



Growing Transit Communities Partnership


APA Washington Conference
October 11, 2012

Puget Sound Regional Council
PSRC
Growing Transit Communities

Growing Transit Communities

Three year effort funded by HUD's Partnership for Sustainable Communities

Implementation of central Puget Sound region's adopted integrated regional plans

Partnership for Sustainable Communities



When it comes to housing, transportation, and transportation policy, the federal government must speak with one voice.
— Secretary of Housing and Urban Development

Leaders across the political spectrum are working to get us back on the path, all without having to get into one another's business. Leadership means building the consensus that helps Americans live the lives they want to live—whether those communities are urban centers, small towns, or rural areas.
— Secretary of Transportation

Well-managed, effectively implemented environmental protection is good for economic growth. A clean, green, healthy environment is a better place to live a home and raise a family. It's more competitive in the race to attract new businesses, and it has the foundation it needs for progress.
— Administrator of the EPA

Partnership for Sustainable Communities

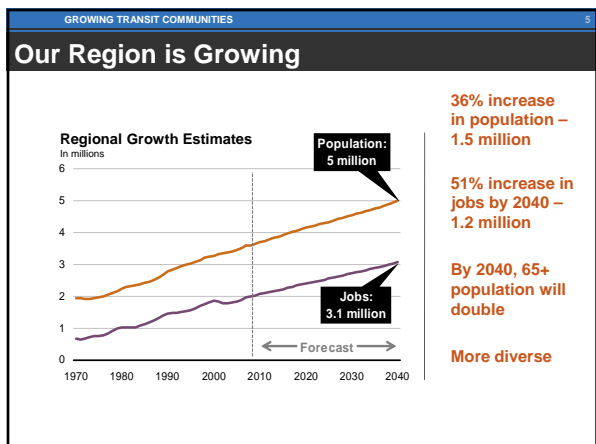


Livability Principles

- Provide more transportation choices
- Promote equitable, affordable housing
- Enhance economic competitiveness
- Support existing communities
- Coordinate policies & leverage investment
- Value communities & neighborhoods

HUD Regional Planning Grant

- **\$5 Million to our region**



VISION 2040 – Regional Growth Strategy


- Numeric guidance for local planning targets
- Focus growth in Metropolitan Cities, Core Cities, and Larger Cities
- Permanently protect resource lands, rural areas
- Connect regional centers
- Certification of local plans

Development Patterns Goal:
"The region will focus growth within already urbanized areas to create walkable, compact, transit-oriented communities that maintain unique local character."



PSRC AND REGIONAL PLANNING

Transportation 2040




Aggressive Transit Program

- \$100+ billion in transit investments
- Bus transit increases between 80% and 100%
- 68 new miles of light rail for 86 mile total system


GROWING TRANSIT COMMUNITIES

Three Long-Range Rapid Transit Corridors


SOUTH CORRIDOR



NORTH CORRIDOR



EAST CORRIDOR



Legend

- Existing Light Rail
- Planned Light Rail
- Possible Light Rail Alignment
- Light Rail Stations
- Light Rail Station Areas
- Other Transit Modes
- Transit Feasibility Study Areas
- Existing Bus Rapid Transit
- Planned Bus Rapid Transit
- Commuter Rail
- Regional Growth Centers
- Manufacturing/Industrial Centers
- Urban Growth Area
- Unincorporated Urban Areas

GROWING TRANSIT COMMUNITIES

Regional Consortium: A Big Tent

Cities

- City of Bellevue
- City of Everett
- City of Mountlake Terrace
- City of Redmond
- City of Seattle
- City of Tacoma

Counties

- King County
- Pierce County
- Snohomish County

Transit Agencies

- Sound Transit
- King County Metro Transit
- Community Transit

Public Health & Human Services

- Public Health—Seattle & King County
- Snohomish County Human Services
- Tacoma-Pierce County Health Department

Public Housing Authorities

- King County Housing Authority
- Pierce County Housing Authority
- Seattle Housing Authority
- Snohomish County Housing Authority
- Tacoma Housing Authority

Funding Institutions

- Enterprise Community Partners
- Impact Capital (USC)

Non-Profit Developers

- Affordable Housing Consortium of Tacoma-Pierce County
- Bellwether Housing
- Capitol Hill Housing
- Community Development Collaborative
- Housing Consortium of Everett and Snohomish County
- Housing Development Consortium Seattle-King County

