



SW Corridor Equitable Housing Strategy

BRINGING MORE HOUSING CHOICES AND OPPORTUNITY TO SOUTHWEST PORTLAND AND TIGARD

“To ensure the SW Corridor is a place of opportunity for all, we need to bring public and private partners together to achieve our common goals around housing affordability and choice.”

—Mayor Ted Wheeler

Planning is underway for a light rail line in the SW corridor. This multibillion-dollar infrastructure investment will attract additional private and public investments, bringing more jobs and businesses, improved community services and housing options to the area.

The benefits of these once-in-a-lifetime improvements should be available to everybody.

With a grant from Metro, the cities of Portland and Tigard are developing a housing strategy that aligns public investments in transit with our values: inclusion, equal access to opportunity and diversity in our communities. A unified, strategic approach to housing for the entire corridor will leverage more housing investment dollars, ensuring that people — regardless of race, ethnicity, family status or disability — have a range of choices for where to live.

More housing choices and opportunity

As the SW Corridor continues to grow, thoughtful planning will support market rate residential development that meets the housing needs for some people — but not all. Without strategies to create and preserve housing that is affordable for people at all income levels, housing in the corridor will only be accessible to those who can afford to live there.

The SW Corridor Equitable Housing Strategy will help ensure that housing along the light rail line meets the needs of and is accessible to households of different sizes and incomes. This Equitable Housing Strategy will support the cities', and regional efforts to leverage a major public transit project with housing policies and investments.



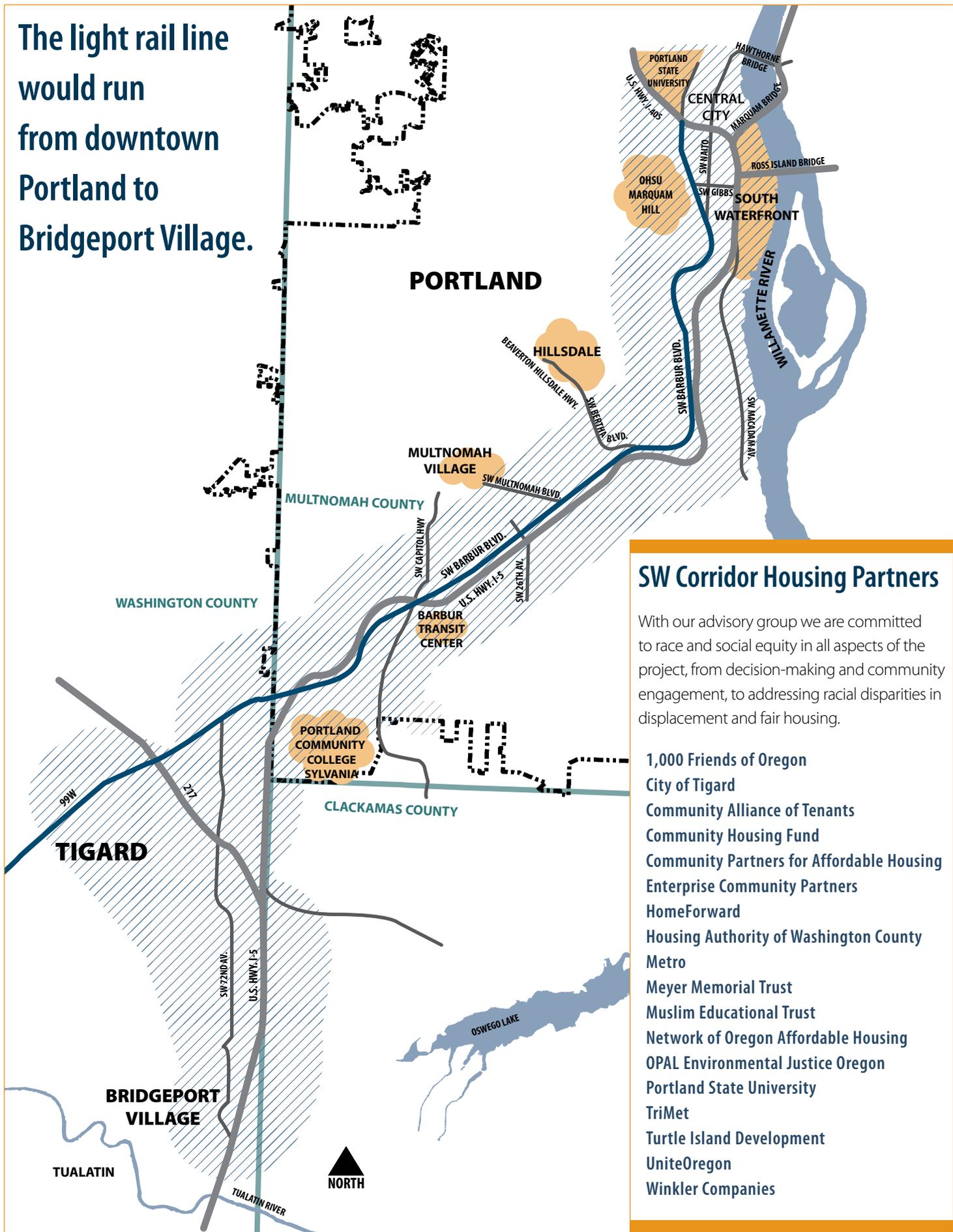
From vision to action

There will continue to be plenty of visioning about the future of the SW Corridor. Now we need to think about ways to ensure housing options are available to everyone. We have lessons from housing strategies along Interstate Avenue, in the N/NE Quadrant of the Central City, and examples from other cities to help us develop a meaningful and actionable strategy.

