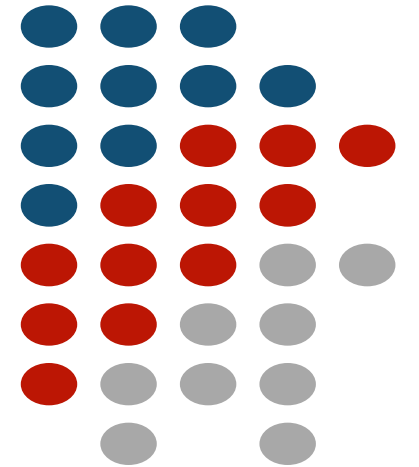
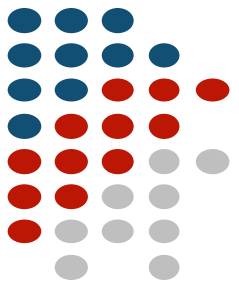


Portland's Restorative Justice & Preference Policy

Moderators: Chris Estes & Kaitlyn Snyder

Dr. Lisa Bates
Kurt Creager
Bishop Steven Holt
Victoria James
Matthew Tschabold





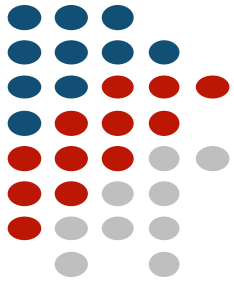
National Housing Conference

Dedicated to helping ensure safe, decent and affordable housing for all in America.

Through nonpartisan advocacy, research and communications for the continuum of housing, NHC develops ideas, resources and policy solutions to move housing forward.



Inclusive Communities Working Group



Opportunity Mapping Brief

INCLUSIVE COMMUNITIES WORKING GROUP

Sponsored by a grant
from the Open Society Foundations



Opportunity Mapping

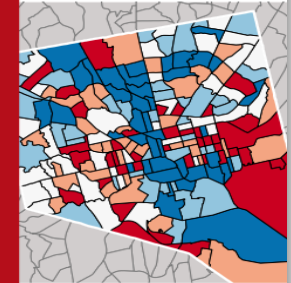
by Brian Stromberg | May 2016

INTRODUCTION

Opportunity mapping uses various data sources to show segregation patterns and to help us see how these patterns affect individuals' abilities to access amenities and services that help promote economic well-being. Localities and regions have used opportunity maps to better understand the housing opportunities available to individuals and families from diverse backgrounds. Measuring and mapping opportunity are also critical components of the renewed federal commitment to furthering fair housing goals.

Racial and economic segregation in urban and suburban areas have shaped how different groups of people are able to access resources like education, transportation, healthcare and employment.¹ Mitigating the impact of these patterns is an important goal of the U.S. Department of Housing and Urban Development (HUD)'s Affirmatively Furthering Fair Housing (AFFH) rule. There is a growing awareness of the consequences of spatial inequalities, and making these patterns visible through a map provides a powerful tool for policymakers interested in addressing these consequences.²

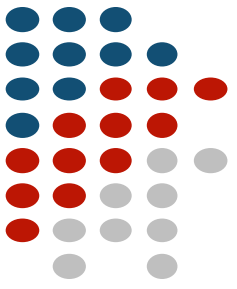
Opportunity mapping has become a tool that any community can use. The Kirwan Institute led the innovation around creating opportunity maps and has collaborated with a number of cities and organizations on developing opportunity maps. Now, most of the data are publicly available, and the basic technique requires only some proficiency with mapping software. This means that most localities can develop their own opportunity maps and indices. The availability of open-source geographic information systems/science (GIS) software such as QGIS, along with the increase in online mapping services (such as Mapbox, PolicyMap, and Esri's ArcGIS Online), makes opportunity mapping even easier.



Inclusive Communities Working Group

The National Housing Conference created the Inclusive Communities Working Group with support from the Open Society Foundations to help localities become more inclusive using best practices in housing policy from around the country. The Working Group is a practical, nonpartisan forum that gives local housing solutions more national prominence and creates a peer learning opportunity for housing leaders. This brief originated at a Working Group meeting and benefited from members' guidance.





Panelists

Dr. Lisa Bates, Associate Professor of Urban Studies and Planning,
Portland State University

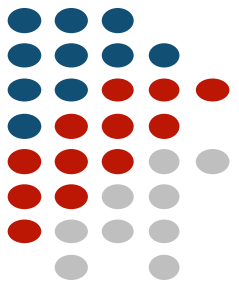
Kurt Creager, Director, *Portland Housing Bureau*

Bishop Steven Holt, Pastor, *Kingdom Nation Church*

Victoria James, Housing Policy Analyst, *Portland Housing Bureau*

Matthew Tschabold, Equity and Policy Manager, *Portland Housing Bureau*

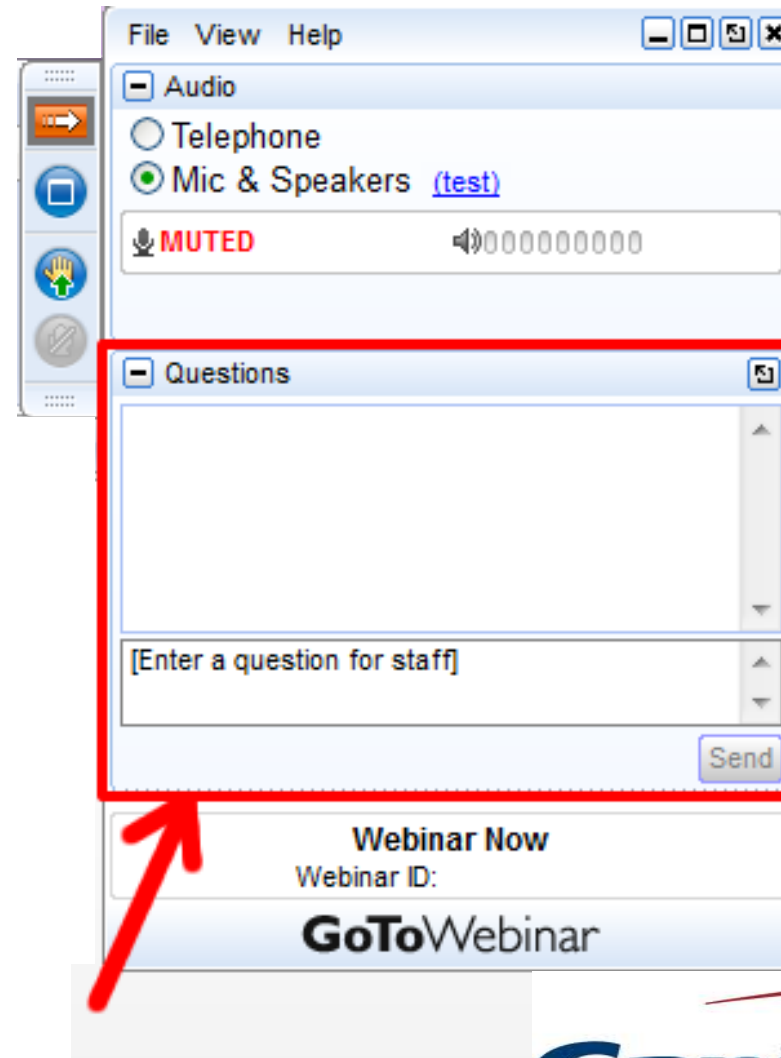




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Portland: Restorative Justice & Preference Policy

