

# **East Portland Action Plan Comments on Draft Climate Action Plan 2015**

**April 2015**

Respectfully,

**Arlene Kimura and Jeremy O'Leary  
Co-Chairs on behalf of the East Portland Action Plan**

**EAST PORTLAND ACTION PLAN**  
[www.eastportlandactionplan.org](http://www.eastportlandactionplan.org)  
503.823.4035 or [lore.wintergreen@portlandoregon.gov](mailto:lore.wintergreen@portlandoregon.gov)

**Also acknowledging the work of Transition PDX who the following comments are  
mostly based on.**

**Contributors:**

Liz Bryant  
Jim Newcomer, PhD  
Jeremy O'Leary, GCGIS  
Patricia Sanders, PhD  
Tom Tilton

## Introduction

The East Portland Action Plan echo the statements made by Transition PDX, addressing the impacts of Global Warming requires a multi-faceted approach. The City and County staff have made considerable progress over the years in making this be an integrated program.

A few introductory comments and general recommendations:

1. **Employ an all hazards approach:** We strongly recommend that climate mitigation and adaptation be integrated with planning for the inevitable major earthquake. Addressing the multiple challenges in this way will, for one thing, lessen the need for demolitions and disposal of debris if more buildings have been bolted to their foundations. See **1F and 9D**.

Also, rather than haphazard post-quake rebuilding, it would be vastly preferable to plan ahead for installing infrastructure that enables sustainability and is more resilient to climate change, for example district heating/cooling systems. See **3F**.

Finally, as there are many commonalities between developing a lower-emissions lifestyle and preparing for a major disaster with an extended recovery period – such as growing and preserving food, bicycling, insulating homes, and renewable energy – an outreach strategy that promotes a Resilient Portland could present an integrated message to residents. See **Engagement/Outreach discussion below**.

- HD.5 Improve regulations and implementation of City code to increase benefit and reduce impacts of new housing
  - HD.6 Review and assess Comprehensive Plan Map and implementation in East Portland
  - EQ.1 Foster and equitable distribution of public resources for East Portland
2. **Prioritize streamlining of the permitting process:** We agree that there should be clear communication of the CAP content and intent to the various agencies whose actions and policies may affect the successful implementation of the CAP. Specifically, we suggest two approaches be considered. First and most pressing, the City of Portland's Bureau of Development Services should be encouraged to revisit the entire approach to building codes and recast them based on goals and results rather than on specific technologies and materials now in use. Second, we suggest that the Bureau of Development Services be asked to facilitate green building projects by helping those projects get through the permitting process quickly and smoothly. This will also help incentivize green building projects. See **2A, 2C and new Action 12G**.

- HD.6.3 Initiate a pilot project in East Portland to test new land use concepts: consider land development, transportation and connectivity, services.
  - CM2.8 Re-examine development regulations and fees for key East Portland business districts.
3. **Density and (in)equity:** What we see missing from the various references to East Portland is a recognition that the ongoing drive towards density - clearly needed to meet CAP goals - has resulted in concentrating poverty in East Portland. Increasing density in areas with few services, limited transit and high poverty runs directly counter to equity goals and the Healthy Connected Neighborhoods envisioned in 40. Increased density should only be allowed in areas with good walkability scores.
- HD.1.2 Explore design requirements and/or mandatory design overlays for multi-dwelling development in high-impact infill areas.
  - HD.5.4 Review relationship of zoning density and lot size to address East Portland infill context.
  - I.2.1 Develop a concurrency plan that matches infrastructure needs with the pace of development, especially housing.
  - T 2.3 Review policies and procedures to ensure pedestrian improvements concurrent with all new development.
  - SN.6.1 Use Health Impact Assessments to evaluate and mitigate impacts of the built environment on public health in East Portland.
  - EQ.1 Foster and equitable distribution of public resources for East Portland
  - EQ.1.4 Establish a goal that East Portland will attain parity with other parts of the City in public facilities and capital spending.
  - EQ.2.1 Explore ways to balance regional affordable housing supply and promote fair share for different parts of Portland.
  - PS.7.2 Require Good Neighbor agreements for significant new residential development.
4. **Enact an all-vehicle anti-idling ordinance:** These laws and ordinances have been enacted in seven states and numerous US cities. Such an ordinance would make a very significant impact on emissions in our area, not to mention improving public health. Why should Portland be behind the pack in this area? We recommend staff study these ordinances and recommend a version appropriate for our area to the City Council and County Commission. **See new Action 4DD.**
- No EPAP Section or Action Item specifically addresses this, and it seems to be a good action. How this interacts with the exceedingly long lines at traffic lights that regularly form on 102nd and 122nd will be interesting to

