

Equitable Transit- Oriented Development

Leveraging Housing & Transportation Investment

Rocky Mountain Land Use Institute

Western Places / Western Spaces

March 8, 2019

Welcome!

- eTOD FUN-damentals
- eTOD Examples
- Panelist Introductions
- Panelist Discussion
- Audience Q & A

eTOD Fundamentals: 101

- Equitable
 - Socially inclusive by age, gender, family status, income, etc.
 - Access to housing, education, employment, services, transit
- Transit-Oriented
 - Area within a 10-minute walk of high-frequency transit
 - Design that elevates walking and biking over driving
- Development
 - High-density housing that supports walking, mix of uses
 - High-density office that supports range of jobs, transit use



*10th and Osage
Station walkshed*



eTOD Fundamentals: Mission

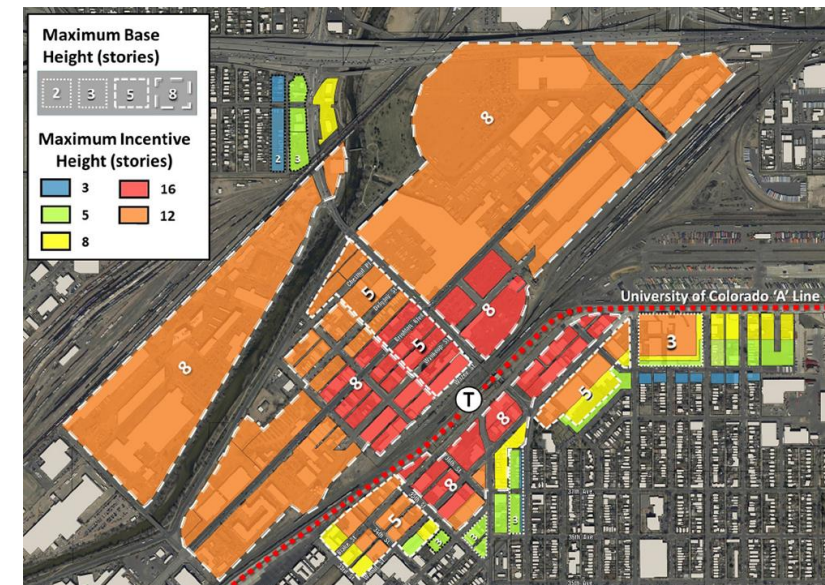
- Affordable housing is difficult to achieve
 - Financial constraints
 - Community opposition
- Transit-oriented development is relatively costly
 - Environmental remediation
 - Tenuous market
- eTOD is damn near impossible – but it's worth it!
 - Stable financial returns and broad economic gains
 - Clean and cost-efficient mobility at a regional scale
 - Ladders of opportunity for low-income households



eTOD Fundamentals: Terminology

- AMI – Area Median Income
- BRT – Bus Rapid Transit
- LIHTC – Low-Income Housing Tax Credit
- H+T – Housing & Transportation Affordability Index
- IZ – Incentive Zoning
- TDM – Transportation Demand Management

% AMI	HOUSEHOLD SIZE					
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
30%	\$18,900	\$21,600	\$24,300	\$26,950	\$29,420	\$33,740
50%	\$31,500	\$36,000	\$40,500	\$44,950	\$48,550	\$52,150
60%	\$37,800	\$43,200	\$48,600	\$53,940	\$58,260	\$62,580
80%	\$50,350	\$57,550	\$64,750	\$71,900	\$77,700	\$83,450
90%	\$56,700	\$64,800	\$72,900	\$80,910	\$87,390	\$93,870
95%	\$59,850	\$68,400	\$76,950	\$85,405	\$92,245	\$99,085
100%	\$63,000	\$72,000	\$81,000	\$89,900	\$97,100	\$104,300
110%	\$69,300	\$79,200	\$89,100	\$98,890	\$106,810	\$114,730
115%	\$72,450	\$82,800	\$93,150	\$103,385	\$111,665	\$119,945
120%	\$75,600	\$86,400	\$97,200	\$107,880	\$116,520	\$125,160



