

82nd Avenue Equitable Development Strategies

Context

The 82nd Avenue corridor is a crucial nine-mile artery in east Portland metro area that crosses the jurisdictions of Clackamas County, Multnomah County, and the City of Portland with many neighborhoods such as the Jade District, Montavilla, and Lents. This unique roadway stands at a transformative juncture. Historically underserved yet characterized by diverse communities, 82nd Avenue now benefits from significant public investments guided by the East Portland Action Plan (EPAP) and the East Portland Economic Development Strategy (EDS), which aim to foster comprehensive revitalization through sustainability, inclusivity, and economic growth.

Central to these efforts are initiatives including:

- Funding from the American Rescue Plan Act (ARPA)
- Funding from the Portland Bureau of Transportation's (PBOT) "Building a Better 82nd Avenue" streetscape improvements
- Potential for a Bus Rapid Transit project (BRT) led by Trimet
- A 30-year Tax Increment Financing district (TIF) that could fund many projects on the avenue.

These investments offer a unique opportunity to revitalize this vibrant corridor while also expanding transportation options, especially low and no carbon ways of getting around.

Both the corridor and much of East Portland have long grappled with issues like gentrification, displacement, and cultural erosion. Market and socioeconomic changes are especially challenging for vulnerable communities, leading to the displacement of households and businesses with fewer resources to resist these shifts. The 2035 Comprehensive Plan defines displacement as “households or businesses involuntarily forced to move from a neighborhood because of increasing market values, rents, or changes in the neighborhood’s ability to meet basic needs in the case of households, or erosion of traditional client base in the case of businesses.”

To avoid the pitfalls of past urban development and to navigate this transformative period more equitably, we must implement strategies that safeguard and empower the corridor’s diverse populations. This plan was created in partnership between community organizations and government bodies and outlines an approach to development, necessary investments and actions along 82nd Avenue to strive for the long-term equitable development of the corridor. The goal for these projects and policies is to preserve the community’s cultural richness, ensure accessibility for all residents, and enhance environmental health.

This document demonstrates a commitment from all parties to center the values of equitable development so that meaningful and intentional actions are taken in the coming years to fight displacement of communities along 82nd Avenue. It is also a commitment between representative organizations, government agencies, and community members that resources on 82nd Avenue should be utilized in a way that maximizes equitable and sustainable growth.

Our Equitable Development Goals

The 82nd Avenue Coalition—led by the core organizations of APANO, Verde, Unite Oregon, and Oregon Walks—is a diverse alliance of community organizations, local businesses, and advocacy groups committed to equitable development and sustainable growth along 82nd Avenue. Recognizing the corridor's history of underinvestment and its cultural diversity, the Coalition seeks to balance revitalization with the needs of its communities, ensuring that development benefits all residents and businesses.

Through meaningful engagement with local community representatives, the Coalition advocates for policies and projects addressing housing affordability, transportation infrastructure, economic stability, mitigation of displacement risks, and supporting small businesses. This holistic approach ensures that new investments serve the corridor's diverse population to preserve the cultural richness and foster inclusive, sustainable growth.

The 82nd Avenue Coalition's core values, developed through community discussions, serve as a roadmap for equitable development:

- **A Safe and Accessible 82nd Avenue:** This emphasizes infrastructure improvements for all modes of transportation, including wider sidewalks, ADA accessibility, safe transit stops, and comfortable multi-modal options.
- **A Community-Centered 82nd Avenue:** This highlights the need for diverse representation, cultural investments, mixed-income housing, small business support, anti-displacement policies, and focused economic development.
- **A Green 82nd Avenue:** This calls for long-term investment in tree canopy and low-emission transportation systems, promoting sustainable and low-impact development.

At coalition workshops, community members outlined specific priorities for equitable development along 82nd Avenue:

- 1) **Workforce Development:** Implement strategies to increase the earning power of people who live in the 82nd Avenue corridor so they are financially equipped to weather market forces that increase the cost of living.
- 2) **Climate Resiliency:** Turn 82nd Ave into a model cooling corridor by planting trees, providing shade and heat wave resources, depaving, investing in green infrastructure and access to green spaces.
- 3) **Childcare:** Invest in childcare options, such as supporting existing providers and helping new ventures, so that family needs are met within the corridor.

