

Division of Transportation Planning

Planning Horizons



DAY: Thursday

DATE: October 17, 2013

TIME: 10:00– 11:30am

Location: Food & Agriculture Building

1220 N Street
Auditorium

Transit Strategies Supporting Affordable TOD

Moderator: **Linda Wheaton**, Assistant Director, Intergovernmental Affairs,
Department of Housing and Community Development

Panelists: **Ann Cheng**, GreenTRIP Program Director, Transform

Cleo Goodwin, Senior Marketing Rep, Alameda-Contra Costa Transit District

Dan Falcon, Senior Vice President, West Coast Operations, McCormack Baron Salazar





TRANSFORM



GreenTRIP *Connect*

October 17, 2013

Caltrans
Planning Horizons
&
HCD

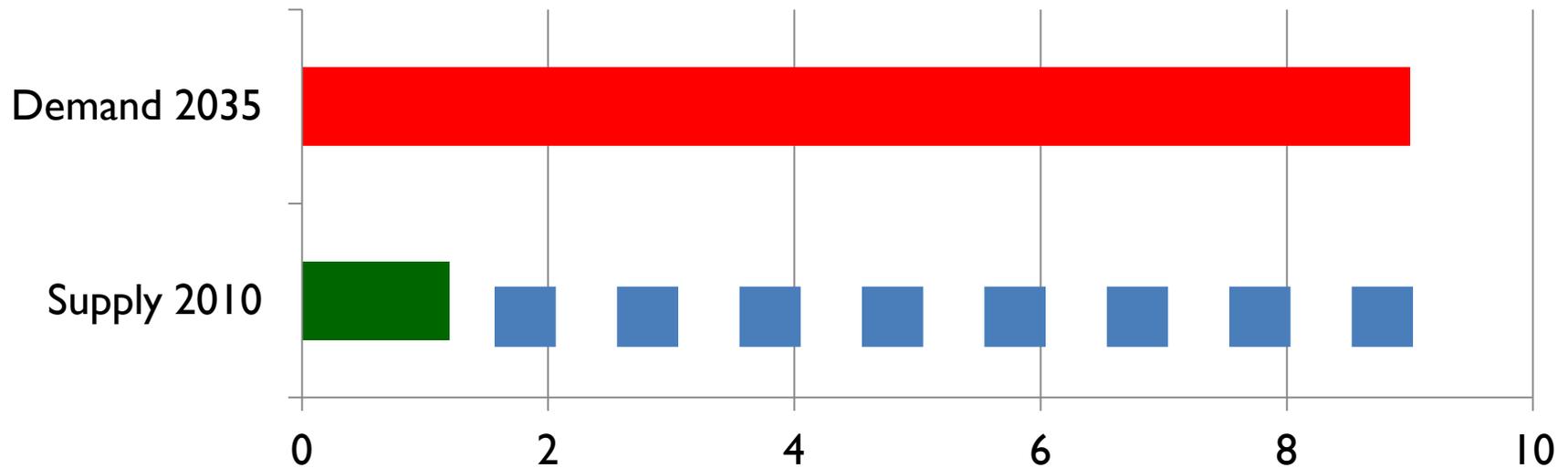
Ann Cheng
GreenTRIP Program Director
TransForm

Drive till you qualify



8 Million More Homes Near Transit Needed

**2035 Demand Vs. 2010 Supply
Transit Served Neighborhoods
Millions of Homes**



**In CA's Largest 4
Metropolitan Areas:
MTC, SCAG, SANDAG,
SACOG**



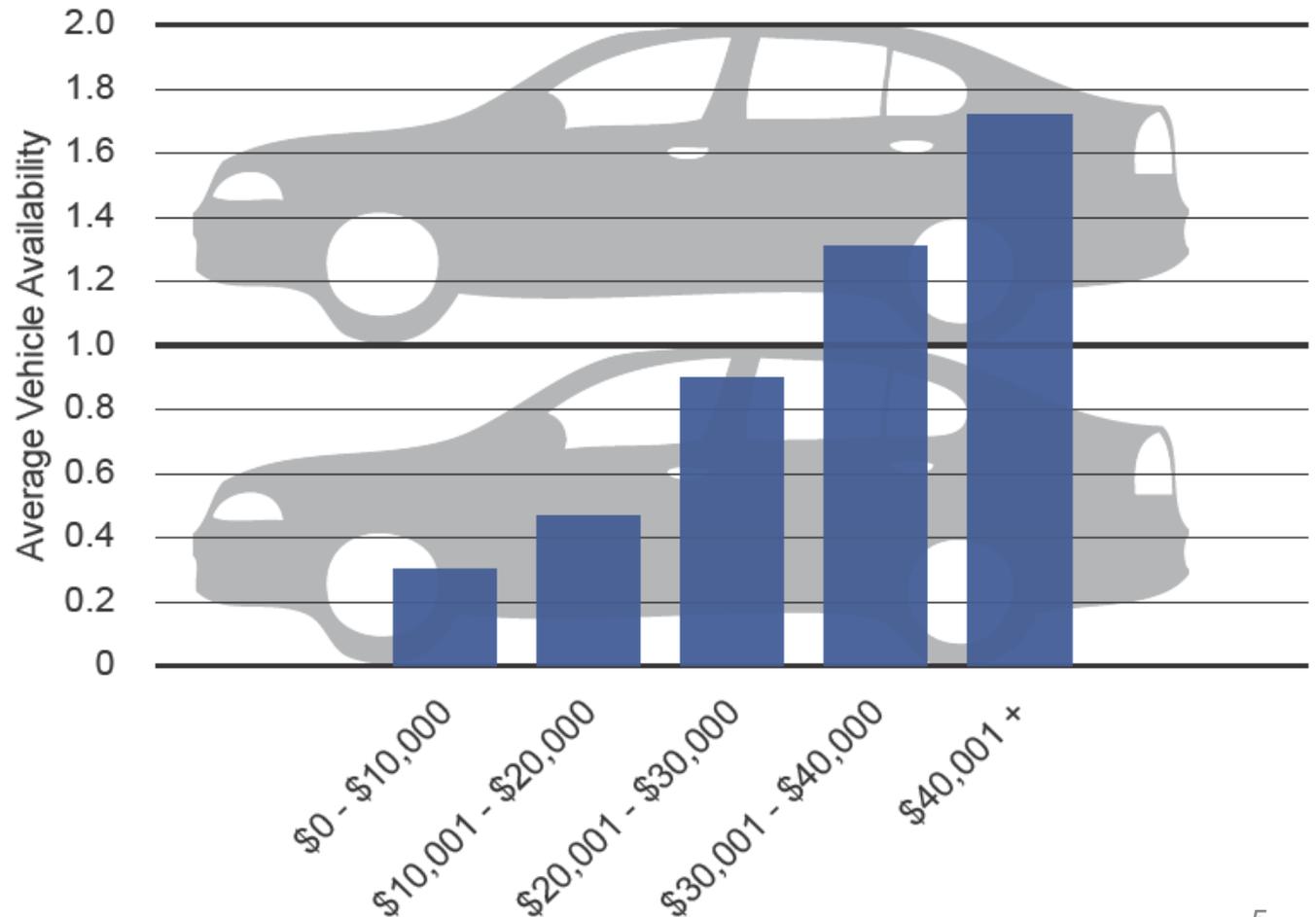
The New California Dream:

How Demographic and Economic Changes May Shape the Housing Market

San Diego affordable housing

AVERAGE VEHICLE AVAILABILITY BY HOUSEHOLD INCOME RANGE

Vehicle availability is higher in households with greater annual income.



Garden Village: First Zero Parking Project



77 Units, Downtown Berkeley – Dwight & Fulton

Approved Unanimously with great Praise.

Best TDM package seen to date! www.greentrip.org



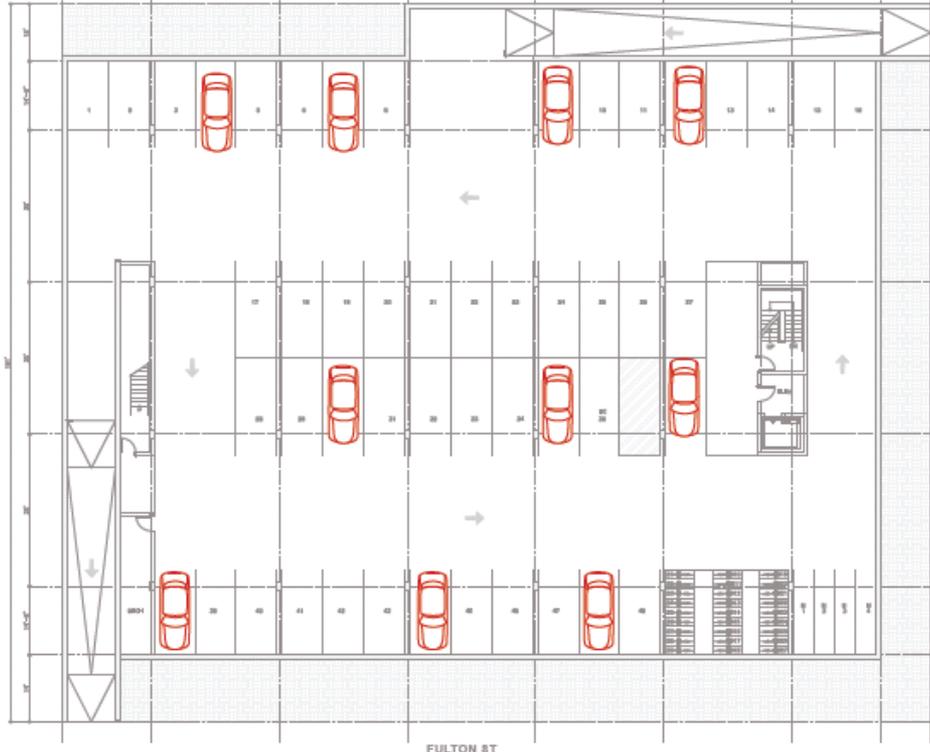
BEFORE

\$2.3 million

**Below Grade
Garage**

\$48k per space

49 Parking Spaces





On-site car sharing hub and simple bike facilities



At Grade: 14 guest bike parking spaces, secured, off-street



GetAround: 4-6 Shared Cars & Truck

On-Street: Short term, bike parking

Pedestrian Trunk in Every Unit



In Unit Bicycle Parking Hooks



Bicycle Fixing Station



\$10 Bikelink Card for Every Resident



AGE
TY, CA

DATE	8.7.2011
DATE	8.11.2011
DATE	7.8.2011
DATE	8.12.2011

PLANNING



FREE CARSHARE MEMBERSHIP



DISCOUNT TRANSIT PASSES



UNBUNDLE PARKING

Pay for parking separately from cost of renting or purchase of home.



