



Proposed board member revisions to the Equitable Transit Oriented Development Policy distributed on March 30, 2018.

Proposed Revisions Recommended by the Executive Committee

No	Page No.	Revisions	Board Sponsor
1	All	<i>Accept staff recommended changes to the draft Equitable Transit Oriented Development Policy shown in tracked changes.</i>	Staff Recommendation
2	Page 7 of the Proposed Staff Revision	<p><i>Revise section 2.6.3 of the Proposed Staff Revision as follows:</i></p> <p>2.6.3 The Board will receive an annual report on the TOD program status and performance in meeting statutory requirements. Program performance will be measured through the agency's property offers, detailed in the guidelines and reported annually through the plan.</p>	Claudia Balducci
3	Page 1 of the Proposed Staff Revision	<p><i>Revise the eighth WHEREAS section and insert the following:</i></p> <p>WHEREAS, regional plans and policies, including those of the Puget Sound Regional Council (PSRC), encourage equitable transit communities and provide regional guidance on TOD, and Sound Transit is a signatory to PSRC's 2013 Growing Transit Communities Compact; and</p> <p>WHEREAS, as described in the Growing Transit Communities Compact, new market-rate housing trends and subsidized housing resources are not providing sufficient housing choices in transit communities for households earning under 80 percent of area median income; and</p> <p>WHEREAS, the combined cost burden of housing plus transportation can be substantially reduced by locating affordable housing opportunities in proximity to transit; and</p> <p>WHEREAS, many communities that are now or may be served by high-capacity transit are home to low-income and minority households and small locally- and minority-owned businesses that are at a potentially higher risk of displacement due to a range of factors; and</p>	Claudia Balducci

Additional Proposed Revisions

No.	Page No.	Revisions	Board Sponsor
4	Page 1 of the Proposed Staff Revision	<p><i>Add the following after the fourth WHEREAS section:</i></p> <p>WHEREAS, in 2015, the Sound Transit Board established core priorities, including, but not limited to, completing the light rail spine, promoting transit-friendly land use and supporting transit oriented development (TOD), to guide the development and evaluation of the system plan; and</p>	Paul Roberts
5	Page 2 of the Proposed Staff Revision	<p><i>Revise section 1.1 of the Scope in the Proposed Staff Revision as follows:</i></p> <p>1.1 The 2016 voter-approved regional transit system plan established TOD as a programmatic component of implementing the agency's mission to plan, build and operate regional mass transit. The system plan directs the agency to implement a regional equitable TOD strategy for diverse, vibrant, mixed-use and mixed-income communities adjacent to Sound Transit stations. This policy responds to that direction by planning for equitable TOD throughout project delivery, emphasizing partnerships and collaboration, and committing the agency to inclusive and transparent engagement throughout every phase of project delivery.</p>	Paul Roberts
6	Page 3 of the Proposed Staff Revision	<p><i>Revise section 2.2.6 of the Proposed Staff Revision as follows:</i></p> <p>2.2.6 Housing options. Sound Transit seeks proposals from developers that align with local goals and deliver commits to a variety and diversity of housing options within its TOD projects to support various income levels and family sizes. Sound Transit explores home ownership models, disposition strategies that allow for mixed-income development, and community/mission ownership opportunities.</p>	Paul Roberts
7	Page 4 of the Proposed Staff Revision	<p><i>Revise section 2.3.2 of the Proposed Staff Revision as follows:</i></p> <p>2.3 External Engagement Approach. Sound Transit commits to inclusive and transparent engagement, starting early in transit project development and throughout project delivery. Sound Transit:</p> <p>2.3.1 Collaborates with local and regional stakeholders to articulate a development vision and goals for station areas when planning and developing transit projects.</p> <p>2.3.2 Resources engagement efforts to be equal in opportunity, accessibility and inclusive of existing low-income and minority populations, with particular emphasis on historically underrepresented communities.</p>	Paul Roberts

