



East Portland Action Plan

Portland City Council 2017 (EPAP) Annual Presentation & Civic Engagement Grant Authorization Request

Presentation Agenda

<u>Person</u>	<u>Topic</u>
JoAnn Hardesty (up to 6 min)	<p>Opening Remarks EPAP 2017 Annual Report: General remarks; introduction of 2017 Strategic Priorities, Involuntary Displacement Prevention Recommendations for East Portland, 6-month EPAP Progress Update of the Strategic Priorities and IDPR, and 6-year City Spending Analysis documents that will be referenced throughout the presentation. Provide EPAP Operations Committee Updates on 2017 Strategic Priorities A – D</p> <p>Introduce next speaker</p>
Adriana Govea (up to 5 min)	<p>Civic Engagement Subcommittee Report: Updates and next steps needed - EPAP Strategic Priorities and Involuntary Displacement Recommendations</p> <p>Introduce next 3 speakers</p>
Kristen Ross, Maiyee Yuan, and Katie Larsell (up to 5 min) <i>NICK KOBEL</i>	<p>Economic Development Subcommittee Report: Updates and next steps needed - EPAP Strategic Priorities and Involuntary Displacement Recommendations</p> <p>Introduce next 3 speakers</p>
Frieda Christopher (up to 5 min)	<p>Housing Subcommittee Report: Updates and next steps needed - EPAP Strategic Priorities and Involuntary Displacement Recommendations</p>

Exhibit 'A'

<u>Person</u>	<u>Topic</u>
Linda Robinson (up to 4 min)	Parks Representative: Updates and next steps needed - EPAP Strategic Priorities and Involuntary Displacement Recommendations
Arlene Kimura (up to 4 min)	Transportation Representatives Report: Updates and next steps needed - EPAP Strategic Priorities and Involuntary Displacement Recommendations Introduce Municipal Partnership Projects concept and the following 2 projects
Sergeant David Abrahamson (up to 5 min)	East Portland English as a Second Language Driver Education Program Municipal Partnership Project with Portland Police Bureau
Kelly Devin or Linda Vancil, and student (up to 5 min)	Interpreter Training Workshop Series Municipal Partnership Project with David Douglas School District Introduce next 3 speakers
Irene Wintergreen (up to 4 min)	Grant Review Committee: Explain the roll of the GRC in recommending Civic Engagement and General Grant recommendations, and the changes being implemented next year due to time constraints. Introduce the next presentation as an example of a 2016 EPAP Civic Engagement Grant recipient
Deo Bastola (up to 5 min)	East Portland Neighbors – Oregon Bhutanese Community Organization 2016 Civic Engagement Grant Project: Description of the work accomplished and why it is important.
Roger Anthony (up to 2 min)	Request for Support of 2017 Civic Engagement Grant Recommendations: Authorize \$73,996 total in grant agreements for the Office of Neighborhood Involvement East Portland Action Plan 2017 Civic Engagement Grant agreements. (Ordinance) Introduce next 3 speakers
Jamal Dar, Saara Hirsi, or Shelly Stratton (up to 5 min)	African Youth & Community Organization (AYCO) East African Literacy and Education Project: Description of the work to be done and why it is important

Exhibit 'A'

<u>Person</u>	<u>Topic</u>
Natalya Sobolevskaya (up to 5 min)	Community Energy Project – Weatherization + Lead Prevention Workshops for Russian Speaking Communities: Description of the work to be done and why it is important.
Kim Harvey-Trigoso (up to 5 min)	Northwest Family Services Peer Court and Family Empowerment Project: Description of the work to be done and why it is important. Introduce next 3 speakers
Mustafah Finney (up to 4 min)	CLOSING

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East Portland Action Plan

East Portland Action Plan (EPAP) Strategic Priorities 2017

Each Strategic Priority listed is followed by the Action Plan strategies or item(s) to which it relates.

- A. Set a goal that East Portland attains parity with other parts of the city in public facilities and capital spending; encourage prioritization of projects in East Portland. (EQ.1.4 and EQ.3.2)
- B. Institutionalize geographic mapping of City spending. (EQ.1.1)
- C. Develop a Quadrant Plan for East Portland. (EQ.1.4)
- D. Fund EPAP advocacy until the Action Plan is implemented: Advocate position, projects, and operations. (EQ.1.5, EQ.3.1, CB.1.5, and CB.2.1)
- E. Engage ethnic communities in neighborhood activities; provide overhead funding for translation/language services to remove barriers and improve messaging and invitations. (CB.1.2)
- F. Increase funding and technical assistance for organizations that desire to establish (two new ethnicities/languages every two years) or to strengthen existing ethnically-based Community Health Worker programs. Establish racially and ethnically representative community oversight of Community Health Worker programming. (EC.4.4 and SN.6.2)

- G.** Fully fund the “East Portland in Motion” (EPIM) strategy, including the 130’s and 4M greenway projects. Develop an EPIM 2 plan using Safe Routes To School as a priority criteria. (*NA.1.3, T.2.2, T.3.3, T.3.6, T.4.7, T.6.2, T.6.5, and T.7.1+.2*)
- H.** Fund the “Outer Powell Conceptual Design Plan”; make improvements to Powell Boulevard (US 26) east of I-205 a regional priority. Add cycle-track or separated bike lanes to the project design. (*T.4.1, T.4.2, and T.4.15*)
- I.** Prioritize East Portland pedestrian projects that: increase crossing safety on major arterial roadways; connect to transit, neighborhood schools, and/or are concurrent with new developments. Annually add 15 additional rapid-flashing beacon pedestrian crossings and 15 intersection signal changes with red-light cameras. (*T.1.7, T.2.2, T.2.3, T.2.4, T.2.5, T.5.3, and T.6.2*)
- J.** Connect East Portland residents to family-wage employment outside of the area by identifying and removing barriers, such as limited transportation options. (*EC.4.5 and T.1.2*)
- K.** Maximize East Portland’s economic benefits from public projects. (*EC.1.4, EC.2.3, EC.4.2, CM.1.2, CM.1.3, CM.2.3, and CM.2.7*)
- L.** Promote catalyst workforce development projects in East Portland; partner with the Neighborhood Prosperity Initiatives and other urban renewal and economic development efforts to bring living wage jobs to East Portland. (*EC.4.2, EC.4.4, CM.1.2-.3, and CM.2.7*)
- M.** Establish the “Gateway Education/Economic Development Center”. (*EC.2.3, EC.4.1-.4, L.3.2, L.6.3, CM.1.2-.4, CM.2.4, CM.2.7*)
- N.** Establish policy and practice that balances regional affordable and American Disabilities Act (ADA) accessible housing supply and promotes fair share across Portland. (*EQ.2.1*)

