

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ENDORSING A) RESOLUTION NO. 11-4290
CONSORTIUM GRANT APPLICATION TO THE)
US DEPARTMENT OF HOUSING AND URBAN) Introduced by Councilor Carlotta Collette
DEVELOPMENT FOR A SUSTAINABLE)
COMMUNITIES REGIONAL PLANNING)
GRANT)

WHEREAS, the US Department of Housing and Urban Development (HUD), the US Department of Transportation and the US Environmental Protection Agency have come together to form the Partnership for Sustainable Communities (The Partnership);

WHEREAS, in support of The Partnership, the US Department of Housing and Urban Development has released a Notice of Funding Availability for a Sustainable Communities Regional Planning Grant Program;

WHEREAS, the intent of the program is to fund the development of a Regional Plan for Sustainable Development or a Detailed Execution Plan and Program for a Regional Plan for Sustainable Development;

WHEREAS, the grant program is available for application by a consortium comprised, at a minimum, of the metropolitan planning organization, the traditional principle city, local governments representing at least 50% of the area's population and non-profit organization(s), foundation(s) or educational institution(s) that have the capacity to engage diverse populations;

WHEREAS, the Portland metropolitan area has a Regional Plan for Sustainable Development in the form of the 2040 Growth Concept and various state, regional and local implementation instruments which has been successful at addressing land use, transportation and environmental protection and enhancement;

WHEREAS, the Portland metropolitan area has invested in a multi-modal transportation system, particularly in light rail, bus, bike pedestrian and demand and system management linked to regional and local land use plans and regional and local programs for preserving and enhancing significant natural habitat producing significant benefit for the community;

WHEREAS, the plan is deficient in addressing housing affordability and the benefit to the community is not equitably shared by all members of the community, especially low-income communities and communities of color;

WHEREAS, a consortium has formed to seek a grant from HUD to address housing needs, access to opportunity and equity through a unique partnership between public and private service providers, providers of housing and community-based organizations that represent populations typically underserved that lack adequate access to the decision-making system;

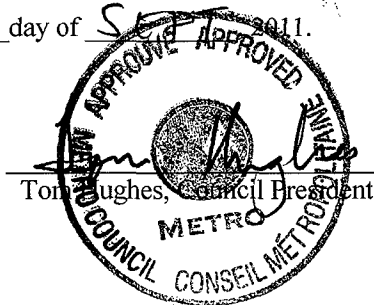
WHEREAS, the Joint Policy Advisory Committee on Transportation at their meeting on September 8, 2011 in their capacity to act on all matters of the metropolitan planning organization and the Metro Policy Advisory Committee at their meeting on September 14, 2011 in their capacity under the

Metro Charter to advise on land use matters have recommended support of this grant application; now therefore

BE IT RESOLVED that the Metro Council:

1. Acknowledges the significance of addressing regional housing affordability and equitable access to opportunity.
2. Acknowledges the convening of a consortium to serve as the mechanism for regional collaboration as substantially reflected in the attached Declaration of Cooperation (Exhibit A).
3. Authorizes the submittal in collaboration with the Consortium of an application for HUD funds under the Sustainable Communities Regional Planning Grant Program to address housing needs, access to opportunity and equity as substantially reflected in the attached concept (Exhibit B) and concurs with Metro serving as the lead applicant.
4. Commits local match support for the project.

ADOPTED by the Metro Council this 22 day of SEP 2011.



Tom Hughes, Council President

Approved as to Form:

A handwritten signature in black ink, appearing to be "Alison Kean Campbell".

Alison Kean Campbell, Acting Metro Attorney

Note: Logos to change according to who signs on.



Portland Region Sustainable Communities Consortium
Building sustainable communities through opportunity, equity
and access to housing

DECLARATION OF COOPERATION

9/06/2011

Our Intent

The Portland metropolitan region has long been a national leader in developing and implementing innovative approaches to land use and transportation planning, responsible resource use and climate protection. After investing decades of work building healthy communities and preserving natural resources, our region is widely viewed as a prosperous and livable place.

