



Mixed-Race, Mixed- Income, Mixed-Use TOD

A Practitioner's Point of View

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Related Midwest LLC
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Roosevelt Square



The Mark

- 80% Market / 20% Affordable
- Totally For Sale
- Infill Site
- Near commuter rail and bus lines

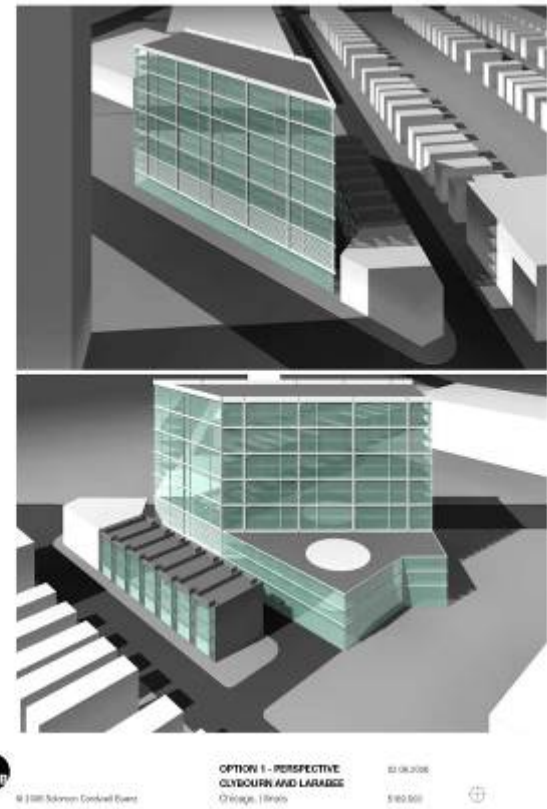


The Mark



Clybourn / Larrabee

- 80% Market / 20% Affordable
- 100% For Sale
- Infill Site next to Cabrini-Green
- Near public transportation, CBD, shopping & cultural amenities.





TOD Financing Challenges

- Mixed Income TOD Model requires:
 - Strong market component
 - Public subsidy to achieve feasibility
 - Attention to parking ratios
 - Complex public/private partnerships
 - Strong & dedicated municipal leadership

Overcoming NIMBY

- Requires Municipal Leadership
 - e.g., Metropolitan Mayors Caucus
- Requires broad-based education
 - Media campaign
- Requires Advocacy and Technical Assistance
 - Work with planning staffs and developers
- Requires public/private partnerships
 - Developers, municipal officials and community residents have to work together to achieve a workable solution.