Presented by:

**Bishop Steven Holt, Dr. Lisa Bates,
Kurt Creager, Matthew Tschabold, and Victoria James**

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Presentation Overview

- Portland Context: Markets, Displacement and Gentrification
 - Bishop Steven Holt
 - Dr. Lisa Bates
 - Kurt Creager
- N/NE Housing Strategy: Preference Policy Development
 - Matthew Tschabold
- N/NE Housing Strategy: Preference Policy Outreach and Implementation
 - Victoria James

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Portland Context: Markets, Displacement and Gentrification

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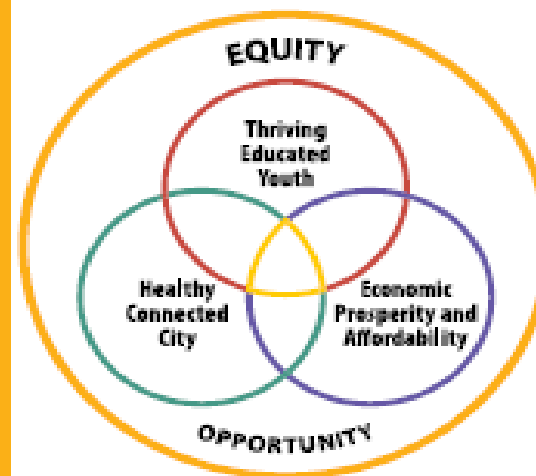
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THE PORTLAND PLAN

MAKING EQUITY REAL



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Pragmatic approach to thinking about gentrification

Housing market changes – economic status changes – and demographic changes in a neighborhood that alter its character

Residential displacement

is the fundamental characteristic of concern

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Strategy matches policies to stage

- **Susceptible & Early**

- Strong opportunities for incorporating equity and participation into revitalization

- **Dynamic**

- Anti-displacement housing policies, community benefits to investment
- Attention to community conflict

- **Late**

- Preserve housing; create housing in opportunity areas

Report: [Implementing an Equitable and Inclusive Development Strategy in the Context of Gentrification](#)

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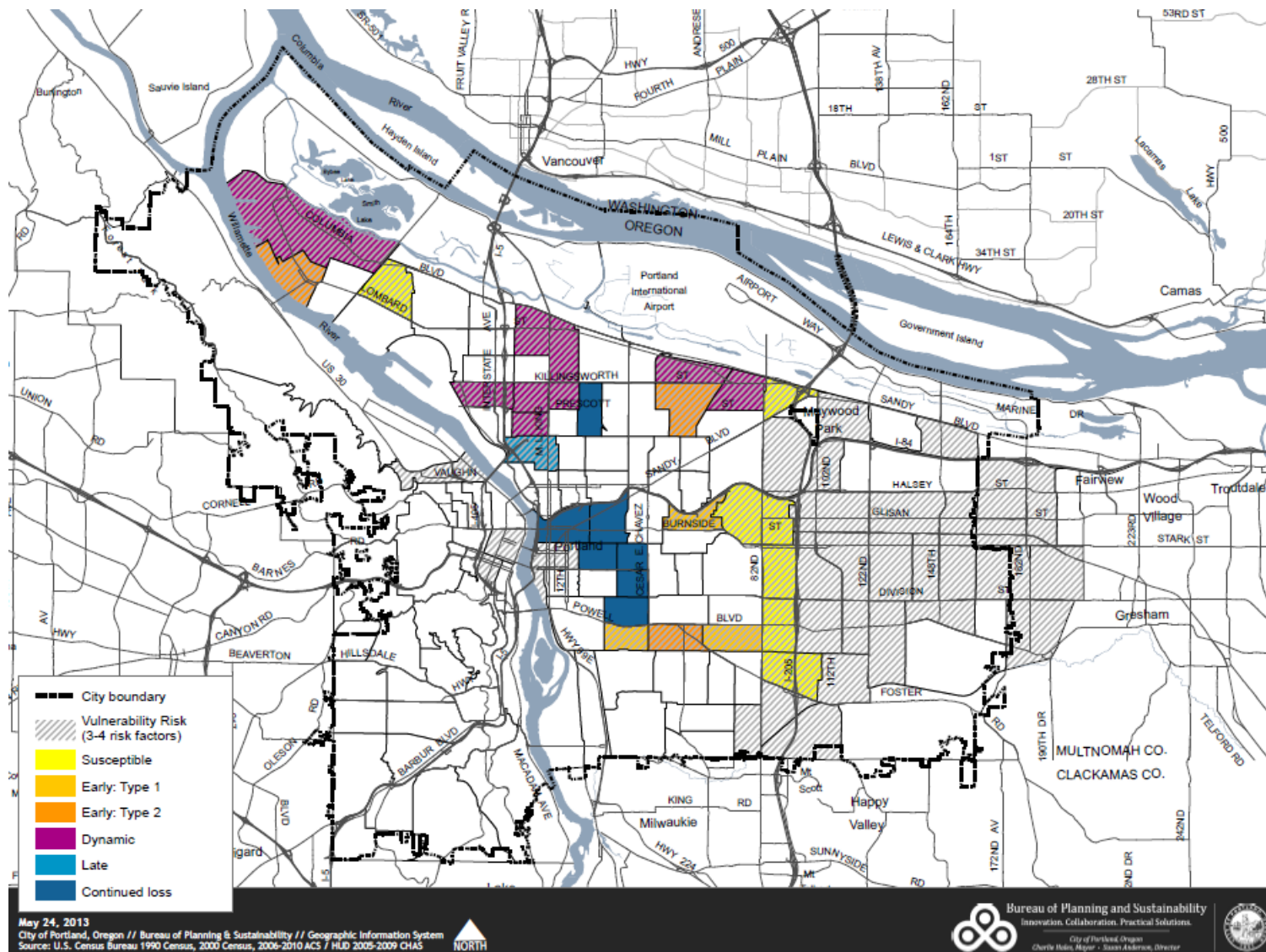


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Build Typology

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Rebound / Renewed Crisis



Portland homes' annual price increases lead nation – again

Home prices in the region increased 11.9 percent year-over-year

The Oregonian 4/26/16

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Shelby R King, Portland Mercury

PROTESTING URBAN RENEWAL
PORTLAND AFRICAN-AMERICAN LEADERSHIP FORUM

RENTER SOS RALLY
COMMUNITY ALLIANCE OF TENANTS



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Portland housing preference policy

