

July 29, 2015

## ***Final Update***

### **Anti-displacement policies included in the Planning and Sustainability Commission's recommended draft of Portland's Comprehensive Plan**

Reflecting the content of the final Comprehensive Plan draft approved and recommended to Portland City Council by the Planning and Sustainability Commission on July 28, 2015

*This report prepared by the Anti-Displacement PDX campaign*

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## **SECTION ONE**

### **Timeline of the City's process** for updating its Comprehensive Plan, and the role of the Anti-Displacement PDX Campaign

- July 2014** Planning and Sustainability Commission (PSC) publishes draft Comprehensive Plan. Public comment period open through March 2015.
- January 2015** Several community-based organizations begin meeting to compile a package of proposed changes to the draft Comp Plan. Unifying theme of proposals is fighting gentrification/displacement and expanding access to affordable housing.
- February 24, 2015** At a hearing of the PSC, 19 organizations jointly submit a package of 11 anti-displacement measures for inclusion in the Comprehensive Plan (see Section Three of this document). Representatives of several organizations provide oral testimony at the hearing in support of the 11 proposals.
- March-June 2015** At the direction of the PSC, staff of the Bureau of Planning and Sustainability (BPS) meet several times with the Anti-Displacement PDX Campaign to discuss and negotiate the inclusion of the 11 proposed anti-displacement measures in the Comprehensive Plan. Attorneys from Anti-Displacement PDX and the City Attorney's office provide guidance for legal questions. Anti-Displacement PDX organizes a series of fun advocacy actions calling for the PSC to include all 11 anti-displacement measures in the Comp Plan.
- June 2015** PSC releases updated draft of Comprehensive Plan, including 9 of the 11 anti-displacement measures proposed by Anti-Displacement PDX.
- June 23, 2015** At PSC meeting, Commissioners adopt a series of amendments supported by Anti-Displacement PDX, adding the last two proposed anti-displacement measures to the Comprehensive Plan and strengthening several others.
- July 14, 2015** PSC adopts final set of amendments that further strengthen the Comprehensive Plan's anti-displacement policies.
- July 28, 2015** PSC votes to recommend its final version of the Comprehensive Plan to City Council, including policies addressing all 11 anti-displacement measures proposed by Anti-Displacement PDX.
- Fall 2015** Comprehensive Plan goes to City Council for public hearings, deliberation, and final vote.

## **SECTION TWO**

**Summary of outcomes thus far**, with respect to the 11 anti-displacement measures proposed by the Anti-Displacement PDX Campaign

1. **All 11** of our initial recommendations were incorporated into the Comprehensive Plan by the Planning and Sustainability Commission!

Our recommendations have translated into **13 new policies** in the Comprehensive Plan, along with **15 other revised policies**.

2. The Comprehensive Plan now goes to City Council for review and final approval.

## **SECTION THREE**

**List of the original 11 anti-displacement measures** proposed by the Anti-Displacement PDX Campaign, and the Comprehensive Plan policies that have been added or revised in response to each of our proposals

- 1-A Add equity emphasis to community involvement policies**  
Chapter 1 - Guiding Principles: Equity  
Chapter 2 - Community Involvement: Goals 2.B, 2.C, 2.D, 2.E, 2.F
- 2-A Strengthen and expand application of impact analysis tool, in order to anticipate displacement and housing affordability impacts of plans, investments and development**  
Chapter 3 - Urban Form: Policies 3.3.a, 3.9  
Chapter 5 - Housing: Policies 5.11, 5.14  
Chapter 6 - Economic Development: Policy 6.33
- 2-B Require mitigation for anticipated displacement and housing affordability impacts of plans, investments and development**  
Chapter 1 - Guiding Principles: Equity  
Chapter 2 - Community Involvement: Policy 2.4.a  
Chapter 3 - Urban Form: Policies 3.3.a, 3.3.b, 3.3.c, 3.3.d, 3.9  
Chapter 5 - Housing: Policies 5.11, 5.14, 5.15  
Chapter 6 - Economic Development: Policy 6.33
- 2-C Use community benefits agreements as anti-displacement tools**  
Chapter 2 - Community Involvement: Policy 2.3  
Chapter 3 - Urban Form: Policy 3.3.c
- 2-D Capture value created by plans and investments as revenue to fund anti-displacement measures**  
Chapter 3 - Urban Form: Policy 3.3.d
- 3-A Add emphasis on “permanently affordable” models of homeownership**  
Chapter 5 - Housing: Policies 5.15, 5.28
- 3-B Use land-banking as an anti-displacement tool**  
Chapter 5 - Housing: Policy 5.16

- 3-C Create permanently-affordable housing in market-rate developments**  
Chapter 5 - Housing: Policies 5.15, 5.28, 5.34
- 3-D Tenant protections**  
Chapter 5 - Housing: Policy 5.53
- 4-A Reconstruction overlay zone (make specific efforts to redress past harms experienced by displaced communities)**  
Chapter 1 - Guiding Principles: Equity  
Chapter 2 - Community Involvement: Goal 2.B, Policy 2.4.b  
Chapter 3 - Urban Form: Policy 3.3.e
- 4-B Implement anti-displacement measures in the city's mixed-use zones**  
To be addressed through subsequent Mixed-Use Zones project

