

## IMPACT STATEMENT

**Legislation title:** Adopt the Southwest Corridor Equitable Housing Strategy and direct early implementation actions (Resolution)

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**Purpose of proposed legislation and background information:**

In 2016, the City Council directed the Bureau of Planning and Sustainability (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). The housing strategy is a joint Portland/Tigard project, tightly coordinated with Metro's SW Equitable Development Strategy (SWEDS). The Portland Housing Bureau (PHB) co-leads this work with BPS and Tigard.

This legislation formally adopts the SW Corridor Equitable Housing Strategy as binding city policy as outlined in the full strategy document in Exhibit A. The legislation further serves to direct City bureaus' ongoing work to implement the 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:**

Adopting the SW Corridor Equitable Housing Strategy by resolution does not commit the Portland City Council to specific budgetary or legislative actions.

**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 strategy was designed to respond to the impacts a major transit investment can 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.

A housing needs analysis for the corridor estimated over 4,000 affordable homes are needed to be preserved or built to meet the true need of existing and future low-income households. If fully capitalized and implemented the strategy could meet 55% of this need for regulated affordable housing. Additional resources for services and adoption of new tenant protections as recommended could also help to meet the remaining housing needs of households experiencing severe housing cost burdens who are at risk of displacement.

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, Muslim Educational Trust, and Mittleman Jewish Community Center. Nonprofit service providers include Neighborhood House Portland and the SW Community Health Clinic.
- 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.
- 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.

The strategy was developed through a robust community engagement process that centered the voices and needs of low-income households and communities of color.

An Equity and Housing Advisory Group composed of leaders from government, community development, finance, philanthropy and real estate development sectors worked with staff over the last year to develop and vet the recommendations in the strategy. They endorsed the strategy on June 7, 2018.

Five community-based organizations (CBO) were resourced through a SW Corridor Community Grants Program to engage low-income renters and immigrant communities to ensure their priorities were central to the strategy. The CBOs engaged hundreds of households through canvassing apartment buildings, supporting tenants to host living room conversations with their neighbors, and

convening large community events. The Community Alliance of Tenants led a tenant leadership cohort that developed a set of community housing and transit priorities which were submitted to staff and elected leaders at a May 13<sup>th</sup> community event. Many of these solutions were then included in the final housing strategy.

Portland and Tigard staff also connected with existing community networks and organized open public workshops on equitable housing. These were co-hosted with CBOs and other advisory group member. In addition, briefings were provided to City of Portland appointed commissions such as the Portland Commission on Disabilities, Human Rights Commission, Public Involvement Advisory Committee, PHB's Housing Advisory Committee, and the Planning and Sustainability Commission. A number of recommendations from these commissions were included in the final strategy.

To date, BPS and PHB staff are unaware of any significant objections/concerns to the SW Corridor Equitable Housing Strategy. Letters of support for the strategy have been sent directly to City Council from the following organizations. Many of these organizations will testify at the hearing on this resolution.

- Community Alliance of Tenants
- Community Housing Fund
- Community Partners for Affordable Housing
- Fair Housing Council of Oregon
- HomeForward
- Momentum Alliance
- Neighborhood House
- Network for Oregon Affordable Housing
- OPAL Environmental Justice Oregon
- Portland Planning and Sustainability Commission
- SW Community Health Clinic

**100% Renewable Goal:**

Not applicable

**Budgetary Impact Worksheet**

**Does this action change appropriations?**

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