

WELCOME!

**SW Corridor Equitable Development Strategy
Project Oversight Committee Meeting**

January 24, 2019

Metro

Equitable Development Principles

- Address residential and business displacement
- Reduce disparities + improve conditions for affected people
- Preserve + expand affordable housing
- Advance economic opportunity for all + build community capacity for wealth creation
- Promote transportation mobility + connectivity
- Develop healthy + safe communities
- Expand the breadth and depth of influence among affected people

Our Strategy

What is it?

- The Strategy is a framework for carrying out actions.
- It provides the concepts needed to clearly address the issues.
- The Strategy is directly linked to the actions

Who is this Strategy for? Who champions it?

The Strategy seeks to strengthen all of our partners ability to advance equitable development in SW Corridor:

- Residents
- Community organizations
- Local businesses
- Jurisdictions
- Specifically targets at-risk and underrepresented communities

The mix of community organizations and experts on the SWEDS committees + advisory groups guides this Strategy:

- Determines what actions to include in the Strategy
- Aligns strategies with principles for equitable development
- Establishes an implementation plan to secure equitable development outcomes in the corridor

Identified Actions

- 35 actions identified
- List narrowed/combined to 15
- Categories
 - Equity & Social Justice
 - Equitable Housing
 - Workforce Stability
 - Business Stability
 - Community Development
 - Future Areas of Investment


Equity and Social Justice

- Ongoing engagement of low income residents, communities of color, and local community based organizations to participate in implementation
- Leadership training to advocate for equitable development outcomes
- Fund and provide anti-displacement services



- Leadership trainings and targeted engagement to empower low-income residents, communities of color, and community-based organizations to participate in strategy implementation
- Community Preservation Work Group to fund and provide anti-displacement services and provide parity of tenant protections

Equitable Housing

- Regional Affordable Housing Bond
 - Acquire and convert unprotected affordable housing units into income/rent restricted units
 - Secure land/sites for equitable TOD that includes regulated units
 - Equitable TOD zoning overlays
 - Equitable TOD Memorandum of Understanding
 - Outreach to establish culturally specific housing design and siting criteria
 - Real Estate Investment Trust: Direct outside capital to affordable housing in SW Corridor.
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- Develop, acquire and convert unprotected affordable housing units into income/rent restricted units as part of Regional Affordable Housing Bond implementation in SW Corridor
 - Equitable TOD Work Group to establish/refine equitable TOD zoning overlays and acquire sites for targeted set of affordable housing projects near transit
 - Extend SWEDS pilot projects to implement housing design and siting criteria refinements identified through outreach on culturally specific needs
 - Identify sites for directing outside capital to affordable housing in SW Corridor through a Real Estate Investment Trust

Workforce Stability

- Moving entry level workers into middle-skill/wage jobs with advancement pathways
- Expand Rental assistance to low-income job trainees (e.g. + WA Co.)
- Hire Local Campaign with target for SW Corridor zip codes
- Map of jobs in SW Corridor aligned with occupations in online career pathways programs
- New Job & Services Center in high displacement risk area(s)
- Community Benefits Agreement(s) with local contracting/hiring targets
- Strengthen development agreements with developers



- Engage major employers to train entry level workers from diverse backgrounds for middle skill/wage career advancement pathways
- Align + Expand Workforce Development Resources and Programs between Multnomah and Washington County
- Establish Community Benefits Agreement(s) in SW Corridor

Business Stability

- Expand access to alternative lending opportunities and business education/financial advising to disadvantaged businesses.
- New association/coalition(s) for small and disadvantaged businesses (e.g. Barbur Business Association)
- Incentivized, matched savings accounts for disadvantaged businesses
- Survey local and SDMWBEs to exhibit business displacement risks and scale up opportunities



- Establish improved representation and financial and technical resources for disadvantaged businesses in SW Corridor
- Improve access to affordable commercial space for disadvantaged businesses

Community Development

- Community Investment Trust: Capture increased property values for community wealth creation
- Community Land Bank Organization: Secure property for community assets such as affordable housing or job/service centers
- Form a community-centered organization to champion implementation and monitor impacts
- Form Urban Renewal Area(s) in SW Corridor that advances equitable development outcomes



- Establish Community Investment Trust(s) to leverage successful model in East Portland to capture increased property values for community wealth creation in SW Corridor
- Establish community land bank organization to secure property for community assets such as affordable housing and/or job/service centers
- Form SW Equity Coalition
- Form Urban Renewal Area along SW Barbur that advances equitable development outcomes
- Tigard Triangle equitable urban renewal implementation

Future Areas of Investment

- Employer assisted housing for units that align with wage profile of SW Corridor businesses
- Tax incentives for existing, unregulated affordable housing
- Off site inclusionary zoning with target receiving locations
- No net loss policy on regulated units
- Establish and/or formalize rent-to-own arrangements between tenants and property owners
- Limited equity cooperative housing
- Increase affordable housing options specific to at-risk populations (e.g. adults diagnosed with mental illness)
- Expand culturally + linguistically specific centers and services (ESL, job seeking, public services)
- Increase access to community-specific health and human services
- Incentives to invest in energy efficiency to reduce HH costs

Possible Next Steps

Now-Spring 2019:

- *Secure resources from proposed project partners*
- *Establish MOUs and IGAs as needed*
- *Establish charter among committed non-profit and community partners*

Spring-Summer 2019:

- *Approach local philanthropic community to commit resources for implementation of 2-5 year actions*
- *Build out SW Equity Coalition based on SWEDS, Pilots and proposed short- and long-term actions*

Fall 2019

- *SW Equity Coalition formalized*
- *Implementation of areas of community investment*
- *Capital campaign for national philanthropic resources and private sector initiates*