

## DRAFT LANGUAGE FOR ST3

### TRANSIT-ORIENTED DEVELOPMENT (TOD)

Development around transit investments represents a significant opportunity to shape communities that attract jobs and housing opportunities affordable at a range of incomes, and improves equitable access to opportunities for current and future residents. Under ST3, Sound Transit will implement a regional equitable TOD strategy for diverse, vibrant, mixed-use and mixed-income communities consistent with transit-oriented development plans developed with community input by the regional transportation planning organization within Sound Transit's boundaries, such as the 2013 *Growing Transit Communities Strategy*, and will engage fully and meaningfully in future applicable Puget Sound Regional Council policies and plans. The plan allocates funds to support collaborative planning for TOD at the transit capital project development stage, as well as for planning and pre-development activities on agency-owned properties that may be developed as TOD. Sound Transit will specifically promote equitable TOD by:

- + Working with local governments, housing authorities, non-profit developers, and others to inclusively plan for and deliver mixed-use, mixed-income transit communities, consistent with the *Growing Transit Communities Strategy* and other applicable regional plans and policies;
- + Incorporating TOD considerations during land acquisition to ensure that, where possible, property that may later become surplus is supportive of its reuse for TOD;
- + First offering surplus properties that are suitable for housing for transfer at no cost, sale, or long-term lease to local governments, housing authorities, and non-profit developers to develop affordable housing, as provided in statute;
- + Contributing \$20 million to a regional revolving loan fund to support affordable housing creation; and
- + Funding TOD activities in each capital project to ensure adequate consideration and planning for development have occurred as a part of each capital project.