- 4) **Business Stabilization:** Work with local small businesses to provide short term stabilization through construction and long-term stabilization to decrease business turnover and develop a diverse and unique business culture in the corridor.
- 5) **Equitable Housing Strategy:** A study of the corridor will help us better understand the diverse and specific housing needs along the corridor. Further, a multitude of strategies outlined below aim to preserve existing affordable housing stock, build additional affordable and workforce level housing, invest in first time home buying initiatives, and support current homeowners to stay in their homes.
- 6) **Community Development:** Offer a variety of leadership development opportunities, social services, family services, community gathering spots, community events and safety measures to local communities.

By addressing key areas such as housing, community development, and sustainability, the coalition aims to empower the corridor's diverse residents, mitigate displacement pressures, and foster a sustainable and inclusive future. However, achieving these goals requires the continued support and collaboration of public agencies and community organizations. The following sections outline key opportunities for public agencies to leverage incoming investments, protect and uplift the corridor's communities, and ensure equitable growth. We also recognize that as time passes, strategies may be added and others drop off if they are less effective. It will be critical to demonstrate flexibility and responsiveness to the needs and wants of communities along the 82nd Avenue corridor.

1. Workforce Development

The workforce development strategies aim to create local employment opportunities, supporting individual and community stability through increased income generation by members of the existing community. Agreements with TriMet and the Portland Bureau of Transportation (PBOT) offer workforce training opportunities in transit and transportation projects. Additionally, partnerships with local workforce development organizations and private companies provide training in high-demand sectors such as construction, technology, medical, and childcare. A tree planting and maintenance training program and the Portland Clean Energy Fund (PCEF) Tree Canopy program promote green infrastructure while generating local employment opportunities, contributing to a resilient and sustainable economy for the 82nd Avenue corridor.

Strategy	Action	Data/Metrics/Outcomes	Community Need Fulfilled	Lead Organizations	Potential Partners
1.1 Workforce Recruitment Support, Expand Workforce Navigator Capacity	<p>Invest in programs—schools, organizations, and programs like the Transportation Academy—that serve 82nd Avenue that introduce and recruit workers into employment opportunities.</p> <p>Communicate with community members on 82nd Avenue and east of 82nd Avenue about how to apply for City jobs.</p> <p>Develop agreements with TriMet and PBOT to provide workforce training opportunities along the 82nd Avenue corridor, particularly in relation to current and future transit and transportation investments.</p>	<ul style="list-style-type: none"> Promote and provide workforce training opportunities for at least 200 community members along the 82nd Avenue corridor. 	<ul style="list-style-type: none"> Workforce Development 	PCC, TriMet, PBOT	82nd Avenue Coalition member organizations, Clackamas Workforce Partners; PCC; Portland Youth Builders; POIC, Latino Built, various schools along the corridor, etc
1.2 Invest in Workforce	Utilize the Workforce Training and Hiring Program (WTHP) in	<ul style="list-style-type: none"> Number of folks in workforce training 	<ul style="list-style-type: none"> Workforce Development 	Trimet, PBOT, Prosper	82nd Avenue Coalition

Training Programs	<p>low-bid and price agreement contracts. The City program aims to increase women and minority participation in the construction trades through apprenticeship opportunities on City projects.</p> <p>Provide and fund workforce specific trainings such as apprenticeships and through agencies for long term economic success of members recruited into programs</p>	<ul style="list-style-type: none"> • Number of apprenticeships supported • Number of registered apprentices utilized by contractors • Have registered apprentices work at least 20% of labor hours per trade, minorities at least 18% of labor hours per trade, and women at least 9% of labor hours per trade 			organizations, Port of Portland
1.3 Local-hire agreements for the major transportation projects along 82nd Avenue	<p>Agree to and adopt hiring goals for employing people who live on the 82nd Avenue corridor.</p> <p>Partner with local workforce development organizations to offer training and employment opportunities in sectors identified as high need, such as technology, medical, and childcare.</p>	<ul style="list-style-type: none"> • Number of people from 82nd Avenue corridor newly employed • Number of people from 82nd Avenue corridor in new, higher paying jobs 	• Workforce Development	Trimet	
1.4 Build Existing Business Capacity	Invest in existing businesses along the 82nd Avenue corridor to support expansion and grow earning potential.	<ul style="list-style-type: none"> • Percentage of growth in economic productivity from small businesses along corridor • Number of new business licenses awarded to corridor members • Number of public contracts given to small businesses along corridor 	• Small Business Inclusive Growth		Prosper, Friends of Trees; Connecting Canopies; PCEF

