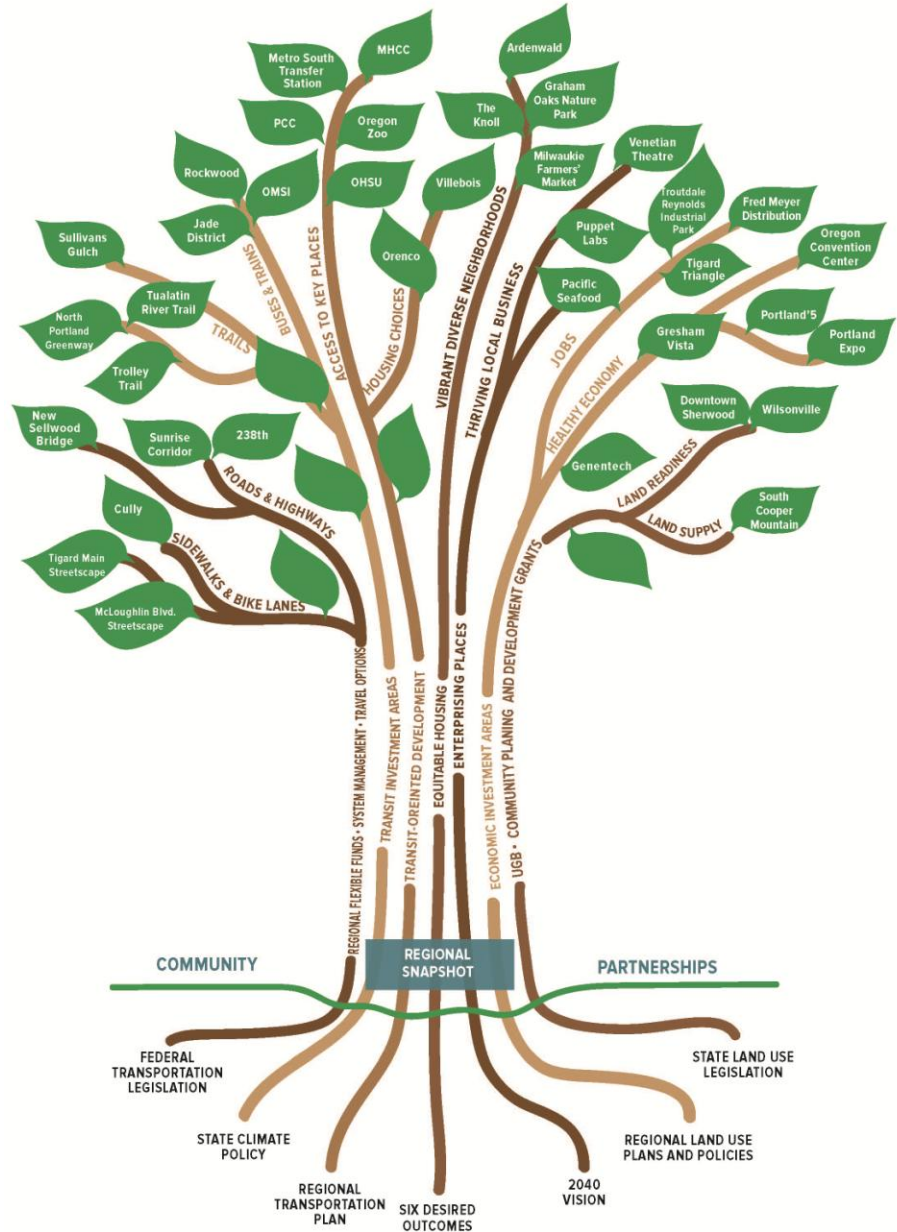


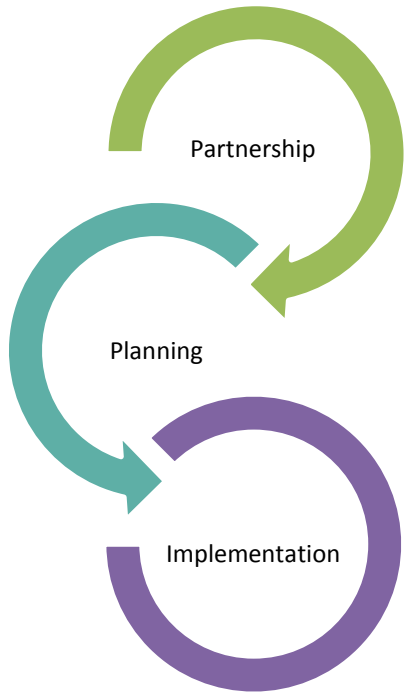
SW Corridor Equitable Development Strategy



