SMART Infill – New Partners for Smart Growth

Harrison Rue, Honolulu TOD Special Director  
Dan Sloan, CNU Board Member – recovering Attorney  
Darin Dinsmore, Moderator www.Crowdbrite.net

“This easy to use, hands-on tool will be a great resource to planning practitioners & decision makers working to promote infill development & smart growth within their communities.”

Robert Summerfield City of Las Vegas Department of Planning

www.InfillScore.com
Solutions

Communicate Plans • Build Community • Prioritize Investment • Inspire Action

Planning
Comprehensive Planning

Infrastructure
Capital Improvements

Major Projects
Complete Solutions

www.crowdbrite.net
Darin Dinsmore   Darin@crowdbrite.com
Planning - Infill & Revitalization

“This easy to use, hands-on tool will be a great resource to planning practitioners & decision makers working to promote infill development & smart growth within their communities.”

Robert Summerfield City of Las Vegas Department of Planning
Experience - Creating Momentum For Change

- P3’s - creating & managing
- Unique project delivery system to remove barriers
- Community Based planning to build support for density done well
- We bring developers agencies, stakeholders & public together to take action.
- Award winning Infillscore and Roadmap tools used by 260 cities
- Development Partner in 250 acre new urban neighborhood
- Created Community Enhancement Program & first distributed sites affordable housing model
- Infrastructure Finance Tools
  www.eifdistricts.com

Innovative Housing by CrowdBRITE.net
Buildbrite Project Delivery System

Activate Plans
Implement Projects
Attract/Leverage Investment
Build the Future
Implementation Program

Investing in our future
Move from vision to reality

Las Vegas, Anaheim, Brea,
South Lake Tahoe

Planning Program

A. Activate your plan

B. Bring projects to life

Implementation Program

A shared vision

[UN]Shelve & Activate Your Plan

Project Delivery System

1. Vision
   - Define long term goals & priorities
   - Identify measurable outcomes

2. Alt. Futures
   - Evaluate alternatives based on goals
   - Establish a framework to guide investment
   - Aligned policies & regulations
   - Remove barriers to implementation
   - New partners for action

3. Action Plan
   - Turn long term goals into action
   - Maximize economic development
   - Implement community priorities
   - Realize community goals
   - Increase revenues & property values

4. Implementation Program
   - Guide strategic investment
   - Leverage local assets & investments
   - Attract & secure funds
   - Build a strong & resilient Community

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Honolulu
Truckee

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B. Bring projects to life

Las Vegas, Anaheim, Brea, South Lake Tahoe, Truckee, Honolulu

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实施方案

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Project Delivery System

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Accelerate Community Revitalization

Infill SCORE
Tools to help Revitalize our Communities.

1. Explore 30 proven infill strategies.
2. Take survey & find your score.
3. Share with civic leaders.

Get Started Now
Powered by www.Crowdtribe.net

www.InfillScore.com
Infill Score & Action Plan

Calculate Your Community
Infill SCORE*
Learn How to Accelerate Infill, Redevelopment & Community Revitalization
TRCTA Version (Max: 100 points)
Source: EPA Attracting Infill Development: 30 Strategies

Revitalize your Community

Infill Ready?
Use this free tool to learn about 30 strategies and complete the self-assessment to calculate your Infill Score.

Take Action!
Establish priorities, explore options, and take action. Build strategic partnerships for change.

Rebuild & Revitalize.
Leverage public investment while attracting private capital.

Take Survey

www.InfillScore.com
Infill SCORE

Sustainable Development

Land Recycling

-Policy
-Funding

Implementation

Roadmap......

www.crowdbrite.net

Darin@Crowdbrite.com
1. Communication

Involve existing residents in creating a shared vision & identify specific priority infill development areas.

2. Policy & Programs

Establish strong policies to incentivize infill & remove obstacles to revitalization.

3. Partnerships

Build capacity & collaborate on solutions, establish partnerships & leverage resources.

4. Placemaking

Improve the existing built environment & perception of place.

5. Infill Finance

Proactively identify funding opportunities & fund infill.