## **SECTION FOUR**

**Text of new and revised Comprehensive Plan policies** that respond to the Anti-Displacement PDX Campaign's 11 proposals

*Highlights and strikethrough reflect changes to the July 2014 draft of the Comprehensive Plan*

### **Chapter 1 – Guiding Principles**

**Equity.** Promote equity and environmental justice by reducing disparities, minimizing burdens, extending community benefits, increasing the amount of affordable housing, affirmatively furthering fair housing, proactively fighting displacement, and improving socio-economic opportunities for under-served and under-represented populations. ~~Inform and involve Portlanders in~~ Intentionally engage under-served and under-represented populations in decisions that affect them. Specifically recognize, address, and prevent repetition of the injustices suffered by communities of color throughout Portland's history.

*Addresses Anti-Displacement PDX proposals 1-A, 2-B, 4-A*

### **Chapter 2 – Community Involvement**

**Goal 2.B: Social justice and equity.** The City of Portland seeks social justice by expanding choice and opportunity for all community members, recognizing a special responsibility to identify and engage, as genuine partners, under-served and under-represented communities in planning, investment, implementation, and enforcement processes, particularly those with potential to be adversely affected by the results of decisions. The City actively works to improve its planning and investment-related decisions to achieve equitable distribution of burdens and benefits, and address past injustices.

*Addresses Anti-Displacement PDX proposals 1-A, 4-A*

**Goal 2.C: Value community wisdom and participation.** Portland values and encourages community and civic participation. The City seeks and considers community wisdom, and different cultural perspectives, and integrates them with sound technical analysis, to strengthen land use decisions.

*Addresses Anti-Displacement PDX proposal 1-A*

**Goal 2.D: Transparency and accountability.** City planning and investment decision-making processes are clear, open, and documented. Through these processes a diverse range of community interests are heard and balanced. The City makes it clear to the community who is responsible for making decisions, and how community input is taken into account. Accountability includes monitoring and reporting outcomes.

*Addresses Anti-Displacement PDX proposal 1-A*

**Goal 2.E: Meaningful participation.** Community members have meaningful opportunities to participate in and influence all stages of planning and decision-making. Public processes engage the full diversity of affected community members, including under-served and under-represented individuals and communities. The City will seek and facilitate the involvement of those potentially affected by planning and decision-making.

*Addresses Anti-Displacement PDX proposal 1-A*

**Goal 2.F: Accessible and effective participation.** City planning and investment decision-making processes are designed to be culturally accessible and effective. The City draws from acknowledged best practices and uses a wide variety of tools, including those developed and recommended by under-

served and under-represented communities, to promote inclusive, collaborative, culturally-specific, and robust community involvement.

*Addresses Anti-Displacement PDX proposal 1-A*

**New Environmental Justice section:**

**NEW Policy 2.3: Extend benefits.** Ensure plans and investments promote environmental justice by extending the community benefits associated with environmental assets, land use, and public investments to communities of color, low-income populations, and other under-served or under-represented groups impacted by the decision.

*Addresses Anti-Displacement PDX proposal 2-C*

**NEW Policy 2.4: Eliminate burdens.** Ensure plans and investments eliminate associated disproportionate burdens (e.g. adverse environmental, economic or community impacts) for communities of color, low-income populations, and other under-served or under-represented groups impacted by the decision.

**2.4.a.** Minimize or mitigate disproportionate burdens in cases where they cannot be eliminated.

*Addresses Anti-Displacement PDX proposal 2-B*

**2.4.b.** Use plans and investments to address disproportionate burdens of previous decisions, where relevant and practicable.

*Addresses Anti-Displacement PDX proposal 4-A*

**Chapter 3 – Urban Form**

**Policy 3.3: Equitable development.** Guide development, growth, and public facility investment to reduce disparities, ensure equitable access to opportunities and produce support positive outcomes for all Portlanders.

**3.3.a.** Anticipate, avoid, reduce, or and mitigate negative public facility and development impacts, especially where those impacts inequitably burden communities of color, under-served and under-represented communities, and other vulnerable populations.

*Addresses Anti-Displacement PDX proposals 2-A, 2-B*

**3.3.b.** Make needed investments in areas that are deficient in public facilities to reduce disparities and increase equity. Accompany these investments with proactive measures to avoid displacement and increase affordable housing.

*Addresses Anti-Displacement PDX proposal 2-B*

**NEW 3.3.c.** Encourage use of community benefit agreements for development projects that benefit from public facility investments, increased development allowances, or public financial assistance. Consider community benefit agreements as a tool to mitigate displacement and housing affordability impacts.

*Addresses Anti-Displacement PDX proposals 2-B, 2-C*

**NEW 3.3.d.** Consider use of exactions imposed on development, and other tools to capture value created by plans and investments, as a means to reduce or mitigate impacts.

