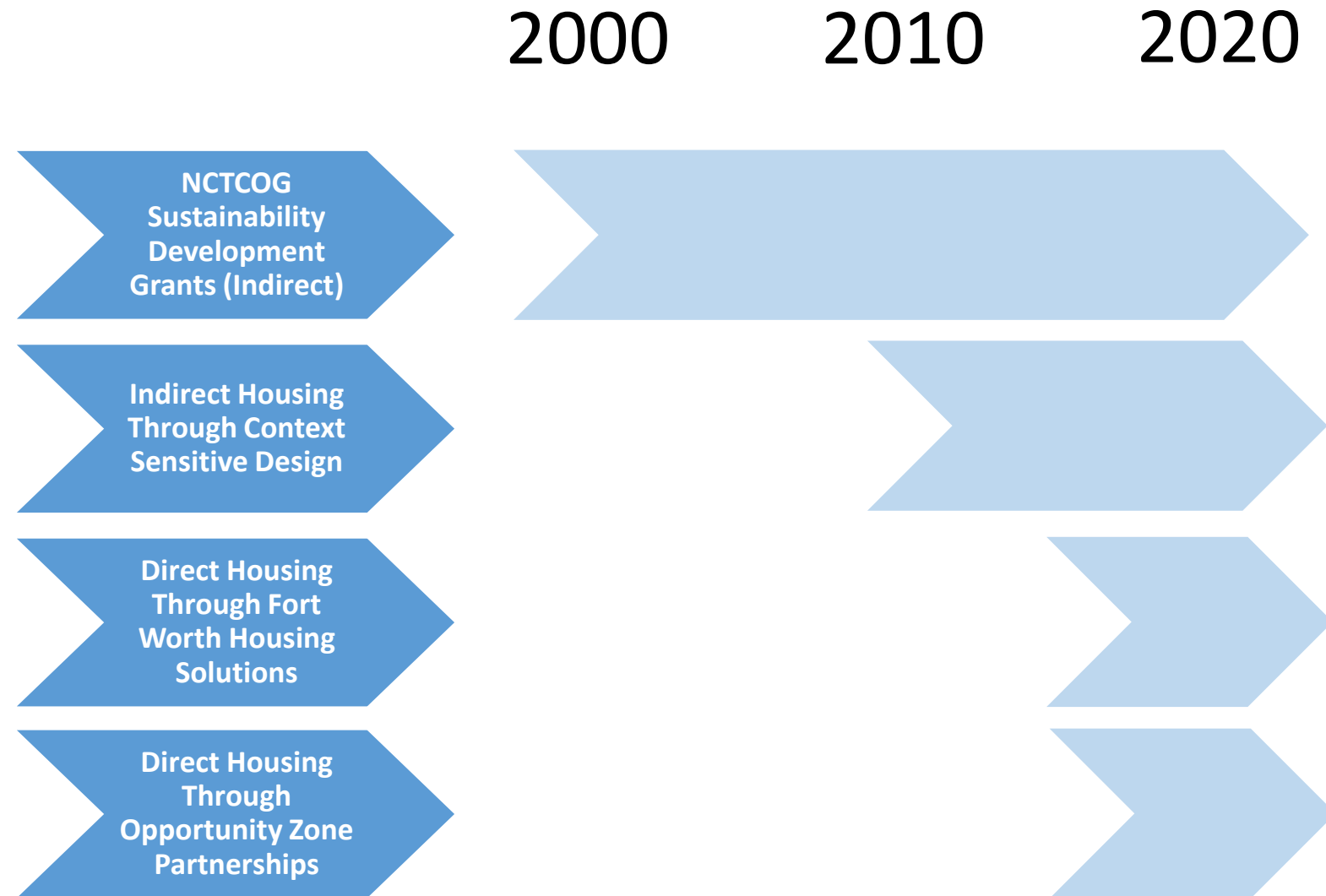


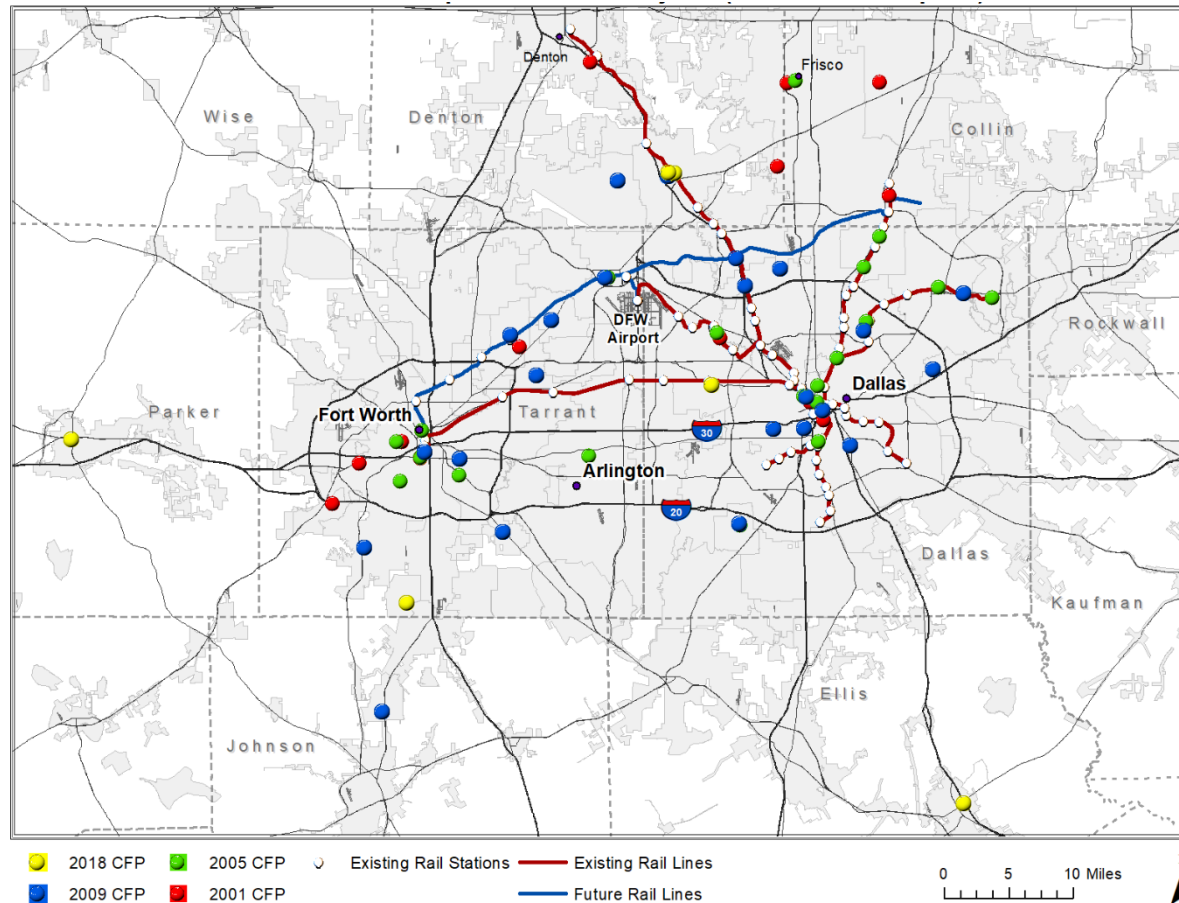
PUBLIC SECTOR HOUSING AND TRANSPORTATION POLICY SILO BUSTING: PATH TOWARD P3 INVESTMENTS

Michael Morris, PE
Director of Transportation
June 27, 2019

NCTCOG / RTC History Into Housing Choice



Sustainable Development Funding Program - Calls for Projects



- Infill, mixed-use, redevelopment
- Transit-Oriented Development
- Pedestrian-friendly streetscape design