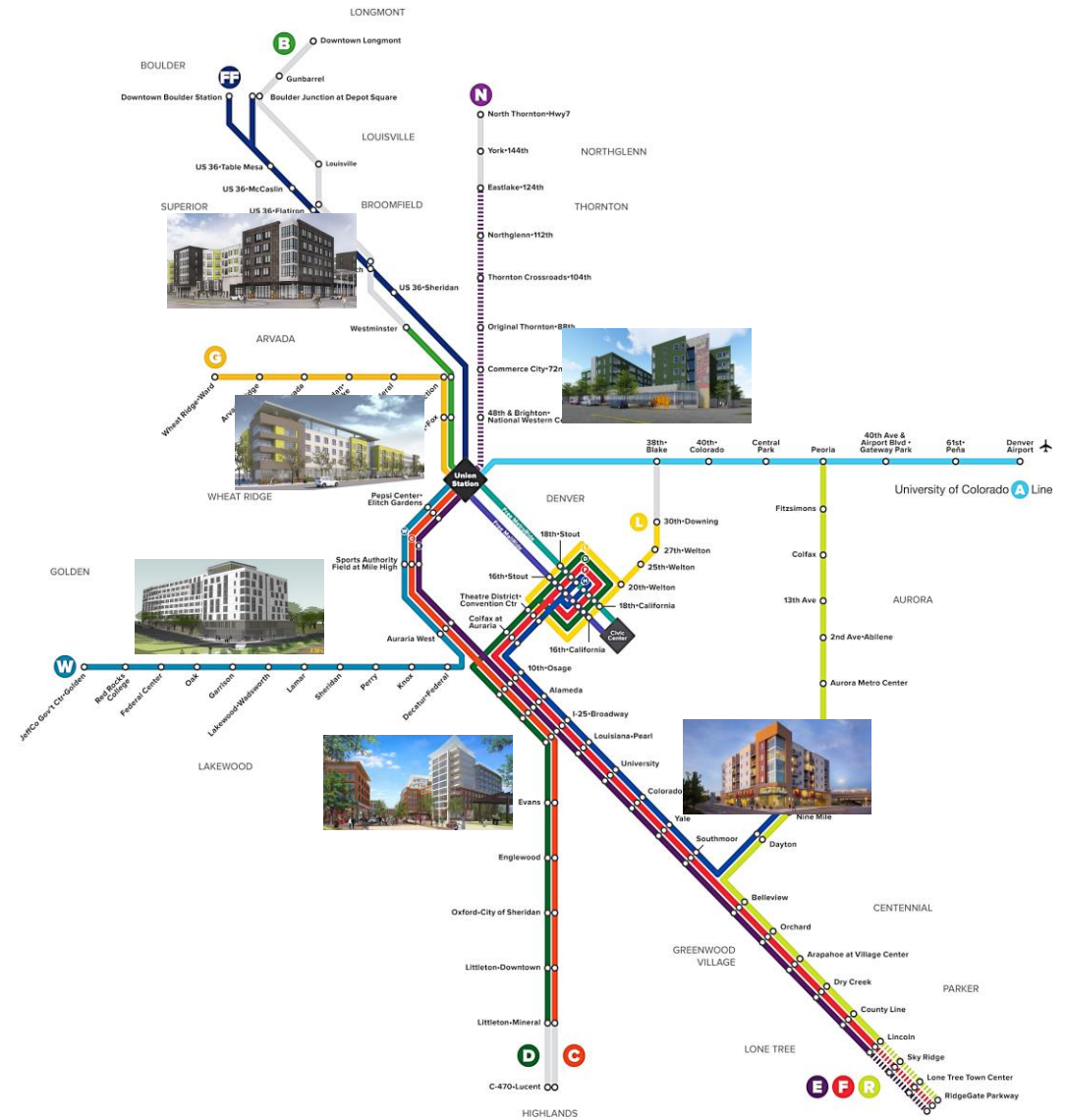
eTOD Fundamentals: Terminology

- BSP – Broadway Station Partners
- CCD – City and County of Denver
- D4 Urban (Alameda Station developer)
- MHD – Mile High Development
- RTD – Regional Transportation District
- ULC – Urban Land Conservancy



eTOD Examples in Metro Denver

- Ashley Union Station, Union Sta
- Broadway Station, Broadway Sta
- Eaton Street Apts, US36/Sheridan Sta
- Sheridan Station Apts, Sheridan Sta
- Walnut St Lofts, 38th & Blake Sta
- Yale Station Apts, Yale Sta



eTOD Examples across the US

- Seattle

- Sound Transit eTOD program & ST3 transit expansion program
- Regional Equitable Development Initiative (REDI)
- Othello Plaza, (Sound Transit and Mercy Housing NW)



- Bay Area

- BART eTOD program
- TOAH Fund; Metro. Transp. Comm. \$ laundering; CA cap & trade
- Fruitvale Transit Village (Oakland Housing Authority & East Bay Asian Local Development Corp.)

- Los Angeles

- LA Metro eTOD program & Measure M expansion program
- 1st/Soto (Metro, Bridge Housing, East LA Comm. Corp.)



Panelist Introductions

- Chris Nevitt, City and County of Denver
- Sarah Nurmela, City of Westminster
- Sarah Rockwell, Kaplan Kirsch Rockwell
- George Thorn, Mile High Development

eTOD Panel Topics

- Coordination: eTOD takes a village; how do we all plug in?
 - Political leadership and comprehensive planning for transit-supportive/supported mixed uses
- Regulation: What rules help or hurt eTOD implementation?
 - Parking, TDM, green roofs, etc.
- Finance: What funding mechanisms do we have, and what more do we need?
 - H+T impact vis-à-vis housing finance >< transportation funding
- Audience Questions



Thank You!

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