



# National League of Cities Conference

## Local Land Use Planning Solutions for Livability

November 11, 2011

*Shannon L. Scutari*

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“The Phoenix” - a mythical bird that bursts into flames and is reborn from its own ashes

“The Phoenix” - rises from the ashes in a more powerful and beautiful form

# The Ashes

**“No economic recovery is possible in Arizona without strong recovery in housing and construction sectors.”**

*-Elliot Pollack, Arizona Economist*

**“Arizona Leads the Way in Job Losses. Arizona has lost 300,000 jobs since late 2007.”**

*- Arizona Republic, Sept. 28, 2011*

**“100,000 Arizona foreclosures (single family homes & condos). For those who have managed to keep their homes, more than 50% of Phoenix area homeowners owe more than their home is worth and are “underwater” on their mortgages .”**

*- Associated Press*

# The Rising

**Maricopa County Voters  
Overwhelmingly Approve 20-year  
Regional Sales Tax for Rail, Transit and  
Roadways which includes 57 miles of  
Regional Rail Lines**

*- Proposition 400: November, 2004*

**“2/3 of the housing units necessary to  
support 50-year growth projections  
have not been built yet. The entire  
Valley could be reshaped if growth and  
development patterns are  
transformed.”**

*- Valley Forward Livability Summit, 2010*

**“We envision a  
metropolitan area where  
you can choose to live  
where everything you do  
or need is within a nicely  
shaded walking distance  
or bike ride or close to  
safe and affordable high-  
capacity public transit.  
Your home, health care,  
workplace, nightlife,  
recreation, schools,  
libraries, sporting events  
and shopping – all  
available without the  
need to hunt for a parking  
spot.”**

*- Tempe, Phoenix and Mesa Mayors*

# Game-Changer: Mayors + Rail + \$ = New Mindset



## Sustainable Communities Working Group

A one-of-a-kind *state, local, regional, private, and non-profit partnership* seeking to make equitable *Transit Oriented Development (TOD)* a *reality* in areas of Greater Phoenix well served by mass transit.

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# *Sustainable Communities Fund*

- Raising a \$50 million *Sustainable Communities Fund*
- Incent, leverage, and guide TOD along light rail line
- 3 Valley jurisdictions – Public/Private/Non-Profit Partners
- Already capitalized at \$20 million, THANK YOU to:
  - Local Initiatives Support Corporation (LISC)
  - Raza Development Fund



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# *Sustainable Communities Fund*

- Affordable residential development at light rail station areas
- Essential related development, such as:
  - grocery stores for access to fresh and healthy food
  - child care facilities to support working families
  - health care facilities to increase access to health care, etc.
- Project costs associated with providing sidewalks, bike paths, shade structures and other community improvements

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## Public Partners



- **Arizona Departments of Housing and Transportation**
- **Cities of Phoenix, Tempe, Mesa**
- **Metro Light Rail**
- **ASU Stardust Center for Affordable Homes and the Family**
- **Phoenix Industrial Development Authority**

## Private Partners - \$20M Fund

- **Local Initiatives Support Corporation (LISC)**
- **Raza Development Fund**
- **Urban Land Institute**
- **State Farm**



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## Foundation / Non-Profit Partners

- Surdna
- Phoenix Community Alliance
- East Valley Partnership
- Downtown Phoenix Partnership
- St. Luke's Health Initiative
- Arizona Community Foundation
- Valley Forward



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## *St. Luke's Health Initiative*

- Health Impact Assessments (HIAs)
- Fresh & Healthy Food / Food Desert
- Collective Impact
- Walking, Bicycling – Complete Streets



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# *Local Initiatives Support Corp.*

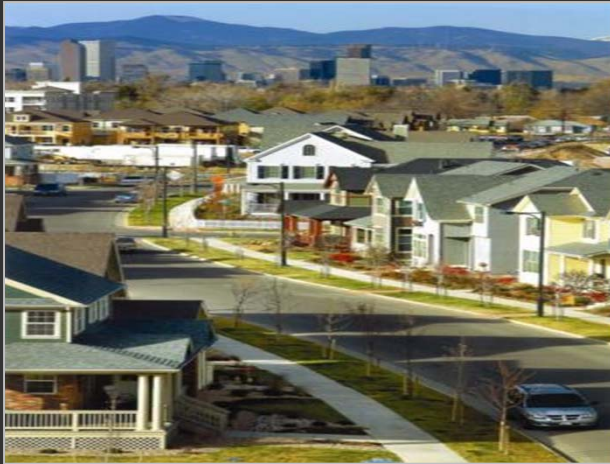
## *LISC*

- Housing – Transportation Affordability Index
- Neighborhood Reinvestment
- Jobs / Economic Opportunities
- Community Engagement / Empowerment



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# Arizona Department of Housing



- Balance of Housing Choices
- Fiscally Prudent Investments
- Qualified Action Plan



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# Raza Development Fund

- Light Rail Expansion – South Central
- Smart Growth
- Celebrating Diversity



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“Imagination is more important than knowledge.  
Knowledge is limited, and imagination encircles  
the world.”

-Albert Einstein

Thank you

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