



Doing Well..... While Doing Good

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- ULI Senior Fellows
- myregion.org
- ULI Statewide Study
- Xentury City



Powerful Forces of Change

- Rapid population growth
- Predominantly in metropolitan areas
- Widening income gaps
- Economic crunch
- The Paradox of Success

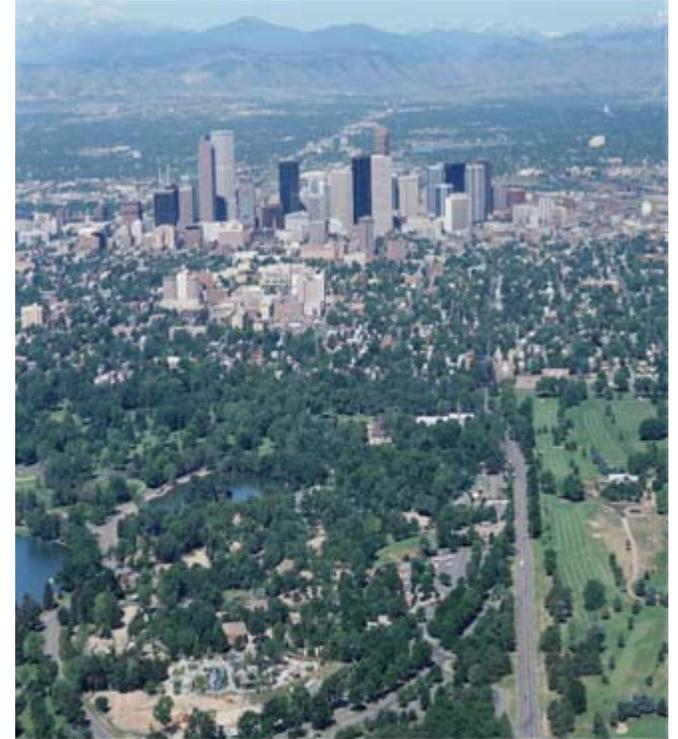


Population Growth

- 60+ million new residents in US over next 20 years; 6 million in Florida
- Immigration makes up 2/3 of population growth nationally
- One of 8 fastest growing countries in the world after China, India, Pakistan, Bangladesh, Ethiopia, Nigeria, Congo
- HH size shrinking, dramatic need for housing units