Yet we also know that prosperity and the exceptional quality of life for which our region is known is not equitably shared by all who live here, especially members of low-income communities and communities of color. We cannot succeed as a region unless all residents have the opportunity to share equitably in the prosperity and livability we have worked so hard to create and to live in communities that nourish their potential.

- Certain areas of our region are disadvantaged and have not shared in the relative wealth of opportunities found elsewhere in the region.
- Low-income and disadvantaged populations lack capacity and resources to participate in the implementation of the region's plans.
- The region lacks an integrated approach to defining housing needs and aligning investment strategies at the local, county, regional and state levels.
- The region's approach to economic development planning has been fragmented and not integrated into other land use, housing and transportation plans consistently.

This Declaration of Cooperation signals the formation of the Portland Region Sustainable Communities Consortium, a consortium of public and community-based stakeholders for the purpose of working together to seek a grant under the US Department of Housing and Urban Development's (HUD) "Sustainable Communities Regional Planning Grant Program" to support development and implementation of tools strategies addressing housing needs and access to opportunity for all citizens of the Portland metropolitan region. The Declaration of Cooperation signals our intent to achieve the following outcomes:

1. Involve governments, housing authorities, community-based organizations, foundations and the private sector in collaboratively and inclusively developing an integrated regional evaluation of access to opportunity. This will ensure an increased understanding of how actions and investments of each organization contributes to the overall community.
2. Develop programs and resources to expand the capacity and capability of community based organizations to effectively participate in decision-making.
3. Develop a coordinated regional and local approach to determining the housing needs of the changing demographics of the region, the extent to which public and philanthropic programs and the market sector are meeting those needs, and developing a toolbox of best practices to address the unmet needs.

4. Link plans and programs to meet affordable housing needs in the region to ensure access to opportunity through available and planned public services and infrastructure, such as employment opportunities, health care, transportation, education, and recreation.
5. Review the adequacy and availability of public services to *existing* market or assisted low-cost housing in the region, and help local governments evaluate the equity of access to opportunity through current public service distribution in the region.
6. Pilot implementation of these strategies through a focus on several target areas and development of programs to better integrate affordable housing assistance with workforce training and access to transportation options.

To build on these efforts, funding is being sought through HUD's Sustainable Communities Regional Planning Grant Program, which is part of The Partnership for Sustainable Communities established jointly by the US Departments of Housing and Urban Development (HUD), Transportation (DOT) and the Environmental Protection Agency (EPA).

This Declaration of Cooperation constitutes a statement of the good faith and commitment of the undersigned parties, and represents a public commitment to think and lead in new ways and to work in new partnerships, with equity and access to opportunity as a core goal, to develop consensus-based strategies that address the needs of the region as a whole, to strive to identify opportunities and solutions whenever possible, to contribute assistance and support within resource limits as identified in the grant application, and to collaborate with other consortium members in promoting the successful implementation of the agreed-upon strategies. Within 120 days of the award of the grant, the parties to this agreement will need to execute a final consortium agreement describing each Consortium member's specific activities and timetable. In addition, specific contracts will be executed to carry out tasks funded through the grant and to refine roles and responsibilities for the conduct of the grant work program.

Intended Outcomes and Products

The development and implementation of tools and resources that increase access to housing, equity and opportunity builds on the region's reputation and practice of multi-disciplinary planning, including forty years of integrating environmental protection, land use and transportation, and fits the objectives of HUD's Sustainable Communities Planning Grant Program. This federal grant program provides an opportunity for the region to build on our success in land use and livability policy by creating new partnerships, policies and investments that increase economic prosperity and promote equity and opportunity for all regional residents.

The overall product of the grant will provide direction for investment in places, people and processes, including:

- **Capacity Building through Community Engagement:**

Increased communication and understanding of community needs and desires through participation in the consortium and its working committees with a provision for stipends

for community members on a needs basis.

Investment in effective individual, organizational and community capacity to engage in decision-making and promote democratic ideals and civic engagement in the creation of communities of opportunity.

- **Housing:**

Development of a coordinated regional housing needs analysis that addresses current and projected needs of the diverse elements of the population and definition of public, philanthropic and market based solutions to better meet those housing needs. This will provide the basis for Metro's review of the adequacy of the urban growth boundary and for local governments to update to their local comprehensive plans and community development plans.

