

Housing Incentive Program



METROPOLITAN TRANSPORTATION COMMISSION

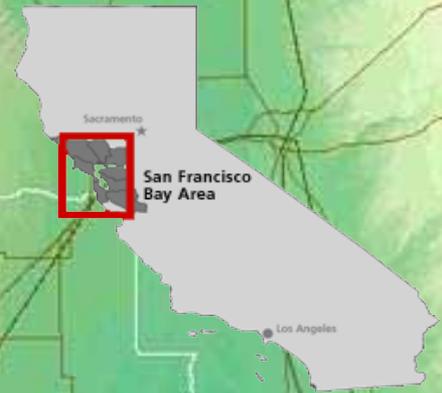
USDOT-ECMT Workshop
on Sustainable Travel

November 5, 2003

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Executive Director

What is the MTC region?

- 9 San Francisco Bay Area counties
- 7 Million people; almost 4 million jobs
- 101 Municipalities
- 1,400 Miles of highway
- 19,600 Miles of local streets and roads
- 26 Public transit operators



MTC's Role in Transportation-Land Use

MTC

- § Is the MPO for regional transportation planning
- § Responsible for preparing long-range plan
- § Finance transportation improvements

Traditionally,

- § Respond to mobility demands created by local land use decisions and the derived demand for transportation



CYCLE volunteers working on Richmond Greenway

Make the Land Use Connection

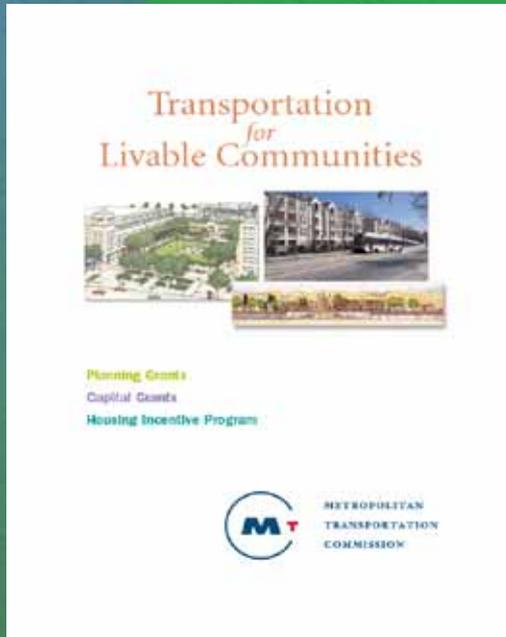
Commission adopted a transportation-land use connection policy in 1996 in support of plans and projects that:

- § Integrate transportation investments with land use decisions
- § Enhance community character and mobility through transportation-related improvements
- § Involve “non-traditional” stakeholders in innovative transportation plans/projects



Ohlone-Chynoweth Commons housing project adjacent to light-rail and bus stops in San Jose

MTC's Transportation Incentives



Transportation for Livable Communities

Started: 1998

Purpose: to provide planning and capital grants for community-based, neighborhood-scaled transportation improvements to transit, pedestrian and bicycle facilities

Housing Incentive Program

Started: 2000

Purpose: to encourage creation of housing adjacent to transit nodes to maximize transit use and support more sustainable development pattern

Program Overview

TLC Program

- § 59 planning projects - \$2.2 million
- § 59 capital projects - \$48.6 million

HIP Program

- § 23 housing projects across 12 Bay Area cities
- § 2,672 total new housing units
 - § 2,980 market rate bedrooms
 - § 2,091 affordable rate bedrooms
- § \$7.3 million in HIP funds

