

METRO COUNCIL

Work Session Worksheet

PRESENTATION DATE: May 16, 2017

LENGTH: 45 minutes

PRESENTATION TITLE: SW Corridor Equitable Development Strategy

DEPARTMENT: Planning & Development

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WORK SESSION PURPOSE & DESIRED OUTCOMES

- Purpose: Update the Council on the status of the work plan for the SW Corridor Equitable Development Strategy. Explain how the work will support and enhance the SW Corridor Light Rail project and the Equitable Housing Grants with the Cities of Tigard and Portland, and Washington County.
- Outcome: Council understanding of the proposed work program and how the work builds towards a more inclusive look at future investment areas around region.

TOPIC BACKGROUND & FRAMING THE WORK SESSION DISCUSSION

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. 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.

In 2016 Metro applied for and received an FTA Corridor-based Transit Oriented Development Grant for \$895,000. The goal of the grant work is to define a Southwest Corridor Equitable Development Strategy (SWEDS) to address current and future residents' needs around housing, employment, and education as the corridor grows and as the transit investment influences that growth. A strong coalition of partners will identify and pilot actionable equitable development strategies based on a compilation of data that exhibits the unique conditions in communities throughout the Southwest Corridor. These actions will address the following topics:

- **Equitable Housing:** Increasing supply and meeting demand for diverse housing types that address the needs of various household incomes and sizes.
- **Economic Development:** Identify jobs/industry sectors that provide households with sufficient resources to afford the indices for a regional quality of life (RQL) to enjoy living in the corridor.
- **Workforce Development:** Identify pathways to link the current and future corridor population with employment that pays enough to achieve the RQL.
- **Infrastructure investments that expand accessibility and mobility**
- **Guidance on property investment** (retention, new development, redevelopment, adaptation).

In addition to the SWEDS, Metro recently awarded Equitable Housing Grants to the City of Portland, the City of Tigard and Washington County to help address local affordable housing issues as they relate to the proposed light rail investment. The SWEDS work will help support these local actions by closely aligning anticipated milestones and deliverables between projects. Additionally, staffing and outreach will be coordinated between the grants to maximize efficiency and promote a shared understanding of the project linkages within the corridor.

Anticipated Outcomes:

1. **Southwest Equitable Development Strategy (SWEDS):** Identifies investments and policies to mitigate displacement and maintain equitable access to the RQL at a corridor-wide level in the face of substantial population and employment growth through 2040.
2. **Community-Driven Implementation:** Based on policy direction from the SWEDS, advisory groups will deliver pilot project proposals for corridor-wide implementation. Projects will focus on:
 - a. Equitable Housing
 - b. Business & Workforce Development
 - c. Finance & Investment needs
3. **Regional Quality of Life (RQL) Index:** Describe current conditions and inform target scenarios for equitable station area development and inclusive economic growth in the SW Corridor. Index will be built from existing data sources and scalable for continuing use on future Metro Investment Areas.

As the Portland region grows, many of the issues that larger cities have been experiencing are rising to the forefront of public concern, such as affordable housing, community and business displacement, and inclusive growth. Project partners aim to address these concerns in working with the community to ensure that major public investments in transit and other transportation are leveraged in a way that supports community development objectives, addresses existing inequities, and reduces associated impacts and risks to reduced livability and displacement due to increased land values. Major public investments in infrastructure made with the limited resources available today need to achieve more than just transportation goals – our communities deserve and demand that an investment in light rail transit maintains and enhances the quality of life for communities in the region, particularly in the Southwest Corridor. The SWEDS work will lead to a greater understanding, region-wide, about how and where to make investments that will do the most good for the most people.

QUESTIONS FOR COUNCIL CONSIDERATION

- Do you have questions about our proposed work program?
- Is there anything missing from the work program?
- Are there specific partners you recommend we engage on this grant?

PACKET MATERIALS

- Would legislation be required for Council action ☐ Yes ☒ No
- If yes, is draft legislation attached? ☐ Yes ☒ No
- What other materials are you presenting today?
 - Proposed Grant Committee Structure
 - Overview of ongoing work programs