2. Climate Resiliency

82nd Avenue is a heat island that does not meet the City of Portland tree canopy and greenspace standards. Our goal is to bring the 82nd Avenue corridor up to—or exceeding—the tree canopy and green space goals set by the City of Portland. Additionally, segments of 82nd Avenue have significant parks, parks programming, and outdoor recreation gaps. Our goal is to increase access to outdoor recreation opportunities in these deficient areas, with two significant opportunities being the activation of Rocky Butte to walking, running, birding, hiking, biking, and rock climbing and the continued improvement of the Springwater Corridor with its connections to Milwaukie and Gresham. We recognize some goals in this section have resources immediately available—such as depaving and tree planting through the Equitable Tree Canopy program—others will require more work to secure. This document offers a roadmap to desired outcomes.

Strategy	Action	Data/Metrics/Outcomes	Community Need Fulfilled	Lead Organizations	Potential Partners
2.1 Tree Planting, Shade Development	Green Infrastructure Development: In the development of the proposed BRT project, work intentionally to increase shade through tree planting, green infrastructure, bioswales, and human-made manufactured shade devices both at stations and along routes to stations	<ul style="list-style-type: none"> Number of trees planted Amount of shade creation 	<ul style="list-style-type: none"> Heat island mitigation 	TriMet, PBOT	Depave, BES, Urban Forestry
	Activate the Private Property Tree Planting program to partner with landowners (businesses, schools, property owners, etc) along 82nd Ave, to plant trees to build tree canopy and shade strategically. This requires investing in community organizing to build relationships and trust to be successful.	<ul style="list-style-type: none"> Meet Urban Forestry suggested tree canopy goals Monitor and report on survivability and outcomes (ie rate of new plantings that survive to maturity) Minimum neighborhood canopy goals as defined by Portland Urban Forest plan 	<ul style="list-style-type: none"> Heat island mitigation 	City of Portland	Depave, Friends of Trees, Connecting Canopies, Thrive East, 82nd Avenue Coalition Members

	Tree Planting in the Public ROW: Leverage existing funding and programs, such as PBOT's Trees in the Curb Zone, for tree planting in the public right-of-way along and near the 82nd Avenue corridor.	<ul style="list-style-type: none"> • Number of medium or large form trees planted • Minimum neighborhood canopy goals as defined by Portland Urban Forest plan 	<ul style="list-style-type: none"> • Heat island mitigation 	City of Portland (PCEF, Urban Forestry, PBOT), Trimet	
2.2 Depaving	Through tree and shrub planting, parkspace creation, depaving projects, and transportation projects, remove impermeable surfaces along the 82nd Avenue corridor. Partner with landowners (businesses, schools, property owners, etc) along 82nd Avenue, to depave portions of parking lots to create space to plant trees and shrubs.	<ul style="list-style-type: none"> • Heat island mapping: bringing corridor down to other area temperatures • Cumulative square footage of depaved areas 	<ul style="list-style-type: none"> • Heat island mitigation 	BES (grant programs), PCEF (regenerative agriculture)	Depave
2.3 Complete a park and access to recreation gaps analysis	Bring 82nd Avenue corridor up to full level of service for parks and recreation as identified in Parks' Level of Service Plans	<ul style="list-style-type: none"> • Completion of the gap analysis 	<ul style="list-style-type: none"> • Heat island mitigation • Greenspace development 	Portland Parks & Recreation	82nd Avenue Coalition
2.4 Create a plan for closing park and recreation gaps (as identified by action 2.3)	After identifying park and recreation gaps, create an investment roadmap to close those gaps along the 82nd Avenue corridor	<ul style="list-style-type: none"> • Meet citywide access to parks and recreation opportunity goals 	<ul style="list-style-type: none"> • Greenspace development • Equitable access to recreation 	Portland Parks & Recreation; Portland Parks Foundation, Metro	82nd Avenue Coalition, Prosper Portland
2.5 Secure the development of Outdoor Recreation Opportunities	Activate spaces for outdoor recreation opportunities. Currently 82nd Avenue has access to Mt. Tabor (central), the Springwater Corridor	<ul style="list-style-type: none"> • Unification of land ownership around Rocky Butte • Creation of trails on and connecting to Rocky Butte 	<ul style="list-style-type: none"> • Greenspace development • Equitable access to recreation 	Portland Parks & Recreation; Portland Parks Foundation, Metro, Oregon	Portland Area Climbers, Northwest Trail Alliance, Friends of