Net Funding by Project Type

Call	Funding	Amount
2001	CMAQ/STPMM	\$45.6 M
2006	RTC Local	\$45.1 M
2010	RTR	\$54.0 M
TOTAL		\$144.7

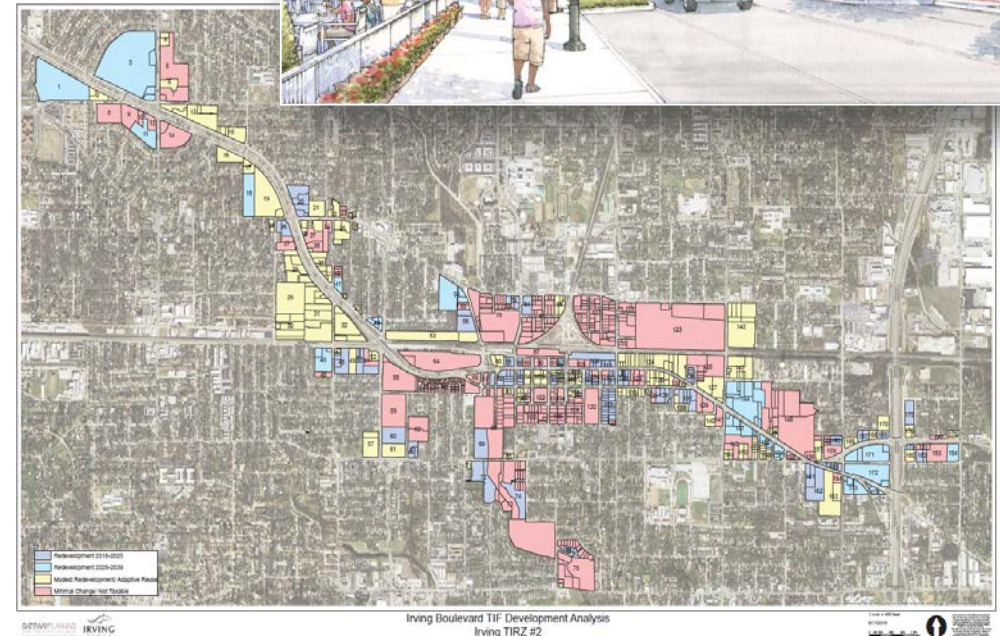
Context Sensitive Design 2018

\$52.4 Million awarded – 6 projects

- Context-sensitive Design with redevelopment opportunities
- Funding Mechanisms (payback through TIF/PID)

Example - Irving Boulevard/ Downtown Irving

- \$12 Million – value capture loan
- Retrofit one-way pairs to safer pedestrian friendly context sensitive street



