



POWELL-DIVISION TRANSIT AND DEVELOPMENT PROJECT

STEERING COMMITTEE DISCUSSION ON EQUITY AND DISPLACEMENT

June 2, 2014 | 4 to 5:30 p.m. | 1900 SW 4th Ave, Rm 2500B, Portland

Participants

Steering Committee members: John Bildsoe, Matt Clark, Metro Councilor Shirley Craddick (co-chair), Heidi Guenin, Nicole Johnson, Kem Marks, Alan Lehto (for Neil McFarlane), Multnomah County Commissioner Diane McKeel, Melinda Merrill, Portland Commissioner Steve Novick, Raahi Reddy, Metro Councilor Bob Stacey (co-chair), Gresham Council President Lori Stegmann

Facilitator: Deb Meihoff, Communitas

Powell-Division project team members, agency staff and members of the public

KEY THEMES AND OUTCOMES

1. Participants discussed options to amend the proposed equity goal and outcomes that include a commitment to develop strategies, tools, and partnerships to prevent displacement of residents and businesses in the corridor - pages 2 and 3.
2. Metro presented and the committee discussed a three-part approach to integrate equity into the decision-making for the project - pages 4 and 5.
 - Develop a common knowledgebase on equity and antidisplacement tools and strategies, identifying the context in which they work well, and who has used or is contemplating using them locally.
 - Convene an equity work group made up of interested committee members and members of the public to explore issues, collaborate to build the common knowledgebase, share findings with the committee and coordinate with other equity efforts.
 - Involve the Steering Committee through summaries of the work group in advance of committee meetings, providing time on committee agendas and reconvening the committee group discussion as needed.

Welcome from the Steering Committee co-chairs

Councilors Craddick and Stacey opened the meeting, discussed the purpose, and their commitments to ensuring community equity and anti-displacement are incorporated into the project.

- The councilors are looking forward to the discussion, including understanding the relationship between impacts new development has on displacement and of the ability for high capacity transit to increase access to job opportunities.
- The organizations that deliver transit are the not the same as those that deliver housing and economic development opportunities. It will be helpful to explore lessons learned from previous transit projects, especially those around the Albina community in North and Northeast Portland. Metro can help pull together the multi-agency, multi-sector tools that will be necessary to address this issue.
- We need to keep focused on making all neighborhoods along the alignment better, considering the many different perspectives and needs.

Introductions, review agenda and meeting goals

Participants introduced themselves. Deb Meihoff, facilitator, reviewed the agenda and meeting goals.

PROPOSED PROJECT OUTCOMES AND EQUITY GOAL

Deb Meihoff recapped the Steering Committee comments on the revised equity goal and asked members to expand on what they see as the critical issues and concerns with the goal statement, so that alternative language can be developed. Some participants expressed that their primary concern - strategies to prevent displacement - was not explicit in the goal statement. The group also provided insights on how project partners can pursue equity and anti-displacement strategies through project planning and beyond.

Discussion regarding displacement and prevention strategies

- Having a goal focused on stopping or avoiding displacement is not enough. We need to understand what it is going to take, looking at the many factors that lead to displacement. We need to begin discussing strategies to address the issue.
- Since this is more than a transit project - it is also a development project - the Steering Committee can work to give direction to the agencies, so they can work together and make this project work in an equitable manner. For instance, the transit project won't implement inclusionary zoning, but all of the partners around the table can agree that it's a needed tool that should be implemented, bringing an advocacy force to the issue. We need to be thinking strategically and as partners.
- Ultimately, a transit project cannot be responsible for the various methods to prevent displacement. We need a group or an entity to own it and bring the partners together over a long period of time long after the transit project is complete.
- What has to be done to accomplish both growing new jobs and businesses and preventing

displacement of current residents and businesses? We want both, but how do we get there?