First Community Housing, San Jose gives out EcoPasses to all residents (over 1,500/year)

- 22% said EcoPass reduced the # of cars owned.
- 64% use EcoPass 4+ times per week.
- 4 Top EcoPass Uses: school, shopping, work, and medical.

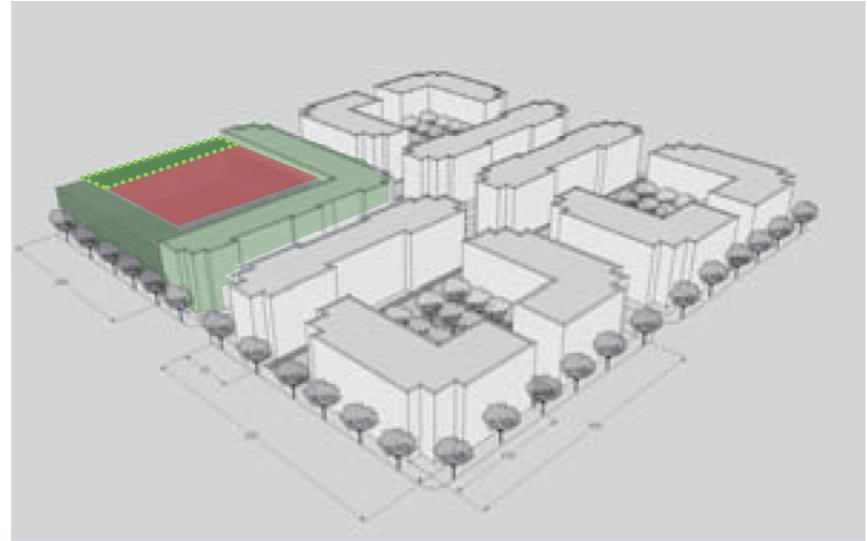
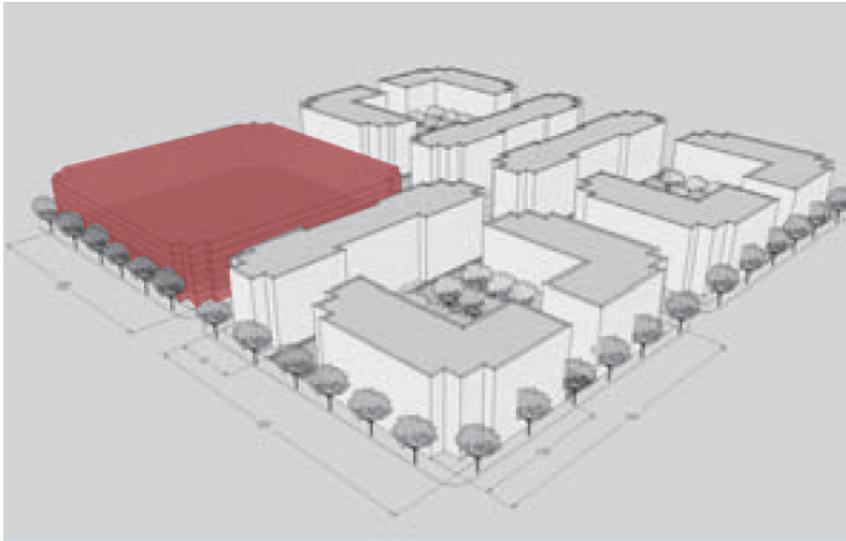


Mario Virgen
Fourth Street Apartments
San Jose

Gets a free transit pass
normally \$850 a year

2.2 Parking Spaces per Unit

vs. 0.7



	Change	2.2	0.7
Units	+220	801	1,021
Parking Spaces	-1,086	1,800	714
Parking Cost	-\$20.1 m	\$33.3 m	\$13.2m

Traffic Reduction Strategies

+\$6 m



1 free pass &
1 free carshare membership
per unit



Results – First five certified projects:

40 year commitment



2,010: FREE Transit Passes



600: FREE Carshare Memberships



355: 100% Unbundled Parking Spaces

credits.	
DENSITY	
39 UNITS/ACRE SOURCE: RCD	17% REDUCTION
MIX OF USES	
WITHIN A HALF-MILE 3,958 JOBS 3,950 HOMES	7% REDUCTION
LOCAL RETAIL PRESENT SOURCE: 2010 CENSUS	2% REDUCTION
TRANSIT SERVICE	
435 WEEKDAY BUSES IN 1/4 MILE SOURCE: AC TRANSIT, 511.ORG	6% REDUCTION
PEDESTRIAN/BICYCLE FRIENDLINESS	
291 INTERSECTIONS PER SQ. MILE 90% STREETS W/ SIDEWALKS BOTH SIDES 56% ARTERIAL STREETS W/ BIKE LANES OR WHERE SUITABLE, DIRECT PARALLEL ROUTES SOURCE: GOOGLE MAPS	5% REDUCTION
AFFORDABLE HOUSING	
99% OF UNITS ARE DEED RESTRICTED BELOW MARKET RATE HOUSING SOURCE: RCD	4% REDUCTION



Projected Impacts of Pilot Projects



\$7 million increased revenue for transit agencies



59,400 fewer miles driven per day



\$8,588 – AAA avg. annual car cost: saved by every household that reduces car ownership

GreenTRIP Advisory Committee

CALTHORPE ASSOCIATES
URBAN DESIGNERS. PLANNERS. ARCHITECTS



fp
FEHR & PEERS
TRANSPORTATION CONSULTANTS

N
NELSON
NYGAARD



BART
ba



raimi+
associates
the nature of community



GREENBELT ALLIANCE
Open Spaces & Vibrant Places

GreenTRIP Funders

THE
 ROCKEFELLER FOUNDATION

 BAY AREA AIR QUALITY
MANAGEMENT DISTRICT

 FORD FOUNDATION

SILICON VALLEY | community®
VALLEY | foundation
SERVING SAN MATEO AND SANTA CLARA COUNTIES

CLARENCE E. HELLER
CHARITABLE FOUNDATION

 FHLBank
San Francisco

 UnionBank

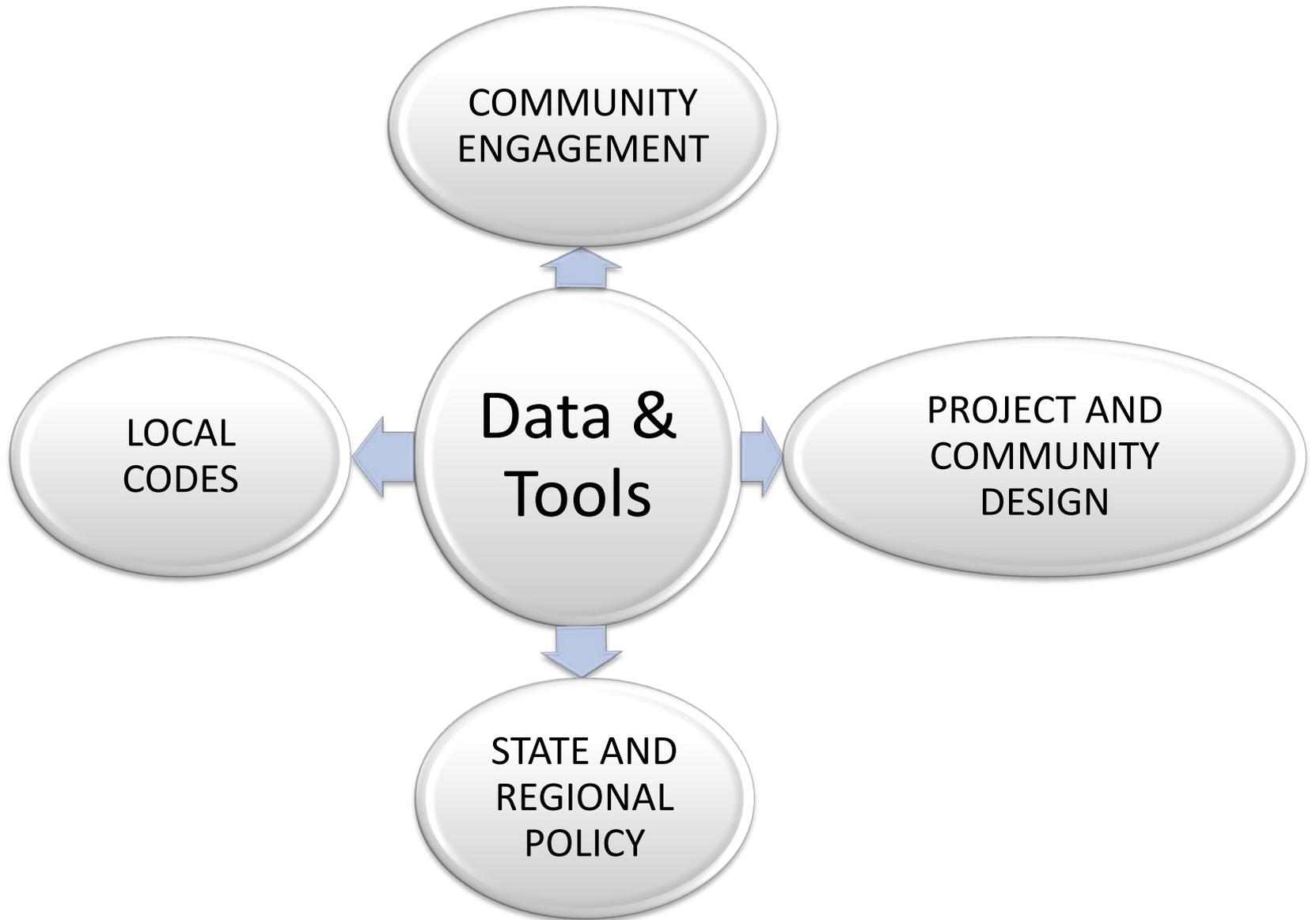
LISA & DOUGLAS GOLDMAN FUND

Barriers to Infill

- 
- **Outdated Codes**
 - **Insufficient Data**
 - **Reduced Planning Staff**
 - **Information Mismatch**
 - **Community Opposition**

