



Community Involvement Committee (CIC) Meeting Minutes

Meeting Date: June 21, 2023 | Time: 5:00 -7:00 pm

Location: Vanport Building

1810 SW 5th Ave Suite 710

Portland, Oregon 97201

Attendees:

Jim Gorter, Brian Romer, Calvin Hoff, Hannah Walters, Janette Clay, Susan Novak, Diana Pearson, Mia Goros, Tim McCloud, Ren Lum, Harmonee Dashiell (BPS), Sarah Omlor (Enviroissues), Tom Armstrong (BPS), Ariel Kane (BPS)

Welcome + Check-in (5:00 pm)

Harmonee Dashiell welcomed the committee and reviewed the meeting guidelines and agenda for the evening.

Housing needs Analysis (5:15 pm)

Tom Armstrong, BPS, and Ariel Kane, BPS, gave a presentation on the Housing Needs Analysis. This report is a statewide planning requirement for each city to inventory “buildable lands” and ensure there is enough zoned land to accommodate their housing needs over the next 20 years. Portland is currently updating the mandated Housing Needs Analysis and accompanying Housing Production Strategy for this purpose.

[timeline]

The project asked the committee and staff the following questions:

1. How do we make these numbers meaningful for Portlanders?
2. What do you find interesting?
3. What kinds of framing questions should we be asking?
4. What housing issue are you most concerned with?
 - Homeownership
 - Rent increases
 - Housing types or choices
 - Discrimination
5. What should be the City’s housing priorities?
 - Development of all types of housing
 - Development of regulated affordable housing
 - Stabilization and rent assistance
 - Increase homeownership

The committee had the following questions:

- Are AirBnB's included in 'vacation homes'?
 - Tom said in theory they are considered, however there isn't an easy way to tell sometimes.
- Does 'production' of housing mean only new building?
 - Ariel confirmed this means only new housing, there is a separate redevelopment measure.
 - Tom noted that the City isn't able to completely subsidize the amount of low income housing needed, however as the market builds more high end units, lower income units get freed up for those who need them more.
- How is displacement factored into this?
 - Tom said the numbers account for situations where 1 house gets replaced with multiple units.
- What does 'capacity' mean in this context?
 - Tom explained that the housing needs analysis first looks at vacant land available, then land that could be redeveloped; lower value properties that developers could afford to buy and redevelop. This depends on a lot of factors that are calculated like zoning and how much rent could be charged in the area. In calculating those properties, we use an average density, not the maximum, for a more conservative estimate.
- When the analysis is done again in 5 years, will you readjust the base numbers for these calculations? Specifically the race and ethnicity numbers for disaggregation seem slim.
 - Ariel said that there isn't a lot of data to show this in the future, it's something that is hard to predict. PSU is working a study that could give us more future projections for race/ethnicity that could help. Until then, we assume that we are going to maintain the incoming diversity we have today, but we can't predict much beyond that. We will always use the most recent numbers available, but this data is always looking back so there is a lag.
- Are the houseless numbers used the point in time counts?
 - Ariel said that is used as the base, but then a margin or error is calculated and then school counts for houseless students are added in.
- How much is our current housing stock utilizing multifamily units like triplexes & ADUs?
 - Tom said that 90% of how we grow is going to be through apartments and multifamily buildings. The problem is these are typically studios and 1 bedrooms. How do we get developers to build family size apartments? As well as accessible units with things like wide doorways, parking spaces and elevators. There is also

room for growth in ‘middle housing’ like duplexes, but that only makes up about 10% of our capacity.

