with the City of Portland involved activities listed under the Public Information Program. In addition, the Portland Planning Commission invited MHRC to develop and submit proposals for revising its zone change and conditional use hearings procedures. This was in response to expressed MHRC concerns about the zone change process in relation to implementing the City's proposed Comprehensive Plan. Liaison with Bureau of Planning personnel has been initiated upon this matter. Finally, following up on its presentation to Multnomah County in regards to its proposed Comprehensive Plan, MHRC has formally extended an offer to develop and draft a fair housing policy for Multnomah County.

Public Information

Five major activities took place under this program. They are:

1. Initiation of contacts with local TV stations regarding the airing of fair-housing PSAs. This will gain additional public exposure for the Checking Service and hopefully result in an increased complaint flow.
2. The presentation before the Portland Planning Commission of oral and written testimony on its Discussion Draft, Comprehensive Plan.

3. Three presentations on civil rights and fair housing by MHRC staff at Adams High School.
4. The endorsement by the MHRC of legislation before the State Legislature prohibiting discrimination against families with children, and submission of evidence regarding such discrimination to the State House of Representatives Housing and Urban Affairs Committee.
5. The MHRC has completed and made public an analysis of the prevalence of discrimination against children in apartment rentals in the City of Portland. This analysis was based on data gathered by the Northwest Pilot Project.

REK:gp
5/7/79

MHRC Housing Committee

Minutes of meeting held 5 April 1979 from 12:30 to 2:00
in Room 401, Corbett Building, 430 SW Morrison

Committee Members Present: Sumner Sharpe
Lucy Cozzetto
Eric Harper
William Saenger

Committee Members Absent: Marcy Jacobs

Staff Members Present: Richard Kuczek

Richard Kuczek began the meeting by describing his presentation on the MSD Housing Opportunity Plan (HOP) before the MSD Council, and assessing the Council's reaction. He suggested that it would be appropriate to present the relevant MSD committee (Planning and Development) proposals for specific guidelines for implementing the HOP. The Committee felt that such action would be desirable and asked him to draft some possible HOP guidelines for the Committee to consider at their next meeting. The Committee also decided that it would be appropriate to send a letter to Ms. Kafoury (Chairperson, MSD Planning and Development Committee) indicating their continued interest in the HOP and its implementation.

Sumner Sharpe talked about presenting the MHRC recommendations on the City's draft Comprehensive Plan at the City Planning Commission's April 12 meeting. He encouraged all Committee members to be present. He then talked about the reaction of the City's Bureau of Planning staff to our impact analysis. He suggested that they were reacting with 'hurt feelings' rather than dealing with the concerns we raised. He stated that he hoped our efforts could get the City to open up to some dialogue on the draft Comprehensive Plan, and that we could encourage the City to do an analysis of how the draft Comprehensive Plan related to City Housing Policies.

William Saenger brought up the Leland Report and its recommendation for higher density low-rise apartments and condominiums in the downtown area. He wanted to assess the Committee's reaction to such a proposal. The other Committee members all felt they could favor this type of housing for the downtown area. William Saenger then talked about market pressures leading to the conversion of low-cost and mid-cost rentals to mid-cost and high-cost condominium units. He wanted to know if present zoning ordinances, etc., could be used to restrict such activities. Sumner Sharpe said that there was no current zoning ordinance or law which could accomplish this. He suggested that legislation could regulate and restrict such activity and listed three approaches utilized in other communities 1) prohibition on additional condominium conversions when the percentage of dwelling units available for low-cost rentals fell below a specified level 2) laws requiring the current renters be given a 'right

Sumner Sharpe raised the point that the commission asked the housing committee to develop a list of names for the commission to submit to the City as recommendations for appointment to the vacancy which will soon occur on the City Planning Commission. The Committee members agreed to think on the matter and to inform Sumner Sharpe as to any possible nominees that they might think of.

Richard Kuczek briefly talked about the possibility of doing a redlining study with the cooperation of the lenders. He informed the committee of his discussion on this possibility with Jon Moore of Equitable Savings. The Committee members then discussed the possibility of gathering information on insurance redlining at the same time, or using information from lenders relating to insurance redlining. Eric Harper assured the Committee that insurance companies did not redline.

Richard Kuczek then briefly suggested the possibility that the MHRC might conduct studies into discrimination against families with children and of housing needs. He suggested that the Committee members give some thought as to how this could be done, and where financing for a large scale housing need survey might be available from.

William Saenger said the NW Pilot Project had data on discrimination against families with children. Richard Kuczek said he would go to the NW Pilot Project's offices to see if he could utilize this data.

The meeting was then adjourned.

Minutes of MHRC Housing Committee Meeting

held in room 402, City Hall

17 July 1979 12:00 - 1:40

Committee Members Present: Sumner Sharpe

Eric Harper

William Saenger

Committee Members Absent: Lucy Cozzetto

Staff Members Present: Richard Kuczek

Katy Dunsmore

The meeting began with Richard Kuczek informing the Committee members present that Marci Jacobs has resigned from the Committee. Richard Kuczek then informed the Committee of his conversation with Adrienne Brockman of the Multnomah County Planning staff. Ms. Brockman had said that she considered the Commission's involvement with, and Impact Analysis on, the county's Community Plans to have been an important and effective contribution to obtaining acceptance of the plans. She said that she would be sending a letter and some accompanying material detailing the county's response to the impact analysis. Richard Kuczek said that Ms. Brockman had also informed him that the county had put into effect all of the recommendations made by the MHRC in the Impact Analysis.

The Committee then discussed the draft of the response to the Bureau of Planning which had been prepared by Richard Kuczek. Richard Kuczek informed the Committee of James Sitzman's comments on the response. These included: 1) The need to make clear that the response was prepared by the Housing Committee and was not an officially approved Commission statement. 2) As a Committee document the response was based on the adopted goals and policies of the Commission as stated in the impact analysis. 3) The need to adopt a less adversarial tone and language; and to explicate that that specific suggestions and models advanced in the response were examples of acceptable alternatives, and not necessarily the only alternatives. Sumner Sharpe suggested that if these revisions were to be adopted that the cover letter should be made stronger.

that it would be appropriate for staff to attend DHAC meetings as observers, and staff was requested to do so.

Sumner Sharpe suggested that staff should look into zone changes over the past few years in some detail, as to whether requests for higher housing densities were being disproportionately refused, etc. Staff informed the Committee that they had intended to do so as part of thier investigation into the zone change process.

The discussion then returned to the question of scheduling regular monthly meetings. It was decided to meet on the 1st Tuesday of every month at 12:00 noon Staff were instructed to obtain meeting rooms for the meetings, and that room 402 City Hall was prefered over the Corbett Building's conference room as a regular meeting place.

The meeting was then adjourned.

Richard Kuczek then presented a synopsis on the staff's findings in regards to Portland Development Commission home rehabilitation loans. The Committee suggested that staff pursue the evaluation further, but at a low priority.

Richard Kuczek brought up several concerns pertinent to the MHRC involvement with MSD. The MHRC staff input into MSD's affirmative action programs was briefly mentioned. The apparent lack of MSD effort in correcting MHRC noted deficiencies in the Housing Opportunity Plan was mentioned. The Committee felt that the staff should raise the issue in the MSD Housing Policy Alternatives Committee if no effort was evident in the next few months.

Richard Kuczek then raised several concerns in regards to the MSD Market Level Housing Allocation Plan. These included questions as to what concerns the MHRC staff should pursue in serving on MSD committees. During discussion the need to plan for maximal potential population growth, increased densities, and additional emphasis on multi-family housing for both ownership and rental opportunities were mentioned. Staff was encouraged to pursue efforts to encourage 'least cost' housing, rationalized zone change and permit processes, and expanded 'lower cost' housing opportunities for all jurisdictions. Staff was cautioned to be aware that high-density (i.e. multi-family) housing was not suitable for all jurisdictions, and that higher-density housing should be sensitively located. Staff was encouraged to promote an adequate amount of required upzoning (or a satisfactory plan for up-zoning) for each individual comprehensive plan to be reviewed by MSD.

Richard Kuczek briefly presented progress reports on the Checking Service, the zone change process review, the mortgage loan redlining study, and Friends of 10 involvement. The Committee felt that the Checking Service was a valuable activity, but that the MHRC should not be heavily involved in direct service. It was suggested that it would be appropriate to let

MHRC Housing Committee

Minutes of meeting held 4 September 1979 from 12:00 to 1:30 in room 106, City Hall

Committee members present: Sumner Sharpe

Sho G Dozono

Phillip Fell

Peggy Nagae

Committee members absent: Lucy Cozzetto

Bill Thompson III

Eric Harper

William Saenger

Paul Yang

Staff Members Present: Richard Kuczek

The meeting began at 12:00, with the Committee requesting that staff send copies of all Commission and Committee material relating to land use planning, including recent material on the City of Portland's proposed Comprehensive Plan (Comp Plan), to new Committee members and also to Bill Hunter of HAP. This was followed by a general discussion of land use planning and the Commission's involvement. Peggy Nagae asked why the Committee was involved in land use planning. Richard Kuczek discussed the relationship between low-income households, affordable housing, land use planning, zoning, and segregated residential patterns. Sumner Sharpe explained the direction of the Committee's past activities in this area.

The Committee then discussed and reviewed the on-going and proposed housing programs and projects.

Richard Kuczek explained the on-going review of the effectiveness of fair housing law enforcement by the state Bureau of Labor, Civil Rights Division (CRD). The Committee discussed the problem of gathering comparable data on court cases. Peggy Nagae suggested that the courts were probably no more efficient than the administrative processes. Sumner Sharpe raised the issue of 'housing courts'. Peggy Nagae said she had no knowledge of anyone raising the issue in Portland. Phillip Fell said he had talked about housing courts with Betty Niven of the State Housing Council. It was suggested that the state legislature should look

The Committee briefly discussed the ongoing MHRC housing related programs on public education and information and on providing consultation on housing concerns. The proposed redlining projects were both briefly discussed. Richard Kuczek explained that the MHRC lacked the needed resources to undertake projects of the necessary scale.

The Committee briefly discussed the potential for coordinating with the NAACP housing Committee. Sumner Sharpe and Sho Dozono then discussed the potential for getting work study students and/or interns to work on housing issues.

Peggy Nagae mentioned the possibility of getting in contact with the Multi-Family Housing Council on the discrimination against children issue. Sho Dozono discussed working with the Urban League to get them to undertake direct service activities related to housing concerns. Richard Kuczek mentioned the previous lack of response in contacts with the Urban League. Sumner Sharpe suggested that the Urban League would be giving housing concerns a higher priority in the near future.

Sumner Sharpe suggested that the Committee should look to organizing meetings and/or conferences on the Affirmative Marketing Agreement, the potential/need for a local fair housing ordinance, and on establishing a housing hotline. .

The Committee then discussed the need for acting quickly in regards to taking a position on the City's proposed Comprehensive Plan. Staff was instructed to prepare a report on the Comprehensive Plan for the next meeting.

The meeting was then adjourned at 1:30.

agreed that there was a need for a metro-area-wide housing task force to deal with such problems, and that they were willing to participate in such a task force. Sumner Sharpe concluded by noting that the conference was not as successful as he had hoped it would be. Sumner Sharpe then inquired of Jeanine Carrs what her evaluation of the conference was. She replied that she could not really evaluate it until she saw what resulted from it. Extensive general discussion followed.

