

REGIONAL DEVELOPMENT AUTHORITY

TDD Steering Committee

Quarterly Update to Committee

May 19, 2021

ILLINOIS

INDIANA



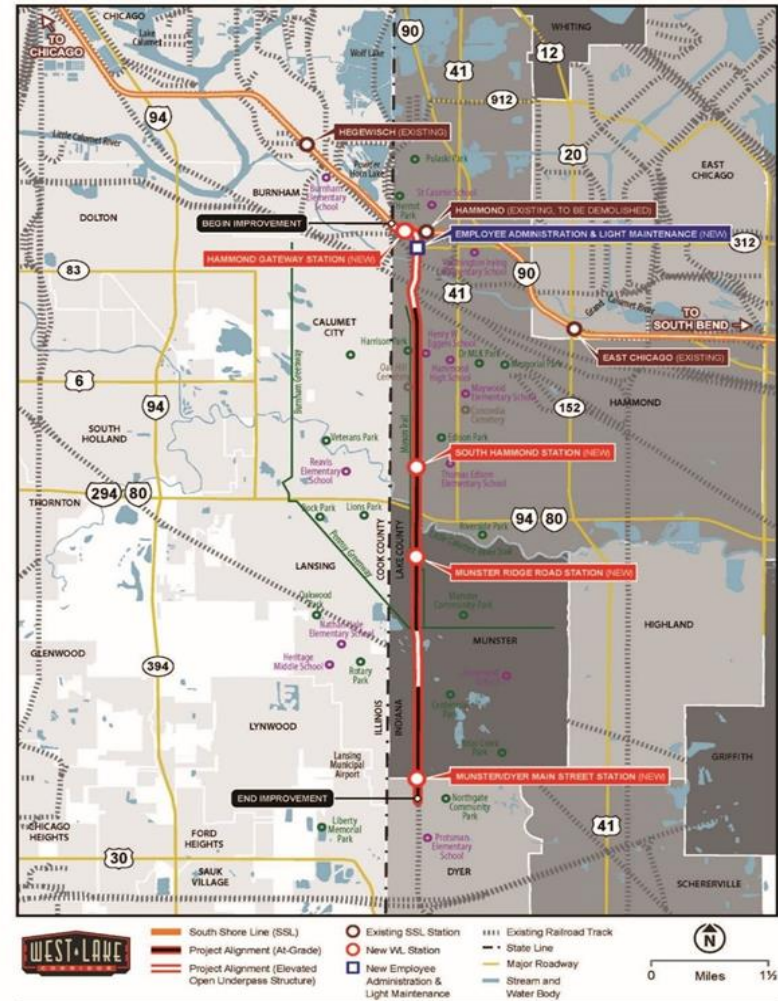
AGENDA

- Welcome and Introductions
- Approval of Minutes from February 17, 2021
- Update on the progress of the rail projects
- Update on TDD boundaries and engagement
- Spotlight - Equity in ToD Development
- Next steps and questions
- Adjourn

RAIL PROJECTS UPDATE

West Lake Corridor Project

- 9-mile extension to Dyer, Indiana
- First extension of commuter rail in NW Indiana in over a century
- Project Cost: Estimated \$852 million
- NICTD has provided the notice to proceed to design-builder Paschen to begin work on construction of the rail line
- Project is progressing to 60 percent of design with real estate acquisition and demolition continuing



RAIL PROJECTS UPDATE

Double Track Project

- 25-mile project area, 16 miles new 2nd track, 4 new bridges, 3 new hi-level boarding platforms, 7 new hi-speed crossovers, closing 20 grade X-ings in Michigan City, train/car separation in Michigan City
- Estimated cost: \$454.7 million
- Five separate construction contracts were bid. The bids for the rail work exceeded the budget and have been rejected by NICTD.
- Discussions with contractors are on-going to identify opportunities to bring the new bids to within the budget.



TDD BOUNDARY AND ENGAGEMENT UPDATE

Status Update

Public Engagements Completed:

- Munster Ridge Road
- Munster/Dyer Main Street
- Portage/Ogden Dunes
- Gary Miller
- East Chicago

Draft TDD Boundary Ready for Public Engagement:

- Hammond Gateway (scheduled 6/9)
- Michigan City

Draft TDD Boundary In-process:

- Beverly Shores
- Dune Park
- Gary Metro
- Hammond South
- South Bend Airport

Social Equity

A deeper dive into the social benefits of the stations within the TDD

As Northwest Indiana recovers from a converging economic and health crisis that exposed inequities within the region a robust strategy will be required to advance social equity

Data Analysis

Unemployment

As of March 2021, the United States Bureau of Labor Statistics county data suggests Lake, Laporte, and Porter County unemployment rates are 7.6%, 6.7%, and 5.3%, respectively. This is notably higher than the state of Indiana's March 2021 unemployment rate of 3.9%.