- O. Increase opportunities for sustainable moderate income and minority home ownership. (SN.2.1+2)
- P. Fund a housing rehabilitation program for East Portland to improve the safety, appearance, and affordability of existing housing stock. Involve the East Portland Action Plan Housing Subcommittee in the development of the program. (HD.2.3)
- Q. Implement existing Park master plans: Parklane and Clatsop Butte. (P.2.1, P.2.2, P.2.5, and P.2.7)
- R. Connect Lava Dome areas to begin "Forest Park East" trail. (NA.3.3; NA.4.1; and P.5.1)
- S. Complete planning/design work for Gateway Green park. (P4.4)

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East Portland Action Plan (EPAP)

Involuntary Displacement Prevention Recommendations for East Portland (2015.10.23)

Civic Engagement Process To Be Applied When Implementing All Recommended Tools

As the East Portland Involuntary Displacement Prevention Tools are being implemented, it is important that the community stay involved to provide leadership and guidance on how to strategically address these community-identified issues and resource allocations.

The following* process will actively engage the community as partners in seeking responsible and equitable outcomes in the work to prevent involuntary displacement in East Portland.

- 1) Provide a wide range of opportunities for involvement, with targeted access and inclusion in decision-making for those with the potential to be adversely affected by gentrification/livability improvements.
- 2) Foster ongoing positive relationships between communities and Municipal Governments by ensuring accountability for improving community well-being and inclusion, and by ensuring adherence to Community Benefit Agreements that should be instituted to support East Portlanders adversely impacted by gentrification/livability improvements whenever possible.
- 3) Recognize that Municipal Governments have a responsibility to plan for the needs of and engage with disparately under-served, under-resourced, and under-represented communities, and to prioritize policy mandates based on need, so as to achieve greater equity for those most adversely impacted by gentrification/livability improvements.
- 4) Expand opportunities for meaningful community engagement and require transparent, well designed, and thoughtful culturally and language specific and relevant representative and responsive public processes throughout address of the recommended tools: from issue identification, analysis, and project scoping through implementation, monitoring, evaluation, accountability, and enforcement.

*These recommendations are a revision of the "Community-Based Anti-Displacement Recommendations" produced by several community organizations and submitted as input to the Portland Comprehensive Plan Update: February 2015.

- 5) Build community capacity to increase the community's meaningful participation, innovation, solution-making and leadership by allocating adequate resources to realistically accomplish this community involvement outcome.
- 6) Utilize public comment as part of an equity-based community impact assessment to promote thoughtful consideration of and mitigation for policies that cause negative disparate impacts, irrespective of intent.

Recommendations to Be Implemented**

not in prioritized order

East Portland Action Plan Civic Engagement Grants

Fund the East Portland Action Plan Civic Engagement Grants program that allocates monies for language and racially/ethnically specific projects for those who are under-resourced/served and not normally included in decision making. Utilization of this tool has proven to be a best practice for the East Portland Action Plan's work in this richly multicultural area.

Living Wage Provisions

Additional income will position people to afford rent and housing increases. This will raise income for people who are working, but employers could hire fewer people, though this has not held true in the past. This wouldn't be helpful to those on fixed incomes or those not employed, but it would be beneficial to the majority, especially the working poor. Statistics reflect that East Portland residents are earning lower wages, so it is thought that this will impact many East Portland residents.

Local Hiring

This requires developers and contractors to prioritize hiring locally (defined as from East Portland), as well as hiring women and minorities. This is a component of a Community Benefits Agreement (CBA), which EPAP has already considered and endorsed as benefiting East Portland residents ability to make family-wages. David Douglas School District had 26% minority hiring on the Earl Boyles project. Given the projected development in East Portland, this could have a significant impact on family-wage jobs in the area.

******When stating "low-income", we are referencing households living on 60% or lower median income.

Minority Contracting

East Portland has the city's highest percentage of the population identified as "minority", so minority contracting should help employ the East Portland minority population in family-wage jobs and thus prevent displacement. There is no assurance that Minority Contractors will in fact benefit East Portland residents, so this needs to be coupled with Local Hiring and Community Benefit Agreements.

Commercial Stabilization and Commercial Rent Stabilization

This includes many of the tools the Neighborhood Prosperity Initiatives (NPIs) and Main Street projects are using for economic development, including storefront improvements, targeted business assistance, capital improvements, business attraction, and community-controlled commercial development. The use of Commercial Stabilization and Rent Stabilization can prevent displacement of existing businesses in East Portland, as new companies are drawn to the gentrifying area.

Community Reinvestment Act

Banks and hospitals have to reinvest in communities within 3 to 5 miles of each facility. This program was federally developed to guide banks to make loans and other community investments available to everyone, especially locally. Communities of color and minorities are disproportionately denied loans. We can advocate for this tool to benefit local, women, and minority business stabilization and growth. It can prevent displacement by taking advantage of economic development grants, developing partnerships, and by simultaneously improving an area and financing quality low income housing, business incubators, or other community projects.

