What Leads to eTOD Success?
What is transit-oriented development?

- Residential and commercial mix
- Close to transit
- Greater density
What is transit-oriented development?
Benefits of transit-oriented development

- Reduced transit times
- Increased housing stock
- Spurred economic activity
- Alternative transportation opportunities
- Environmental benefits
- Public health benefits
Why equitable transit-oriented development?

- Reduced transit times
- Economic activity
- Increased housing stock
- Alternative transportation opportunities
- Environmental benefits
- Public health benefits

THE RENT IS TOO DAMN HIGH!

Say no to gentrification!

TOWER OF DOOM
“This approach is intended to maximize the benefit of public investment in infrastructure and services and promote collaboration with private interests and the community, to achieve mutual benefits.”

Seattle’s Comprehensive Plan, urban village element, 2005
eTOD Considerations
eTOD Stakeholders
Why eTOD?
Why now?
Housing Burden in Cook County: 40% of income

For a moderate income household...
Transportation Burden in Cook County: 20% of income

For a moderate income household...
H+T Burden in Cook County: 60% of income

For a moderate income household...
Q: What percentage of renters pay 30%+ of income in rent?

A: 49%!
Percentage of Cook County renters paying more than 30% of income in rent.
How do we address this need?

Where do we add it?
CHICAGO LAG PEERS IN TOD GROWTH
CHA’s “Plan for Transformation” eliminated 5,703 units within a half mile of transit
Q: How many new net housing units in Lakeview’s Belmont station area since 2000?

A: A loss of 18 units, despite 877 new owner occupied units.
Change in Units by Rent in the Belmont TOD, 2000 - 2013

Number of Units

-1,750
-1,250
-750
-250
250
750
1,250
1,750

Under
$500
$500 - $799
$799 - $999
$999 - $1249
$1249 - $1499
$1499 - $1999
$1999 - $2000
Above
$2000
How do we grow our neighborhoods in an equitable, inclusive way?

What does it look like?
Q: What neighborhoods can support TOD?

A: They’re everywhere.
I’M A TOD: Wilson Yard, Uptown
I'M A TOD: Casa Morales, Pilsen
I'M A TOD: The Reserve, Evanston
What are our shared challenges?
eTOD Cohort: Identifying challenges, sharing solutions
eTOD Cohort:
• Bickerdike
• Chicago Neighborhood Initiatives
• Heartland Housing
• Housing Opportunity Development Corporation
• IFF
• LUCHA
• Mercy Housing
• North River Commission

Other interviews:
• Far South CDC
• Greater Auburn Gresham CDC
• Teamwork Englewood

Key partners:
• Chicago Area Fair Housing Alliance
• Chicago Housing Initiative
• Open Communities
CHALLENGE #1: COMMUNITY/POLITICAL CONSENSUS
CHALLENGE #2: FINANCING AND SITE CONTROL
CHALLENGE #3: MOBILITY ALTERNATIVES
OFF STREET PARKING HAS A PRICE

Spot in an Outdoor Lot
$4,200

Spot in an Indoor Lot
$37,300
We’re here today to develop shared solutions.
eTOD Successes
Case studies from around the country
Seattle pushing developers for greater affordability
### B-North Project Inputs

1. Enter the number of units by unit type and Area Median Income (AMI) level into the 'Number of Baseline Units by Type & AMI Restriction' column.

2. Affordability Points are not awarded for income restricting units below 80% AMI, therefore units restricted below 80% AMI should be entered as 30% Units. Units must contain at least 2.5X the rentable square footage and include a kitchen. Studio units (units with three or more bedrooms should be entered in as 'Three+ Bedroom' units). See tables below for requirements and bonus point descriptions.

3. Enter the average floor rentable square footage (RSF) by unit type into the 'Average Unit Size' column (in grey cells; see black.

4. Enter the description and amount of federal funding source into the 'Source/Use Input Table'.

5. Enter the cost of the land and capitalized reserves into the 'Cost Source Input Table'.

6. For additional clarification please refer to the narrative included in the RFP.

### Number of Baseline Units by Type & AMI Restriction

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>AMI 30%</th>
<th>AMI 50%</th>
<th>AMI 60%</th>
<th>Units</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One Bedroom</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Two Bedroom</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Three+ Bedroom</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Requirements and Score

