

## Request for Proposals for SW Corridor Community Grants Program

The City of Portland and City of Tigard are seeking a proposal from a community-based organization (CBO) working on equitable development issues with a mission that includes directly working with low-income households and communities of color. The primary purpose of the available funds is to support a CBO to form a Community Empowerment Workgroup (CEW) with other partner CBOs to coordinate engagement and organizing of low-income residents around anti-displacement strategies in the Southwest Corridor and land use planning in the West Portland Town Center and South Portland future light rail station areas. Additional activities include working with Portland and Tigard staff to report on annual progress made on the Southwest Corridor Equitable Housing Strategy. A secondary purpose of forming a CEW is to support those CBOs participating in Metro's SW Corridor Equitable Development Strategy (SWEDS) to influence the formation of a broader multi-sector public/private coalition.

**Project info:** <https://www.portlandoregon.gov/bps/equitablehousing>

**Questions:** [samuel.garcia@portlandoregon.gov](mailto:samuel.garcia@portlandoregon.gov)

**Type of Award:** Grant

**Amount Award and Grant Period:** Up to \$100,000 for one year

### Timeline:

- Optional pre-application meeting only upon request: January 15<sup>th</sup>
- Applications due: January 22, 2019
- Award decisions: January 29, 2019
- Funding will be available: February 2019

### Background

Portland and Tigard are working with regional partners Metro, TriMet, and others to plan and construct a new light rail line from downtown Portland to Tualatin via Barbur Boulevard. This investment represents one additional step in a 40-year plan to build out a complete regional network of high capacity transit. If funded, the line would be under construction in the 2020's and open in 2027.

In 2013 the Portland City Council adopted the Barbur Concept Plan, which established a land use vision for the Portland portion of the corridor and informed the alignment choices. In November 2018 the Metro Council adopted the Locally Preferred Alternative, which established the proposed light rail alignment. The Tigard and Portland City Councils also took action on the SW Corridor Equitable Housing Strategy in 2018. Among other tools, the housing strategy recommends consideration of a new Portland Urban Renewal Area to fund affordable housing. A new URA could also potentially be used to support the local match for the light rail and support economic development work with business

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districts on the corridor. Project partners also signed a Memorandum of Understanding (MOU) outlining a process to allocate excess land left over from the rail project to build 600-700 affordable homes in Portland and up to 250 affordable homes in Tigard. Metro has also convened an Equitable Development Strategy for the corridor, which includes initiatives related to economic development, housing, and community development. In November 2018 voters approved a \$652 million regional housing bond. Metro will work with jurisdictions to allocate an appropriate amount of these funds to implement the housing strategy. These milestones and initial actions came after several years of study and a draft Environmental Impact Statement.

In 2019-20 TriMet will continue to refine light rail project designs, including publishing a project Design Report, and preparing the Final Environmental Impact Statement. The Portland Bureau of Transportation will refine designs for the parallel Ross Island Bridgehead Project. During this time the Bureau of Planning and Sustainability will work with community to develop an equitable community development strategy and a new land use plan for the West Portland Town Center, and make land use refinements in the vicinity of the Ross Island Bridgehead. The South Portland Historic Design Guidelines will also be updated. BPS will also continue to work with project partners, the Portland Housing Bureau and Prosper Portland to develop more specific strategies to redevelop two publicly owned sites - the Barbur Transit Center and new parcels created by the Ross Island Bridgehead Project.

### **Need for a Community Empowerment Workgroup (CEW)**

#### **Build community capacity through the implementation of the SW Corridor Equitable Housing Strategy**

A CEW is needed to continue to outreach to and build capacity of low-income tenants and communities of color in the corridor to implement and report on progress made on the SW Corridor Equitable Housing Strategy.

The CEW will play a significant role in engaging low-income households and communities of color during community development, transit, and land use planning in the West Portland Town Center and South Portland future station areas. The lead recipient of this grant will participate on the advisory groups for these planning processes but all members of the CEW are welcome to participate.

CEW members will bring relevant information gathered from their community engagement work back to the advisory group to inform their deliberations on the area planning and host community events as they deem necessary. A health equity assessment of the West Portland Town Center is being led by BPS and would benefit greatly from CEW collected information. For example, hosting a walking a tour of the area or convening a focus group of residents to identify negative health outcomes affecting their community and health assets. This work should include continuing to engage the tenant leaders involved in the Community Alliance of Tenant's 2018 tenant leadership cohort and the UniteOregon and Momentum Alliance adult and youth leadership cohorts.

The City of Portland and City of Tigard will report annually on the implementation of the Equitable Housing Strategy as described in the final strategy. The CEW will have the opportunity to contribute to this report and grade the progress made.

The Fair Housing Council of Oregon is funded separately to develop new curriculum for fair housing and equity trainings for the general public in the corridor. The CEW will have the opportunity to shape this curriculum and participate as they see fit.

A subset of BPS's area planning work includes site-specific development concepts and feasibility analysis for important publicly owned sites identified as opportunities for future affordable housing; the Barbur Transit Center and parcels that would be available for redevelopment should the Ross Island Bridgehead be removed. The CEW will have the opportunity for early engagement with government partners planning for these key sites.

### **Support the formation of a potential SW Equity Coalition**

In other regions such as Denver, Chicago, and the Bay Area, public/private coalitions have proven to be a best practice in creating broad buy-in to major transit and affordable housing investments. Metro has committed to supporting the first two years of a Southwest Equity Coalition to implement the Southwest Equitable Development Strategy and garner new resources from national philanthropic and private sector investment that would allow for the eventual transition to a full-time community led-coalition supported by national philanthropic resources and various federal grants. The Community Empowerment Workgroup funded through this City of Portland grant (with financial support from the City of Tigard) would provide a foundation for the SW Equity Coalition by supporting the work of community-based organizations currently working together and with Metro through SWEDS.