- How do we meet the needs of single family housing since that’s what many families prefer?
 - Tom said the reality is we just don’t have much more open space in the city to build detached single family homes. And if that’s our main stock of housing, it drives up prices for homes because there is finite space and not enough units. This then results in more suburban development and urban sprawl which puts strains on the transportation system and other issues.
- How do we prevent homeowners from being displaced from their homes for multifamily development?
 - Tom said that’s part of the tradeoff of providing more homes because 1 family home can be replaced with multiple homes for multiple families. That’s urban infill, to grow up not out and that’s been in City policy since the 1980s per the Comprehensive Plan. This is also how housing is made more affordable, because the price will drive up exponentially if people continue to move here but the housing stock stays the same.
 - Do neighbors surrounding the property have a say when a new multifamily building is planned to be built?
 - In Oregon, neighbors would only be able to weigh in earlier in the process. Once the zoning map is set every few years, then developers are allowed to come in if the market allows for them to purchase property. In California and Washington there is a lot of discussion about proposed developments.
- How are room shares and co-rentals classified in the data?
 - There are classifications for literal room share options like dormitories and senior residential facilities. In the past we have loosened regulation to allow for these. There is separate data for households with children vs. households of multiple adults like roommates.
- Is there a way for the City to affect rental multifamily units vs. owned multifamily units?
 - Tom said no, there isn’t a way for the City to dictate if units are condos or rental apartments. The City also can’t regulate rent other than inclusionary housing, unless providing incentive/funding that developers opt into. The City has had a funding opportunity for landlords to opt into to make improvements to affordable housing and there were no takers.
- Can we limit how many multifamily buildings go in neighborhoods, or would we want to? To disperse around town?
 - Tom said the City has not limited this, it’s all based on market forces.

- Hasn't the fact that most of the city was zoned single family housing limited this development?
- Is the outcome of the work meant to make more housing or make housing more affordable? We could increase the quantity of housing but still have an affordability crisis and still see people living on the street.
- Permitting costs are a barrier to developers; what can the City do about that?
 - Tom said this is something the City has more control of. In the past there have been freezes of development fees and changes to the timing of when they need to be paid. Compared to other cities, Portland is not the most expensive of permitting fees but it's permitting process is slower and we are working on that. Recently the design review process was shortened from 12 to 3 months.
- Is there data to show multi generational living if there are more people than allowed in units?
 - Tom said there is some older data to reflect this. Another sign of that is when population is decreasing but the vacancy rate stays the same. This means that people who may have been living together are spreading out.
- Does the technical advisory committee have any members of the public?
 - Tom said no, it is all technical staff, but not everyone is from BPS.

CIC shared the following feedback:

- The project's materials could do a better job of showing the full context of housing including anti-displacement factors, workforce development, geographic connections, etc.
- Concern for the engagement timeline; having all of the outreach in summer when many people are away.
 - Summer can also be a good time for outreach if you're utilizing fairs and festivals. Plus there could be 'snow birds' who leave in the winter and stay in the summer.
- Suggestion to not use any of the technical numbers/calculations in public outreach, instead paint the picture of Portland's housing needs visually and ask about people's priorities.
- Suggestion to set the expectation that the future of housing in Portland will be increased multifamily housing and go from there.
 - We assume that housing density is good in our work, but keep in mind that some of the public will not be coming at it with that lived experience. Suggest validating that in outreach.

- Suggestion to include more context into the picture; the broader narrative of livability. Housing is one piece, but transportation and green space etc. would round out the narrative.
 - Encourage to add climate resiliency to the context of livability. There are newer apartment buildings built with no AC.
 - Tom noted this would fit more into the building code which is a state issue, but the City can lobby the state to include in the statewide codes. However whenever we require new things in the building codes, like eco roofs or bike parking, there is a tradeoff on the cost to develop with additional amenities.
 - Suggestion to emphasize community and how gentrification/displacement can affect things like social isolation which is also related to climate mitigation.
 - Also could include context about other cities and their housing affordability to compare to Portland, and also show that this is an issue everywhere and ‘the grass isn’t greener’
- Most of the public would presumably just say housing is too expensive rather than care about the nuances of these housing priorities. This feels like maybe a situation to defer to the experts on whatever would help with overall affordability rather than ask the public their preferences.
- Suggestion to talk to more than just developers, especially to get feedback on the issue of displacement.
- Suggestion to include the limitations of the City in the narrative. What can the City do and not do to help with the affordability of housing?

(6:15 pm)

Harmonee gave a few updates for the CIC before the committee breaks for the summer:

- She asked if the group would be interested in an informal dinner in August.
- She gave an update of the reorganization of the city bureaus. This information is still developing but may mean changes will happen once the group comes back together in the fall. Specifically there may be staffing changes once a new CIC coordinator is brought on or the CIC could potentially move to the Planning department rather than under Harmonee’s team in Equity & Engagement.
 - Many CIC members expressed they want the CIC to remain in Harmonee’s group rather than move to planning.

Adjourn (7:00 pm)

The group adjourned approximately at 7:00 pm.