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# Leveraging Federal Infrastructure for Housing and Transportation Opportunities

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NOVEMBER 17, 2021







# ULI Curtis Infrastructure Initiative

Promotes locally driven infrastructure solutions that are equitable and resilient, and that enhance long-term community value.

- Brings together global networks of ULI members focused on infrastructure to enable strategic partnerships and local action.
  - ULI Spring/Fall Infrastructure Forum
  - District Council Infrastructure Grant Cohort
  - Infrastructure and Land Use Exchange
- Provides capacity building and technical assistance intended to result in shifts in policy practice, change in community/industry prioritization, change in design/planning, and/or new infrastructure investments.
- Conducts primary research, develops case studies, and curates resources with significant infrastructure focus to provide replicable, sustainable, and model solutions.

# Infrastructure and Housing

Shaw Symposium on Urban Community Issues

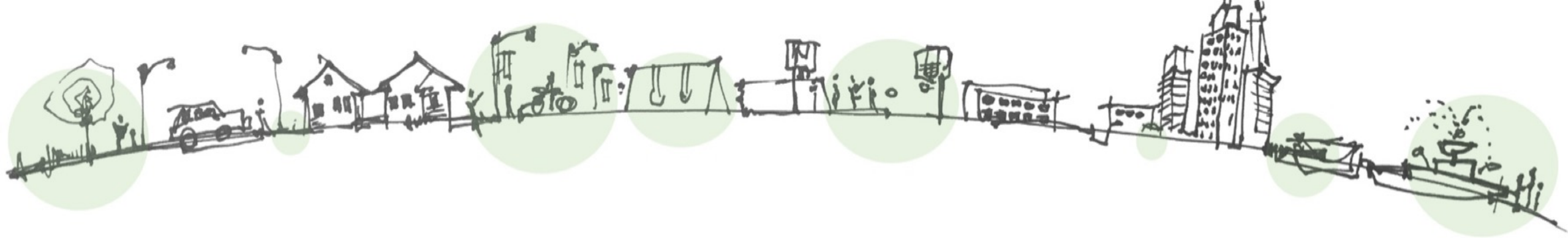
- Enable equitable access to transportation, particularly transit.
- Improve access to and affordability of housing for moderate- and lower-income households.
- Reconnect and reinvigorate neighborhoods damaged by past infrastructure investments.
- Address historical disparities in community investment, particularly those based on race, and ensure equitable access to the economic opportunities and the benefits of development.
- Improve health, enhance environmental sustainability, and reduce climate risks.