- Partnerships
- Planning
- Implementation

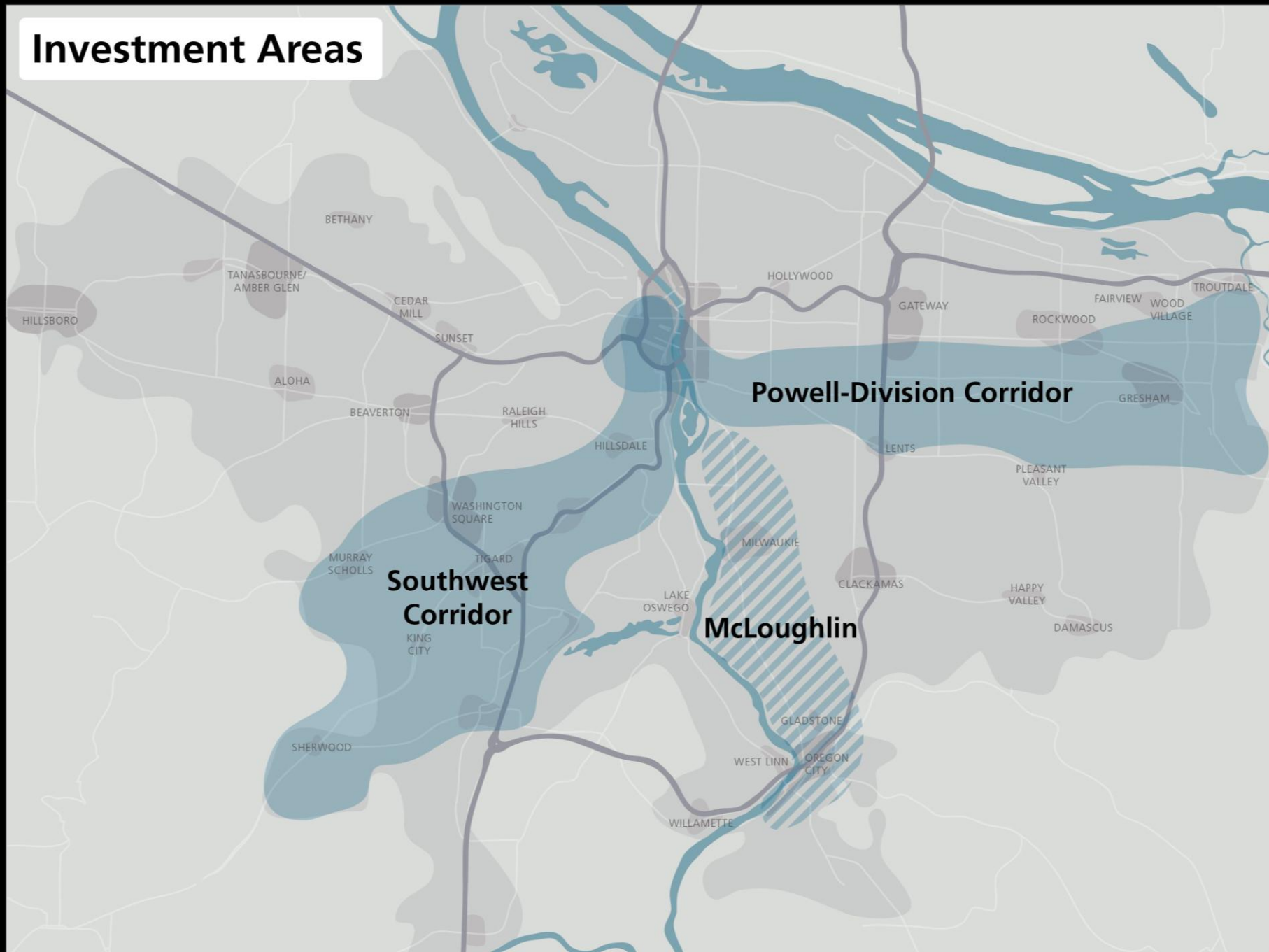


Investment Areas Approach



- Public investments catalyze private development
- High capacity transit can be the largest public investment in an area, but isn't always
- Leverage resources at all levels to maximize public benefit and return
- Shared investment strategies – align local, regional, state, federal, community and private interests to maximize benefits

Investment Areas



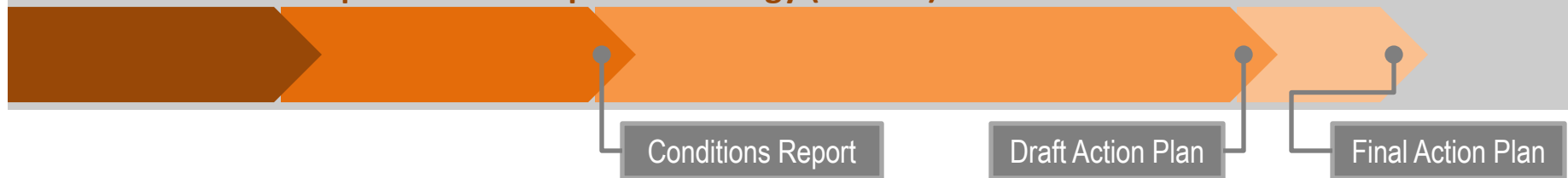
What's happening in SW Corridor?