track.

**5. Outreach, East Portland Action Plan and the Office of Neighborhood**

**Improvement:** We do not see ONI or EPAP listed among the collaborating efforts, nor is the neighborhood system mentioned in the outreach/engagement goal area. We believe that EPAP and ONI, the district coalitions, and the neighborhood associations are essential partners in getting the word out. Engaging our community will require both organizing at the grassroots level and working from the City/County level down, an approach discussed in the next item. In addition, the Neighborhood Small Grants program should be considerably expanded to foster many kinds of sustainability/resilience projects that only citizens who want to attain the same goals can accomplish. See **16A and 19G** as well as **Funding** (below).

- CB.3 Involve East Portland residents in community projects and building community identity.
- CB.6.2 Develop and implement outreach program to residents typically underrepresented in East Portland neighborhood associations: renters, youth, disabled, diverse race and ethnicities, etc.

**6. Outreach via the media:** Funding should be sought for a major media campaign promoting a Resilient Portland. See **new Action 20H** for information about a successful approach used in the Puget Sound area in 2012. See also **Funding** (next item).

- CB.6.2 Develop and implement outreach program to residents typically underrepresented in East Portland neighborhood associations: renters, youth, disabled, diverse race and ethnicities, etc.
- EQ.1.5 Establish annual budget set-aside for East Portland neighborhood-based projects.

**7. Funding:** While the CAP does not mention *how* the various aspects of the plan will be funded, it is evident that additional funding will be required for effective implementation. Funding is, after all, the point of action, the point where the choice is really made. Without an explicit call for ways to furnish the money for the other objectives, the CAP is merely a wish list. In order to give the proposals teeth, some method for financing the actions listed must accompany them. For this purpose, we suggest that "green bonds" be considered and that these be marketed as green or climate bonds. See **20G** for details.

- CM1.4 Explore expansion of financial tools for community revitalization.
- EQ.1.5 Establish annual budget set-aside for East Portland neighborhood-based projects.

# **BUILDINGS AND ENERGY**

## **2030 OBJECTIVES**

### **1 Reduce the total energy use of all buildings built before 2010 by 25 percent.**

**1C Energy Partnerships:** *Advocate with the US Department of Energy to facilitate allowing multiple houses, apartments or city buildings to share a solar panel complex. See also 3C, 3D, 3F.*

- CM.2 Promote vital and healthy multi-use commercial areas
- HD.5 Improve regulations and implementation of City code to increase benefit and reduce impacts
- EQ.1.5 Establish annual budget set-aside for East Portland neighborhood-based projects.