Richard Kuczek then began discussion of the Housing Council proposal by emphasizing to the Committee that the proposal was speculative and was to be regarded as an effort to encourage debate on specific points and to advance ideas, not as a finalized proposal. The Committee members then read through the proposal. Paul Yang then suggested that the Committee should investigate other cities as to what existing housing councils do and how they are structured. Sumner Sharpe and Lucy Cozzetto agreed that this would be valuable and suggested that housing councils in Denver, St. Louis and New York should be examined. Sumner Sharpe said that he saw the Housing Council fulfilling an independent advisory role, not being an official government body. Paul Yang and Lucy Cozzetto expressed concern over the potential for creating another government body which doesn't really do anything. Linda Roberts expressed concern over the level of resources required to put together a comprehensive proposal for such a Housing Council. Sumner Sharpe voiced a concern that a Housing Council should stay out of 'planning' activities and should not duplicate the type of activities already carried out by Metro. Linda Roberts suggested that the staff get information from other cities on their housing councils before undertaking any serious proposals. The Committee endorsed this suggestion. Sumner Sharpe suggested that it would be a good idea to meet with Rick Gustafson of Metro to sound him out on how Metro would react to such a suggestion. The Committee selected Sumner Sharpe, Paul Yang, and Lucy Cozzetto to meet with Metro for this purpose. Richard Kuczek was ask to also attend this meeting as staff.

Richard Kuczek then raised the question as to what should be done on the discrimination against children issue. The Committee decided that contacts should be initiated with Ross Dey of CTL management, the Tenant's Union, and Louis Savage of Legal Aid to discuss problems with the Landlord/Tenant law and adjudicating Landlord/Tenant disputes. Other than this, the Committee felt it advisable to wait and gauge industry reaction before proceeding further. Richard Kuczek suggested having Phil Fell sound out state legislators as to their receptivity to revising the Landlord/Tenant law. The Committee rejected this idea as being premature.

Metropolitan Human Relations Commission

Multnomah County • City of Portland

May 7, 1980

MHRC Housing Activities for April 1980

During April the MHRC continued its ongoing activities of operating its Checking Service and of participating in Metropolitan Service District housing activities. Metro participation included MHRC's representative to the Metro HPAC serving as chairperson of the HPAC's budgetary concerns to Metro's Executive Officer.

Additional consultation activities during April included providing advice and assistance to Inner Northeast neighborhood groups which are seeking funding for a displacement prevention project for their neighborhoods. This assistance included meeting with neighborhood representatives and an official from the National Association of Neighborhoods. The National Association of Neighborhoods is the organization which is channeling funding to local neighborhood groups to establish displacement prevention projects. MHRC also continued providing technical assistance and support to community organizations and industry groups on the issue of condominium conversions.

As part of its public information effort, MHRC staff participated on the Housing Discrimination Panel at the Housing Conference sponsored by the Center for Urban Education and cosponsored by the MHRC. The MHRC representative



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addressed the topic of the effectiveness of civil rights law enforcement in the area of housing discrimination. During April the MHRC staff also made a series of presentations to Adams High School students on housing discrimination.

During April the MHRC also provided assistance to the Northwest District Association Displacement Prevention Project in its efforts to compile a Housing Resources Directory for the Portland Metropolitan Area. This directory will list and describe all Portland Area organizations, agencies, and industry groups which deal with housing issues, or which provide housing-related services and programs. The MHRC has consistently advocated for improved communications and coordination for housing services and agencies, and this directory should assist in that effort.

The Department of Housing and Urban Development's Portland Area Office announced during April that it was calling a second meeting of the Community Housing Resources Board. The Community Housing Resources Board is established under the Affirmative Marketing Agreement signed by HUD and the Portland Board of Realtors and has responsibility for carrying out voluntary fair housing activities. The MHRC has worked for the past year to fully activate this agreement.

During April, the MHRC continued working with the Portland Board of Realtors on the problem of discrimination against families with children in apartment rentals. The decision was made, during discussions with the liaison to the MHRC from the Board of Realtors, to form a task force to draft voluntary compliance proposals and to explore potentials for City action on this issue.

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May 8, 1980

MHRC Housing Committee

Minutes of Meeting held May 5, 1980, in Room 106 City Hall, from 12:00 noon to 2:02 p.m.

Committee Members Present: Sumner Sharpe
Lucy Cozzetto

Staff Members Present: Richard Kuczek

Guests Present: Jack Medak
Mickey Rosen

The meeting began with a general discussion upon housing issues and MHRC involvement, to inform guests as to the nature of MHRC housing activities. During this discussion, Jack Medak gave the Committee a listing of industry people who would be interested in serving upon a task force on discrimination against children in rental housing. Jack Medak and Richard Kuczek also talked about the Oregon Apartment Owners Association. Jack Medak supplied the Committee with the name of the association's executive director, along with contact information. During this discussion, the issues of condominium conversion and the proposed City comprehensive plan were raised. Richard Kuczek said he would send Jack Medak and Mickey Rosen material on these issues.

Sumner Sharpe arrived at 12:45 p.m.

The first agenda item discussed was the Commission's testimony before the City Council on the proposed Comprehensive Plan. Mickey Rosen and Jack Medak expressed concerns about the Commission's stances in support of row housing, add-a-rentals, and higher-density in general. Their concerns centered around neighborhood livability and compatability of diverse housing types. They were also concerned with the impact of up zoning and downzoning on existing development and property values.

Sumner Sharper then lead a discussion on Commission support of Mike Lindberg's proposed Comprehensive Plan amendment regarding establishment of a systems development plan. Richard Kuczek remarked that LCDC goals required a systems development plan. Mickey Rosen questioned the legality of LCDC. Sumner Sharpe discussed the series of court challanges to LCDC, and the court decisions up holding LCDC legality. Jack Medak talked about the effects of downzoning on property values. A general discussion ensued. Richard Kuczek and Sumner Sharpe informed the guest as to MHRC studies which showed that the proposed



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comprehensive plan would downzone much of the City from its existing zoning level.

They pointed out that much of the public concern about up zoning was due to confusion on the distinction between existing land use and existing zoning designations, and due to inept handling of public information efforts by the Bureau of Planning.

Mickey Rosen, Lucy Cozzetto, Sumner Sharpe, and Richard Kuczek then discussed the strip development emphasis of the proposed comprehensive plan.

The next agenda topic addressed was discrimination against children. The setting up of the Task force was discussed. The need to add community people to the names suggested by Jack Medak was discussed, as well as the desirability of obtaining official sanction through City Council endorsement. General discussion followed.

Jack Medak had to leave at 1:30 p.m., following the discrimination against children discussion.

Richard Kuczek then briefly explained the staff's thoughts regarding the proposed MHRC Housing Conference. Richard Kuczek explained that the staff suggestion was for a political action oriented conference as opposed to an informational conference, and that the participation should be oriented towards minority organizations and neighborhoods. After general discussion, Richard Kuczek said he would try to have a suggested format for the Conference written out for the next Committee meeting.

Richard Kuczek then briefly discussed the current activity of the Committee on Condo Conversions and the current state of the issue. A brief general discussion followed.

Richard Kuczek then gave copies of the proposed Metropolitan Service District Housing Goals and Policies to the Commissioners present, and said he would try to obtain copies for all Committee members and guests present. Richard Kuczek suggested that the Commission may wish to offer testimony when the policies come before the Metro Council.

Richard Kuczek then informed the Committee that in response to MHRC's letter to HUD, HUD had called a CHRB meeting for May 13.

The meeting was adjourned at 2:02 p.m.

Metropolitan Human Relations Commission

Multnomah County • City of Portland

June 9, 1980

MHRC HOUSING COMMITTEE

Minutes of meeting held June 2, 1980, in Room 401 Corbett Bldg. from 12:00 noon to 1:40 p.m.

Committee Members Present: Sumner Sharpe
Lucy Cozzetto

Staff Present: Richard Kuczek

Guests Present: Jack Medak
Jane Netboy

The meeting began with a discussion of the Housing Committee's report to be presented to the MHRC Annual Meeting. As Sumner Sharpe stated that he could not attend the Annual Meeting, it was decided that Richard Kuczek would prepare a presentation for Lucy Cozzetto to deliver.

The next topic discussed was the proposed discrimination against children task force. The Committee went over a listing of potential individuals and organizations, prepared by Dick Kuczek, to invite to be on the task force. The Committee pared the listing down to 8 additional members to add to the list of 6 members put together by Jack Medak. The additional groups and persons to be invited were: Lou Savage (Legal Aid), Tenant's Union, Judy Londahl (HAP), Parents Without Partners, Ross Dey (CTL Management), Vera Katz, Schools for the City. During the discussion that followed, Jack Medak expressed concern that some of the proposals advanced previously by the Committee would violate the property rights of landlords. Sumner Sharpe commented that the purpose of the task force was to increase rental options for families, not to enact a particular proposal; that the task force would be free to develop options over a broad range. The Committee then instructed staff to contact prospective task force members and arrange for a June 25th meeting date. The Committee specified that it was to be an evening meeting. The Committee instructed staff to include invitations to Commissioner Jordan's and McCoy's offices. Staff was instructed to outline a possible agenda and to meet with Sumner Sharpe and Jack Medak to set a final agenda. Staff was also instructed to contact invitee Vera Katz to inquire as to whether or not Rod Monroe should be invited.

The Committee then discussed the potential for offering testimony in support of the Committee on Condominium Conversions again. It was decided that it would be appropriate to offer such testimony at the next Planning Commission hearing on this matter; Lucy Cozzetto or Sumner Sharpe should give a repeat of the original testimony.



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430 S.W. Morrison Street
Portland, Oregon 97204 • 248-4187



The next topic discussed was the Comprehensive Plan. Staff was instructed to prepare both written and verbal testimony for the zoning code segments of the Council hearings. Staff was instructed to keep verbal testimony to the minimum. Staff was instructed to include a preamble in the written testimony as to the MHRC's purpose and concern in regards to the zoning code.

Dick Kuczek and Sumner Sharpe reported on the CHRB meeting called by HUD. The very poor turnout was commented on. It was suggested that staff confer with HUC as to the agenda for the proposed next (June) meeting and suggest having the CHRB discuss the possibility of working with Harmony on PSA's, sponsoring a fair housing conference, and as to how fair housing concerns and activities are to be monitored.

Richard Kuczek talked briefly about the Metro Housing Goals and Policies to be considered by the Metro Council for adoption in June and July. Sumner Sharpe was to review the proposed policies and prepare testimony in support of them. Lucy Cozzetto or Sumner Sharpe were to present the testimony as appropriate.

Metropolitan Human Relations Commission

Multnomah County • City of Portland

June 11, 1980

FAIR HOUSING ACTIVITIES FOR MAY 1980

During May the MHRC engaged in a variety of activities, concentrating on providing consultation and assistance to other organizations. Major effort went into the issue of condominium conversions, with MHRC staff working with Bureau of Planning staff and others at the request of the Planning Commission to develop a proposal for a permit process to regulate condominium conversions. MHRC staff also continued to work with the Committee on Condominium Conversions on developing and presenting to the Planning Commission other proposals relating to the condominium conversion issue.

Major efforts also went into providing continued input into the City's proposed comprehensive plan. MHRC presented both written and verbal testimony during Council hearings on the goals and policies section of the plan; and MHRC staff and the Housing Committee began preparing testimony for the hearings on proposed zoning code amendments.

MHRC staff, through service on the Metro Housing Policy alternatives Committee, continued to provide input into Metro's proposed regional Housing Goals and Policies. MHRC staff participated in a variety of activities in relation to this concern.

MHRC continued to provide assistance to neighborhood associations attempting to address the problem of displacement. MHRC staff aided the Northwest District Association in planning a landlord/tenant conference in May, and participated in the Conference. Some assistance was also offered the NWDA Displacement Prevention



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Project and Metro in their effort to put together a Directory of Housing Services and Organizations in the metropolitan area. MHRC received reports in May that the application by the King Neighborhood for funding for a Displacement Prevention Project (in which MHRC assisted) was being favorably received by the National Association of Neighborhoods and that it was likely that funding would be available this summer for the project.