2017

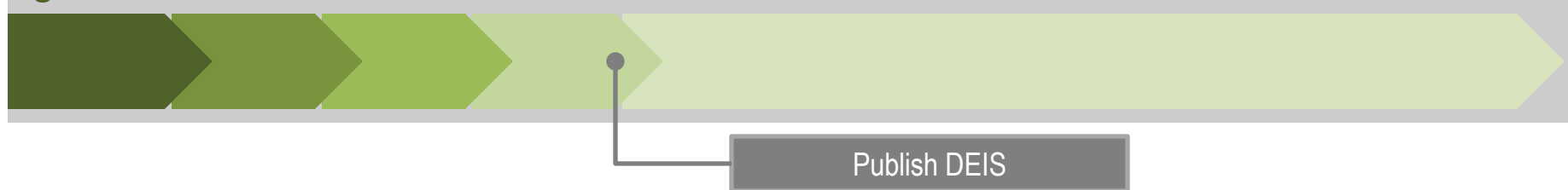
2018

2019

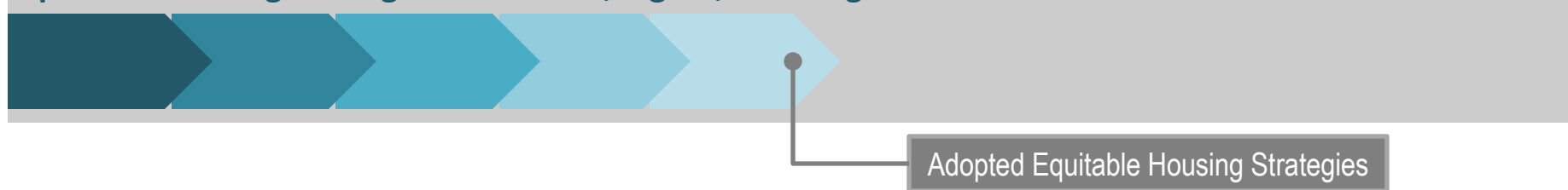
Southwest Corridor Equitable Development Strategy (SWEDS)



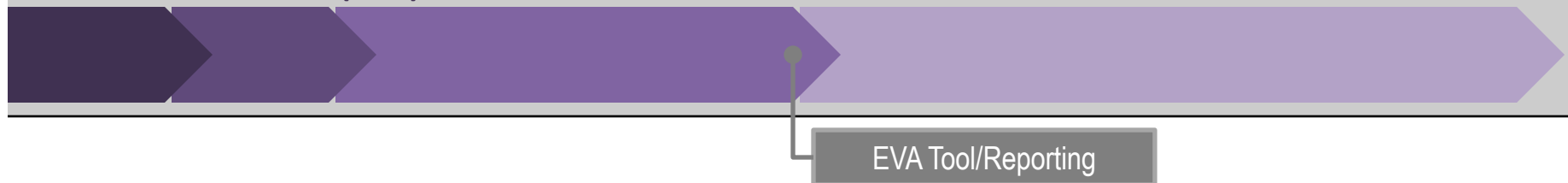
Light Rail DEIS



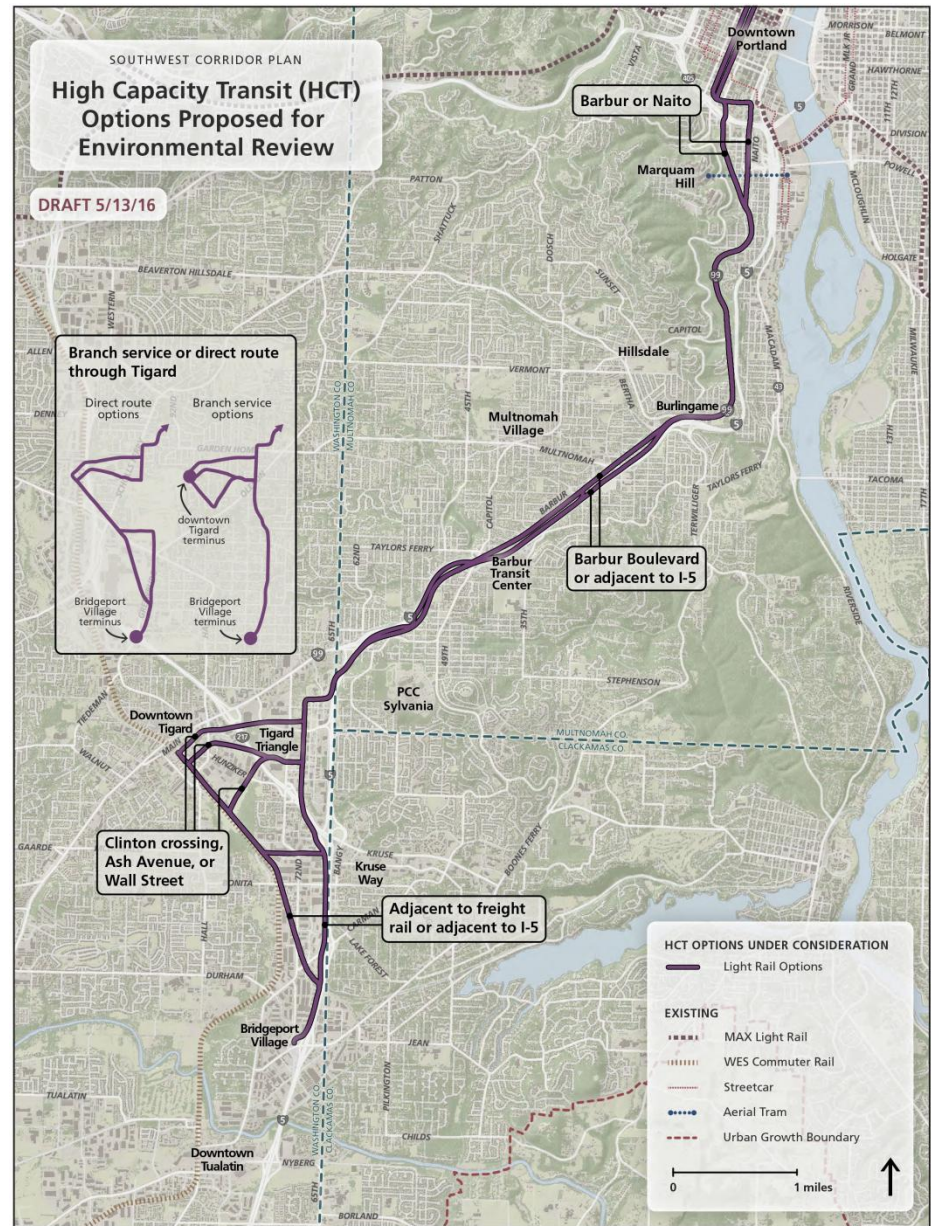
Equitable Housing Strategies – Portland, Tigard, Washington



Economic Value Atlas (EVA)



- FTA TOD Planning Grant - \$895,000
- Southwest Corridor Equitable Development Strategy
- Community Driven Implementation
- Regional Quality of Life Standard
- Engagement and Capacity Building
- Regional Scalability



Work Components

Partnerships and Community Profiles

Corridor & Subarea Analysis

Strategy Development + Implementation

Present + Coordinate

Regional Application

Partnerships & Community Profiles

Where can a household making less than half of median income afford to rent?