**1F Residential Retrofits:** *When working on energy retrofits, we need to ensure houses AND multifamily units are bolted to their foundations. What use is an energy efficient home that must be demolished? The embedded energy and cost of the retrofit are lost when the building is knocked off the foundation in a major earthquake, which the Oregon Resilience Plan says has a 37% probability of occurring sometime in the next 50 years. The City and County should implement an educational campaign to inform homeowners AND landlords of the importance of earthquake retrofits and find ways to incentivize such retrofits.*

- SN.1.5 Develop new and expand existing weatherization grants program to fund energy efficiency upgrades
- HD.2.3 Create a housing rehabilitation program to improve the safety and appearance of existing housing stock.
- HD.2.4 Expand community non-profit home repair and rehabilitation assistance programs to cover greater number of households.
- EQ.1 Foster and equitable distribution of public resources for East Portland

### **2 Achieve zero-net carbon emissions in all new buildings and homes.**

**2A Oregon Building Code and 2C Net-Zero Energy Projects:** *Performance-based solutions and streamlined permitting waivers will be required to accomplish CAP goals.*

- NA.4.2 Require incorporation of environmental sustainability practices for all projects receiving public funding.
- CM.1 Provide commercial and mixed use development opportunities throughout East Portland
- EQ.1 Foster and equitable distribution of public resources for East Portland

### **3 Supply 50% of all energy used in buildings from renewable resources, with 10% produced within Multnomah County from onsite renewable sources, such as solar.**

**3C Community Solar, 3D Renewable Energy Policy, and 3F District Systems:** *See 1C.*

**3G Fossil Fuel Exports:** *Policy should include all hazardous materials, including propane.*

- HD.5 Improve regulations and implementation of City code to increase benefit and reduce impacts

**3F District Systems:** *This should be planned for so that these systems can be installed post-earthquake when we will have to rebuild much of the infrastructure.*

- I.2 Upgrade and maintain public utilities and infrastructure systems throughout East Portland
- EC.1.1 Undertake a comprehensive assessment of East Portland's strengths, weaknesses, opportunities and threats for economic development, including work skills profiles.

## **URBAN FORM AND TRANSPORTATION**

### **2030 OBJECTIVES**

**4 Create vibrant neighborhoods where 80 percent of residents can easily walk or bicycle to meet all basic daily, non-work needs and have safe pedestrian or bicycle access to transit. Reduce daily per capita vehicle miles traveled by 30 percent from 2008 levels.**

**4C City Transportation Funding:** *Absolutely.*

- T.1 Improve transit service throughout East Portland
- T.7 Foster equity in transportation decisions and services

**40 Healthy Connected Neighborhoods:** *Increased density should only be allowed in neighborhoods with good walkability scores.*

- HD.1.2 Explore design requirements and/or mandatory design overlays for multi-dwelling development in high-impact infill areas.

**4DD (New) All-vehicle anti-idling Ordinance:** *These laws and ordinances have been enacted in seven states (Connecticut, Hawaii, Maryland, Massachusetts, New Hampshire, New Jersey and Vermont) and numerous US cities, including Denver, Salt Lake City, Minneapolis, St. Louis, New York City and Washington, DC. Such an ordinance would make a very significant impact on emissions in our area, not to mention improving public health. To insure equitable implementation, it should be coordinated with state-level programs that purchase and retire heavy polluting vehicles. We recommend staff study these ordinances and recommend a version appropriate for our area to the City Council and County Commission.*

- No EPAP Section or Action Item specifically addresses this, and it seems to be a good action. How this interacts with the exceedingly long lines at traffic lights that regularly form on 102nd and 122nd will be interesting to track.
- 5 **Improve the efficiency of freight movement within and through the Portland metropolitan area.** *No comment.*
  - 6 **Increase the fuel efficiency of passenger vehicles to 40 miles per gallon and manage the road system to minimize emissions.** *No comment.*
  - 7 **Reduce lifecycle carbon emissions of transportation fuels by 20 percent.**
    - 7A **Electric Vehicles and 7B Expand Electric Car Charging Stations:** *Add electric bicycles and electric motorcycles/scooters.*
      - T.3 Increase safety and accessibility of bicycling in East Portland
      - T.6 Improve connectivity in East Portland
    - 7C **Low carbon fuels:** *Incorporate life-cycle analysis to emissions from different fuels, for example ethanol.*
      - No EPAP Section or Action Item specifically addresses this, and it seems to be a good action to take.

