



Rail~Volution

October 18, 2011

Washington, DC

LISC
Phoenix
Local Initiatives
Support Corporation

Partners, Places and People:
Developing Sustainable TOD Projects in
Phoenix, Arizona



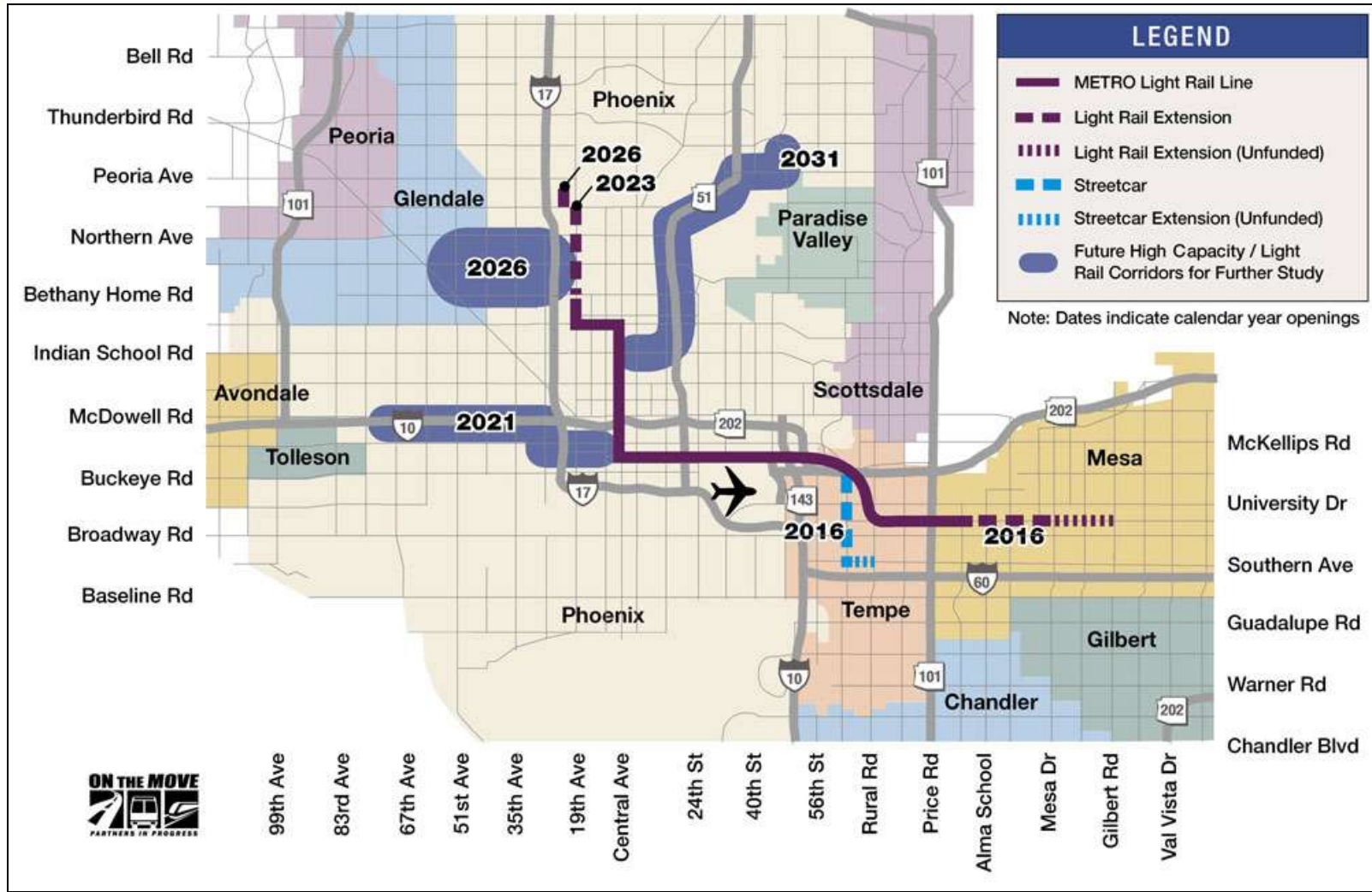


Metropolitan Phoenix – 500 sq. mi.





Transit – current and planned*



*First 20 mile segment of light rail opened Dec. 2008



sustainable communities
working group



Sustainable Communities Working Group

A one-of-a-kind *state, local, regional, private, and non-profit partnership* seeking to make equitable *Transit Oriented Development (TOD)* a *reality* in areas of Greater Phoenix well served by mass transit.