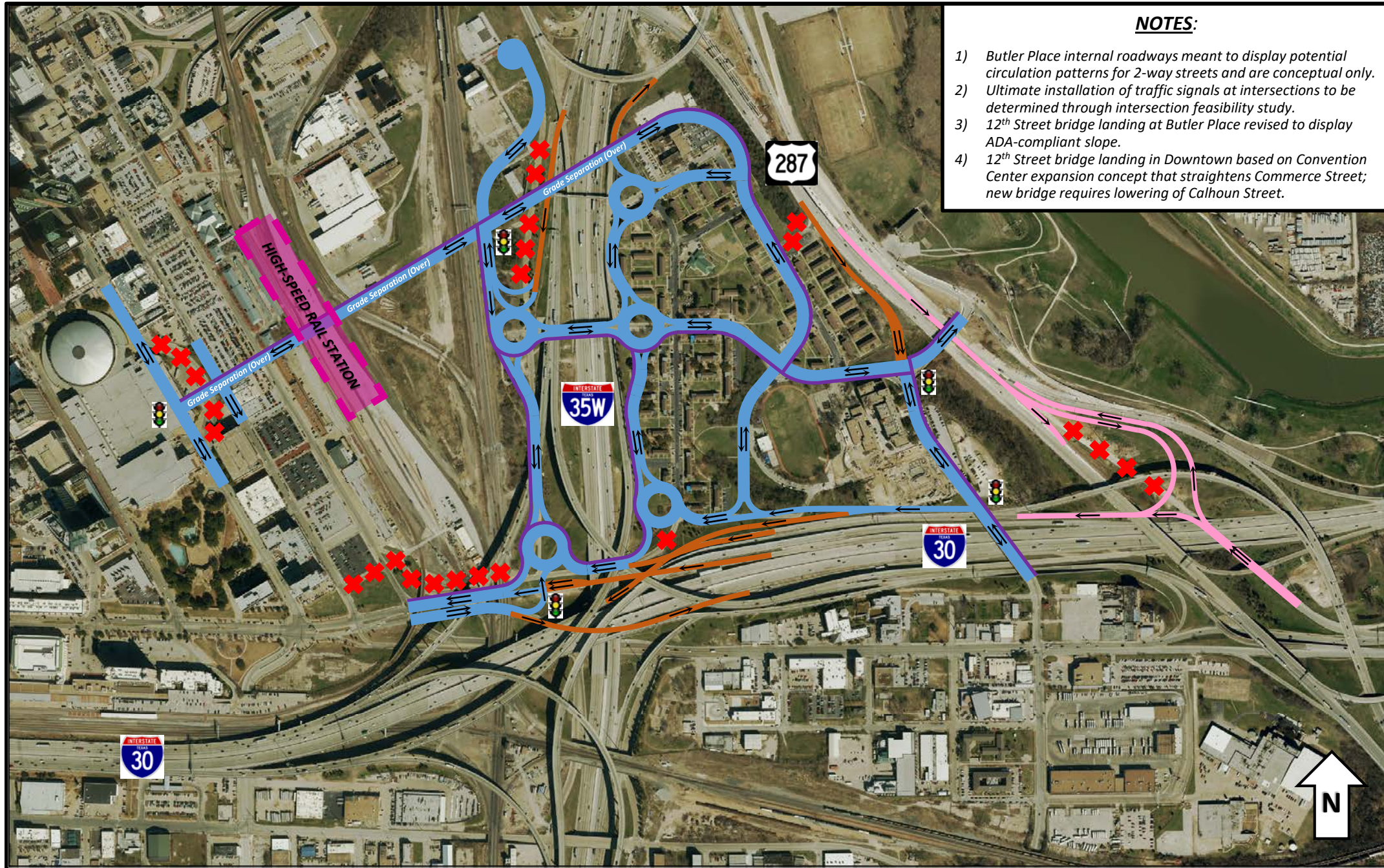
April 19, 2018

Butler Housing Project – Option #2 (Expanded):

12th Street W – 12th Street E Connection

(Includes: SB IH 35W Exit Ramp to Luella Street, WB IH 30 Entrance Ramp from I.M. Terrell Way, & Revised 16th-19th Street/Lancaster Avenue Connections)

DRAFT



IH 35W TEXpress Connection (Separate Project)

