

DRAFT TO: Neil McFarlane, Tri-Met

Re: Regional Transportation Bond Proposal for East Portland Inclusion

The East Portland Land Use and Transportation Committee and the East Portland Action Plan are aware that there is an effort for a regional bond to fund the SW Corridor Light Rail. We are concerned that without significant adjustments to the bond proposal, the much touted goal of equity for our East Portland community members will once again be words on paper with nothing on the ground.

To move East Portland to some sort of equity with the rest of the region, we are proposing the following specific language as additions to the bond proposal:

- a)** Funding to bring the following orphan highways of East Portland to a condition where they can be transferred to the City of Portland: minimum investment of \$300 million. These highways are:
 - 1)** 82nd, the Avenue of Roses, from SE Division to SE Clatsop
 - 2)** Powell Boulevard from SE 92nd to 174th
 - 3)** Sandy Boulevard from NE 92nd to 162nd
- b)** Infrastructure improvements that establish a commitment from TriMet to frequent bus service (including weekends), within the 3 years of the bond approval, on:
 - 1)** 148th from Powell Butte to Marine Drive
 - 2)** 162nd from Powell Butte to Marine Drive
- c)** Economic development for East Portland including Transit Oriented Development that incorporates anti-displacement strategies such as:
 - 1)** Commercial facilities with pricing to ensure local small business stability
 - 2)** Benefits Agreement/Local Hiring requirements for all municipal projects in East Portland
- d)** Equitable Housing Development - In order to achieve equitable public investments of transportation infrastructure, strategies to prevent displacement and make accessible formerly out-of-reach neighborhoods must be fully integrated throughout each transit plan. Equitable transportation investments must prevent displacement and restore affordability by investing in land acquisition for affordable housing development, purchasing whole buildings for affordable housing preservation, and utilizing permanently affordable models for affordable homeownership. This includes the following:
 - 1)** A requirement that \$500 million be committed to include an adequate and enforceable financial commitment to address affordable housing needs to prevent displacement in conjunction with East Portland transportation bond projects:

- aa)** Affordable housing units to be built within one mile of transportation bond project corridors in East Portland
 - bb)** A minimum of 2,200 affordable housing units will be developed or rehabilitated
 - cc)** The funds allocated to affordable housing and designated for East Portland will include:
 - 25% for affordable home ownership utilizing permanently affordable models
 - 30% for new affordable rental development, and
 - 45% toward purchase and affordable rehabilitation of privately owned rental units.
- 2)** All rental affordable units will be 0-60% Median Family Income (MFI)
 - 3)** 30% of affordable rental units be 0-30% MFI
 - 4)** Homeownership affordable units will be up to 80% MFI
 - 5)** At least 30% of affordable units will have three (3) or more bedrooms in newly constructed units
 - 6)** All development agreements negotiated with public agencies along a transportation corridor in East Portland must require some affordability (20% at 0 - 80% MFI) in all residential development (aka: public benefits zoning).
 - 7)** Transit Oriented Development (TOD) will include the following elements
 - Permanent “Affordable Housing” in a setting that includes Market Rate Housing when using Bond funds to match TOD funds
 - Free transit passes for residents of affordable housing units for the first year after opening.

Add closing paragraph

Sincerely,

Linda Bauer
On behalf of the East Portland Land Use and Transportation

Arlene Kimura
On behalf of the East Portland Action Plan

Mustafah Finney

Cc: elected and relevant staff
Metro
Multnomah County

City of Portland
AARP, Oregon
APANO
COMMUNITY CYCLING CENTER
OPAL
OREGON WALKS
SAFE ROUTES TO SCHOOL
THE STREET TRUST
1000 FRIENDS
WELCOME HOME

We also might want to include:

Centennial SD
David Douglas SD
Parkrose SD
Reynolds SD
Division Midway Alliance
Historic Parkrose
The Rosewood Initiative

Others?????