The second meeting of the Community Housing Resources Board was held in May at the urging of the MHRC. Poor attendance prevented any constructive action at this meeting, but HUD staff committed themselves to calling another meeting in June. MHRC will continue to pursue the full activation of the CHRB.

Other activities undertaken in May included preparation of an article on Housing Advocacy for the June issue of the Crib Sheet (a King Neighborhood Newsletter), and continued activity on the Bureau of Labor, Civil Rights Division Data Analysis and the issue of Discrimination against children.

METROPOLITAN HUMAN RELATIONS COMMISSION

Addendum to the Quarterly Report on
Voluntary Fair Housing Activities

This addendum is to update the original quarterly report, which covered only activities to January 1, 1979. As agreed with the Office of Planning and Development, monthly reports on voluntary fair housing programs will be submitted in the future. The first monthly report shall be submitted April 2, 1979. This addendum, along with the original quarterly report, is current to February 28, 1979.

In this addendum, we shall report on specific activity areas of the MHRC, relating those activities to our specific program proposals and goals. Certain activities will relate to more than one program.

A primary concern of the MHRC during January and February of 1979 has been the establishment of our Checking Service. During February, the Checking Service completed the training of its first group of volunteer checkers and began handling complaints.

Completed and planned activities in connection with the Checking Service include:

- 1) Presentation of information on the Checking Service to Neighborhood Mediation Center staff, so that they can refer volunteers and complaints.
- 2) Contacts with Neighborhood Associations, disseminating information about the Checking Service. This includes arrangement of meeting to present information to an advisory council, and for publication in neighborhood newsletters of a staff prepared article on the Checking Service.
- 3) Planning of a public information campaign to publicize the Checking Service through PSAS, Radio spots, and articles and press releases, is underway.
- 4) Contacts are being initiated with local agencies to elicit referrals to our Checking Service, and to arrange for appropriate referrals of complaintants to their agencies, as needed.

Current goals for the Checking Service involve continued recruitment and training of volunteers and adequate publicity levels to assure a desirable level of activity. Coordination with other agencies is considered important.

It should be noted that some of the above activities appropriately fall under our public information program, as well as being Checking Service related.

Our main activities for the last two months have involved reviewing proposed land use and assisted housing plans for their potential impact on low-income and minority households. Activities have involved the following:

- 1) Housing Committee and staff review of the City of Portland Draft Comprehensive Plan (DCP), the Multnomah County Comprehensive Land Use Plan (LUP), and the Metropolitan Service District Housing Opportunity Plan (HOP).
- 2) A technical analysis of the methodology and potential affects of the HOP, and of the potential impacts (vis a vis the availability of low-cost housing and the potential for displacement) of the DCP and the LUP.
- 3) A two part report has been prepared as a result of the above activities.
- 4) Data from the technical analysis was made available to Coogan and Associates for inclusion in a study on public housing site-availability they prepared for the Housing Authority of Portland.
- 5) The MHRC Housing Committee is currently considering potential Commission stances on the three plans they have under review, and are considering action options, including the possible presentation of testimony at public hearings on the plans.

The above activities, it should be noted, are specifically mentioned in Executive Order 11063 as desirable Affirmative Action activities in relations to fair housing programs. Also, the above activities can be subsumed under our consultation program in great part, and if the Commission opts for direct participation on public hearings, this will be conducted as a part of our public information program (The staff and Committee have willingly disseminated information gathered during the review and analysis process as a part of our public information program.

The third area of main activity during the past two months has involved the issue of displacement. The MHRC has cooperated with the Center for Urban Education in co-sponsoring a workshop and conference on displacement, to be held in Portland on March 3, 1979. One MHRC Commissioner, and one staff member, are on the CUE Displacement

Advisory Committee which has planned the conference; one of the Conference's Workshops is to be co-chaired by a MHRC Commissioner; and the MHRC Executive Director will be on one of the Conference panels. This activity was conducted as part of our consultation and public information programs.

In so far as our program to activate the Affirmative Marketing Agreement is concerned, activity on this project is currently in obedience. HUD was initially contacted, in relation to this matter, in Nov. 1978. We were informed by HUD that they intended to aggressively pursue the activation of the Affirmative Marketing Agreement. It was our decision, that as HUD was a signatory to this agreement, that the MHRC should not act independently of HUD in this matter, as long as HUD was attempting to activate the Agreement. Therefore, we offered our assistance and cooperation to HUD in this matter, and were assured by HUD that we would be kept fully informed as to HUD's progress in activating the agreement, and that HUD would coordinate its effects with the MHRC, and that the MHRC would be fully involved in all resulting activities. To date, despite repeated contacts and inquiries, we have received no information from HUD as to any progress or activity relating to the activation of the Affirmative Marketing Agreement, nor has HUD followed through on its assurance of MHRC involvement in this matter. Until we receive either a request from HUD for coordination and assistance, or confirmation that HUD is not attempting to activate this agreement, we feel that it would be potentially counter-productive to attempt independent action in this matter.

Our programs involving red-lining are also currently in obedience. We are attempting to secure information from HUD on a study on red-lining that they related to us was currently being conducted in Portland. We will be providing public information on red-lining through PSA's, all inquiries we received on red-lining will be referred to the Metropolitan Loan Review Committee. We will be tracking and providing follow-up on all calls relating to red-lining. We have also entered into preliminary conversations with the American Friends Service Committee, and some information, relating to red-lining has been exchanged.

Metropolitan Human Relations Commission

Multnomah County • City of Portland
July 2, 1980

TASK FORCE ON DISCRIMINATION AGAINST CHILDREN IN RENTAL HOUSING

Meeting Notice

The Task Force will meet at 7:00 pm at The Center for Urban Education, 0245 SW Bancroft , on Wednesday, July 9, 1980.

The Agenda will include:

1. Report from Lee Hill on responses to discrimination against children and relevant legislation in other states.
2. Discussion of alternative approaches and options for increasing the supply of affordable rental housing available to families with children.



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430 S.W. Morrison Street
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Metropolitan Human Relations Commission

Multnomah County • City of Portland
July 2, 1980

NOTICE OF MEETING

The MHRC Housing Committee will meet at 12:00 noon on Monday,
July 7, 1980, in Room 402, City Hall (1220 SW 5th).

Agenda items will include:

1. Discussion of first meeting of the Discrimination Against Children Task Force
2. Report on the preliminary analysis of data from the Civil Rights Division
3. Discussion of possible testimony on Regional Housing Goals and Objectives being considered by Metro
4. Discussion on Results of City Comprehensive Plan Hearings
5. Discussion of outcome of Planning Commission Hearings on Condominium Conversions



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LES AUCOIN
1ST DISTRICT, OREGON



CONGRESS OF THE UNITED STATES

HOUSE OF REPRESENTATIVES

WASHINGTON, D.C. 20515

July 2, 1980

RECEIVED
JUL 10 1980

HUMAN RELATIONS COMM.

Mr. James Sitzman
Chairman, Metro
Human Relations Comm.
430 SW Morrison, #430
Portland, Oregon 97204

Dear ~~James~~ *Jim*:

Because of your interest in the Fair Housing Act, I thought you might like to know the outcome of House action on that legislation.

The House approved the Fair Housing Act Amendments by a large margin on June 12. The action followed rejection of the Sensenbrenner amendment which would have stripped HUD of its power to enforce Fair Housing laws.

I strongly supported the Act and opposed the Sensenbrenner amendment. I also joined a majority of House members in rejecting an amendment to allow appraisers to consider religious and racial factors in performing residential appraisals.

Action on the companion Senate bill has been stymied by strong opposition in a key subcommittee of the Judiciary Committee. Now that the House has acted forcefully, I am hopeful that the Senate will move swiftly to enact similar legislation.

I appreciate your interest in this legislation. If I can provide any further information, please don't hesitate to get in touch.

With warm regards,

Sincerely,

LES AuCOIN
Member of Congress

LA/dk

AL ULLMAN
2D DISTRICT, OREGON

CHAIRMAN, COMMITTEE ON
WAYS AND MEANS
JOINT COMMITTEE ON TAXATION

*Copy of letter
sent to Mr. Sitzman*

Congress of the United States
House of Representatives
Washington, D.C. 20515

June 26, 1980

Mr. James R. Sitzman
Chairman
Metropolitan Human Relations Commission
Room 312, Corbett Building
430 S. W. Morrison Street
Portland, Oregon 97204

Dear Mr. Sitzman:

Thanks very much for letting me know of your interest in
H. R. 5200, the Fair Housing Amendments.

As you are probably aware, the bill was passed by the House
by a vote of 310-95 last week, after an effort to substitute a less
effective enforcement system was narrowly averted.

I appreciate having your perspectives on this issue, and thank
you again for being in touch.

With best regards,

Sincerely,



Al Ullman, M. C.

AU/mah

*Call
to my
at Com Meeting*

BOB PACKWOOD
OREGON

MIMI WEYFORTH
ADMINISTRATIVE ASSISTANT

United States Senate

WASHINGTON, D.C. 20510

June 5, 1980

COMMITTEES:
FINANCE
COMMERCE, SCIENCE AND
TRANSPORTATION
SELECT COMMITTEE ON
SMALL BUSINESS

Mr. J. R. Sitzman, Chairman
Metro. Human Relations Comm.
Room 312, Corbett Building
430 S.W. Morrison Street
Portland, Oregon 97204

Dear Mr. Sitzman:

Thank you very much for letting me know of your
opposition to H.R. 5200.

The Fair Housing Amendments Act is intended to set up
procedures for enforcing already existing fair housing
laws. I agree the original proposal seems to designate HUD
both judge and jury in these cases. However, a compromise
has been proposed which might remedy this situation. Under
the new proposal, the President would appoint a Fair
Housing Review Commission, which would in turn appoint the
administrative law judges. Both the Committee and the
judges would then be completely independent of the
Department of Housing and Urban Development. Although no
compromise has yet been finalized, I am hopeful the
sponsors of this bill will reach an agreement which will be
fair to all parties.

I appreciate very much having your views on a matter
of concern to both of us. Please keep in touch.

Cordially,

Bob Packwood
BOB PACKWOOD

BP/jgm

*call his
office*

United States Senate

WASHINGTON, D.C. 20510

May 23, 1980

Mr. James R. Sitzman
Human Relations Commission
Room 312, Corbett Building
430 S.W. Morrison Street
Portland, Oregon 97204

Dear Mr. Sitzman:

Thank you very much for writing me concerning the Administrative Law Judge provision in the HUD Fair Housing Bills, S. 506 and H.R. 5200. I appreciate your taking the time to express your views.

Generally, I am inclined to oppose the creation of another Administrative Judiciary, but it is a fact that there are delays of three years or more in fair housing cases. By the time some of these cases are decided, the question is moot.

I quote this statistic to explain my caution. I would like to ask you to bear with me temporarily while I study the provisions of the bill, especially the Law Judge provision which has been extensively revised during the House Subcommittee mark-up of the Banking, Housing Committee.

I will be contacting you again in the near future with an explanation of my position. Meanwhile, if you have any further questions or comments on this or any other issue, please contact me.

Warm regards.