Remove Roadway

Bicycle/Pedestrian Improvements

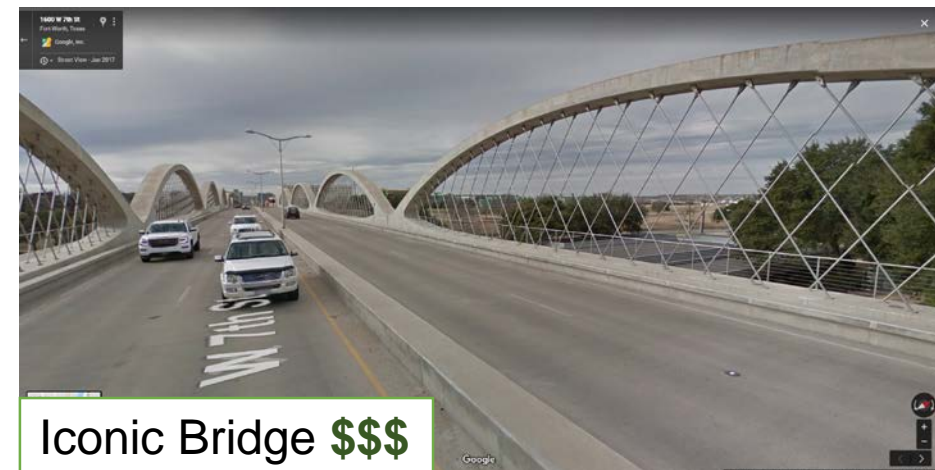
Street Improvements

Freeway Access

Planning-Level Cost and Connectivity Assessment

Option	Roadway Cost/ Connectivity Assessment		Transit Cost/ Connectivity Assessment		Pedestrian and Bicycle Cost/ Connectivity Assessment	
	Cost	Connectivity	Cost	Connectivity	Cost	Connectivity
Option #1	\$\$	✓✓✓	\$\$	✓	\$\$	✓✓
Option #2	\$\$\$	✓✓	\$	✓✓✓	\$\$\$	✓✓✓

Relative Assessment	Low	Medium	High
Cost	\$	\$\$	\$\$\$
Connectivity	✓	✓✓	✓✓✓



Fort Worth Housing Solutions – Trinity Metro Funding

\$11,362,000 NCTCOG funding support

Fort Worth Housing Solutions and Trinity Metro have partnered to implement a Transit-Oriented Development near the Texas & Pacific Rail Station, which will:

1. Provide access to low-income housing
2. Create a positive land-use/transportation nexus



Additional RTC Projects (April 2019)

Butler Housing

Meeting was held to develop an integrated strategy for this project

Staff proposes to fund engineering and right-of-way at this time.

A proposal for additional funding for future phases that would include a repayment component will be brought back at a later date.

Dallas Priority Zone 1

Meeting was held to confirm comprehensive approach

Staff proposes to fund engineering and some planning at this time.

A proposal for additional funding for future phases that would include a repayment component will be brought back at a later date.