For-Profit Developers

- Urban Land Institute—Seattle District Council

Regional Groups

- A Regional Coalition for Housing
- Community Development Collaborative
- The Equity Partnership
- Puget Sound Regional Council
- Quality Growth Alliance

Educational Institutions

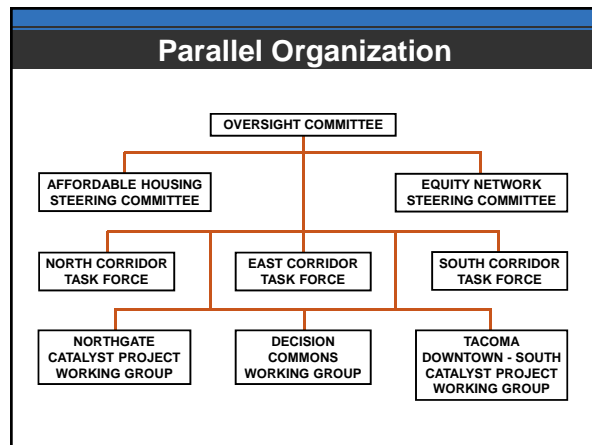
- North Seattle Community College
- UW-Runstad Center for Real Estate Studies

Environmental & Transportation Advocates

- Forterra (CLC)
- Futurewise
- Seattle Transit Blog

Housing & Community Advocates

- Puget Sound SAGE
- Refugee and Immigrant Services Northwest
- Washington Low Income Housing Alliance



GROWING TRANSIT COMMUNITIES

Partnership Components



Corridor Action Strategies

- Analyze current conditions and needs
- Develop implementation strategies

Regional Equity Network

- Create region-wide network to promote social equity
- Administer capacity building community grants

Affordable Housing Strategy

- Produce region-wide Fair Housing and Equity Assessment
- Research new tools: TIF, TOD Fund, Surplus Lands
- Provide technical assistance to local jurisdictions

Demonstration Projects in Each Corridor


- Northgate, Tacoma, Bel-Red Catalyst Projects
- Decision Commons

PSRC


GROWING TRANSIT COMMUNITIES


Catalyst Demonstration Projects

King County
Northgate



Pierce County
Tacoma South Downtown





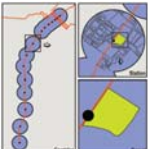
University of Washington
Bel-Red, Tacoma

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What are Corridor Strategies?

What is Corridor Planning?

- Different scales: parcel, station, corridor, region
- Corridor Planning examines the walk-shed around each station along a single transit line



What is on table?


- Recommendations at corridor level, station area type level, or local/regional level
- Recommendations at state level
- Recommendations for non-profit and private partners

What is NOT on table?

- Going beyond scope or resources (station area planning, alignment determination)

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Corridor Action Strategies



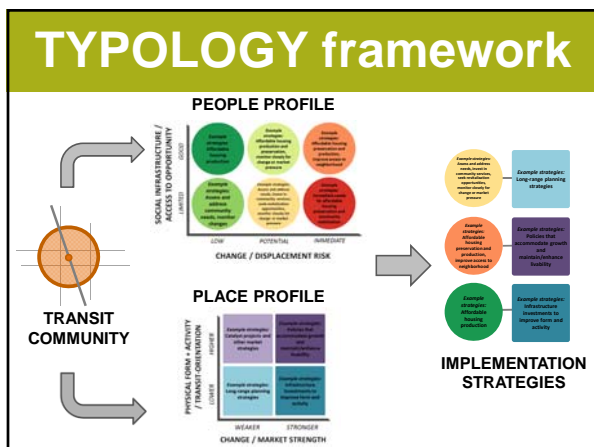
Three major deliverables

- Existing Conditions Report
- Corridor Strategies: *Recommended Actions*
- Corridor Strategies: *Implementation Agreements*

Informed by

- 18-month stakeholder task force process (underway)
- Public engagement
- Review by other partnership committees
- Consultant products
- Other key stakeholder input