	(central-southern), and the 3-Creeks Nature Area (southern). An opportunity exists to activate Rocky Butte to create outdoor recreation opportunities in northern 82nd Avenue.			Department of Transportation, Oregon State Parks, North Clackamas Parks and Recreation District	Rocky Butte, Clackamas County Water Environment Services
2.6 Resilience hubs ¹	Identify additional opportunities and resources and support existing efforts to develop climate resilience hubs that serve 82nd Avenue.	<ul style="list-style-type: none"> • Capacity for number of people able to be served • Availability of centers • Types of pre-disaster services and trainings available to community 	<ul style="list-style-type: none"> • Heat island mitigation • Disaster readiness 	Metro, Unite, APANO, AYCO, Birds Alliance, Multnomah County, Meals on Wheels	PBEM, Local NETS teams

¹ A number of organizations—APANO, AYCO, Birds Alliance of Oregon, Dharma Rain Zen Center, Unite Oregon, and Meals on Wheels—are all exploring the development of climate resilience hubs in the 82nd Avenue corridor. APANO/AYCO are focusing on the Jade District, Birds Alliance and Dharma Rain in the McDaniel hub, and Meals on Wheels on their 82nd Avenue property.

3. Childcare

The childcare strategies aim to address gaps in childcare services along the 82nd Avenue corridor, mainly focusing on underserved areas and populations. An assessment identifies these gaps and allocates resources to initiatives such as facility development, including culturally specific facilities and those accommodating off-hour needs. Support for existing "off-grid" childcare facilities expands their capacity and guides them into licensure, increasing available options and serving diverse needs. This comprehensive approach supports families and communities, contributing to an equitable corridor.

Strategy	Action	Data/Metrics/Outcome	Community Need Fulfilled	Lead Organizations	Potential Partners
3.1 Existing Childcare Provider Support	Invest in existing unlicensed or "off-grid" childcare facilities to expand their capacity and guide them towards licensure. Provide long-term business practice training, rent support, and identify vacant spaces suitable for building childcare facilities, along with resources for in-home-based providers.	<ul style="list-style-type: none"> Number of child care centers that have received assistance and child care slots created 	<ul style="list-style-type: none"> Family Services Small Business Stabilization and Development 	Preschool For All, Multnomah & Clackamas Counties	APANO (in Jade District)
3.2 Childcare Needs Assessment	Conduct an assessment to identify child care gaps in the corridor, focusing on underserved areas and populations.	<ul style="list-style-type: none"> Inventory report of existing childcare facilities and community child care needs 	<ul style="list-style-type: none"> Family Services 	Preschool For All (Multnomah County) ²	
3.3 Childcare Facility Development	Support the development of child care slots based on the completed needs assessment, emphasizing culturally specific facilities and those accommodating off-hour needs, particularly for the restaurant industry.	<ul style="list-style-type: none"> Number of slots/sites developed 	<ul style="list-style-type: none"> Family Services Small Business Stabilization and Development 	Preschool For All (Multnomah County)	Prosper, APANO, Seeding Justice, Childcare for Oregon, Unite

² At the time of this plan's completion, Multnomah County, in collaboration with Prosper Portland, is working with a small cohort of childcare providers to secure permits for new spaces in Portland. Supported by a consultant team, they are developing recommendations to improve the City's permitting process based on the experiences of this cohort.