Lake Highlands Station Landbanking

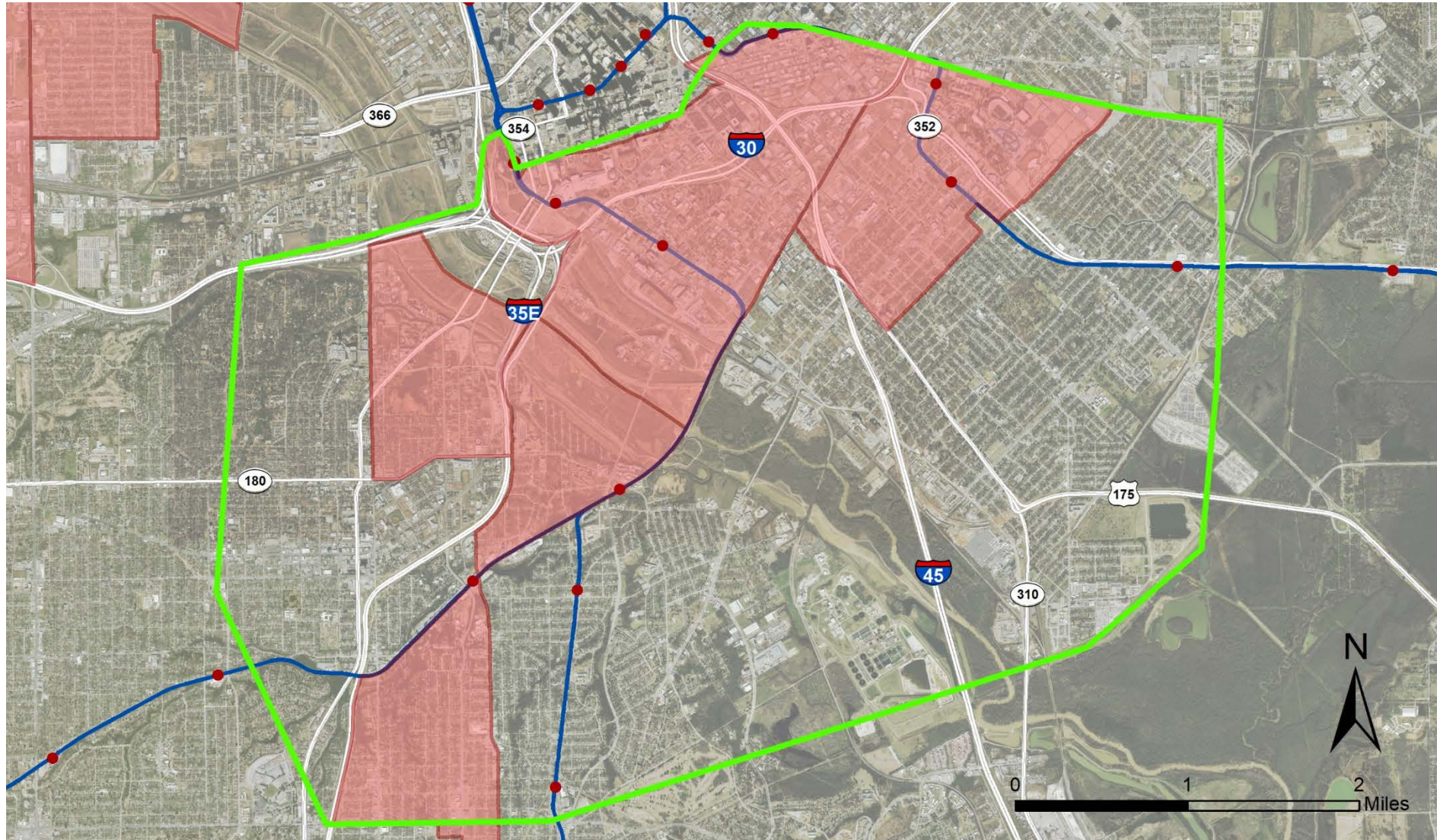
Staff proposes to fund a landbanking partnership with RTR funds.

Staff will seek additional funding from public and private sector sources.

