



MEMORANDUM

To: Patricia Diefenderfer, BPS
Barry Manning, BPS
From: Portland Community Coalition - York Street Work Group
Date: March 28, 2023
Subject: Village Concept, MP2H Plan & York Street

Portland Harbor Community Coalition (PHCC) created a program called York Street Work Group, named after York, an enslaved African and member of the Lewis and Clark Corps of Discovery, who became the first documented person of African descent to visit what would become Portland, Oregon. The Group convened an intergenerational group of community members, activists, historians, and business representatives to advise on (1) elevating equitable development and public benefits related to the MP2H NW Portland Plan, and (2) exploring constraints, conditions, and opportunities for elevating the history of York, Black history in Oregon and others such as Sacagawea and Tribal perspectives that have been erased.

The memorandum outlines the York Street Work Group community engagement and related community engagement feedback concerning equitable development and public benefit priorities related to the MP2H NW Plan and York Street. Those discussions gave birth to a mixed-use, equitable development called the **York Urban Village Concept (YUVC)**. Please see **Attachment 1** for the revised York Urban Village Concept.

Public Benefits Guiding Principles

At the core of the public benefits is the desire to change the conventional development process sequence – essential to breaking the pattern of systemic racism. York Street Work Group believes in creating an equitable and justice-centered development; the **process should be slowed down, and the streetcar expansion for MP2H should be developed after the a RWEA or CBA is developed with community and signed, and after planning, funding, and construction of what the York Urban Village Concept**. Community needs identified from our process that also align with the majority of earlier feedback from community stakeholders on the proposed streetcar, should be the priority before the streetcar expansion. In other words, only fund and build the new streetcar line once the communities see the results of the community benefits **WE SEEK**. Changing the traditional development process sequence is essential to redirecting and breaking the institutional racist planning cycles.

The public benefit priorities related to the MP2H NW Plan are embedded in the eight concepts highlighted in the following section. These fifteen public benefits are intended to be incorporated in any Regional Workforce Equity Agreement (RWEA) or Community Benefits Agreement (CBA) associated with the MP2H NW Portland Plan and the streetcar transportation improvement. Our community benefits should be met with encouragement and support to make them a reality instead of recommendations for compromise.

YUVC 1: Intergenerational/Multigenerational Urban Village

Objective: Create intergenerational and multigenerational places and spaces where all ages benefit from engaging and helping one another to thrive. This concept can be materialized through mixed-income housing, family-friendly, multigenerational housing, and open space accessible to all abilities.

Public Benefits:

PB1: Allocate a significant portion of the Federal Transit Administration TOD Grant budget for best practices in equitable planning.

PB2: Develop incentives and regulations to ensure the economic benefits for people of color are equal or greater than the private financial benefits to landowners.

PB3: Utilize eligible uses of revenue from a Local Improvement District and/or an equitable development agreement

YUVC 2: York Street Cultural District

Objective: Create an innovative communal or gathering place dedicated to interpreting and memorializing the history of York and his contributions to the Lewis and Clark Expedition.

Public Benefits:

PB4: The City of Portland should encourage private landowners of large parcels within the MP2H NW plan district to sell land to a community development corporation established to develop the York Urban Village or a York Black Heritage Museum.

YUVC 3: Variety of Housing Types

Objective: Prioritized homeownership and land ownership. Affordable rental housing **is not expected as a permanent situation but a place of transition to homeownership.** Affordable rental housing should not be the primary community benefit because it perpetuates poverty and multigenerational instability for BIPOC communities.

Public Benefits

PB5: An increase in land value can be equitably distributed to create economic opportunities.

PB6: Private landowners contribute land for various housing types to a land bank as part of an equitable development agreement.

PB7: Hold land in reserve for affordable housing and commercial development

PB8: The City of Portland should exert control when negotiating with the privately held ESCO site. The City should prioritize what the community wants as they approach the owners of the former ESCO property.

YUVC 4: Urban Green and Open Space

Objective: Create an accessible, safe, green, and open space and farming enjoyed by all abilities, ages, etc.

Public Benefits

PB9: Develop community benefit agreement with private developers to support community amenities such as open space, regenerative agriculture, etc.

YUVC 5: Quality Jobs/Industrial Land Offsets

Objective: Bring quality middle-wage jobs that benefit people without college degrees to the area.

Public Benefits

PB10: Develop a Community Development Agreement with private employers that ensure that people of color take advantage of middle-wage jobs that benefit people without college degrees, trade, and professional services opportunities related to the construction of the streetcar.

PB11: The community and labor groups should sign the Regional Workforce Equity Agreement (RWEA) and other binding agreements.

YUVC 6: Environmental and Climate Resiliency

Objective: Ensure that new housing, commercial, and open spaces within former industrial areas are environmentally safe.

Public Benefits

PB12: Work with DEQ to ensure that land available for development meets DEQ environmental standards.

PB13: Climate design standards for construction, re-greening the industrial zone, and restoring access to the Willamette River.

YUVC 7: Anti-Displacement Strategies

Objective: Anti-Displacement strategies developed by the City of Portland are acknowledged in the Streetcar Expansion CBA.

Public Benefits

PB14: Incorporate language within the Community Benefits Agreement to institutionalize anti-displacement processes for its residents and commercial tenants.

YUVC 8: Transit and Street/Transportation Improvements

Objective: York Street Work Group believes the process should be slowed down and that the streetcar expansion for MP2H should be developed after the planning, funding, and construction of York Urban Village.

Public Benefit

PB15: Ensure that the CBA that guides the construction of the proposed transportation system, including DBE contracting & workforce goals for all phases of the development and ongoing operations

In conclusion, the York Work Group, thanks the city and Commissioner Carmen Rubio for the opportunity to discuss the York Urban Village and its associated public benefits. If you have any questions regarding the information presented in this memorandum, please contact the York Work Group through Cassie Cohen by email at cassie@phccoalition.org.

Thank you!

Attachment 1: York Mixed-Use Urban Village Concept 3.28.23