

## Strategic program - draft

### 82<sup>nd</sup> Ave Climate Infrastructure and Community Resilience Grant Program

*Investing \$4-8 million over five years in business and nonprofit grants in the 82<sup>nd</sup> Ave corridor to support community stabilization through a climate resilience and justice approach.*

With the State’s recent transfer of 82nd Avenue ownership to the City of Portland, there is a unique opportunity for PCEF to leverage investments being made in the corridor to address climate change and advance social justice. This strategic program leverages federal, state, and local investments, including \$185 million in Portland Bureau of Transportation’s (PBOT) Building a Better 82<sup>nd</sup> Avenue program and \$2.5 million in American Rescue Plan Act including \$640,000 of investments in small businesses and residential stabilization by Prosper Portland and Portland Housing Bureau.

Investments in the corridor are supporting its transformation from an auto-centric, stressful environment with safety challenges and urban heat island hazards into a safer, greener, and more people-centered place. 82<sup>nd</sup> Avenue and adjacent neighborhoods are home to diverse cultural and ethnic hubs (see Key Demographics table below). Community members have elevated the need to retain people and businesses, retain existing mature trees, and increase livability for people living, going to school, and working in and around the corridor.

### Key Demographics

Demographic	Within one-quarter mile of 82nd Avenue	Within one-half mile of 82nd Avenue	City of Portland (2019)
Number of residents	26,500	54,000	645,300
Percent of BIPOC residents	45%	42%	33%
Percent of residents in poverty	13%	13%	13.7%
Percent of residents living with a disability	13%	13%	12.1%
Number of households	10,500	22,000	268,700
Number of jobs	10,000	13,000	*

*Note: Numbers and percentages are approximate.*

*(Source: Portland Bureau of Transportation, Building a Better 82<sup>nd</sup> Avenue)*

This program will fund a range of climate infrastructure and resilience measures in the 82nd Ave corridor that mitigate the effects of climate change and accelerate the corridor’s equitable transition to clean energy. The program focuses on funding two types of projects:

**(1) Physical improvements for commercial properties** through \$50,000-\$250,000 grants to businesses and nonprofits. Projects may include studying, planning, or implementing depaving for green infrastructure, green spaces and community gardens, tree planting, electric mobility infrastructure, and efficiency upgrades to a building's existing energy systems.

**(2) Small-scale projects and events** that contribute to climate resilience through small grants (\$5,000 - \$15,000) made available as a set aside through existing City grant programs including the PCEF mini grant program. Examples of projects may include, but are not limited to, seed funding for community gardens, training, or community education events.

Eligible program expenses will include technical assistance, community outreach, maintenance reserve, and life, health, safety measures to address barriers to initiating and implementing physical improvement projects.

## Outcomes, opportunity, and metrics

The **outcomes** of the strategic program are to:

1. Reduce greenhouse gas emissions through green infrastructure, electric mobility infrastructure, and efficiency upgrades to building's existing energy systems
2. Increase carbon sequestration through trees planted
3. Reduce urban heat island impacts through green infrastructure
4. Support stability for existing organizations and businesses in commercial properties
5. Increase livability in the corridor

**Opportunity:** This program addresses historical underinvestment in a major transportation corridor nestled among diverse neighborhoods and builds upon heightened energy and focus on 82<sup>nd</sup> Ave after jurisdictional transfer to the City. Community members and local organizations have cited the following as barriers to realizing a safer, greener, and people-centered 82<sup>nd</sup> Ave corridor: lack of participation within the business community in greenhouse gas reduction strategies coupled with the large swaths of vacant parking lots, financial burden of maintenance for clean energy infrastructure and planted trees, and lack of land ownership and livable incomes in the corridor to prevent displacement.