Three-person household making 49% of median income:
\$32,000

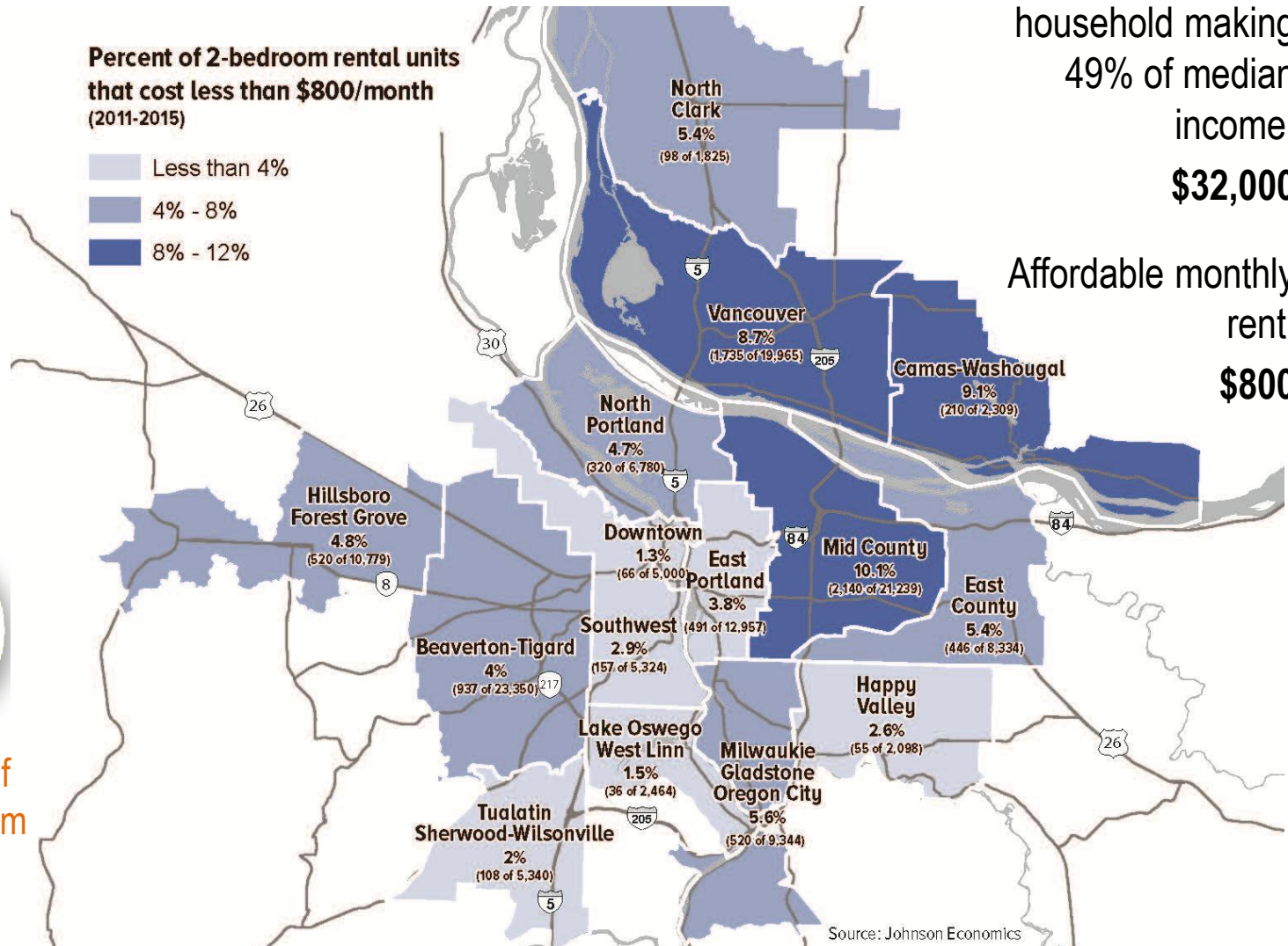
Affordable monthly rent:
\$800



Average salary of a pre-school teacher:
\$32,090



Combined income of two full-time minimum wage workers:
\$38,000



Source: Axiometrics, Multifamily NW, Johnson Economics

Partnerships & Community Profiles

Where can a household making median income afford to buy a home?