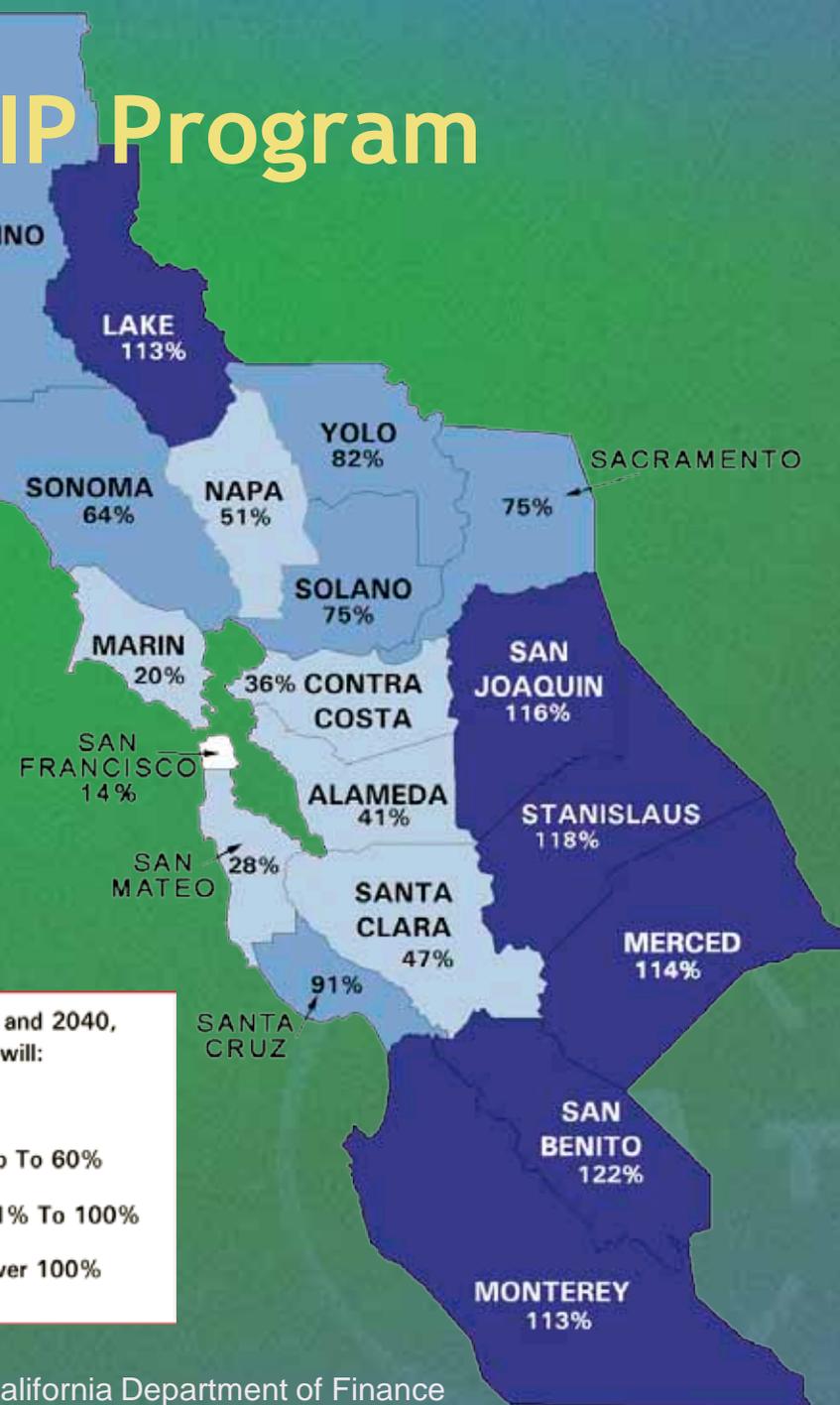
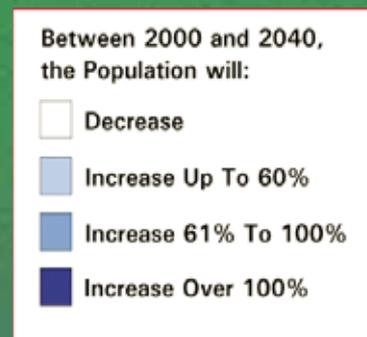