This program will attempt to overcome these barriers by:

- Stabilizing businesses and residents through community and business engagement for planning, program development, and implementation of physical improvement projects that increase climate resilience
- Engaging government entities with expertise in business engagement and activation
- Allowing 30% of PCEF funds to be used for life, health, safety measures which are likely known liabilities to property owners including accessibility upgrades (e.g., ramps)
- Strengthening community participation in climate education, events, and networking
- Creating workforce opportunities with livable wages

**Metrics** to be tracked and reported include:

- Number of square ft depaved

- Number of trees planted
- Number of bioswales installed
- Number of green spaces activated
- Number of electric mobility charging stations installed
- Number of efficiency upgrades to a building's existing energy systems
- Number of community members engaged
- Number of businesses owners engaged
- Workforce (including apprentices, workers, subcontractors and contractors) demographics, hours and wages
- Reduction in urban heat index \*

\* *long-term strategy*

## Direct benefits and social impact

Financial Benefits and Beneficiaries	<ul style="list-style-type: none"> <li>• Building upgrades will create utility savings for utility bill payers, usually building occupant</li> <li>• Business owners receive high efficiency appliances/equipment</li> <li>• Green infrastructure including bioswales, green spaces, and trees will be an asset for properties and neighbors nearby</li> <li>• Increased electric vehicle charging options along the corridor</li> <li>• Culturally relevant businesses are stabilized and/or growing</li> </ul>
Equity Accountability Mechanisms	<p>PCEF will prioritize:</p> <ul style="list-style-type: none"> <li>• Program administrators with a successful track record working with BIPOC-owned businesses</li> <li>• Projects that use universal design principles</li> <li>• Projects led by PCEF priority populations</li> <li>• Preference for projects that occur in neighborhoods with greater proportions of PCEF priority populations including areas around Roseway, west of 82<sup>nd</sup> Ave in the Jade District, and Lents.</li> </ul> <p>Community stakeholders will be involved with setting selection criteria and reviewing applications for physical improvement grants.</p>
Timing of benefits	<ul style="list-style-type: none"> <li>• Benefits will largely be realized after projects are completed; physical improvement grants are intended to launch fall 2024 while small-scale grants are intended to launch early 2024</li> <li>• Benefits of green infrastructure projects including reduction of urban heat island effect, which may take 10 to 40 years to be fully realized due to establishment time of plants</li> </ul>
Co-benefits	<ul style="list-style-type: none"> <li>• Increased livability with increased greenspaces and activated commercial spaces</li> <li>• Business resiliency and stabilization</li> <li>• Potential for reduced building and business operating expenses</li> </ul>

## Partner roles

Program grants will be managed and administered by the City. Physical improvement grants will be managed by a nonprofit, government entity, or private business with demonstrated experience providing business grants and business navigation support.

Nonprofit organizations and businesses may apply for project funding. Projects awards will range in size between smaller grants (\$5,000 - \$15,000) and larger grants (\$50,000 – \$250,000), with priority given to projects:

- Proposed by nonprofit organizations and businesses that serve and reflect PCEF priority populations.
- Using universal design principles to increase accessibility.
- Located in areas with PCEF priority populations.
- With strong, local impact that strengthens and contributes to community.
- Strong connection between work and climate-related activities and goals.
- Demonstrating site control as property owner, long-lease agreement, etc.

## Workforce and Contractor Development and Equity

### Requirements

- Compliance with PCEF Workforce Contractor Equity Agreement (WCEA) including:
  - Utilization rates, informed by market study and to include preference for local businesses in addition to contractor/subcontractor/worker/apprentice utilization rates for race, ethnicity and gender. Note that the market study will be complete spring/summer 2023.
  - Safe and Respectful Jobsite training for workers, supervisors and owners.
  - Distribute information cards on PCEF requirements to workers.
  - Collect and report workforce demographic, trade and wage reporting for workers on contracts of \$5,000 or greater
  - Pay 180% minimum wage for all PCEF-funded work.

## Timeline and implementation

Funding for smaller-scale projects through existing City grant programs are projected to be available in Spring 2024.

Funding for physical improvement projects is intended to be available by fall 2024.

Distribution of grant funding for both project types will occur over four years, will be guided by PCEF's guiding principles, and will occur for projects within a half-mile radius of 82nd Avenue, though exceptions may be made for projects outside that radius on a case-by-case basis.