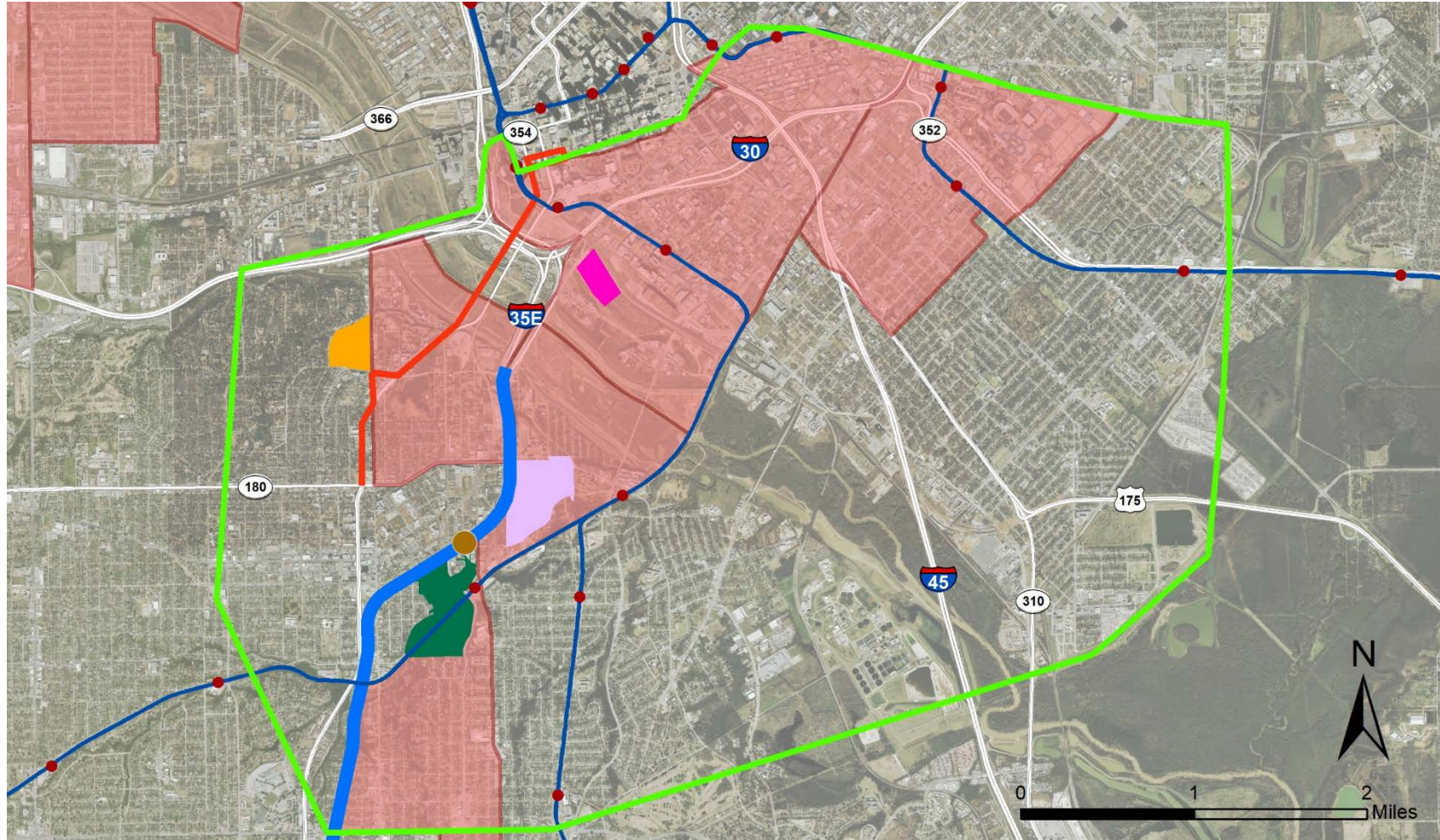
Funding to be repaid over time using TIF revenues

Blue text indicates changes since the March 2019 RTC and STTC meetings.

Dallas Priority Zone One



Dallas Priority Zone One



- Priority Improvement Zone
- Southern Gateway Deck Park
- Southern Gateway Project
- Dallas Streetcar Project
- High Speed Rail Station
- Tenth Street Historic District
- Dallas Zoo
- Methodist Hospital
- Opportunity Zones
- Rail Lines
- Rail Stations

NCTCOG Gentrification Report

Recommended actions at all levels of government: City, County, Region, State

Planning – Prepare for growth and empower community

Education and Coordination – Leveraging tools like community land trusts

Legislation and Policy – Expanding the legal capacity of local governments to use housing tools and strategies

VII. Appendix A: Action Toolbox

Policy/Strategy Tool**	Action			Public Implementation*			
	Create Affordable Housing	Maintains Affordable Housing	Encourages Community Empowerment	State	Region	County	City
By-right zoning	●						●
Community Benefit Agreements	●	●	●				●
Community Land Trusts	●		●				●
Community Mapping			●		●	●	●
Developer Impact/Linkage Fees	●	●					●
Homestead Preservation Districts	●		●	●			●
Housing Incentive Programs	●						●
Housing Trust Funds	●	●		●		●	●
Inclusionary Zoning	●			●			●
Just Cause Eviction Control		●					●
Land Banking	●					●	●
Limited-Equity Ownership		●	●				●
Neighborhood Plans			●		●		●
Neighborhood Empowerment Zones	●		●				●
One-for-one Affordable Unit Replacement		●					●
Property Tax Exemptions		●		●		●	●
Real Estate Transfer Tax		●					●
Rent Control		●					●
Tenant Right of First Refusal		●					●

*Entity that can implement or can/must assist with implementation.
 **Policy/Strategy tool definitions are reiterated on pgs. 20-23.