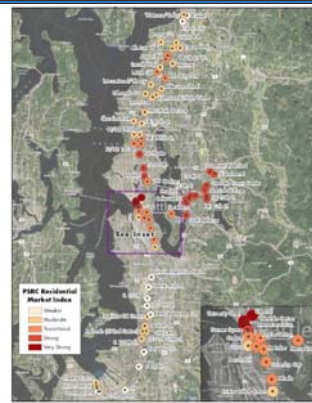
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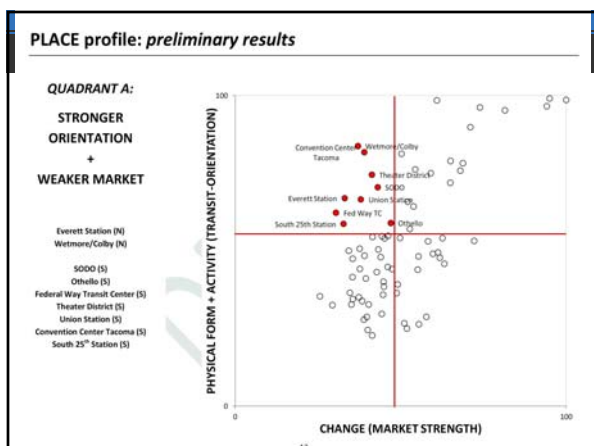
Market Strength

- Distinct corridor markets – both residential and commercial
- Access to job concentrations critical to market strength



PSRC Residential Market Index

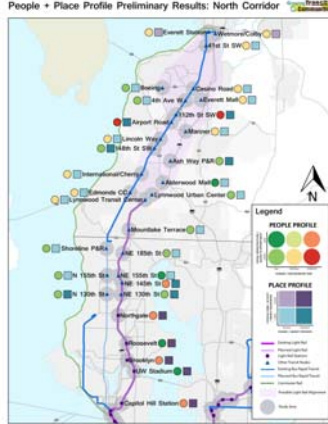
Source: Strategic Economics 2012; Quarter Economics PSRC; U.S. Census, 2008



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People + Place

- Recommendations tailored to the specific "People" + "Place" needs of station areas



People + Place Profile Preliminary Results: North Corridor

Legend

- People Profile
- Place Profile
- Station Area
- Transit Line
- Station
- Other

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Corridor Action Strategies: Final Report Structure

Final Report

- Streamlined compilation of recommended actions at regional, type, and local level
- <30 pages printed report

74 Transit Community Profiles →

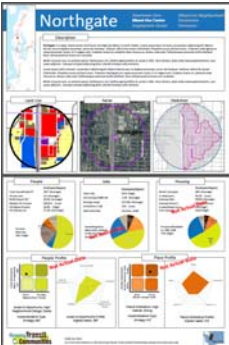
- Detailed description, relevant data and recommendations for each study area
- Available online

Implementation Matrices

- Detailed tables with implementation strategies, responsible party and timeline
- Available online

Bibliography of Products & Resources

- Comprehensive list of GTC Partnership products and other relevant resources
- Available online




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Next Steps




- October 30: Joint Committee Implementation Workshop
- Integrate Actions to Promote Affordable Housing and Equity
- December 2012: Task Force Recommendations
 - PSRC
 - Transit Agencies
 - Local Jurisdictions
 - Other Partners
- April 2013: Final Report
- Implementation Agreements by end 2013
- Regional Summit in late 2013





For More Information

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Project Website
<http://www.psrc.org/growth/growing-transit-communities>

Puget Sound Regional Council




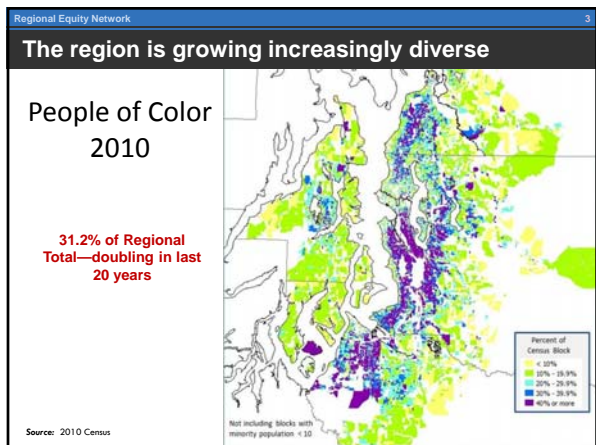
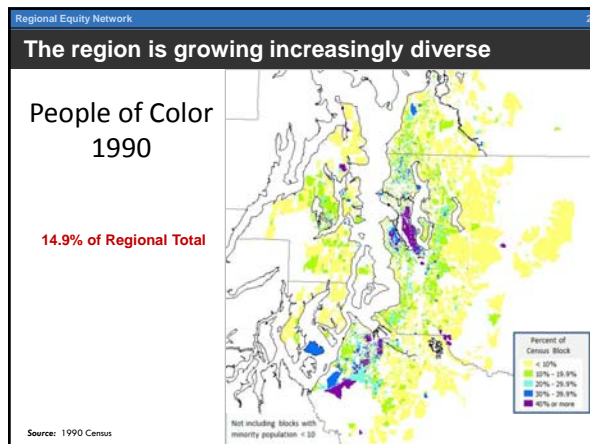