*Addresses Anti-Displacement PDX proposals 2-B, 2-D*

**NEW 3.3.e.** Coordinate housing, economic development, and public facility plans and investments to create an integrated community development approach to restore communities impacted by past decisions. *See Policy 5.17*

*Addresses Anti-Displacement PDX proposal 4-A*

**Policy 3.9: Growth and development.** Evaluate the potential impacts of land-use planning and investment decisions, significant new infrastructure and significant new development on the physical characteristics of neighborhoods and current their residents, particularly under-served and under-represented communities, with particular attention to displacement and affordability impacts. Identify and implement strategies to mitigate the anticipated impacts. *More detailed policies are in Chapter 5.*

*Addresses Anti-Displacement PDX proposals 2-A, 2-B*

## **Chapter 5 – Housing**

**Policy 5.9: Coordination with fair housing programs.** Foster inclusive communities, overcome disparities in access to community assets, and enhance housing choice for people in protected classes throughout the city by coordinating plans and investments with fair housing policies to affirmatively further fair housing.

**Policy 5.11: Impact analysis.** Evaluate plans and investments, significant new infrastructure and significant new development to identify potential disparate impacts on housing choice, access and affordability for protected classes and low-income households. Identify and implement strategies to mitigate the anticipated impacts.

*Addresses Anti-Displacement PDX proposals 2-A, 2-B*

**Policy 5.14: Gentrification/displacement risk.** Evaluate plans and investments, significant new infrastructure and significant new development for the potential to increase housing costs for, or cause gentrification/displacement in areas with concentrations of communities of color, low- and moderate-income households, and renters. Identify and implement strategies to mitigate the anticipated impacts.

*Addresses Anti-Displacement PDX proposals 2-A, 2-B*

**Policy 5.15: Involuntary displacement.** When plans and investments, significant new infrastructure and significant new development are expected to create neighborhood change, limit the involuntary displacement of those who are under-served and under-represented. Use public investments and programs, and coordinate with nonprofit housing organizations (such as land trusts and housing providers) to create permanently affordable housing and to mitigate the impacts of market pressures that cause involuntary displacement.

*Addresses Anti-Displacement PDX proposals 2-B, 3-A, 3-C*

**NEW Policy 5.16: Land banking.** Support and coordinate with public entities and community organizations to hold land in reserve for affordable housing and community development priorities, as an anti-displacement tool.

*Addresses Anti-Displacement PDX proposal 3-B*

**NEW Policy 5.25: Regulated affordable housing target.** Strive to produce at least 10,000 new regulated affordable housing units citywide by 2035 that will be affordable to households in the 0-80% percent MFI bracket.

**NEW Policy 5.26: Funding plan.** Create a funding plan that includes financial and/or regulatory mechanisms to achieve the regulated affordable housing target set forth for 2035.

**Policy 5.28: Permanently affordable housing.** Increase the supply of permanently affordable housing, including both rental and homeownership opportunities.

*Addresses Anti-Displacement PDX proposals 3-A, 3-C*

**NEW Policy 5.34: Inclusionary housing.** Use inclusionary zoning and other regulatory tools to effectively link the production of affordable housing to the production of market-rate housing.

*Addresses Anti-Displacement PDX proposal 3-C*

**NEW Policy 5.53: Renter protections.** Enhance renter health, safety and stability through tenant's rights education, expansion of enhanced inspections, and support of regulations and incentives that protect tenants and proactively avoid displacement.

*Addresses Anti-Displacement PDX proposal 3-D*

## **Chapter 6 – Economic Development**

**NEW Policy 6.33: Urban Renewal Plans.** Ensure urban renewal plans primarily benefit existing residents and businesses within the urban renewal area through the creation of wealth, revitalization of neighborhoods, expansion of housing choices, creation of business and job opportunities, provision of transportation linkages, protection of residents and businesses from the threats posed by gentrification and displacement, and through the creation and enhancement of those features which enhance the quality of life within the urban renewal area. A special emphasis will be placed on providing timely benefits to groups most at risk of displacement.

*Addresses Anti-Displacement PDX proposals 2-A, 2-B*

## **SECTION FIVE**

### **Organizations endorsing the Anti-Displacement PDX Campaign**

- Asian Pacific American Network of Oregon (APANO)
- Bradley Angle
- Center for Intercultural Organizing (CIO)
- Coalition of Communities of Color
- Community Alliance of Tenants (CAT)
- Community Cycling Center
- Community of Practice
- Design+Culture Lab
- Groundwork Portland
- Housing Land Advocates
- League of Women Voters of Portland
- Living Cully (Habitat for Humanity Portland/Metro East, Hacienda CDC, NAYA, Verde)
- N/NE Neighbors for Housing Affordability
- OPAL, Environmental Justice Oregon
- Oregon Opportunity Network
- Portland African American Leadership Forum (PAALF)
- Portland Community Reinvestment Initiatives (PCRI)
- Portland Harbor Community Coalition
- Radix Consulting
- Right 2 Survive
- Right 2 Dream Too
- Rose Community Development
- Self Enhancement, Inc.
- Upstream Public Health
- Urban League of Portland
- VOZ Workers' Rights Education Project
- 1000 Friends of Oregon