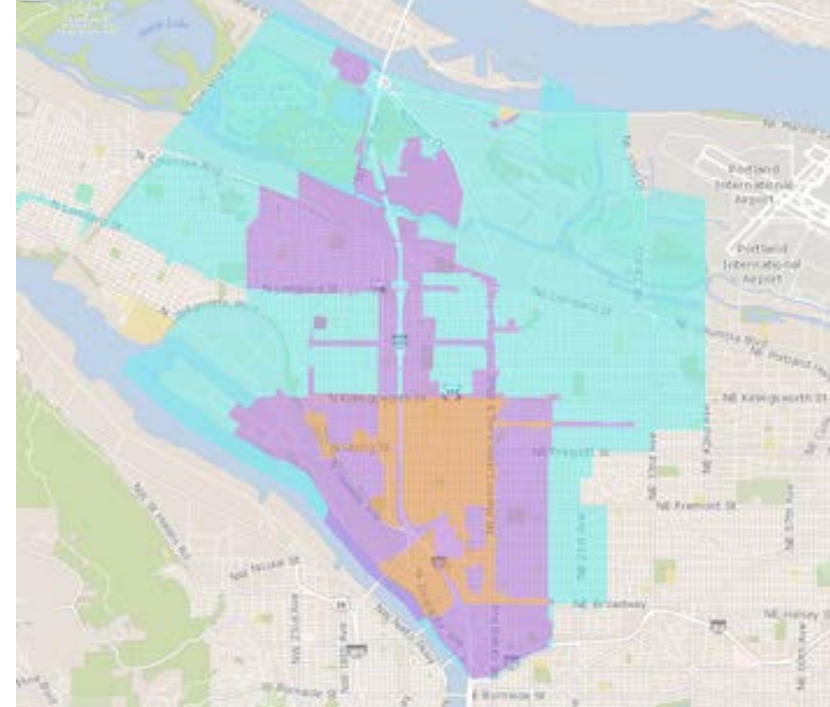
Affirmatively Furthering Fair Housing

Preference is...

based on the amount of urban renewal activity that occurred where you or your parent/guardian or grandparent lived (or currently live) in N/NE Portland;

given to applicants who were displaced, are at risk of displacement, or who are the descendants of families that were displaced due to urban renewal in N/NE Portland;

given regardless of whether you currently reside in N/NE Portland.



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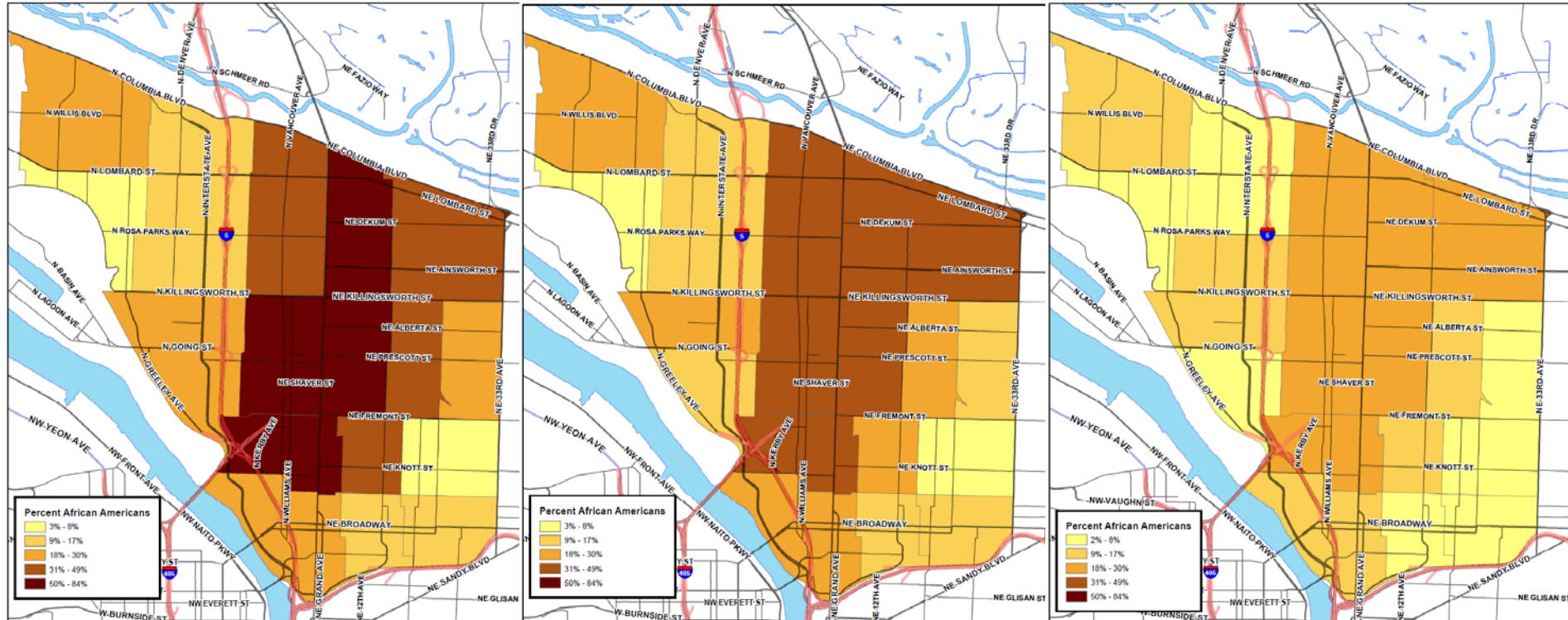
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Black population Northeast Portland, 1990-2010



Black or African American Percent of Total Population 1990

Black or African American Percent of Total Population 2000

Black or African American Percent of Total Population 2010

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Root shock is the traumatic stress reaction to the loss of some or all of one's emotional ecosystem.

Dr. Mindy Fullilove



Serial displacement of Portland's African-American community

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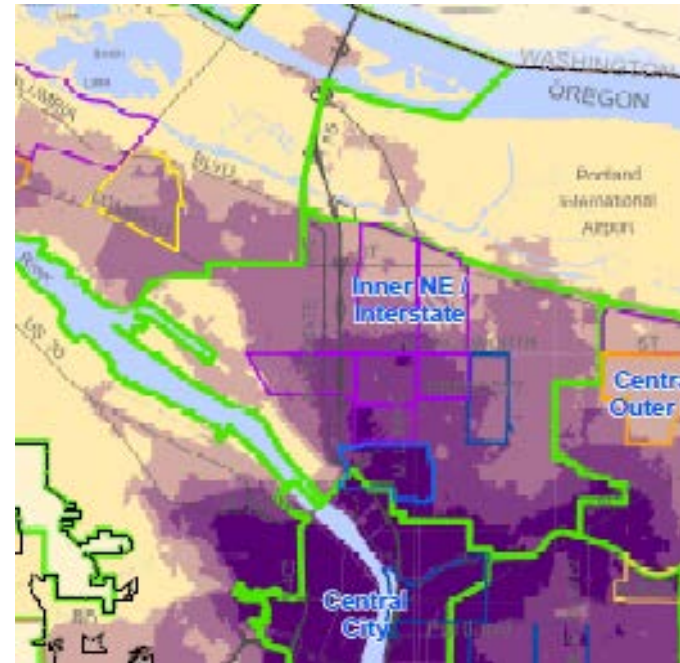
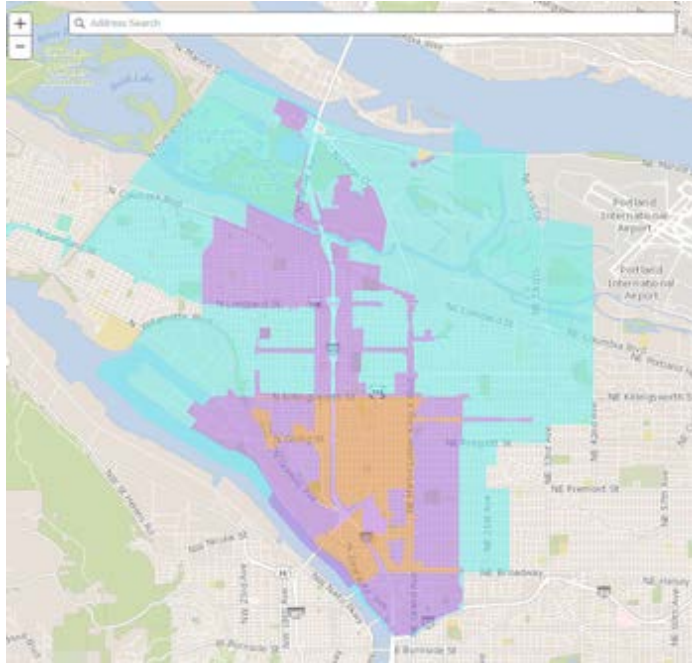


