

# Transit Revitalization Investment Districts (TRIDs)

Implementing Transit-Oriented Development in Pennsylvania



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# ***What is the Transit Revitalization Investment District Act?***

- Act 238 of 2004
- New enabling legislation (statewide program)
- Offers municipal officials, transit agencies and the development community with a “how-to” approach towards transit-oriented development
- Provides flexibility and options for partnerships

# ***TRID Opportunities***

- Offers transit agencies the opportunity to:
  - Partner with local governments and developers to advance transit-oriented development
  - Increase transit ridership
  - Share in real estate tax revenues to support capital projects and maintenance in TRID Districts

# ***TRID Opportunities***

- Foster community and neighborhood revitalization
- Support local economic development
- Encourage comprehensive planning
- Community involvement in TRID planning and implementation

# ***How does TRID work?***

- Planning and implementation grants
  - Initiated by local government
  - Provides rationale for the TRID
  - Identifies responsibilities and ownership within the TRID
  - Establishes TRID management entities
  - Requires community involvement
  - Requires comprehensive planning

# ***How does TRID work?***

- Local government designates a TRID District
  - Any geographic area or neighborhood located within 1/8 mile, up to 1/2 mile of a commuter rail, light rail, busway or similar transit service stop or station, including planned new station or stop locations.
  - Reinforces comprehensive planning

# ***How does TRID work?***

- Establishes Value Capture Areas
  - Enables local jurisdictions and transit authorities to share incremental new real estate or other designated tax revenues generated by subsequent real estate investment
  - Financial plans for addressing capital improvements and maintenance

# ***How does TRID work?***

- Land development powers
  - Gives transit agencies authority to acquire and improve property for defined real estate development activities within the TRID District



# ***Planning Phase***

- Step 1 – Municipality and Transit Agency agree to work cooperatively to create TRID
- Step 2 – Municipality undertakes **TRID Planning Study** to determine location, boundaries and rationale
- Step 3 – Municipality and Transit Agency conduct community public meeting(s) on planning study
- Step 4 – Planning Study is revised and completed
- Step 5 – Municipality and Transit Agency accept Planning Study's findings and recommendations

# ***Program Management Phase***

- Step 6 – Municipality forms **Management Entity** ( e.g., an Authority) to administer TRID implementation
- Step 7 – Municipality and Transit Agency prepare project lists of **Public Sector Infrastructure Improvements**, including costs, phasing and maintenance
- Step 8 – Municipality and Transit Agency coordinate with School District and County on **Value Capture** shares, schedule and **TRID Financial Plan**
- Step 9 – Municipality and Transit Agency hold public meeting on **TRID Implementation Program** improvements
- Step 10 – Municipality and Transit Agency execute **Agreement** on roles, responsibilities, financial commitments, management entity and defined improvements

# ***Implementation Phase***

- Step 11 – TRID Management Entity solicits **Developer** interest
- Step 12 – Development proposal accepted by TRID Management Entity and municipality
- Step 13 – TRID Management Entity executes
  - **Development Agreement** with successful Developer, including Public Sector Improvements and **Private Sector**
  - **Financial or Project Commitments**
- Step 14 – Project construction and completion
- Step 15 – TRID Management Entity administers Value Capture revenues and expenditures in accordance with approved Implementation Program
- Step 16 – Amendments to Agreement or TRID Plan, as required

# ***TRID Planning Studies***

- Grant funding
- Up to 75% of a study may be funded by the state  
(25% local match)
- Individual grants may not exceed \$75,000 (state portion)

# ***TRID Planning Studies Fund Sources***

- Land Use Planning and Technical Assistance Program (LUPTAP)
- Land Use Coordination Planning Funds
- Supplemental Planning Funds
- Public Transportation Assistance Fund's Research and Demonstration Program

# ***Questions***

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