Data Collection

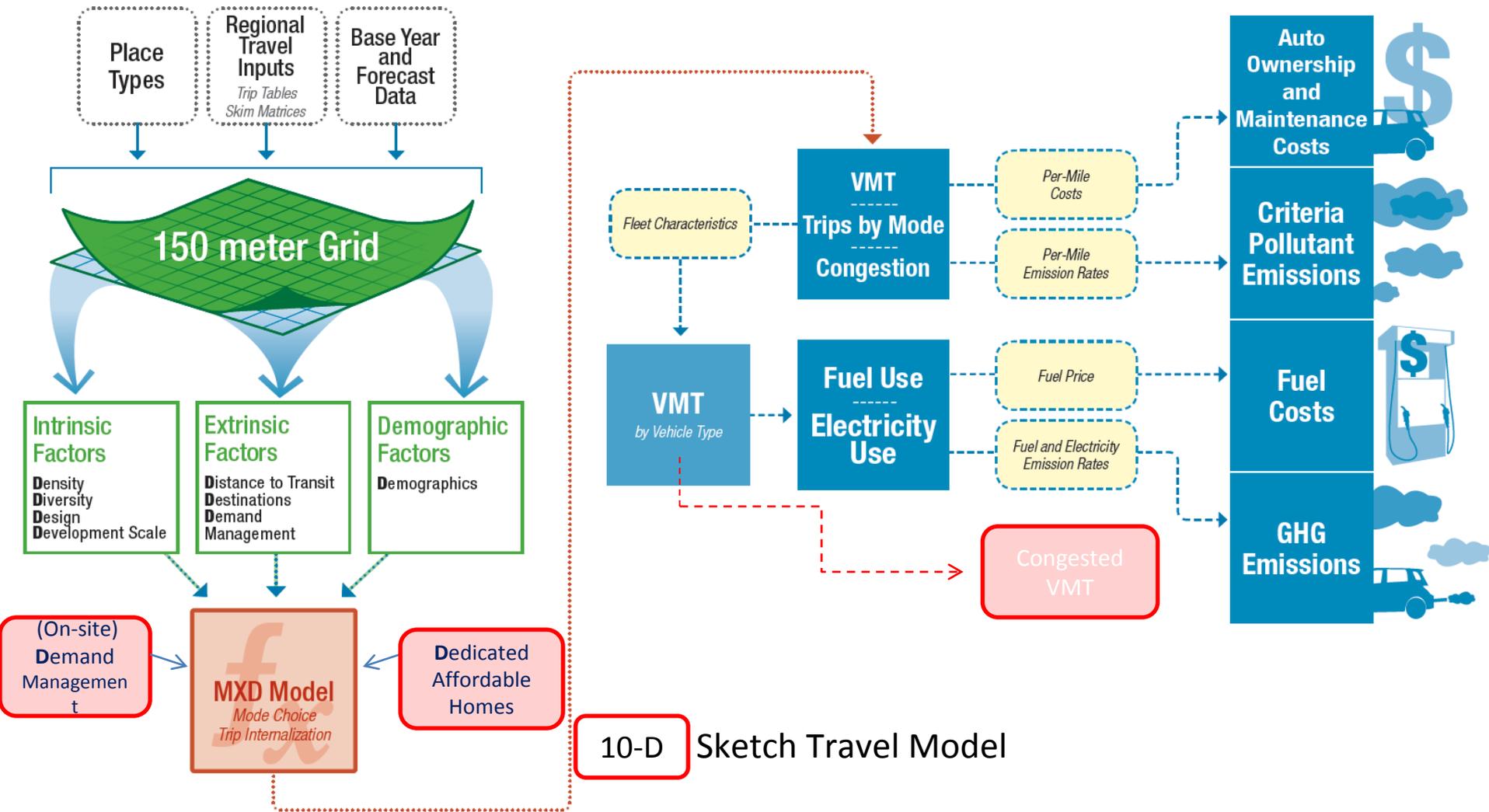
- Smart Growth Trip Generation Study –
 - Phase 3: Add Affordable Housing and onsite TDMs.
 - **Caltrans** – proposal accepted but not funded for state-wide data
- GreenTRIP tool included in **HUD** Regional Prosperity Plan grant to **MTC**:
 - Bay Area, 100 sites for parking



Models

- URBEMIS
- CalEEMod
- Smart Growth Trip Generation Spreadsheet
- King County Right Size Parking Calculator
- UrbanFootprint

Model Enhancements



Enter a location...

Regional View



Select Parcels



Instructions

Building & Parking Specifications

Location Characteristics

Parking Impacts

ESTIMATED PARKING USE RATIO: 0.77

The preset values below represent regional average values (from the RSP field work sample) for building and parking specifications. These represent the default values for which all parking use ratios are estimated. You may adjust any of these factors and click UPDATE to see the impacts on parking use estimates for your selected parcel(s). Click RESET to return to averages.

NUMBER OF UNITS:

STUDIOS:

1 BEDROOMS:

2 BEDROOMS:

3+ BEDROOMS:

TOTAL: **150**

NUMBER OF AFFORDABLE UNITS:

NUMBER OF SENIOR UNITS:

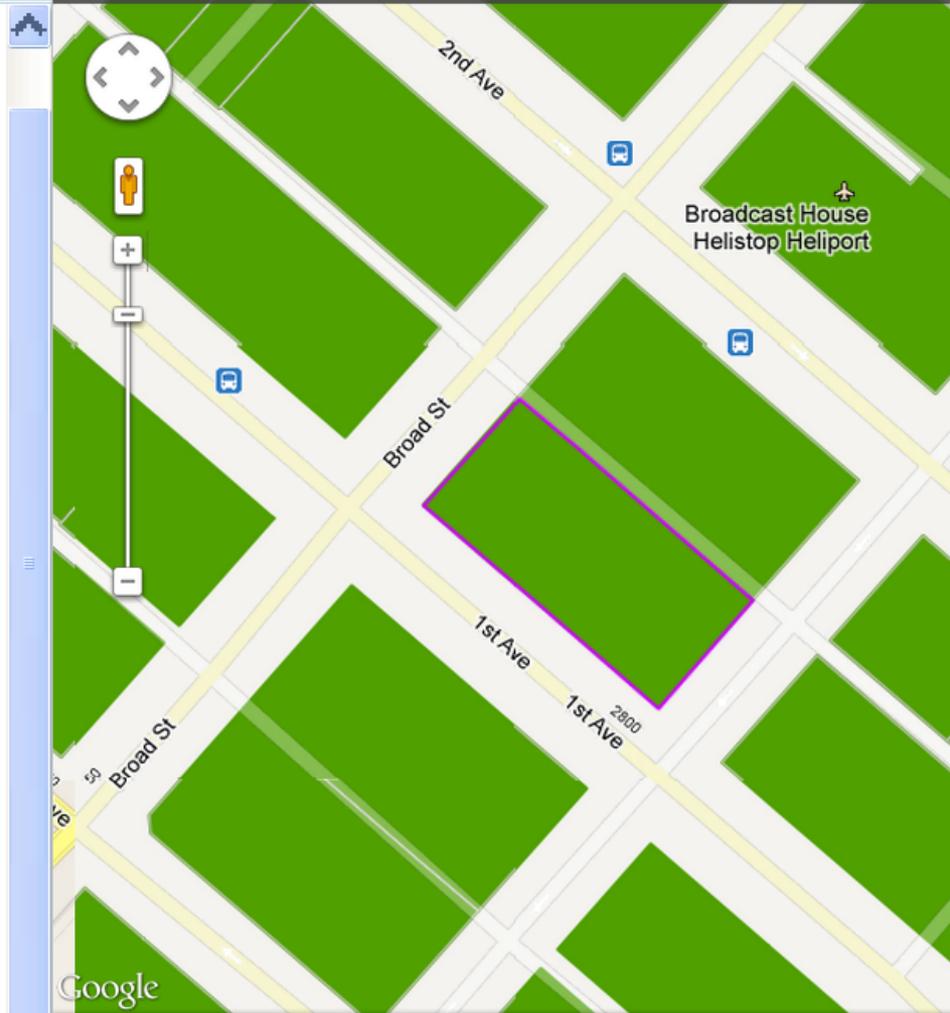
RESIDENTIAL AREA (SQ FT):

AVERAGE RENT: (\$)

MONTHLY PRICE PER STALL: (\$)

UPDATE

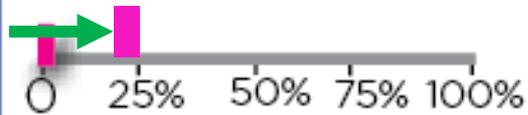
RESET



(\$20K/space)

Strategies to Reduce Parking Costs

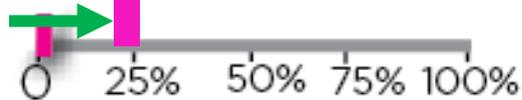
% Affordable Units



Free Transit Passes per unit



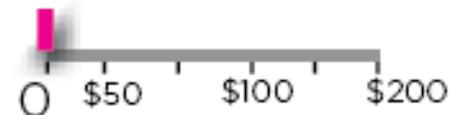
Depth of Affordability % of Area Mean Income