- We should be thinking about revitalization, not just gentrification.
- Displacement is a negative term. Put more positively, the issue is one of equity. The circumstances, demographics, and market pressures along the corridor are a microcosm of what is happening in the region. This is a great opportunity to figure out what is happening and how to address equity that can be shared to help other communities.
- We need to be thinking about the demographic trends and finding ways to lift up people in our communities, while keeping them in their homes.
- I appreciate that this group can talk about these issues and explore the opportunities, but am cautious about the scope of influence this project has. Need to think ambitiously and broadly, but focus in on the points of influence we can have on equity and displacement.
- We need to talk about equity between cities and counties. There has to be an acknowledgment that Gresham is starting from a different place and has big need to address these issues.

Discussion regarding proposed project goals and outcomes

- Concern that the word 'displacement' was not in the goals initially or in the revision that followed the March Steering Committee meeting. The draft goal language is too broad and is not strong enough about the desire to prevent displacement of existing residents.
- It is not appropriate for the goals to state 'how' we are going to work on issues of displacement and equity. It is also not appropriate for goal to aspire to zero displacement - especially since the alignment has not been set and there could arise the need to purchase property for the project.
- Staff from Portland's Bureau of Planning and Sustainability handed out their ideas for goal and outcomes statements. Many participants agreed that there are phrases in the handout that should be considered, especially acknowledgement of "market pressures", "enhancing communities", and "strategic partners". Think about adding some of the language of partners to outcome statement #1.
- The group generally agreed that the draft goal language should be maintained, but that additional language regarding displacement needs to be added. Proposed additions:
 - "... while avoiding displacement."
 - "...people of all means can live in the corridor."
 - "...committed to prevent displacement of existing communities"
 - "...committed to prevent displacement of existing residents and local businesses..."
 - "...to enhance our diverse neighborhoods..."
 - "...market pressure..."

MATERIALS PRESENTED

- Revised equity goal and outcomes (March 20, 2014)
- City of Portland proposed revisions to project goals and outcomes (June 2, 2014)

PROPOSED APPROACH TO INTEGRATING EQUITY

Dana Lucero presented a proposed process to integrate equity and displacement considerations into the project throughout the planning phase. The process proposal, with additional details from the discussion, will be presented for Steering Committee consideration on June 23.

<p>Develop a common knowledgebase to be developed collaboratively over the course of the summer; will evolve through life of project</p>	<ul style="list-style-type: none"> ▪ Identify tools and strategies ▪ Who has used it? ▪ In what context does it work best? ▪ Do we have the authority or ability to use it? If we don't, why not and who does? ▪ Is it being contemplated locally ?
<p>Convene equity work group made up of interested committee members and the public</p>	<ul style="list-style-type: none"> ▪ Explore issues and hear community voices ▪ Collaborate to build the common knowledgebase ▪ Share findings with the committee relevant to (1) this phase of Powell-Division, (2) future phases and (3) other efforts
<p>Involve the Steering Committee to build understanding of equity and displacement issues</p>	<ul style="list-style-type: none"> ▪ Provide work group summaries and findings in advance of committee meetings ▪ Provide time on committee agendas ▪ Reconvene the committee for group discussion as needed

Discussion regarding the approach to integrate equity

Dana Lucero posed the question to the committee: Does this structure allow us to meaningfully integrate equity and if not, how can it be improved? Participants shared what they hope the process and project will incorporate.

- We need to define who has the authority to make changes and/or implement various strategies.
- It would be helpful to have a document that expresses the equity tools and strategies the group has to work with. Starting place is PolicyLink research. Metro staff are also working to compile a list of known resources and strategies as a reference guide for the Steering Committee and an equity work group.
- Joe Zehnder with Portland Bureau of Planning and Sustainability addressed the committee. He expressed a strong desire to work on these issues with the community. At least since the Portland Plan process years ago, BPS has been involved in discussions of equity. Portland would like to move beyond policy and into action, in real places. There are many opportunities and needs around the city to address issues of equity. BPS is currently engaged in the Cully neighborhood and would like to expand work plan to include Powell-Division corridor, but it takes resources and commitment. There are lessons learned in Cully that can be transferred to this project area and vice versa. Staff have a strong desire to work on this, but it will take adequate resources and time. The 18-month project schedule is not enough to accomplish the breadth and depth of work needed.
- Building a common knowledge-base is a critical undertaking. We need to make sure we involve others beyond the Steering Committee. Community members have a lot to add. We need to