Housing

According to census data, 69.7%, 72.3%, and 75.1% of housing is owner-occupied in Lake, LaPorte, and Porter county. In LaPorte and Porter County, respectively. Additionally, median gross rents in Lake, Laporte and Porter county are approximately \$886, \$747, and \$933, respectively, which suggests a high variance between counties.

Poverty rate

Lake and Laporte County have poverty rates of 14.5% and 13.4%, respectively. According to 2019 census data, this is higher than the state of Indiana's average poverty rate of 11.9%. Northwest Indiana counties represent some of the highest total annual payrolls for the state of Indiana. This large inequity between high and low earning families should be noted.

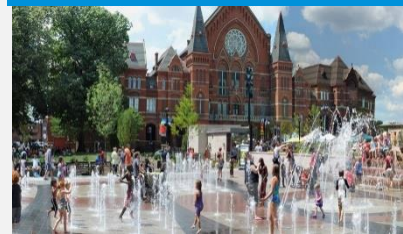
Trends

Advancing equity



The new federal administration has set in place public policy to help pursue a comprehensive approach to advancing equity for all, including historically underserved, marginalized, and those adversely affected by persistent poverty and inequality. In addition, changes in public policy are being made to improve housing and mobility options to help promote sustainable and equitable communities.

Inclusive communities



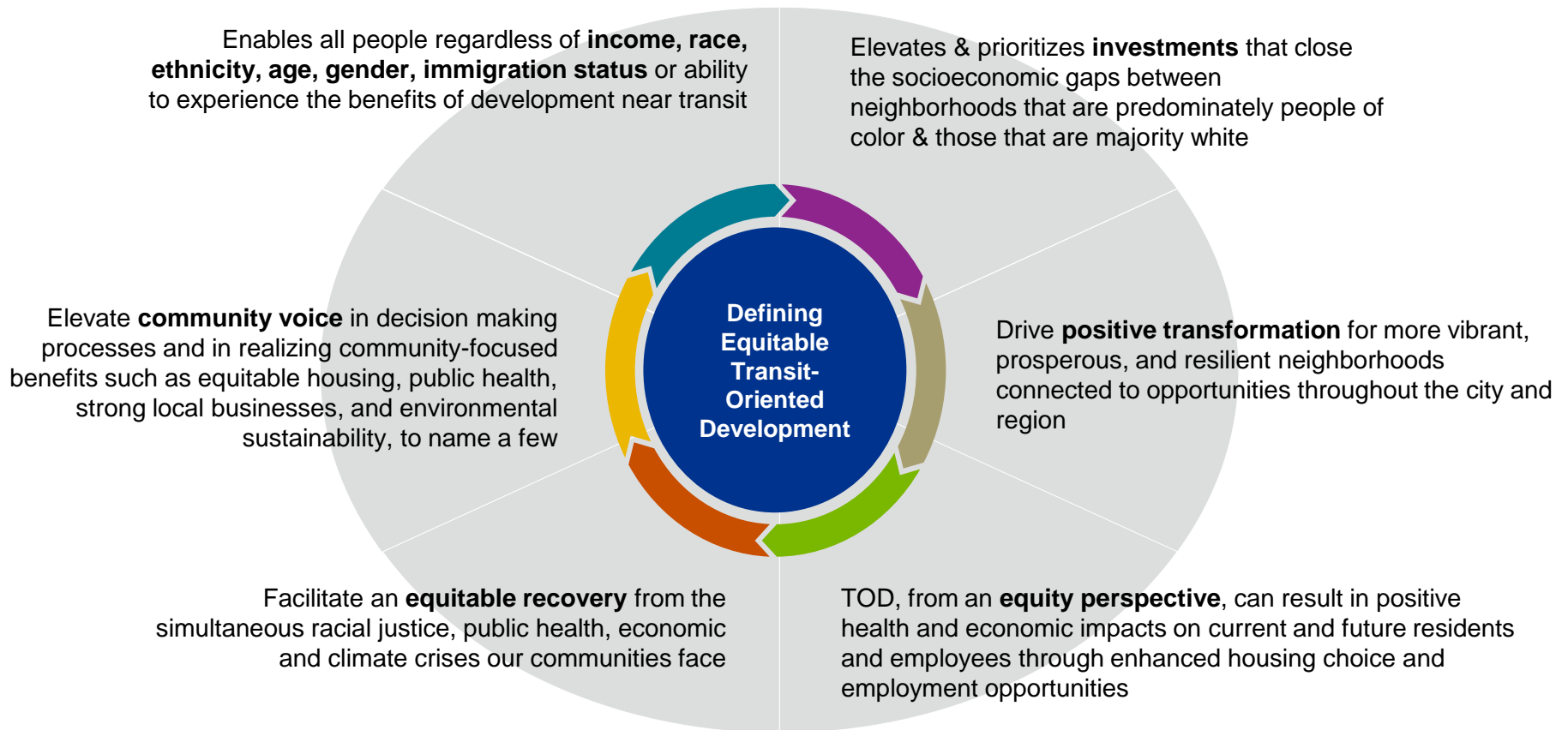
COVID-19 has confirmed the importance of building equitable and inclusive communities that provide a board spectrum of opportunities to its constituents. To optimize growth local governments are deploying targeted polices and initiatives that address inequities and promote resilient communities that can withstand shocks and help jump start the economy by engaging a portion of the population that is often overlooked.