Partners



- Arizona Departments of Housing and Transportation
- Cities of Phoenix, Tempe, and Mesa
- Metro Light Rail
- ASU Stardust Center for Affordable Homes and the Family
- Phoenix Industrial Development Authority

- Local Initiatives Support Corporation (LISC)
- Raza Development Fund (RDF)
- Urban Land Institute
- State Farm



- Downtown Phoenix Partnership
- Phoenix Community Alliance
- Arizona Community Foundation
- Discovery Triangle
- **St. Luke's Health Initiative**
- East Valley Partnership
- Valley Forward





Sustainable Communities Fund



- Early investment from private capital
- Short term, competitive rates
- Flexible uses (land acquisition, pre-dev)
- Affordable housing (60%- 120% AMI)
- Community facilities (schools, grocery stores, child care, health care)
- Improvements for walkability, shade, etc.



Partners: competing interests



City: Form-based code



Developer: Downtown reality

vs

Community expectations

vs

Developer/owner needs

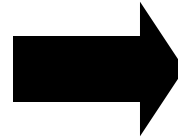
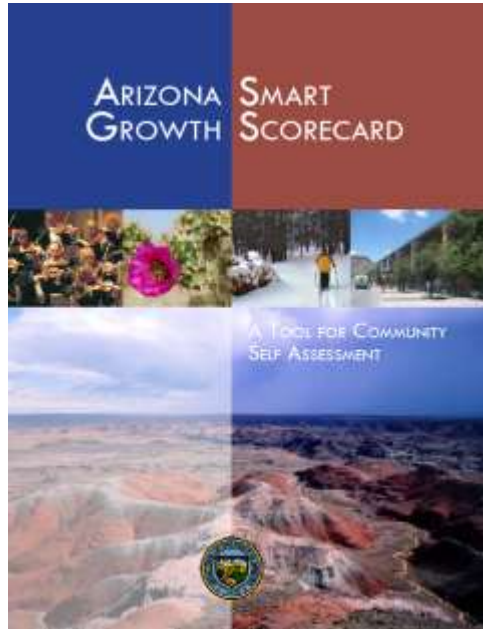




Partners: complementary interests

Public

Private



MAKING SUSTAINABLE COMMUNITIES HAPPEN
A PUBLIC EDUCATION & ENGAGEMENT CAMPAIGN

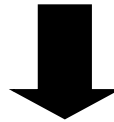
Making Sustainable Communities Happen campaign is gathering momentum, with many presentations made and more in the pipeline for upcoming months.

Our website has additional information including:

- An eight-page resource booklet that expands upon the strategies and examples in the visual presentation
- A listing of nearly 100 Phoenix- and Arizona-focused web resources that provides easy access to learn more about specific ways to foster sustainability in the ways we live, consume, travel, conserve, plan, and design

Check out our web page:
http://stardust.asu.edu/research_resources/detail.php?id=31

The documents are listed on the right-hand side under the 'Research Details' section.

TIF = QAP preference for TOD



SUSTAINABLE COMMUNITIES FUND
Phoenix • Tempe • Mesa

OVERVIEW

The Sustainable Communities Working Group (SCWG) is a mix of local, state, regional and non-profit partners working to make sustainable growth a reality in our valley.

Some of the SCWG Partners include:

- Arizona Department of Housing and Transportation
- Cities of Phoenix, Tempe, and Mesa
- Maricopa County
- ASU Maricopa Center for Affordable Housing and the Family
- Local Initiatives Support Corporation (LISC)
- Rapid Re-housing from CRHS
- Urban Land Institute
- Downtown Phoenix Partnership
- Phoenix Community Alliance
- Phoenix Community Foundation
- University of Arizona
- Valley Metro

TOD-style design provides people and families with a variety of housing and community development. This approach to development is designed to be compact and transit-oriented, and to be located near transit stations. Sustainable TOD will be a catalyst for investment in transit along the light rail corridor.

PROJECT ASSESSMENT TOOL

The Sustainable Communities Fund (SCF) is a public-private partnership that provides a variety of financing tools to support the development of TOD-style design and transit-oriented development. The Fund is established at \$20 million, with an overall goal of \$50 million, which will include equity, program related investments, and grants and loans for local and national sources. This Fund provides the Valley's first financial investment focused on changing the Valley's development patterns through the light rail corridor.

