PUBLIC LAND DEVELOPMENT CHECKLIST

The SUN checklist guides policy and decision making to ensure public goods serve the public good.

Our Goal: To achieve economic and housing security for all through a transparent, people-centered, and community-controlled process for public land development.

We must prioritize policies that address the root causes of the affordability crisis—low wages and high costs—by creating career and local business opportunities alongside new housing. Our focus is on establishing new models that build community wealth and stability, fundamentally shifting away from corporate profit and displacement.

⊘ TRANSPARENT

- ☐ Data-driven: A full inventory of all underutilized and Metro-owned land
- ☐ Full disclosure: Details of RFPs, development criteria, tax subsidies, developers, property managers etc. are made publicly available in a systematic, user-friendly database
- ☐ Oversight & accountability: Clear goals and assessments on the use & effectiveness of public land and funds

⊘ COMMUNITY CONTROLLED

- ☐ Public land remains publicly-owned
- ☐ The highest and best use of public land is determined by residents through real decision making power
- ☐ Housing units remain permanently affordable
- ☐ Equity is reinvested to create dedicated affordable housing revenue

⊘ PEOPLE–CENTERED

- ☐ Needs first: Rents match wages—at least 30% of units are affordable to households making $50K or less
- ☐ Unit sizes match households: At least 40% of units are 2-bedrooms, 10% are 3-bedrooms
- ☐ Residents select governance and property management arrangements
- ☐ Strong tenant protections: Fair leases, strong protections from unjust evictions & rent hikes, fair housing practices
- ☐ Anti-displacement policies
- ☐ High-quality development
  - ○ High worker standards, career pathways & utilize local businesses that pay a living wage
  - ○ Units are accessible & ADA compliant
  - ○ Ensure energy efficiency & climate resiliency
- ☐ Integrated and well-resourced communities with childcare, cultural spaces, parks, good food, health care, transit connections, etc.