Household making median income:
\$66,000

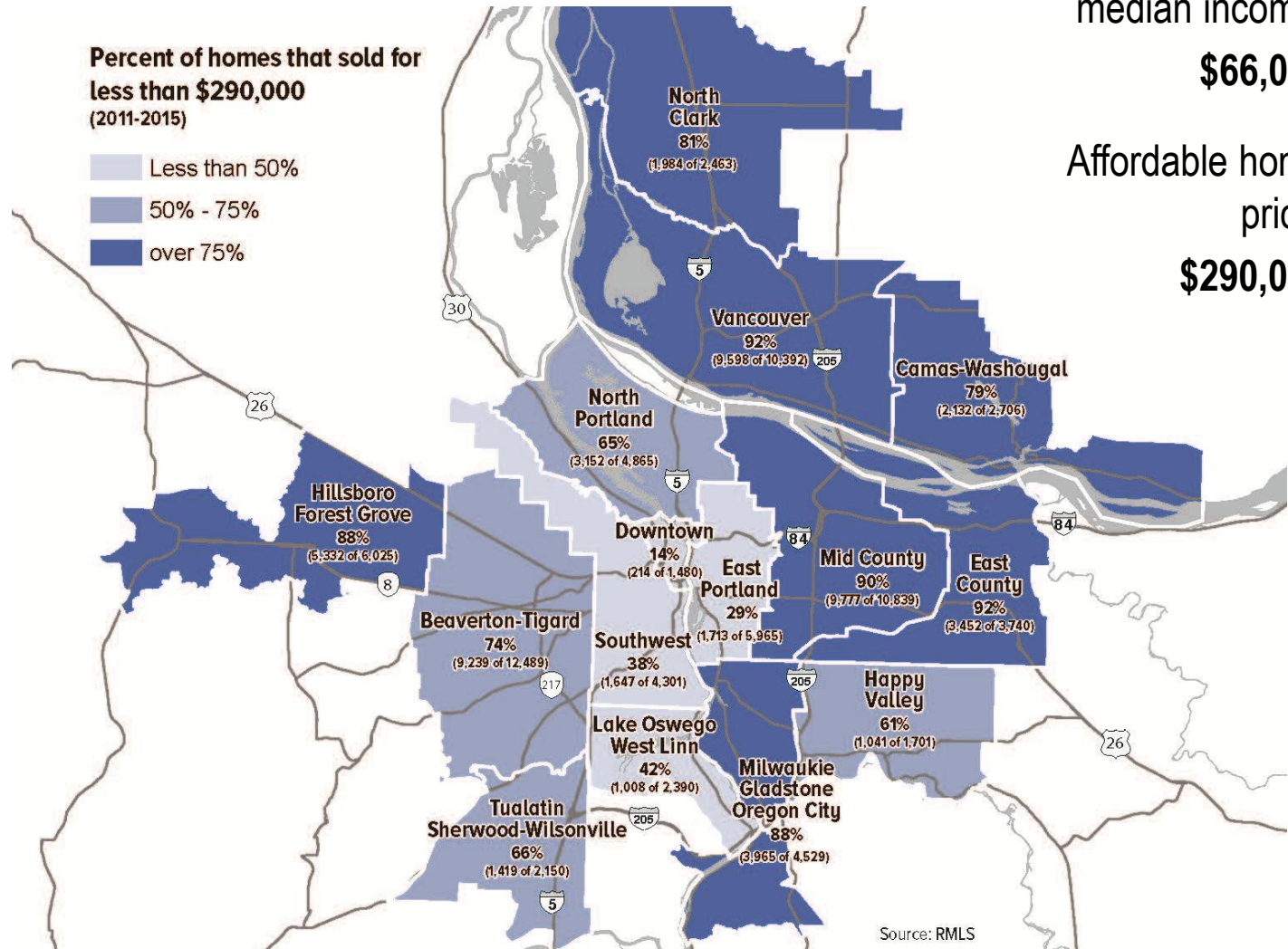
Affordable home price:
\$290,000



Average salary of a police officer:
\$66,110



Average salary of a high school teacher:
\$59,430

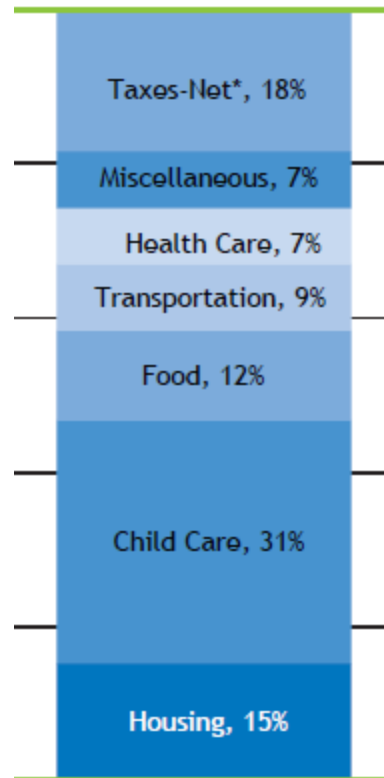


Includes 2-3 bedroom homes that sold between 2010-2015. Source: RMLS.

Partnerships & Community Profiles

What wages allow a household in the corridor to enjoy the region's standard quality of life?