Redesigned 16th/Mission BART Plaza in San Francisco

Why MTC Created HIP Program

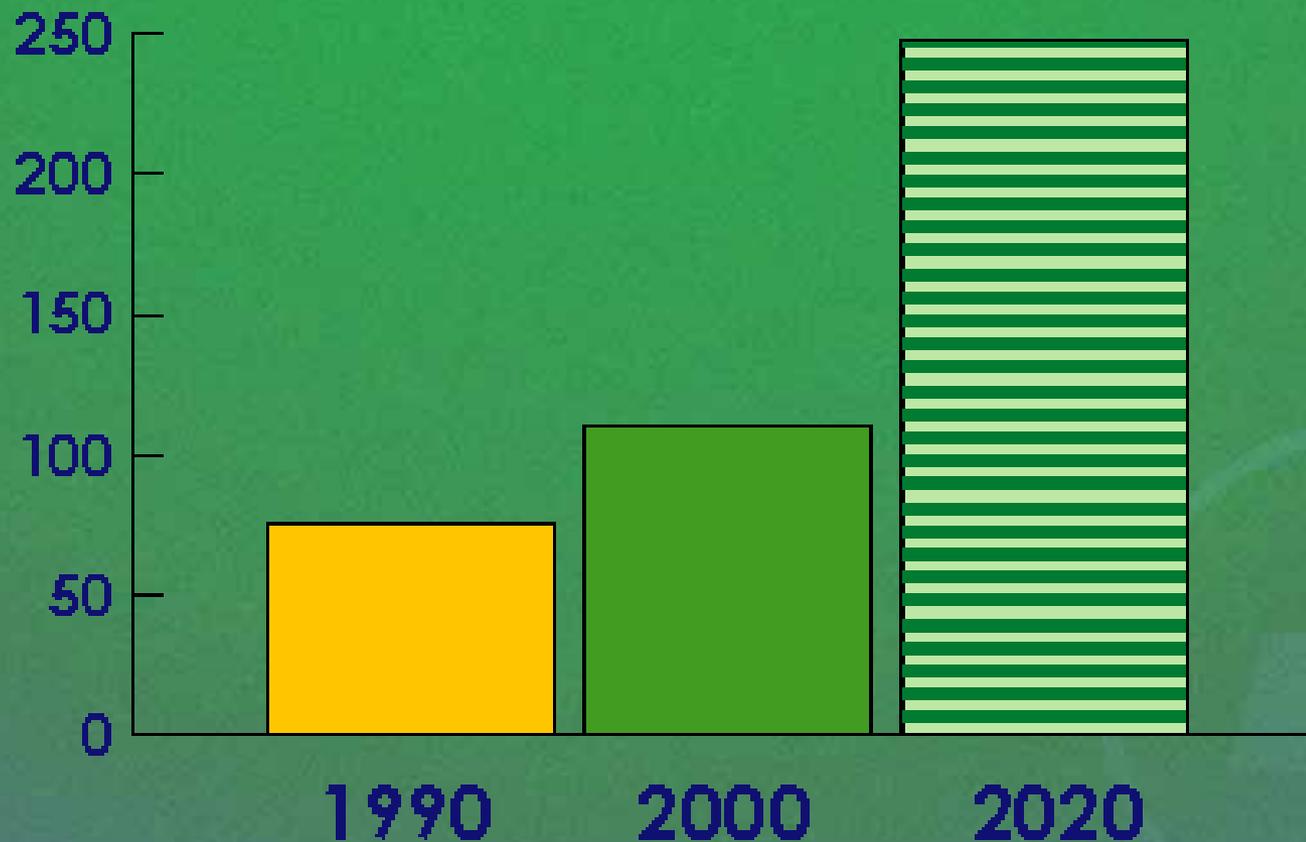
Housing construction has not kept pace with population and job growth

- § 1 million more people will reside in the Bay Area by 2020
- § 1 million more jobs will be added to regional economy by 2020
- § Local jurisdictions have zoned for only about half the amount of housing needed



Why MTC Created HIP Program (cont'd)

