



Community Action Grant Status Report October 2006

The ULI Foundation created the Community Action Grants (CAG) program in 2004 to fund District Council or ULI member-led entrepreneurial projects, which aim to build community consensus for action and change at the state, regional or local levels. In fiscal year 2005, ULI made its first two rounds of Community Action Grant awards. Nine ULI District Councils and one city agency received a total of \$218,885. The first round of fiscal year 2006 resulted in four grants totaling \$131,084, awarded to the Drachman Institute, the Regional Plan Association, ULI Oregon/SW Washington, and ULI North Texas. At the 2006 ULI Spring Council Forum, a fourth round of grant recipients was announced. Four entrepreneurial projects – sponsored by New Century Transportation Foundation, ULI Atlanta, ULI Pittsburgh and the Urban Redevelopment Authority of Pittsburgh, and ULI Richmond – were selected for seed funding of \$82,500. These projects will be summarized in the March 2007 update. All of the other grantees have begun work on their projects. Below is a summary of their progress to date.

Completed Grants

In the first two years of the Action Grants program, five projects have been completed by the City of Colorado Springs, ULI Charlotte, ULI Minnesota, ULI New York, and ULI San Francisco. These projects were summarized in the March 2006 Status Report.

Ongoing Grants

Regional Plan Association – *Transit Oriented Community Development: A Model for Disadvantaged Communities*

The Regional Plan Association will hold a community visioning exercise for a model disadvantaged, low-income, or "new immigrant" neighborhood that could benefit from the redevelopment of underused transit stations or construction of new ones to create affordable housing and job opportunities. The project seeks to relate transit infrastructure to the changing neighborhoods beyond the Manhattan CBD that are served by subways and commuter rails. The visioning exercise will approach growth as positive change in a disadvantaged, low-income or "new immigrant" neighborhood.

In advance of the visioning event, RPA has undertaken a study to find a suitable model market based upon several factors such as zoning, land use, housing, commercial demand, demographics and regional market opportunities. This study led to the identification of several potential demonstration communities. Hunts Point in Southern Bronx has been selected as the most suitable area in which to focus the second phase of the project. Hunts Point has underutilized subway service and is being considered for a commuter rail station on the Metro-North New Haven line. A potential partner, Sustainable South Bronx, is the most active community organization in the area and the author of the draft community development recommendations for the area.

RPA has formed a steering committee for the project, which will include the Candace Schafer, Chair of ULI Westchester/Fairfield, and John Parkinson, the Executive Director of ULI New York, as well as Vicky Been, Director of the Furman Center for Real Estate and Urban Policy at New York University and William Wheeler, Planning Director for the Metropolitan Transportation Authority. A kick-off meeting will be held in October 2006. Next steps include outreach to community organizations, residents, business owners, property owners, and politicians. This phase will consist of an existing conditions analysis, a charrette resulting in a framework for how to improve transit access and usership, and a summary report.

Grant Amount: \$40,000 Round Awarded: Fall, Fiscal Year 2006 Links: N/A

ULI Arizona and University of Arizona's Drachman Institute – Red Wing Ranch

In response to increasing pressure on local ranch owners to subdivide, the Drachman Institute at the University of Arizona will use the Red Wing Ranch Project to create a better development model for the region. Faculty members and students will research, plan, and design a sustainable, self-sufficient community on the site of the donated 12,000-acre ranch, preserving open space and scenic vistas.



To date, the team has completed a thorough site inventory and analysis, historical analysis of the site and client family, an analysis of possible functional and financial alternatives for site development, and a comprehensive case study analysis of recent western land use development patterns. Best practices of relevance to the development of the Red Wing Ranch, include sustainable communities, organic farming, eco-tourism, resorts/spas, agave plantations, vineyards, range management, and new urbanism. Next steps will include research and completion of matrices to document alternative decision analysis and likely phasing scenarios. These will be followed by a presentation of the two alternative concepts for the sustainable use of the site, either a resort/spa or a university research center.

