

## Incentives for TOD: TIF and Other Financing Tools



Presentation by:

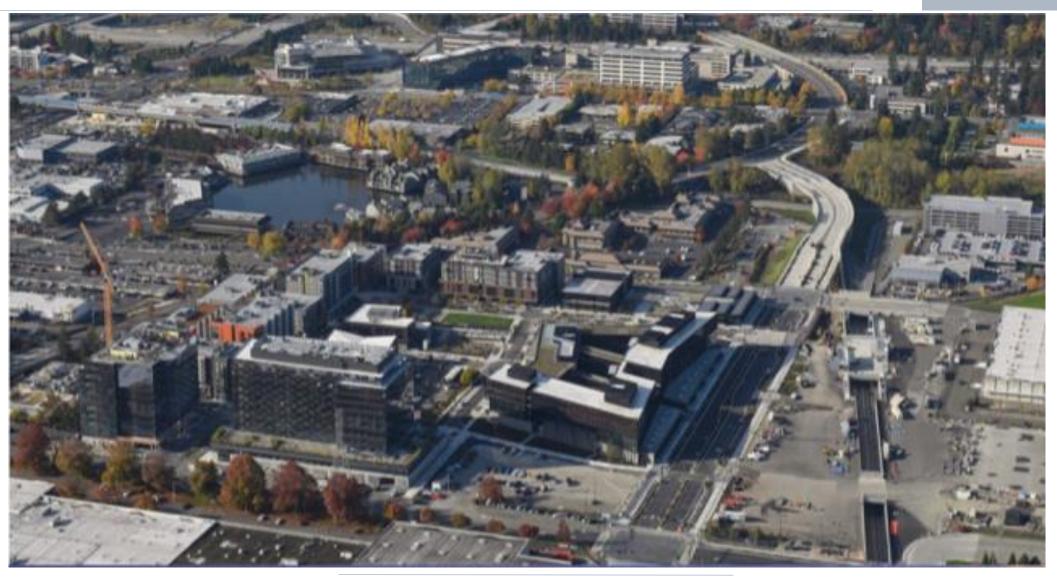
John W. Hempelmann Cairncross & Hempelmann







## Spring District TOD in Bellevue



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## John Lewis Memorial Ped/Bike Bridge at Northlake Light Rail Station





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## Redmond CFD Bike/Ped Bridge over SR 520 at Technology Center Light Rail Station









Pedestrian, bike, open space, utilities and way finding....(HOUSING related programs in other categories):

- Traditional Local Government Programs—Local Improvement Districts (LIDs), Utility Improvement Districts (ULIDs), Bond Issues and Grant Programs
- Traditional State Programs—Capital Budget Appropriation and ED Grants
- New State Approved Options—Community Facilities Districts (CFDs), Tax Increment Financing (TIF) and LIFT
- Federal Programs (Usually Larger Amounts)—TIFIA and RRIF