To help seed this strategy RDA has spent the last two years facilitating a planning process that is inclusive and places equity at the center of the decision making

RDA established an inclusive planning process to ensure that each community's needs were met to achieve equitable development. This process included working with residents, businesses and local government officials to develop equitable development plans. To date this planning process has assisted in the following:

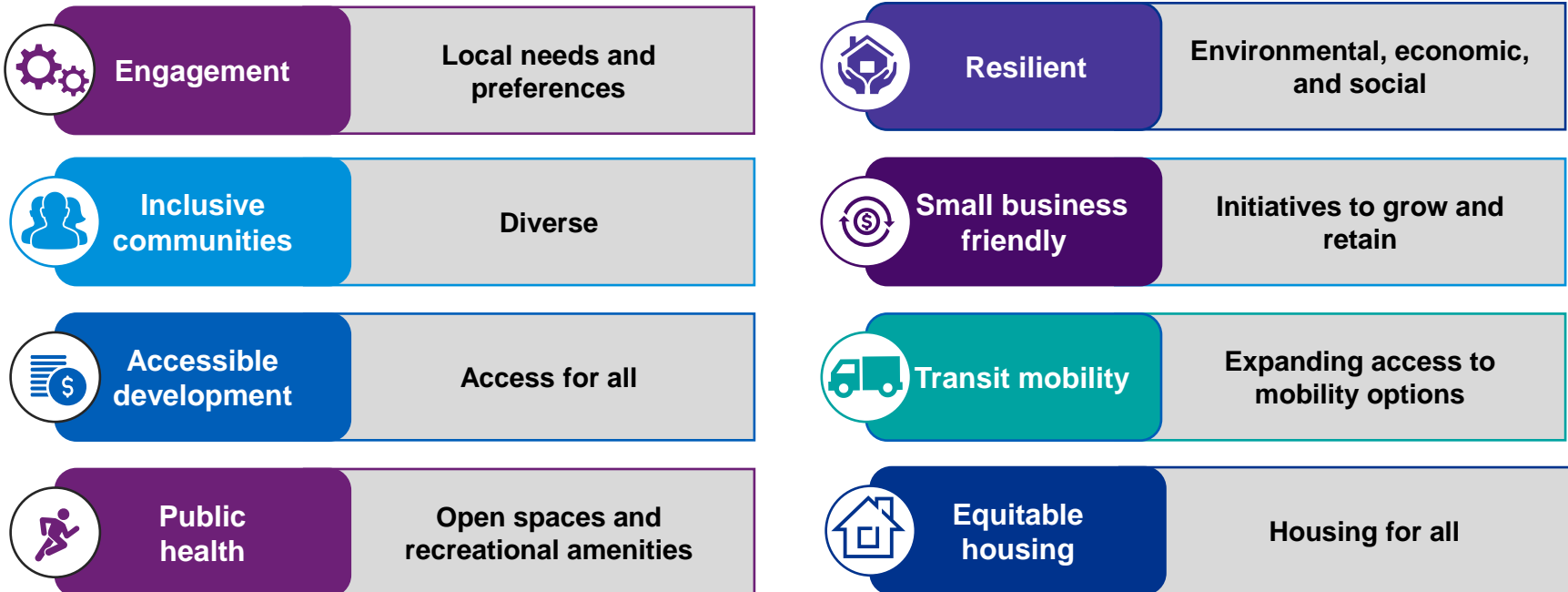


The planning process will result in policies that define and support equitable transit-oriented development, ultimately strengthening the economic growth path of communities.



