

12th Annual New Partners for Smart Growth Conference

Building Safe, Healthy, Equitable and Prosperous Communities

**How Local Governments
Can Support Mixed-Income
Transit Oriented Development**

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Portland



By: Ken Aaron

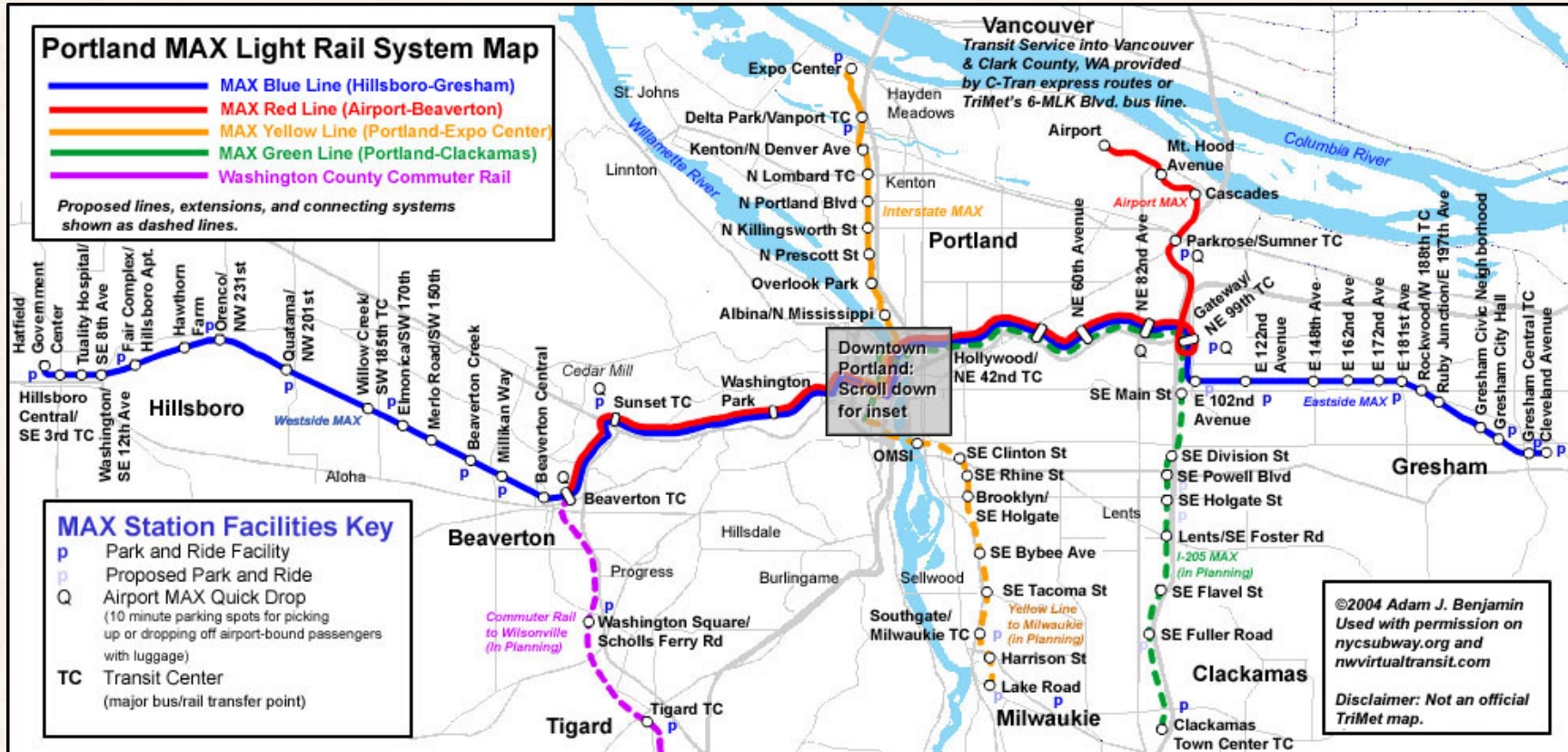
TOD in Portland



Portland City Center Transit Map



Portland Area Light Rail



Tools of the Trade

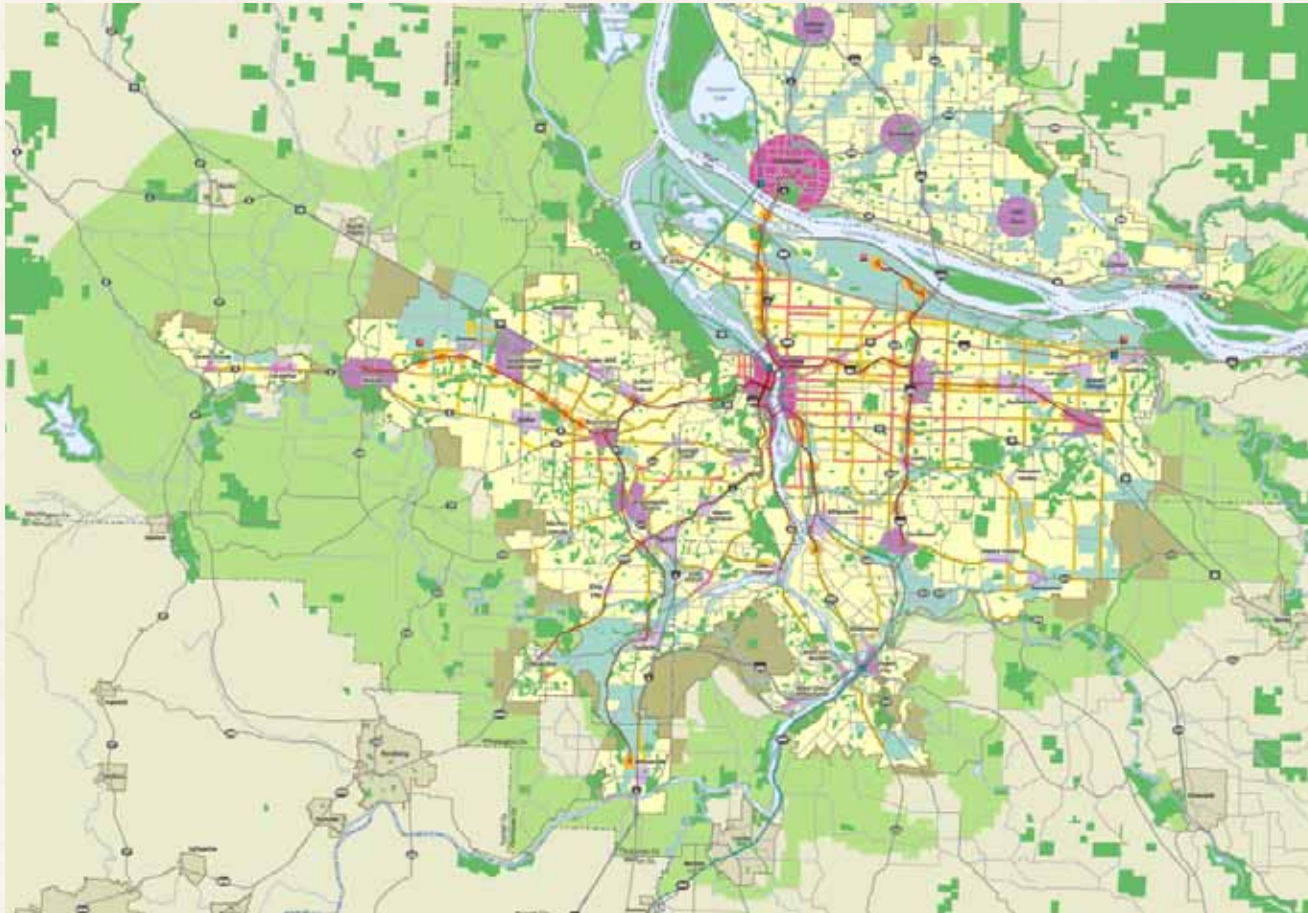
LAND USE AND ZONING

- Statewide Planning Goals
- Metro 2040 Growth Concept and Functional Plan
- City of Portland Comprehensive Plan and Zoning Code

FINANCE/LAND ACQUISITION/TA

- Public-private partnerships
- Direct financial assistance:
 - Tax Increment Financing
 - HOME/CDBG/Section 108
 - Housing Investment Fund
 - Down Payment Assistance Loan
 - Commercial Property Redevelopment Loan (PDC)
 - Development Opportunity Strategy grant (PDC)
 - City Lights Bond (City of Portland)
 - TOD Grant (Metro)
- Indirect financial assistance:
 - Tax Exemptions
 - System Development Charge Waivers