But how can we do that?

- **Anticipate the needs of vulnerable communities.** We want to better understand where households vulnerable to displacement live and how to meet their needs, especially low-income households and communities of color. Housing-focused nonprofit partners will ensure the project is informed by the lived experiences of low-income households and communities of color in the corridor.
- **Act strategically.** We want to expand the funding sources needed to both preserve existing affordable housing and build more. Planning to secure land early on allows us to get ahead of the anticipated rise in property values once light rail plans are finalized. Planning for market rate housing and commercial development near the future stations will also help provide the full range of housing options as well as goods and services to the area.
- **Engage partners and community.** The Equitable Housing Strategy is a joint effort between the cities of Portland and Tigard, in close coordination with Metro's SW Equitable Development Strategy. We've pulled together an advisory group from government, community, nonprofit, finance, philanthropy and development sectors (see next page). These valuable partners will provide leadership as recommendations are developed and vetted through an inclusive planning process that reflects the diverse voices in the corridor and region. Public open houses will also raise awareness about the project.

The light rail line would run from downtown Portland to Bridgeport Village.

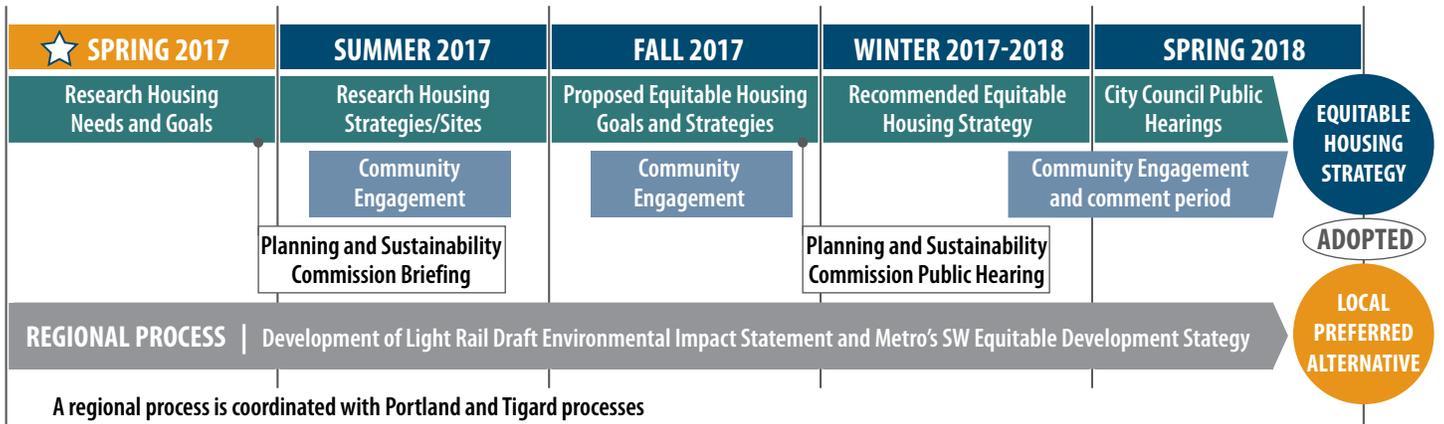


SW Corridor Housing Partners

With our advisory group we are committed to race and social equity in all aspects of the project, from decision-making and community engagement, to addressing racial disparities in displacement and fair housing.

- 1,000 Friends of Oregon
- City of Tigard
- Community Alliance of Tenants
- Community Housing Fund
- Community Partners for Affordable Housing
- Enterprise Community Partners
- HomeForward
- Housing Authority of Washington County
- Metro
- Meyer Memorial Trust
- Muslim Educational Trust
- Network of Oregon Affordable Housing
- OPAL Environmental Justice Oregon
- Portland State University
- TriMet
- Turtle Island Development
- UniteOregon
- Winkler Companies

The Equitable Housing Strategy will be adopted by cities when they vote on a locally preferred alternative (LPA) for the transit route through the corridor.



Project outcomes

At the end of this year-long process, the project team will deliver a set of actionable recommendations to the cities of Portland and Tigard:

- **Housing targets to guide action and track progress:** Long-term targets for the preservation and new construction of housing along the corridor.
- **Proposals for housing strategies:** Housing development and preservation tools, funding sources and supportive land use policies to meet the corridor’s housing targets.
- **Recommendations for the organizational structure(s):** Strategies to support community and housing organizations working together to champion and implement the Equitable Housing Strategy.
- **Prioritize early opportunity sites:** A number of sites identified for the cities and their partners to acquire and develop or preserve.



For more information

Visit the project website: www.portlandoregon.gov/bps/equitablehousing

Contact project staff:

Ryan Curren, Project Manager, Bureau of Planning and Sustainability
503-823-4574 | ryan.curren@portlandoregon.gov

Matthew Tschabold, Policy and Equity Manager, Portland Housing Bureau
503-823-5607 | matthew.tschabold@portlandoregon.gov

