



A shuttle bus connecting coastal communities in Tillamook County. Photo: ODOT

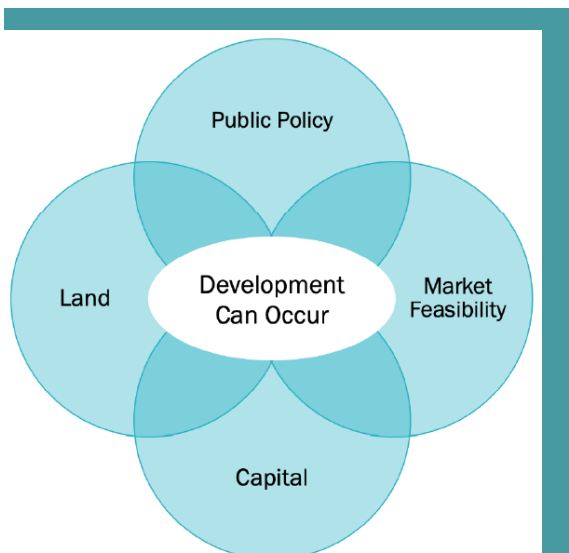
Oregon Transit and Housing Study

Evaluated policies and actions that lead to viable connections between housing and transit

Why this Study, Why Now?

The Oregon Legislature asked ODOT to study policies and actions that could improve households' quality of life by increasing housing opportunities with easy connections to transit. This comes at a time of focused attention on housing affordability, transportation access, and climate impacts. The Governor, Legislature, state agencies and local jurisdictions are currently acting to develop remedies for these issues.

Transportation and housing are interrelated and comprise the two largest household budget expenses. Choices in these areas are connected and affect a household's quality of life, physical environment, health outcomes, economic mobility, educational and cultural opportunities, and many other factors. This study provides a foundation and understanding of how housing and transit can be better linked and improve household's quality of life.

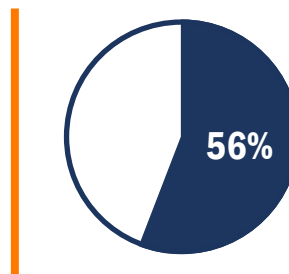


Real Estate Development Factors
Source: ECONorthwest

The Housing Market

Housing development relies on inputs set by numerous interrelated markets and players.

- Landowners and developers assess a **parcel of land's** highest and best use and generally build to capture the highest value or the organization's mission.
- **Public policies**, like zoning, dictate what can be built and where. A single policy may have many different impacts.



Oregon households spend a combined 56% of their income on housing and transportation expenses according to the H + T Index
(www.htaindex.cnt.org)

- **Market Feasibility** is a process that assesses the demand for development for different types of development and the investment returns against the anticipated costs. If a project is not financially feasible, it will not be built.
- **Capital** is necessary to pay for costs associated with development and influences market feasibility through financing terms set by lenders.

Some of the Key Lessons Learned from the Study

- Housing within walking distance to high-quality transit is often more expensive due to the proximity of urban amenities, services, and jobs. Higher costs are offset by lower transportation costs leading to potential net gains in overall affordability.
- Clear policy direction on transit-supportive housing is needed to guide local planning, direct funding, and drive goals around climate impacts and housing.
- Early collaboration is critical. Housing, land use, and transit stakeholders should be encouraged and guidelines created to promote collaboration around transit-supportive housing.
- Leverage existing transit corridors to create affordable housing near transit and jobs. Local governments should be encouraged to update development regulations and land use plans to produce more housing near transit.
- Clear and objective approval processes combined with proactive design criteria can make more affordable housing development easier to plan and build.
- Incentives such as reduced or eliminated parking minimums or exemptions from development charges can lower the cost of housing development and deliver more affordable housing near transit.
- While local jurisdictions have been incentivizing developers to provide affordable housing, statewide policies and incentives could create more certainty, greater benefits, and more supply.
- Equity and affordability should be centered in planning efforts and policies to better serve low-income and other historically disadvantaged populations.



Rural transit works to connect people and communities to key destinations.

Study Deliverables

- **Housing Market Primer**
Provides a foundation of housing market dynamics
- **Academic Literature Review**
Summary of research on transit-supportive housing
- **Oregon Statewide Policy Review**
Regulatory and policy framework summary
- **Case Studies**
Provides examples of transit-supportive development
- **Stakeholder Survey**
Survey to identify challenges and opportunities
- **Transit-Supportive Housing Toolkit**
Summary of policy and planning tools
- **Final Report**
Summarizes the study and key lessons learned

How to Get in Touch

To learn more, send your questions to ODOT via:

Web: www.oregon.gov/odot/Planning/Pages/Transit-and-Housing-Study.aspx

Email: Lucia.L.Ramirez@odot.oregon.gov

Transit-Supportive Action

Transit-supportive housing is the realm of many players with diverse roles and responsibilities including state agencies, local governments, developers, affordable housing operators, transit providers, and more. A sound set of policies will help direct funding and investment toward transit-supportive housing efforts and can complement numerous other state and local goals, such as increasing affordable housing and lowering greenhouse gas emissions. While no one party has the ability to address everything, each partner has a crucial role to play in improving transit-supportive housing throughout Oregon.