Commercial Transit Oriented Development (TOD)

Projects eligible for financial and development incentive support are funded to increase local access to public transport, and often include design and land use features to encourage transit ridership and limit single-vehicle usage. TOD incentives for business retention and growth near current and planned transit centers can promote development and employment. However, TOD was not recommended for housing purposes that receive tax abatement and have a time limited affordability commitment, unless funding not-for-profit development that will sustain affordability.

Owner-Occupied Homeownership Retention for People with Low -Income

As house values rise taxes rise, and people living on limited and fixed incomes are not able to afford the taxes. While benefiting at the point of sale, people cannot afford to stay in their often long-term residences and cannot find another home in the area that does not present the same conditions.

Rent Stabilization

Just as Oregon has property tax increase protection, Rent Stabilization protects tenants in residential multi-family properties from excessive rent increases by mandating reasonable gradual rent increases, while at the same time ensuring the landlords receive a fair return on their investment.

Just Cause Eviction (JCE), Code Enforcement, and Renter Education

Just cause eviction controls are laws that protect renters by ensuring that landlords can only evict with proper cause, such as a tenant's failure to pay rent or destruction of property. While JCE provides such protections for renters, landlords retain full right to evict a tenant for breach of rental contract. Code Enforcement compels landlords to improve unsafe building conditions. Code Enforcement can ensure that multi-family dwellings are owned and managed responsibly. When housing code violations are found and not corrected, the government can impose significant penalties upon landlords. Rights and responsibilities education for renters must be included as an active component of JCE and Code Enforcement, to ensure the systems are reasonably monitored and enacted.

Broadening Homeownership and Cooperative Ownership

This establishes programs to increase opportunities for low-income households to have the opportunity to purchase a home. It means that some of the barriers to homeowners are removed so that homeownership becomes easier for groups of people who are often unable to purchase homes for themselves. Cooperative Ownership of multi-family developments occurs when a group of people form a collective business corporation to share ownership of a building. Co-op members work together to reach mutual goals based on democratic control and decision-making. Co-op members may or may not be residents of the shared ownership building.

Inclusionary Zoning

This requires developers to make a percentage of housing units in a new residential development available to low and moderate income households. In return developers receive non-monetary compensation in the form of density bonuses, zoning variances, expedited permits, or similar provisions that reduce construction costs or promote the developers goals. This can be done in developments with many single-family units or in multi-family developments.

Housing Acquisition Rehabilitation to Insure Affordability

This applies public housing dollars to purchase existing multi-family developments in poor condition and to rehabilitate the facility for use as affordable housing to be managed by a public entity or non-profit that serves low-income populations.

No Net Loss/Affordable Housing Preservation Ordinance

No Net Loss is when a City has to maintain a fixed amount of affordable housing through preservation, new construction, or other replacement of lost units. The Affordable Housing Preservation Ordinance is the establishment of a policy to ensure that the amount of housing affordable to low and moderate income persons does not decrease over time.

Community Benefits Agreements (CBA)

This is a contract with a governmental agency, real estate developer, or other jurisdiction to provide specific benefits to the local community or neighborhood in exchange certain provisions from that community or neighborhood. On public projects, CBAs can be negotiated with the initiating government agency and can be included in a Request For Proposals (RFP) with contractors. With private developers benefits can be negotiated in a contract established with community groups who then accept (or don't oppose) project adjustments. CBAs have funded workforce training, local hiring, childcare access, affordable housing units, re-location stipends, reinforced access to family-wage jobs, and other public benefits.

Anti-Displacement Impact Analysis

Impact Analysis is a tool that requires multi-family and commercial developments to provide a pre-build assessment of the effect such development will have on displacement in the area (usually a one-mile radius).

For more information about the displacement prevention tools, consult the following:

'Mitigating Displacement Due to Gentrification: Tools for Portland, Oregon':

[https://wikis.uit.tufts.edu/confluence/download/attachments/37718593/Thesis Eunice Kim 2011 final.pdf?version=1&modificationDate=1321809955000;](https://wikis.uit.tufts.edu/confluence/download/attachments/37718593/Thesis_Eunice_Kim_2011_final.pdf?version=1&modificationDate=1321809955000;)

'Not In Cully Anti-Displacement Strategies' report:

[http://www.pdx.edu/usp/sites/www.pdx.edu.usp/files/A LivingCully PrinterFriendly 0.pdf;](http://www.pdx.edu/usp/sites/www.pdx.edu.usp/files/A_LivingCully_PrinterFriendly_0.pdf)

Policy Links:

<http://www.policylink.org/equity-tools/equitable-development-toolkit/all-tools;>

2013 Gentrification and Displacement Study:

<http://www.portlandoregon.gov/bps/article/454027> .

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East Portland Action Plan

6-Month Update: EPAP 2017 Strategic Priorities and Involuntary Displacement Prevention Recommendations

Operations Committee

The East Portland Action Plan (EPAP) Operations Committee has held one-on-one meetings with staff and: City of Portland Mayor Hales and Commissioners Fish, Fritz, Novick, and Saltzman. In each session, the following Strategic Priorities were explained and stressed:

- A. Set a goal that East Portland attains parity with other parts of the city in public facilities and capital spending; encourage prioritization of projects in East Portland. (*EQ.1.4 and EQ.3.2*)
- B. Institutionalize geographic mapping of City spending. (*EQ.1.1*)
- C. Develop a Quadrant Plan for East Portland. (*EQ.1.4*)
- D. Fund EPAP advocacy until the Action Plan is implemented: Advocate position, projects, and operations. (*EQ.1.5, EQ.3.1, CB.1.5, and CB.2.1*)

In addition:

- EPAP Operations met one-on-one staff and: Multnomah County Chair Kafoury and Commissioners McKeel, Shiprack, Smith, and Vega Pederson; and METRO Councilors Chase, Craddick, and Stacey to advocate for A. Set a goal that East Portland attains parity with other parts of the city in public facilities and capital spending; encourage prioritization of projects in East Portland Multnomah County.

