



**POWDERHORN
NEIGHBORHOOD**

REDEVELOPMENT PRINCIPLES & PRIORITIES

Report | Fall 2020

In the wake of the murder of George Floyd and the subsequent civil unrest, 127 properties and businesses in or surrounding Powderhorn sustained significant damage or were completely destroyed. We know this will likely lead to development in our community, and we are committed to ensuring that development is healthy and reflects the desires of the people who live and work here.

58 RESPONSES

This report reflects the findings from 58 responses collected between July and October of 2020. Some have lived in Powderhorn less than two years while others have lived here more than 16 years. We recognize this is a limited sample size and will continue to listen to community voices and seek out additional input

COMMUNITY CONCERNS

Most community members identified that they were concerned or very concerned with the following:

	Concerned	Very Concerned
Small business owners unable to afford rebuilt space	12%	83%
Property owners selling to privatized developers	21%	57%
Increased commercial and residential property taxes	28%	36%
Lack of opportunities for community to influence elements like green space, environmentally preferable materials, other community benefits	35%	52%
Displacement of culturally diverse businesses and business owners	9%	84%

PPNA will ensure that we are actively seeking out opportunities to advocate for resources that protect culturally diverse business owners and leverage community influence in development.

DEVELOPMENT PRINCIPLES

PPNA has developed a set of principles that we believe should be applied to any development project based on the feedback from this survey.

Commercial and residential affordability over standard market rates

67% of people demonstrated significant support for this. Creating and maintaining access to affordable residential and commercial properties is an essential tool to help stabilize residents and business owners. Any City, County, or State funding that supports a new era of development within this community must combine affordable unit set asides and price controls over a thirty-year period that remains in place with any transfer of ownership.

Community health over individual wealth

64% of people demonstrated significant support for this. Any policy that supports community development must describe how the policy will improve three determinants of health over five years then ten years, and provide a budget estimate to advance the policy's integration and impact.

Community developers over profit developers

62% of people demonstrated significant support for this. Short- and long-term community development priorities are rooted in wanting a healthy community across all determinants of health. We need funding that enables diverse and community-guided ownership models.

Community input over speed to develop

47% of people demonstrated significant support for this. Residents, business owners, existing property owners, and municipal representatives must have equitable opportunity to use their voice to influence a new era of development in the community. Policies that can materially mitigate or prevent disaster capitalism from igniting a wave of ill effects are needed immediately.

PPNA will use these principles when in conversation with community leaders, developers, and policymakers as a minimum standard. These principles will also determine when we choose to support or not support a development in the community.

GOVERNMENT INVESTMENT

When asked "If City, County, State, or Federal dollars help with redevelopment expenses, should a percentage go toward advancing other community development needs like the following?", these were the responses:

	YES	NO	NOT SURE
Cover annual special service district fees for all businesses interested in participating	24%	4%	69%
Affordable or no barrier housing	82%	9%	9%
Outreach and supportive services for those experiencing homelessness	81%	9%	10%
Youth programs	83%	3%	14%
Violence prevention programs	81%	5%	14%
Job training and placement programs	83%	3%	14%

PPNA is clear on which programs and services the community believes will support overall community health. We will act on these priorities and also work to educate the community about what a Special Service District is and how it might contribute to overall health