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Stay in / return to high opportunity areas

Recognizing policy consequences and preserving / creating access and stability



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N/NE Housing Strategy: Preference Policy Development

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Goals of the Preference Policy

1. Give **preference** to families based on the **amount of urban renewal activity** that occurred where they lived
2. Address **generational displacement** of families by urban renewal
3. Give preference to families regardless of where they currently live
4. Give top **priority to families with property taken** by the city

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Accomplishing Goal 1

Give preference to families based on the amount of urban renewal activity that occurred where they lived

What does this mean for the Preference Policy?

Mapping urban renewal activities in North and Northeast Portland shows areas of highest concentration

Offer more preference points if families have lived in areas with more urban renewal activity

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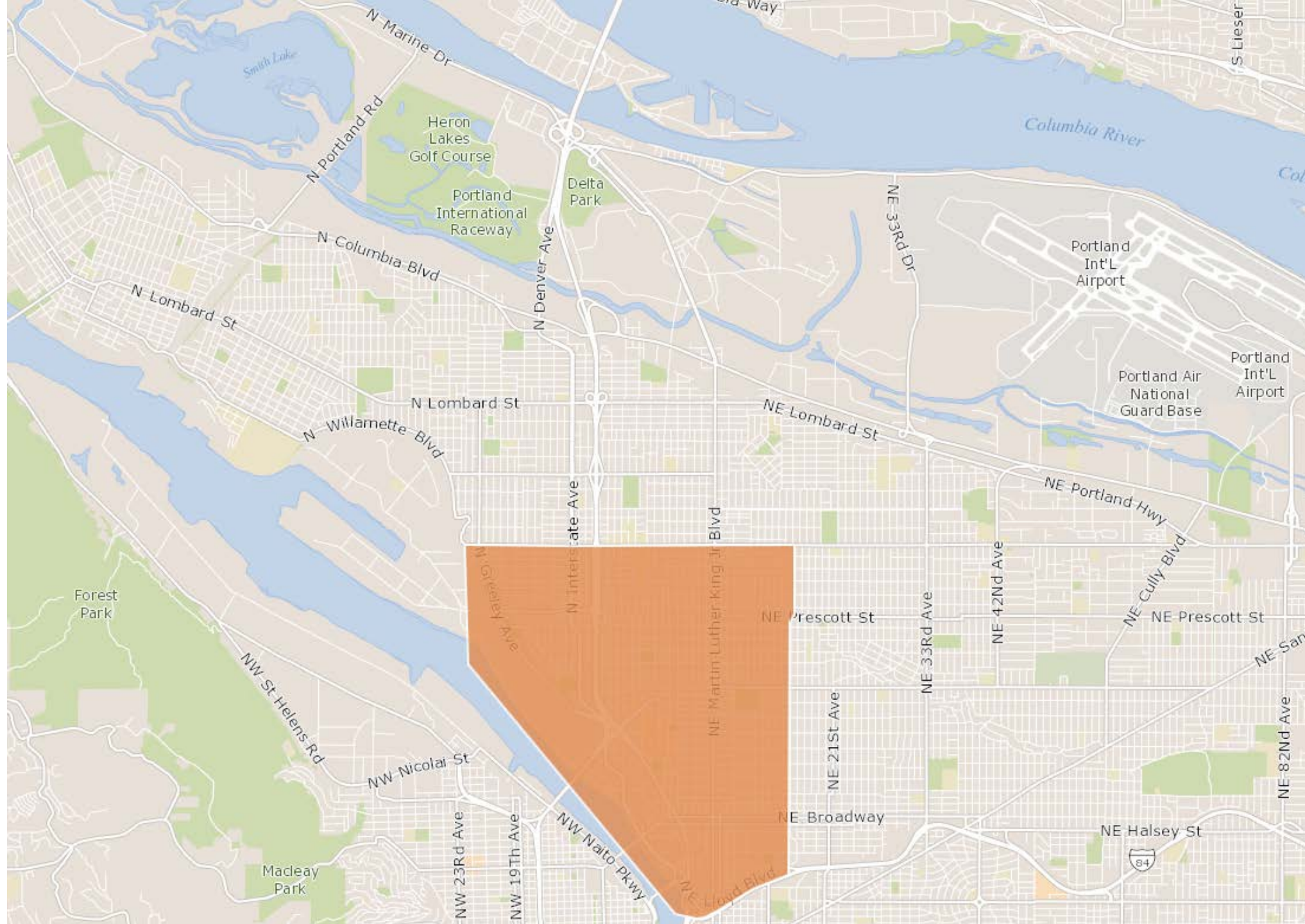
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Geography One:

Area of City Condemnation Actions

(1950s-1970s)

*Numerous city condemnation
actions occurred associated with
Emanuel Hospital, Memorial
Coliseum, and Albina Planning*