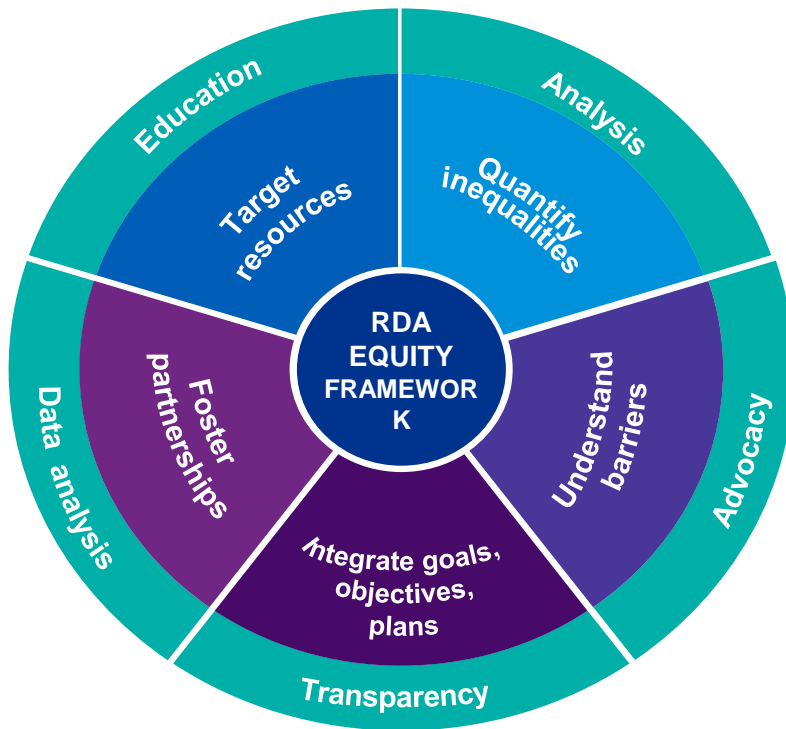
In collaboration with each community we have identified the building blocks which will shape the future of Northwest Indiana as an inclusive regional economy

RDA and its member communities are dedicated to ensuring that investments in real estate funded along the project alignment help to promote equitable communities.



Working with each community we will define equity based on their needs and priorities. We are committed to design a process that supports each community and their diverse needs.