## SHAW SYMPOSIUM ON URBAN COMMUNITY ISSUES

Equitable Investment in Infrastructure and Housing







# Leveraging Federal Infrastructure Investment Panel



**Mike Parker**  
Americas Infrastructure  
Leader, EY



**Sam Sargent**  
Director of Strategy,  
Austin Transit  
Partnership



**Vicki Davis**  
Managing Director,  
Urban Atlantic



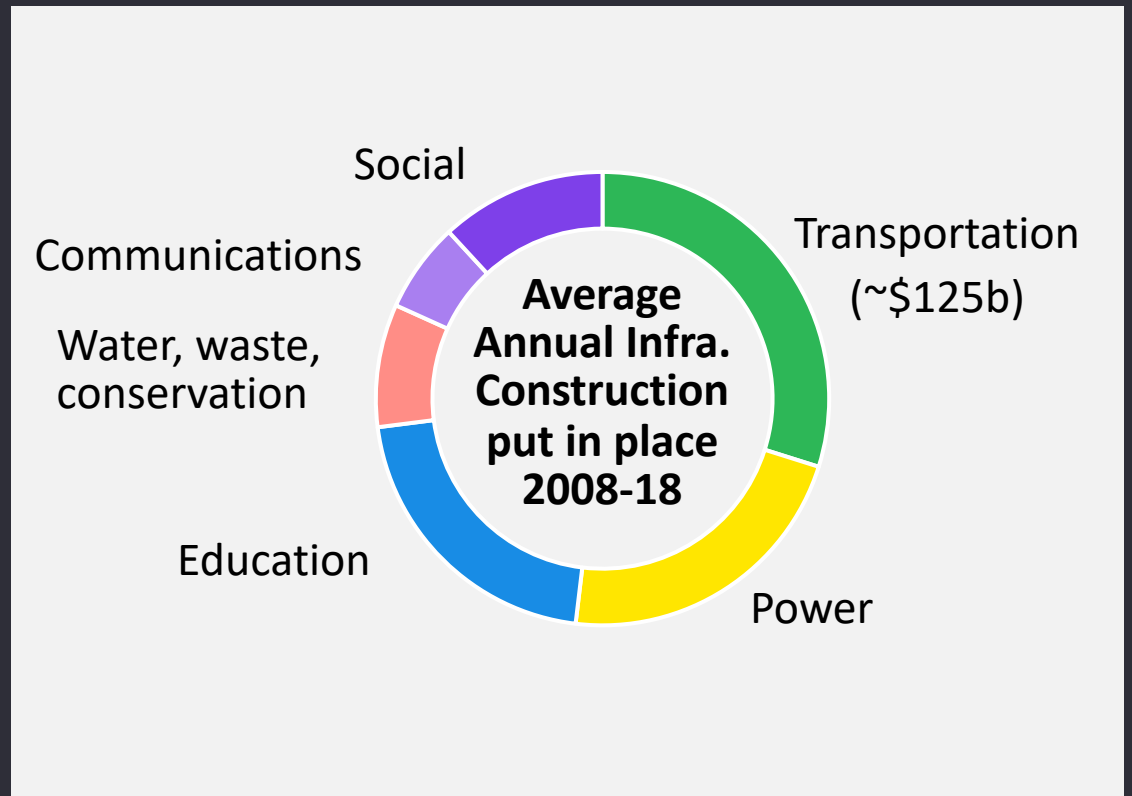
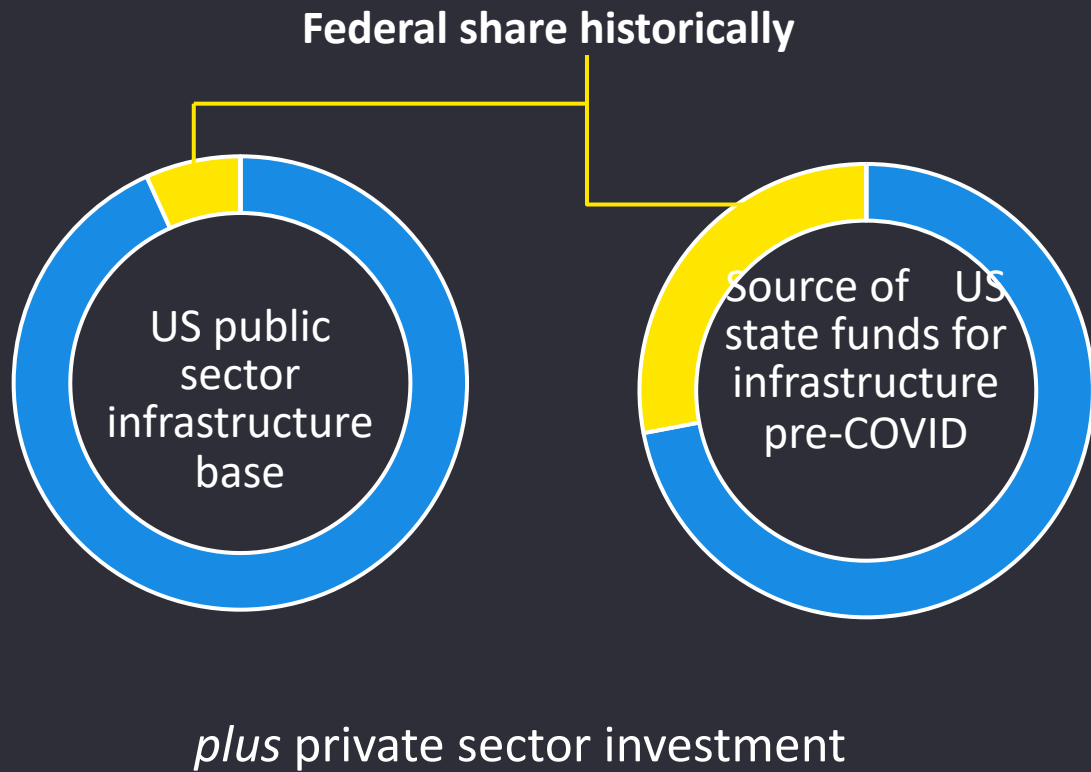


