



Memorandum

Date: October 5, 2020
To: Karen Buehrig, Clackamas County
From: Anita Yap, MultiCultural Collaborative
Erin Reome, SERA Architects
Subject: Residential Anti-Displacement Best Practices Memo
Project: Park Avenue Community Project Development and Design Standards

As communities develop and redevelop over time, especially when government agencies construct major public infrastructure, such as light rail lines and change zoning regulations to encourage new development, existing residents have a risk of being displaced. Low income and seniors on fixed incomes and communities of color are particularly at risk.

Communities around the country are putting in place strategies to help prevent displacement. Many of the strategies include other initiatives besides zoning restrictions, as it takes several approaches to help keep communities stable during rapid development and redevelopment to stay in the neighborhood.

This memo provides a high-level overview of some best practices for anti-displacement strategies and resource links for more information.

Increasing opportunity and preventing displacement

Many times, people become priced out of rents or housing or job opportunities in the area when neighborhoods redevelop with either higher density residential or new commercial development. Listed below are strategies that government agencies can take to help prevent, mitigate or provide assistance to existing residents in rapidly changing areas.

- Capture increase in property value that development and zoning changes provide to property owners and invest in renter assistance programs.
- Require all new residential development provide mitigation measures to assure existing residents are not priced out of the area.
- Create a program to help low-income and moderate-income tenants purchase their homes when landlords sell.
- Include requirements for affordable housing units on all new multifamily developments.

- Provide density or other amenity bonuses that will provide affordable rental rates within new development. These bonuses could include lot area coverage, setbacks, additional density, other SDC credits.
- Allow for transfer of density rights to properties that provide affordable housing units close to transit and jobs.
- Provide incentives for property owners to rent units at affordable rates to lower include tenants.
- Create a community land trust or work with an existing land trust to help purchase properties for development of affordable housing before land values increase from zoning changes. Community land trusts are agreements between a non-profit and community that ensure the long-term affordability of housing. The land trust, which has community members on the board will buy land and lease parcels or units to individuals or families at an affordable price. Though residents can build some equity, they can't sell the homes for large profits. This ensures that the community land trust can keep the homes affordable for future residents.
- Create a special zone for Mobile Home/Manufactured Home Parks to preserve existing parks in the area. The city of Portland created a new zone for Mobile and Manufactured Home Parks and provided density transfers for property owners.

Links to Anti-Displacement Best Practices

Mobile Home Park zoning

<https://pamplinmedia.com/pt/9-news/404226-301726-portland-enacts-new-zone-to-prevent-redevelopment-of-mobile-home-parks->

<https://www.opb.org/news/article/portland-mobile-home-park-zoning-rule-change-city-council/>

Community Land Trusts

<https://community-wealth.org/strategies/panel/clts/index.html>

Anti-Displacement Best Practices/Building Community Wealth

<https://thenextsystem.org/fighting-gentrification-best-practices>

<https://www.sanjoseca.gov/your-government/departments-offices/housing/resource-library/housing-policy-plans-and-reports/citywide-anti-displacement-strategy>

<https://www.cityofvancouver.us/ced/page/reside-vancouver-anti-displacement-strategy>

<https://housingmatters.urban.org/research-summary/how-policymakers-can-prevent-displacement-and-foster-inclusive-neighborhoods>

<https://www.portland.gov/bps/adap/gentrification-and-displacement-studies>

https://www.portland.gov/sites/default/files/2020-04/pl-adpn-portland-site-visit-memo_aug-2019.pdf

<https://www.opengovpartnership.org/members/austin-united-states/commitments/AUS0008/>

<https://www.urbandisplacement.org/policy-tools-prevent-displacement>

<https://www.policylink.org/aboutUs/internships/anti-displacement-policy-research>

https://www.nationalcapacd.org/wp-content/uploads/2017/08/anti_displacement_strategies_report.pdf

<https://community-wealth.org/about>