Development of a regional assessment of impediments to fair access to housing and the implementation of actions needed to overcome impediments and affirmatively further fair housing. This will build upon the work completed for each county and determine aspects that cross county lines or are of common interest across jurisdictions.

Development of a program to increase economic opportunities for low-income families through linkage with workforce training programs, while reducing household housing and transportation costs through incorporation of mobility tools that increase awareness of transportation costs and the benefits of location-efficient housing choices.

- **Opportunity Mapping:**

The region is currently developing an initial approach to opportunity mapping to better depict access to opportunity relative to the concentration of different demographics. This grant will facilitate the institutionalization of this opportunity mapping by:

Establishing on-going roles and responsibilities for keeping the data current and expanding the quality or coverage of data that is currently inadequate.

Interpreting the conclusions that can be reached from the data to identify the key areas of inadequate access to opportunity that should be addressed.

Establishing policy on the application of opportunity mapping to decision-making related to provision of public facilities and services.

Providing tutorials and web-based access to facilitate increased public access and the application of the opportunity mapping to public and private decision-making.

- **Pilot Areas:** Development of detailed implementation plans to integrate ongoing work into a coordinated investment and action plan to address gaps in access to opportunity. Through the creation of a detailed pilot area in each county with a focus on addressing disadvantaged populations with inadequate access to opportunity, gained knowledge can be shared and serve as a model for further extension throughout the region. The pilot areas are:

The East Portland/Rockwood Corridor

The McLoughlin Corridor Milwaukie south

The Aloha-Reedville Corridor (already funded through a HUD Community Challenge grant)

- **Housing and Opportunity Strategy:**

Integrate the lessons learned from the Housing Needs Analysis, Opportunity Mapping, Analysis of Impediments to Fair Housing, rent assistance pilot project, targeted pilot area plans into a strategy for addressing housing linked to investment to address gaps in access to opportunity.

Governance

- **The Portland Region Sustainable Communities Consortium**, consisting of the signers of this document, will provide a forum for coordination and communication on the findings, conclusions and recommendations of the grant. It will meet approximately quarterly to develop a common understanding of how the actions and investments of each member organization impact one another and to identify opportunities for better alignment and leverage. Membership in the Consortium is intended to include representation from public sector service providers and community based organizations with a broad reach into the community. Additions to the Consortium to more fully represent diverse interests will be considered as needed by the Consortium. The Consortium will be chaired by the Chair of the Executive Committee. Although the geography of the grant is the area encompassed by the Metro boundary, there are ex-officio members of the Consortium from Vancouver and Clark County, WA to provide for coordination and in recognition of the impact actions can have on the other side of the river.
- An **Executive Committee** will be established to provide policy oversight, maintain responsibility for developing policy recommendations and serve as a conduit for the recommendations back to the Consortium and to organizations responsible for implementation. The Executive Committee will be comprised of 12 members, six public sector representatives and six community based representatives. The public sector representatives will be elected officials or chief executives with two appointed from the Metro Council, two from the Metropolitan Policy Advisory Committee (MPAC) and two from the Joint Policy Advisory Committee on Transportation (JPACT). The community based representatives will be selected by the community based members of the Consortium and ensure diverse representation across the interests of the Consortium and the full geographic scope of the region. The Executive Committee will be chaired by a Metro Councilor.

