

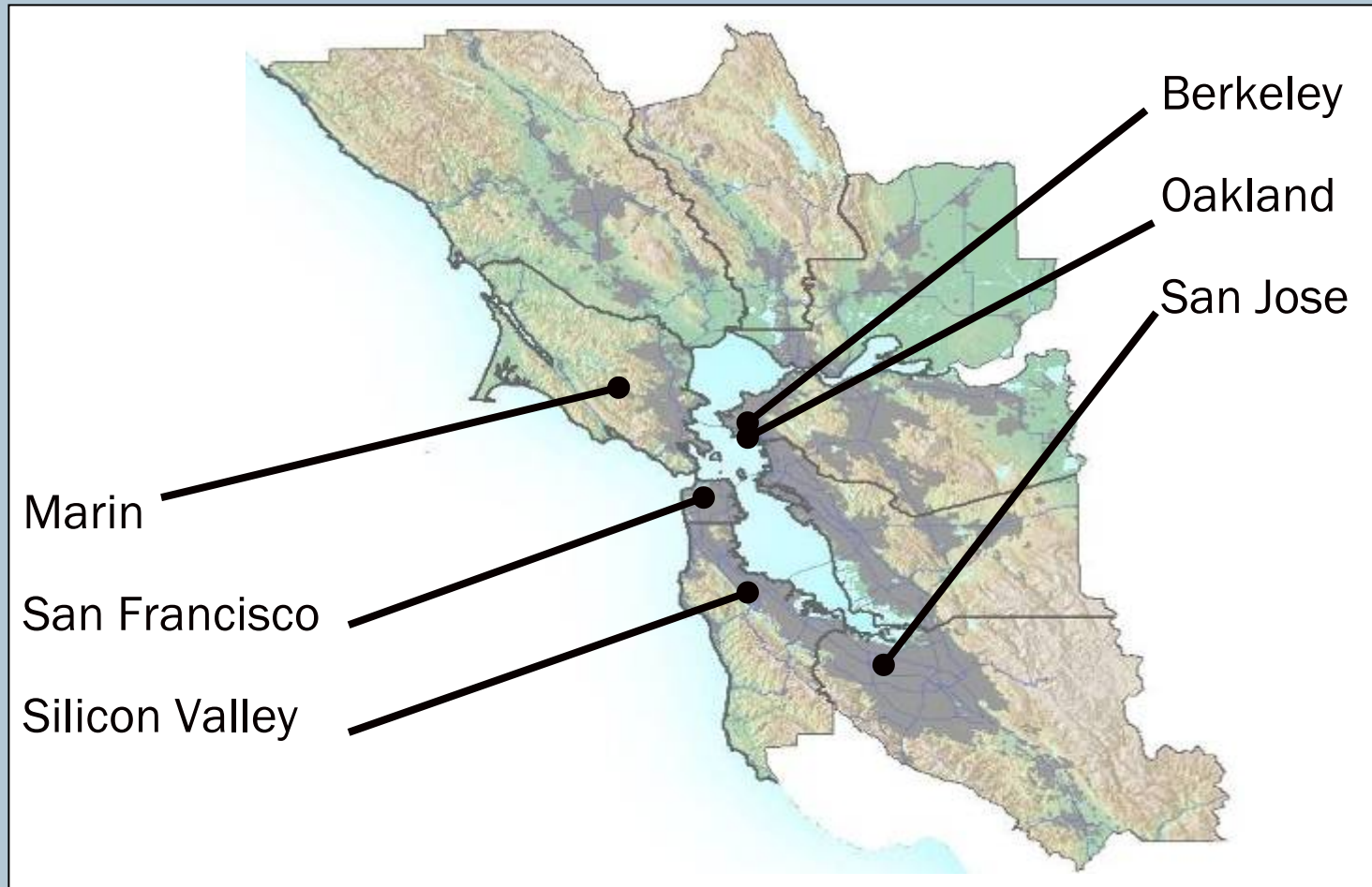
Evaluating the Need for a TOD Acquisition Fund in the San Francisco Bay Area