6. Infrastructure

Make strategic infrastructure investments to support projects & finance improvements.
We work with cities to help them develop a Strategic Roadmap & Action Plan.
SMART Infill & Revitalization Roadmap

TOP PRIORITIES
- Provide Affordable Housing Choices
- Implement TOD/Complete Streets
- Create Walkable Communities
- Promote Downtown Revitalization
- Support Jobs/Econ. Dev

STRATEGIES
TIRED IMPACT FEES
ACCTIONS
- Explore if we can establish tiered impact fees under state law
- Evaluate/develop impact fee program to cover costs associated with dev.
- Study the difference in fiscal, social, and other costs between infill & greenfield development,
- Build consensus among local elected officials to give priority to infill development
- Seek local developer political support for financial incentives for infill development

ENGAGE KEY INSTITUTIONS
- Develop policy support locating major institutions in infill areas
- Create community development corporations (CDCs) that institutions could work with or fund
- Work with institutions to shape site development requirements that encourage walkability, activity along the street, or smaller setbacks

EASE PARKING REQUIREMENTS
- Use innovative parking policies such as shared parking or parking cashout
- Include mobility options for bicyclists, pedestrians, and transit riders to reduce parking req at priority infill areas
- Ensure car sharing available in any priority infill areas
- Study if current parking req. are an impediment to infill, particularly in downtown areas
- Ensure transit is a convenient option for travel to, from, and within infill areas

IDENTIFY PRIORITY INFILL DEVELOPMENT AREAS
- Develop a place-based economic dev. strategy, implement streamlined permitting
- Assemble large parcels for revitalization efforts
- Prioritize investments to improve walking, cycling, & transit access

AUDIT ZONING & SUBDIVISION CODES
- Identify key elements that encourage or discourage mixed-use, compact development in infill locations
- Develop design guidelines & a master plan to serve as the basis for form-based or other flexible code provisions

SAN ANTONIO, TX
ADOPT FLEXIBLE CODES

CREATE A PARKING DISTRICT
- Establish a parking district
- Build support with residents & businesses for paid on-street parking
- Explore "managed" free parking with time limits, develop shared parking or parking cashout policies
- Explore new innovative finance program such as TIF to finance parking facilities
- Explore technology to improve parking management such as apps & sensors

ENACT A PROPERTY TAX ABATEMENT PROGRAM
- Develop a place-based tax abatement program in priority infill development areas
- Ensure that elected officials/community members understand the benefits & value of tax abatement
- Research if property taxes are discouraging investment & level of land speculation on vacant property
- Investigate current property tax rates compared to neighboring communities & nearby abatement programs

SAN ANTONIO, TX
SMART INFILL PROGRAM - PART 1
Invitation to try new SMART Infill Tool

[UN]Shelve & Activate your Plans.

**Infill Ready?**
Use this free tool to learn about 30 strategies & complete the self assessment to calculate your Infill Score.

**Take Action!**
Establish priorities, policies & actions. Build strong public support & new partnerships for change.

**Rebuild & Revitalize.**
Leverage public investment while attracting private capital.

"A great tool for reinvigorating cities and towns all across the U.S."

Jeff Speck - City Planner, author of Walkable City
Take Infill Score & Develop Action Plan

SMART Infill

[S] - Strategic

[M] - Measurable

[A] - Actionable

[R] - Responsive

[T] - Timely
How does it work?

Priorities, Policy, & Place Making

Building Public Support

You get points for a comprehensive & strategic approach

Performance/Metrics

Infill & Infrastructure Finance

Concept plan by Holliday Development

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Performance/Metrics

Infill & Infrastructure Finance
Taking Action – 2000 – Infill Score 25
2015 - Infill Score 85

Priorities, Policy, & Place Making

- Project became council priority
- Downtown Historic District
- Master Plan Developed
- Building Types Studied
- Project Liaison/Coordinator
- Streetscape & Stream Restoration

Building Public Support

- Community based Master Plan
- Downtown Design Center
- 5-0 Vote

Infill & Infrastructure Finance

- $250,000,000 in potential private investment

Partnerships

- Developer Purchase
- Railyard Partnership
- State & SGC

- Concept plan by Holliday Development

- Capital Improvement Program
- Relocate State Highway
- Brownfield & Restoration Grants
- Cap & Trade
- EIFD Potential?
2000 to 2015 Transformation

How are you building support for infill?
Through broad community engagement, Truckee developed and adopted the Downtown Specific Plan in 1997. In addition, the Town’s general plan and development code identified other infill areas outside of downtown and specifically provided increased floor area.

- **Infill strategies available in California.**
  Almost right after the incorporation of the Town of Truckee we began work on the General Plan and Downtown Specific Plan. We prepared an EIR for the downtown specific plan which provides for streamlined environmental review of residential (and certain other project types) under California law.

- **Barriers to infill in Truckee-2000**
  Our incentives for infill are not yet strong enough to overcome the simplicity of developing readily available greenfield sites in Town that are not in infill locations. In 2000 the market for residential development in infill locations in the Sierra is untested and unproven.