- A **Project Management Group** will consist of team leads for the work program elements to coordinate work and ensure appropriate engagement of the agencies and community in work related to completion of the grant work program. The Project Management Group will be chaired by the Metro Project Manager. Oversight groups will be established to coordinate work programs between government agencies and community organizations on each topical area of the grant (housing needs, fair housing, opportunity mapping, housing and opportunity strategy).
- A **Grant Management Committee** will be established consisting of grant managers of any element of the grant budget that is sub-allocated for a specific product or task. It will ensure completion of all grant funded products and services consistent with contracted scopes of service. It will ensure all federal, state, and local budget, accounting, grant compliance and finance rules are followed. The Grant Management Committee will be chaired by the Metro Project Manager.
- A **Community Capacity Building Committee** will oversee and manage the community based organization capacity building grant program.
- An **East Portland/Rockwood Advisory Committee** will oversee development of this target area implementation plan, including all aspects of policy setting, technical support and community outreach. The Committee will be co-chaired by the Cities of Portland and Gresham.
- A **McLoughlin South Advisory Committee** will oversee development of this target area implementation plan, including all aspects of policy setting, technical support and community outreach. The Committee will be chaired by Clackamas County.
- The Executive Committee may solicit through competitive process facilitation and staff support for the Consortium and Executive Committee.
- The Consortium will operate on a consensus-seeking basis. Members of the consortium agree to work with each other in a collaborative manner that develops trust and brings forward interests to be addressed in a supportive manner. In the event there is a need to approve actions when consensus is not possible, a majority of the public sector members of the Executive Committee and a majority of the community based members of the Executive Committee will be required.
- The “Lead Applicant” of the Consortium will be Metro, with the following authority and responsibilities:
 - Authority to act as the Consortium’s representative when dealing with HUD on behalf of all members of the Consortium;
 - Responsibility for submitting the Grant Application and executing a Cooperative Grant Agreement if awarded;
 - Fiscal and administrative responsibility for the Grant on behalf of the Consortium.
 - Responsibility to serve as a collaborative convener of the Consortium and the Executive Committee.

Declaration of Cooperation

We, the undersigned government organizations, agree to join the Portland Region Sustainable Communities Consortium to seek a HUD grant in our capacity as a public entity responsible for setting policy and funding and implementing infrastructure, programs and services intended to equitably benefit the public.

Government Names and Organizations signing Declaration of Cooperation:

Metro

City of Portland

Tom Hughes, Metro Council President

Sam Adams, Mayor

Multnomah County, OR

Washington County, OR and
Washington County Housing Authority

Jeff Cogen, Chair

Andy Duyck, Chair

Clackamas County, OR and Clackamas
County Housing Authority

Portland Housing Bureau

Ann Lininger, Commissioner

Nick Fish, Commissioner

City of Beaverton (Direct CDBG recipient)

City of Gresham (Direct CDBG recipient)

Denny Doyle, Mayor

Shane Bemis, Mayor

Oregon Housing and Community Services

Portland State University

Margaret Van Vliet, Director

Wim Wiewel, President

TriMet

Portland Community College

Neil McFarlane, General Manager

Preston Pulliams, President

Home Forward

Steve Rudman, Executive Director

Southwest Washington (ex-officio)
Regional Transportation Council

Clark County, WA (ex-officio)

Dean Lookingbill, Director

Tom Mielke, Chair

City of Vancouver, WA (ex-officio)

Vancouver Housing Authority (ex-officio)

Eric Holmes, City Manager

Roy Johnson, Executive Director

Declaration of Cooperation

We, the undersigned non-government organizations, agree to join the Portland Region Sustainable Communities Consortium in our capacity as providers of housing and other services to people and communities, and who have needs for services that equitably enhance their access to opportunity.

Community-based Names and Organizations signing Declaration of Cooperation:

Urban League of Portland

Coalition of Communities of Color

Marcus Mundy, President and CEO

Julia Meier, Coalition Coordinator

Housing Organization of Color Coalition

Coalition for a Livable Future

Maxine Fitzpatrick, Chair

Ron Carly, Executive Director

Oregon Opportunity Network

Meyer Memorial Trust

John Miller, Executive Director

Doug Stamm, Chief Executive Officer

The Oregon Community Foundation

Northwest Health Foundation

Gregory Chaillé, President

Thomas Aschenbrenner, President

Oregon Public Health Institute

United Way of the Columbia-Willamette

Mary Lou Hennrich, Executive Director

Howard Klink, Vice President of
Community Investment

Greater Portland, Inc.

Worksystems, Inc.