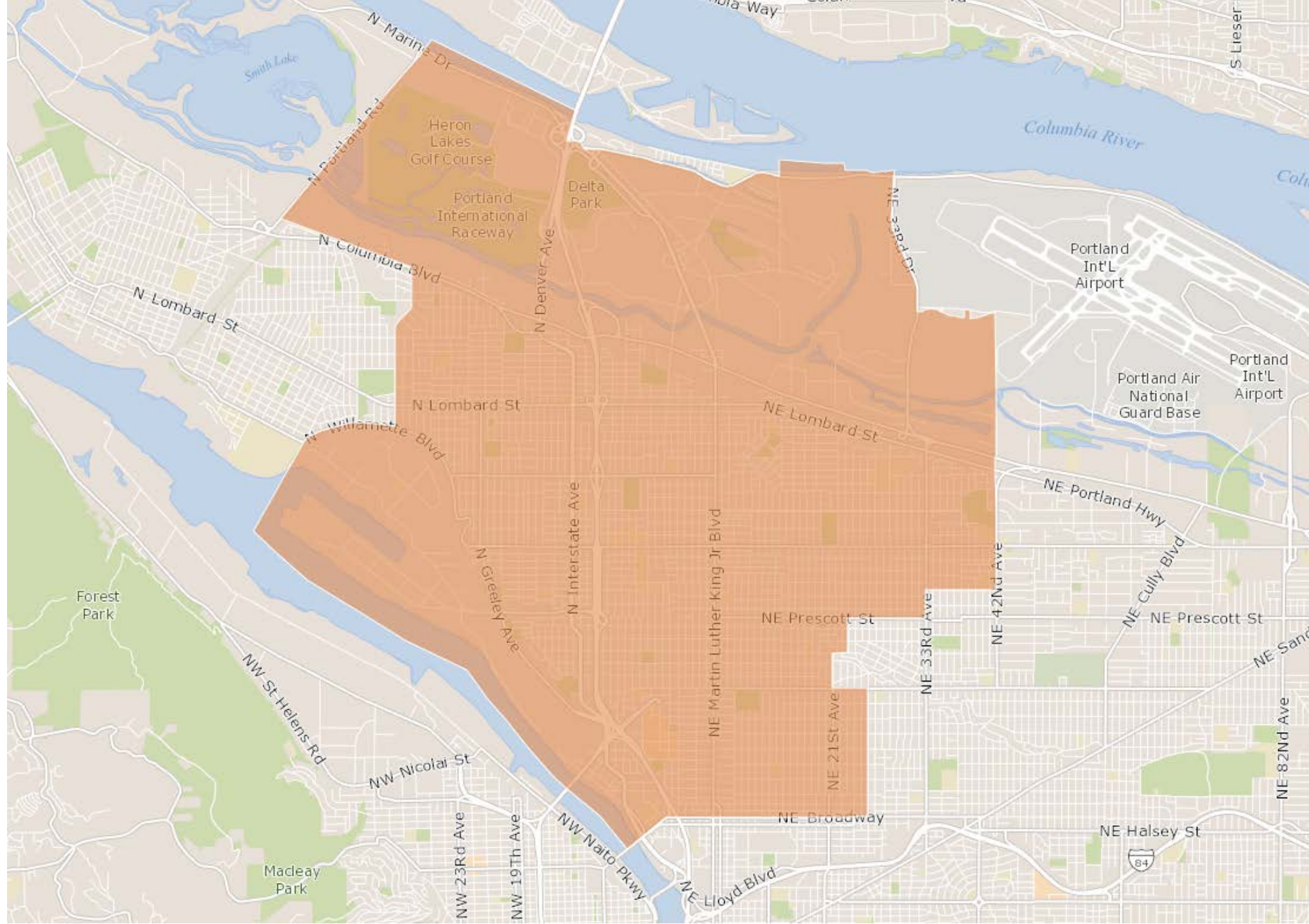


Geography Two:

Albina Community Plan Boundary

(1990s)

*Numerous city actions occurred
as a part of the Albina
Community Plan that
marginalized and displaced
vulnerable households*

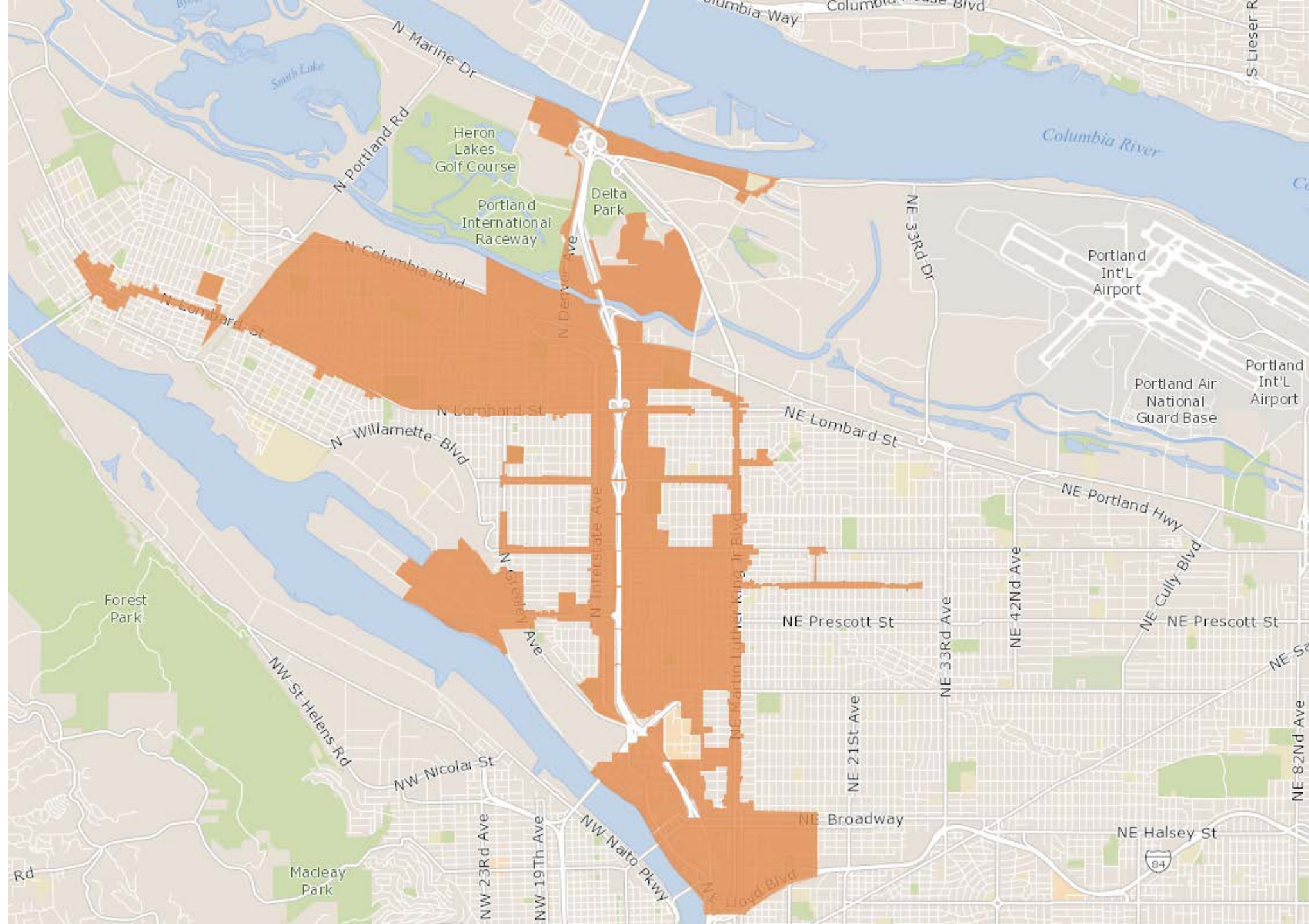


Geography Three:

Urban Renewal Areas

(2000s-present)

*Numerous city actions occurred
as a part of urban renewal that
marginalized and displaced
vulnerable households*