1

Mike Parker, EY



# Infrastructure Bill Context



# Major Areas of Spending

## Broadband Internet

**\$65 billion**

**\$65 billion**

Bring high-speed internet to rural areas and places with insufficient connectivity

ARP funding will cover existing programs

## Public Transit

**\$155.9 billion**

**\$39 billion**

Modernize transit and improving accessibility

**\$50.9 billion**

Continue existing transit programs for the next 5 years

**\$66 billion**

Eliminate Amtrak backlog, modernize the NE corridor and extend rail service outside of the Northeast and Mid-Atlantic

## Transportation Infrastructure

**\$139 billion**

**\$110 billion**

Rebuild and repair roads and bridges

**\$11 billion**

Transportation safety programs

**\$1 billion**

Redesign street grids

**\$17 billion**

Port infrastructure

**\$25 billion**

Repair backlogs and reduce congestion in airports

## Electrification

**\$80 billion**

**\$7.5 billion**

Build national network of EV chargers

**\$2.5 billion**

New low carbon ferries

**\$65 billion**

Power transmission upgrades, research of smart grid technologies, nuclear, carbon capture, and clean hydrogen energy

**\$5 billion**

New zero emission and clean school buses

## Environmental Resiliency

**\$126 billion**

**\$55 billion**

Clean drinking water initiatives

**\$47.2 billion**

Infrastructure resiliency: cyber security, weatherization, waste management

**\$21 billion**

Address legacy pollution cleanup

**\$8.3 billion**

Western water infrastructure

### KEY:

 New programs

 Existing programs



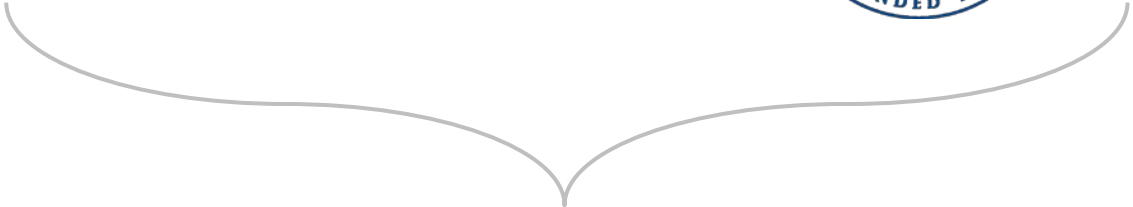
An aerial photograph of Austin, Texas, showing the Colorado River on the left, downtown skyscrapers in the center-right, and a highway bridge on the right. A white rectangular box with a green border is overlaid in the center, containing the number '2' and the title 'Sam Sargent, Austin Transit Partnership'.