TDD Equity Framework



RDA TDD Equity Framework

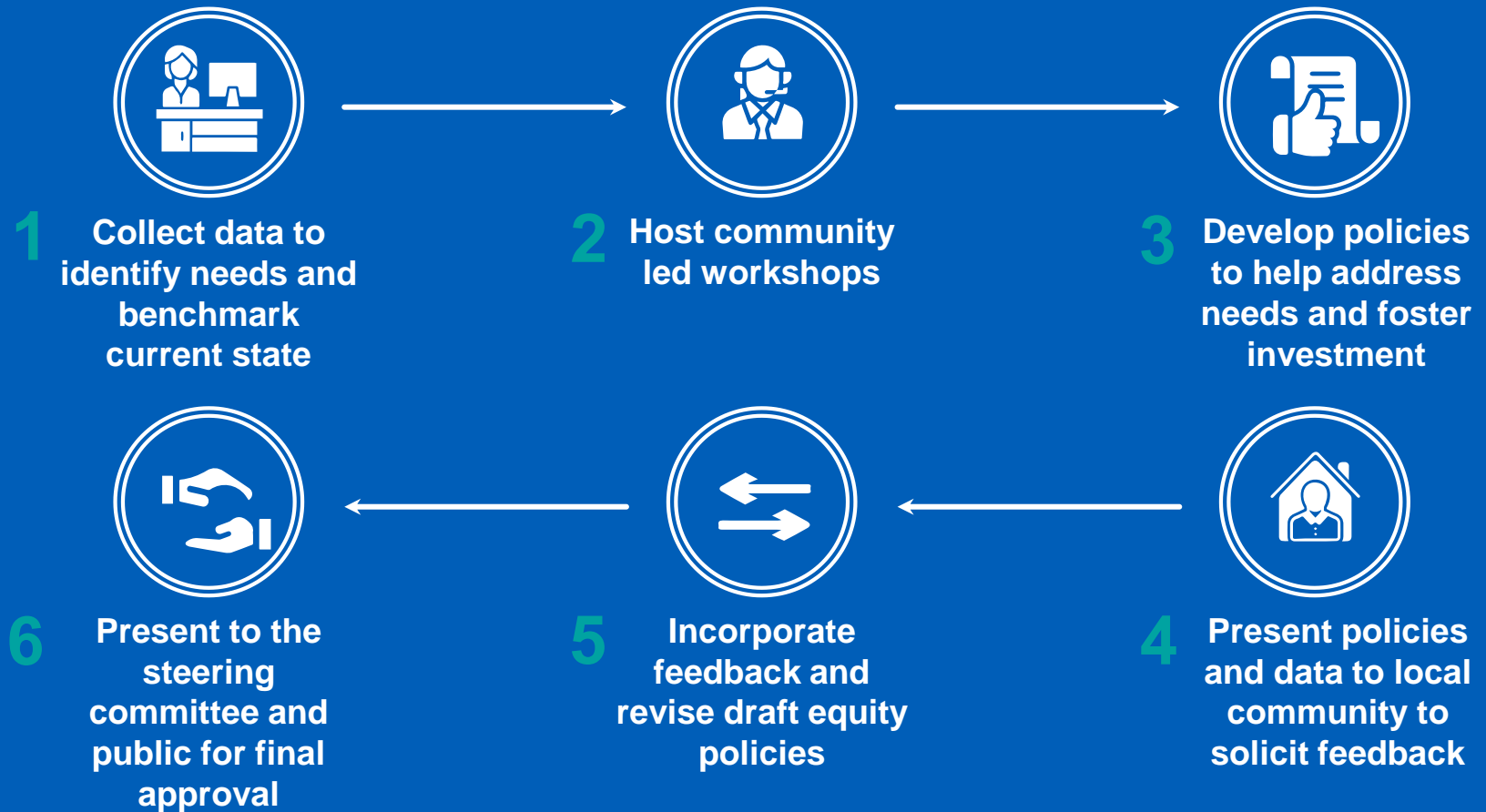
Approach:

- **Quantify inequities:** Develop a high-level model to indicate and identify locations of inequity
- **Understand barriers:** Setup workshops to further understand the barriers driving inequity
- **Integrate:** Develop a plan with key stakeholders to identify and integrate goals, objectives, and plans to tackle inequity
- **Foster partnerships:** Set up workshops and develop partnerships to speed up and target inequity
- **Target resources:** Identify the right stakeholders and develop a regular cadence

Enablers:

- **Analysis:** Developing policies to help address key needs and foster investment
- **Advocacy:** Partnering and conversing with key stakeholders will maintain advocacy through the TDD equitable process
- **Transparency:** Promoting and ensuring a transparent TDD equitable process that will be memorialized into plans and execution
- **Education:** Holding working sessions to communicate and educate equitable analysis and documentation developed
- **Data analysis:** Developing key data insights to further enhance equitable policies and procedures