## **CONSUMPTION AND SOLID WASTE**

### 2030 OBJECTIVES

- 8 **Reduce consumption-related emissions by encouraging sustainable consumption and supporting Portland businesses to minimize the carbon intensity of their supply chains.** *No comment.*
- 9 **Reduce total solid waste generated by 25 percent.**
  - 9D **(New) Avoiding the need for demolition:** *Obtain more funding to support buildings being bolted to foundations and other seismic upgrades (e.g., brackets and shear walls) to reduce demolitions after a major earthquake.*
    - HD.2.3 Create a housing rehabilitation program to improve the safety and appearance of existing housing stock.
- 10 **Recover 90 percent of all waste generated.**

**10A Composting and 10G Multifamily:** *Implement a multifamily recycling/composting requirement starting with the largest complexes and adding smaller ones over time.*

- **NA.4 Attain environmental equity in East Portland**

**10E Be Cart Smart:** *Ensure clear and consistent instructions as to what can and cannot be composted and recycled.*

- **NA.4 Attain environmental equity in East Portland**

**11 Reduce the carbon impacts of the waste collection system by 40 percent.** *No comment.*

## **FOOD AND AGRICULTURE**

### **2030 OBJECTIVES**

**12 Reduce consumption of carbon-intensive foods and support a community-based food system.**

**12F (New) Carbon Sequestration:** *Encourage agricultural practices that increase the amount of organic matter in soils.*

- **I.3 Explore green infrastructure partnerships to maximize benefits**

**12G (New) Garden Zoning:** *A market garden should not be zoned commercial because this creates requirements that are incompatible with and a deterrent to expanding the market garden effort. For example, a commercial building project often requires the building of sidewalks and swales. Swales are unlikely to be needed for a garden space and sidewalks are often lacking in neighborhoods with adequate spaces for market gardens, so requiring them for a piece of land that has no adjacent sidewalks does not make sense and is an onerous financial burden. Adding an auxiliary building to a market garden site activates all the requirements of a full commercial operation even though it is used for agricultural rather than traditional commercial purposes. Such policies, by slowing down the permitting process for utilitarian structures and adding heavy additional expenses for low-income market gardens, are a deterrent to the creation of more such gardens.*

- **HD.6.3 Initiate a pilot project in East Portland to test new land use concepts**
- **EC.3.1 Identify and develop strategy to remove barriers to small, business development in East Portland.**



## **URBAN FOREST, NATURAL SYSTEMS AND CARBON SEQUESTRATION**

### 2030 OBJECTIVES

**13** Sequester carbon through increased green infrastructure (trees, plants, soil) and natural areas. Reduce effective impervious areas by 600 acres. Expand the urban forest canopy to cover 1/3 of the city with a minimum canopy cover of 20% of each residential neighborhood and 10% of each in the central city, in commercial and in industrial areas. Provide extra incentive for the planting of large, native trees.

**13D** Natural Infrastructure: *See 12F.*

## **CLIMATE CHANGE PREPARATION**

### 2030 OBJECTIVES

**14** Reduce risks and impacts from heat, drought and wildfire by preparing for hotter, drier summers with increased incidence of extreme heat days.

**14D Health Impacts of Extreme Heat and 14E Cooling Centers:** *In 14E, add “identify and” before “alert community members, especially those most vulnerable.” Information about vulnerable citizens needs to be made available to those who can respond in the neighborhood. However, making PBEM the responsible City agency here suggests that the Neighborhood Emergency Team program will be expected to take this role. As four of the five of us are NET members, we are well aware that NETs are far too few and scattered to carry this responsibility. Realistic solutions are needed! See 16B.*

- SN.6.1 Use Health Impact Assessments to evaluate and mitigate impacts of the built environment on public health in East Portland.