- **Funding for Infill**
  - Strategy 21: Enact a Property Tax Abatement Program for Infill Locations
  - Strategy 22: Implement a Land Banking Program
  - Strategy 23: Implement a Land Value Tax
  - Strategy 24: Attract Private Equity
  - Strategy 25: Encourage Community Development Corporations
  - Strategy 26: Encourage Crowdfunding for Projects and Businesses in Priority Infill Development Areas

- **Public/Private Partnership**
  - Strategy 23: Enact a Property Tax Abatement Program for Infill Locations
  - Strategy 22: Implement a Land Banking Program
  - Strategy 24: Attract Private Equity
  - Strategy 25: Encourage Community Development Corporations
  - Strategy 26: Encourage Crowdfunding for Projects and Businesses in Priority Infill Development Areas
  - **Brownfield Funding**

- **Funding for Infrastructure**
  - Strategy 27: Create a Tax Increment Financing District
  - Strategy 28: Establish a Capital Reserve Fund
  - Strategy 29: Create Special Assessment Districts
  - Strategy 30: Generate Revenue through Naming Rights and Advertising

**Bonus:** State/Regional

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25 85
197 Potential Actions—6 Action Areas
Organizational Development
Agency Alignment
National Challenges

1. Creating a bold vision and plan of action
2. Building public trust with improved program transparency, communications & outreach
3. Overcoming opposition with appropriate design & character
4. Gaining community acceptance through appropriate density and community benefits
5. Reducing regulatory impediments to infill development
6. Aligning infrastructure investments to serve infill development
7. Developing innovative funding & finance sources
8. Incremental infill supporting local economic development

www.InfillScore.com
**Infill SCORE** 207 Cities

**Top Challenges**

<table>
<thead>
<tr>
<th></th>
<th>Gaining Community Acceptance Through Appropriate Density and Design</th>
<th>Public Support 94 / 63%</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Overcoming Opposition with Appropriate Community Character</td>
<td>Density Done Well 83 / 55%</td>
</tr>
<tr>
<td>3</td>
<td>Adequate Infrastructure to Serve Infill Development</td>
<td>Infrastructure 69 / 46%</td>
</tr>
<tr>
<td>4</td>
<td>Reducing Regulatory Impediments to Infill Development</td>
<td>Streamlining 65 / 43%</td>
</tr>
<tr>
<td>5</td>
<td>Designing a Development Impact Fee System that Facilitates an Infill Strategy</td>
<td>Fee Structure 53 / 35%</td>
</tr>
<tr>
<td>6</td>
<td>Connecting investment opportunities to a global real estate Marketplace</td>
<td>New Investment 44 / 29%</td>
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Innovative Housing by BUILDBRITE
XXS  XS  S  M - UNIT TYPES

Vacant Lots
Single Family Large/Small Lots
Multi-Family Courts
Commercial & Industrial Land Conversion
High Density Residential
Underutilized Parking Lots & Structures
RV Park-Conversion
Gentle, Hidden & Invisible Density
(NO “stable neighbourhoods”)

- Arterial mid-rise housing
- Ground oriented housing (gentle density)
- Backyard laneway infill housing (hidden density)
- Secondary suites within homes (invisible density)
Laneway Housing: A “Small” transformation?
2200+ already approved across the city!
2200+ already approved across the city!
Portland - A leader in ADU’s

Innovative Housing by BUILDBRITE
Laneway Housing: A "Small" transformation?

Comment on our next project using crowdbrite

Want more? Feel free to visit: HOMEDESIGNLOVED
Pioneers - Tiny Homes to Micro Modular

Jay Shafer

Kasita by Dr. Jeff Wilson aka 'Professor Dumpster'

Innovative Housing by BUILDBRITE
Approved under IBC 2015, Ready to move

Ready for your site.
A legal demonstration project
A LEGAL PATH TO TINY HOUSE & COTTAGE COMMUNITIES?

Cities and municipalities don’t know what to do with it. The code and zoning laws are antiquated. So there’s going to take a mix of guerrilla tiny home building and planned development.

The Rev. Jeff Obariemi Carr

INNOVATIVE HOUSING SOLUTIONS

WWW.BUILDBRITE.COM
San Antonio Wins top honors for being infill ready

- Top large city
- Taking Action
- Building Department Approved & Inspected 162sf. units and granted C of O
INTEREST WAS HIGH 3500 PEOPLE ATTEND TINY VILLAGE PARADE OF HOMES IN SAN ANTONIO
Tiny Home IBC 2015 PLAYBOOK 500 pages documenting 96 inspections

- Structural
- Electrical
- Plumbing
- Health & Safety
- Certificate of Occupancy
- STILL ILLEGAL under San Antonio Zoning min 300ft unit size
LET'S BUILD!
HELP US BUILD A TINY HOUSE VILLAGE PILOT PROJECT!