Exhibit 'D'

- EPAP representative to the Planning and Sustainability Commission has advocated for **C**. Develop a Quadrant Plan for East Portland.
- EPAP representative to the Citywide Budget Committee has advocated for **B**. Institutionalize geographic mapping of City spending.

Civic Engagement Subcommittee

Strategic Priorities:

E. Engage ethnic communities in neighborhood activities; provide overhead funding for translation/language services to remove barriers and improve messaging and invitations. (CB.1.2)

1. Civic Engagement Subcommittee members Adriana Govea, Emily Larraga, and Natalia Sobolevskaya have represented EPAP on the City of Portland Office of Neighborhood Involvement (ONI) Budget Advisory Committee. With their active advocacy, ONI is requesting funding for translation, interpretation, and childcare as an "Add" package to the ONI budget request for fiscal year 2017 – 18.
2. Civic Engagement Subcommittee members have met with staff from the City of Portland Office of Equity and Human Rights to advocate for and provide input into development of a program to be provided by the City with overhead funding.
3. Civic Engagement Subcommittee and Operations Committee members have met with the Mayor and City Council members to advocate for overhead funding for interpretation, translation, childcare, and transit assistance.

F. Increase funding and technical assistance for organizations that desire to establish (two new ethnicity/languages every two years) or to strengthen existing ethnically-based Community Health Worker (CHW) programs. Establish racially and ethnically representative community oversight of Community Health Worker programming.

(EC.4.4 and SN.6.2)

1. EPAP Civic Engagement Subcommittee members from the following racial/ethnic communities actively support the above Community Health Worker expansion priority: Latino/Hispanic/Mexican American, African American, African, Native American, Slavic, Iraqi, Zomi, Myanmar/Burmese, Chinese, Vietnamese and Tongan.
2. EPAP Civic Engagement Subcommittee had a series of meetings with Multnomah County Health Department, Multnomah County Health Department Capacitation Program, Oregon Community Health Worker Association, Oregon Community Health Worker Research and Education Consortium, and Oregon Public Health Institute. All of the above support the above Strategic Priority.

3. EPAP Operations Committee members stressed this Priority when meeting with Multnomah County Chair Kafoury and Commissioners Smith, Stegmann, and Vega Pederson. Commissioner Smith requested more information and a specific proposal. The following was provided:
 - a. In response to the Commissioner's question: What is the fiscal need to expand the Community Health Worker program to address the following EPAP 2017 Strategic Priority set by the EPAP Civic Engagement Subcommittee?

\$100,000 will provide 1 FTE and operational costs for ethnic/language-specific curriculum development and two (2) culturally/language-specific 90-hour trainings for 25 people a year. This not only provides for more inclusive dissemination of health information and service, but the training has significant potential to lead to accreditation and living wage employment for those trained.
 - b. The above proposal was also shared with Chair Kafoury and Commissioners Stegmann and Vega Pederson.
4. The EPAP Civic Engagement Subcommittee encouraged the Oregon Public Health Institute BUILD program to pursue the integration of Community Health Workers in the project, and to encourage the integration of CHWs in the practice of their health industry partners. The BUILD project has hired two Community Health Workers to support the Powellhurst-Gilbert neighborhood-based project: the CHWs are bilingual with capacity in English, Spanish, and Vietnamese.

Economic Development (EcDev) Subcommittee

Strategic Priorities:

J. Connect East Portland residents to family-wage employment outside of the area by identifying and removing barriers, such as limited transportation options (EC.4.5 and T.1.2):

1. Began of advocacy to bring jobs to Columbia Corridor and worked with Corky Collier at Columbia Corridor (CC). Potentially EPAP can partner with Peter Hurley at PBOT and Corky Collier at Columbia Corridor to advocate for funds for this area. This past year, EPAP Operations have supplied advocacy efforts at every meeting with elected officials to increase N/S Service to the Columbia Corridor.
 - a. Advocated for and fostered development of new North-South line along 162nd Ave and got development moved up to March 2018.
 - b. TriMet public engagement expected to start in ~1 week regarding headways, peak hours, shelters, crosswalks.
 - c. Kem Marks is speaking with Corky to find collaboration for mutual targeted benefit for businesses along Columbia corridor and residents in E. Portland.
 - d. Kem is meeting with Ted Wheeler, Commissioner Vega Pederson, Commissioner Stegmann and City of Gresham to discuss transportation-related issues such as additional sidewalks, crosswalks related to 162nd line to make it a feasible travel option and garner support in drafting route. Working with community organizations (Rosewood and EPAP) to speak with TriMet about businesses along route, shift schedules, employee commute patterns.
2. Because of EPAP Ec Dev committee members' (and Planning & Sustainability Commissioner Andre Baugh's) advocacy efforts, City Council directed Portland Bureau of Transportation (PBOT), Portland Housing Bureau (PHB), Metro, and TriMet to establish a Memorandum Of Understanding (MOU) that includes addition of North/South bus service (N/S service) on 148th and/or 162nd Avenues. The MOU is slated to be signed by June 15, 2017.
3. EPAP will explore advocacy for Transportation Demand Management (TOD) funds.

K. Maximize East Portland's economic benefits from public projects.
(E.C.1.4, EC.2.3, EC.4.2, CM.1.2, CM.1.3, CM.2.3, and CM.2.7)

1. EPAP members reviewed Metropolitan Alliance for Workforce Equity (MAWE's) Community Benefits Agreement (CBA) report and on September 27th and advocated to City Council to support MAWE's CBA model. EPAP Operations has advocated to City Council members to adopt the CBA model and has met with pushback from some Council members.
2. EPAP advocated on two East Portland Parks projects that resulted in a Community Benefits Plan that includes a local hiring. Both parks monthly project check-ins occur at EPAP's office.
3. EPAP Ec Dev & Housing Subcommittee reviewed and provided in-depth input via letter and track changes to the City of Portland Office of Equity's "Community Equity & Inclusion Plan" that deals with Community Benefits.
4. We reviewed City of Portland Office of Equity and Community Equity and Inclusion Plan (CEIP) and submitted feedback with each specific section.
5. Kem will be on the Community Advisory Committee for Division Bus Rapid Transit project. Will advocated for local hiring, using local businesses and Community Benefit applications.

