

IMPACT STATEMENT

Legislation title: *Amend an Intergovernmental Agreement with Metro in the amount of \$40,000 to provide funding to the Center for Intercultural Organizing to support the Southwest Corridor Equity Coalition to implement the Southwest Corridor Equitable Development Strategy and inform the West Portland Town Center Plan (Ordinance; amend Contract No. 30006905)

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Presenter name: Consent item, no presenter necessary

Purpose of proposed legislation and background information:

The Portland-Metro Region has a plan for a network of town centers and a high-capacity transit system as a key component in providing a series of meaningful transportation options to connect those town centers. New transit service along the SW Corridor represents the next major investment in that system. A West Portland Town Center Plan provides a provides an equitable development blueprint for the only town center in the region without a plan. Although new development and expansive transit options offer all residents new choices for housing and services and a choice in how they move around the region, previous planning processes have not prioritized equitable outcomes for low-income households and communities of color. With rising costs of living and more development pressures being brought to bear on the Portland Region, many renters, lower-income households of color, and immigrants are at-risk of being pushed out of their existing neighborhoods. A major public investment in a transit will bring opportunities but will also contribute to these issues that households are struggling with. SW Corridor households and families are not currently equipped with the proper tools and/or opportunities to address these pressures.

In response to these challenges in the SW Corridor, Metro convened a diverse group of stakeholders to develop a SW Corridor Equitable Development Strategy. The strategy identifies a list of 18 priority actions that need to occur prior to new transit service being introduced, to ensure that the diverse communities that exist in SW Corridor today will be around to reap the benefit of this major public infrastructure investment. The City of Portland is leading or participating in the implementation of many of these actions including exploring a tax-increment financing district in SW Portland, encouraging nonprofit developers to secure properties for affordable housing, and planning for the West Portland Town Center. BPS' SW Community Grants Program resourced nonprofit organizations to engage low-income households and communities of color in the WPTC planning process.

A SW Corridor Equity Coalition (SWEC) has formed with a committed group of stakeholders that lead with racial equity and seek equitable outcomes for those that live and work in the SW Corridor. The Coalition is focused on the implementation of the SW Corridor Equitable Development Strategy with particular emphasis on championing anti-displacement strategies and shaping the West Portland Town Center Plan goals. SWEC working groups exist to steward both of these priorities.

The Bureau of Planning and Sustainability is contributing \$40,000 toward this effort to fund Intercultural Organizing to staff a full-time Equity Coalition Manager and provide targeted leadership training and engagement with low-income residents and communities of color. Other project partners including Community Alliance of Tenants, HAKI, APANO, Momentum Alliance, and OPAL Environmental Justice Oregon will provide additional training and community engagement services. These partners will be compensated with resources provided by Metro.

Other funding partners include TriMet and the City of Tigard. Philanthropic resources are being sought by Metro and the community-based organizations listed above to leverage the resourced contributed by local jurisdictions.

The grant funded work will support City Council adopted policies in the 2035 Comprehensive Plan.

Financial and budgetary impacts:

The Bureau of Planning and Sustainability FY 2019-20 Budget includes funding for the Comprehensive and Strategic Planning Program. Funds are available within this program in cost object PNCP000001.

Community impacts and community involvement:

The SW Corridor Equitable Development Strategy and West Portland Town Center Plan build upon the growth and equity framework of the Portland Plan, the anti-displacement and housing opportunity policies in the Comprehensive Plan, the urban design concepts expressed in the Barbur Concept Plan, and housing affordability goals and strategies in the SW Corridor Equitable Housing Strategy. Each of these five plans was developed with extensive community input from a broad and diverse group of participants in the SW district.

Metro's and the City of Portland's support of an Equity Coalition in tandem with continuing broader engagement in the corridor, will continue to involve members of the community as part of the on-going planning and implementation in the corridor, with particular emphasis on deeper engagement with Black, Indigenous, and people of color residents and businesses located in the West Portland Town Center.

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.

- Corridor wide: 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, Muslim Educational Trust, HAKI Community Organizations, and Mittleman Jewish Community Center. Nonprofit human service providers include Neighborhood House Portland.
- The 775 units of rent-restricted income-eligible affordable housing along the corridor comprises only 3.5% of all housing in the area. 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. Hundreds of these low-cost market rate units are located around two of Portland's oldest and largest mosques, providing a critical residential anchor for the East African and Arab Muslim communities.
- Small commercial strips exist along Barbur Boulevard with relatively affordable commercial and office space compared to lease rates city-wide. A few small but critical businesses provide culturally specific goods and services but the majority are auto-oriented and/or national chains.

100% Renewable Goal:

NA

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