



February 25, 2021

RE: Support of Transit Oriented Development Prioritizing Housing Affordability

Chair Fahey and Members of the Committee:

The Welcome Home Coalition urges your support of the concepts outlined in HB 2558. We particularly urge your support of strong affordable housing standards in any transit oriented development (TOD) policy.

Our coalition represents more than 65 organizations throughout the Portland metro region. Together, our members advocate for new resources and policies to address our region's housing crisis. To date, we have helped pass two affordable housing bonds, investing nearly \$1 billion to construct new, affordable homes, and a measure investing \$2.5 billion in homelessness services over the next decade. Despite these gains, we know our region and state still face a significant shortage of available affordable housing and must use any and all policy tools at our disposal to address that need.

TOD is a proven tool to increase the supply of housing near fixed-guideway transit stops. In Seattle, a robust commitment to affordable housing as part of their 2018 TOD policy has helped create more than 1,300 units to date, at least 80 percent of those affordable at 80 percent or below area median income (AMI).¹ Last year, in partnership with the Getting There Together Coalition, our members helped secure a commitment from Trimet, Portland's regional transit authority, that at least 30 percent of all units in their development portfolio would be affordable at 60 percent or below AMI.²

HB 2558 provides a good foundation to expand TOD statewide. We would encourage the committee to strengthen the commitment to affordable housing development by (1) increasing the percentage of more deeply affordable units (60 percent or below AMI) required for the allowed additional floor of development to at least 20 percent, and (2) expanding the affected areas to at least within a quarter mile of fixed guideway corridor stops.

A robust TOD policy with strong affordable housing provisions can help Oregon address its housing crisis while making progress on its climate goals. We urge your support of this

¹ Sound Transit, "Transit Oriented Development," available at <https://www.soundtransit.org/system-expansion/creating-vibrant-stations/transit-oriented-development>.

² Trimet, "Transit Oriented Development: Guidelines," available at <https://trimet.org/tod/#guidelines>.

important concept, particularly with an increased commitment to affordable housing and expansion of affected areas.

Sincerely,

A handwritten signature in black ink, reading "Tyler Mac Innis". The signature is written in a cursive style with a horizontal line at the end.

Tyler Mac Innis, Coalition Director