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

- HOPE VI Development
- 2,441 Units
  - 1,300 Rental
  - 1,100 For Sale
- 100 Acre Infill
- Mixed-Income, -Race, & -Use
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.