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8	Page 4 of the Proposed Staff Revision	<p>Add a new section 2.2.9 to the Proposed Staff Revision as follows:</p> <p>2.2.9 TOD completion. Sound Transit strives for the completion of agency TOD at the time the transit project opens or service begins, while considering the agency’s property needs for construction and operations of the transit system.</p>	John Marchione
9	Page 1 of the Proposed Staff Revision	<p>Add the following <i>WHEREAS</i> section as a new recital following the revised eighth and ninth <i>WHEREAS</i> sections proposed by Boardmember Balducci:</p> <p>WHEREAS, regional plans and policies, including those of the Puget Sound Regional Council (PSRC), encourage equitable transit communities and provide regional guidance on TOD, <u>and Sound Transit is a signatory to PSRC’s 2013 Growing Transit Communities Compact; and</u></p> <p><u>WHEREAS, as described in the Growing Transit Communities Compact, new market-rate housing trends and subsidized housing resources are not providing sufficient housing choices in transit communities for households earning under 80 percent of area median income; and</u></p> <p>WHEREAS, the Growing Transit Communities Partnership adopted the following vision for “equitable transit communities”:</p> <p>Equitable transit communities are mixed-use, transit-served neighborhoods that provide housing and transportation choices and greater social and economic opportunity for current and future residents. Although generally defined by a half-mile walking distance around high-capacity transit stations, they exist within the context of larger neighborhoods with existing residents and businesses.</p> <p>These communities promote local community and economic development by providing housing types at a range of densities and affordability levels, commercial and retail spaces, community services, and other amenities integrated into safe, walkable neighborhoods.</p> <p>Successful equitable transit communities are created through inclusive planning and decision-making processes, resulting in development outcomes that accommodate future residential and employment growth, increase opportunity and mobility for existing communities, and enhance public health for socially and economically diverse populations.</p> <p><u>WHEREAS, the combined cost burden of housing plus transportation can be substantially reduced by locating affordable housing opportunities in proximity to transit; and</u></p>	Jenny Durkan; Joe McDermott

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		<u>WHEREAS, many communities that are now or may be served by high-capacity transit are home to low-income and minority households and small locally- and minority-owned businesses that are at a potentially higher risk of displacement due to a range of factors; and</u>	
10	Page 2 of the Proposed Staff Revision	<p><i>Revise section 1.2 of the Proposed Staff Revision as follows:</i></p> <p>1.2 Sound Transit recognizes that equitable transit communities promote local community and economic development by providing housing types at a range of densities and affordability levels, commercial and retail spaces that support job creation, community services, and other amenities that are integrated into safe, walkable neighborhoods. Successful equitable transit communities are created through inclusive planning and decision-making processes, resulting in development outcomes that accommodate future residential and employment growth, increase opportunity and mobility for existing communities, and enhance public health for socially and economically diverse populations. Sound Transit recognizes its role in advancing equitable TOD, which TOD focuses growth around transit facilities and leverages transit investments to produce regional and local benefits such as increased ridership, housing and employment options, and walkable, livable communities. The agency is committed to TOD that is equitable by ensuring that:</p> <p>1.2.1 The processes to plan, develop and implement TOD are inclusive and reflective of the local community, with the goal of a shared station area vision between the agency, community and local jurisdiction.</p> <p>1.2.2 TOD outcomes benefit and support existing low-income communities and residents of color.</p> <p>1.2.3 Station areas include housing options for families of many sizes and various income levels, provide social and economic opportunity for current and future residents, and increase access to regional employment, health and educational centers.</p>	Jenny Durkan; Joe McDermott

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11	Page 7 of the Proposed Staff Revision	<p><i>Revise section 2.6.1 as follows, and make the following revision to Boardmember Balducci's proposed revision to section 2.6.3:</i></p> <p>2.6 Reporting and Accountability Approach. Sound Transit develops necessary plans, procedures and/or guidelines to implement this policy. Sound Transit staff report at least annually to the Board to inform the Board on TOD progress.</p> <p>2.6.1 Sound Transit staff will develop equitable TOD guidelines and/or procedures with direction from Board and input from diverse stakeholders and partners. Equitable TOD guidelines and/or procedures will address, but not be limited to, the following:</p> <p>2.6.1.a Station area planning and evaluation of joint development opportunities.</p> <p>2.6.1.b Disposition methods the agency will use for TOD.</p> <p>2.6.1.c Engagement strategy for planning and implementing TOD.</p> <p>2.6.2 A regional equitable TOD plan will strategically capture the agency's excess and surplus property inventory in time increments with annual offer and disposition targets identified, tracked and reported to the Board. The agency's excess and surplus property inventory is fluid, and this approach allows the agency to work strategically with local jurisdictions, regional stakeholders, qualified entities and housing funders on portfolio collaboration and coordination. The plan will:</p> <p>2.6.2.a Identify properties suitable for development as housing that are anticipated to be offered to qualified entities, as defined in statute, and those that will be offered more broadly.</p> <p>2.6.2.b Capture financial plan assumptions and report the status of recouping the agency's financial plan assumptions for property disposition revenue.</p> <p>2.6.2.c Align with regional planning efforts.</p> <p>2.6.3 <u>The Board will receive an annual report on the TOD program status and performance in meeting statutory requirements and other targets identified in the TOD plan. The report will also describe development and implementation of equitable TOD guidelines and/or procedures.</u></p>	Jenny Durkan; John Marchione; Joe McDermott