Attractive, Affordable, Sustainable

Indoor/Outdoor Living

To be installed on Permanent Foundations

Net Positive Energy

Built by Construction Careers Academy, San Antonio, TX
HELP CREATE
A TINY HOME VILLAGE IN YOUR COMMUNITY
Four New Tiny Homes to be relocated to California, September 2016

- NOT ON WHEELS
- Installed on permanent foundation
- Built to most stringent CODES - IBC 2015

These site built wood frame constructed units area pre-approved and ready to be relocated to your community & connected to local services.
CODE COMPLIANT

The City of San Antonio has the following International Code Council (ICC) codes in effect:

- 2015 International Building Code
- 2015 International Residential Code for One and Two Family Dwellings
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Existing Building Code
- 2015 International Fuel Gas Code
- 2015 International Fire Code
- 2014 National Electric Code

PROJECT CONTACT: DARIN@BUILDBRITE.COM

INSPECTED & CERTIFIED BY CHIEF BUILDING OFFICIAL

The Tiny house movement needs model communities that set the standard for public health & safety.

The City of San Antonio Development Services Department ensures that construction projects adhere to rigorous International standards, the City's Building Codes and the Unified Development Code to enhance public health and safety.

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Roderick Sanchez
Dev. Serv. Dept. Director
DSD.OfficeoftheDirector@sanantonio.gov
FINDING A SITE
HELP US BUILD A TINY HOUSE VILLAGE PILOT PROJECT!

SITE GOALS & REQUIREMENTS

- Opportunity to combine tiny homes & small cottages
- Option for tiny homes on wheels as accessory units
- 1/2 to 1 1/2 Acres for 12+ Units
- Urban services & multifamily zoning
- Ability to create a streetscape
- Quiet location & access to open space
- Room to grow/expand
- Good solar access
- Appropriate for Indoor/Outdoor Living

Source: Andrew Heben

Phase 1 Court: Darin Dinsmore
TINY HOUSE DEVELOPMENT & COTTAGE COMMUNITY

Primary Goals:
1. To increase housing diversity in ways that are compatible with existing residential zones
2. To promote housing affordability and sustainability for all income levels by encouraging smaller homes
3. To allow for a limited number of regulated THD demonstration projects
4. To set forth a review process and general parameters for THD demonstration projects
5. To evaluate demonstration projects to inform the adoption of a permanent ordinance

Intent:
1. Provide an opportunity for the development of small detached housing clustered around common open spaces
2. Combine character of single family housing with affordability and density of multi-family units
3. Increase affordable housing options for one and two person households and small families
4. Reduce per unit development costs of conventional low-income housing developments
5. Permit Tiny Home Demonstrations (THD) in residential zones
6. Provide opportunity for infill development (clusters of tiny homes can fit on standard residential lots)
7. Allow for higher density standards in exchange for reducing impact by limiting house size
8. Create a range of affordability by allowing for varying levels of support from common kitchen, bath, and gathering facilities
9. Create options of sustainable housing choices that combine tiny homes, small cottages and tiny homes on wheels into one single development
10. Combine options for small sized vacation rentals in destination communities, combined with local workforce housing options
11. Reduce the fire structure and permit costs in accordance with the DUE below

Option 1: Develop a Dwelling Unit Equivalent (DUE) ordinance and allow units as of right in appropriate infill locations:
A. For Xs homes under 350 sf, six (6) units equals one traditional units
B. For small homes under 650 sf, four (4) units equals one traditional unit
C. Parking Standards: 0.5 parking spaces per dwelling or .25 parking spaces if within 0.5 mile of transit stop or bicycle route

Source: Andrew Heben
Modifications by Dinsmore
New Funding Strategies for Community Improvements

1. Enhanced Infrastructure Financing Districts
2. Affordable Housing and Sustainable Communities Program
3. Active Transportation Program
4. Tax Credits
5. Social Impact Bonds
6. Community-Benefit Agreements
7. Community Development Corporations
8. Community Dev. Finance Institutions
9. Community Land Trusts
10. Business Improvement Districts
11. Crowdfunding/Tactical Urbanism
Thanks!

CROWDBRITÉ
Mission Based
Action Oriented

Working together to create a brighter future!

Contact: Darin Dinsmore
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