4. Business Stabilization

The 82nd Avenue corridor is home to hundreds of diverse businesses, many of which are owned and operated by recent immigrants and people of color. According to Prosper Portland’s [2023 Neighborhood Corridors Economic and Market Conditions Study](#), targeted investments are essential for activating commercial buildings, attracting new development, and stabilizing existing businesses—key strategies for post-pandemic economic recovery along the corridor. Moreover, upcoming transportation projects are expected to bring both challenges and opportunities. In the short term, construction may disrupt business operations, while in the long term, rising commercial rents and property values could put pressure on existing businesses. These projects will also reshape how people move along the corridor—whether by walking, biking, using public transit, or driving—and could significantly alter the customer base for many businesses.

To support the community through these changes, it is crucial to monitor public perception and provide assistance to businesses that may struggle with higher rents or shifts in their customer base. Strategic outreach efforts should focus on attracting culturally aligned tenants and offering resources to property owners to foster collective action. Additionally, any displacement that occurs along 82nd Avenue will likely alter the customer demographics of the area, making it imperative to develop policies that help existing businesses adapt while also facilitating a smooth transition for those that may need to relocate. As such, we aim to create policies that both bolster existing businesses as they navigate that change while also supporting a healthy transition for businesses who are no longer able to survive along 82nd Avenue.

Strategies	Action	Data/ Metrics/ Outcomes	Community Need Fulfilled	Lead Organizations	Potential Partners
4.1 Small Business Needs Assessment	<p>Complete a Needs Assessment for the 82nd Avenue Corridor by December 2025, including:</p> <ol style="list-style-type: none"> 1. Identify nodes along the corridor where businesses are at greatest risk of displacement or where property owners are most interested in engaging. 2. Conduct business surveys for construction and long-term needs. 3. Assess commercial real estate market dynamics (lease rates, property sales). 	<ul style="list-style-type: none"> • Completed Assessment 	<ul style="list-style-type: none"> • Small Business Stabilization • Small Business Inclusive Growth 	City of Portland: BPS, Prosper Portland, & align with PBOT on construction phase business survey engagement to understand longer term needs.	Clackamas County Office of Economic Development, Metro

	4. Create an asset map for business owners, focusing on marginalized populations.				
4.2 Short-term Small Business Stabilization	<p>Pre-construction support:</p> <ol style="list-style-type: none"> 1. Identify short-term construction impacts from transportation improvements. 2. Analyze potential changes in customer base due to changes in access (BRT, Bike, Pedestrian, etc.). 3. Develop strategies for businesses to address anticipated impacts. <p>Small businesses stabilization during construction:</p> <ol style="list-style-type: none"> 1. Track local market conditions based on these changes. 2. Implement commercial tenant protections, such as rent or mortgage assistance. 	<ul style="list-style-type: none"> • Number of businesses still in location: Track using business license data and measure churn. • Grants and loans received: Track the number and amount of grants and loans received by local small businesses, with demographic breakdowns. • Count of businesses receiving financial assistance. 	<ul style="list-style-type: none"> • Small Business Stabilization • Small Business Inclusive Growth 	TriMet; City of Portland: PBOT, BPS, Prosper Portland ³	Jade District Staff, 82nd Ave Business Association, Venture Portland, North Clackamas Chamber of Commerce, Clackamas County Office of Economic Development
4.3 Long-term Small Business Stabilization	<p>Technical Assistance and Incentives:</p> <ol style="list-style-type: none"> 1. Focus on physical improvements. 2. Work with landowners and business owners to create lease agreements for rent consistency or other financial support. 3. Assist business owners in purchasing property instead of renting. 	<ul style="list-style-type: none"> • Number/Amount of grants, loans received by local small businesses (potentially break down by demographics) • Count of businesses that received grants 	<ul style="list-style-type: none"> • Small Business Stabilization • Small Business Inclusive Growth 	Prosper Portland Small Business Office, 82nd Avenue Business Association, North Clackamas Chamber of Commerce, Venture Portland, Jade District,	Montavilla East Tabor Business Association

³ In corridors like Foster and Halsey/Weidler, Prosper Portland and PBOT have coordinated small business grants with construction schedules to minimize disruption. A similar approach could benefit businesses along 82nd Avenue during upcoming projects.