**Albina Community
Plan Boundary**

+

Urban Renewal Areas

+

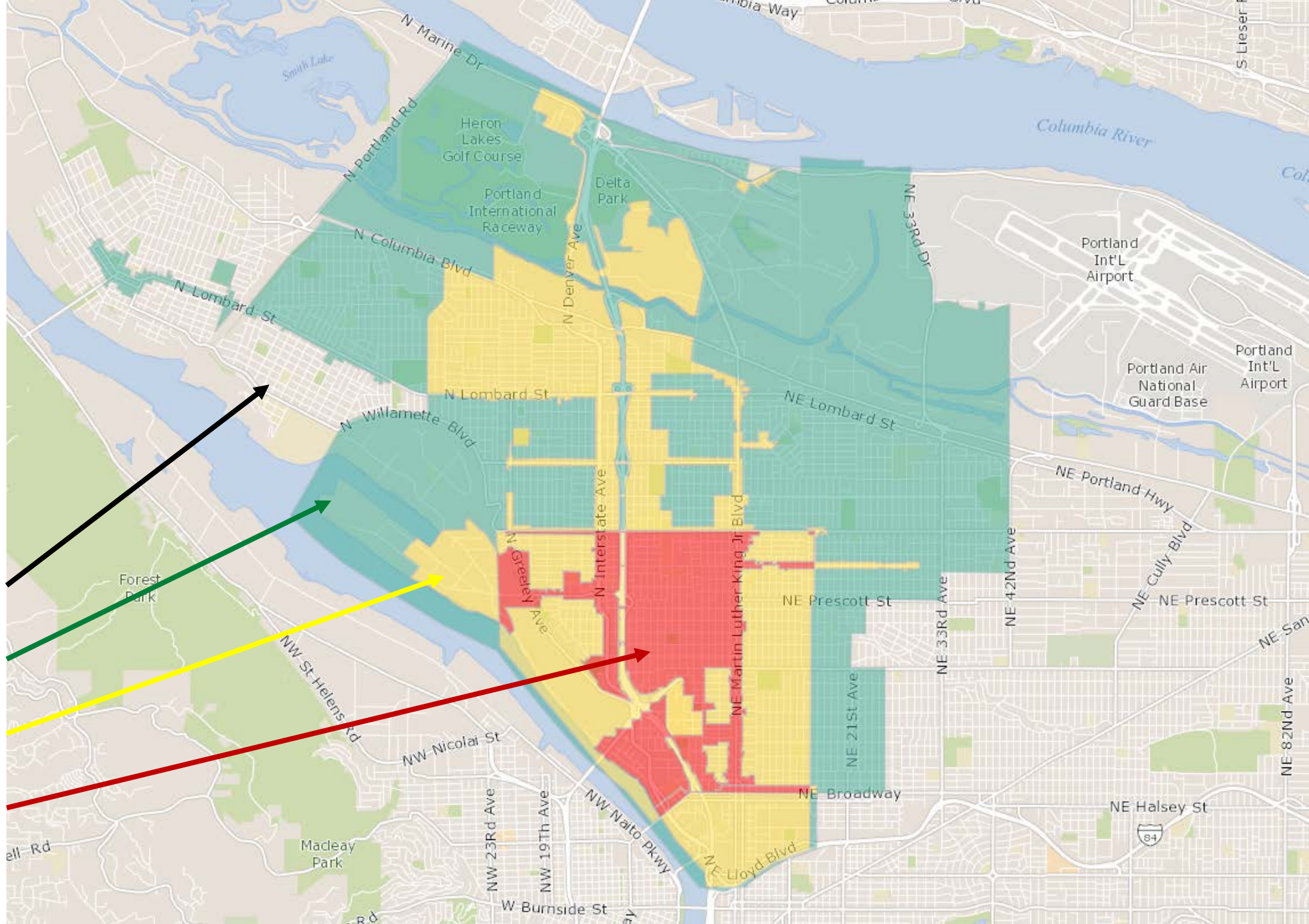
**Areas of City
Condemnation
Actions**

0 Point Area

1 Point Area

2 Point Area

3 Point Area



Accomplishing Goal 2

Addressing generational displacement of families by urban renewal

What does this mean for the Preference Policy?

Families whose ancestors resided in North and Northeast Portland are eligible for additional preference points

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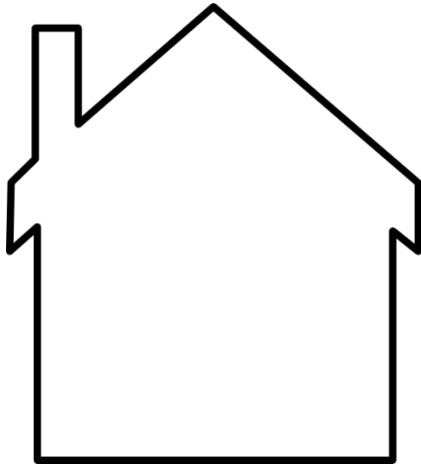
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Accomplishing Goal 2

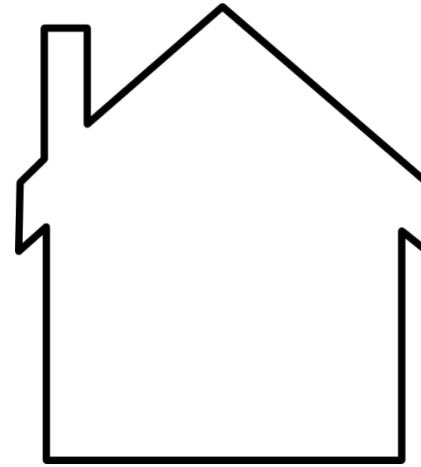
Households Applying



0 to 3 Preference
Points Possible

+

Household's Ancestors



0 to 3 Preference
Points Possible

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Accomplishing Goal 3

Give preference to families regardless of where they currently live

What does this mean for the Preference Policy?

Families can use their current or former address

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Memorial Coliseum Names

Accomplishing Goal 4

Give top priority to families with property taken by the city

What does this mean for the Preference Policy?

Families who have had property taken by the city in North and Northeast Portland move to the top of the list

Albina Names

NAME	ADDRESS
John Holman	1420 N. Larabee
William F. Bartlett	1117 N. Larabee
James Sheela (Mr. and Mrs.)	1131 N. Larabee
James Smith	1111 N. Larabee
Eric Backlund	1105-1107 N. Larabee, and 1111 N. Larabee
Method African Methodist Episcopal Church (1908)	1129 N. Larabee
Parish House (1901)	1101 N. McLellan
Seattle Freedman Estate, Theodore Miller Williams	401 N. Cook
Lea and Jack Smith	1171 N. Larabee
Henry Smith	1111 N. Larabee
O M and Maynard Abbott	101 N. Holby
William F. Smith	1111 NE 11th Ave (aka 1111 and 1111 N. McLellan)
John Smith	1111 N. Larabee
Alan F. McCallister	101 Corner of N. Larabee Ave and N. Cherry
William Smith	1111 N. Larabee
Bernard and Maggie Friday	1111 N. Larabee
Stanley Payne	111 N. McLellan
Tom H. West	1111 NE 11th Ave (aka 1111 and 1111 N. McLellan)
Arnold F. and Pauline M. Harnett	1111 N. Albina (aka 1111 N. McLellan)
Chapman Black	1111 N. Benton
Frederic Davis	1111 N. Benton
Rebecca Jones	1111 N. Knapp (aka 1111 and 1111 N. Cherry St)
Christine Bradley	1111 N. Cherry
John Smith	1111 N. Larabee
Mattie Arthur	1111 N. Larabee
Ed M. Larson	1111 N. Benton (1111 and 1111 N. Larabee)
Clara May Goodell	1111 N. Cherry
Alvin A. Ross and Mary E. Ross	1111 N. Cherry
Alvin A. Ross	1111 N. McLellan
John Smith	1111 N. Benton
Robert and Addie Montgomery	1111 N. Benton
Ed Robertson	1111 N. McLellan
Frank A. MacDonald	1111 N. Lots 11 and 11 N. McLellan and Larabee