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Rail-volution 2009

What We're Doing

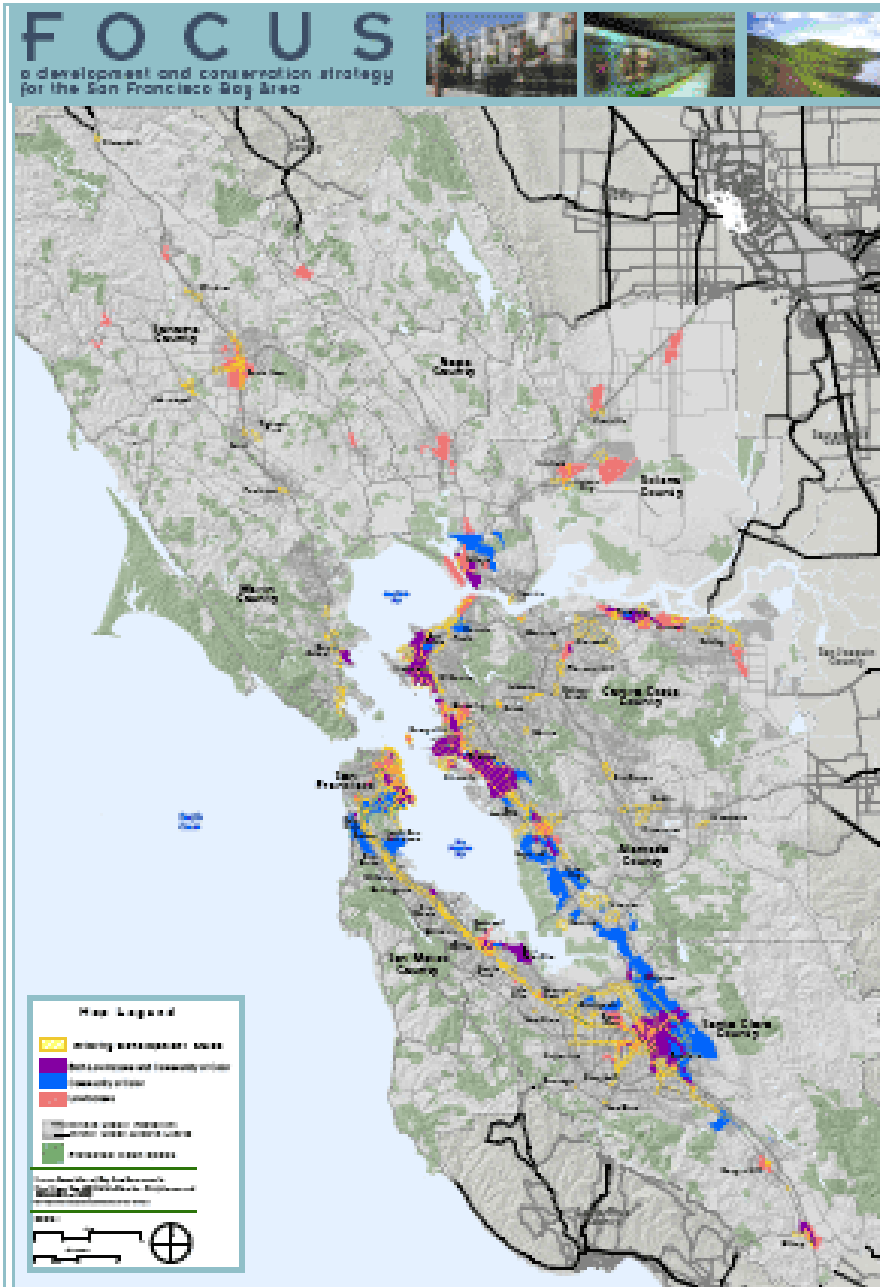
- Evaluating the potential for a regional TOD acquisition fund for the core partners of the Great Communities Collaborative (GCC)
 - San Francisco Foundation
 - East Bay Community Foundation
 - Silicon Valley Foundation
- The GCC is a group of regional non-profits and foundations focused on fostering walkable, mixed-income neighborhoods near transit.
- This is a work in progress - go/no-go decision in December