understand how the project can deliver everything it is supposed to on the 18-month timeline along with getting community groups and government agency commitment to equity and displacement (generally, just getting the groups and commitment together is an 18-month task.) There is a need to develop Metro's and cities' work plans with explicit commitment to what can be achieved through the discussions over the next 18 months.

- East Portland, especially, needs strategies and ideas that could come out of this discussion, but they could also benefit other communities around the region and around the state.
- Prioritize project discussions for areas or communities that are most vulnerable to displacement. Listen to people and organizations in the corridor who are already working toward a more equitable future (example: Jade District and Division Midway Alliance).
- I am heartened to hear this project and process will set a goal to address equity and displacement. Research possible tools and strategies, and assemble partnerships to work toward the goals.
- Elected leaders are critical to moving issues forward. It would be good to have peer-to-peer sharing at the government level.
- There is interest in continuing the equity and displacement conversation in a project work group, but some noted concerns about capacity to take on one more volunteer task. It was also noted that community members who have much to share are also burdened by many other efforts. Is it possible for the project to consider providing stipends to community members for the additional effort, so that we remove one of the barriers to participation?
- There are areas in the corridor that have already experienced displacement. Will the neighborhoods that have previously benefitted be willing to share in the costs or burdens of change in the corridor? Is there a model we can develop and export to other areas?
- Parts of the region are not even part of the equity discussion. Need to think about how and when to reach out beyond the corridor and also need to think about implications beyond the project area.
- There are many organizations and communities already working on the research and advocacy necessary to tackle issues of equity. We need to stay coordinated with these other efforts and leverage one another's resources.

NEXT STEPS

The co-chairs thanked participants for a thoughtful and needed discussion. They are pleased with the progress and work of the group. They stressed the need to think about how this process may work to help other communities experiencing similar market pressures and urged the group to think about parts of the region that are not yet part of the discussion. A summary of the discussion will be shared with the Steering Committee in advance of the June 23 meeting.

Items for follow up

- Staff will clean up alternative goal language and circulate to Steering Committee for review and comment, in preparation for June 23 discussion.
- Facilitator will draft meeting summary and distribute to Steering Committee.
- Staff will propose work program for addressing equity at the next steering committee meeting.

The following proposed edits were distributed by City of Portland Bureau of Planning and Sustainability staff during the June 2 meeting.

FOR DISCUSSION: PROPOSED REVISIONS TO POWELL-DIVISION TRANSIT AND DEVELOPMENT PROJECT GOALS AND OUTCOMES

City of Portland

Equity Goal (March 20 Version): Future development and transit improvements reduce existing disparities and, equitably distribute the benefits and burdens of change and benefit current residents. Project partners will limit the involuntary displacement of under-served and under-represented people by utilizing public investments, coordination with nonprofit housing providers and land trusts, incentives, and policy tools to mitigate the impacts of market pressures that cause involuntary displacement.

This change is intended to demonstrate a commitment to reducing displacement, stabilizing neighborhoods and providing more affordable housing.

Outcomes (March 20 Version)

1. Create a vision and development strategy for key places that promotes community-driven and community-supported economic development.
2. Identify a preferred ~~near-term~~ high capacity transit solution for the corridor that safely and efficiently serves high ridership demand, improves access to transit, is coordinated with related transportation investments, and recognizes limited capital and operational funding. The solution will include mode, alignment, and station locations with supporting transportation improvements.

These changes are intended to respond to the need to improve transit access throughout the corridor, increase access, while not pre-supposing a mode choice.