2

**Sam Sargent, Austin Transit  
Partnership**

# Project Connect Program Implementation

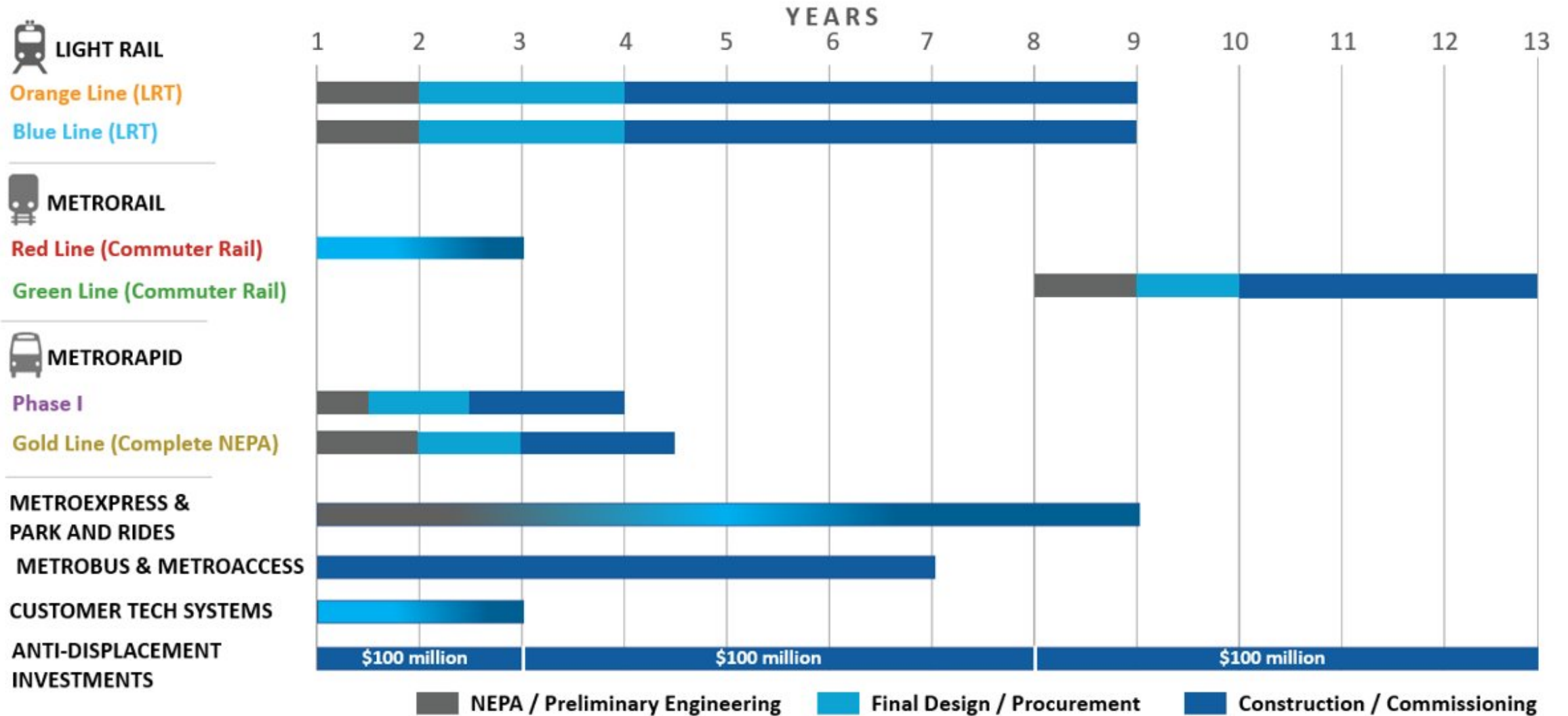
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# Project Connect Program Sequence Plan





# Project Connect & Anti-Displacement



## Anti-Displacement Investments:

- Project Connect includes **\$300 million** for transit-supportive anti-displacement strategies, aimed at mitigating potential negative impacts associated with transit investments.
- The approved Project Connect referendum included direction to City staff to create an **Equity Assessment Tool** to analyze potential unintended effects or opportunities to build economic mobility for residents along transit corridors.

## Racial Equity Anti-Displacement Tool:

- City staff collaborated with community members with lived experience or risk of displacement to develop a **Racial Equity Anti-Displacement Tool**, which can help guide anti-displacement investments on Project Connect corridors.

## In FY2022, City of Austin Staff Will:

- Release the Racial Equity Anti-Displacement Tool and Report, host community learning sessions.
- Finalize a grants award process for anti-displacement investments in partnership with the CAC
- Launch a new program to fund rapid land acquisition for qualified, non-profit affordable housing developers



# Capital Metro and TOD – Plaza Saltillo





# eTOD in Austin, Texas

## Project Connect as a Generational Opportunity

### Challenges

- Recent population influx has **strained city services** and infrastructure.
- Black and Latinx HH incomes **have not kept pace** despite economic growth.
- Rapid housing price growth creates **displacement pressures** that transit may exacerbate.

