Building Livable Communities
Public Enhancements
Public Amenities supporting Transit
Development complimenting TOD
Significant Value Add of TOD

- Funding programs that target Transit Oriented Development
  - Local
    - Entitlement process
    - Tax Credits
  - State
    - Grants
    - Transit incentive programs
  - Federal programs
    - Low Income Housing Tax Credits
    - New Market Tax Credits (Retail)
    - Historic Tax Credits
Current Market Challenge

- Cost of Land
- Construction Costs
- Value
  - Sales Prices are falling
  - Rents are increasing
- Uncertainty
Future - Short Term

- Federal Reserve Meeting
- Inflationary Pressures
- Energy Costs are increasing
- Cost of Heating Oil is increasing
- Cost of Oil over $90 per barrel
- Wall Street Executives 37% Recession Probability
- Greenspan Recession has a 50/50 chance
- January 2008 Mortgage resets
Public Policy Goals

- Prevailing Wage Requirements
- Sustainable Development Standards (LEED)
- Transit Linkages/Historic Sites
- Infrastructure Improvements
- Placemaking enhancements
  - Pocket Parks, walkways, bikeways
- Technology (Fiber optics)
- Community Benefits Packages
It’s all about Partnerships

New thinking about partnerships
- Public – Private
- Private – Private
- Non-Profit – Private