L. Promote catalyst workforce development projects in East Portland; partner with the Neighborhood Prosperity Initiatives (NIPs) and other urban renewal and economic development efforts to bring living wage jobs to East Portland. (EC.4.2, EC.4.4, CM.1.2-.3, and CM.2.7)

1. Portland Development Commission (PDC) submitted a narrative of each NPI's annual updates. Lori explained that while those documents are fine, the NPIs are planning a presentation at February's EPAP meeting
2. EPAP has had representation on the Gateway Discovery Park project, which includes a Mixed Use/Income complex with retail on the ground floor and mixed income housing on the top floors. The contractor is requesting additional Tax Increment Finance (TIF) funds for the project.
3. NPIs and Main Streets have developed a unified advocacy strategy for elected officials. The strategy is designed to bring sustainability to our organizations through additional funding and an increased sphere of influence among City, County & Metro bureaus and programs. For example, we are collectively looking for ways to trigger that System

Development Charge (SDC) fees in developments in NPI areas stay in the area of the developments, such as recently occurred in Cully.

4. EPAP has continued to advocate for the need to stop remonstrance, which exempts developers from putting in sidewalks on new developments because there are no sidewalks surrounding it and supposedly charging them later, but this never happens). SDC funds tend to be used for infill sidewalks but not extensive sidewalk projects. Getting this infill enhances walkability to local business districts.
5. Oregon Solutions is involved with Lents job creation project linked with the Lents Flood Plan. There is a large risk of displacement due to cost of flood insurance. There is a floodplain that has potential to bring employment by developing land to bring jobs to the area. It will take 1-2 years to develop a 10 - 20-year plan for the area.

M. Establish the “Gateway Education/Economic Development Center.” (EC.2.3, EC.4.1-4, L.3.2, L.6.3, CM.1.2-4, CM.2.4, and CM.2.7)

1. At the December 2nd EPAP general meeting, Mayor Ted Wheeler was speaking about the need for “upstream” types of programming that were identical to what the Gateway Education/Economic Development Center (GEEDC) will provide. Hongsa Chanthavong verbally advocated to the Mayor for the GEEDC and EPAP provided copies of the GEEDC paper and feasibility study to Mayor Wheeler’s staff during the meeting and emailed it following the meeting. This priority has also been a focus of advocacy issues when meeting with elected officials. Lore has connected with the original advocacy group about the potential for moving this project forward with the new Mayor.
2. We will talk with Commissioner Saltzman office, in charge of transportation, and present our position on Gateway Education/Economic Development Center and how the projects intersect with the Gateway Transit Center.

Involuntary Displacement Prevention Recommendations:

1. Living Wage Provisions:
 - a. Gateway Education/Economic Development Center.
 - b. Jade advocate for \$15/hr. livable wage and ask local business to do same. EPAP advocates for similar \$13/hr. wage.

2. Local hiring:
 - a. See "K" above for Community Benefit Agreement (CBA) advocacy.
3. Minority contracting:
 - a. See "K" above for Community Benefit Agreement (CBA) advocacy.
4. Commercial Stabilization and Commercial Rent Stabilization:
 - a. Rosewood is doing an appreciative inquiry and will survey electeds, businesses and community members to assess what is useful tools for stabilization.
 - b. Lore spoke about a grant submitted to EPAP for a Slavic business event with hopes of eventually developing a business association similar to work that Mr. Hongsa did with Lao businesses. Not chosen for EPAP funding, but Lore forwarded to Commissioner Nick Fish's office to encourage them to advocate for Venture Portland expansion of service to language and cultural-specific communities, much like is done by the Office of Neighborhood Involvement with the Diversity Community Leadership program.
 - c. Jade also has a seminar planned in the next couple of months to encourage businesses to enter long term leases vs. current word-of-mouth arrangements.
5. Community Reinvestment Act: Take advantage of hospital and banks requirements for community reinvestments
 - a. EPAP Civic Engagement Subcommittee is meeting with Oregon Public Health Institute staff to advocate for investment in training Community Health Workers in additional language and cultural- specific ways. OPHI is currently convening health industry representatives and addressing this with their BUILD project targeting Powellhurst Gilbert.
6. Transit Oriented Development (TOD):
 - a. Kem is working with Metro bringing more TOD dollars to East Portland.
 - b. Jade is working to coordinate people from East Portland to fill affordable housing units for the Jade APANO Multicultural Space redevelopment (JAMS).
7. Community Benefit Agreements:
 - a. See "K" above for Community Benefit Agreement (CBA) advocacy.
 - b. Advocacy for inclusion in all municipal funded developments in East Portland – to include local and minority and women hiring and procurement. Soon to address the Port of Portland.

Housing Subcommittee

Strategic Priorities:

- 1. N: Establish policy and practice that balances regional affordable and American Disabilities Act (ADA) accessible housing supply and promotes fair share across Portland.**
 - a. Advocacy for Inclusionary zoning program in Portland – Testified at City Council and wrote letters of support which were sent to Council.
 - b. Committee members also met with Metro Commissioners Stacey, Craddick and Chase and discussed spreading affordability across region.
 - c. Supported Housing bond and committee plans to advocated for EP to receive fair share and equity. Will advocate for 26% be spent in EP. 2 members of committee have applied to serve on oversight committee.
 - d. Budgeting mapping white papers was completed and we will use it to advocate for equity in funding for affordable housing in EP.
 - e. At the February meeting met with legislators representing EP to discuss what housing legislation was being introduced and how best for the committee to advocate.