Sincerely,



Mark O. Hatfield
United States Senator

MOH/tmc

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ROOM 312 CORBETT BLDG 430 SW MORRISON ST
PORTLAND OR 97204

THIS MAILGRAM IS A CONFIRMATION COPY OF THE FOLLOWING MESSAGE:

5032484187 MEM TDRN PORTLAND OR 98 05-15 0154P EST
ZIP
SDNATOR MARK O HATFIELD
US SENATE
WASHINGTON DC 20510

THE METROPOLITAN HUMAN RELATIONS COMMISSION IS COMMITTED TO CONTINUE
THE STRUGGLE TO ACHIEVE A SOCIETY IN AMERICA THAT IS FAIR, JUST AND
RACIALLY INTEGRATED.
BASED ON OUR EXPERIENCE IN LOCAL FAIR HOUSING ISSUES WE ARE CONVINCED
THAT HR5200 IS IMPERATIVD TO CORRECT DEFICIENCIES IN THE EXISTING
FAIR HOUSING ACT
WE BELIEVE THAT THE PRIMARY IMPEDIMENT TO REALIZATION OF THE PURPOSE
OF THE FAIR HOUSING ACT HAS BEEN THE LACK OF ADEQUATE ENFORCEMENT
AUTHORITY

PASSAGE OF HR5200 IS OF PARAMOUNT IMPORTANCE IN CREATING A SOCIETY
WHERE FAIR HOUSING IS A REALITY WE URGE YOUR SUPPORT FOR THIS
IMPORTANT LEGISLATION

JAMES R SITZMAN CHAIRMAN METRO. HUMAN RELATIONS COMMISSION
ROOM 312 CORBETT BLDG 430 SW MORRISON ST
PORTLAND OR 97204

1357 EST

MGMCO MP MGM

Metropolitan Human Relations Commission

Multnomah County • City of Portland
July 2, 1980

TASK FORCE ON DISCRIMINATION AGAINST CHILDREN IN RENTAL HOUSING

Meeting Notice

The Task Force will meet at 7:00 pm at The Center for Urban Education, 0245 SW Bancroft , on Wednesday, July 9, 1980.

The Agenda will include:

1. Report from Lee Hill on responses to discrimination against children and relevant legislation in other states.
2. Discussion of alternative approaches and options for increasing the supply of affordable rental housing available to families with children.



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430 S.W. Morrison Street
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HUMAN RELATIONS COMMS.

July 14, 1980

TO: Pilot Project Committee / Urban Concerns Committee

FROM: Paul Cook

In April 1980 you were among a select group of Portland Metropolitan citizens invited to participate in defining and implementing a pilot and/or ongoing action to contribute to minority conduct of housing selection based upon criteria used by the non-minority community.

The general goals of equal opportunity and of extending the "most liveable city" status of Portland to minorities, including the many cause and effect variables, have been roundly discussed and it is the Committee's position that our best approach will be to limit our action plan to a housing development pilot project.

This committee has been charged to "develop a list of possible pilot projects to achieve more integrated housing". Our charge also includes developing the rationale for each project to demonstrate a consistency with the integrated housing goal.

We ask that you attend a Committee meeting to commence selection of a pilot project.

When: July 25th, Noon for lunch.

Where: First State Bank of Oregon, 1212 S.W. Sixth Ave.

We will have box lunches brought in.

Given our initial limited charge, it would be helpful if those of you who have definite thoughts on a pilot project would be prepared to share them with us on a basis of what, where, how and why, to the extent possible at this stage of organization.

Please call me to confirm your attendance.

Jerry Bidwell	248-9600
Joyce Blumklotz	288-5408
Paul Cook	243-3645
Roger Paul	231-8901
Ron Sattler	243-1234
Wanda Silverman	244-6596
Jim Sitzman	221-1646
Don Sterling	223-4707
Bonita Stroughter	242-8381
Tom Walsh	222-4375
Bob Willoughby	248-4714
William Wyse	224-3380

cc: Robert Shoemaker

Metropolitan Human Relations Commission

Multnomah County • City of Portland

July 14, 1980

TASK FORCE ON DISCRIMINATION AGAINST CHILDREN IN RENTAL HOUSING

MINUTES OF MEETING HELD JUNE 25, 1980

Task Force Members in Attendance: Sumner Sharpe
Judy Londahl
Janet Upham
Keith Vernon
Charlene Zaharakis
Jack Medak
Lee Hill
Sandra Saunders
Vera Katz

Others in Attendance: Richard Kuczek
Kerry Hampton
Rachel Jackey

Kerry Hampton began the meeting by discussing the Bureau of Planning's study of rental housing. He said the study involved a random sample of 400 renters. Questions included asking about rents, deposits, size of units, and any prohibitions (pets, kids, etc.) imposed by the landlord. He said it would be about one month before the data is analyzed.

Sumner Sharpe then discussed the October Discrimination against Children Conference, and the feeling that was expressed there that a regional housing council of some type was needed. He said that both Rick Gustafson of the Metropolitan Service District and Mayor Connie McCreedy of Portland were interested in the Housing Council concept.

Richard Kuczek then passed out a membership list and an analysis of data collected from the Northwest Pilot Project on the extent of discrimination against children in Apartment Rentals.

Sumner Sharpe then mentioned that the MHRC had supported Vera Katz's legislation to prohibit discrimination against children, in the State legislature; last year. He then discussed other options, other than a flat prohibition. He stated that MHRC had



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talked to various industry people since the conference. He said that large management firms had developed some techniques to deal with families, but that small apartment owners just did not want to be bothered.

Keith Vernon mentioned various problems that owners have with family rentals, including the suitability of the building, maintenance costs, other tenants. He said he recognized the problem of rental housing for families being scarce and did not want a legislated solution. He said that complexes that are built to house singles in some areas and families in other sections seemed to work.

A general discussion followed. Sumner Sharpe suggested that if landlords rented to families, some tenants (single) would prefer to live near families. Keith Vernon remarked that some would not. Jack Medak said he found families to be more stable renters. He wanted to know if Weston Development had criteria for family rentals. Keith Vernon said that they had looked at the issue. They did not allow children on the second floor, and were concerned about noise and the protection of young toddlers.

Sumner Sharpe asked why noises from kids were worse than stereo noise, etc. Keith Vernon said that if tenants play their stereo too loud, they get thrown out. Vera Katz argued with the "Role of Protector" concept. She said landlords did not want government to "protect" rights through legislation, but landlords want to protect kids through banning them; she said that only wear and tear and noise were valid arguments. Keith Vernon wanted to know who watches the child when the mother is sick or at work. Sumner Sharpe said that the MHRC felt that legislation is not the only way to resolve the problem. He said the task force's job was to find some way to increase the number of units available to families. Lee Hill said he would gather material on what has been done in California to address the issue. Vera Katz suggested that he look at what has been done in Arizona as well, as they have a state law prohibiting discrimination against children. Lee Hill said he was concerned that by setting a quota of some sort, that the landlord's ability to re-rent a unit would be threatened. Sumner Sharpe said the demand for units, particularly low-cost units, was so great that you would have a viable market no matter what. Lee Hill said there was an inherent conflict between the rights of children and the rights of adults to "quiet enjoyment" He said he felt a balance had been achieved in California.

Vera Katz asked Keith Vernon to expand on his last remark about who watches the kids. Keith Vernon said that the problem was the single mother or where both parents work (especially lower-income groups). He also wanted to know what could be done about vacations (days off from school). He said the apartment manager wound up being the baby-sitter. Sumner Sharpe said that there were ways to deal with this problem. Cooperative baby-sitting, day care or rec-rooms in the basement. He wanted to know if anyone knew of such efforts in Portland. Keith Vernon did provide space/play area/swing sets at one complex; but it was across from the school, and playmates that did not live in the building destroyed the play equipment. He said that he could not think of an example of tenants assuming the responsibility.

Charlene Zaharakis said that problem tenants (families) were the exception; most parents do not leave 6-or 7-year olds unattended, and many schools provide after-school care programs. She suggested that managers should take some initiative in pointing out potential problems to parents, and suggested that schools and churches should be encouraged to organize latch-key programs.

Judy Londahl said that HAP has 20 housing projects for families and has some space for recreation/day care in every project. She said that some mothers were a constructive force; some did leave 6-and 7-years old alone.

Vera Katz said, in reference to previous comments, that if you had single persons, you had overnight visitors as well, the same as if you rented to divorced persons who might have children stay over for the weekend. She indicated that it was not fair to single out children as "undesirable" overnight guests. Keith Vernon said the problem was not just with single mothers, but also with visitors who bring their children with them.

Lee Hill said that he gets complaints from his members, some of which involve families. One current complain involves the unauthorized setting up of a day care center in a complex. Sumner Sharpe wanted to know if it would not be possible to provide space for day care. Lee Hill said it was the legal/liability aspects that were the problem. Keith Vernon cited an example of one complex with play equipment where a school was located across the street and children from the school used the play area.

Vera Katz said she had been raised in New York City. She said that controlling children is up to the parent; if children do not behave, managers should warn parents and then evict. Keith

Vernon said when there were problems you could not always identify the child who was responsible.

Judy Londahl said that most landlords are in business for money. It costs more to run family housing. Vera Katz pointed out that the state bonding issue for multifamily housing prohibits discrimination against children in projects funded from this source. Jack Medak said that families need larger homes, but cannot necessarily afford them. Judy Londahl said there were problems with packing kids into small units. Sumner Sharpe suggested small units could be excluded if discrimination against children was prohibited. Sumner Sharpe then asked Dick Kuczek to explain what CTL's policies with families were. Dick Kuczek replied that Ross Dey of CTL had said their policies were to build some units in each complex with families in mind, to try to provide some physical separation of families and singles, and to establish quotas as to what level of family occupancy was acceptable. Keith Vernon said most apartment buildings had 10-15 units, you either had to rent to children or not. He pointed out that CTL has larger complexes.

Sumner Sharpe asked Lee Hill what the industry has done since it has had to comply with laws prohibiting discrimination against children. He asked what management changes, or adjustments, industry has made to deal with families where they were excluded before. Lee Hill said the industry had fought the laws in the courts. Jack Medak said he wanted to avoid situations requiring evictions. Vera Katz said the problem in Northwest Portland is poor management. The managers cannot deal with problems, so end up in court. Sumner Sharpe said supply and demand imbalance is part of the problem. That no matter what we do to increase supply, not enough can be done, and there will be discrimination against children. He was interested in dealing with the issue of poor management. Richard Kuczek then went over the MHRC proposals for addressing the problem.

Lee Hill said that there was a difference between the East Coast and West Coast. The West Coast had more amateur managers. He said that his association had good training courses. Charlene Zaharakis said that when she worked for the Tenant's Hotline, many complaints were from long-term tenants about new managers, and resulted from personality conflicts and inexperienced management. Sumner Sharpe said NW Portland had few professional managers. Judy Londahl said Northwest had more professional managers.

Charlene Zaharakis said that a lot of apartment managers were alcoholics. Lee Hill said that the size of the complex decided whether there was a professional or amateur manager. Keith Vernon and Lee Hill said the supply of good managers was scarce. Sandra Saunders wanted to know what happened if a person lived in a single-only complex then got kids. It was generally agreed that they got thrown out.

Some general discussion followed.

Sumner Sharpe suggested that the beginning of the coming legislative session was a deadline to get done by. The Committee decided to meet again on July 9. It was decided that representatives of the Mobile Home Park owners and of Condominium owners should be invited.

The meeting was then adjourned.

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HUMAN RELATIONS COMMS.

THIS MAILGRAM IS A CONFIRMATION COPY OF THE FOLLOWING MESSAGE:

5032484187 MGM TDRN PORTLAND OR 94 07-30 0611P EST
ZIP
SENATOR BOB PACKWOOD
US SENATE
WASHINGTON DC 20510

ON MAY 15, 1980 THE METROPOLITAN HUMAN RELATIONS COMMISSION SENT A MAILGRAM EXPRESSING OUR SUPPORT FOR THE PASSAGE OF HR5200.

ON JUNE 5, 1980 WE RECEIVED A REPLY FROM YOU ACKNOWLEDGING OUR OPPOSITION. WE WISH TO CLARIFY THIS ISSUE. MHRC WHOLEHEARTEDLY SUPPORTS THE PASSAGE OF HR5200. WE ARE CONVINCED THAT HR5200 IS IMPERATIVE TO CORRECT DEFICIENCIES IN THE EXISTING FAIR HOUSING ACT.

WE REITERATE OUR SUPPORT FOR HR5200.