**14G Water Supply:** *Efficient water use by residents will require a major effort to promote water literacy. Too many people think that because it rains here there is not a problem.*

- NA.4 Attain environmental equity in East Portland
- I.1 Assure continued water quality and water service to East Portland
- CB.3.1 Develop survey instruments and tools for community, conversations.

**14O (New) Transit Shelters:** *Work with TriMet to establish more shelters providing shade, rain protection and seating, beginning with major transfer intersections and adding from there. Many members of vulnerable populations ride transit and suffer disproportionately from the currently inadequate facilities. Business owners should not be permitted to stop the construction of benches and shelters on public sidewalks, as for example is the case at one SE Cesar Chavez and Division corner.*

- T .1.1 Develop prioritized list for improvements to existing transit stops.
- T 1.7 Expand City of Portland and TriMet partnership linking sidewalk improvements with transit stop improvements.

**15 Reduce risks and impacts from flooding and landslides by preparing for warmer winters with the potential for more intense rain events.** *No comment.*

**16 Build City and County staff and community capacity to prepare for and respond to the impacts of climate change.**

**16A Emergency Management, 16B Community Resilience and 16C Vulnerable Populations:** *Again, it needs to be understood that the NET teams are seriously understaffed and are nowhere near ready to fill all the functions that are being added on. We need to actively acknowledge that, functionally, NET does not exist in much of the City, and where it does numbers are few. The reality is that NET training needs to be dramatically expanded and modified to include training for additional responsibilities. See 14E.*

*Furthermore, it may be that only the Neighborhood Associations can enroll people in NET in significant numbers, so this is another essential area for collaboration with the neighborhood system.*

- CB.1.1 Promote block parties and develop a block party kit that can be, distributed to existing organizations, neighborhoods and community events.
- CB.1.2 Engage ethnic communities in neighborhood activities; provide translation/language services to remove barriers; improve messaging and invitations.
- CB.1.5 Provide full/additional resources for community organizing efforts, that support ongoing community building and development work (including community small grants program).
- CB.3.1 Develop survey instruments and tools for community, conversations.
- CB.6.2 Develop and implement outreach program to residents typically underrepresented in East Portland neighborhood associations: renters, youth, disabled, diverse race and ethnicities, etc.
- CB.7.2 Initiate oral history project for East Portland - integrate results, into broader historic resources work.

# COMMUNITY ENGAGEMENT, OUTREACH AND EDUCATION

## 2030 OBJECTIVES

*Significant progress toward this goal will require a massive job of outreach and education. Considerable additional actions and funding will be needed beyond what is envisioned in this draft. See below for two examples.*

**17 Engage impacted communities, especially underrepresented and underserved communities, in climate change-related policy, program development and implementation. *No comment.***

**18 Motivate all Multnomah County residents and businesses to change their behavior in ways that reduce carbon emissions.**

**18A Portland CAN!: *Include energy and water literacy***

- NA.4 Attain environmental equity in East Portland
- CB.1.1 Promote block parties and develop a block party kit that can be, distributed to existing organizations, neighborhoods and community events.
- CB.1.2 Engage ethnic communities in neighborhood activities; provide translation/language services to remove barriers; improve messaging and invitations.
- CB.1.5 Provide full/additional resources for community organizing efforts, that support ongoing community building and development work (including community small grants program).
- CB.3.1 Develop survey instruments and tools for community, conversations.

**18G (New) Engage the Neighborhood System in Outreach: *Partner with the Office of Neighborhood Improvement to engage the District Coalition Offices and Neighborhood Associations in helping neighbors to achieve greater resilience and to organize to support each other. These organizations are among the best placed to connect with local residents and to get this message out. Currently, only some NAs have Sustainability/Preparedness/Resilience efforts. All could be encouraged to name a Resilience Contact or Committee Chair, and training provided to help those named to connect with others in their areas who are interested in engaging their community in these efforts. In addition, the Neighborhood Small Grants program should be considerably expanded to foster many kinds of sustainability/resilience projects. In this way the energy of citizens would be tapped to take on some of the responsibility that in this draft is primarily assigned to the City and County.***

- CB.1.1 Promote block parties and develop a block party kit that can be, distributed to existing organizations, neighborhoods and community events.