The CEW will have the opportunity to help negotiate an MOU that outlines the work and structure of the SW Equity Coalition. They can then participate in the local capital campaign among philanthropic organizations to fund implementation of the Southwest Equitable Development Strategy including resources for ongoing support of the CEW.

### **Funding Overview:**

*Granted activities should align with the following project goals:*

1. **Race and social equity considerations are integrated in all aspects of the project**, from grantees' interactions with project groups, vetting of research and recommendations, and through direct engagement with the broader public and policy makers.
2. **Community engagement with low-income households and communities of color**, to better understand and respond to their priorities and needs.
3. **Increased capacity of community-based organizations** working in a collaborative manner on a project that furthers issues of race and social equity.
4. **Increased Portland and Tigard capacity** to implement equitable development and engage community based organizations in planning and policy-making.

*Desired characteristics of applicants:*

1. **Active presence in the Southwest corridor project area** (Portland to Tigard).
2. **Existing community relationships and accountability** to low-income people, communities of color, and immigrants and refugees in the corridor (ex. Practices for reporting back).
3. **Experience working with local governments** to incorporate considerations of race and social equity in planning, program development, and community engagement processes.
4. **Experience working with other community-based organizations** in a collaborative manner on a project that furthers issues of race and social equity.

*Required use of funds:*

1. **Hiring and/or dedicating one fulltime staff** to coordinate CEW activities and engagement with agency partners.

*Eligible use of funds:*

1. **Stipends for partner organizations** to participate in CEW activities.
2. **Capacity building** funds for training, strategic planning or facilitation consultants – with the goal of strengthening CEW organizational collaboration and capacity.
3. **Community based research and engagement** of low-income residents, people of color, and immigrants and refugees. This may include conducting focus groups, walking tours, workshops or door-to-door surveys with targeted constituents; supporting diversity of participation in the project’s broader outreach efforts (ex. public open houses); tabling at community events.
4. **Community organizing** of residents for public policy advocacy and engagement, training and leadership development to enhance knowledge and skills to voice local perspectives and shape equitable growth, and other activities designed to build capacity of those communities not historically empowered to participate in planning for change.

*In-kind City resources available to grantees:*

1. **City staffing and in-house services.** City of Portland staff will provide the CEW with access to City resources such as data collection and analysis, research on policy and programs, and research on financing and real estate development. The City can provide administrative support for project meetings. The City can also provide community outreach and communication services, such as hosting public open houses and developing communication materials.
2. **Technical assistance.** If interested, the City of Portland can create learning opportunities and other knowledge-sharing opportunities with practitioners of equitable development from other cities. The City and its institutional partners can provide workshops on why planning is relevant, key concepts and jargon, how to get involved, and key points of influence in processes. Technical assistance and general support can also be provided to CEW organizations seeking other funding sources such as from philanthropy or other governments.

*Emphasis on Collaboration:* The proposal review process will be weighted to provide preference for proposals for the total amount available (\$100,000) from one lead organization in partnership with other eligible organizations. A letter of support from partner organizations and a narrative describing the partnership are required.

**Proposal**

For purposes of this response submission, the responder shall submit **one (1) e-copy by email to**

[samuel.garcia@portlandoregon.gov](mailto:samuel.garcia@portlandoregon.gov).

*Proposal Evaluation Criteria:*

1. The applicant has a track record working effectively with underrepresented communities, e.g. low income communities, communities of color, limited English communities.
2. The proposal seems to be a strong fit for the organization and is in line with the organization’s larger mission.
3. The applicant has secured partnership agreements with other organizations.

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4. The proposed use of funds will have an impact on the implementation of the SW Corridor Equitable Housing Strategy.
  5. The proposal is realistic and can be completed within the grant period (12 months).
  6. There is a thoughtful work plan and budget.
  7. The proposed amount requested is in line with proposed scope of work.
  8. The proposed project engages underrepresented communities in a culturally appropriate way.

**Application:**

1. Name and address of organization requesting the grant. List partners if applicable.
2. Name, title, phone number and email address of the contact person for this grant.
3. Organization mission and brief description of the organization requesting the grant (one paragraph).
4. Amount requested.
5. Summarize your proposed use of funds (2-3 sentences) and provide a table with a proposed budget.
6. Please list 2-3 outcomes. How would you know you achieved these outcomes? (one paragraph). Quantify outcomes if possible (ex. # of people engaged, # of focus groups/survey responses, # of people communicated with via listserves/social media, # of community events/trainings)
7. Describe your organization's capacity to achieve your proposed work. Which staff will be working on this project? Will you be hiring new staff? List their roles and responsibilities as they relate to the project. (1/2 page)
8. Briefly describe your work plan for reaching your outcomes. (approximately one page)
  - a. What are the specific steps to reaching those outcomes?
  - b. When will the steps be completed?
  - c. What methods do you propose to use to engage with low-income people, communities of color, and immigrants and refugees? Please describe how you will coordinate with and leverage the engagement activities already being planned in 2019 for the SWEDS pilot projects.
  - d. Please describe how you will engage agency partners including if/how you would like the CEW to interact with the work to create development concepts for key opportunity sites for affordable housing.
9. Describe how you will document and communicate the accomplishments of your work at the end of this grant. (one paragraph)
10. Describe which (if any) City in-kind resources you want to access and for what purpose. (bulleted list)
11. Describe any efforts your organization will make to leverage a grant to secure additional funds and for what purpose. (one paragraph)
12. Attach any letters of support and partnership agreements.