**36,000 units**

*housing supply gap for very low-income households*

**9% & 14%**

*decreases in Black and Latinx Household incomes between 1980 and 2016*

**\$300 Million**

*Will be spent over 13 years in anti-displacement efforts.*

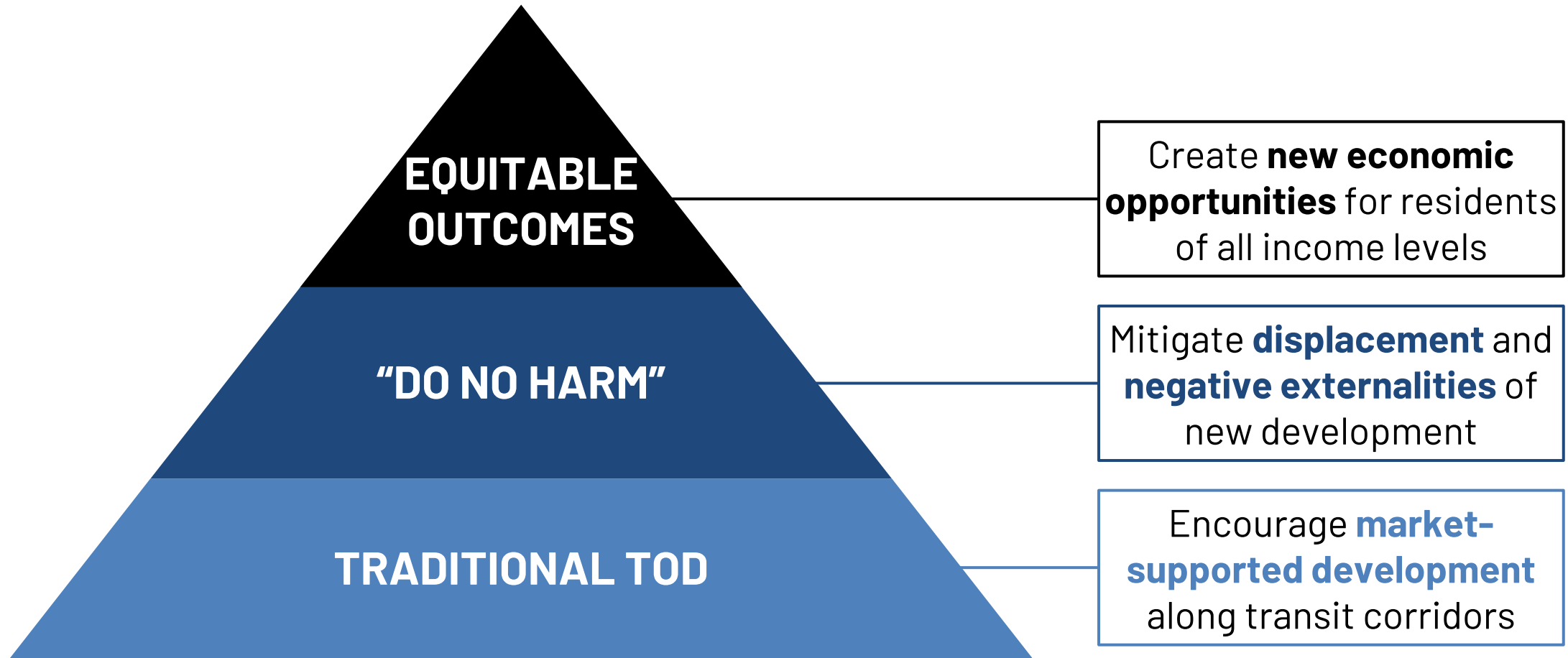
### Opportunities

- The investment in Project Connect will catalyze **growth in jobs and housing** to help reverse inequities.
- Austin voters have approved **\$300M to fund displacement prevention efforts** and another **\$250M to support affordable housing.**



# eTOD in Austin, Texas

Transitioning from “Traditional” TOD to Equitable TOD





# Project Connect & the Shaw Framework

- Enable equitable access to transportation, particularly transit.
- Improve access to and affordability of housing for moderate- and lower-income households.
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3

**Vicki Davis, Urban Atlantic**



# Impact of Inclusive Community Development, TOD, Mixed Income Housing & Community Placemaking

Here is how transportation costs stack up against the “big 5” expense categories, by income.

Item	First (Lowest) 20%	Second 20%	Third 20%	Fourth 20%	Fifth (Highest) 20%
Housing	40.2%	36.6%	34.1%	31.8%	29.9%
Transportation	<b>16.0%</b>	<b>17.7%</b>	<b>18.6%</b>	<b>18.1%</b>	<b>15.8%</b>
Food	15.3%	14.5%	14.1%	12.8%	11.5%
Health Care	10.0%	9.8%	8.8%	8.5%	6.9%
Personal Insurance (Non-Health) & Pensions	2.2%	5.0%	9.6%	12.5%	16.3%



WASHINGTON, D.C.