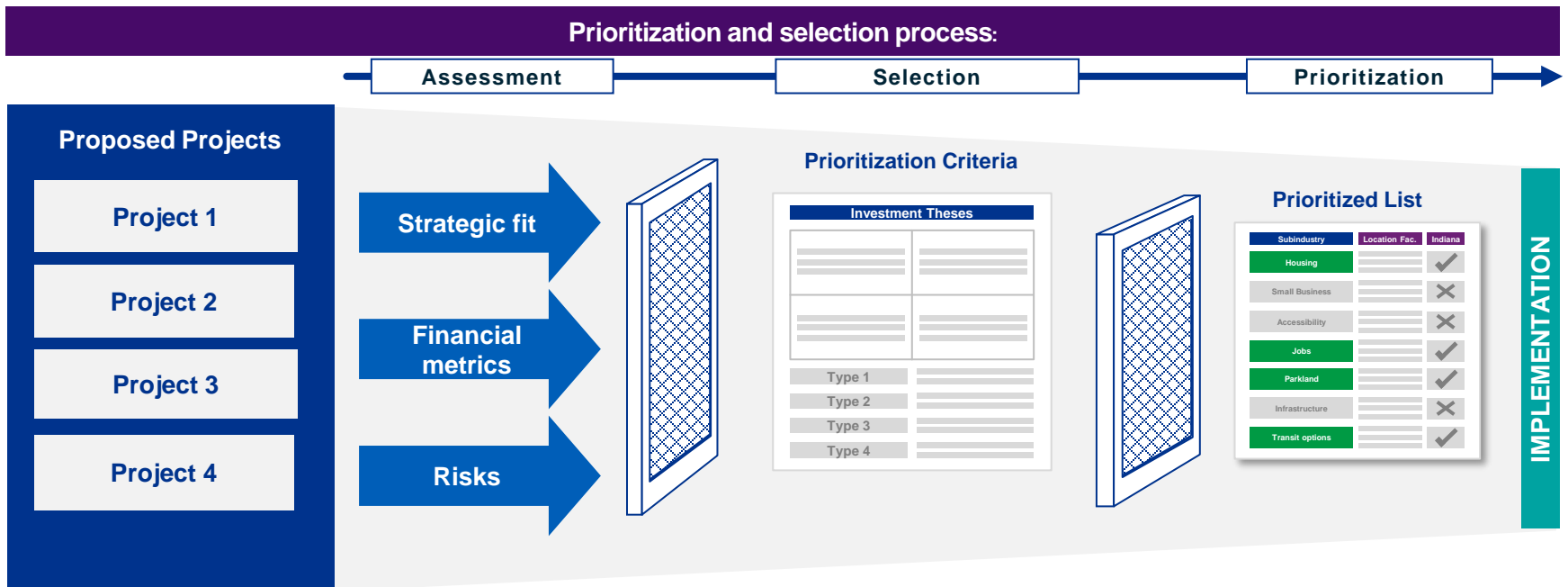
As we work with each community to build upon this progress we will deploy a six step process to developing equity driven policies that enable inclusive development focused on the TDD districts



RDA Commitment to Equity

As the RDA continues to move deeper into partnering with communities on community planning, equity is a lens that will help us decide where investment is needed the most in each community. The goal of this process is to enable transformational and equitable change that enables communities to improve their economic growth path.

Prioritization and selection process



Prioritization and selection of projects is done based on:

- Alignment with goals and priorities
- Community benefits
- Return on investment
- Creates economic activity

We will tailor best practices to develop a targeted solution that meets our local needs

16Tech. I6 Technology *Live, Play Work & Inclusion*

Best Practice: 16 Tech is an urban innovation district developed in the historic Riverside neighborhood of downtown Indianapolis. The \$500 million, 50-acre district will feature office, retail, and green creative space and roughly 250 multifamily apartments. The project will establish a first-of-its-kind, live, play, work community focused on attracting and retaining scientists, researchers, engineers, designers, and other professionals to Indianapolis.



Oregon Metro *Equitable Development Index*

Best Practice: The Oregon Metro government developed a data visualization tool that enables the user to exhibit social equity conditions among communities within their metro region. This tool is used to help inform policies, programs, and investments that advance equitable community development.



WND Woodbridge Neighborhood Development *Equitable Housing*

Best Practice: Woodbridge Neighborhood Development (WND) is a nonprofit development corporation addressing housing and community development needs in the Woodbridge neighborhood of Detroit. In partnership with a community development financial institution, WND developed a master plan for a vacant 9-acre site in the community.



Akron Neighborhood Revitalization *Building Capacity to Energize Communities*

Best Practice: The Akron neighborhoods of Kenmore and Middlebury are leveraging funds from the James L. Knight Foundation to increase business development, civic engagement, and housing access. Local community development corporations engaged the public in equitable planning that set 5–10-year visions for each neighborhood, centered around immediate and long-term improvements.

TDD BOUNDARY AND ENGAGEMENT UPDATE

Online Engagement – www.nwitdd.com

Website Statistics: 3,300 unique visitors /10,700 page views (5/13/2021)



Check out the RDA's Transit Development District Website



NEXT STEPS AND QUESTIONS

- **Continue planning work with the Communities**
- **Finalize TDD Boundaries for RDA Board Review**
- **Next Steering Committee Meeting – August 18**