	<ol style="list-style-type: none"> 4. Make internal tenant improvements to buildings. 5. Land bank properties for future commercial development. <p>Continued Outreach and Long-term Support:</p> <ol style="list-style-type: none"> 1. Develop a long-term support plan with community small business organizing. 2. Fund positions for business outreach to provide a point person for accessing resources, navigating services, establishing feedback, advocacy, training, and assistance. 	and loans		APANO	
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5. Equitable Housing Strategy

The 82nd Avenue corridor's equitable housing strategy aims to create a balanced housing ecosystem that addresses affordability, displacement risks, and diverse community needs. This corridor is home to populations, largely Asian and Black Americans, who have been previously displaced from downtown and north Portland, respectively, making the work of anti-displacement investments even more urgent. The construction of new housing units, financial support for nonprofit developers, investments to preserve affordable housing, and a comprehensive needs assessment all would help address current shortages and plan for future demands. Programs for existing homeowners and first-time homebuyers, particularly those from historically marginalized communities, provide stability, support homeownership, and mitigate displacement pressures. While we recognize that few resources currently exist for these programs, the goal of this document is to identify the scope of interventions needed in response to the impacts of the planned public investments and then work to find the resources to meet that need. Potential resources include Tax Increment Financing, future housing bonds, and targeted state resources.

Strategies	Action	Outcomes	Community Need Fulfilled	Lead Organizations	Potential Partners
5.1 Corridor Housing Needs Assessment	Complete a Needs Assessment for the 82 nd Avenue Corridor by December 2025. Assessment should include the following key elements: <ol style="list-style-type: none"> Housing needs analysis and development capacity Workforce needs, capacity 	<ul style="list-style-type: none"> A comprehensive list of buildable sites along the corridor, focusing on pedestrian hubs like McDaniel High School, Montavilla, Jade District, Lents, and parts of Clackamas County, to guide strategic investments to increase density, reduce vehicle trips, and foster walkable communities. 	<ul style="list-style-type: none"> Housing Needs Assessment 	Portland Housing Bureau (PHB), Bureau of Planning and Sustainability (BPS); Portland Permitting & Development (PP&D); Prosper Portland	Developers of multifamily and affordable housing with a priority for organizations with historic ties, community-based and culturally specific organizations. North Clackamas Revitalization Area

Strategies	Action	Outcomes	Community Need Fulfilled	Lead Organizations	Potential Partners
5.2 Affordable Housing Production Goal and Land Acquisition	<p>Set a target to produce new housing units serving households below 80% Median Family Income (MFI) over the next ten years, ensuring a balanced mix of affordable housing types to serve diverse communities. Production target to be informed by the housing element and buildable sites inventory of the Needs Assessment.</p> <p>Expand the revolving loan (housed at Metro) fund to acquire, hold, and prepare land for future affordable housing developments with a goal of acquiring one site a year.</p> <p>Intentional/strategic land acquisition through the transportation projects (staging areas) to do additional land banking</p>	<ul style="list-style-type: none"> Increased availability of affordable housing for low-income households. Ensures diverse, economically inclusive communities with accessible housing for all income levels. 	<ul style="list-style-type: none"> Access to affordable housing 	Portland Housing Bureau (PHB), Prosper Portland, Planning and Sustainability, Trimet, PBOT	Prosper (TIF), North Clackamas Revitalization Area, Developers of multifamily and affordable housing with a priority for organizations with historic ties, community-based and culturally specific organizations