Regional Equity Network

Advancing Equity Through Transit Corridor Planning
 Washington APA Conference
 October 11, 2012



 Puget Sound Regional Council

- Regional Equity Network 4
- Building a Regional Equity Network**
- Ensure an **equity framework** is used in all aspects of GTC
 - Assessment of equitable development needs
 - Social equity outcomes
 - Low-income communities and communities of color have a **real voice in decision-making**
 - Small grants program
 - Capacity building, training, and peer network
 - **Policies** that support equitable development and meaningful community engagement.
- PSRC

- Regional Equity Network 5
- Equitable Development and Planning**
- Advance economic opportunity
 - Prevent displacement
 - Preserve and expand affordable housing options
 - Understand and respond to local context
 - Promote broader mobility and connectivity
 - Practice meaningful community engagement
 - Develop healthy and safe communities
 - Promote environmental justice
 - Achieve full accessibility
- PSRC

- Regional Equity Network 6
- Equity Grant Program**
- Small grants (up to \$15,000) to nonprofits in transit corridors.
 - Eligible grant activities
 - Education and Outreach
 - Research and Recommendations
 - Community Organizing and Engagement
 - Involvement in the program
 - Highlighting community knowledge
 - New voices to the table
 - Identifying priorities and needs
- PSRC



Equity Grant Program

Capacity Building

Grantee workshops (Jan, June, Dec)

- Planning 101
- Peer sharing and connections

Regional convenings (~ 3-4 months)

- Grantees, steering committee, task force reps
- Strengthen equity voice and build peer network
- Understand key issues and opportunities

Technical assistance and support

PSRC

Equity Grant Program

Preliminary Insights

- Exploring creative ways to make planning relevant to communities (also a challenge).
- Community organizing and building community capacity.
- Strategies to outreach and organize small ethnic businesses.
- Resources matter!
- Value of relationships and active dialogue
- Community accountability and feedback loops

Equity Grant Program

Challenges

- Communities overwhelmed by the maze of processes and meetings
- Communicating back to communities ways this work is being heard and influencing process
- Capacity in key parts of our region
- Community engagement and GTC timelines not ideally synched
- Making transportation infrastructure investments and long-term planning relevant to communities

For More Information

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heidi@impactcapital.org

Growing Transit Communities Program
<http://www.psrc.org/growthgrowing-transit-communities>



Affordable Housing Strategy

Transit Communities for All Income Levels

Washington APA Conference
October 11, 2012

Puget Sound Regional Council
PSRC

Affordable Housing Strategy

Affordable Housing Strategy

- Regional Fair Housing Action Strategy
- Regional TOD Affordable Housing Fund
- Value Capture Financing
- Public Surplus and Underutilized Land
- Technical Assistance to Local Jurisdictions

Affordable Housing Steering Committee

- Recently developed menu of Implementation Strategies for station areas

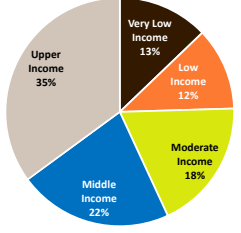
PSRC

Affordable Housing Strategy

Affordable Housing Strategy

- Informed by work of Equity Network
- Establish affordable housing goals for all income groups in station areas
- Mixed-income communities that include market rate housing and housing affordable at:
 - Middle Income: 80% - 120% AMI
 - Moderate Income: 50% - 80% AMI
 - Low Income: Below 50% AMI
 - Very Low Income: Below 30% AMI
- Rental housing and homeownership

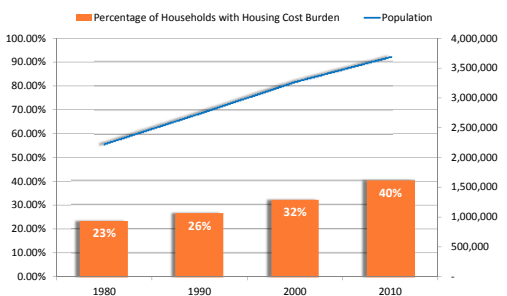
Puget Sound Region Households by Income Group