SAMPLE: Clackamas County
Self-Sufficiency Wage
(2 Adults, 1 Infant, 1 Preschooler):
\$75,480



TWO ADULTS, ONE INFANT,
AND ONE PRESCHOOLER
(\$6,290 per month)

TAXES



HEALTH
CARE



TRANSPORT



FOOD



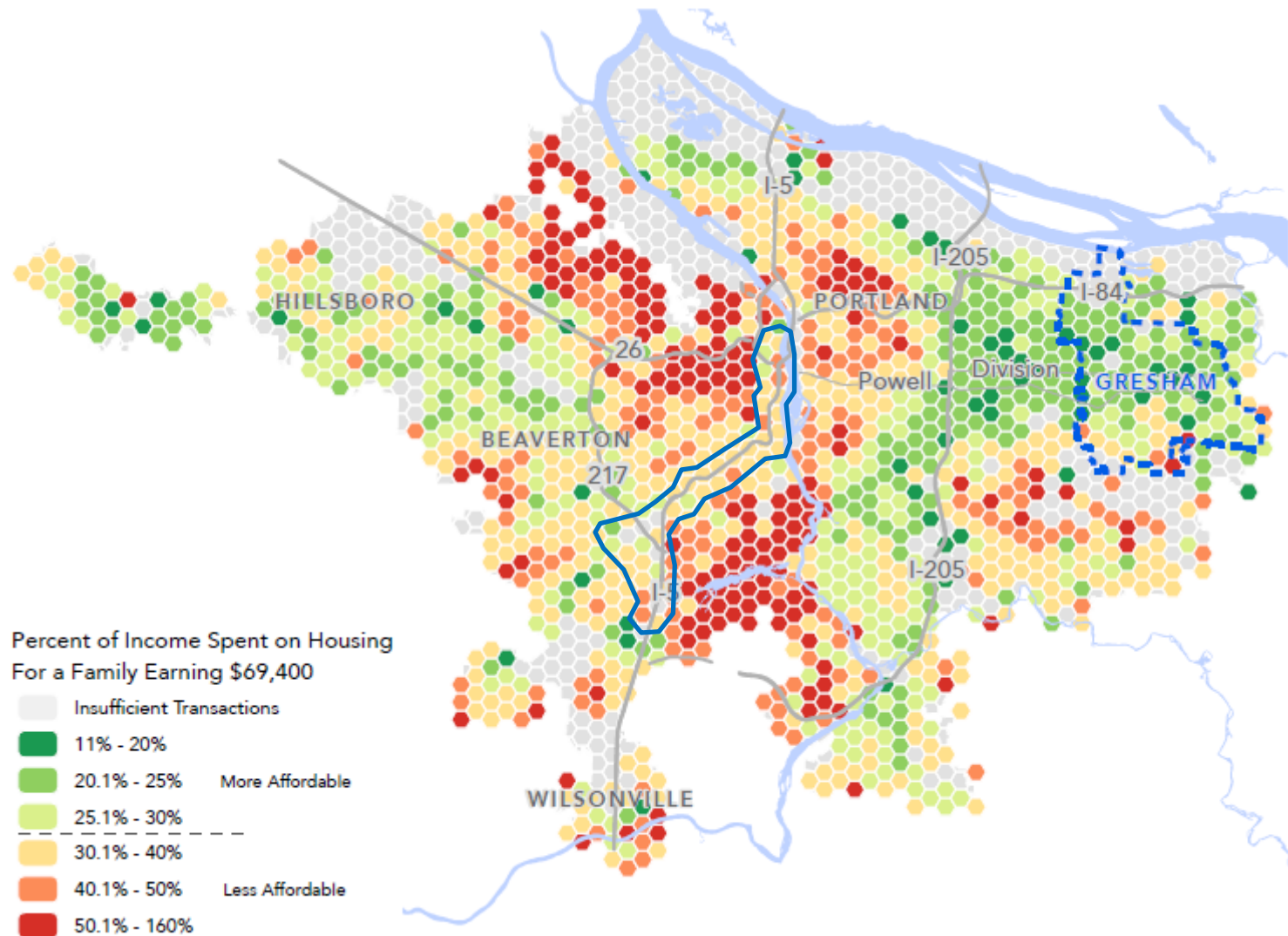
CHILD
CARE



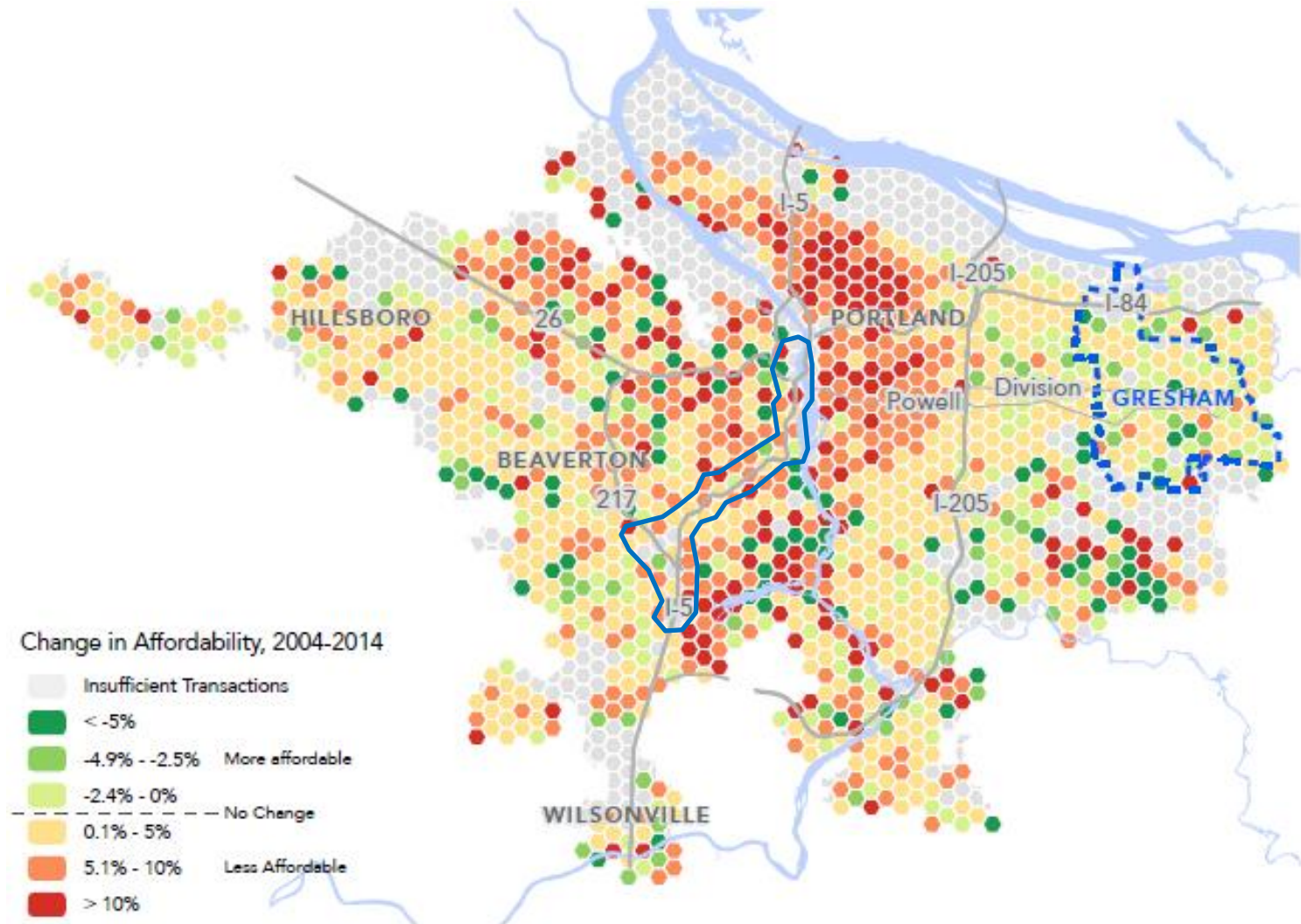
HOUSING



Corridor + Subarea Analysis



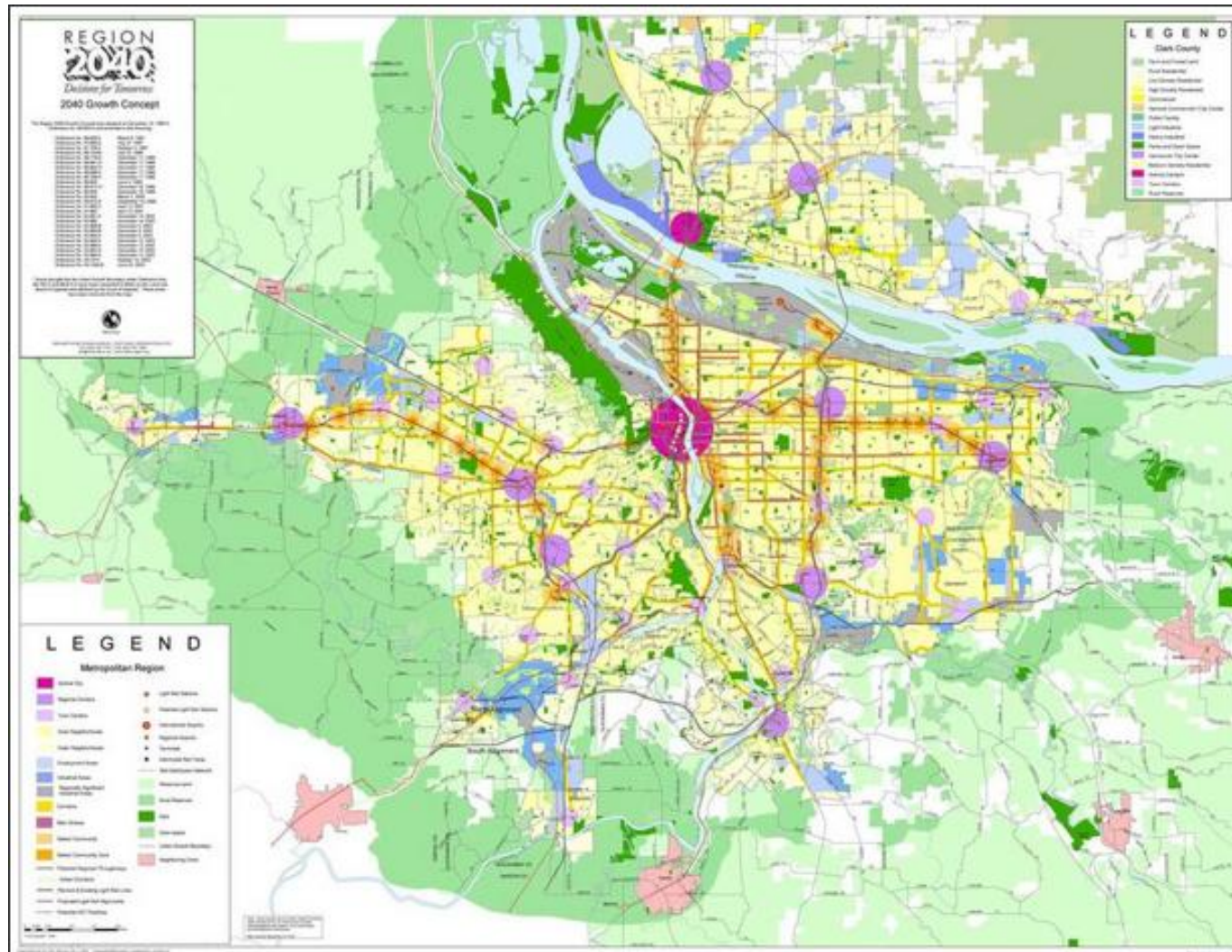
Corridor + Subarea Analysis



Strategy Development + Implementation

- Pilot Projects
- Local Actions
- Building Community Capacity

Regional Application

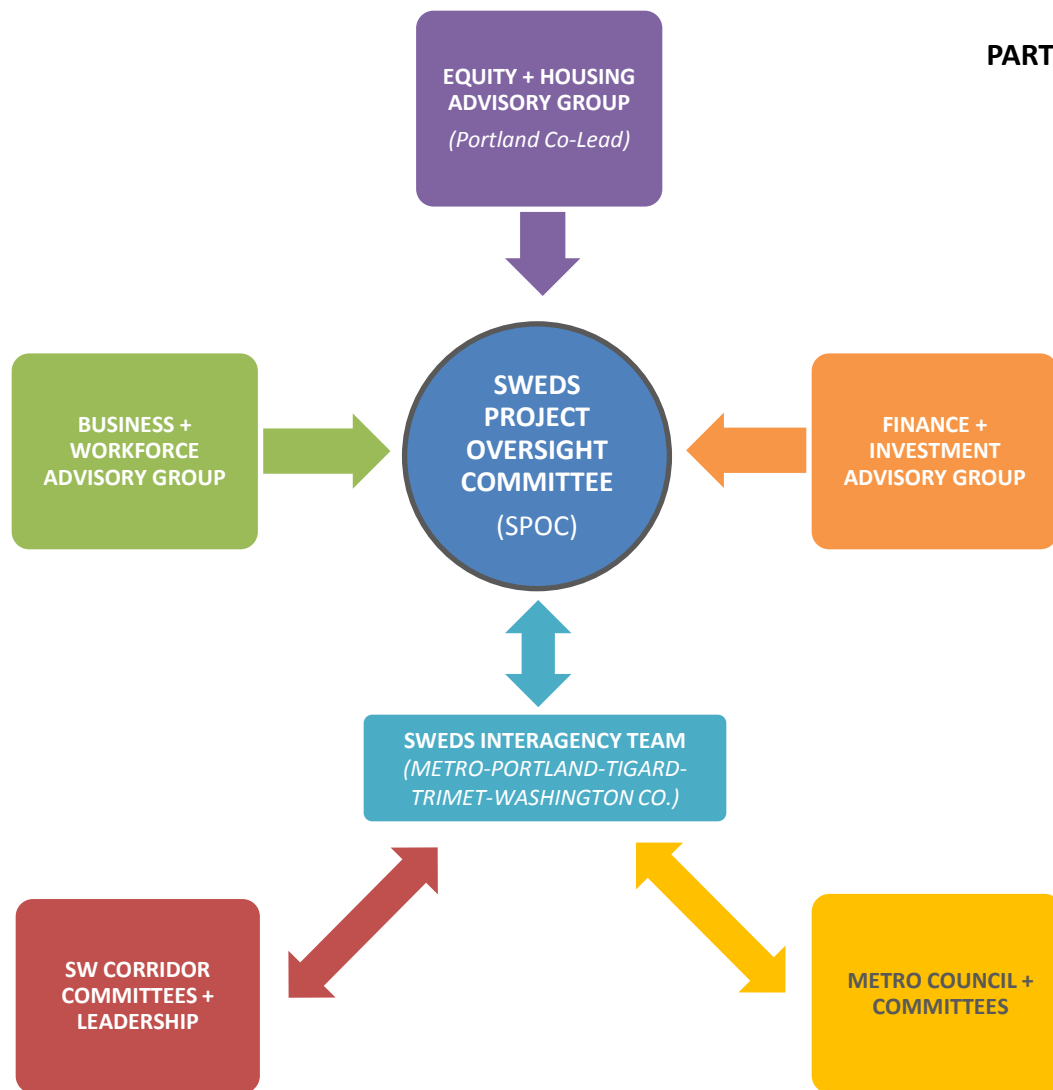


Outcomes

- **Southwest Corridor Equitable Development Strategy (SWEDS):** Identifies investments and policies to mitigate displacement and promote equitable development at a corridor-wide level in the face of substantial population and employment growth through 2040.