A Growing Region with Affordable Housing Needs



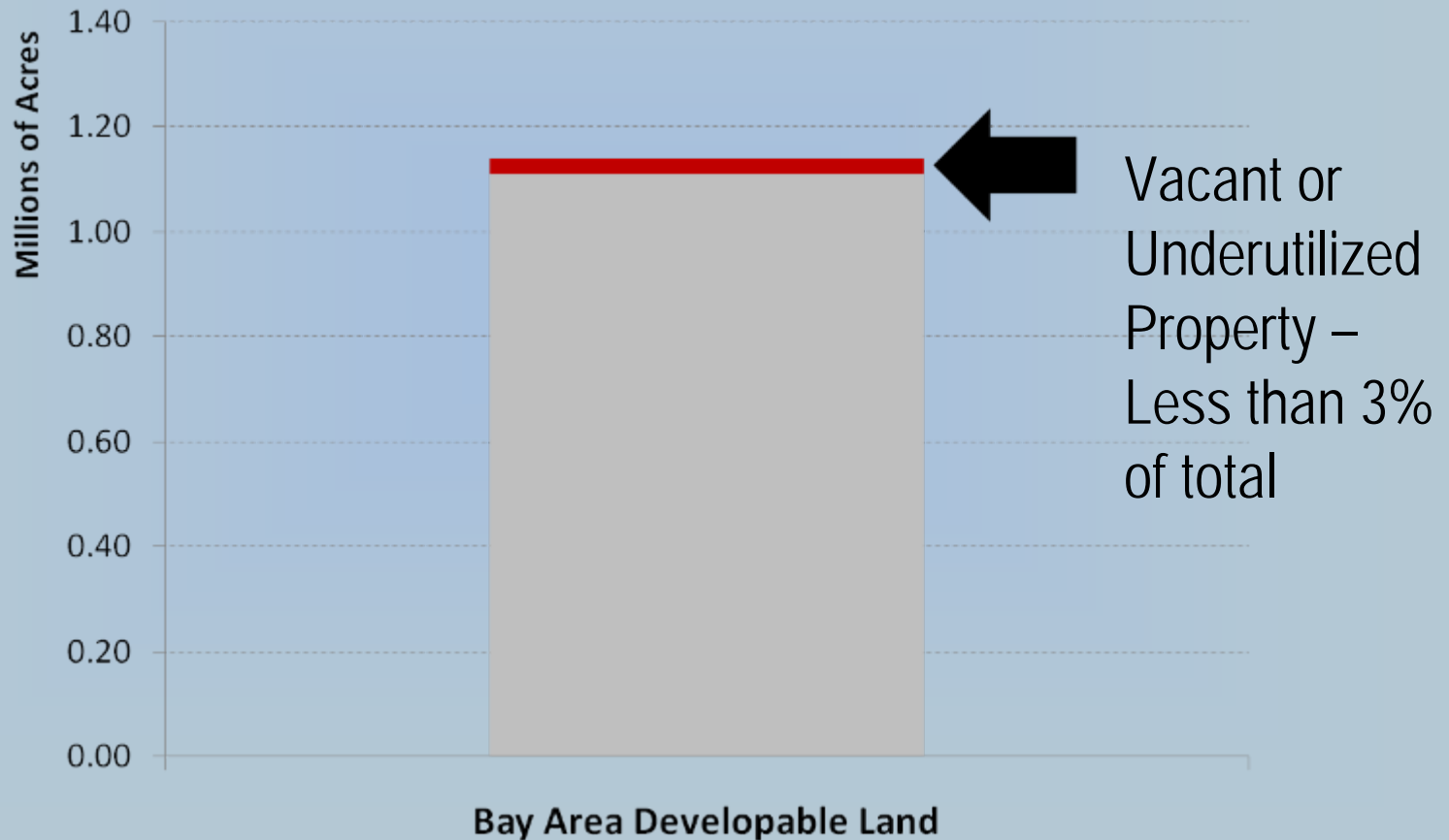
Regional Planning and Policy Efforts to Encourage TOD

- TOD planning requirements tied to transit expansion
- Financial incentives for Priority Development Areas (PDAs)
- Groundbreaking state legislation to support regional planning