Free Carshare Memberships per unit



Unbundled Parking Cost/Space/Month

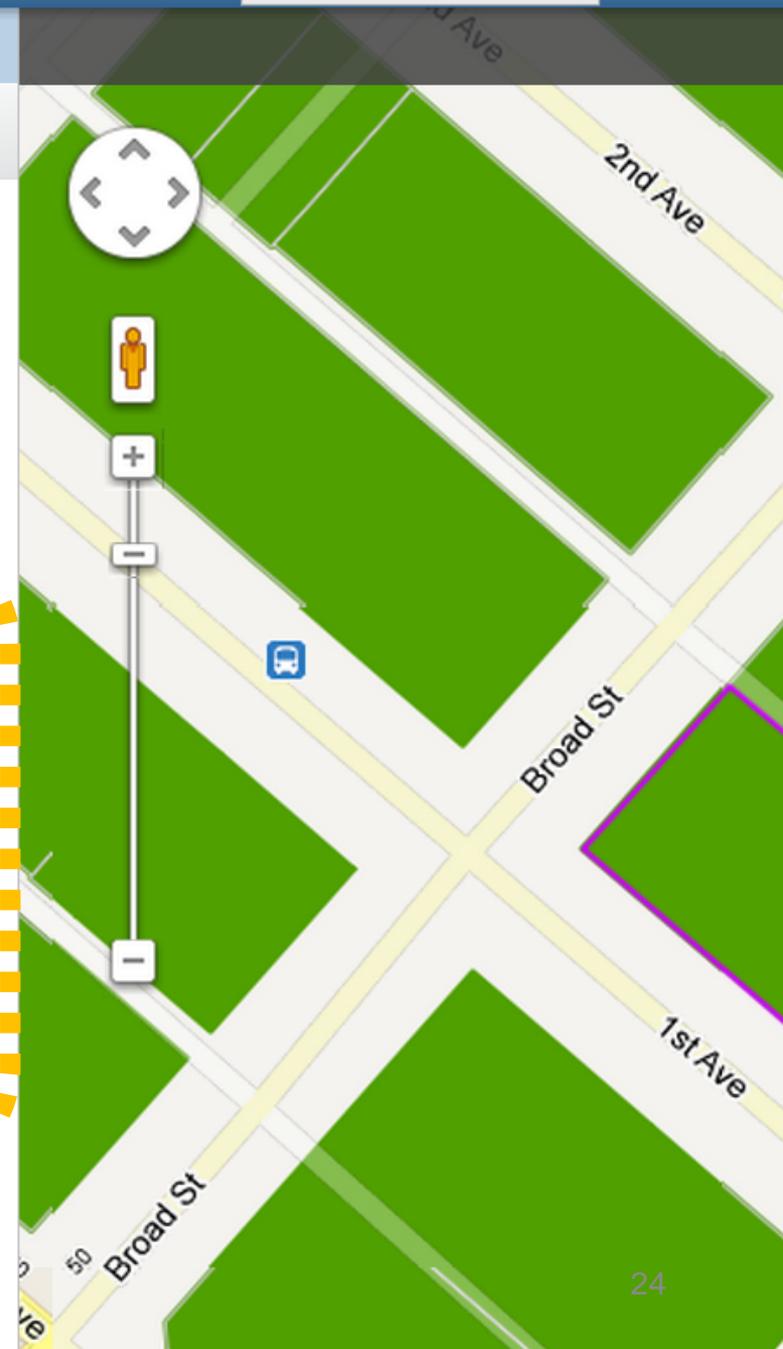


ESTIMATED PARKING USE RATIO:

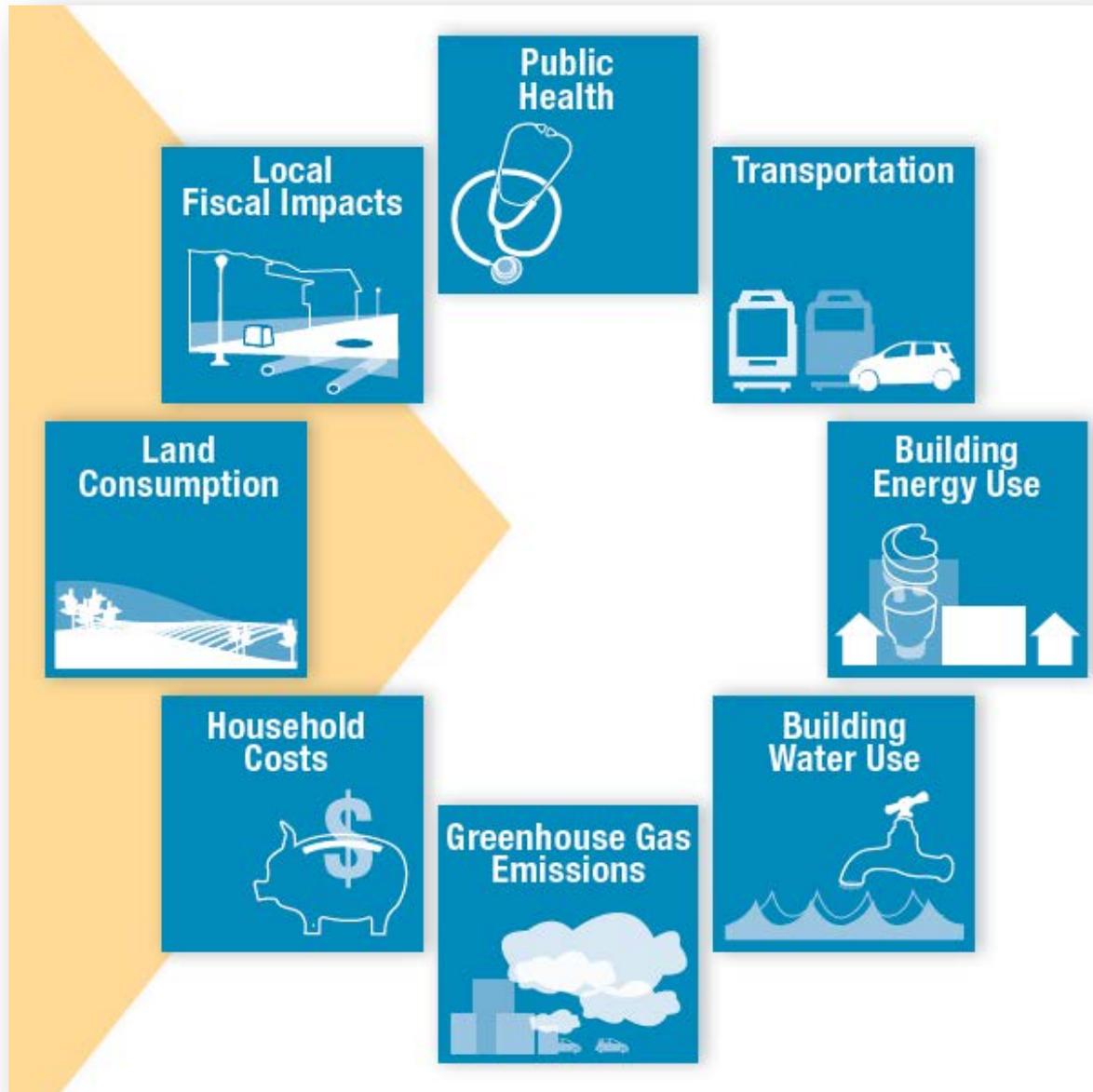
0.77

Parking Impacts

Impact	Estimated Utilization (From Model)	Compared To (User Input)
Estimated Parking Use Ratio:	0.77	2.2
Total Stalls:	116	331
Surface Parking		
Total Capital Costs (Land & Construction):	\$5,019,861	\$14,342,460
Monthly Costs per Residential Unit (including O&M):	\$282	\$806
Annual GHG Emissions from Construction and Maintenance (kg CO2e):	8,201	23,431
Structure Parking		
Total Capital Costs (Land & Construction):	\$3,420,533	\$9,772,951
Monthly Costs per Residential Unit (including O&M):	\$211	\$603
Annual GHG Emissions from Construction and Maintenance (kg CO2e):	19,982	57,091
Estimated Annual VMT of Building Residents:	1,625,340	4,643,829
GHG Emissions from Vehicle Use of Residents (kg CO2):	660,671	1,887,631



UrbanFootprint Analysis Engines



Data and Tools Applied at Many Scales

- **Site specific**
- Dev't projects
- Urbemis
- Smart Growth Trip Generation

- **Local Jurisdictions**
- City codes
- Housing elements
- Uphold variances
- Planning updates

- **Regional**
- Travel models
- UrbanFootprint
- SCS policies

- **State**
- Cap and Trade
- Homes Act
- Smart Mobility Framework
- HCD grants

2013 and Beyond

- **Expand GreenTRIP certifications:** more projects NEW levels!
- **Collect data on affordable homes and TDM** – 100 sites, by Spring 2014
- **Bay Area dynamic tool**
- **Work with key cities:** San Jose, Oakland, Walnut Creek, East Palo Alto, Sunnyvale, Mountain View ++
- **Regional/State policy uses**

GreenTRIP Announcements

www.GreenTRIP.org

- Hiring now for a [GreenTRIP Planner!](#)
- November 14 – Innovation and Opportunity for All [Event](#)
- San Francisco, Sneak Peak at TransForm’s Strategic Plan for the next four years!
- Sign Up for [Quarterly GreenTRIP News](#)
- Join the LinkedIn Group: “[GreenTRIP Community](#)”
- TransForm CHPC [White Paper](#) on Cap & Trade Prop IC
- Federal Reserve Bank [Article](#) on GreenTRIP
- GreenTRIP Transit Agency [Info Sheet](#)

TransForm

www.TransformCA.org

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Ann Cheng

Program Director

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TRANSFORM



WORLD-CLASS PUBLIC TRANSPORTATION. WALKABLE COMMUNITIES.



