Metropolitan Phoenix, AZ
Background and Context

• 500 Square miles
• Rapid growth spurts, followed by steep declines
• Sprawl machine: Freeways, suburban subdivisions
• Supply side set up do it. Capital, builders, agencies
• Segregated by age, income, race, use
• Economy dominated by growth
  40% related to development
• Hard hit by foreclosures, job loss, brain drain
• Investment no-fly zone
• Weird laws: prop 207 takings, no growth control, no TIF
• SB 1070 anti immigration
Time to Rethink
How can we do this better?

Good Foundation

• Metro light rail system (tax measure and build)
• Smartgrowth cabinet, scorecard
• ULI moving AZone
• LISC/ASU Making Sustainable Communities Happen
• EPA TOD toolkit
Going to the next level
Sustainable Communities

• June 2009: HUD-DOT-EPA Interagency Partnership for Sustainable Communities
• Livability Principles, Collaboration, Policy Alignment
• Jan 2010: ASU and LISC convene the Sustainable Communities Working Group
In-depth Understanding at a Humanistic Level
Sustainable Communities Working Group
Regional Collaborative

• State-housing, rail and sustainability
• Regional-MPO/RTA, Valley Metro
• Cities-land use, transit, housing
• Philanthropy-Arizona Community Foundation
• CBOs-Downtown and Phoenix
• Academia-Arizona State University
• Urban Land Institute, LISC
• St Luke’s Health Initiative
Sustainable Communities Working Group
Objectives:

• Develop an acquisition and development fund of approximately $30-50M
• Identify Sites as appropriate for equitable TOD, including publically owned assets, existing multi-family properties, and vacant land
Sustainable Communities Working Group

Objectives:

• Implement an accord amongst key Housing, Transportation and Environmental agencies binding them to a cooperative planning and funding process
• Align Housing, Transportation and Environmental policies at all levels to maximize effective implementation of TOD and make best use of resources
Sustainable Communities Working Group

Objectives:

• Identify and reduce barriers to implementing TOD on the ground
• Build capacity throughout the TOD project delivery system, including finance, development, consulting, construction, local government and utilities
Sustainable Communities Working Group

Objectives:

• Engage stakeholders in the planning and decision making for TOD projects
• Inform and educate the general public about the benefits of sustainable development and equitable TOD
Situation Report
Accomplishments and Next Steps

• Re-alignment of priorities, collaborative efforts
• HUD Regional and Challenge Grants
• Joining the national Equitable TOD conversation
• Website and Film “ConnectingPHX”
• LISC, ReConnecting America and Living Cities TOD Working Group
Making it Happen
The locals get real

• AZ DOT, DOH, DEQ pledge cooperation. Policy revisions in the works
• City of Phoenix launches aggressive station area and community engagement program
• ULI, LISC and ASU convene Builders’ Roundtable to define equitable TOD
• Local CDFI’s convene to sort out objectives, structure for The Fund
Next Steps

- TOD Fund feasibility study: objectives, outcomes, metrics
- GIS regional mapping study: jobs-housing-transportation-equity
- Keeping the pressure on: sustained effort to craft a policy framework for sustainable, equitable development in Metro Phoenix.
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SCWG

Next Steps:

TOD Acquisition and Development Fund:
Balancing local objectives of social equity, environment and economic development priorities