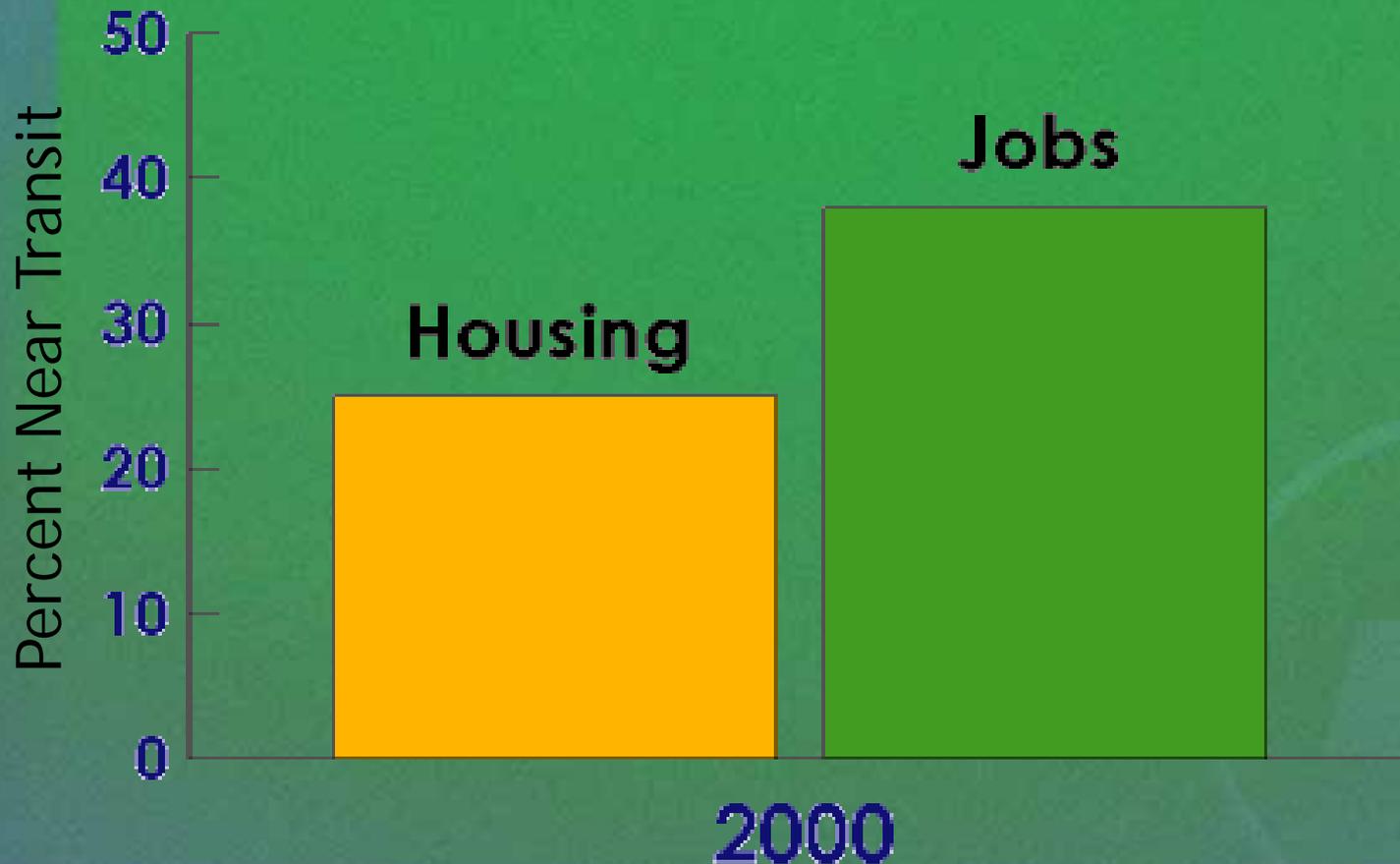
Commuters from outside of Bay Area



Source: 1990 & 2000 Census, MTC Forecasts

Why MTC Created HIP Program (cont'd)

Limited existing development near rail or frequent bus service



Housing Incentive Program

§ Awards HIP grants to local agencies that encourage developers to build compact, transit-oriented housing

§ Proposed housing must be within 1/3 mile of major transit station with service intervals of 15 minutes or less during peak commute times

§ Number of units per acre determines total grant award:

§ 25 units/acre: \$1000 per bedroom

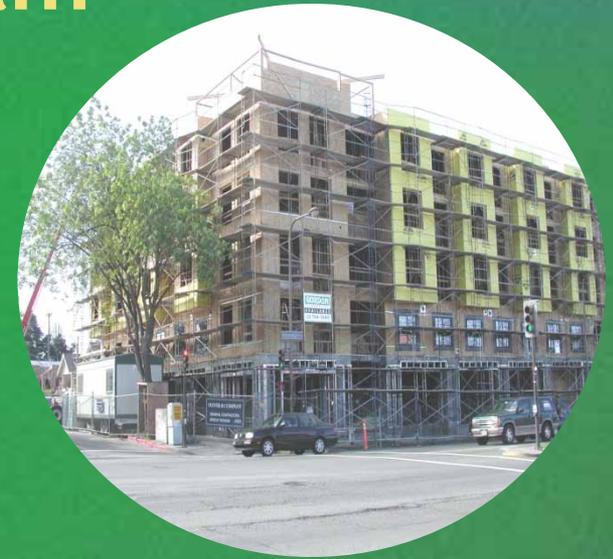
§ 40 units/acre: \$1,500 per bedroom

§ 60 units/acre: \$2,000 per bedroom

* Additional \$500 per bedroom awarded to affordable units

§ HIP funds are spent on TLC capital projects anywhere within the applicant's jurisdiction

§ Grant Cycle: \$9 million in federal STP, CMAQ, and TEA funds available for programming per cycle



University Avenue Apts.
in Downtown Berkeley

Prometheus

A multi-family development with 218 housing units located near bus transit and Caltrain station in downtown San Mateo

San Mateo
San Mateo County

HIP Grant: \$682,500



Housing Incentive Program

Downtown Petaluma River Apartments

A 81-unit affordable housing complex next to the Petaluma River in downtown Petaluma

Petaluma
Sonoma County

HIP Grant: \$266,000



Sereno Village Apartments

A 125-unit affordable housing complex adjacent to the new Sereno Transit Bus Transfer Facility

Vallejo
Solano County

Planning Grant: \$40,000

HIP Grant: \$382,500



Mill & Lumber Mixed-Use Project

A mixed-use retail and 158-unit housing project to be built on an old lumber mill site that is served by bus transit and close to El Cerrito BART station

El Cerrito
Contra Costa County

HIP Grant: \$384,000



Dublin Transit Center

A mixed-use development with 3 high density housing projects (yielding 630 housing units) adjacent to the Dublin BART Station

Dublin
Alameda County

HIP Grant: \$1.3 million



MTC's Experience

HIP project delivery takes time

- § Economic downturn slows development
- § Financing mixed-use projects is tough
- § Planning doesn't happen overnight
- § Timing of when housing projects go to construction is uncertain