- 2. Strategic Priority O: Increase opportunities for sustainable moderate income and minority home ownership.**
 - a. Partners of Affordable Homeownership which include Habitat for Humanity, Proud Ground, African American Alliance for Homeownership, and Hacienda CDC joined the Housing Subcommittee to provide direction on homeownership advocacy. They presented a proposal for advocacy points at the February meeting, which the committee approved by full consensus.
 - b. Next steps: Seeking consensus from the general EPAP and working with Homeownership partners to advocate homeownership opportunities for moderate, low-income, and people of color.

3. **Strategic Priority P: Fund a housing rehabilitation program for East Portland to improve the safety, appearance, and affordability of existing housing stock. Involve the East Portland Action Plan Housing Subcommittee in the development of the program.**
 - a. Housing Rehabilitation program – the committee worked on the rehabilitation program details with Portland Housing Bureau (PHB). We are waiting for the final draft of the program.
 - b. Next step will be to obtain draft proposal and to advocate for continued funding and implementation of the program.

Involuntary Displacement Prevention Recommendations:

1. **Rent Stabilization and Just Cause Eviction (JCE), Code Enforcement, and Renter Education**
 - a. Frieda went to Salem to promote both items with various legislators.
 - b. Committee members met with municipal governments to discuss strategies and displacement tools: City, County, and Metro.
 - c. February meeting included legislators to discuss how to help advocate for these legislative items.
 - d. Frieda and Kem went to Representatives Reardon and Fernandez and Senator Monroe's Town Hall to advocate for lifting ban on Rent Control and implementing Just Cause eviction. Teresa advocated at Rep. Keny-Guyer and Senator Dembrow's Town Hall.
 - e. Next steps: work with the City to promote rent stabilization and tenant protections.

We actively advocated for the following at meetings with City, County and Metro elected officials:

1. **Community Benefits Agreement (CBA)**
 - a. See Strategic Priority "K" above for Economic Development Community Benefit Agreement (CBA) advocacy.
2. **Anti-Displacement Impact Analysis**
3. **Housing Acquisition Rehabilitation to Insure Affordability:**
 - a. See Strategic Priority "P" #3 above.

- 4. No Net Loss** (John said the City needs renter inventory before you can enforce the current No Net Loss ordinances. Frieda said Mayor Wheeler and Director Creager plan to develop such a registration.)
- 5. Broadening Homeownership and Cooperative Ownership:**
 - a. See Strategic Priority "O" #2 above.
- 6. Owner-Occupied Homeownership Retention for People with Low-Income:**
 - a. We advocated with Multnomah County Commissioner Smith to educate Multnomah County staff cross department who work with seniors as to current programs available to assist them in keeping in their homes.
- 7. Inclusionary Zoning (IZ):**
 - a. See Strategic Priority "N" #1 above.
 - b. We provided testimony to City Council for support of IZ program in Portland.

PARKS

Strategic Priorities:

Q. Implement existing Park master plans: Parklane and Clatsop Butte. (P.2.1, P.2.2, P.2.5, and P.2.7)

1. Commissioner Fritz announced that \$6 million of Systems Development Charge (SDC) funds have been allocated to begin implementing the Parklane Master Plan.

S. Complete planning/design work for Gateway Green park. (P4.4)

1. Friends of Gateway Green (FoGG) wrapped up its capital campaign in 2016 with a crowdfunding campaign that raised more than \$100,000. While FoGG wasn't able to raise the full \$2 million required to get the entire \$1 million Metro NIN Capital grant, PP&R committed \$2 million of SDC funds to Gateway Green, assuring that the full Metro grant is awarded. PP&R & FoGG negotiated an agreement with Metro for the park to be constructed in phases over a period of four years (instead of three), starting with the construction by FoGG of several off-road bike features. FoGG started construction in Oct 2016, using the funds raised in the crowdfunding campaign plus several foundation grants. In the meantime, PP&R (working closely with FoGG) will engage the public in the final design process which will lead to final engineering drawings. PP&R will take responsibility for the rest of the construction starting in July 2017.

TRANSPORTATION

Strategic Priorities:

G. Fully Fund East Portland In Motion:

1. We are working on a detailed analysis of projects PBOT has completed to date. This analysis will allow EPLUTC to determine which projects are completed, partially complete, scheduled for implementation, proposed for inclusion in a funding source or simply not funded or scheduled to be considered for funding and implementation. We must determine the advocacy priority and potential EPIM II projects and the various funding sources.

H. Fund Outer Powell Conceptual Design Plan:

1. There currently a project in design for that portion of Powell from 122nd to 136th. However, there is still an issue with the design of the proposed ODOT solution. Further, we are continuing to work to get other segments of Powell funded. We need EPAP members to advocate now with PBOT to move this concept to a Tiger Grant proposal with ODOT.

I. Prioritize East Portland Pedestrian Projects

1. Due to the unfortunate designation as a high crash corridor, East Portland continues to have more pedestrian fatalities. Speed camera are scheduled for installation on 122nd, Division, Halsey and Foster in 2017. Further, additional red-light cameras are also being installed, along with more frequent rapid flashing beacon (RFB) crossings, and crossing enforcement action by the Portland Police Bureau. Coupled with work on additional bikeways, there will be continued emphasis on pedestrian crossings.

EAST PORTLAND ACTION PLAN

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**East Portland Action Plan (EPAP)
Six-Year Budget Mapping Analysis
November 2016**

At the request of the East Portland Action Plan, in 2011 Mayor Sam Adams directed City bureaus to map their investments geographically. Budget mapping has been an invaluable tool to track the progress in achieving equity for the most disinvested neighborhoods in Portland.

Housing

The Portland Housing Bureau is the only bureau that invests less in East Portland today than it did at the beginning of budget mapping (Chart 1; note: PHB did not begin reporting until 2012).