AC Transit EasyPass Programs

Get Going Start Saving

Transit Strategies Supporting Affordable TOD

Planning Horizons, Sacramento, October 17th, 2013



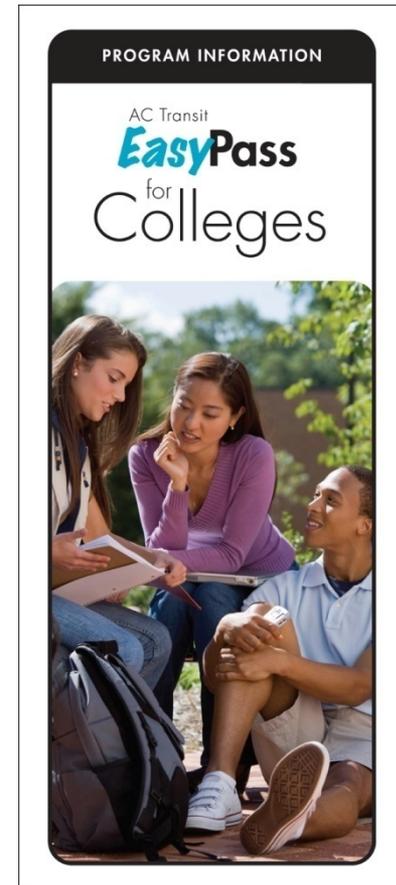
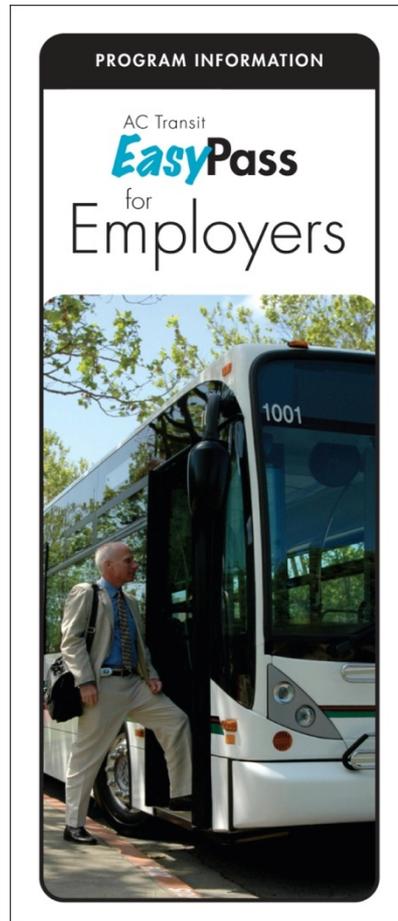
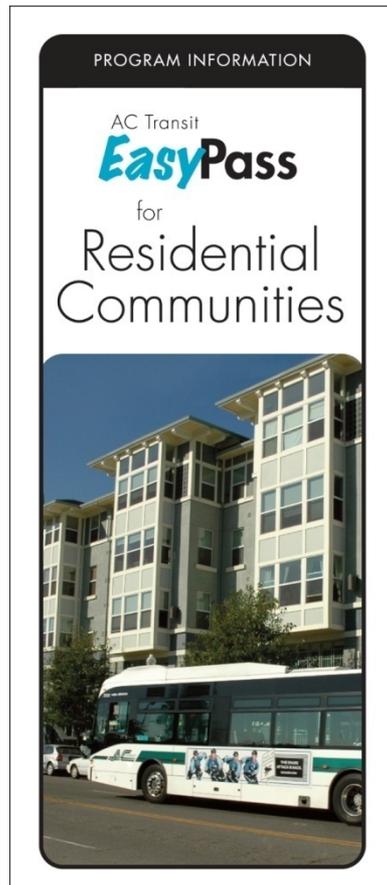
What is AC Transit's EasyPass?

The EasyPass program provides annual discounted bus passes, valid on all AC Transit local and transbay lines, to groups of 100 or more.



EasyPass is a transit benefit for your group!

Who qualifies for EasyPass?



Who qualifies for a residential EasyPass?

- Residential developments with 100 or more residents
- One or more passes per unit



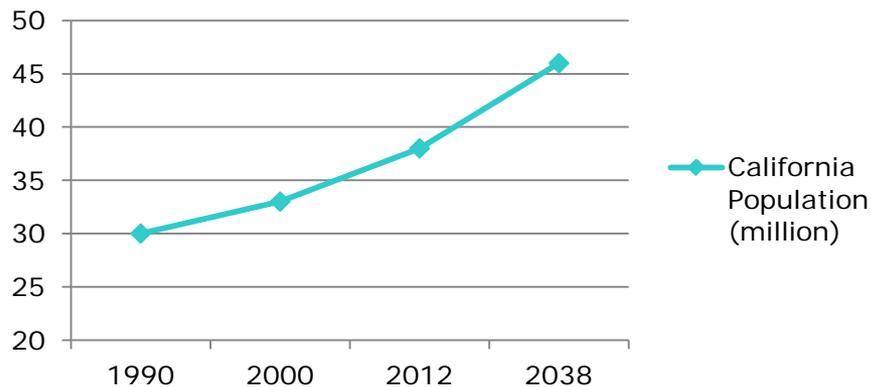
Go Anywhere AC Transit Goes...



Anytime!

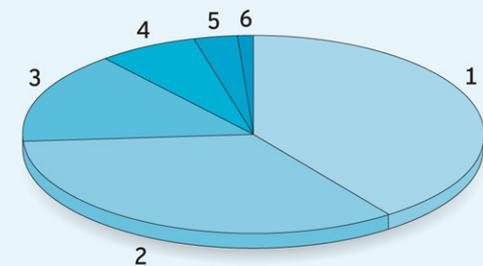
Why EasyPass?

California Population (millions)



45 million residents by 2038

CO₂-Equivalent Emissions in the Bay Area, by Major Categories



Pollution Source	CO ₂ -Equivalent	Percent
1 Transportation	42	40%
2 Industrial/Commercial	35	34%
3 Electricity/Co-Generation	15	15%
4 Residential Fuel Usage	7	7%
5 Off-Road Equipment	3	3%
6 Agriculture	1	1%
Total	103	100%

Source: BAAQMD, 2007 Source Inventory of Greenhouse Gas Emissions
Emissions in million metric tons/year; data is for 2007

Why EasyPass?

- Taking public transportation exceeds the combined benefits of using energy-efficient light bulbs, adjusting thermostats, weatherizing one's home, and replacing a refrigerator.



©2013 Filmmight Productions

What can EasyPass do for me?

Help my development

- Reduce parking demands and traffic congestion
- Satisfy commuter benefits, TDM or zoning requirements
- Obtain green certifications



Take your business green!

Start saving with EasyPass programs

- Turnkey external amenity: *low administration costs*
- Attract and retain lessees: *less turnover*
- Developers may qualify for parking mitigation, density awards and bonuses, and tax deductions: *favorable treatment*
- Developers may qualify for fast track approval on new or redevelopment projects: *lower building costs*



What can EasyPass do for residents?

Help my community

- Save thousands of dollars a year on transportation costs
- Keep rents affordable
- Provide access to work, medical and social services
- Promote a healthy lifestyle; reduce the carbon footprint



EasyPass comes on Clipper!



Can also add cash and/or other passes to ride:

BART	Muni
Caltrain	SamTrans
Golden Gate Transit & Ferries	Santa Clara VTA



Back of Clipper

How affordable is EasyPass?

Pennies on the dollar!

The most expensive annual price for a residential EasyPass program is less than the monthly price of a regular pass with equal access.

Type of AC Transit Pass	Monthly Cost (per participant)	Annual Cost (per participant)
EasyPass	\$ 10.08	\$ 121
Transbay Pass	\$ 151.20	\$ 1,814

How can AC Transit afford to offer such a discount?

Some residents will use their EasyPass every day and some will not...we gain new ridership and keep the program affordable.

Try it. You'll like it!

TransLink® for Transit-Oriented Development

MTC teamed up with AC Transit to provide free transit passes and supportive outreach to residents of select transit oriented developments. We monitored impacts on transit use, automobile trips, accessibility and greenhouse gas emissions.

Overview

In a pilot project beginning in June 2008, the Metropolitan Transportation Commission (MTC) partnered with the Alameda-Contra Costa Transit District (AC Transit) to provide free transit passes to residents of select transit-oriented developments (TODs) in the East Bay. Participants received personalized TransLink® cards providing unlimited free access on the AC Transit bus system for six months to one year, along with custom maps and guidance. The TransLink® card also relieved participants of the need for paper tickets, change or transfers.

MTC intended the TransLink® for TOD program as a proof-of-concept for new universal transit pass programs in the Bay Area, particularly programs for residents of TODs. MTC promotes TODs to support state and regional housing targets and greenhouse gas thresholds consistent with state legislation (SB 375 and AB 32).

MTC evaluated the program to determine its effects on reducing vehicle trips and greenhouse gases and improving mobility and access for TOD residents. MTC also collected information on issues associated with implementation of the new TransLink® cards. Evaluation results can be used by cities, transit agencies, congestion management agencies, developers, educational institutions, employers and others seeking to implement effective universal pass programs.

For more information

More information on the pilot project methodology, findings, project evaluation and implementation ideas are available online at www.mtc.ca.gov/planning/smart_growth. To order a free copy of the TransLink® for TOD Pilot Project Evaluation Report, contact the MTC/ABAG Library at www.mtc.ca.gov/library or 510-817-5836 or Valerie Knepper at vknepper@mtc.ca.gov or 510-817-5824.

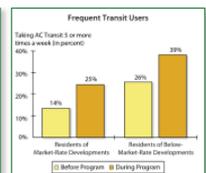
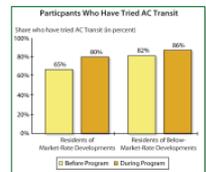
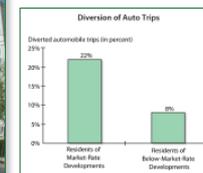


Project Steps

- 1. Concept Development**
MTC and AC Transit decided to test a residential universal pass program in the context of TODs. Universal pass programs provide transit passes for everyone in a defined group/housing development.
- 2. Site Selection and Set-Up**
MTC selected 24 TODs housing 3,522 residents including both market-rate and below market-rate developments. MTC and AC Transit conducted events at each site, signed up individuals and created personalized cards (called T4T cards). Outreach included custom maps and surveys of travel behavior.
- 3. Monitoring Transit Usage**
Use of the T4T cards was monitored for each development, and various technical, training and institutional problems were addressed.
- 4. Closing and Transition**
Residents were notified at the completion of the free period and received information about how to continue use of TransLink® by adding their own funds to their cards. Residents were surveyed about the program and their travel behavior after the end of the free period.
- 5. Evaluation and Next Steps**
MTC, AC Transit, interested cities and developers evaluated the program, focusing on transit use, extended use of the TransLink® cards, improved mobility for low-income residents, and automobile trips and greenhouse gases and brainstormed next steps and potential further implementation.