ARMANDO LAGUARDIA, CHAIRPERSON
METROPOLITAN HUMAN RELATIONS COMMISSION
ROOM 312 CORBETT BLDG
430 SOUTHWEST MORRISON ST
PORTLAND OR 97204

1815 EST

MGMCOMP MGM



METROPOLITAN SERVICE DISTRICT

527 S.W. HALL ST., PORTLAND, OR. 97201, 503/221-1646

Rick Gustafson
EXECUTIVE OFFICER

Metro Council
Marge Kafoury
PRESIDING OFFICER
DISTRICT 11

Jack Deines
DEPUTY PRESIDING
OFFICER
DISTRICT 5

Donna Stuhr
DISTRICT 1

Charles Williamson
DISTRICT 2

Craig Berkman
DISTRICT 3

Corky Kirkpatrick
DISTRICT 4

Jane Rhodes
DISTRICT 6

Betty Schedeen
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Ernie Bonner
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Cindy Banzer
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Gene Peterson
DISTRICT 10

Mike Burton
DISTRICT 12

July 16, 1980

RECEIVED
JUL 17 1980
HUMAN RELATIONS COMM.

Mr. Dick Kuczek
Metropolitan Human Rel. Comm.
430 S. W. Morrison
Portland, Oregon 97204

Dear Dick:

Metro is developing a general plan for public involvement, and because of your interest and experience in working with our programs and projects, we would appreciate your reviewing and giving input into the plan.

You are invited to attend a meeting at Metro, Tuesday, July 29 from 7:00 p.m. to 9:00 p.m. in Conference Rooms A and A2, so that the draft which is being written can be discussed. It is our hope that you will be able to join us; however, if you cannot, please review the copy which will be sent to you next week and send any comments you have to me. If you are able to attend, please notify Metro's Local Government and Public Involvement office, 221-1646; the message can be left with Diane Sonderskov or myself.

Thank you for your interest, and hopefully your suggestions.

Sincerely,


Berta Delman
Public Involvement Coordinator

BD:gl
8919/D3



METROPOLITAN SERVICE DISTRICT
527 S.W. HALL ST., PORTLAND, OR. 97201, 503/221-1646

RECEIVED
JUL 23 1980
HUMAN RELATIONS COMMS.

MEMORANDUM

Date: July 22, 1980

To: Interested Parties

From: Rick Gustafson, Executive Officer *Rick*

Regarding: Metro Housing Goals and Objectives Marked-Up Draft

The first reading of the Metro Housing Goals and Objectives occurred at the Council Meeting of July 10, 1980. The procedure and schedule for bringing this matter to a second reading by the Metro Council is set as follows:

1. A Goals and Objectives marked-up text has been prepared that combines the original HPAC proposal with all subsequent recommended changes. Deletions are lined out (thus: ~~deletions~~) and additions are underlined (thus: additions).
2. The marked-up version, a copy of which is attached, is being distributed to all persons previously receiving copies of the Housing Goals and Objectives or other interested parties.
3. Metro Councilors may, at their discretion, hold meetings in their respective districts prior to August 11 to provide the public with further opportunity to comment.
4. At the August 11 meeting of the Regional Planning Committee (a committee of the Metro Council) the marked-up version of the Housing Goals and Objectives will be on the Committee's agenda for action to determine final changes in the text.
5. The second reading (using the text approved August 11) and adoption of the Housing Goals and Objectives will be scheduled for the Council's August 28 meeting.

Metropolitan Human Relations Commission

Multnomah County • City of Portland

July 30, 1980

MHRC HOUSING COMMITTEE

Notice of Meeting

The MHRC Housing Committee will meet Monday, August 4, 1980
in Room 402, City Hall (1220 SW 5th) at 12:00 noon.

The Agenda will include:

- I. Discussion of fair housing work program for 80-81 fiscal year
- II. Discussion of potential checking service expansion and potential supplementary funding services.
- III. Discussion of the results of the CRD date analysis
- IV. Discussion of progress on the discrimination against children Task force



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430 S.W. Morrison Street
Portland, Oregon 97204 • 248-4187





METROPOLITAN SERVICE DISTRICT

527 S.W. HALL ST., PORTLAND, OR. 97201, 503/221-1646

RECEIVED
AUG 7 1980

HUMAN RELATIONS COMMS.

August 4, 1980

Rick Gustafson
EXECUTIVE OFFICER

Metro Council
Marge Kafoury
PRESIDING OFFICER
DISTRICT 11

Jack Deines
DEPUTY PRESIDING
OFFICER
DISTRICT 5

Donna Stuhr
DISTRICT 1

Charles Williamson
DISTRICT 2

Craig Berkman
DISTRICT 3

Corky Kirkpatrick
DISTRICT 4

Jane Rhodes
DISTRICT 6

Betty Schedeen
DISTRICT 7

Ernie Bonner
DISTRICT 8

Cindy Banzer
DISTRICT 9

Gene Peterson
DISTRICT 10

Mike Burton
DISTRICT 12

Dear Survey Participant:

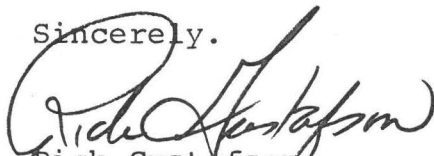
We are pleased to send a summary of Metro's draft Operational Plan for your review and comment. As you know, the Operational Plan is intended to guide Metro's activities and determine their funding. The enclosed summary describes current and potential areas of involvement for Metro, and sets priorities for the next five years.

The plan is based on results of the survey in which you participated, and extensive staff research and Metro Council discussions.

The Council is now seeking public comment on the Operational Plan, with adoption of a final plan scheduled for Sept. 4. A public hearing will be held at 5:30 p.m., Monday, Aug. 18, at Metro, 527 S.W. Hall. We hope you will offer your opinion by submitting written comments or attending the hearing. More information and full copies of the draft plan are available from Jennifer Sims at 221-1646.

Thank you for taking the time to share your opinions with us in the two-part survey. Your continued interest and involvement in the development of Metro's Operational Plan is deeply appreciated.

Sincerely,


Rick Gustafson
Executive Officer


Marge Kafoury
Presiding Officer

RG:JS:bk

Bldg	Rm	NAME
131	303	Mc Cready
"	414	Lindberg
"	311	Schwab
"	404	Jordan
"	211	Evancie
130	2nd floor	Joan Smith, President, Planning Commission
130	3rd floor	Tracy Watson

All MHRC Commissioners
(will send by next
mailing)

Citizen Members of Housing Comm:
 Eric Harper - 3051-B N.E. 57th
 Vancouver, Wash. 98661
 William Saenger - NW Pilot Project
 116 NW 3rd Ave 97209
 Philip Zell - 346 SE 44th - 97215
 Paul Yang - 9500 SW Barber Blvd
 97219
 Jack Medak - 4423 NE Fremont
 97213

Metropolitan Human Relations Commission

Multnomah County • City of Portland

TESTIMONY ON RECOMMENDED COMPREHENSIVE PLAN LAND USE MAP AMENDMENTS

The Metropolitan Human Relations Commission has been continually involved with the City's comprehensive planning process since the issuance of the first Discussion Draft. Our concern during this involvement has been to assure that the housing needs of minorities, low and moderate income households, and special need populations such as the elderly, are not adversely impacted nor ignored in the comprehensive planning process. To this end, we have sought to promote three objectives for the Recommended Comprehensive Plan. These are: 1) The plan must allow adequate opportunity for the housing industry to develop appropriate housing types and options to meet the full range of housing needs of all the City's residents, and that the plan not arbitrarily restrict new housing types and options. 2) In a time of rapid inflation and rising housing costs, those who suffer the greatest hardships are those who are already the most ill-housed -- minorities, the elderly, and lower (and, increasingly, moderate) income households. The Comprehensive Plan must promote affordable housing. This means the plan must allow for housing options affordable to lower-income groups, such as rowhousing, multi-family developments, and small lot single-family homes. 3) Portland is a segregated city. Minority and other lower and moderate income populations have historically been restricted to a few overdeveloped



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and/or deteriorating inner-city neighborhoods. While discrimination has been one cause of this residential segregation, economically exclusionary zoning patterns have been a major contributor. The Comprehensive Plan presents an opportunity to break the segregationist pattern Portland has historically followed by removing existing barriers. This can be accomplished by encouraging the dispersal of lower cost/higher density housing options into neighborhoods which currently have restricted, exclusionary zoning patterns, and by not limiting lower cost housing options to traditionally lower income and minority areas.

The MHRC feels that the action taken by the City Council in its adoption of the Goals and Policies and Zoning Code segments of the Recommended Comprehensive Plan provide a strong framework for accomplishing the above objectives. But the final implementation mechanism is the Land Use Map and its land use designations. The Council needs to take care not to inadvertently negate the provisions of the Goals and Policies and Zoning Code segments in making its land use map decisions.

In deciding on proposed Land Use Map amendments, MHRC encourages Council to keep in mind that the Recommended Land Use Map already downzones significant amounts of existing multifamily zoned acreage.

The MHRC recommends the following criteria to be considered in deciding on proposed Land Use Map amendments:

- A. The reduction of the land use designation for one parcel should correspondingly raise the designation for another equally sized parcel in the same neighborhood. This will balance out up-zoning and downzoning within a neighborhood and assure a continuation of the land use balance contained in the Land Use Map, with each neighborhood providing for its equitable share of higher density development.
- B. Higher density zoning should be concentrated near neighborhood commercial areas and transit corridors, but not arbitrarily restricted to such areas.
- C. The Land Use Map should provide for smooth transitions in densities; i.e., R5 to R2.5 to A2 to A1, and not juxtapose incompatible densities; i.e., AH next to R5.
- D. Affordable family-oriented housing options, such as R5 rowhousing and A2 garden court apartments, should be located near schools and parks where possible.
- E. Existing vacant, buildable land should be designated for the most intense residential use feasible. Designating existing developed land for redevelopment encourages higher housing costs (as land acquisition and preparation costs are higher for such land) and has a greater impact on neighborhood character. Existing housing of any type is one of the most affordable housing options.

- G. In considering proposed land use map amendments, consider not only the affected parcel and its immediately surrounding area, but also the neighborhood as a whole, and the cumulative impact that individual amendments can have on a neighborhood and upon the City's development pattern.

The Council has established a strong framework for the future development of our City in its actions on the Goals and Policies and the Zoning Code segments of the Comprehensive Plan. We urge the Council to take care that the Land Use Map fully implements the Goals and Policies and Zoning Code provisions.

Metropolitan Human Relations Commission

Multnomah County • City of Portland

July 25, 1980

FAIR HOUSING ACTIVITIES FOR JUNE 1980

During June MHRC Housing efforts centered around five major issues and activities. All five were issues that MHRC has had previous heavy involvement with. In addition to these issue-specific activities, MHRC staff continued the operation of the Checking Service and related counseling and referral activities for individuals with complaints regarding housing discrimination and general housing complaints. MHRC staff also continued to provide consultation to neighborhood and community groups upon request. The five issue-oriented activities are described below.

Condominium Conversions:

MHRC staff concluded service on the Planning Commission advisory committee to formulate a regulatory process. In addition, MHRC staff, participating as a member of the Citizen's Committee on Condominium Conversions, offered extensive testimony on this issue in public hearings conducted by the Planning Commission.

Metro Housing Goals and Policies:

MHRC staff continued serving on the Metropolitan Service District's Housing Policy Alternatives Committee and its Goals and Policy Drafting Subcommittee. This included participation in a series of public hearings, government briefings, and HPAC and Regional Planning Committee meetings. The chairperson of the MHRC Housing Committee also delivered testimony during HPAC and Planning Committee hearings.