- CB.1.2 Engage ethnic communities in neighborhood activities; provide translation/language services to remove barriers; improve messaging and invitations.
- CB.1.5 Provide full/additional resources for community organizing efforts, that support ongoing community building and development work (including community small grants program).
- CB.6.2 Develop and implement outreach program to residents typically underrepresented in East Portland neighborhood associations: renters, youth, disabled, diverse race and ethnicities, etc.

**18H (New) Outreach via the media:** *Funding should also be sought for a media campaign promoting a Resilient Portland. A valuable model, though limited to emergency preparedness, is the What to Do to Make It Through campaign in the Puget Sound area in 2012, which was supported by several jurisdictions at a relatively modest cost. The campaign (see endnote\* for details and outcomes) included television, radio, web ([makeitthrough.org](http://makeitthrough.org)), Facebook, Twitter, transit cards, and media in several languages. The radio/TV stations involved also broadcast in our area, we are told. See new Action 20H and Funding.*

- CB.1 Increase interaction among cultural communities and geographic neighborhoods
- CB.6 Strengthen and increase participation in neighborhood services

**18I (New) Lifecycle carbon emissions information:** *Provide resources so people can make informed decisions on the lifecycle emissions impact of their purchases and activities.*

- NA.4 Attain environmental equity in East Portland

## LOCAL GOVERNMENT OPERATIONS

### 2030 OBJECTIVES

**19 Reduce carbon emissions from City and County operations by 53 percent from fiscal year 06–07 levels.** *No comment.*

## IMPLEMENTATION

### 2030 OBJECTIVES

**20 Build City and County staff and community capacity to ensure effective implementation and equitable outcomes of climate action efforts.** *We don't find mention in this draft of how the various aspects of the CAP will be funded, but it seems clear to us that accomplishing some of the CAP goals - especially Community Engagement, Outreach*

*and Education - will require additional funding. Otherwise, progress will be hampered by City and County budget restrictions. We have added two new actions below.*

- EQ.1 Foster and equitable distribution of public resources for East Portland

**200 (New) Foundation Funding:** *Seek foundation and other external funding.*

- CM1.4 Explore expansion of financial tools for community revitalization, including tax increment financing.
- EQ.1 Foster and equitable distribution of public resources for East Portland

**20P (New) Climate Bonds:** *Investigate offering bonds to support the CAP and marketing them as green or climate bonds. There could be both general and specialized bond issues. For example, there could be a general sustainability bond fund and a renewable energy bond fund. The latter could be marketed to institutions and individual investors for CO2 offsets. A number of such bonds have been issued in the U.S. and other countries. For example, the states of Massachusetts and California have issued climate bonds, and when the Ile-de-France issued an environmental and socially responsible bond in 2012 it was oversold by 175% in half an hour. These bonds, however, are not always easily identifiable by the target market. Portland's leadership in this area should provide credibility to both local and outside investors.*

- CM1.4 Explore expansion of financial tools for community revitalization, including tax increment financing.
- EQ.1 Foster and equitable distribution of public resources for East Portland

\*Highlights of the Make It Through campaign (personal email from JoAnn Jordan, Seattle Emergency Management, August 2012):

### **What to Do to Make It Through Campaign**

The campaign is complete and was a great success. The entire campaign was based on research completed earlier in the year through the RCPGP [Regional Catastrophic Preparedness Grant Program] Citizen Preparedness Project. As part of the campaign, King County & Snohomish SHSP & RCPGP contributed a total of \$154,000.00 to the campaign. Other contributors included Safeway, Mudbay, Snohomish County SHSP [State Homeland Security Program], funds from RCPGP, and Puget Sound Energy. The campaign included television, radio, web, Facebook, Twitter, bus cards, Spanish radio & TV, and ethnic newspapers in Somali, Chinese, and Vietnamese & Russian.