Portland Area 2040 Growth Concept



Portland Comprehensive Plan TOD Policies Examples

- 2.17 Transit Stations and Transit Centers:
 - Encourage TOD patterns and densities at transit stations/centers.
 - Land use design/mix emphasize ped/bike and support transit use.
- 2.18 Transit-Supportive Density:
 - 15 units/acre within ¼ mile of transit streets.
 - 25 units/acre within ½ mile of stations and regional centers. Minimum FAR for non-res, 0.5:1.
- 4.3 Sustainable Housing:
 - Encourage housing that supports sustainable development patterns by promoting.....easy access to public transit....
- 6.6 B Major Transit Priority Streets, Land Use:
 - Transit oriented land uses along priority streets, especially centers.
- 11.9A Public Rights of Way:
 - Promote a compact urban form by supporting development in high-priority 2040 Growth Concept areas.
- 12.1.A. Urban Design, Portland's Character:
 - "Give form to the City and extend the intimate and human scale that typifies Portland."

Mixed-Income, Mixed-Tenure, Mixed-Use TOD

- Yellow Line MAX planning: 1999
- Station Area Revitalization Strategy: 2001
- PDC acquires Killingsworth Station parcels: 2003
- PDC 2003 RFP for mixed-income, mixed-tenure, mixed-use TOD
 - Proposal fails
 - Leads to intergovernmental deal
- TriMet acquires Patton Park parcels: 2005
- TriMet RFQ for Patton Park
 - “TOD characteristics”
 - > 13 rental units @ 50% MFI; and
 - > 13 three beds or larger
- K-Station RFP
 - 40+ ownership units
 - > 15% @ 80% MFI and 50% @100% MFI
 - “Preferred” ground floor retail



Patton Park

- Developer: REACH Community Development Corp
- 54 rental units
 - 42 studio, one and two bed units @ 50% MFI
 - 12 three bed units PBS8 at 30% MFI
- ~4,300 SF ground floor retail
 - Proud Ground (land trust)
 - Pre-school
- \$12M TDC, Financing
 - 4% LIHTC \$3.2M
 - TIF \$4.5M
 - SDC waivers \$225K
 - Metro TOD grant \$365K
 - TriMet grant ~\$200K
 - Property purchase discount ~\$600K
- 60 year regulatory agreement



Killingsworth Station

- Developer: Winkler Development Corp
- 57 ownership units
 - 34 one beds @ 80% MFI
 - 23 one and two beds @ market
- 9,000 SF ground floor retail condominiums
 - Child care
 - Bookstore
- \$13M TDC, Financing
 - WF senior loan \$4.6M
 - TIF \$5.8M loan
 - TIF \$2.2M grant
 - Land \$0
 - Metro TOD grant \$250K
- PHB Down Payment Assistance Loan
 - \$850K = \$25K/unit average
- PHB Tax Exemption
 - 10 years, ~\$2,000/year savings



Portland South Waterfront



Circa 1950 ?



Circa 2010

South Waterfront Transit



South Waterfront Development Agreement

➤ DA: 2003

- District master plan
- 3-4 major property owners

➤ North Macadam Housing Development Strategy: 2003

- 3,000 housing units
- 788 affordable @ 0-120% MFI
 - Including 377 @ 0-50% MFI
- \$25M estimated subsidy for ALL affordable units

▪ 8th Amendment to DA: 2006

- Major infrastructure funding including tram
- \$43M total, \$18.7M for A/H = 200 units
- North Macadam Investors to build 430 A/H units
- Local Improvement District

Gray's Landing

- Site acquisition: 2006, \$5M from NMI as part of 8th Amendment
- Developer: REACH Community Development Corp
- 209 rental units
 - 42 studios @ 30% MFI PBS8
 - 167 studio, one and two bed at 60% MFI
- 20,000 SF ground floor commercial
 - REACH offices
 - Streetcar break room
- \$50M TDC, Financing:
 - 4% LIHTC \$11.5M
 - OR A/H Tax Credit \$8.5M
 - PHB TIF \$24M
 - Land \$5M
 - REACH condo purchase (equity) \$1M
- 60 year regulatory agreement