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Discrimination against children:

Pursueing its involvement with this issue, in June the MHRC established a task force on discrimination against children in rental housing, inviting participation from realtors, landlords, tenant associations and public agencies. The task force held its first meeting in June, and the MHRC feels that a considerable amount of positive commitment to addressing the problems of families with children locating affordable and suitable rental housing was evident. The task force hopes to have voluntary affirmative action plans established by the end of the years.

City Comprehensive Plan:

During June the MHRC delivered extensive testimony on the Recommended Comprehensive Plan before the City Council. The MHRC emphasized the need to create opportunities for lower cost housing, to distribute lower cost opportunities equitably throughout Portland neighborhoods, to promote integration, protect neighborhood livability, and to provide for the City's future housing needs.

Civil Rights Division - Housing Discrimination Data Analysis:

MHRC Staff continued to work on the CRD data Analysis. Staff completed data coding and key punching, and completed a preliminary statistical analysis. Further analysis is under way.



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PORTLAND AREA OFFICE
CASCADE BUILDING, 520 S.W. SIXTH AVENUE
PORTLAND, OREGON 97204

REGION X

August 5, 1980

IN REPLY REFER TO:
10.2E

CEIVED
AUG 5 1980
HUMAN RELATIONS DIVISION

Mr. Richard Kuczek
Human Resource Spec.
Metro Human Relations
430 SW Morrison
Portland, OR 97204

Dear Mr. Kuczek:

As you may recall we called a meeting of the Portland Housing Resources Board for May 13, 1980 at 4:00 p.m.

Only four members were in attendance. This not being sufficient number of members to attend to any business we adjourned at 4:40 p.m.

We are calling another meeting for August 11, 1980 at 4:00 p.m. This meeting will again be held at the HUD Office 520 SW Sixth Street, Cascade Building, Second Floor, Large Conference Room.

We are looking forward to your attendance so we can move ahead on support of implementation of the Voluntary Agreement.

Thank you for your cooperation in this matter.

If you have any questions, please do not hesitate to contact me at (503) 221-3127.

Sincerely,

Anna M. Christian
Director
Fair Housing and Equal Opportunity

Metropolitan Human Relations Commission

Multnomah County • City of Portland

August 6, 1980

Ms. Marjorie Kafoury, Chairperson
Metropolitan Service District
527 SW Hall
Portland, OR 97207

Dear Ms. Kafoury:

The Metropolitan Human Relations Commission (MHRC) is a Multnomah County/City of Portland Commission formally charged with promoting human rights and human relations. With this charge, the MHRC has been particularly concerned with housing issues in the Portland Metropolitan Area. Our basic concerns in the area of housing encompass four central objectives: 1) to end discrimination based upon arbitrary racial, ethnic, social, or economic criteria, 2) to remove economic barriers which impede social and economic integration, 3) to promote policies which encourage affordable housing, and 4) to promote the widest possible range of housing choice as to type and location for the metropolitan area residents.

In light of the above concerns, the MHRC considers Metro's proposed Housing Goals and Objectives to be one of the most critical housing issues facing the metropolitan area. Housing markets are not delineated by local jurisdiction boundaries, but are truly regional markets. Many housing issues and problems cannot be addressed at the local level, but require regional resolutions. Metro's Housing Goals and Objectives, through their utilization as a guide for Metro's housing activities, as comprehensive plan review criteria, and as guidelines and models for local jurisdictions, can provide a strong and effective framework for resolving housing concerns on a regional basis.

The MHRC has reviewed the proposed Metro Housing Goals and Objectives in their original draft form and has also reviewed the proposed amendments to the HPAC draft. The MHRC supports and urges the adoption of the Housing Goals and Objectives in their original form, as drafted by the HPAC. We especially support, and most strongly urge, the adoption of the proposed Fair Housing Goals and Objectives in its original form, as proposed by the HPAC.



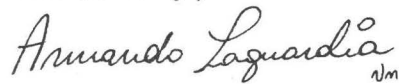
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430 S.W. Morrison Street
Portland, Oregon 97204 • 248-4187



Ms. Marjorie Kafoury, Chairperson
August 6, 1980
Page 2

We believe that the Housing Goals and Objectives, as originally proposed by the HPAC, constitute a sensitive balanced set of goals and objectives which can provide the needed regional framework for resolving housing concerns and meeting the region's housing needs. We urge the Council to adopt the original Housing Goals and Objectives as drafted by the Housing Policy Alternatives Committee.

Sincerely,

Handwritten signature of Armando Laguardia in cursive script, with a small 'nm' monogram at the end.

Armando Laguardia
Chairperson

copies of this letter were sent to:

Rick Gustafson, Executive Officer, METRO
METRO Council (12 members)
Herb Beals, METRO
~~Herb Beals,~~
Burton Weast, HPAC
MHRC Commissioners
Housing Committee Citizen Members

Letter addressed individually to City Council.

Copies sent to:

Joan Smith, President, Planning Commission
Tracy Watson, Planning Bureau
MHRC Commissioners
Housing Committee [Citizen members]

The Metropolitan Human Relations Commission wishes to reiterate our support for the objectives of LCDC Goal 10, and the adopted provisions of the Recommended Comprehensive Plan.

The objective of LCDC Goal 10, and the comprehensive planning process is simple. It is to assure that local jurisdictions provide adequate opportunity for the housing industry to provide housing of a type and affordability to meet the needs of the public through orderly, planned development. The process assures fair and equitable distribution of development opportunities among and within communities, and encourages a rational guidance of urban growth.

The objectives of Goal 10 and the planning process are not simply desirable, but necessary, if our City is to remain the livable, desirable residential community it is. If housing is not developed in adequate numbers and appropriate types to meet the City's needs, the resulting supply/demand imbalance will force housing costs even higher, increase the severity of the existing housing shortage, and encourage displacement. The population segments which would be the most adversely impacted would be those which are already the most ill-housed; the poor, minorities, the elderly, and, increasingly, middle-income families.

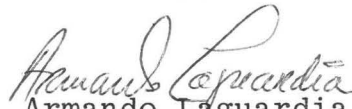
The absence of a comprehensive land use plan will not prevent growth, as some would desire. It will merely result in the City and its neighborhoods being unable to control and guide growth. There is not an option between growth and no growth; the only option is between planned growth and unplanned growth. Unplanned, unguided development will adversely impact the livability of our neighborhoods and fail to meet the City's housing needs.



The Recommended Comprehensive Plan, as approved by the Council to date, is the result of a long, arduous process which heavily emphasized citizen involvement. Throughout the process, the Bureau of Planning staff showed sensitivity and responsiveness to citizen concerns. The existing plan is a well-balanced, responsive output of this process. It provides for needed development while guiding that development into appropriate types, cost ranges, and locations. In doing so, the plan encourages desirable social goals such as a fuller socio-ethnic-economic integration of our community, expanded housing opportunities for middle-income families and the elderly, and a rationalizing of the City's development pattern.

The Metropolitan Human Relations Commission urges the Council to stand firm in support of the Recommended Comprehensive Plan, LCDC Goal 10, and the planning process. We assure you that you have the Metropolitan Human Relations Commission's support on this issue.

Sincerely,


Armando Laguardia
Chairperson

AL:RK:vn

Metropolitan Human Relations Commission

Multnomah County • City of Portland

8 August 1980

MHRC Discrimination against children in rental housing Task Force

Meeting Notice

The Task Force Will Meet Wednesday, 20 August 1980, at 7:00 pm, at

The Center for Urban Education 0245 SW Bancroft

An agenda for this meeting will be sent to you shortly.



Corbett Building, Room 312
430 S.W. Morrison Street
Portland, Oregon 97204 • 248-4187



Metropolitan Human Relations Commission

Multnomah County • City of Portland
August 8, 1980

FAIR HOUSING

Problem

There are several problems which currently impede the fair housing enforcement capability in the State of Oregon.

All too often, individuals have little or no knowledge of remedies available to them if they experience housing discrimination. Minority and female homeseekers need to be aware of the fact that there are civil rights laws against housing discrimination and that meaningful and enforceable remedies are available to victims of discrimination.

In reviewing housing discrimination complaints that have been filed with the Oregon State Civil Rights Division over the past five years, it becomes evident that the response time to begin the initial investigation is crucial in determining the final resolution of the complaint. In specific cases where investigation began in a reasonable time period (69 days average), the outcome was a successful resolution. Cases which were resolved through the complainant being unavailable, averaged 153 days from filing to investigation. The longer it takes to begin investigation, the more likely that cases are closed due to "complainant unavailable."

In a further review of the data it is clear that "check" evidence is a valuable tool for complainants in establishing the validity of their complaints. While only 17.4% of all cases were settled in favor of complaints, 24.9% of all cases averring check evidence were settled in favor of the complainant. In denial of access cases, 33% of all cases offering check evidence were settled in favor of the complainants. It is equally clear that check/comparison



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evidence is the hardest type of evidence for a complainant to develop, check evidence was offered in only 46.8% of all cases, and in only 53.1% of all denial of access cases. In contrast to the above figures, consider that in denial of access cases where check evidence was not available, only 14.7% were decided in favor of the complainant. It is clear that if a higher proportion of denial of access cases developed check evidence, a significantly greater percentage of these cases would be resolved in favor of the complainant.

An additional problem in evaluating housing discrimination, especially on the local level, is the lack of a data base which would describe the nature, the extent, and the circumstances of housing discrimination.

Goal

To enable the Oregon State Civil Rights Office to effectively and efficiently enhance fair housing enforcement in the Portland metropolitan area, the Metropolitan Human Relations Commission proposes contracting for services for the development and implementation of a comprehensive education and checking service program which will assure prompt and effective processing of housing discrimination complaints.

Objective

- a. Develop a checking service whereby a system of measuring differences in the quality, content and quantity of information and services given to customers by real state firms and rental property managers, differences which are attributable to race, national origin, religion or sex (whatever variable is being tested.) To minimize the "Complainant Unavailable" the checking service will include a process for tracking complainants over a period of time. The Civil Rights Office could utilize this service to immediately test a complaint; the test information could then be used as additional information in the investigation process.

- b. Develop a counseling service that will refer individuals to the appropriate enforcement agency for resolution when discrimination is indicated. Encourage homeseekers to report any experience where discrimination may possibly be suspect.
- c. Develop a system to record and track housing discrimination complaints which will provide a data base to describe the nature, extent and circumstances of housing discrimination in the Portland metropolitan area.
- d. Develop a educational program which will inform and educate citizens and housing related industries about fair housing issues. The content of the education component will include: Information about fair housing laws; knowleadge of fair housing enforcement agencies; the impact of discrimination housing practices and the benefits of fair housing efforts.

Metropolitan Human Relations Commission

Multnomah County • City of Portland

August 13, 1980

Boeing Computer Services Company
P. O. Box 24346
Seattle, Washington 98124

Dear Sirs:

We recently received an invoice for computer services from your company. The amount billed was in error and included charges accrued by another user of your company's services who had previously utilized the same billing number we had been assigned. We have contacted Jody Potter, of your Portland office, and discussed the matter of the incorrect billing with her. Jody was extremely helpful and quickly tracked down the source of the billing error for us. On her advice, we are submitting payment for those charges accrued by us which were included in the invoice. As the invoice does not include all computer services we have recently purchased from your firm, and as we cannot be sure that the total billing for those charges which are included on the invoice and which were accrued by us is complete, please add any unpaid balance or credit to the billing for the computer services utilized by us for which we have not yet been billed.

Sincerely,



Linda Roberts
Executive Director

LR:vn



Metropolitan Human Relations Commission

Multnomah County • City of Portland
August 13, 1980

MHRC TASK FORCE ON DISCRIMINATION AGAINST FAMILIES WITH CHILDREN IN RENTAL HOUSING

MEETING NOTICE

The Task Force will meet Wednesday, August 27, 1980, at 7:00 p.m., at the Center for Urban Education (0245 SW Bancroft).