Grant Amount: \$31,084 Round Awarded: Spring, Fiscal Year 2006 Links: www.drachmaninstitute.org

ULI Idaho and Idaho Smart Growth – Consequences of Residential Infill Development on Existing Neighborhoods in Treasure Valley

This new District Council has teamed with Smart Growth Idaho to conduct a study entitled "Consequences of Residential Infill Development on Existing Neighborhoods in Treasure Valley." To date, data has been gathered for all of the real estate sales of the projects and their greater Multiple Listing Sales (MLS). Summaries for each neighborhood will tabulate the data for a ten-year period that includes five years before the project was built and five years after.

The community outreach portion of the grant was completed in April and May 2006 and included phone interviews, in-person interviews, mail surveys, and on-the-street surveys. Phone interviews with the project developers were conducted for the most part in May and early June. Pending research includes traffic data and crime statistics. An August 2006 meeting finalized the template for the summary report and this will be drafted into a final report in the coming months.

Grant Amount: \$20,000 Round Awarded: Fall, Fiscal Year 2005 Links: N/A

ULI North Texas – *Vision North Texas Implementation Toolkit*

As a follow-up to Vision North Texas, an April 2005 regional visioning exercise modeled after ULI Los Angeles's Reality Check, ULI North Texas will broaden involvement and build support for regional action. Exercises and workshops will be created to engage targeted groups of stakeholders and regional leaders. The results of these will be fed back into the larger regional process and assist in shaping overall regional decision making while encouraging public involvement.

The Community Action Grant has funded the development of four implementation tools:

subregional workshops, a civic organization visioning exercise, a local government visioning exercise, and an on-line visioning exercise for individuals. Since applying for the grant, Vision North Texas leaders are

adding a number of additional implementation tools that will offer individuals, jurisdictions, or organizations a menu of 14 choices rather than this limited set of options. The additional tools include an expanded web site, various forms to solicit support, a speakers bureau, and increased involvement of the project manager.



On September 25, 2006, Vision North Texas convened over 100 elected and appointed officials to discuss new strategies for collaboration on regional challenges. ULI senior resident fellow Bill Hudnut challenged the group to strengthen the region's core cities and inner suburbs while developing vibrant and sustainable communities on the regional edge.

<p>Grant Amount: \$18,540 Round Awarded: Fall, Fiscal Year 2006 Links: www.visionnorthtexas.org</p>

ULI Northern New Jersey – *Parking Matters*



Awarded a grant of \$20,000, ULI Northern New Jersey carried out a financial feasibility analysis for providing structured parking around transit. A partnership with the New Jersey Institute of Technology, ULINNJ conducted four case studies and developed models for funding strategies that will support the financing and construction of garages near transit stations. A draft version of the report has been completed. *Parking Matters: Designing, Operating and Financing Structured Parking in Smart Growth Communities* includes an in-depth case for how to best finance structured parking in smart growth communities. The extensive

appendices includes many resources, including a model parking ordinance, a pro forma for a 500-car garage, and over a dozen New Jersey and national case studies.

<p>Grant Amount: \$20,000 Round Awarded: Spring, Fiscal Year 2005 Links: N/A</p>

ULI Oregon/SW Washington – *Land Use Forum*

Reacting to a pending review of Oregon's groundbreaking Land Use Law of 1973 and a successful grassroots challenge to that law, which requires public compensation if zoning limits potential returns on private property, ULI Oregon/SW Washington applied for and was awarded an Action Grant of \$35,000 to host a forum on the future of land use management in Oregon.



The three-day forum, held this past summer, engaged public officials and representatives from the private, nonprofit and academic sectors in an assessment of rural and urban growth within the framework of the existing law and the implications of the new measure. The program's goal was to identify issues and reach consensus on how best to move forward. While the discussion and outcomes were valuable, perhaps the most valuable aspect of the forum was bringing a diverse group of people together to start the dialogue for a new statewide land use vision. The results of the forum, which are now influencing a statewide task force on the topic and will ultimately be presented to the state policy makers in 2009, have resonance across the country as takings bills have been introduced in numerous state legislatures. A summary report, including a white paper by panel participants, has been distributed to forum participants and others interested in the forum's results. The District Council will convene a series of eight regional meetings and is seeking additional funding to produce a film of the forum.