Sean Robbins, Executive Director

Andrew McGough, Executive Director

Clackamas County
Workforce Investment Council

Kim Parker, Executive Director

Sustainable Communities Regional Planning Grant 2011
Leveraging investments to support housing, prosperity and opportunity

Desired Community Outcomes:

- Increased utilization of land near transit stations that fully leverage public investment
- Local, state and federal housing investments that are aligned with other investments
- Increased opportunities for access to jobs and services in areas with pockets of poverty
- Investment decisions that incorporate input from disadvantaged populations
- Expanded tools and capacities for community input into future decisions

Grant Deliverable Objectives:

- Consistent regional, local and community based assessment of housing needs and access to opportunity that recognizes housing needs of changing demographics, impact of gentrification, areas of opportunity and reduction of housing and transportation cost burden
- Changes to regional and local comprehensive plans and community development “consolidated plans” to address housing needs of changing demographics
- Institutionalization of opportunity mapping for maintenance and policy application to decision-making
- Greater alignment of public and private investment decisions
- Effective on-going engagement of community based organizations in key decisions
- Preservation and expansion in the diversity of housing near transit
- Establishment of tools that will serve as models for implementation elsewhere in the region

Select two target areas for development of a housing and opportunity implementation plan

- Criteria for selecting **two** target areas:
 - Can serve as models elsewhere the region
 - Have adopted plans and resources that can be leveraged for public investment
 - Has demonstrated political commitment and readiness for implementation
 - Has potential to strengthen and align housing, job growth and opportunity.
- Recommended target areas:
 - Rockwood/East Portland plans
 - McLoughlin Area Plan
 - Aloha Reedville (already funded through a HUD Challenge grant and Metro Construction Excise Tax grant)

Regional tools to inform Local and Regional Plans

- Development of regional tools and strategies to:
 - Support target areas implementation; makes sense to develop method at regional scale
 - Can be applied in future target areas elsewhere in the region
 - Is relevant to the jobs/access need and engagement needs of today
 - Provides a framework for adoption of regional strategies
- Regional tools include:
 - Consistent regional and local housing needs assessment and implementation strategy
 - Refinement and continued update of opportunity mapping; development of application framework for use of opportunity mapping
 - Regional integration of analysis of impediments to fair housing and implementation program
 - Pilot program that increase and link workforce training to affordable housing
 - Tools to support community organization and engagement

Organizational and Decision-Making Structure

Consortium

Convened by the Metro Council

Membership:

- Existing members plus additional for health, workforce training and education
- Focus on higher level umbrella organizations

Role:

- Submit grant application
- Give high level direction on how to achieve desired outcomes
- Inform regional strategy with target area implementation plans
- Inform target area implementation plans with regional tools
- Inspire peers to adopt/align investment decisions
- Meets quarterly or three times/year

Executive Committee

Membership:

- 6 community based members appointed by the community based members of the consortium
- 6 elected officials – 2 from the Metro Council, 2 from JPACT, 2 from MPAC

Role:

- Provide policy direction to grant work program
- Approve recommendations from grant work program to Metro, local governments, public service providers and community based organizations

Grant management committee

Membership:

- Direct recipients of grant with direct responsibility for grant management
- Chair – lead project manager for grant

Role:

- Responsible for grant deliverables and budget and process, schedule

Subcommittees one for each major work area

Housing Needs, Fair Housing, Opportunity Mapping, Housing and Opportunity Strategy

- Local governments, service providers, community based organizations, workforce training organizations
- conducts fair housing analysis; develops housing needs assessment; establishes roles and responsibilities for maintaining and applying opportunity mapping and recommends housing and opportunity implementation strategy
- develops workforce training approaches

Engagement:

- Lead foundations
- supports community based organizations to participate in housing and opportunity work program and target area decisions

Target area #1 and #2:

- Relevant government staff and agencies
- Engages public, CBOs, others in developing implementation strategies that leverage resources

STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 11-4290, FOR THE PURPOSE OF ENDORING A CONSORTIUM GRANT APPLICATION TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR A SUSTAINABLE COMMUNITIES REGIONAL PLANNING GRANT

Date: August 31, 2011

Prepared by: Andy Cotugno
Ext. 1763

BACKGROUND

The US Department of Housing and Urban Development has released its second round of funding opportunity under the Sustainable Communities Regional Planning Grant Program. The purpose of the grant program is to provide planning funds to develop a regional plan for sustainable development or if the region already has one, a refinement or implementation plan. The Portland region submitted an application in 2010 but was not successful. This resolution is to authorize submittal of a 2011 application for the geography encompassed by Metro.