The Agenda will include:

1. Presentation of data and information relating to the demand for and availability of rental housing for families with children.
 - a. Kerry Hampton
 - b. Janet Upham
 - c. Judy Londahl
 - d. Richard Kuczek
2. Presentation of information relating to California anti-child-discrimination ordinances and industry responses: Lee Hill.
3. Presentation and discussion of a proposal for a housing locating service for families with children.
4. Presentation and discussion of a proposal for a Landlord/Tenant reference checking service.
5. Presentation and discussion of a proposal for a voluntary affirmative action agreement.
6. Additional topics, as appropriate.



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430 S.W. Morrison Street
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Metropolitan Human Relations Commission

Multnomah County • City of Portland

August 14, 1980

MHRC TASK FORCE ON DISCRIMINATION AGAINST FAMILIES WITH CHILDREN IN RENTAL HOUSING

CHANGE OF MEETING DATE NOTICE

The meeting date for the next Task Force meeting has been changed to Wednesday, August 27, 1980, at 7:00 p.m. at the Center for Urban Education [0245 S. W. Bancroft]. This is one week later than originally scheduled.

REK:gp



Corbett Building, Room 312
430 S.W. Morrison Street
Portland, Oregon 97204 • 248-4187



Metropolitan Human Relations Commission

Multnomah County • City of Portland

August 14, 1980

MHRC HOUSING ACTIVITIES FOR JULY 1980

During July the MHRC staff completed its preliminary analysis of data from Civil Rights Division housing discrimination complaint files. The results of the study will be informally presented to CRD officials in August, with a formal report to follow at a later date.

During July ongoing MHRC housing activities continued. This included a) operating the Checking Service, b) serving on Metropolitan Service District housing committees, and c) providing consultation and assistance to neighborhood community organizations.

MHRC staff also participated in a meeting at the Metropolitan Service District on Metro's new citizen involvement plan. Metro has been interested in improving its citizen involvement effort, and MHRC has participated in an informal conference on directions Metro can move in to assure that all segments of the metropolitan community are accessed in its citizen involvement effort.

MHRC's Housing Committee Chairperson and MHRC staff also gave public testimony and participated in discussion before Metro's Regional Planning Committee on Metro's proposed Housing Goals and Objectives. Of particular interest to MHRC were Metro's proposed Housing Goals and Objectives and goals and objectives relating to low income housing opportunities.

Public testimony was also presented before the Portland City Council on the City's Recommended Comprehensive Plan. MHRC continued its advocacy of improved lower-cost housing opportunities and land use planning which would remove economic barriers to racial integration within the City's neighborhoods.

During July MHRC continued its involvement with the City's proposed Condominium Conversion Ordinance. MHRC has advocated for strong actions to protect tenant interests, promote production, and reduce displacement, while protecting the legitimate property rights of apartment owners.



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The MHRC Task Force on Discrimination Against Families with children in rental housing held its second meeting in July. MHRC feels that a lot of positive energy and good intentions were again exhibited by all parties involved; and MHRC will continue to work with Task Force members towards a resolution of this issue.

MHRC staff also attended a workshop on community access cable television in July. The workshop demonstrated cable-casting techniques and explored the potentials for community access cable television. MHRC is exploring the possibility of originating its own cable-costs, as well as providing assistance to community groups which may wish to utilize community access cable television in a manner which would promote improved human relations in the Portland area.

During July MHRC staff met with the Oregon State Advisory Committee of the United States Commission on Civil Rights. The purpose of the meeting was to discuss a proposal being considered by the U.S. Civil Rights Commission for a study of fair housing law enforcement effectiveness in the State of Oregon. As details of the proposed study significantly overlapped with ongoing projects of the MHRC, discussion involved the potentials for coordination between MHRC and the United State Commission on Civil Rights so that work would not be duplicated, and so that ongoing MHRC studies and Civil Rights Commission studies complimented each other in scope and intent.

DK:vn



METROPOLITAN SERVICE DISTRICT

527 S.W. HALL ST., PORTLAND, OR. 97201, 503/221-1646

RECEIVED
AUG 21 1980
HUMAN RELATIONS COMMS.

Rick Gustafson
EXECUTIVE OFFICER

August 18, 1980

Metro Council
Marge Kafoury
PRESIDING OFFICER
DISTRICT 11

Jack Deines
DEPUTY PRESIDING
OFFICER
DISTRICT 5

Donna Stuhr
DISTRICT 1

Charles Williamson
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Craig Berkman
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Ernie Bonner
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Cindy Banzer
DISTRICT 9

Gene Peterson
DISTRICT 10

Mike Burton
DISTRICT 12

Mr. Dick Kuczek
Metropolitan Human Rel. Comm.
430 S. W. Morrison
Portland, Oregon 97204

Dear Dick:

Metro and I would like to express our appreciation for your attendance at/or contribution to the discussion regarding Metro's general public involvement plan.

While the suggestion for a Metro Citizen Advisory Committee received particular support, because of its budget implication, the recommendation has been suggested for evaluation during the 1980-81 budget review.

The general plan will be refined and brought before the Metro Council at its September Council meeting. If you have further comments, please contact me or Marilyn Holstrom.

Again, our thanks for your interest and assistance.

Sincerely,

Berta Delman
Public Involvement Program Coordinator

BD/gl
0005B/D4

MHRC TASK FORCE ON DISCRIMINATION AGAINST FAMILIES
WITH CHILDREN IN RENTAL HOUSING

Minutes of the meeting held Wednesday, August 27, 1980, at the Center for Urban Education (0245 S. W. Bancroft) from 7:00 p.m. to 9:15 p.m.

Task Force Members Present:	Sumner Sharpe
	Jack Medak
	Mike Fairchild
	Sandra Saunders
	Lee Hill
	Ross Dey
	Jim Nicolaisen
	Rachel Jackey
	Janet Upham

Others Present:	Richard Kuczek
-----------------	----------------

The meeting began with Sumner Sharpe reading the letter from Keith Vernon to the MHRC, indicating that Weston Development was not interested in cooperating with the Task Force. Richard Kuczek was asked to make copies of the Vernon letter and to see that they were distributed to the Task Force members.

Richard Kuczek then began presenting the data that was available to the Task Force on the availability of rental housing for families. The first data discussed was from the Bureau of Planning and contained statistics as to the percentage of rental units which prohibited families with children. Members of the Task Force raised questions as to the accuracy of the statistics and as to the size of units surveyed and the number of units per complex surveyed.

The second set of data was from HAP, which detailed how long it took a household to locate rental housing with a Section 8 certificate. Task Force members said part of the problem was that HUD fair market rent levels were not adequate for the size and quality of housing that HUD required.

Richard Kuczek next distributed surveys from Macadam Forbes, Inc. and PGE as to the current multifamily vacancy rates in the Portland Metropolitan Area.

Janet Upham then related S. E. PACT's experiences with Section 8 clients and housing locating problems. She said that S. E. PACT's experience suggested that money was the biggest problem.

Richard Kuczek then discussed additional data gathered through phone calls to the Apartment Data Center, Apartment Information Service, Snow-CAP, and the Northwest Pilot Project.

Sumner Sharpe asked Lee Hill if he had been able to gather more data as to what had been done in California and other states by owners to adjust to anti-child discrimination laws. Lee Hill said that he had received no further information in reply to his inquiries. The Task Force discussed Section 8 and other (pre-Section 8) rent subsidy programs. Task Force members indicated that they thought part of the problem was with matching tenants (with Section 8 certification) with available rental units.

Richard Kuczek presented an MHRC proposal for a housing locating service for families with children. Industry members on the Task Force pointed out that potential problems with the proposal included what would happen if a commercial rental service (such as Apartment Data Center) placed a family in a unit managed by a firm (such as C & R) which does not contract for such services. An additional problem mentioned was added advertising expense for property management firms in adding a line (indicating that they accept children) to their newspaper ads. Mike Fairchild suggested that the newspapers could separate rental advertisements into two sections -- one section of ads for units which accept children; one for units which prohibit children.

Sumner Sharpe inquired if the MHRC and OAA could provide a list of firms that locate housing for tenants, and which do not charge tenant fees. Ross Dey and Lee Hill said that they could. They agreed to provide such a list to Richard Kuczek for distribution to housing locating agencies.

The Task Force also agreed to approach the newspapers with the proposal for separating out rental advertisements that accept children. Ross Dey and Lee Hill agreed to make the initial approach. The industry representatives also agreed to encourage owners to indicate in their advertising whether or not they accept children.

Ross Dey said that part of the problem with families was welfare clients who did not have an adequate income, and that landlords feared to rent to such tenants because of the chance that they could not pay the rent. Ross Dey asked if the state law could be changed to allow the state to pay rent directly to the landlord. He suggested that this would eliminate the fear of not being paid and would perhaps enable such tenants to get around first and last months' rent requirements.

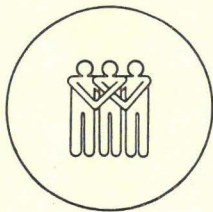
Lee Hill mentioned that there was a corporation, Northwest Rent Bonding, that would bond tenants as to damage and security deposits for as little as \$40 for a two-year tenancy. Jack Medak and Ross Dey pointed out that such an agency was not going to bond the very people who needed it the most.

Sumner Sharpe then raised the issue of Section 8 rent subsidies again. Jack Medak said that HUD rent levels were too low. He stated that if a house were up to full code requirements, it was too expensive for low-income families; that all low-income tenants could afford was substandard housing.

Richard Kuczek presented the MHRC proposal for a landlord/tenant reference checking service. Jack Medak and Jim Nicolaisen told the Task Force members about Rent Check, which has been operating in the Willamette Valley and has recently been operating in Portland. Rent Check makes information available on bad check records, non-payment of rent records, etc.

The Task Force members agreed to send a delegation to talk to Gary Gillespie of HUD about the Section 8 program. Ross Dey and Jim Nicolaisen mentioned the MFHC "hotline" was running television public service announcements currently.

The meeting was adjourned.



PROVIDENCE HUMAN RELATIONS COMMISSION

August 27, 1980

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SEP 2 1980

HUMAN RELATIONS COMMS.

Mr. Dick Kuczek
Metropolitan Human Rights Comm.
420 S.W. Morrison Street
Portland, Oregon 97204

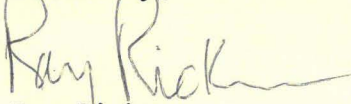
Dear Mr. Kuczek:

Can you please send us any information you may have regarding housing displacement in your area.

Robert Glascock the Project Coordinator of the Northwest District Association, suggested you as a good source of information.

Any data you wish to share with us will be greatly appreciated.

Sincerely,


Ray Rickman
Executive Director

SG:vf

Metropolitan Human Relations Commission

Multnomah County • City of Portland

September 2, 1980

MHRC HOUSING COMMITTEE

Meeting Notice

The MHRC's Housing Committee will meet Monday, September 8, 1980 at 12:00 noon in Room 401, Corbett Bldg., 430 SW Morrison.

The Agenda for this meeting will include:

1. Report on the progress of the Discrimination Against Children Task Force.
2. Report on Metro Housing Goals and Objectives (actions taken by Metro Council).
3. Discussion of appropriate follow-up action on the CRD Analysis.
4. Other topics as appropriate.

REK



Corbett Building, Room 312
430 S.W. Morrison Street
Portland, Oregon 97204 • 248-4187





REGION X

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PORTLAND AREA OFFICE
CASCADE BUILDING, 520 S.W. SIXTH AVENUE
PORTLAND, OREGON 97204

September 4, 1980

RECEIVED
SEP 4 1980
HUMAN RELATIONS COMM. 3.

IN REPLY REFER TO:

10.2E

Ms. Sumner Sharpe
Metropolitan Human Relations Comm.
Corbett Building
430 SW Morrison, Room 312
Portland, OR 97204

Dear Ms. Sharpe:

Due to the need to reorganize our Portland Community Housing Resources Board, we are postponing the meeting which was scheduled for September 10, at 3:30 p.m.