Strategies	Action	Outcomes	Community Need Fulfilled	Lead Organizations	Potential Partners
5.3 Financial Support for Affordable Housing Development	Based on the Needs Assessment and resulting housing unit production target, identify the total amount of funding needed to fulfill units for household incomes at or below 80% of the MFI.	<ul style="list-style-type: none"> Expands affordable housing options and empowers community-based organizations to address local needs. 	<ul style="list-style-type: none"> Support for Nonprofit Developers 	Prosper Portland, Portland Housing Bureau (PHB), Developers of multifamily and affordable housing, prioritizing those with historic, community-based, and culturally specific ties.	Outside funding sources and organizations, including grants, low-interest loans, and other financial incentives, nonprofit housing developers
5.4 New Homeowner Opportunities	Create a program (or leverage already-existing programming) that provides down payment assistance for first-time homebuyers based on the housing needs assessment, particularly for historically marginalized communities. Partner with, expand, and fund existing programs that provide home ownership opportunities.	<ul style="list-style-type: none"> Promotes long-term housing stability and wealth-building in underrepresented communities by improving access to homeownership 	<ul style="list-style-type: none"> Homeownership Program 	Portland Housing Bureau (PHB), Developers of multifamily and affordable housing, prioritizing those with historic, community-based, and culturally specific ties. North Clackamas Revitalization Area	Organizations that do down payment assistance grants and loans

Strategies	Action	Outcomes	Community Need Fulfilled	Lead Organizations	Potential Partners
5.5 Existing Homeowner Support	Develop new programs or expand existing programs to assist homeowners with weatherization, renovations, and lead abatements, enhancing housing stability and conditions. This may involve grants, low-interest loans, and partnerships with local contractors.	<ul style="list-style-type: none"> Enhanced housing conditions for existing homeowners. Preserves affordable housing, improves living standards, and sustains community character. 	<ul style="list-style-type: none"> Homeowner Support 	Portland Housing Bureau (PHB), Developers of multifamily and affordable housing, prioritizing those with historic, community-based, and culturally specific ties. North Clackamas Revitalization Area	Organizations that do home repair, weatherization, and lead abatement, add

6. Community Development

The community development initiatives focus on nurturing leadership, supporting economic growth, and fostering social cohesion along the 82nd Avenue corridor. Leadership development programs hosted by existing Community-Based Organizations (CBOs) empower local leaders, while Tax Increment Financing (TIF) supports community development projects to enhance infrastructure and services. Funding for community organizing efforts and financial support for community programming strengthen cohesion, driving development goals forward. This approach aims to create a resilient, cohesive community, supporting inclusive growth. The specific mechanisms to fund these projects will likely come from diverse sources such as grants, local community investment, and TIF.

Strategy	Action	Data/ Metrics/ Outcomes	Community Need Fulfilled	Lead Organization	Partners
6.1 Community Leadership Development	Invest in leadership development programs hosted by existing Community-Based Organizations (CBOs) serving the corridor. Aim to have annual cohorts over the next five years, nurturing leaders that can advocate for their communities and contribute to sustained development.	<ul style="list-style-type: none"> Quarterly meetings between City officials and communities members 	<ul style="list-style-type: none"> Community Leadership Development 	Unite, Verde, APANO, AYCO	82nd Avenue education institutions, churches, and neighborhood associations, North Clackamas Chamber of Commerce
6.2 Community Organizing and Event Support	Secure funding to continue 82nd Avenue Coalition organizing efforts along the corridor, supporting initiatives and community programming such as farmers markets, cleanups, and events.	<ul style="list-style-type: none"> Quarterly events that bring neighborhoods together to discuss local issues 82nd Ave newsletter 	<ul style="list-style-type: none"> Community Programming 	Office of Community and Civic Life	Organizations working in the 82nd Avenue corridor
6.3 Identify Community Gathering Spaces	Analyze the corridor to find spaces where community members can gather for meetings or celebrations without the need to spend money.	<ul style="list-style-type: none"> A free gathering space within five miles of all communities along 82nd Avenue A list of these community places 	<ul style="list-style-type: none"> Community Programming 	Portland Parks and Recs	82nd Avenue education institutions, churches, and neighborhood associations,

					North Clackamas Parks and Recreation District
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