The grant opportunity is only available to regions and only through the creation of a consortium of public agencies and community based organizations. The requirement for a consortium is in recognition of the importance of aligning decision-making and investment by the multiple organizations that need to coordinate and to ensure involvement by the community, especially disadvantaged communities. The consortium being created includes local governments, housing authorities, education, state and regional agencies, and community based organizations representing disadvantaged populations, foundations, health interests, workforce training and economic development organizations. Although the grant application does not include Clark County, WA there are ex-officio members of the consortium to ensure effective coordination and to understand the impact of decisions on each side of the bi-state region.

Metro is proposed to be the lead applicant and convener of the Consortium. In addition, there is proposed to be an Executive Committee charged with making decisions on delivery of the grant work program and establishing conclusions and recommendations resulting from the grant. The membership of the Executive Committee is proposed as six public officials and six community based representatives. In order to ensure recommendations of the Executive Committee are developed in collaboration with the implementing jurisdictions, the six public official members of the Executive Committee are proposed to be drawn from the Metro Council, the Joint Policy Advisory Committee on Transportation (JPACT) and the Metropolitan Policy Advisory Committee (MPAC).

The key elements of the grant work program are as follows:

1. Community Capacity Building
 - a. Development of a grant program to assist community based organization to effectively engage in decision-making processes.
 - b. Development of a community leadership and training program.
 - c. Integration of representatives of community based organizations into the committee oversight and decision-making structure for the grant work program, including allowance for a stipend on a needs basis.

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2. Housing
 - a. Develop a coordinated regional and local determination of the changing housing needs consistent with changing demographics.
 - b. Development of a regional assessment of impediments to fair housing and recommendations of actions needed to overcome impediments to affirmatively further fair housing.
 - c. Pilot a program to link administration of rent assistance administered by the housing authorities with work force training programs and counseling of transportation options.
3. Opportunity Mapping
 - a. Development of protocols for updating, improving and interpreting opportunity mapping including roles and responsibilities and funding.
 - b. Development of Metro policy for the application of opportunity mapping to Metro investment decisions.
 - c. Development of web-based access and tutorials on the use of opportunity mapping to encourage greater alignment between investment decisions of other public and private organizations.
 - d. Pilot the development of an implementation strategy to address access to opportunity in two target areas to serve as input to the regional tool and use as a model for application in other areas. The pilot target areas are:
 - i. East Portland/Rockwood
 - ii. McLoughlin South Corridor
 - iii. Aloha-Reedville (funded through a 2010 HUD Challenge Grant)
4. Housing and Opportunity Strategy
 - a. Integrate the lessons learned from housing needs analysis, opportunity mapping and pilot projects.
 - b. Develop a housing strategy addressing the identified needs of a changing demographic, coordinating regional and local plans and policies, linking short-term needs addressed through Community Development Consolidated Plans with long range needs addressed through Comprehensive Plans. Develop recommendations addressing both housing delivery through various grant programs and the delivery of housing through the market.
 - c. Integrate policy direction on investing to address gaps in opportunity with delivery of housing affordable to the full spectrum of needs.

The grant application is for up to \$5 million and includes both grant funded and in-kind locally funded elements. Work activity that relates to the grant work program that is already funded is counted as in-kind match and work activities that are new and would otherwise not be possible are funded by the grant. The period of the grant work program is two years.

ANALYSIS/INFORMATION

1. **Known Opposition** None apparent
2. **Legal Antecedents** The grant program was authorized by the Department of Defense and Full-Year Continuing Appropriations Act of 2011. The work program for the grant will facilitate Metro's obligation to complete a housing needs analysis and to address how those needs are being met as part of the 5-year review of the urban growth boundary. It would provide a mechanism for Metro to address the six desired outcomes adopted by MPAC and the Metro Council, especially the outcome calling for the benefits and burdens of growth and change being distributed equitably.

3. **Anticipated Effects** Authorize submittal of the grant application. Announcement of the award is expected within 60 days.
4. **Budget Impacts** Total grant is up to \$5 million plus a minimum requirement of 20% local match which can be in-kind match. The grant budget includes both Metro activities and pass-through activities.

RECOMMENDED ACTION

Recommend adoption of Resolution No. 11-4290.