

From: Tallmadge, Maggie

Sent: Tuesday, November 17, 2015 4:12 PM

To: Ocken, Julie <Julie.Ocken@portlandoregon.gov>

Cc: Dacanay, Radcliffe <Radcliffe.Dacanay@portlandoregon.gov>; Zehnder, Joe <Joe.Zehnder@portlandoregon.gov>; Anderson, Susan <Susan.Anderson@portlandoregon.gov>; Baugh, Andre <Andre.Baugh@portlandoregon.gov>; Smith, Chris (BPS) <Chris.Smith2@portlandoregon.gov>; Oxman, Gary <Gary.Oxman@portlandoregon.gov>

Subject: Re: 11/17 PSC meeting update

Hi Julie,

I'm still in Salem, and will not make it in time for the Powell-Division hearing. To confirm, there will not be a recommendation made tonight? Is there anyway I can call in around 630?

I support the plan, but I do want to raise a couple of comments associated with the Powell-Division Plan. I would appreciate if these are incorporated into any revisions.

- The plan is not specific on URA funding is not available for five to six years. Neighborhood stabilization (business and housing) cannot wait that long-- we know how quickly neighborhoods change, particularly if we're increasing the desirability through economic development and rapid transit. We cannot rely on TIF as the primary vehicle to stabilize communities; there must be additional revenue dedicated to this purpose.
- Affordable housing production and retention is essential to this plan. It is unacceptable that this plan does not prioritize affordable housing and identify potential sources of funding.
- Look beyond keeping people in their homes. Housing must be used as a form of wealth creation for communities and families.
- Affordable commercial and low-cost homeownership is missing from this plan. I see rental protections and current homeowners, which is not sufficient to address the multiple forces driving displacement.
- Workforce development. We need to make this broader than NPIs in Jade and Midway. What does this mean for community members that live outside of these NPIs?
- This plan must recognize that TOD and public investment increases neighborhood desirability, and creates additional value to land, homes, and businesses. This value should be captured to ensure that communities benefit from the public investment, and can stay in their homes, communities, and support systems.

Thanks!

Maggie