Edgeless Cities Exploding

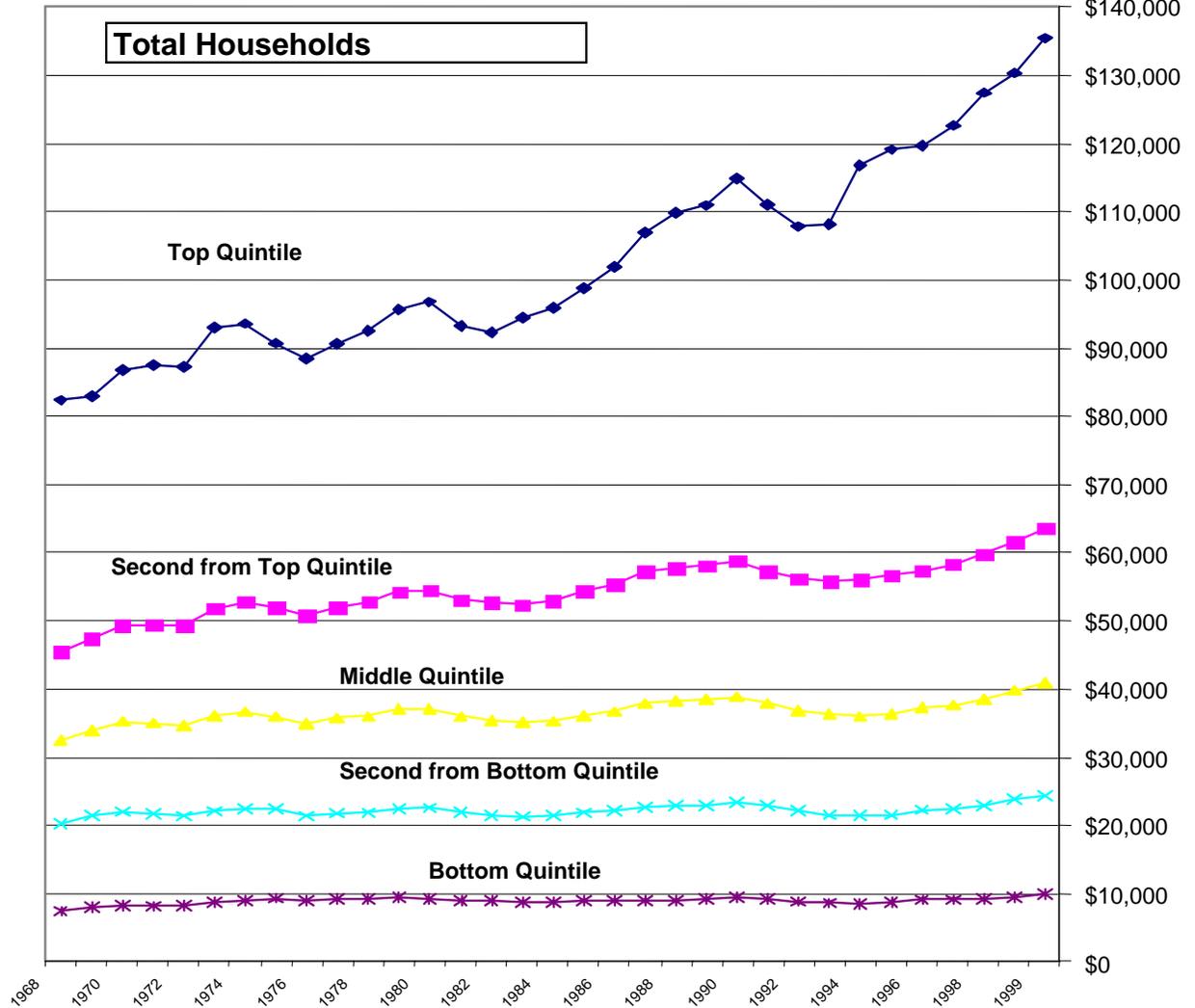
- Boston
- Saint Louis
- Phoenix
- San Diego
- Orlando
- Tallahassee



Widening Income Gap

The Rising Income Tide...
Has Failed to Lift All Boats

Mean Income within Quintiles (constant \$1999)



Economic Overview

- Rising deficits, higher interest rates
- 40 states and most cities have serious budget troubles
- Higher state and local taxes of all kinds
- Greater gap in housing affordability





The Paradox of Success: Housing



The Good

- Historically high home ownership
- Greater housing choice
- Urban renaissance
- Democratization of mobility



The Ugly

- Unremitting Sprawl
- Congestion
- Long commutes
- Severe affordability challenges





The Paradox of Success: Economy



The Good

- Low interest rates
- Record productivity
- Tax cuts



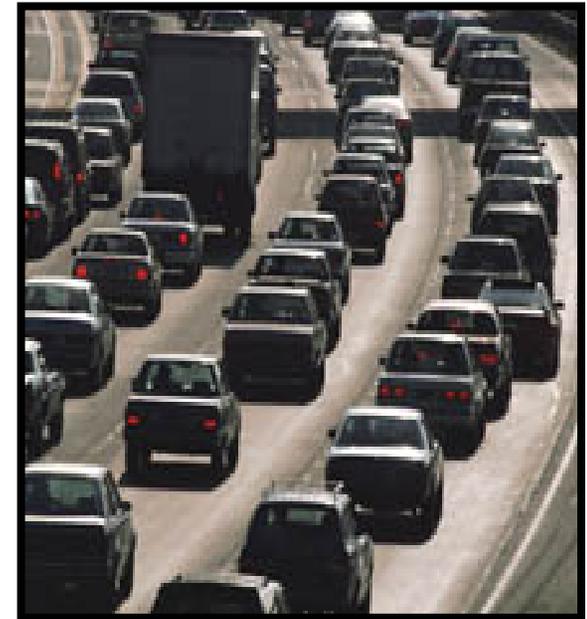
The Ugly

- High federal deficits
- State and local taxes on the rise
- Permanent Job losses
- Dollar devaluation



Unfunded infrastructure

- CA Water--
demand
exceeds supply
by 2010
- Education—
turning students
away
- Roads and
transit delayed





Infrastructure Chasing Growth

- Las Vegas, Phoenix, Atlanta, Dallas, Houston added 5 million new residents in '90's, only 3% transit commuters
- So. CA State of Region Report found “region slipping in nearly every performance category related to socio-economic well-being, including income, educational attainment, poverty, etc.”

