ST TOD Program Status

+ Expanded Staff Capacity & Organizing for ST3
+ Board Approved 3 Projects to Progress into Negotiations
  1. First Hill
  2. Roosevelt
  3. Capitol Hill Site D
+ Other Pipeline Projects: Angle Lake, Columbia City, Redmond Technology Center & OMFE
+ Unsolicited Proposal: Beacon Hill
+ Draft Policy Outreach
+ Spring 2018: Break Ground on Capitol Hill Main Sites
Why Update?

RCW 81.112.350 80/80/80
Policy Update Timeline

**Q2 2017  Kick-Off**
- Held Board workshop
- Identified draft guiding principles
- Established Policy workplan
- 2017 transactions initiated

**Q3 2017  Learn and Assess**
- Transactions continue
- Gap/needs analysis of existing policy
- Industry scan of peer policies
- External collaboration

**Q4 2017  Define**
- Summarize lessons learned from transactions
- Policy priorities confirmed
- Develop outline

**Q1 2018  Implement**
- Draft policy
- Outreach to stakeholders
- Final draft presented for Board action
Policy Update Scope

**What it is:** A legislative decision adopted by the Board to implement the Agency’s voter and legislative mandates

**What it does:** Provides direction to staff in implementation of the Agency’s TOD work program while affording flexibility in project delivery

**What’s next:** a how-to guide for implementation focusing on process & procedures
Draft Updated Policy Priorities

- Affordable Housing Development
- Engagement
- Fiscal Responsibility
- Flexibility
- Integrated Project Delivery
Changes to Existing Policy

- Update with ST3 & statute direction
- Remove process and procedures (to be developed subsequently)
- Reorganize content
- Focus on goals, strategies, and components
TOD Policy Goals

• Increase the value and effectiveness of transit by increasing transit ridership.
• Support implementation of state, regional and local growth plans, policies and strategies.
• Make equitable TOD an integral component of and supportive of transit project planning and delivery.
• Engage a broad cross-section of the public, reflecting diverse communities.
• Encourage creation of housing options near transit with priority given to affordability.
• Encourage convenient, safe multi-modal access to the transit system, with an emphasis on non-motorized access.
TOD Policy Strategies

- Integrated project development
- Engagement
- Fiscal responsibility
- Agency and Community TOD
- Partnerships
- Property acquisition
- Property disposition
Policy Deliverables

1. TOD as core value in project delivery
2. Affordable Housing priority & emphasis on partnerships
3. Joint or Co-development opportunities
TOD Policy Outreach

- Transit Access Advocates & Stakeholders
- Regional Jurisdictions
- Non-Profit Housing Developers & Housing Funders
Outreach Feedback – Common Themes

• Policy is step in the right direction; consider adding more detail around statute
• Consider strengthening collaboration with local jurisdictions and language supporting local comp planning
• Ensure a common thread of equitable regional TOD strategy ties through entire document
• Desire to see more emphasis on accountability in policy and in how the process and procedures will come together
• Request to see a stronger commitment to discounting property, or transferring property at no cost, for affordable housing
Potential Policy Refinements

• Elaborate on reporting and demonstrate a clear path for establishing metrics
• Ensure clear definition of Equitable TOD
• Increase emphasis on the role of local jurisdiction and context of local comp plans
• Other Direction
TOD Policy Process Timeline

- March 22: Board Meeting
- Draft Policy Introduced
- April 5: Executive Committee
- Policy Discussion
- April 26: Board Meeting
- Policy Action