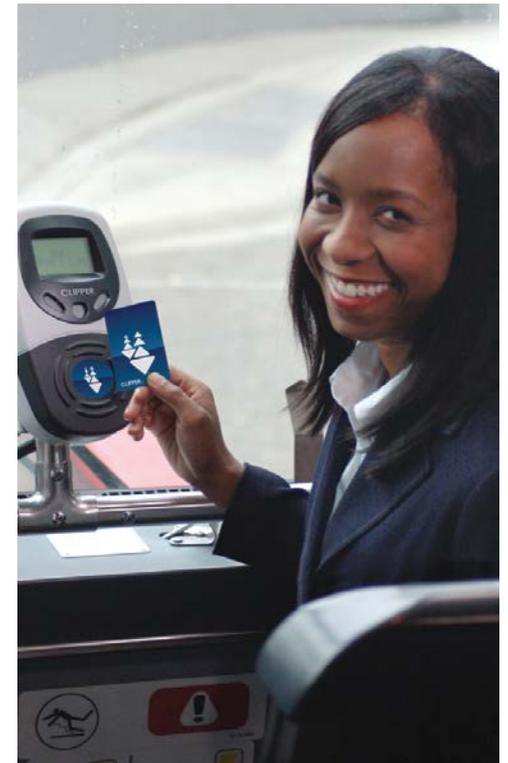
Key Questions and Results

- Did T4T increase bus ridership?**
 - Yes, almost half of the participants reported riding AC Transit buses more during the program than before.
 - The number of market-rate participants who used AC Transit five or more times a week almost doubled.
- Did T4T decrease automobile trips?**
 - Yes, T4T reduced automobile trips by about one trip per week per participant.
- Were TransLink® cards used more after the program?**
 - Yes, one-quarter of the participants in market-rate housing added their own funds to their TransLink® cards after the completion of the free period.
- Did participants use transit more after the program than before?**
 - Yes, about 20 percent of participants reported using transit more after the program than before. The groups most likely to use transit more after the program were those aged 25-34 years old, in market-rate housing, with their own cars.
- Did T4T decrease greenhouse gas emissions?**
 - Yes, T4T reduced greenhouse gas emissions by an estimated eight pounds per participant per week, at an estimated cost of 47 cents per pound.



EasyPass users become...

Experienced and knowledgeable transit riders!



Let AC Transit EasyPass work for you!

Set up the program

- Administer a baseline survey of your residents to record transportation patterns
- Hold photo registration events if you do not already have photo files of your residents
- Train your Site Coordinator

Get On Board
...with **EasyPass**



On **Wednesday, February 23**, an AC Transit bus will be parked at two locations where you can register onboard for your EasyPass:

10:00 - 11:00 a.m.
In front of City Hall East, on Santa Clara Ave. near the AC Transit bus shelter

11:30 a.m. - 12:30 p.m.
Outside Alameda Municipal Power, near Fortmann Way

Enjoy breakfast treats or lunch goodies at these registration events!
And - enter to win a \$25 Visa gift card!

The EasyPass is a pre-loaded bus pass paid for by the City of Alameda. It's valid on all AC Transit local and Transbay buses (except the Dumbarton Express).

If you're a part-time or full-time employee of the City of Alameda and don't have your Easy Pass yet, take advantage of this opportunity to register for it quickly and easily. You can pick up AC Transit maps and bus schedules too!

Ride AC Transit for Free with EasyPass!

Questions:
Contact Karen Lynch, (510) 891-7238
klynch@actransit.org
or Dennis Lim, (510) 891-7163.
dlim@actransit.org

AC Transit
EasyPass

Welcome to AC Transit's EasyPass for Employers Program:
Group transit benefits for your employees

- ✓ Costs pennies on the dollar
- ✓ Employees love it
- ✓ Employer and employee can realize tax breaks
- ✓ Easy to administer
- ✓ Provides thousands of dollars in savings per year for employees!
- ✓ Helps clear the air to achieve a sustainable Bay Area!

Visit AC Transit's EasyPass Table Enter to Win a Prize!
Sign up to win a prize and learn how EasyPass can help your business or business group. Register your business at the EasyPass table.

Get Going • Start Saving

*Employees realize a significant discount on regular AC Transit fares, commute expenses, and can save even more with pre-tax savings.
© 2011 AC Transit. All rights reserved.

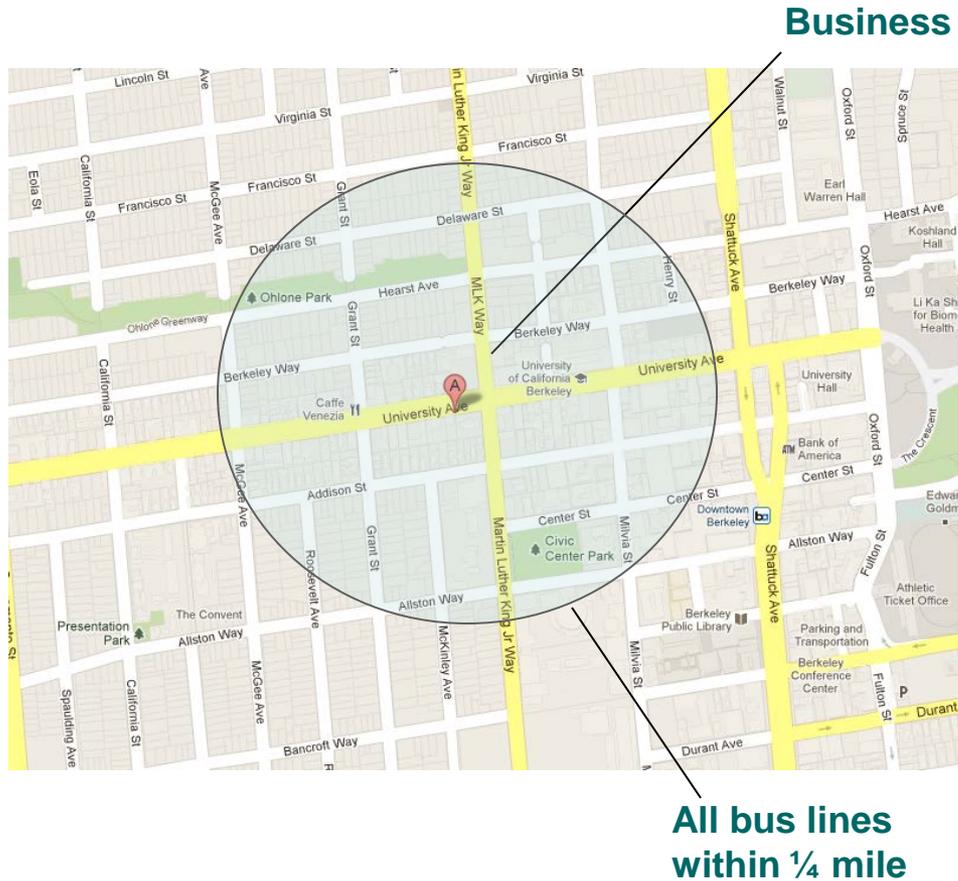
Let AC Transit EasyPass work for you!

Outreach to residents

- Provide basic EasyPass marketing to residents to get them excited about using their EasyPass
- Create client-focused marketing handouts for your residents
- Provide an Information Display with transit information, maps, and schedules



How is EasyPass pricing calculated?



Each Client Location is given a score:

- Number of Participants in defined pool
- Level of Transit Service (LTS)
 - Each bus line within 1/4 mile of location is factored
 - Sum of bus line scores determines final LTS score used in pricing

Calculating the annual EasyPass price per participant

AC Transit EasyPass Pricing Matrix Employers and Residential Communities

Level of Transit Service (LTS)	Number of Program Participants → Annual price per participant* ↓				
	100-500	501-1,000	1,001-5,000	5,001-10,000	10,001+
Valid August 2011					
1	\$121	\$103	\$86	\$68	\$51
2	\$108	\$93	\$78	\$64	\$48
3	\$93	\$82	\$69	\$58	\$45
4	\$81	\$70	\$62	\$53	\$43

*Each Level of Transit has a corresponding price based on the number of Participants (Units)

The Lower the LTS Score → the Higher the EasyPass Price

The Higher the LTS Score → the Lower the EasyPass Price

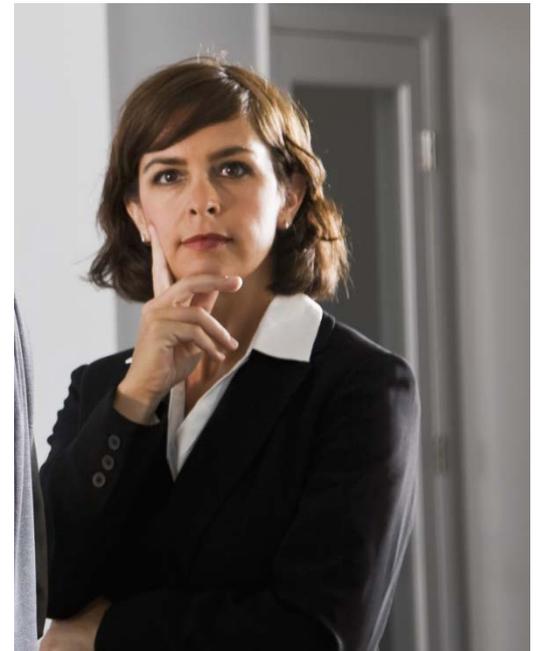
The Greater the Number of Participants → the Lower the EasyPass Price

AC Transit EasyPass Pricing Matrix Employers and Residential Communities					
Level of Transit Service (LTS)	Number of Program Participants → Annual price per participant ↓				
Valid 4/2011	100-500	501-1,000	1,001-5,000	5,001-10,000	10,001+
1	\$121	\$103	\$86	\$68	\$51
2	\$108	\$93	\$78	\$64	\$48
3	\$93	\$82	\$69	\$58	\$45
4	\$81	\$70	\$62	\$53	\$43

How can your EasyPass be funded?

Decide the best payment option

1. Developer or Property Management company pays
2. Residents pay
3. Shared payment
4. Allocation of property revenue or net savings
5. Outside sources pay



EasyPass is very affordable — how can Affordable Housing provide it?