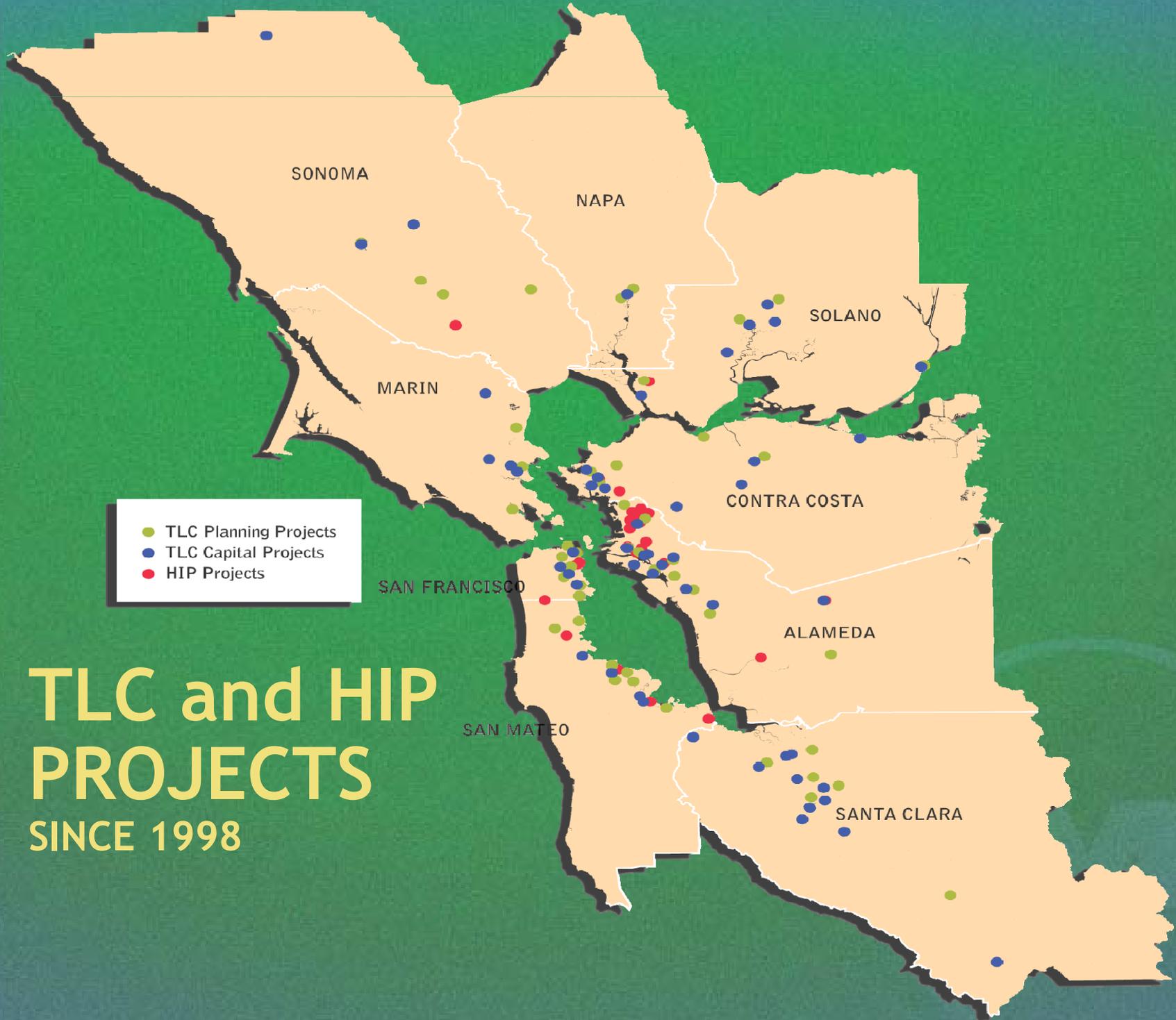


Under construction:
Fruitvale Transit Village near
Fruitvale BART station
in Oakland



East Palo Alto's Nugent Square
Groundbreaking Ceremony

TLC and HIP PROJECTS SINCE 1998



Challenges Ahead

Program Evaluation of TLC/HIP

- § Have we accomplished our goals?
- § What can we learn from our experience?
- § What should we do differently?

Tripling TLC/HIP funding — \$420 million over 25 years

- § What's the "right" balance of funding between TLC and HIP?
- § With a subvention of \$9 million per year to nine counties, how do we coordinate between regional and county programs?
- § How will the counties craft their TLC/HIP programs?
- § Should we expand TLC portfolio to include grants for specific plans and zoning and general plan amendments that support smart growth and transit-oriented developments?

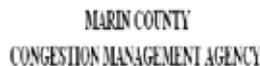


New MTC Initiative

T-PLUS

Transportation Planning & Land Use Solutions

- § Expands partnership for transportation and land use planning with county-level congestion management agencies
- § Provides a bridge to local agencies responsible for land use planning
- § Sets overall policy direction regionally, while providing local flexibility
- § Focuses on TLC/HIP, Smart Growth Scenario, TOD, Resolution 3434, and traffic mitigation programs



