

action guide

MIXED-INCOME TRANSIT-ORIENTED DEVELOPMENT

STRATEGIES + TOOLS

Changing/Vulnerable Population • High Land Capacity • Warm Market

PRIMARY STRATEGY

• **Prevent displacement via regulation**

TOOLS THAT ARE LOCALLY CONTROLLED

- Rent control
- Condominium conversion controls
- Transfer taxes
- First-right-of-refusal laws for tenants and non-profits

• **Leverage private market**

TOOLS THAT ARE LOCALLY CONTROLLED

- Inclusionary zoning
- Linkage fees
- Incentive-based zoning
- Adjust zoning to promote household diversity
- Development agreements

TOOLS THAT LEVERAGE PARTNERS

- TOD-targeted housing financing

• **Promote affordable housing development**

TOOLS THAT ARE LOCALLY CONTROLLED

- First-right-of-refusal laws for tenants and nonprofits
- Development agreements
- Public land dedication and write-downs
- Tax forgiveness for back taxes on affordable housing sites

TOOLS THAT LEVERAGE PARTNERS

- Support start-up nonprofit developers
- Joint public/private development
- TOD-targeted housing financing
- TOD-targeted homeownership assistance

SECONDARY STRATEGIES

• **Reduce cost of housing production**

TOOLS THAT ARE LOCALLY CONTROLLED

- TOD-targeted parking regulations
- Fast-track permitting
- Fee waivers, reductions and deferrals
- Regulatory accommodation for small sites
- Tax forgiveness for back taxes on affordable housing sites

TOOLS THAT LEVERAGE PARTNERS

- Brownfield remediation
- Self-help programs

• **Preserve TOD-appropriate affordable housing**

TOOLS LOCALLY CONTROLLED

- "Project based" Section 8 preservation
- Subsidized housing redevelopment/renovation

TOOLS THAT LEVERAGE PARTNERS

- Target-property acquisition & rehabilitation funds

• **Promote transit amongst low-income populations**

TOOLS THAT ARE LOCALLY CONTROLLED

- Implement physical transit-access improvements

TOOLS THAT LEVERAGE PARTNERS

- Improve transit knowledge
- Provide greater access to transit discounts and resources