- Legislative support to make parking requirements and funding flexible and supportive
- Flexibility from the banking community
- Awareness, recognition and support from profit, non-profit, and governmental funding sources



Supportive laws, ordinances and mandates

- California SB 1339 “Commuter Benefits” law for Bay Area businesses with 50 or more employees
- Oakland City Council passed the Energy and Climate Action Plan (ECAP)
- City of Berkeley Parking and Transportation Demand Management (PTDM) Plan; Downtown Area Plan
- City of Berkeley Commuter Benefits Ordinance
- City of Berkeley Sustainability Plan
- City of Emeryville Sustainability Plan; Climate Action Plan
- City of San Leandro Sustainability Plan
- City of Richmond Commuter Benefits Ordinance



We actively help build support for the EasyPass concept

- Meet with key government officials
- Appear before city planning commissions
- Present to city transportation planners at their regular meetings
- Communicate often with our own agency planners
- Connect with Economic Development agencies

We network with our transit friends

- Non-profits focused on similar issues
- Climate action groups
- Transportation consultants
- Chambers of commerce
- Developers (especially those qualifying for LEED, GreenTRIPS and other environmental certifications)



Why do we do it?

- Helping more residents jump over the public transportation knowledge barrier promotes more ridership and support for our services
- Promoting EasyPass supports affordable living, a strong viable workforce, and helps to realize a vibrant, healthy community that we can all share.



Contact

Cleo G. Goodwin
Senior Marketing Representative
AC Transit
(510) 891-4709
cgoodwin@actransit.org



www.actransit.org/easypass

Follow the EasyPass links for Residential Communities

MCCORMACK BARON SALAZAR

Dan Falcon, Sr. V.P., West Coast Operations

community

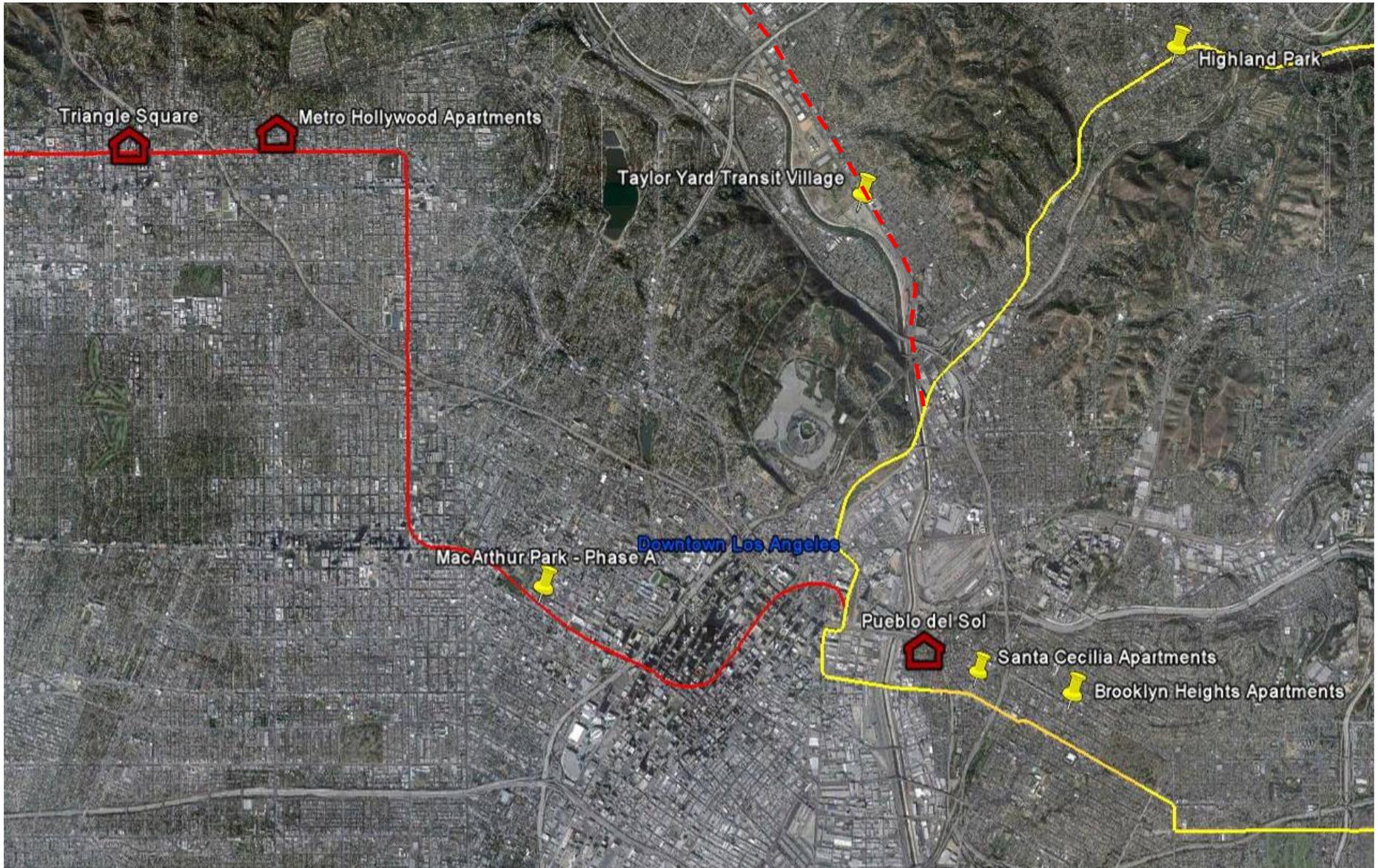
revitalization

commitment

MBS Company Experience

Units Developed	16,297
Units Managed by MBR	13,207
HOPE VI Developments	20
Tax Credit Allocations	85
Tax Credit Allocations (CA)	20