Chart 1

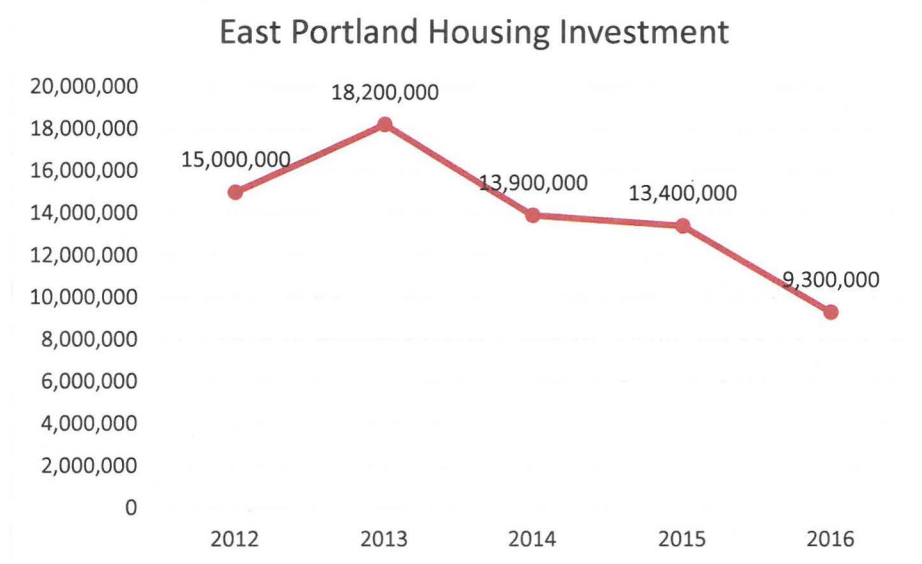
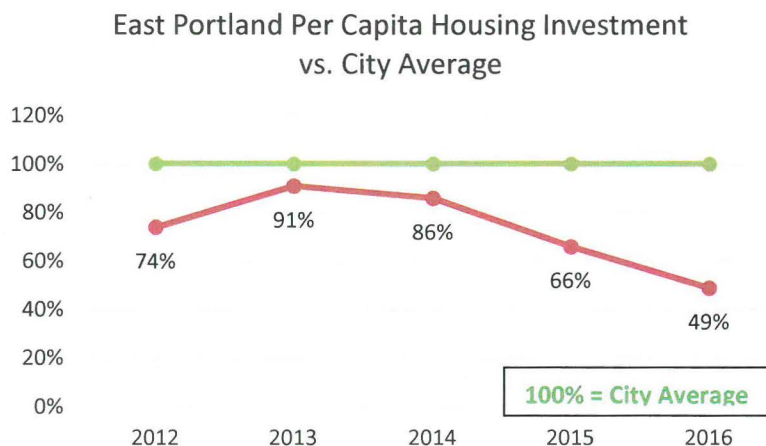


Chart 2 shows just how under-invested East Portland has been in housing. Had East Portland received the citywide per capita average investment, there would have been an additional \$33.5 million that could have been used to address critical housing needs. Assuming typical leverage for affordable housing projects, these additional funds could have produced hundreds of new units in East Portland. PHB recognizes the disparity and has proposed a new \$1.5 million per year multi-family rehab program for for-profit landlords, but clearly much more needs to be done. The priorities of EPAP's Housing Subcommittee include:

- Additional funding for nonprofit multi-family rehab, which ensures long-term affordability
- Housing funding available outside of urban renewal areas

Chart 2

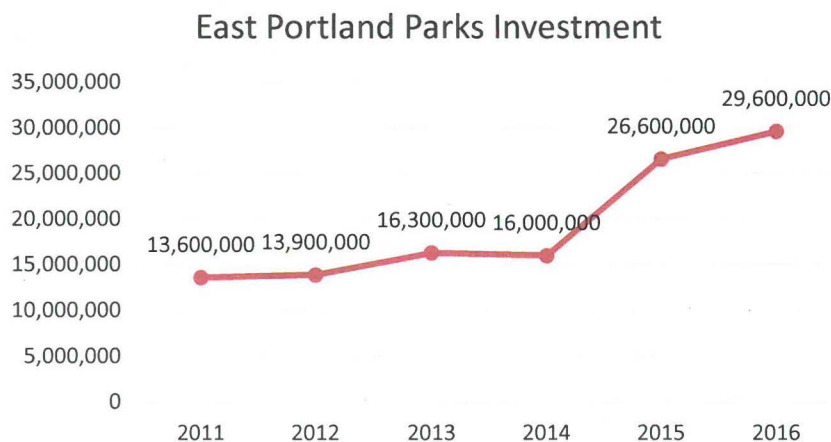


Parks

The East Portland story is much brighter in regards to Portland Parks and Recreation. Chart 3 shows that Parks investment in East Portland increased from \$13.6 million in 2011 to \$29.6 million in 2016. This reflects three park improvements and one property purchase: Gateway Discovery Park and Luuwit View Park – currently under construction; first phase development for Parklane Park, which is to someday be the home of an aquatic center and skate board park (an EPAP priority that is not currently funded); and purchase of property at SE 150th & Division.

