

IMPACT STATEMENT

Legislation title:

*Accept an Intergovernmental Agreement (IGA) in the amount of \$100,000 from Metro to develop the Southwest Corridor Equitable Housing Strategy and authorize the Director of Bureau of Planning and Sustainability to execute grant agreements with nonprofit organizations under this IGA (Ordinance)

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Purpose of proposed legislation and background information:

In 2016, the City Council directed BPS to develop a housing strategy for a future light rail investment along the Southwest corridor. With the approval of Council on August 3, 2016, BPS applied to Metro for a \$100,000 Equitable Housing grant to develop a Southwest Corridor Equitable Housing Strategy. The application included a proposal to provide \$20,000 in local match. BPS received a notice of award on December 12, 2016 for the full \$100,000.

This legislation formally accepts the Metro grant and approves the use of BPS funds for the local match. The funds are critical to the development of the Council's requested housing strategy.

The SW Corridor Equitable Housing Strategy will support equity and growth policies found in three plans adopted by the City Council; the Portland Plan, the Comprehensive Plan, and the Barbur Concept Plan. It will also further the Citywide Racial Equity Goals and Public Involvement Principles adopted by the City Council in 2015 and 2011 respectively.

Financial and budgetary impacts:

In December of 2016 BPS hired a part-time limited-term Management Analyst to lead the development of the SW Corridor Equitable Housing Strategy. Funds from BPS's Comprehensive and Strategic Planning Program are being used to fund this position. The position is currently .65 FTE through the 2016-2017 fiscal year. The 2017-2018 BPS proposed budget includes an extension of this position for another fiscal year.

The grant from Metro provides the entirety of the project budget outside of personnel costs. An IGA with Metro accompanies this ordinance. Attachment A of the ordinance lays out the budget milestones and reimbursement dates. Attachment C provides a narrative of the work plan. The bulk of grant funds will be used for consultant contracts with private firms and grants for community based non-profit organizations helping to develop housing goals for each station area, identify the finance strategy and organizational capacity to achieve these goals, and build community capacity to support and implement this strategy.

Contracts will be executed in early 2017 with most of the work expected to occur in 2017 and 2018. Reimbursements from Metro will be provided upon completion of major milestones and deliverables, most of which are scheduled for late 2017 and early 2018.

Community impacts and community involvement:

The SW Corridor Equitable Housing Strategy builds upon the growth and equity framework of the Portland Plan, the anti-displacement and housing opportunity policies in the Comprehensive Plan, and the urban design and place-making concepts expressed in the Barbur Concept Plan. Each of these three plans was developed with extensive community input from a broad and diverse participants in the SW district.

The housing strategy will extend beyond the geographic area of the Barbur Concept Plan (south downtown to the West Portland Town Center) to the potential station areas in Tigard. As described in more detail in Attachment C of the IGA, the housing strategy is a joint Portland/Tigard project, tightly coordinated with Metro's SW Equitable Development Strategy (SWEDS).

A purpose of the strategy-development process is to better understand the impacts a major transit investment may have on low-income households and communities of color. The transit investment and accompanying commercial development brings both burdens and benefits. Reducing the burdens of direct and economic displacement of vulnerable people is a major policy objective of the housing strategy. Increasing the benefits of economic opportunity and mobility for them is another major policy objective.

Through community partners and publicly available data we do have some information on the demographics of the households in the corridor and the existence of affordable housing, small businesses, and non-profit organizations operating along the corridor.

- 2.8% of residents identify as Black or African-American, 7.6% identify as Asian, 79% identify as white, 5.7% identify as Latino or Hispanic, 1.2% as Native American or Native Hawaiian, and 3.3% as two or more races.
- 12.7% of the population live below the poverty line.
- Renters make up 49% of households. 50% of households live in multi-family housing.
- Some culturally specific organizations operating in the corridor include a The Islamic Center of Portland, Portland Rizwan Mosque, and Mittleman Jewish Community Center. Nonprofit service providers include Neighborhood House Portland.
- Rent-restricted income-eligible affordable housing is limited along the corridor. Home Forward and Community Partners for Affordable Housing operate the small handful of multi-family affordable housing buildings. The vast majority of housing affordable to households making 50% of median family income or less are in apartment buildings privately operated with no affordability requirements.
- Small commercial strips exist along Barbur Boulevard with relatively affordable commercial and office space compared to lease rates city-wide. A few small businesses provide culturally specific goods and services but the majority are auto-oriented and/or national chains.

There is broad community buy-in to developing a new identity for the nodes through the Barbur Concept Plan. However, the scale or specific needs of affordable housing and community development has yet to be addressed, either by the City or community partners. This housing strategy serves to understand and address these needs.

The cities of Portland and Tigard will partner on the project’s public involvement. The cities will create a shared community partners’ oversight committee and coordinate engagement with residents, businesses, property owners, and key stakeholders. Additional effort will be taken to reach low-income households, and communities of color. The involvement will be designed to help increase community capacity to meaningfully and effectively engage with the project.

The cities will also connect with existing community networks and organize open public workshops on equitable housing. The cities will co-host meetings with community-based organizations to get their guidance on project goals, findings and recommendations.

Budgetary Impact Worksheet

Does this action change appropriations?

- YES:** Please complete the information below.
- NO:** Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount