

Southwest Corridor Equitable Development Strategy

January 25, 2018 update

SPRING 2017	SUMMER 2017	FALL 2017	WINTER 2017-18	SPRING 2018	SUMMER 2018	FALL 2018	WINTER 2018-19	SPRING 2019	SUMMER 2019
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Southwest Corridor Equitable Development Strategy (SWEDS)



Project Background

The Southwest Corridor Plan is a collaborative initiative with engaged local leaders working to find solutions to limited transit service, congested roadways, unreliable travel, and unsafe conditions for people moving within and between local communities. The Plan envisions a livable, affordable, economically thriving community with reliable and safe transportation options for every resident and commuter. Project partners have adopted a Shared Investment Strategy that includes a range of transportation, land use, social and economic development solutions to meet the needs of what is now the fastest growing part of the Portland Metro region. The construction of a new Light Rail Extension from Downtown Portland to Tualatin was identified as one of the primary strategies to address transportation needs and expand opportunities for residents who live, work and visit within the corridor, and the greater Portland Metro Region.

With this vision in mind, the Southwest Corridor Equitable Development Strategy strives to ensure that individuals and families continue to live, work and thrive in the Southwest Corridor with the changes that come from a major transportation investment like light rail. This means making sure neighborhoods in the Southwest Corridor have:

- living choices for people of all incomes,
- a range of jobs for people of all backgrounds,
- learning opportunities that prepare people for those jobs, and
- wages that support people’s ability to live and work in the corridor.

Project Oversight Committee:

A Project Oversight Committee, made up of various public/private/non-profit partners from the Southwest Corridor provides advice to Metro and project partner staff. The committee also includes three community members representing minorities and youth, who receive a participation stipend. This committee advises staff on implementing the work and allocating resources to future Pilot Projects. To date, the Project Oversight Committee has met four times, focusing on:

- Establishing a set of Equitable Development Principles (See below) to guide future work on a SW Corridor Equitable Development Strategy. The Principles provide a foundation for evaluation metrics and inform the selection of future pilot implementation projects.

- Understanding how various project partners undertake equitable development, with a focus on workforce development, affordable housing, and alternative financing strategies. The purpose of this effort is to expand the knowledge of partners to support future implementation opportunities in the corridor.
- Develop a process for selection of Pilot Projects that will allow for a 12 month implementation period. The outcomes of these Pilot Projects will help inform the final Equitable Development Strategy for the corridor.
- Utilize previous household profiles to identify and engage with real households in the corridor. This will highlight the impacts and opportunities of community and neighborhood changes that may come with a large public investment in the light rail project, as well as test how various policies and strategies could leverage changes for positive benefit.

Equitable Development Goals:

The following equitable development goals have been established to target key issues to measure in the conditions report, clarify components of social equity, guide targets to be established for the Strategy and Action Plan, and provide a rationale for establishing jurisdiction and organizational endorsements and commitments.

1. Advance economic opportunity & build community capacity for wealth creation
2. Confront residential & business displacement
3. Reduce disparities & improve conditions for affected people
4. Preserve & expand affordable housing
5. Promote transportation mobility & connectivity
6. Develop healthy & safe communities
7. Expand the breadth & depth of influence among affected people

The Project Oversight Committee is supported by two advisory groups:

- Equity & Housing Advisory Group – Equity and housing advocates and providers currently working to support a Metro-awarded grant for affordable housing targets in SW Portland and pre-development tasks for two affordable housing sites in Tigard. The group has recently begun to focus on programmatic and funding opportunities. In mid-Spring 2018 the group will focus on corridor-wide strategies around affordable housing preservation and development as well as strategies to support tenants and homeowners throughout the corridor.
- Business & Workforce Advisory Group – Participants are discussing how the Strategy can best support business and workforce activities in the corridor and build coordination among partner initiatives and programs. They are developing targets to inform whether the project is advancing on the Equitable Development Principles related to business and workforce. Targets may include: business support services and stabilization activities; targeted job training and workforce support services; activities to improve SDMWBE business representation; activities to support station or district-level economic partnerships and agreements; and coordinated approaches to alternative finance lending and community investment to capture the value of the light rail and associated investments and support local wealth creation. Partners are developing Pilot Project proposals that align with project goals. Next steps include supporting pilot project selection, scope development, and implementation as well as reviewing the final conditions report and corridor-wide quality of life index.

Equitable Development Pilot Projects:

Equitable Development Pilot Projects are intended to inform this Strategy while supporting community-driven initiatives to prepare communities for the changes and opportunities light rail and other investments would bring to the Southwest Corridor. Funds will target a mix of projects within and across two sub-categories aligned with priorities of the SWEDS advisory groups. Applicants will be asked to describe how the project could make communities more prepared for the changes and/or opportunities Southwest Corridor investments would bring and how the project can serve as a model for future application in the region, while advancing on a specific set of Equitable Development Principles. Proposals will be selected in late March, scoped and contracted in late April, with project activities initiating July 2018. Final project deliverables, invoicing, and a final report will be completed within a 12 month timeframe ending in July 2019.