<table>
<thead>
<tr>
<th>Requirements/Point Definition</th>
<th>Actual</th>
<th>Requirement/Point Definition</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meets Unit Density Requirement 0/1</td>
<td></td>
<td>Residential MRSF must be 80% or 85% of Rau GSF.</td>
<td>TRUE</td>
</tr>
<tr>
<td>Meets Common Area Requirement</td>
<td></td>
<td>Per MRSF/MSF per unit limits avg. cost per unit must be less than 85% of the total development cost</td>
<td></td>
</tr>
<tr>
<td>Cost/Unit</td>
<td></td>
<td>OH Subsidy must be less than or equal to 60% of the total development cost.</td>
<td></td>
</tr>
<tr>
<td>OH Subsidy</td>
<td></td>
<td>Total points awarded for each percentage (SN) below total allowed dev. Cost.</td>
<td></td>
</tr>
<tr>
<td>Per Unit Cost Reduction Points</td>
<td></td>
<td>See point value table below.</td>
<td></td>
</tr>
<tr>
<td>Baseline Unit Mix Points</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Point Value Tables:

<table>
<thead>
<tr>
<th>Baseline Unit Mix</th>
<th>Point Value by Unit Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Points</td>
<td></td>
</tr>
<tr>
<td>Studio</td>
<td>0.2 points per unit</td>
</tr>
<tr>
<td>One Bedroom</td>
<td>0.4 points per unit</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>2 points per unit</td>
</tr>
<tr>
<td>Three+ Bedroom</td>
<td>5 points per unit</td>
</tr>
</tbody>
</table>

Total Baseline Score 0/100
CAPITOL HILL STATION

- 418 units; 38% affordable for 12 years; 86 permanently affordable units
- $130mm for market rate units + $35mm for affordable housing supply
- Residents called for “50-50-50” and 2 & 3 bedroom family units
- LEED Certification
- Weekly on-site farmers market
- Max 0.7 parking spaces to unit (community supportive)
- All Transit Score - 97
- Upzoning provided in exchange for affordable housing provision
- HALA ordinance
San Jose brownfield restoration and transit passes for residents
**THE GISH APARTMENTS**

- Community resistance to convenience store led development
- Sale – buy back between retail and affordable housing developers
- 7/11, nail salon on ground floor, commercial tenants on top floor
- 35 total units
- 12 supportive units
- 90% of residents use Clipper Card @ $36/yr, bike parking
- TransForm Green Trip certified (0.5 parking spaces to unit)
- LEED certified, solar energy
- On-site gardens
- Supportive housing
- $16.3mm
Minneapolis – St. Paul regional collaboration with an emphasis on affordability along transit
Pittsburgh
the
shipping container
and the bicycle
THE CENTURY BUILDING

- 60 units (32 workforce, 28 affordable)
- Access to downtown buses and light rail
- Restaurant on ground floor of building
- On-site bike parking (shipping container)
- Open loop geothermal system
- Alleghany waterfront restoration
- $54mm
Philadelphia
affordable housing as a catalyst for investment
PASEO VERDE
PASEO VERDE

- Vacant land adjacent to regional rail and university
- APM was rooted in community and had previous public health and housing successes in community
- Zoning requirements reduced through city engagement
- APM, Jonathan Rose, City of Philadelphia
- $48mm, across 22 sources of revenue
PASEO VERDE

Building One

53 Units
at or below 60% AMI

LIHTC Funds – PAHFA
HOME Funds – City of Philadelphia
AHP Funds – Federal Home Loan Bank SF

$15.46 mm

Building Two

67 Market Rate Units
+ 30,000 SF commercial space

Loan A – Perm @ 4% - Chase
Loan B – Energy Works @ 3.5% - TRF
Loan C – NMTC Equity ($0.80)
Loan D – Grants ($9 mm)
Deferred Developer Fee

$31.82 mm
Brooklyn mandatory inclusionary housing in effect
LIVONIA COMMONS

278 units, > half at 40% - 50% AMI

Two MTA stops (2, 3, 4 & L)

Grocer downstairs

NYFD

Arts non-profit and public health clinic

$90 mm
LIVONIA COMMONS

- 278 units, > half at 40% - 50% AMI
- Two MTA stops (2, 3, 4 & L)
- Grocer downstairs
- NYFD
- Arts non-profit and public health clinic
- $90 mm
Boston community activated housing and transportation
DUDLEY VILLAGE APARTMENTS

- 105 affordable units
- 43 that serve <60% AMI
- Eminent domain by City – transferred to DSNI
- Community-led development since 1985 (see “Streets of Hope”)
- DNI Land Trust
- Uphams Corner stop reopened, 0.2 miles away