

# Community Stability Goals and Tools

## Powell-Division Transit Development Project

The Powell-Division Transit Development Project presents a great opportunity to create a healthier, better connected, and economically vibrant Powell-Division Corridor. It is critical that this project focuses on improving transportation options and addressing active transit safety concerns along the corridor. Nevertheless, it must be recognized that this is more than just a transportation project- it is also a development project.

This development project has the potential to make necessary improvements so that communities residing along the corridor are supported and empowered to meet their potential wellbeing. However, there are significant concerns among local residents regarding the impacts that development will have on their ability to continue to reside in and enjoy the new benefits that this project will bring. As is evidenced by the various development projects that Multnomah County has experienced over the decades, our low-income communities and communities of color have shouldered the burdens of displacement and gentrification that have resulted from such projects.

The Powell-Division Transit Development Project area is home to neighborhoods with some of the highest percentages of communities of color, youth, and families living on low incomes in Multnomah County. If deliberate and early steps are not taken to ensure that these demographic groups are protected from displacement and other potential ill side effects of development, we will likely see a repeat of the gentrification and subsequent displacement that has occurred in Multnomah County. Proactive action to address these concerns must be prioritized, as reversing damage done can be burdensome on the region and inadequate. This project is an opportunity to ensure that all residents living along the Powell-Division corridors have access to essential resources such as varied transportation options and affordable housing.

What follows is the product of an ongoing and collaborative conversation between community members, community organizations, city entities, and business members combining resources to produce a guide on community stability that seeks to prevent and/or address gentrification and displacement. This guide is intended to be a conversation starter, not an exhaustive list of tools. It is imperative to start these conversations now, before we repeat history and find that the only options to reverse damage are limited and inadequate. Below you will find a shorthand list of the goals developed, as well as the tools proposed to aid in the achievement of those goals.

### Eleven Goals to Community Stability

#### **Goal 1: Affordability of housing in the corridor is maintained**

- Adopt policy of No Net Loss of affordable housing along the corridor
- Limit or prevent conversion of market rate affordable housing to condos
- Retain expiring-subsidy units

#### **Goal 2: New Housing in the corridor is developed in a manner that provides housing opportunities for a profile of household incomes that are representative of the city**

- All partners/jurisdictions advocate at the state level for inclusionary zoning
- Adopt a policy requiring new housing production within the Powell-Division corridor to match countywide income profile
- Provide support for non-profit acquisition of affordable housing

#### **Goal 3: The quality of rental housing in the corridor is healthy and above standard**

- Additional rental inspectors to work along this corridor. Property owner fines should go into a community controlled fund

**Goal 4: Renters in the corridor are provided with protection from displacement and landlord malfeasance**

- Institute rent control along the corridor
- Eliminate No Cause Evictions
- Develop funding package for Rental Assistance
- Current renters get first right to access new affordable housing if displacement occurs
- First Right to Purchase
- Property owners to provide relocation fees if renters are displaced

**Goal 5: Programs are established to protect and increase access to homeownership for low-income communities**

- Provide long-term homeowners with tax credit
- Develop limited-equity cooperatives
- Create a real estate investment trust
- Establish a Community Land Trust

**Goal 6: New development projects provide economic opportunities for current low-income residents living along the corridor**

- First source, local job hiring and training for all new large developments from low-income communities

**Goal 7: Community development strategies are implemented to provide economic opportunities for small, immigrant, refugee, and minority-owned businesses**

- Establish contained Mixed-use Zones along the Bus Rapid Transit (BRT) alignment for East Portland
- Establish development packages that are East Portland specific in mixed use areas
- Establish savings matches so businesses could expand over time

**Goal 8: Improving health outcomes in the corridor are prioritized in all new development**

- A Health Overlay Zone within the Jade District that requires new development to mitigate air and noise pollution
- Transfer ownership of Powell Blvd and 82nd Avenue to the City of Portland in order to create healthy and safe conditions

**Goal 9: Powell-Division residents are meaningfully engaged and empowered to influence the direction of development activity along the corridor**

- Provide jurisdictional support for an ongoing steering committee to direct and guide development activity along the corridor

**Goal 10: Equity standards guide investments in the corridor**

- Require developers to conduct a community or equity impact report outlining community burdens and benefits- to be submitted with development proposal and approved by the steering committee

**Goal 11: Programs are established to support and uplift low-income families so that they can remain and thrive in the community**

- Individual Development Accounts (IDAs) for renters in the corridor who have low incomes
- Microenterprise and small-scale economic development projects for renters in the corridor who have low-incomes
- The creation of a Community Bank