

IMPACT STATEMENT

Legislation title: *Authorize grant agreement with the Community Alliance of Tenants (CAT) for \$45,000 to fund community engagement activities that support the Portland and Tigard SW Corridor Equitable Housing Strategy (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. City Council approved on March 28, 2017, an Intergovernmental Agreement (IGA) in the amount of \$100,000 from Metro to develop the Southwest Corridor Equitable Housing Strategy and authorized the Director of BPS to execute grant agreements with nonprofit organizations under this IGA (Ordinance No. 188301). Council also approved the use of BPS funds for the local match.

This legislation formally authorizes the Mayor to enter into a Grant Agreement with the Community Alliance of Tenants (CAT) as outlined in form substantially similar with the agreement attached as Exhibit A, upon approval to form by the City Attorney. 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:

BPS General Funds provides the entirety of the grant agreement budget. Contracts will be executed starting in June 2017 with most of the work expected to occur in 2017 and 2018.

This action will authorize BPS to fund activities performed by CAT that support the Portland/Tigard SW Equitable Housing Strategy. The funding will come from BPS object cost 9PN00000031 in the amount of \$45,000 chargeable to the Fiscal Year 2016-17 Budget.

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 spectrum of 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. 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.
- Over 40 languages are spoken in the corridor with English, Chinese, and Spanish as the most common.
- 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 community engagement funded work serves to understand and address these needs. 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 CAT and their partners to get their guidance on project goals, findings and recommendations.

To date, BPS staff is unaware of any significant objections/concerns to the SW Corridor Equitable Housing Strategy, or to the Grant Agreement with CAT to perform activities that will

support the SW Equitable Housing Strategy. Letters of support for the City of Portland’s application for Metro’s Equitable Housing Planning and Development Grant were provided from stakeholders from the affordable housing, transit justice, tenant rights, and environmental sustainability communities.

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