TOD Sites in Los Angeles

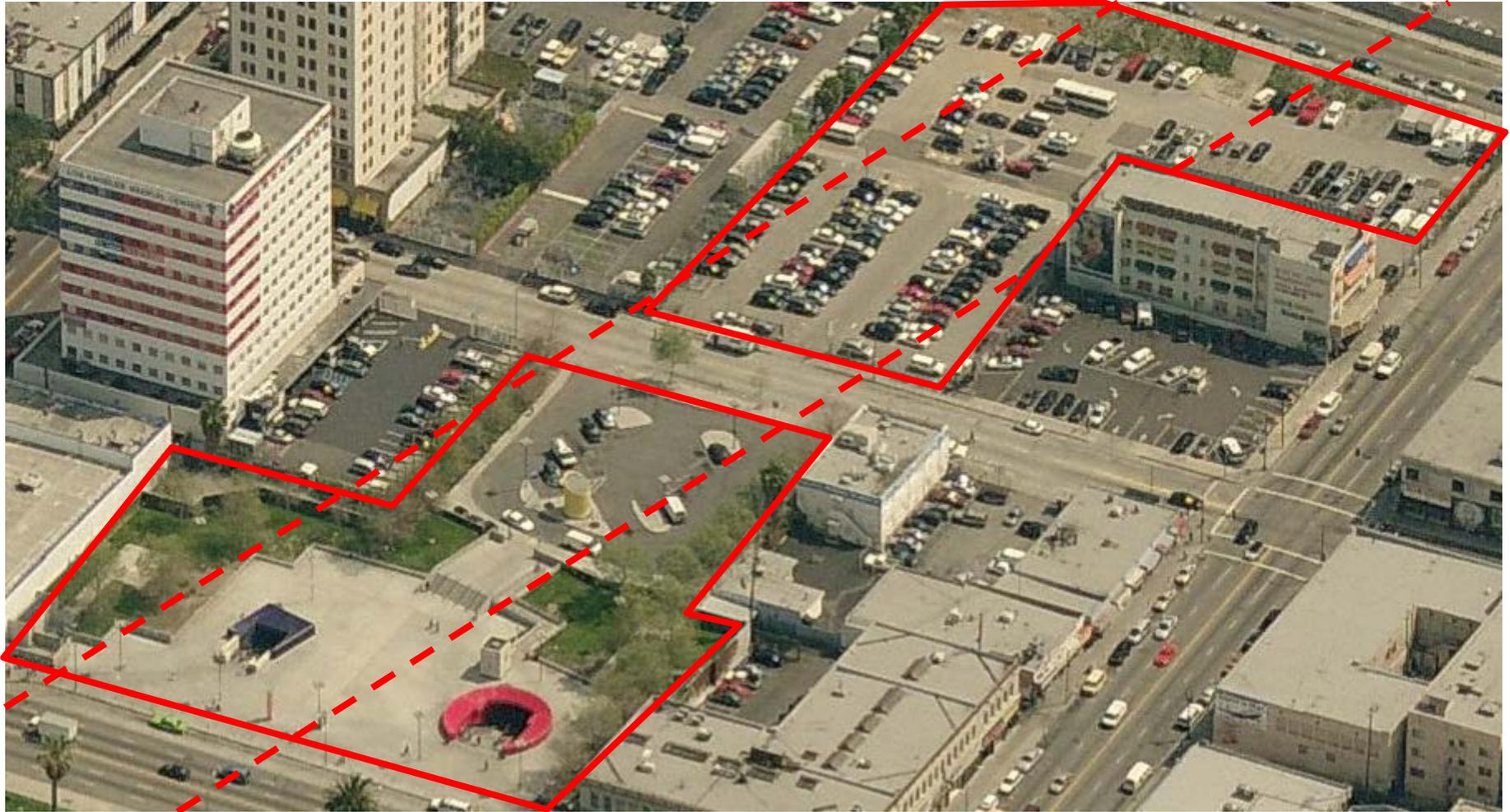


MacArthur Park Master Plan



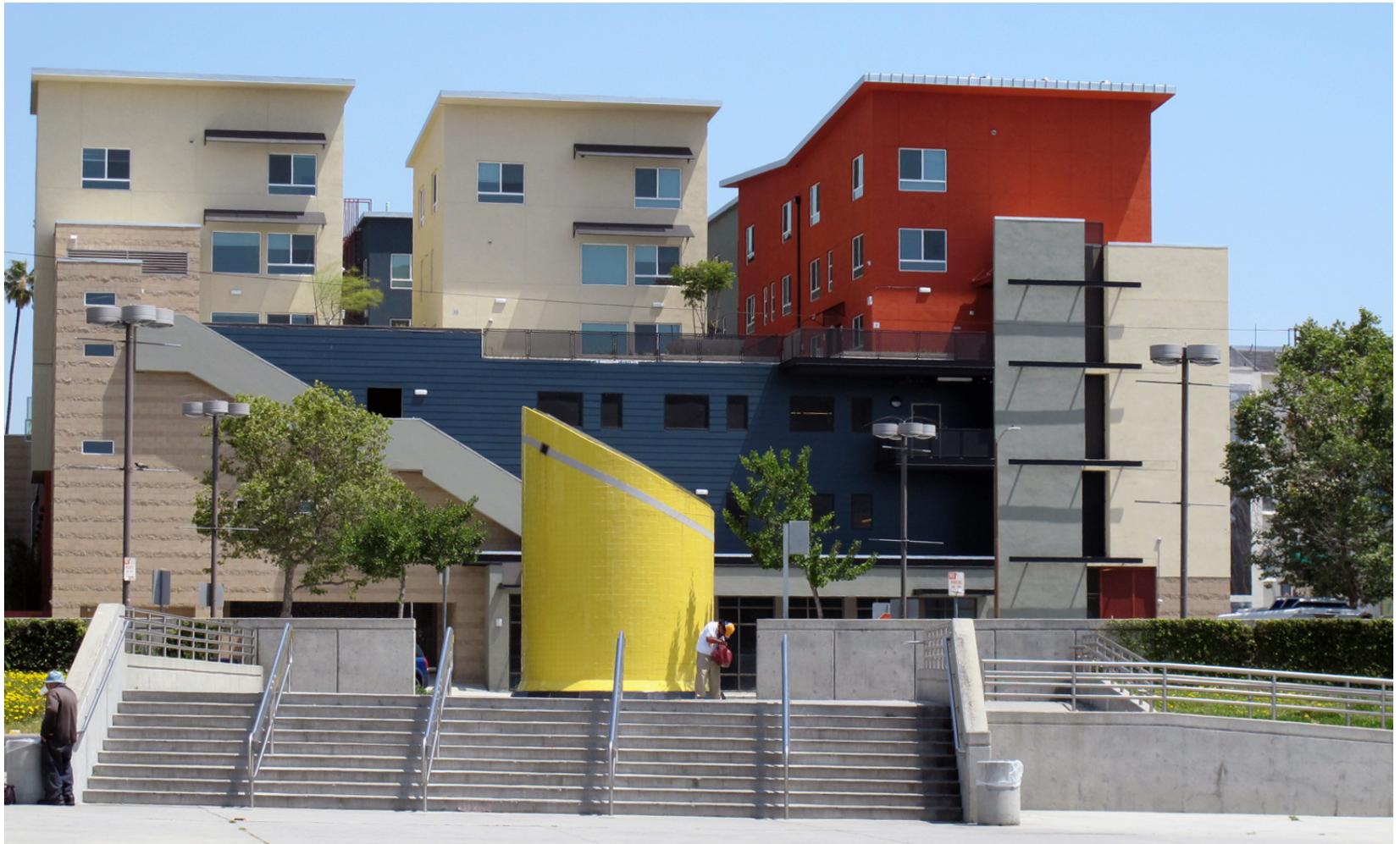
MacArthur Park Master Plan

Los Angeles, CA – 172 Units

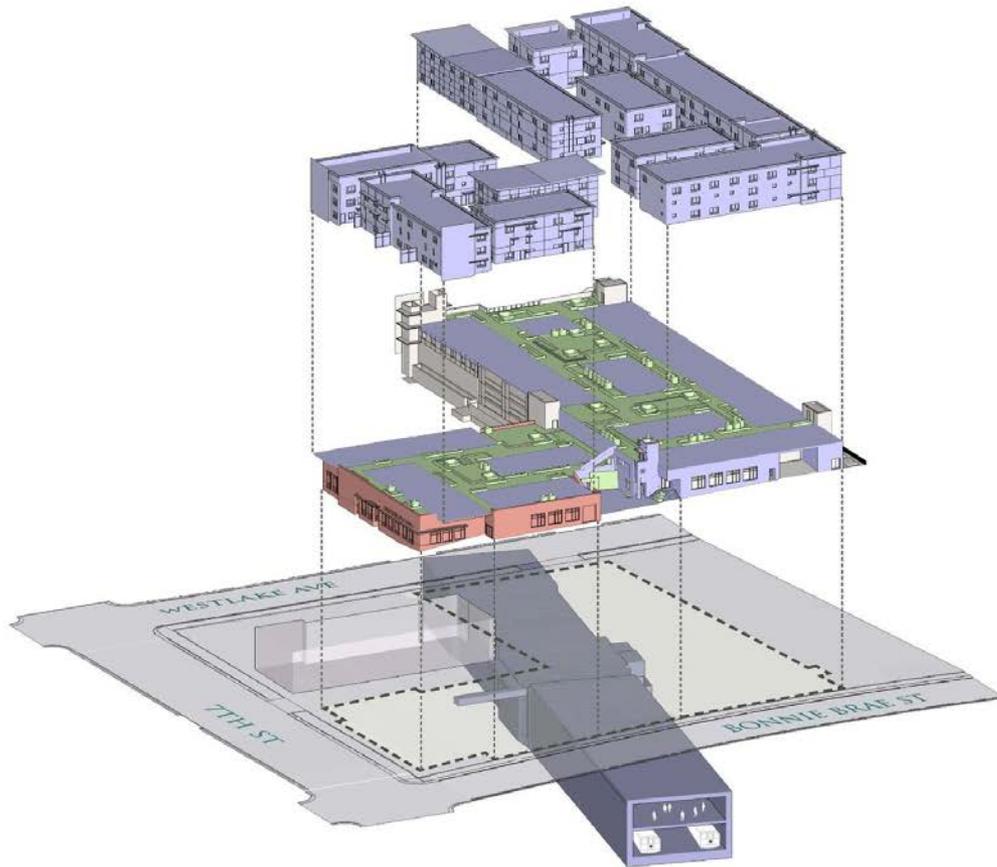


MacArthur Park Phase A

Los Angeles – 90 Units



MacArthur Park – Phase A



- LEGEND
- RESIDENTIAL
 - OPEN SPACE
 - PARKING
 - RETAIL
 - METRO RED LINE/
PURPLE LINE TUNNEL

Pueblo del Sol

Boyle Heights, CA – 470 Units





Pueblo del Sol

LOS ANGELES, CALIFORNIA
MASTER PLAN



Triangle Square

Hollywood – 104 Units



Triangle Square



Taylor Yard Master Plan

Los Angeles— 401 Units



Rio Vista Apartments

Taylor Yard Lot 1 – 87 Units



Taylor Yard Apartments

Taylor Yard Lot 3 – 68 Units



Highland Park

Highland Park, CA – 85
Units



Highland Park



Santa Cecilia — *(planned development)*



Metro Hollywood



Hollywood

Phase 1 – 61 Units

Phase 2 – 60 Units

MacArthur Park Apartments

Uses Metro BTAP Program



METRO* Transit Programs

- **BTAP - Business Transit Access Pass***
 - Available to businesses and TOD with affordable housing component
 - Purchase & Distribution at discretion of developer
 - Typically requires developer purchase one pass per residential unit
- * Los Angeles County Metropolitan Transportation Authority
- Metro BTAP Program: <http://www.metro.net/about/commute-services-employer-ap-programs/>
or call (213) 922-2811

METRO Transit Programs

- Benefits of BTAP Program
 - Pass Holders can ride everything Metro owns and operates – 24/7
 - Passes sold at group rate
 - Fare is pre-loaded annually & good for entire year
 - BTAP contains photo ID to help protect the investment
 - Compliments other transit programs, e.g. “Destination Discounts”

METRO Transit Programs

- Benefits of BTAP Program (cont'd)
 - The developer/employer can use the program to retain/recruit residents & encourage public transportation use
 - Can lower household transportation costs by up to \$10,000 per year
 - Introduces non-riders to the transit system & increases ridership

METRO BTAP AT Mac Arthur Park

- Developer Purchases 1 BTAP Card per unit
- Residents can purchase additional passes
 - Approximately 30% of households purchase an additional BTAP card at same group rate
 - Approximately 80% of households use BTAP on a regular basis

METRO BTAP AT Mac Arthur Park

- ~ One-half of card users using it on full time basis (~50 boarding uses/month)
- Low of 2 uses and high of 156 uses in single month
- BTAP card works in tandem with reduced development parking – 1 space per unit vs. avg. of 2 spaces per unit in typical complex

Affordable Housing Impacts

- Low-Income families pay over 55% of income toward housing & transportation
- Affordable housing can reduce housing costs to 30% of household income
- Free or reduced price transit passes can reduce household transportation costs

Affordable Housing Impacts

- Reducing household housing & transportation costs to 35% of family income is an effective 1/3 increase in family net income
- Additional net income:
 - typically spent in the economy for goods & services, creating jobs and expansion of the economy; improves family stability

Affordable Housing Impacts

- Reduced parking at affordable housing developments reduces development costs
- Many localities provide reduced parking for affordable housing, so providing transportation support improves quality of life and reduces vehicle trips in the community

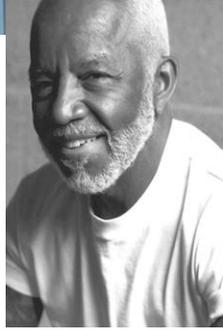
Affordable Housing Impacts

- Challenges of utilizing Transit Programs
 - Affordable Housing Lenders (Federal, State, and Local) program rules do not always align
 - Many public agency affordable housing lenders view transportation costs as “social service” and not “bricks & sticks”, and they are reluctant to allow operating expenditure in future years

McCormack Baron Salazar

- Why do we participate in TOD and transportation programs?
 - We see transit stops as the “freeway off ramps of the 1950’s
 - Future growth in cities will occur around transit stops
 - Believe it’s critical to invest in our urban core neighborhoods to improve the quality of life for communities

Thank You



Transit Strategies Supporting Affordable TOD Followup Contacts

For followup inquiries or to supporting coordination on related activities, meetings or convenings:

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