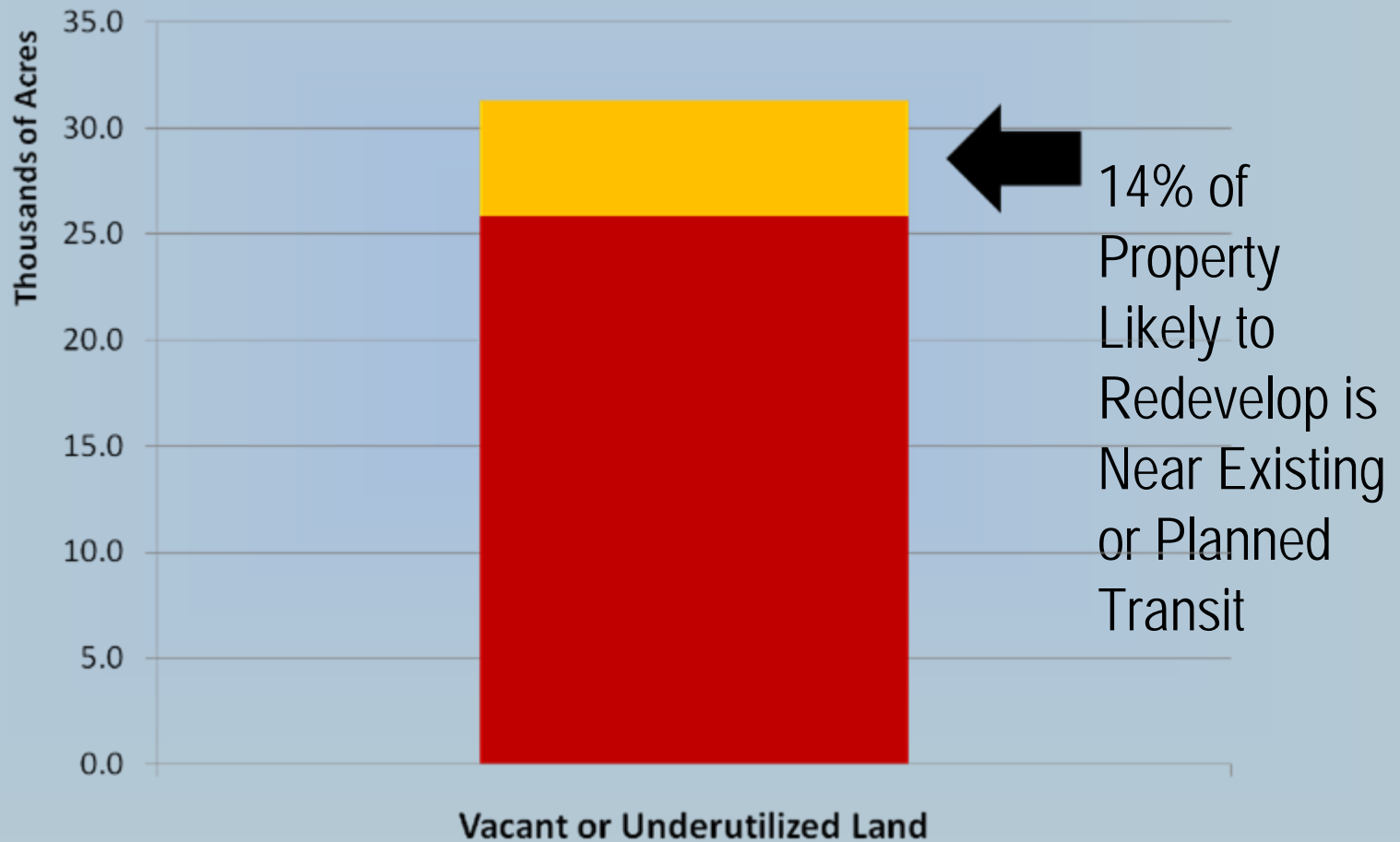
Regional Development Opportunities

Limited Number of Infill Development Sites

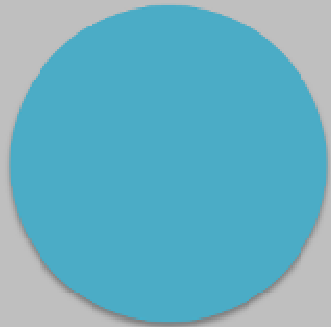


Regional Development Opportunities

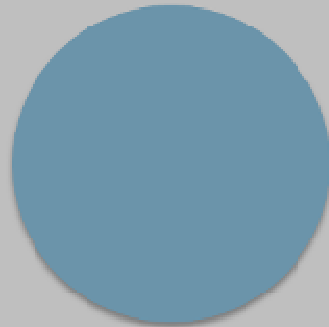
Scarcity of Development Sites Near Transit



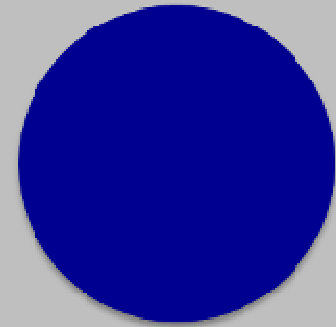
Roles for a Property Acquisition Fund: A Station Area Perspective



Preserve Key Sites
for Future
Development



Catalyst Projects
to Support
Neighborhood
Goals



Intervene to
Ensure Equitable
or Mixed-Use
TOD

Continuum of development feasibility

Key Findings

- Wide range of station area conditions and needs
- Sometimes the most pressing need is for public amenities or infrastructure investments
- Cities can have difficulty focusing investments in a sufficient way to create real change in a neighborhood
- Tension between the desire to focus in a few areas to have maximum impact and the need to diversify geographically
- A desire to be proactive to secure key sites early on, but pesky questions about “takeout” financing
- Preservation of existing affordable housing is another key opportunity