**Total dollars contributed were matched by media outlets to make the value of the campaign over \$506,000.00. This means that we leveraged the dollars 229%!**

### **Campaign Highlights:**

- 45,406,102 impressions (number of times an ad has the potential of being seen)

### **Web results:**

- Web Visits: 15,683 (*as of June 30, 2012*)
- Unique visitors to the web: 13,127
- Page views: 42,009
- Exceeded goal by: 1212%

### **Facebook Results:**

- Total "likes": 452 (*as of 6/30/12*)
- Exceeded goal by: 352%
- Reached our target audience
- Facebook ad buy resulted in page "likes"
- Fans shared content and positive comments
- Our partners re-posted and shared information

### **Twitter Results:**

- Total "followers": 110 (*as of 6/30/12*)
- Exceeded goal by: 120%
- Followers and partners Retweeted us and linked to our Twitter handle

### **U-Tube Videos**

- Over 1,800 people viewed the on-line videos with the video on preparing a plan as the most popular.

### **Pre-post survey highlights:**

- Reading about preparedness (1% to 13%) and needing to be prepared in general (4% to 15%) increased from pre- to post-survey.
- Over half (57%) reported that they had heard about preparing for an emergency of any kind over the last 3 months.
- Respondents reported being prepared for a median of 7 days, which is an increase from the pre-campaign survey's median of 5 days.
- The number of people reporting that they were prepared for 7 days or more in the post-campaign survey (58%) increased from the pre-campaign survey (49%).



# East Portland Action Plan

## East Portland Action Plan (EPAP) Strategic Priorities

*Fiscal Year 2015-16*

**Municipality Specific references in bold**

*EPAP lead advocates in italics*

Each priority listed starts with identification of the Municipal partnerships needed for implementation; followed by the Strategic Priority and Action Plan strategies or item(s) to which it relates; and ending with the EPAP committee or representative initiating and leading the advocacy.

**A. City of Portland, Multnomah County, METRO, and State of Oregon:**

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) *Operations Committee*

**B. City of Portland:** Institutionalize geographic mapping of City spending.

(EQ.1.1) *Operations Committee*

**C. City of Portland:** Establish an East Portland percentage as an equitable share of any dedicated set aside for one-time General Fund Resources

for repair and replacement of existing Emergency Preparedness, Transportation, and Parks infrastructure. (T .7.2, T.5.1, P.3.1, P.3.2, P.3.4, P.4.3) *Operations Committee*

**D. City of Portland and Multnomah County:** 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) *Operations Committee*

- E. City of Portland All Bureaus:** Engage ethnic communities in neighborhood activities; provide translation/language services to remove barriers and improve messaging and invitations. (CB.1.2) *Operations Committee*
- F. Multnomah County Health Department and State of Oregon Health Division:** Advocate for increased funding and technical assistance for organizations that desire to establish or strengthen their community health worker programs. (EC.4.4 and SN.6.2) *Civic Engagement Subcommittee*
- G. City Portland Bureau of Transportation with Oregon Department of Transportation and City Bureau of Environmental Services:** Fully fund the 'East Portland in Motion' (EPIM) strategy, including the 130's and 4M greenway projects. (NA.1.3, T.2.2, T.3.3, T.3.6, T.4.7, T.6.2, T.6.5, and T.7.2) *EPAPbike Subcommittee and East Portland Land Use and Transportation Committee*
- H. State Department of Transportation with City Portland Bureau of Transportation and METRO:** Fund the 'Outer Powell Conceptual Design Plan'; advocate to make improvements to Powell Boulevard (US 26) east of I-205 a regional priority. Advocate to add cycle-track or protected bike lanes to the project design. (T.4.1, T.4.2, and T.4.15) *East Portland Land Use and Transportation Committee*
- I. City Portland Bureau of Transportation and Oregon Department of Transportation:** 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) *East Portland Land Use and Transportation Committee*