Emanuel Names

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Structure of the Policy

- Policy **orders the waitlist** by giving families points, those with the most points are given top priority
- Preference **points** are given **based on** where a family and their ancestors have lived in relation to **urban renewal** in North and Northeast Portland
- A family can get **0-6 points** total
- Families who have had **property taken** by the city move to the **top of the list**

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N/NE Housing Strategy: Preference Policy Outreach and Implementation

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Implementation Process Steps

1. Creating an Accessible Applicant Process
2. Community Access & Outreach
3. Affirmative Marketing
4. Application Intake & Waitlist Management
5. The Non-Profit Homeownership Providers

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Creating an Accessible Applicant Process



- Oversight Committee
- Tracking and surveying
- Culturally specific, language specific, and geographically specific targeted outreach
- Ongoing phone, mail, and email support
- Training for partners and internal staff
- Grievance process

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Community Access & Outreach

Designated Application Sites were strategically placed in the 5 quadrants of Portland. 8 of the sites had computer access. All had a trained staff personnel.

Community partners included culturally specific, language specific, and geographically specific organizations as well as schools, community centers, libraries & religious institutions.

KEY

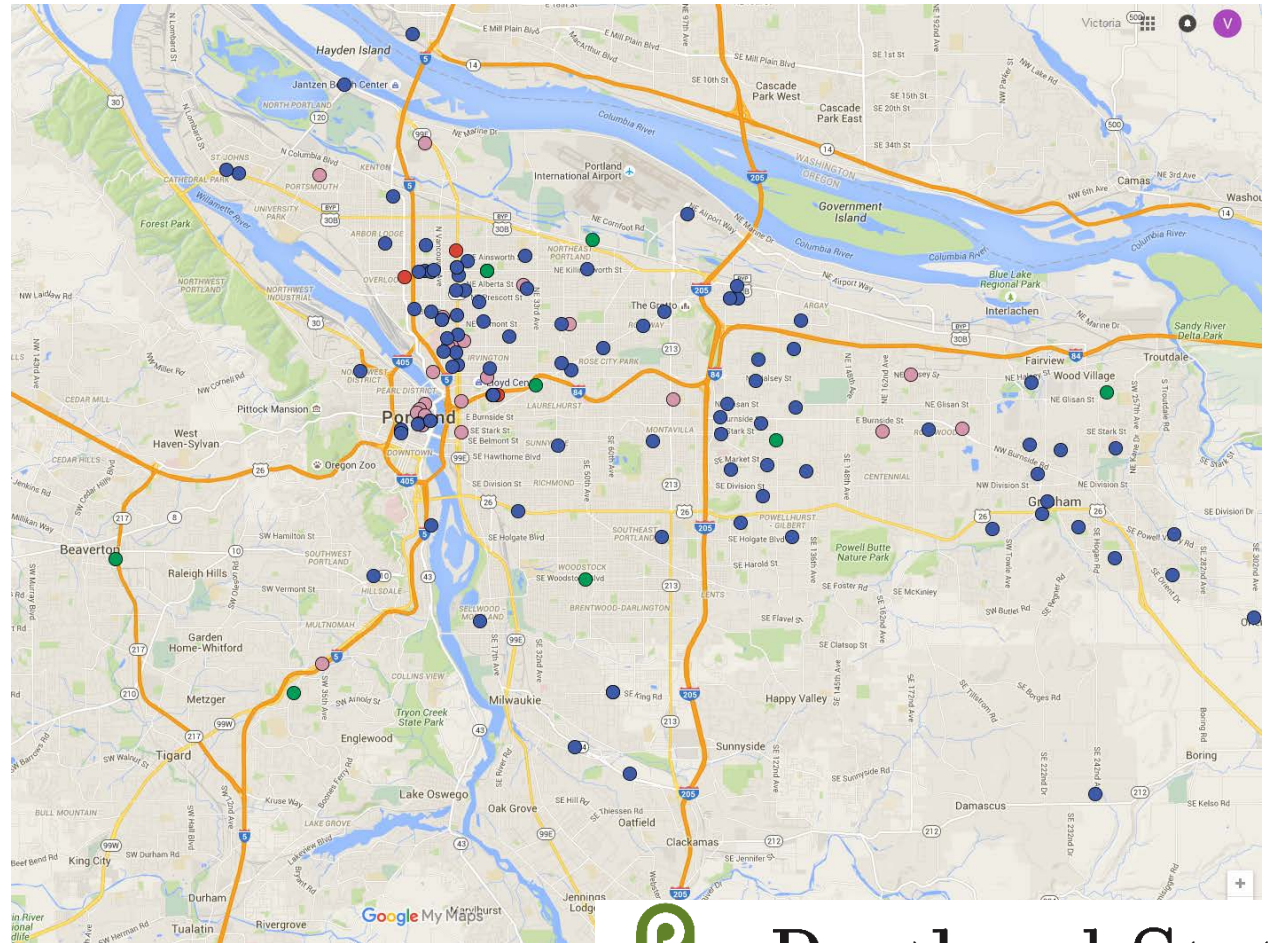
Designated Application Sites

Nonprofit Homeownership Providers – **Red**

Community Partners – **Green**

Committed Community Partners – **Blue**

Contacted Community Partners – **Pink**



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Affirmative Marketing

- | | | |
|---|---|--|
| Broaden engagement across a wide geography | ➡ | To reach displaced community members |
| Partner with community-based organizations | ➡ | To increase access and support for community members and reduce barriers to applying |
| Create inclusive marketing and directly engage in the community | ➡ | To inform and educate potentially eligible households about this homeownership opportunity |

Marketing included radio, newspaper, and online ads as well as email notifications. Application was released for view 2 weeks prior to the application window.

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Application Intake & Waitlist Management

General Waitlist Process

1. Applications entered into system
2. Applicants are sorted by self-reported preference
3. Applicants are randomized, waitlist is formed
4. Applicants are verified
5. Waitlist is updated as new information comes in

Verifying Application Information

0. *For eminent domain applicants:* Verify eminent domain address and relation to ancestor
 1. PHB verifies preference value of address
 2. Verify ID
 3. Verify Income
 4. Verify applicant's current/former N/NE address
 5. Verify ancestor's current/former N/NE address

Note: Ancestor here refers to a parent, grandparent, or guardian

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The Non-Profit Homeownership Providers

- PHB creates and maintains the waitlist. The non-profit homeownership providers receive notification of which applicants are preference eligible and work to help applicants attain homeownership.
- We are working with the African American Alliance for Homeownership Collaborative (AAAH) and Portland Community Reinvestment Initiatives (PCRI) to offer applicants 4 different homeownership models
- For this program round there was funding for **65 slots and 12 micro-condominiums**

