

Transportation for America (T4America) is a growing and diverse **coalition** (360 partners) focused on **reforming the national transportation policy in 2009.**

Go to www.t4america.org





Transportation
For America

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- Reconnecting America (co-chair)
- Smart Growth America (co-chair)
- **APTA**
- Action! For Regional Equity
- **America Bikes**
- American Public Health Association (APHA)
- Apollo Alliance
- **LOCUS: Responsible Real Estate Developers and Investors**

- National Association of City Transportation Officials (NACTO)
- **National Association of Realtors**
- **National Housing Conference**
- **BOMA**
- Natural Resources Defense Council
- PolicyLink
- **Real Estate Roundtable**
- **Transit for Livable Communities (TLC)**
- US PIRG
- Research Support: **Urban Land Institute** & Brookings



- System is “broke and broken”
- Platform:
 - Fix it first
 - Build the second half of the system (transit, bike and walking)
 - National transportation objectives
 - Metropolitan level planning and objectives
 - Value capture & tax increase



- Blueprint Performance Planning
 - Metro area drives the national economy
 - Transportation drives development (35%)
 - Bottom up approach to custom fit the metro area
 - Sacramento & Envision Utah as models
 - Federal funding to do BPP
 - Miss objectives, funding gets cut
- Marker bill to be introduced next month



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- Value capture
 - Transportation drives development
 - 100 years ago, developers built rail transit
 - Re-establish the transportation/land use financial connection
 - TIF, special assessment districts, linear private sector “TIFs”

How to Pay?—Learn from Our Past



Pacific Electric in southeast LA-1915



Salt Lake City-1920s



West End & Atlanta Street Car-1920s



Pacific Electric in San Gabriel Valley-1918

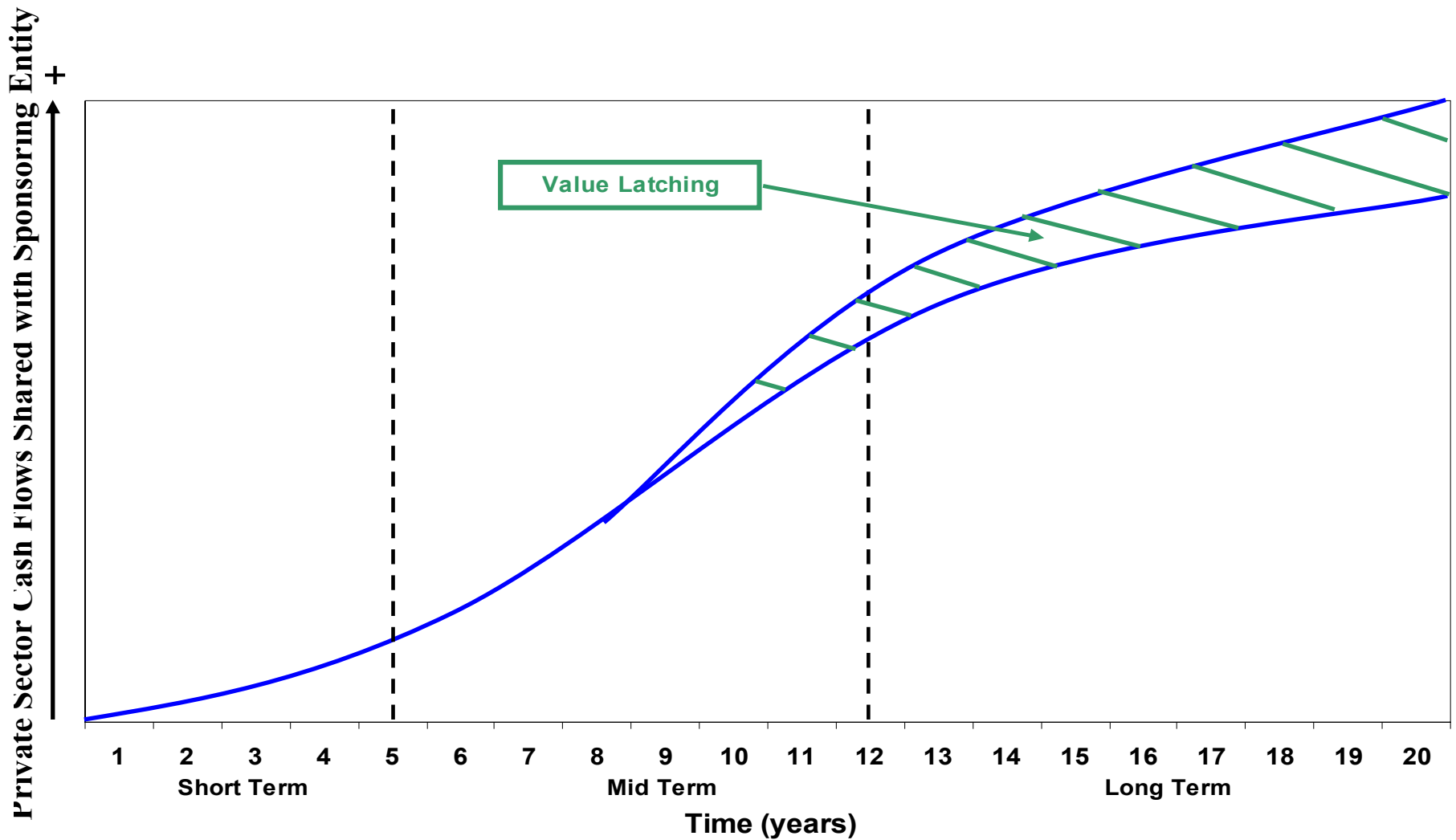
Common Strategy: Privately developed; land profits subsidized transit

Once Again; Link Transportation with Land Profits: \$140 MM Streetcar*

- Public tax-increment financing (109% of TIF)
- Private special assessment districts—upfront cash from private sector (14% of 2008 assessed value)
- Private special assessment districts—increased property taxes (increase of 49% falling to 31% over 20 years)
- Private shared ownership with sponsoring entity—limited partner ownership (17% of upside cash flows)

*Brookings Institution study for DC Surface Transit, Inc., 2009

Value Latching: Shared Equity Ownership with Sponsoring Entity





- Climate bill
 - Supply side focused (renewables, efficiencies, re-establish forests, etc.)
 - Need for demand-side measures (retail and wholesale)
 - Walkable Place Development Amendment
 - Polluter/developer J/V
 - Federal loan guarantees
 - Grants
 - Tax credit (30% credit in three year program)

This is What Transit Can Do for America and the *Next American Dream*

From Brookings/Kansas City Public Television Series: The Next American Dream

The On-the-Ground Future of Independence

Note: Street life, people of all ages walking to destinations, increased property values and proximity to downtown Kansas City in distance



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- How can you get involved?
 - Transportation for America Partner;
ilana.preuss@t4america.org
 - LOCUS; Responsible Real Estate Developers and Investors;
nish.suvarnakar@t4america.org
 - Do NOT want your financial capital; we want your POLITICAL capital