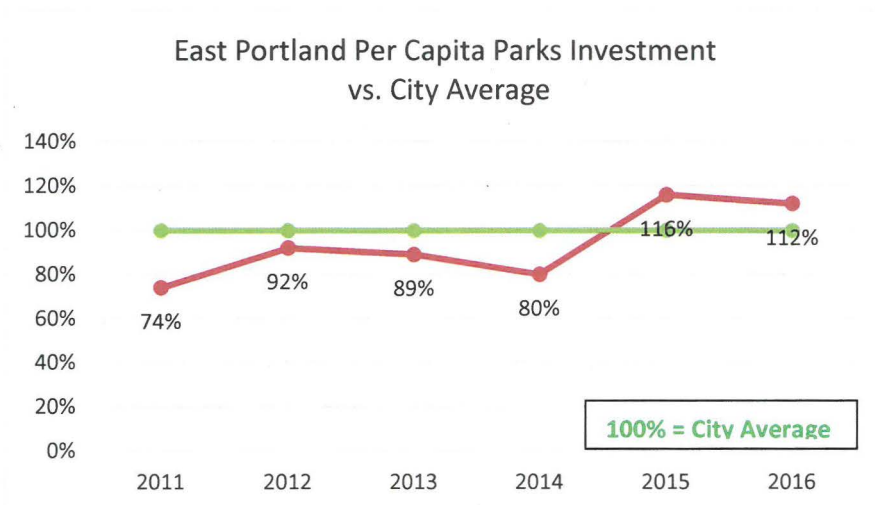
We are thankful to the Park Bureau for adopting a Community Benefits Plan (CBP) which includes strong equity goals for minority and women-owned firms, training and employment goals for disadvantaged workers, and local hiring and hard construction cost aspirational goals for East Portland. EPAP by full consensus does encourage establishing the more formalized Community Benefit Agreements (CBAs) as a successful means to ensure living wages, diverse employment and purchasing, and local hiring.

Chart 3



Parks is also the only bureau in this analysis to exceed a fair share of per capita investment in East Portland. Chart 4 shows East Portland investment at 116% and 112% of the city average over the last two years.

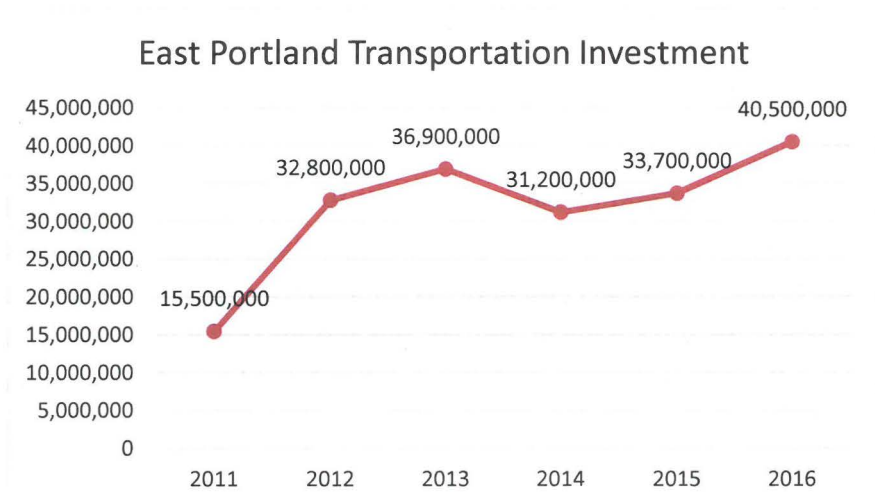
Chart 4



Transportation

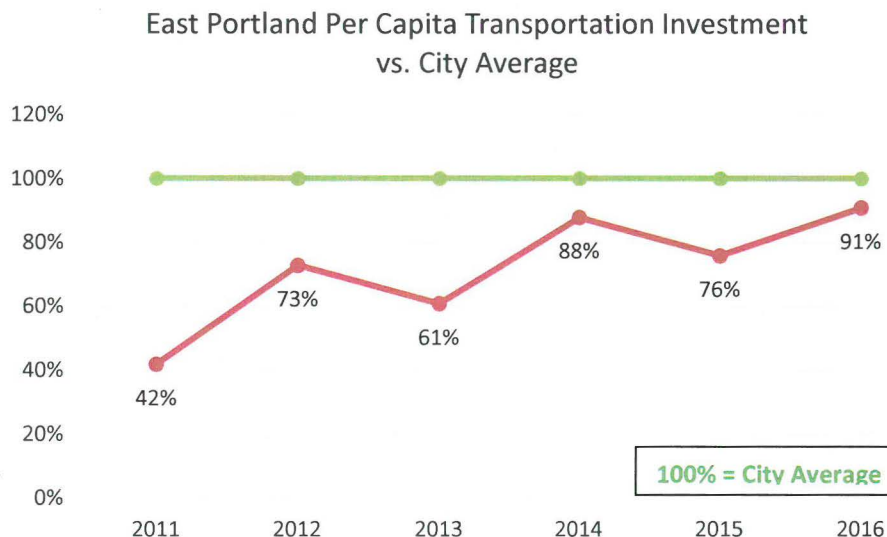
Annual transportation investment nearly tripled between 2011 and 2016 (Chart 5). This reflects both the very poor infrastructure that existed here prior to budget mapping and implementation of East Portland in Motion safety, sidewalk and bicycle improvements over the last five years.

Chart 5



Although the increase in transportation investment is significant, it should be noted that at no time has East Portland attained the per capita city average (Chart 6). During this period there have been huge investments in the central city's infrastructure (Tilikum Crossing, street car extension, etc.)

Chart 6



If the Portland Bureau of Transportation had invested the city average here, East Portland would have gained \$10.8 million per year. East Portland's transportation priorities are:

- Completion of East Portland in Motion projects
- Improve transit service, especially north-south lines that connect to jobs in the Columbia Corridor
- Pedestrian, bicycle, crossing, and street lighting improvements on Powell Blvd. have been an EPAP priority since 2009.

Quadrant Planning

To implement Portland's new Comprehensive Plan, the Bureau of Planning and Sustainability is developing quadrant plans for the central city. An East Portland Quadrant Plan would coordinate the efforts of City bureaus and address the underinvestment described in this analysis. EPAP is particularly interested in policies and actions that will prevent involuntary displacement of long-time, low-income, and communities of color residents in East Portland. We want to avoid the wholesale displacement that has historically occurred in so many Portland neighborhoods.

[2016.12.16 Six-year analysis final 3.docx](#)