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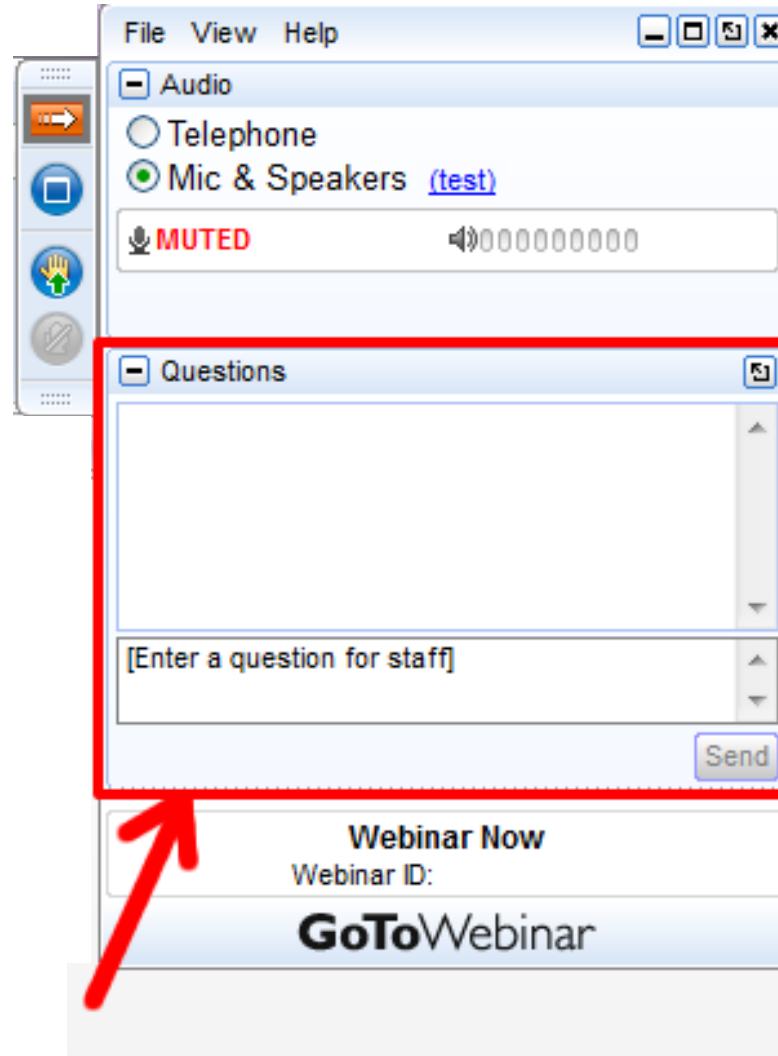
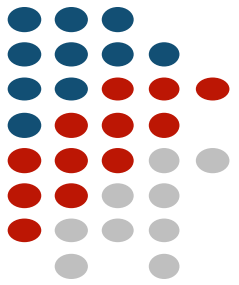


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Questions?



Thank you!

Contact us with more questions at:

Dr. Lisa Bates - lkbates@pdx.edu

Kurt Creager - Kurt.Creager@portlandoregon.gov

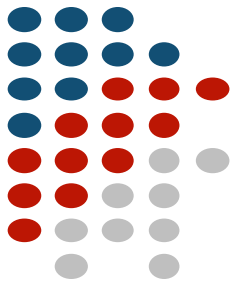
Chris Estes - cestes@nhc.org

Bishop Steven Holt - bishop@tiffam.org

Victoria James - Victoria.James@portlandoregon.gov

Kaitlyn Snyder - ksnyder@nhc.org

Matthew Tschabold - matthew.tschabold@portlandoregon.gov



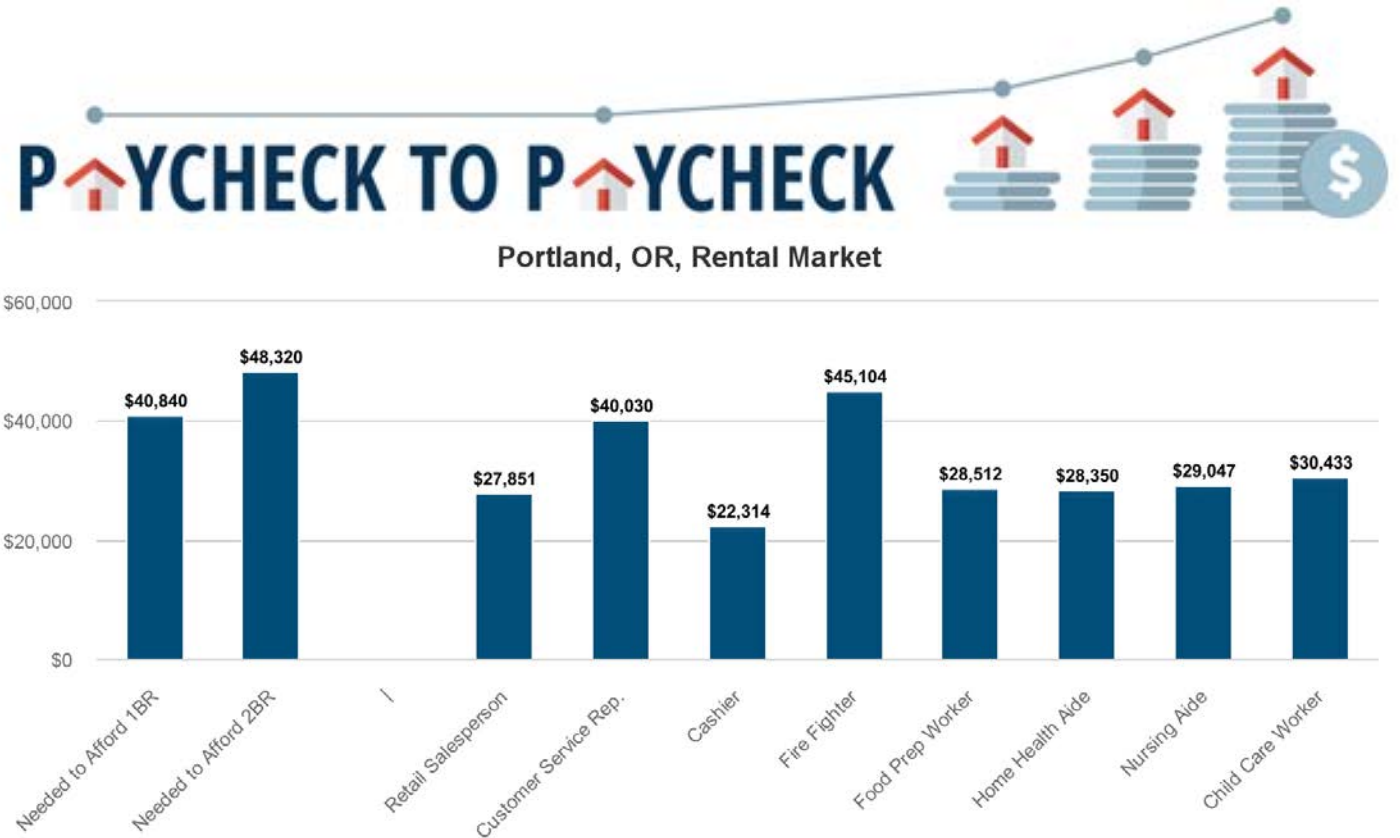
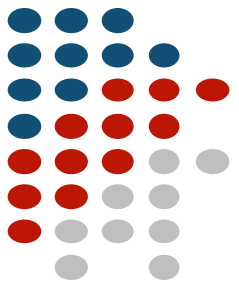
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Upcoming webinar

November 3, 2016

2-3 p.m. EDT

Register [here](#)



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December events