- **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:
 - Equity & Housing
 - Business & Workforce Development
 - Finance & Investment tools
- **Regional Quality of Life (RQL) standard:** What housing options, jobs, education, and services need to be physically and financially accessible to allow people in the corridor with the opportunity to enjoy the region's standard quality of life.

- SWEDS -
SOUTHWEST CORRIDOR
EQUITABLE DEVELOPMENT STRATEGY

ORGANIZATIONAL FRAMEWORK
+
PARTNER CONSORTIUM



SWEDS PARTNER CONSORTIUM

1. **SWEDS Project Oversight Committee:** Overall project guidance + oversight. Group will advise Metro Planning Staff.
2. **Equity + Housing Advisory Group:** Guidance on housing conditions, indicators, + strategies/actions. Guidance on associated Equitable Housing Initiative Grants in Portland + Tigard.
3. **Business + Workforce Advisory Group:** Guidance on business + workforce conditions, indicators, + strategies/actions. Alignment with related Economic and Workforce Development activity.
4. **Finance + Investment Advisory Group:** Property investment guidance (retention, adaptation, redevelopment, + new development). Early guidance on property acquisition + disposition associated with light rail construction.
5. **SW Corridor Plan Committees + Leadership:** Review of overall SWEDS project deliverables.
6. **Metro Council:** Review of overall SWEDS project deliverables.

Questions?

- 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?