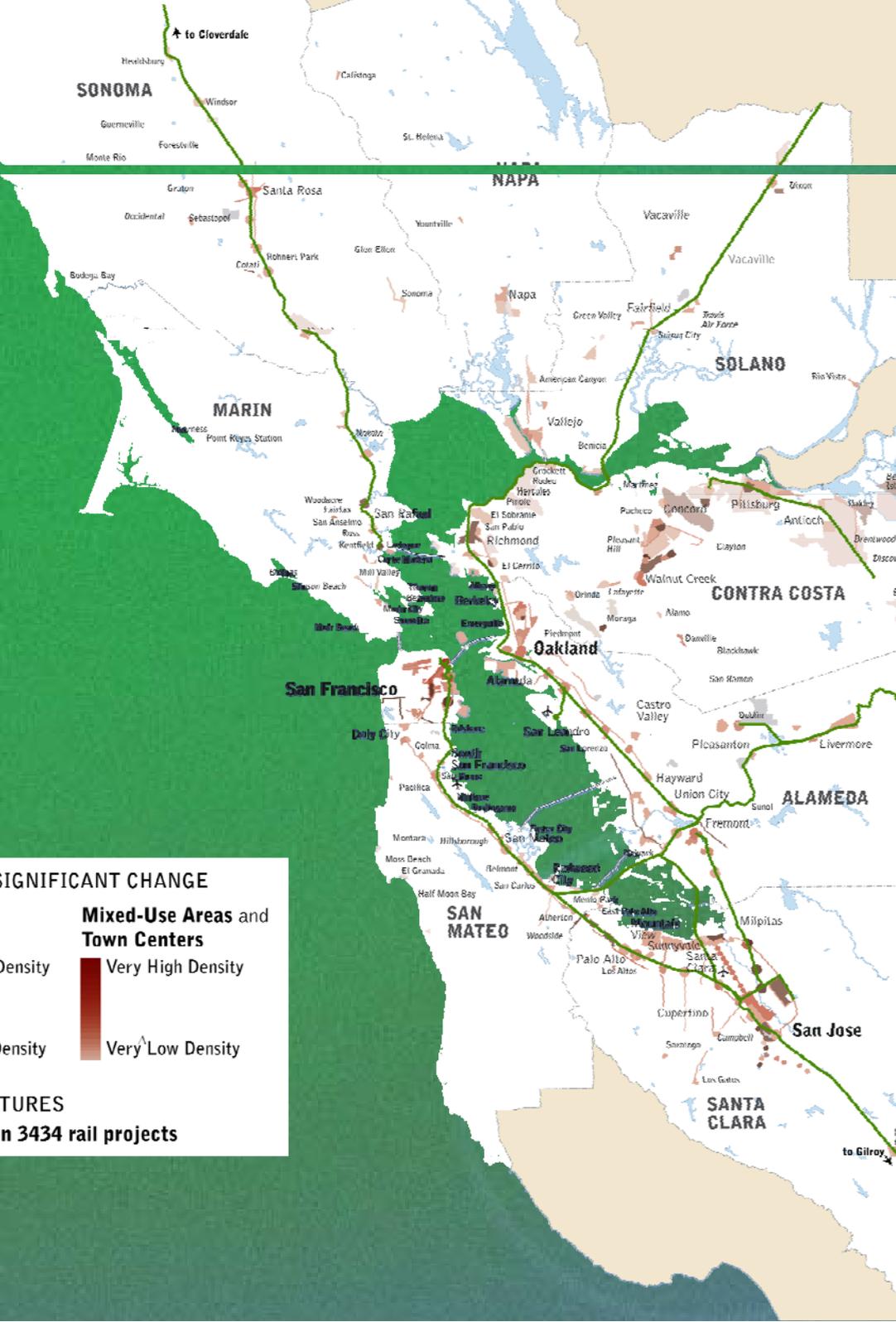
Smart Growth Scenario and Resolution 3434 Rail Projects

AREAS OF SIGNIFICANT CHANGE

| | |
|---|---|
| Residential Areas | Mixed-Use Areas and Town Centers |
|  Very High Density |  Very High Density |
|  Very Low Density |  Very Low Density |

OTHER FEATURES

-  Resolution 3434 rail projects



The logo features a large, dark blue circle that is open on the right side. Inside the circle, the letters 'M' and 'T' are displayed. The 'M' is a large, bold, dark blue letter with a slight 3D effect. The 'T' is a smaller, bold, yellow letter with a slight 3D effect.

M T

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