- J. City Portland Bureau of Transportation with Oregon Department of Transportation, METRO, City Bureau of Environmental Services:** Foster equity in transportation decisions and services: identify and prioritize East Portland street improvement projects that keep pace with development and serve high-crash intersections and corridors. (I.2.1, I.3.2, T.4.2, T.4.3, T.4.7, T.4.8, T.4.13, T.4.14, T.4.15, T.6.1, T.6.2, T.7.2, T.7.3, and EQ.1.4) *East Portland Land Use and Transportation Committee*
- K. City Bureau of Planning and Sustainability:** Address zoning and design standard recommendations developed in the '122<sup>nd</sup> Zoning Project', with application throughout East Portland. (CM1.1) *Economic Development Subcommittee*
- L. Portland Development Commission with TriMet and METRO:** 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) *Economic Development Subcommittee*
- M. All Municipalities:** 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) *Economic Development Subcommittee*
- N. Portland Development Commission with City Bureau of Planning & Sustainability and METRO:** Promote catalyst workforce development projects in East Portland; partner with the Neighborhood Prosperity Initiatives and other urban renewal and economic development efforts to market East Portland as a place to do business. (EC.4.2, EC.4.4, CM.1.2-3, and CM.2.7) *Economic Development Subcommittee*
- O. METRO, City Housing Bureau with City Auditor, City Bureau of Planning and Sustainability, and Home Forward:** Establish policy and practice that balances regional affordable housing supply and promotes fair share across Portland and increase opportunities for minority home ownership. (EQ.2.1 and SN.2.2) *Housing Subcommittee*
- P. City Housing Bureau:** Create a housing rehabilitation program to improve the safety and appearance of existing housing stock. (HD.2.3) *Housing Subcommittee*

- Q. City Bureau of Environmental Services with City Bureau of Planning and Sustainability, City Parks and Recreation, City Bureau of Development Services, PDC and METRO:** Advocate for resources to assess, acquire, restore, and develop brownfield sites based on neighborhood priorities. (HD.4.2; HD.6.3, P.2.1, P.4.1, NA.4.1, CM.1.2, CM.1.4, CM.2.7, and I.3) *Brownfield Representative*
- R. City Parks and Recreation:** Implement existing Park master plans: Parklane and Clatsop Butte. (P.2.1, P.2.2, P.2.5, and P.2.7) *Parks Representative*
- S. METRO with City Parks and Recreation, City Bureau of Environmental Services and City Bureau of Transportation:** Connect Lava Dome areas to begin "Forest Park East". (NA.3.3 ) *Parks, Pedestrian, and Bicycle Representatives*
- T. METRO with City Parks and Recreation:** Complete planning/design work for Gateway Green park. (P4.4) *Parks Representatives*

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**EAST PORTLAND ACTION PLAN**

[www.eastportlandactionplan.org](http://www.eastportlandactionplan.org)

East Portland Neighborhood Office 1017 NE 117<sup>th</sup> Ave. Portland, OR 97220  
503.823.4035 or [lore.wintergreen@portlandoregon.gov](mailto:lore.wintergreen@portlandoregon.gov)



# East Portland Action Plan (EPAP)

## Involuntary Displacement Prevention Recommendations for East Portland

### 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.tufts.edu/confluence/download/attachments/37718593/Thesis\\_Eunice\\_Kim\\_2011\\_final.pdf?version=1&modificationDate=1321809955000;](https://wikis.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;](http://www.policylink.org/equity-tools/equitable-development-toolkit/all-tools)

**2013 Gentrification and Displacement Study:**

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

**EAST PORTLAND ACTION PLAN**

[www.eastportlandactionplan.org](http://www.eastportlandactionplan.org)

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