Fractured Governance – Units of Local Government (1997)

<u>Metro Area</u>	<u>Units of Gov.</u>
■ Chicago	1456
■ Pittsburgh	858
■ St. Louis	788
■ Boston	765
■ LA	378
■ New York	201
■ San Francisco	91
■ Wash. DC	65





Crisis Ahead?

- Rapid change, slow planning and decision, fractured governance
- Two Americas
- Loss of civic engagement
- At stake: quality of life



Vision counts, but *implementation*
is priceless



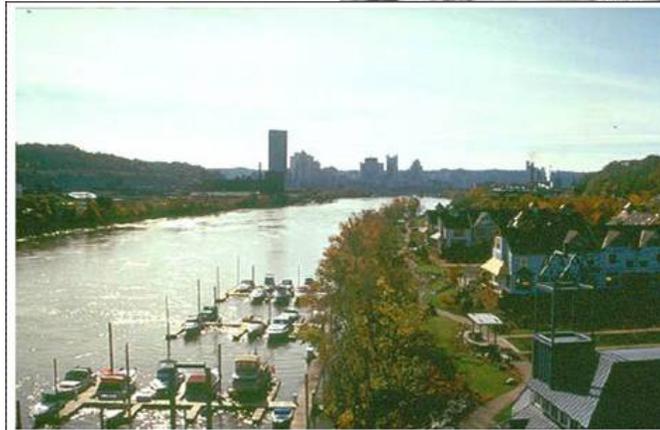
Solutions: Policy Ideas

- Strong Regional planning and zoning
- Fair share affordable housing tied to public funding of infrastructure
- Transit improvements in areas of highest population density
- Bonuses/subsidies for urban/town center/village developments
- Sales tax revenue sharing



Solutions: Examples at Work

- Albuquerque Academy
- City Place
- Pittsburg
- City View
- Winter Park Village
- NorthLake Park









Think regionally, act locally

- Increase regional planning powers
- Designate regional growth centers, with funding
- Shorten approval times – plan once then build





Reinvent planning and zoning: *What's regional, what's local?*

■ Regional

- Density allocations for growth
- Infrastructure allocations
- Systems/Network
 - Transit
 - Water
 - Parks

■ Develop centers around transit

■ Local

- Detailed planning
 - Design issues
 - Density concentrations
 - Specific land uses
- ## ■ Mandate or reward fast approvals



Fair Share Affordable/Workforce Housing: *Mixed income housing works*

- Localize HOPE VI lessons
- Implement LIHTC programs at local levels
- Expand inclusionary zoning
- Affordable/workforce housing is the largest market demand



Put Transportation \$\$ Where The People Are

- **MANAGE** existing systems/Fix it First
- Encourage Development **AROUND** transit
- Build “smart” roads



Visualize the future

- Density
- Diversity
- Design



Did you say revenue sharing?

- Regional enhancements/solutions

- Mpls/St. Paul, MN
- Meadowlands, NJ
- Charlottesville, VA
- Louisville, KY
- Norton/Barberton, OH
- Westminster/Thornton, CO





How to Get There?

- State legislation, incremental steps, cooperation on special issues, transit, security, MOUs, etc.

- Voice of the Not-for-Profits

- Leadership from the business community
 - Chamber of Commerce
 - Business Alliance
 - Home Builders/ABC



Tough choices: Opportunity for change

- Raise taxes
- Manage better
- Lower expectations and standard of living
- OR ALL OF THE ABOVE!



Conclusions

- We are not gaining on the problems
- Planning can make a difference
- Leadership counts!
- Quality of life at stake



“If we don’t get cities right, all our work on crime, education, health care, employment, social exclusion, and improving the economy will be undermined.”

Lord Richard Rogers



Our Question

- If we knew in 1970 what we know today, how would we have developed differently?
 - Housing
 - Retail
 - Office
- How would our policies, plans and projects be different?
- Can we do more?
- What will they say about us in 2030?