Source: American Community Survey 2006-2010 Public Use

Affordable Housing Strategy

Central Puget Sound growth and housing affordability

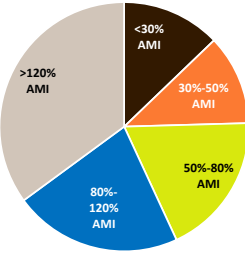


Source: U.S. Census Bureau 1980, 1990, 2000, 2010 Decennial Census, 2006-2010 American Community Survey

Affordable Housing Strategy

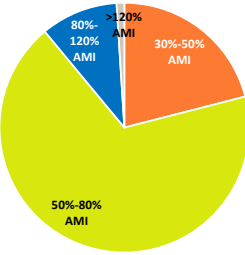
Regional incomes and market rate affordability

Household Income Distribution in Central Puget Sound, 2006-2010



Source: American Community Survey 2006-2010 Public Use Microdata Sample

Affordability of Market Rate Multifamily Housing in Central Puget Sound, 2011

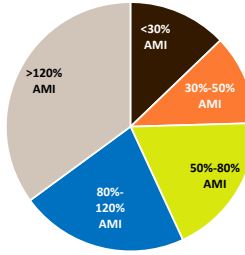


Source: Dupre + Scott Spring 2011 Apartment Survey

Affordable Housing Strategy

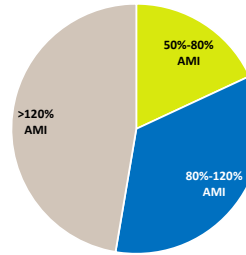
Regional incomes and market rate TOD affordability

Household Income Distribution in Central Puget Sound, 2006-2010



Source: American Community Survey 2006-2010 Public Use Microdata Sample

Affordability of New Market Rate Multifamily Development in Light Rail Station Areas, 2006-2011



Source: Dupre + Scott Spring 2011 Apartment Survey

Affordable Housing Strategy 7

Regional Fair Housing Strategy

- Establish Fair Housing Subcommittee
- Conduct a Regional Fair Housing & Equity Assessment
- Establish framework for ongoing Fair Housing work
- Recommend strategies to ensure plans and investments are aligned with Fair Housing goals

Comprehensive Opportunity Map

Index of 20 indicators measuring neighborhood access to:

- Quality Education
- Economic Health
- Housing and Neighborhood Quality
- Mobility/Transportation
- Health & Environment

How to use the map?

- Invest in improvements as appropriate in low opportunity neighborhoods
- Target affordable housing investments in high opportunity neighborhoods
- Connect high and low opportunity neighborhoods

Affordable Housing Section 8 Vouchers

Opportunity Distribution and Housing Affordability

Over half of **Section 8 vouchers** were used in very low and low opportunity areas.

Recommendation

Housing Authorities:
Use the Map to Advise Voucher Holders to Move towards Opportunity

Affordable Housing Strategy 10

Regional TOD Affordable Housing Fund

- Regional Pool of Funds for property acquisition and pre-development financing for affordable housing projects
- \$60 Million is goal

<p>Potential Funders</p> <ul style="list-style-type: none"> • Public funders • Puget Sound Regional Council? • Community Development Financial Institutions • Foundations • Banks 	<p>Functions</p> <ul style="list-style-type: none"> • Acquire land • Hold land • Finance projects
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Affordable Housing Strategy 11

Regional TOD Affordable Housing Fund

A TOD Fund can facilitate land purchase before light rail causes prices to appreciate

Subcommittee Interests and Key Stakeholder Groups:

- Cities
- Developers
- Environmental Groups
- Affordable Housing - advocates, developers, and funders
- Equity Network - community organizations
- Bonding and Legal experts
- State legislators
- State Staff
- Realtors and Builders
- Organized Labor
- Economic Development
- Counties

Affordable Housing Strategy 12

Goal of GTC's Value Capture Work

Develop TIF alternatives to provide infrastructure and affordable housing financing to create equitable transit communities.

Affordable Housing Strategy 13

Capture Value Added From Transit Investments

Value Capture: Public transit improvements increase private property value and part of value can be captured to benefit community



How will a value capture tool create equitable transit communities?

- Finance infrastructure improvements
- Set-aside revenues for affordable housing
- Replace demolished low income units
- Attract good jobs
- Incentivize growth in areas served or planning for transit

Affordable Housing Strategy 14

Goal of GTC's Surplus Property Work

Remove legal barriers that keep public entities from prioritizing affordable housing when disposing of property or offering discounted sales prices on or donations of surplus or underutilized public property to organizations that agree to provide long-term affordable housing

For More Information

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Project Websites
<http://www.psrc.org/growth/growing-transit-communities>
 → Affordable Housing Steering Committee

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