Grant Amount: \$35,000
Round Awarded: Fall, Fiscal Year 2006
Links: N/A

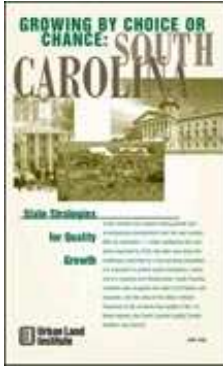
ULI Seattle and the University of Washington – *Open Space Seattle*

After convening over 300 citizens in a February 2006 charrette to develop open space plans for the entire city, the University of Washington has begun the implementation phase of the grant. The resulting charrette teams' plans have been coalesced and are being presented to their partners and supporters, including City of Seattle agencies, the Seattle City Council, the Mayor's office, and the public. A summary report was published in July 2006. The response to the findings has been positive; for example, the Seattle City Council has endorsed the principles resulting from the charrette in an official proclamation. The project team is now working on budgetary requests to the Mayor's office for the continuation of the planning process and putting a "green infrastructure" levy before voters in 2008. As a result of the project, a "Green Futures Institute" is forming at the University of Washington and a new non-profit organization is incorporating open space advocacy in its agenda.



Grant Amount: \$20,000
Round Awarded: Spring, Fiscal Year 2005
Links: www.open2100.org/

ULI South Carolina – *South Carolina Quality Growth Initiative*



Grant funds will be used to support the implementation of the Quality Growth recommendations developed by a ULI-sponsored statewide committee. Activities under the grant will include meetings with key state and local leaders and interest groups, conference presentations, media outreach, monitoring legislation related to growth and media outreach. Matching funds will be provided by two university partners.

In addition to airing a series of interviews and presentations on South Carolina Educational Radio, the audio recordings were also web-streamed and available as podcasts. The grant also is funding the production of print materials for the Initiative. Work to date has included a regional demographic spreadsheet and a brochure summarizing the statewide initiative. The summary brochure, *Growing by Choice or Chance: South Carolina*, has been printed and distributed to relevant parties.

The initiative's staff and District Council leadership attended the Central Region exercise of the Reality Check Plus: Imagine Maryland event. This has resulted in recommendations and a strategy for the planning of a statewide Reality Check event in South Carolina. In addition, the District Council is starting a case studies program, in which Young Leaders will cover topics that highlight the recommendations of the Statewide Quality Growth Initiative.

Grant Amount: \$21,362
Round Awarded: Spring, Fiscal Year 2005
Links: [Summary Report](#); [Growth Initiative](#)

ULI Washington – *Inner-City Initiative*

ULI Washington proposed to organize a forum, hosted by their new Inner-City Advisor, to identify common issues faced by the not-for-profit and for-profit development communities and offer complementary Technical Assistance Panels (TAPs) to three community development corporations.

On May 3, 2006, ULI Washington convened a forum of non-profit and for-profit community development practitioners to identify opportunities and barriers associated with ULI's work in the inner city. ULI Washington's Inner-City Advisor, Dominic Moulden, executive director of ONE-DC, played an important role in the dialogue. Forum participants concluded that ULI's body of work, technical tools, and member expertise can be of great value to community development professionals. However, ULI Washington is not currently a known quantity in the nonprofit development community and the effectiveness of ULI's resources might be compromised if they are not grounded in the needs of the community. To establish credibility and build trust, forum participants agreed that ULI must first build relationships with local non-profit leadership to better understand their issues and tailor ULI programming to their interests.



In addition, participants felt that conducting TAPs at the onset, as originally planned in the grant application, was not the most advantageous approach, but that ultimately these would be tremendously helpful. The group supported an Urban Marketplace program to achieve initial objectives and encouraged ULI Washington to begin working with local Community Development Corporations, civic groups, and Washington, DC's Advisory Neighborhood Commissions (ANCs) to identify smaller opportunities for engagement. A diverse working group has been established to develop a program of work to pursue these two tracks.

Grant Amount: \$15,000
Round Awarded: Fall, Fiscal Year 2005
Links: N/A