Enclosed please find a copy of the minutes of the last meeting.

We will notify you when the next meeting is scheduled.

Sincerely,

Anna M. Christian
Director
Fair Housing & Equal Opportunity
Division



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PORTLAND AREA OFFICE
CASCADE BUILDING, 520 S.W. SIXTH AVENUE
PORTLAND, OREGON 97204

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REGION X

IN REPLY REFER TO:

TO: PORTLAND COMMUNITY HOUSING RESOURCES BOARD MEMBERS
FROM: Anna M. Christian, Fair Housing & Equal Opportunity Director, HUD
SUBJECT: Minutes of the Board's Second Meeting

The second meeting of the Portland Community Housing Resources Board was convened on Monday, August 11, 1980 at 4:00 p.m. in the HUD Office.

Attendees:

Angelica Chatham, EO Specialist, HUD
Bruce Martin, City of Portland
Summer Sharpe, Metropolitan Human Relations Commission
Doris Kiehl, Portland Board of Realtors
Bert Birdwell, Portland Board of Realtors
Sho Dozono, Metropolitan Human Relations Commission
Stephen Schneider, Center for Urban Education

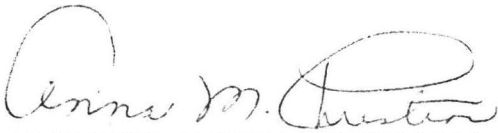
The role and responsibilities of the Community Housing Resources Board were discussed. These are basically twofold: (1) assessing progress of the Agreement, and (2) assisting the local board in the implementation of the Agreement.

Ms. Chatham went over the suggested list of organizations to be represented on the Board. Members suggested an expansion of its membership to include organizations on the list which are not currently represented on the Board. HUD will solicit membership from various organizations, including the following: City of Portland Office of Neighborhood Associations, Urban Indian Center, Chamber of Commerce, State Civil Rights Division, Mortgage Bankers and Savings & Loan Associations.

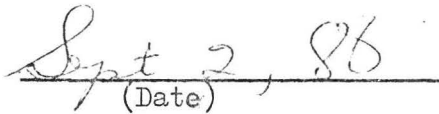
The idea of establishing one Community Housing Resources Board for the entire Portland metro area was introduced. If established, this Board would have representation from all four real estate boards who have signed the Agreement -- Gresham, Portland, and Washington & Clackamas Counties -- as well as representation from the four respective CHRBS. This issue will be pursued by HUD at a later date when all four CHRBS' composition and roles are well established.

The main purposes of the next CHRB meeting will be to elect a CHRB Chairperson and to decide upon a schedule for future meetings. Subsequent meetings of the Board will be called by its Chairperson. HUD staff will be available to the Board in an advisory capacity. The group agreed to convene its next meeting on Wednesday, September 10, 1980, at 3:00 p.m. at the HUD Building (see address above, 2nd Floor).

The meeting adjourned at 5:30 p.m.



Anna M. Christian
Director, Fair Housing & Equal
Opportunity Division


(Date)

Metropolitan Human Relations Commission

Multnomah County • City of Portland

September 9, 1980

MHRC HOUSING ACTIVITIES FOR AUGUST 1980

During August, the Metropolitan Human Relations Commission conducted the following activities in the area of housing:

- A. Continued its advocacy on the issues of condominium conversions and displacement. MHRC staff gave extensive testimony before the Portland Planning Commission during its public hearing on the proposed City condominium conversion ordinance.
- B. MHRC continued its ongoing housing involvements. This included operation of the Checking Service, which conducted two checks during August as well as providing counseling for several other complainants. MHRC staff also continued serving on the Metropolitan Service District Housing Policy Alternatives Committee.
- C. MHRC staff assisted the Northwest District Association Displacement Prevention Project and the Metropolitan Service District in their collaboration on a Housing Directory for the Portland Metropolitan Area. This included assembling a listing of all metro area agencies providing counseling, emergency housing, and housing locating assistance.
- D. Provided consultation to Indochinese Refugee Center on housing issues, resources, and services available in the Portland Area. This included information on the processing of civil rights complaints.
- E. Two public presentations/discussions were conducted as a part of the MHRC's public information and education program during August. Both of these presentations involved dialogue with neighborhood association on fair housing concerns and the proposed Metropolitan Service District Housing Goals and Objectives fair housing goal. Discussion included other Metro housing goals relating to the production of housing for the regions low-income households. As the result of these presentations, both neighborhood associations addressed endorsed the strong draft of the proposed Metro fair housing goal.



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430 S.W. Morrison Street
Portland, Oregon 97204 • 248-4187



- F. MHRC Commissioners and staff participated in a Community Housing Resources Board meeting in August. Upon a suggestion from MHRC participants and others, the Portland CHRB will be exploring the possibility of merging the four existing CHRBs in the Portland Area into one "super" CHRB for the entire Portland Metropolitan Region.
- G. During August the MHRC staff compiled data on the prevalence of discrimination against families with children in rental housing, and further information relevant to the degree of hardship and difficulty in locating housing that such discrimination has produced for Portland Area families. This information was presented to the MHRC Task Force on Discrimination Against Families with Children in Rental Housing at the Task Force's August meeting. The Task Force at its August meeting endorsed several proposals aimed at improving the ability of families with children to locate rental housing which will accept children.
- H. During August the Executive Director of MHRC met with the administration in charge of the Civil Rights Division of the State Bureau of Labor. Topics discussed included the results of the MHRC study on housing discrimination complaint processing by the Civil Rights Division, as well as advancing a proposal for MHRC and Civil Rights Division cooperation in applying for federal funds to conduct expanded fair housing advocacy activities within the Portland Metropolitan Area. Future meetings on these topics with Civil Rights Division and Bureau of Labor officials, are planned.

REK:vn

PORTLAND



OREGON

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HUMAN RELATIONS COMMS.

September 11, 1980

OFFICE OF
PUBLIC SAFETY
CHARLES JORDAN
COMMISSIONER

Jim Sitzman, Chairman
Metropolitan Human Relations Comm
430 SW Morrison Room 312
Portland, Oregon 97204

Dear Jim:

Attached you will find the report on "Economic Barriers to Integrated Housing". As you can see we limited ourselves to a discussion and definition of the problem. Possible solutions will be discussed in subsequent meetings.

Please review for discussion at our next regular meeting scheduled for September 16, 1980.

Respectfully submitted,

Charles R. Jordan

CRJ:mh

Attachment

- * Inadequate information about available job opportunities prevents a qualified individual from even applying for an appropriate job.
- * At the entry level, an intense competition among minority groups, heightened by the recent arrival of newer groups, has tended to raise the level of minority frustration.
- * Movement above the entry level is not helped in most cases by the presence of a minority role model higher up the ladder. Peer support is rare, so minority individuals on the rise are "flying solo."

In winding up its discussion, the Committee further concluded that the factors it had identified were not independent items but closely related elements; given these overlaps, it seems clear that a "solution" to one aspect of the overall problem will have an impact on a second aspect.

Charles R. Jordan



Center for Urban Education, 0245 S.W. Bancroft, Portland, OR 97201, (503) 221-0984

September 12, 1980

Mr. Dick Kuczek
Metropolitan Human Relations Commission
430 SW Morrison, Room 312
Portland OR 97204

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SEP 15 1980
HUMAN RELATIONS COMMS.

Dear Dick,

We're pleased that you'll be able to participate in CUE's seminar on discrimination against children in housing. The October 13 program is part of our monthly Emerging Issues series, designed to anticipate and explore urban issues and problems. The series may also help in CUE's program development by defining topics around which we might want to plan larger conferences.

Attached is an outline of the program. We expect an audience of about twenty people and although we hope to draw generally interested citizens, our experience with past seminars suggests that a large part of the audience will be people who are professionally concerned with the evening's topic.

I hope the seminar sounds intriguing to you. It'll be held at CUE, 0245 SW Bancroft, where the taskforce on discrimination has met in the past. If you have any questions, please contact Steve Schneider, CUE's director, at 221-0984. I'll be out of the office between now and October 13.

Sincerely,

Rachel

Rachel Jacky
Program Coordinator

RJ:sh

cc: Stephen Schneider

Encl.

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HUMAN RELATIONS COMMS.

Emerging Issues Seminar
Monday, October 13, 7:30 - 9:30 p.m.

DISCRIMINATION AGAINST CHILDREN IN HOUSING

- A. The extent of discrimination against families with children in metropolitan area housing.
- B. Possible legislation against discrimination.
- C. The voluntary alternative: Proposed affirmative action agreements (among Multifamily Housing Council, Oregon Apartment Owners Association, Portland Board of Realtors, Metropolitan Human Relations Commission.)
- D. The industry's perspective on proposed affirmative action agreements.

Program

Stephen Schneider, Director
Center for Urban Education

Introductions

Vera Katz
State Representative, Dist. 8
2068 NW Johnson
Portland OR 97209
228-1056

20-25 minutes on topics A and B

Dick Kuczek
Fair Housing Specialist
Metropolitan Human Relations Commission
Corbett Building, Room 312
430 SW Morrison
Portland OR 97204
248-4187

20-25 minutes on topic C

Lee Hill
Executive Director
Oregon Apartment Owners Association
507 Oregon Pioneer Building
320 SW Stark
Portland OR 97204
223-3835

15 minute coffee break

15 minutes on topic D

Approximately 30 minutes for
questions and answers

Jim

correspondence

(202) 755-6837

9/19/80 12:45 pm

Gordon Joyner - Office of Fair Housing,
HUD - Wash. DC called to express

thanks to MHR C for its support
for strong fair housing legis.

(mailgram we sent). Joyner said
HUD is
hopeful that Congress will vote

for fair hsg. legis. before they

~~end~~ end their current session

the end of the wk. Not sure

they will meet after election day
until 1981.

Type this page

Metropolitan Human Relations Commission

Multnomah County • City of Portland

September 19, 1980

Mr. Gary Gomez, Administrator
Civil Rights Division
State Bureau of Labor
1400 S. W. Fifth Ave
Portland, OR 97201

Dear Mr. Gomez:

I would like to invite you to attend the October meeting of the Metropolitan Human Relations Commission's Housing Committee.

The meeting will provide an opportunity to discuss the study we recently completed on the Housing Discrimination complaints filed with the State Civil Rights Office.

The Housing Committee will be very interested to learn of the administrative procedures that you have implemented to address some of the historical problems. We are also very interested in a follow-up study, as we discussed the other day.

The Housing Committee meeting will be Monday, October 6, at 12:00 Noon, in Room 402, City Hall.

If this is not a convenient time for you, let me know as soon as possible and we can make arrangements to change the date.

Thank you.

Sincerely,



Linda Roberts
Executive Director

LR:vn



Corbett Building, Room 312
430 S.W. Morrison Street
Portland, Oregon 97204 • 248-4187




Metropolitan Human Relations Commission

Multnomah County • City of Portland

September 23, 1980

TO: Nick Barnett
Mayor's Office

FROM: Linda Roberts 
Executive Director

SUBJECT: Metropolitan Loan Review Committee

The Metropolitan Human Relations Commission has assumed responsibility for developing and implementing fair housing programs under HCD Block Grant Requirements.

The City of Portland, under the Portland Development Commission, currently administers the Metropolitan Loan Review Committee which was established to alleviate discrimination in lending practices. Given the mission of the Loan Review Committee, it fits within the guidelines of fair housing programs and would best be administered in conjunction with other City fair housing programs.

MHRC would accept the program responsibilities for the Metropolitan Loan Review Committee as long as resources were provided to adequately carry out the intended functions.

LR:gp



Corbett Building, Room 312
430 S.W. Morrison Street
Portland, Oregon 97204 • 248-4187

