Leveraging the Next Transportation Bill to Support TOD and Walkable Development
• About LOCUS

• Top-Line Intelligence on MAP-21 Reauthorization

• What’s Are Our Policy Goals?

• Discussion of Current Policy Barriers to Building TOD and Walkable Development and Next Steps

• Register for the 2014 LOCUS Leadership Summit
Who is LOCUS?

- **Only** organization working directly on behalf of developers and investors of walkable urban, transit-oriented and smart growth development.
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## Current Legislative Timeline

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<th>Date</th>
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<tr>
<td>February 2014</td>
<td>House Ways and Means Committee releases major tax reform package</td>
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<td>(Feb. 26, 2014)</td>
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<td></td>
<td>President releases FY15 Budget (March 4, 2014)</td>
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<td>April 2014</td>
<td>Senate EPW releases draft policy proposal</td>
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<td>September 2014</td>
<td>MAP-21 Expires.</td>
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LOCUS’ guiding principles for the federal transportation policy:

1. Increase overall transit funding through value capture;

2. Incentivize transit-oriented development (TOD) through credit enhancement and tax incentives; and

3. Reducing regulatory barriers to implementing, financing, and constructing transit-oriented, smart growth and walkable development
Previous MAP-21 Accomplishments

• Increased TIFIA funding from $120 million to $1.7 billion;

• Expanded the TIFIA project eligibility to include transit construction, bike-ped infrastructure and some transit-oriented development infrastructure;

• Secured a $20 million TOD planning grant program;

• Secured TOD credit enhancement language in H.R. 7, American Energy and Infrastructure Jobs Act;
LOCUS’ Proposals for the next federal transportation bill:

1. **TOD in TIFIA and RRIF.** LOCUS recommends adding TOD (and infill development) as an eligible project cost in TIFIA and RRIF programs while lowering the current threshold of $50 million to $15 million for TOD-eligible projects.

2. **Community Infrastructure Rehab Loan Program.** LOCUS recommends Congress create an Innovative Financing for Infrastructure Rehabilitation Program to help developers meet upfront infrastructure costs. Modeled after the Transportation Infrastructure Finance and Innovation Act (TIFIA), such a program would provide low interest loans, loan guarantees or other credit for smaller scale projects funded through the Department of Treasury.

3. **TOD Tax Credit.** LOCUS recommends a tax credit program modeled after the NJ Urban Transit Hub Tax Credit - Urban Transit Hub Tax Credit - New Jersey initiative designed to encourage investment and job growth around urban transit rail stations and provides tax credits equal to 80 percent to 100 percent of the qualified capital investments made within an eight-year period.
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What are your current challenges and barriers?
Next Steps?
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LOCUS | Smart Growth America

2014 LOCUS LEADERSHIP SUMMIT

Closing the Next [Smart Growth] Deal

June 17-18, 2014
HOTEL MONACO
WASHINGTON, DC

www.locusdevelopers.org/summit
The LOCUS Leadership Summit is the premiere national conference where smart growth deals get done.

The 2014 LOCUS Leadership Summit: Closing the Next [Smart Growth] Deal will bring together real estate developers, investors, members of Congress and Washington’s thought leaders all in one place. The Summit includes cutting edge design, planning, finance and management ideas—which you won’t get anywhere else.

Register today. Learn more about this year’s program and reserve your spot at www.locusdevelopers.org/summit. Sponsorship opportunities are available, please visit our website to learn more.
The 2014 LOCUS Leadership Summit is hosted by the LOCUS Steering Committee:

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Thank You!

More information, please visit: www.locusdevelopers.org

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