



East Portland Action Plan

March 12, 2015

Planning and Sustainability Commission
1900 SW Fourth Avenue #7000
Portland, OR 97201

RE: East Portland Displacement Prevention Needed Now-- Housing and Economic Development Subcommittee Comprehensive Plan Recommended Tools

To the Commission,

The East Portland Action Plan (EPAP) Housing and Economic Development Subcommittees are greatly concerned about displacement of low-income people and communities of color in our neighborhoods. Last month 'Governing Magazine' reported that Portland is the most gentrified large city in the United States. The Dr. Lisa Bates authored City of Portland commissioned 'Gentrification and Displacement Study' identified large numbers of the most vulnerable Portlanders as residing in East Portland neighborhoods.

We advocate that the City of Portland and its new Comprehensive Plan take a strong stand against the displacement of these vulnerable populations before it is too late. The full EPAP has agreed that it will be too late to address displacement prevention within 5 – 10 years, many thinking within 5 years. The following recommendations have not yet had the opportunity to be vetted by the full EPAP, but given the Comprehensive Plan input deadline, the EPAP Housing and Economic Development Subcommittees currently, after 6 months of deliberation, recommend the following tools be prioritized for displacement prevention in East Portland (not in prioritized order):

- Rent stabilization
- Just cause eviction combined with code enforcement and tenant education
- Impact analysis on new development to determine whether it will cause displacement
- Acquisition and rehabilitation programs tied to long-term affordability
- 'No Net Loss' of affordable housing ordinance
- Broadening homeownership and cooperative ownership programs
- Inclusionary zoning, both mandatory and voluntary
- Community Benefits Agreements that include strong goals for local hiring and participation of disadvantaged, minority, and women workers and contractors

- Living Wage Provisions
- Local Hiring
- Minority Contracting
- Commercial Stabilization
- Community Reinvestment Act
- Transit Oriented Development for commercial properties

There is a Chinese proverb that says, “The best time to plant a tree is twenty years ago. The second best time is now.” Please act now so that twenty years from now Portland will be a more vibrant, diverse and equitable place.

Sincerely,

Frieda Christopher
Co-Chairs On Behalf of the East Portland Action Plan Housing Subcommittee

Jean DeMaster

Nick Sauvie
On Behalf of the East Portland Action Plan Economic Development Subcommittee

Lori Boisen

Cc: Arlene Kimura, EPAP Co-Chair
 Jeremy O’Leary, EPAP Co-Chair
 Charlie Hales, City of Portland Mayor
 Dan Saltzman, City of Portland Commissioner
 Nick Fish, City of Portland Commissioner
 Amanda Fritz, City of Portland Commissioner
 Steve Novick, City of Portland Commissioner
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EAST PORTLAND ACTION PLAN

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