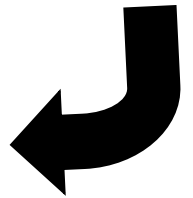
The Sustainable Communities Fund may be used for the following:

- Affordable residential development on light rail station areas;
- Station related development both on station areas and in the vicinity of stations to provide transit facilities to support working families, health care facilities to increase access to health care, etc.; and
- Project loans associated with providing sidewalks, bike paths, shade structures and other community improvements that make it easier for people to walk, bike and use the train and buses to their jobs, services, education, and recreation.

CRITICAL PARTNERSHIPS

Maximizing the strength of a multi-disciplined coalition is the best way to address sustainable development patterns. The Fund is building critical partnerships with a diverse array of stakeholders to:

- 1) Coordinate housing and transportation policy, planning, and decision-making at all levels of government; and
- 2) Create public-private partnerships with the business and non-profit community to spur transit-oriented development connected by affordable housing and transportation.

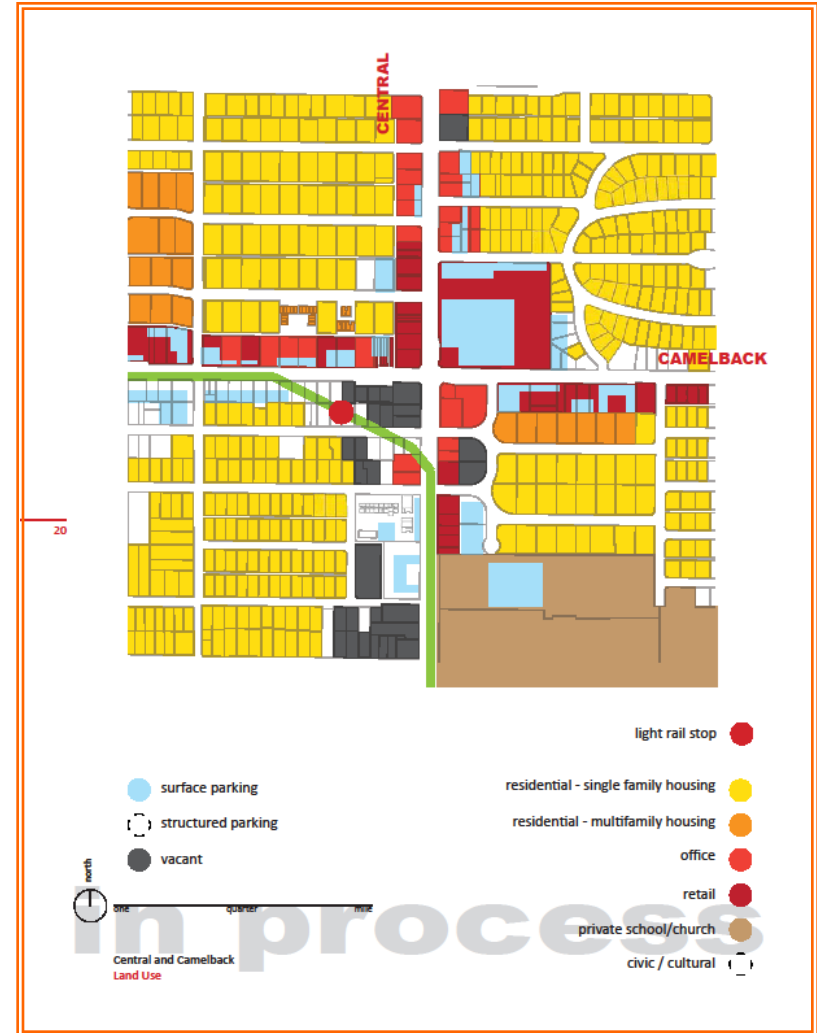


P3



Place-making as part of TOD

- Station-area planning (public effort)
- PAT/equity scans





People – Civic Engagement



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Growing Sustainable Communities
in the Valley of the Sun



SCWG Partnership facilitates successful, sustainable TOD

- Engages neighborhood residents early before projects are presented by developers (MSCH)
- Engages developers to look at the whole station area when planning project (PAT)
- Provides private funding to reduce risk for lenders and assists access to public funds
- Public sector staff and electeds are key partners for policy changes
- Identify opportunities for development along transit corridors



New TOD Development



**Apache ASL Trails
Opened July 2011 –
Affordable housing
for deaf seniors**

**Devine Legacy on Central
Opening October 2011 –
LIHTC project developed by
Native American Connections**





For more information, contact:
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