

# Rail-Volution Take-Aways and Resources

## Transit-Oriented Communities Affordable Housing Incentive Program

### Los Angeles, Measure JJJ

<https://www.lacity.org/blog/city-planning-releases-measure-jjj-and-transit-oriented-communities-housing-progress-report>

- Passed in November 2016 with 64% of vote, encouraged affordable housing within a half mile of major transit stops by providing additional density, reduced parking, and other incentives for projects that include covenanted affordable units

## TOD Revolving Loan Fund

### Bay Area Transit Oriented Affordable Housing (TOAH) Fund, Bay Area

[http://www.greatcommunities.org/wp-content/uploads/pdf/TOAH\\_report.pdf](http://www.greatcommunities.org/wp-content/uploads/pdf/TOAH_report.pdf)

- Carried out between 2007-2011, the TOAH Fund was a \$50 million ongoing, public-private funding resource that provided up-front funding for the development of affordable housing and other community services near transit lines throughout the nine-county Bay Area.

## Joint Development Programs and Policies

### Metro Real Estate Joint Development Program, Metro-LA

[https://www.metro.net/projects/joint\\_dev\\_pgm/overview/](https://www.metro.net/projects/joint_dev_pgm/overview/)

- Los Angeles runs a joint development program that collaborates with qualified developers to build TODs at Metro-owned properties. Though goals here are primarily design-oriented, they can also be oriented towards community development and housing protections.

## Community Benefits Agreements

### Fairmount Planning Initiative, Boston, MA

<http://www.bostonplans.org/getattachment/6d4f0094-a812-4723-bd66-f400fb456837>

<http://www.bostonplans.org/getattachment/7ed0b97b-2d36-497f-8b73-fcd2512480f9>

- Community benefits agreements that have been adopted into TOD area plan

## Affordable Housing/TOD Policy

- List of policies that codify character, protections, housing and renter provisions to be included within TODs throughout the city in the same way historic and environmental protections are codified and protected.

## De-Coupling the Cost of Parking

### Green Trip Connect, TransForm, Oakland, CA

<http://www.transformca.org/greentrip/connect>

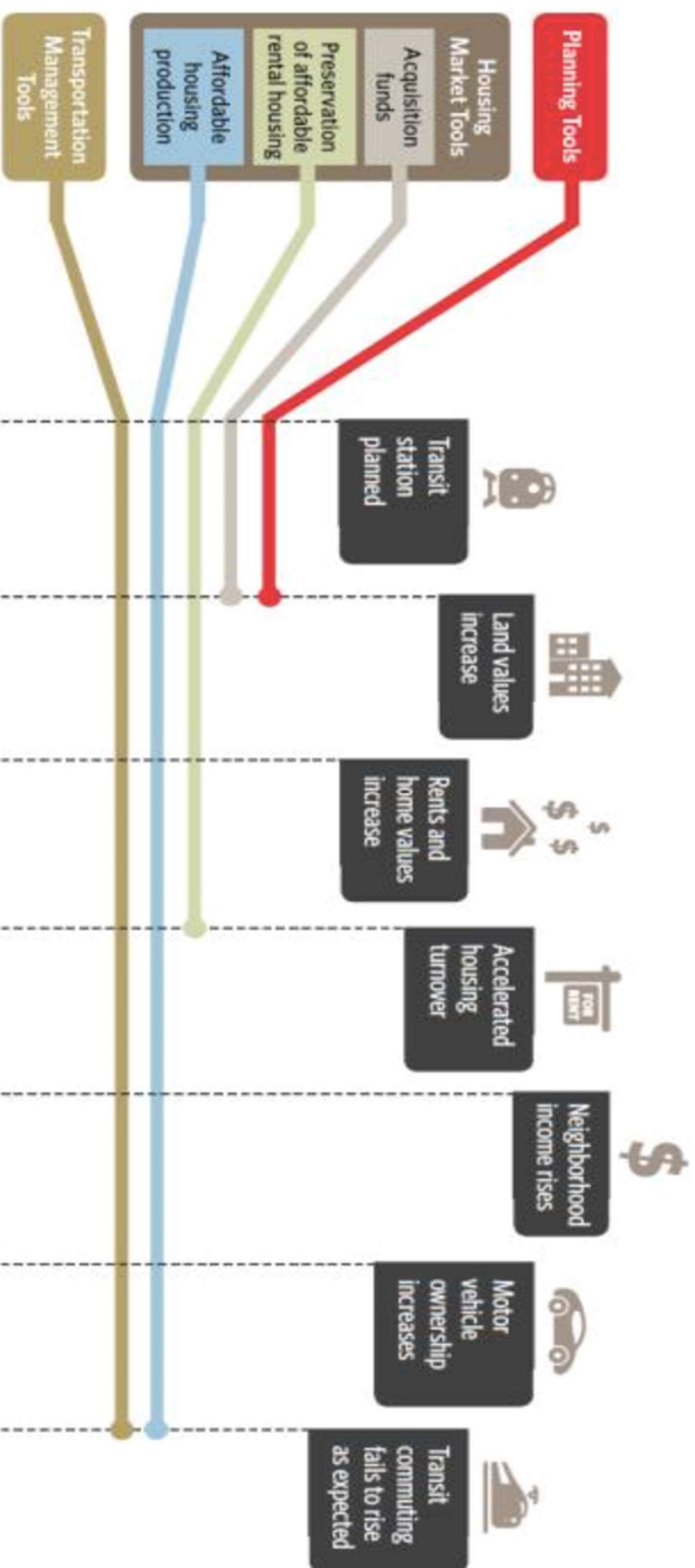
- Statewide program to assist affordable housing developers lower their up-front costs by unbundling the price of parking in exchange for providing transit passes or car-sharing at affordable housing developments.

## MapCraft

<http://www.mapcraftlabs.com>

- real estate development online web app where you can view and edit scenarios using pro formas to understand the feasibility of affordable housing around parcels. Based in Portland

## Breaking the Cycle of Unintended Consequences in Transit-Rich Neighborhoods



Source: Dukakis Center for Urban and Regional Policy at Northeastern University

[https://www.northeastern.edu/cssresearch/dukakiscenter/wp-content/uploads/sites/7/2018/03/TRN\\_Equity\\_final.pdf](https://www.northeastern.edu/cssresearch/dukakiscenter/wp-content/uploads/sites/7/2018/03/TRN_Equity_final.pdf)