# Arthur Capper/Carrollsborg Before

- Public Housing built 1940-60
- 30 acres
- Isolated by highway, vacant land, shipyard
- Highly distressed





# Arthur Capper/Carrollsborg



**Public Partner:**

DC Housing Authority

**JV Partner:**

Brookfield (formerly Forest City)

**Timeline:**

2004-2020

**Project Size:**

21 acres

**Project Type:**

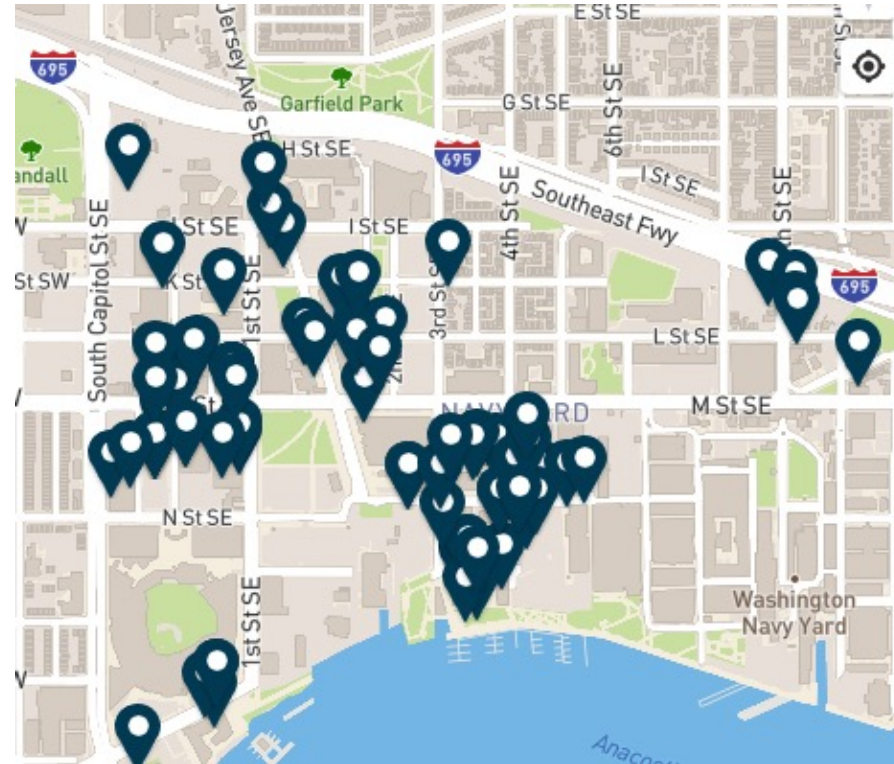
TOD, Master Planned, Mixed-Income, Mixed-Use





# Capitol Riverfront Today

- 11,200 Residents
- 7,100 Residential Units
- 5,300 Residential Under Construction
- 550,000 Sq Ft of Retail Space
- 6.6 M Sq Ft of Office Space
- 980 Existing Hotel Rooms with 200 Hotels Rooms in the Pipeline/Under Construction
- 78 Restaurants (11 New Restaurants in 2019)
- 44 Shops & Services
- 2 Professional Sports Stadiums
- 2 Grocery Stores
- 350 Events
- 3.1 M Annual Visitors





# The Parks at Walter Reed

Affordable = 20% = 432 units

- 114 units at 30% of median
- 149 Units at 50%
- 179 units at 80%

- 2,100 Residential
- 432 Affordable
- 400,000 SF Office & Hotel
- 175,000 SF Retail & Creative
- 480,000 Non-Profit







- **597 units delivered**
- **238 Affordable delivered**
- **647 units under construction**
- **Community activation**
- **Charter School**
- **Childrens Hospital Research Center with Johnson & Johnson**

# The Parks at Walter Reed Today



# Rhode Island Row Washington, DC



- **Public-Private Partnership**
- **Catalytic Impact**
- **Mixed-Income Rental**
- **274 units**
- **55 units affordable**
- **50% of median income**
- **Retail – 70,000 SF**
- **Metro / Shared Parking**





The background of the slide is a stylized architectural site plan of a residential development. It features a central green rectangular area, possibly a park or common space, surrounded by rows of yellow rectangular buildings. The plan includes various streets, parking lots, and landscaping elements like trees and walkways. The entire plan is overlaid with a grid of red lines. A white rectangular box is positioned on the right side of the plan, containing the text 'Thank You!' and the URL 'uli.org/infrastructure'.

**Thank You!**

[uli.org/infrastructure](http://uli.org/infrastructure)