

ULI-SF TECHNICAL ASSISTANCE PANELS APPLICATION

Since 1947, the Urban Land Institute (ULI) has harnessed the technical expertise of its members to help communities solve difficult land use, development, and redevelopment challenges. Over 500 panels have been conducted in 12 countries. Since 1996, the Urban Land Institute San Francisco (ULI SF) has adapted this model of Technical Assistance Panels (TAPs) for use at the local level, assisting 24 Bay Area cities.

TAPs are one-and a half-day, intensive working sessions where our expert panelists address a set of questions proposed by the sponsoring organization - a public agency, nonprofit organization or nonprofit developer – about a specific development issue or policy barrier within a defined geographic area.

ULI San Francisco assembles an interdisciplinary, unpaid volunteer panel that explores the project, interview stakeholders, and makes recommendations. Panelists approach the assignment from all perspectives, including market potential, land use and design, financing and development strategies, governance, and implementation. This objective and diverse team of real estate and planning professionals are unique to ULI SF. The strength of ULI San Francisco's Technical Assistance Panels lies in the cross-section of experts examining the issue from multiple angles and producing an implementation strategy that is based on sound information, community realities, and best practices.

Where appropriate and beneficial to the client, ULI San Francisco will partner with other organizations to extend the breadth and expertise of the panel.

ULI San Francisco is now accepting applications from communities for the 2010-2011 TAP cycle. Applications will be reviewed by our Technical Assistance Committee on an on-going basis.

At the early stages, most of the administrative costs will be underwritten by ULI San Francisco while clients are charged a fee of \$10,000– a small portion of the total value service of TAP. Panel members are ULI experts who volunteer their time because of a commitment to the ULI mission and the principles of redevelopment, planned growth, economic expansion, and local and regional capacity-building.

We encourage you to consider a TAP for your community, application attached. If you have further questions, please contact Xiomara Cisneros, *Director*, ULI San Francisco – 415/268-4039 or Kate White *Executive Director* – 415/268-4093, kwhite@uli.org.

**ULI San Francisco
Technical Assistance Panel (TAP) Program
ISSUE AREAS AND SELECTION CRITERIA**

Technical Assistance Panels (TAPs) enhance community leadership, clarify community needs and assets, and advance land use policies that expand economic opportunity, maximize market potential, and conserve natural environments.

TAPs also allow ULI San Francisco to address multiple areas of interest. In particular, TAP applications will be considered in the following areas:

- **Transit Oriented Development** - The Bay Area expects a surge of 1.7 million new people over the next 25 years. Land use plans and policies that encourage development near transit centers can reduce sprawl, traffic and pollution, helping to build sustainable communities.
- **Redevelopment and Reinvestment in Communities** - TAPs can generate investment in communities by indicating particular policies and organizational structures that generate infill development, retail recruitment, increased housing opportunities, and other facets of community rejuvenation. Redevelopment also slows the pace of greenfield loss and minimizes the need for costly new infrastructure on the edge of the region.
- **Responsible Use of Land** - TAPs can inform communities how to plan for population and economic growth, and use best management practices to plan for their future. The sustainable use of natural resources, sufficient provision of public services, and equitable supply of housing, employment, transportation and preservation of natural resources are directly related to a community's ability to manage their future.
- **Collaboration and Leadership Capacity** - Many of the most common problems facing communities today – matching of housing with jobs, transportation, and natural resource management - are regional in nature. Solutions are best achieved through consensus and collaboration across departmental, political, and geographic lines. Communities with strong leadership capacity and who seek out collaborations are encouraged to apply.

TAP applications must meet the following criteria:

1. Strong local leadership capacity, by abiding to the program's terms and conditions; respect TAPs findings by galvanizing community support; and demonstrate a sincere attempt to implement recommendations.
2. A clearly defined scope of work, and three to four well-articulated questions to be addressed during the one and a half-day session.
3. A clearly defined geographic boundary (a neighborhood, district, corridor, etc.).

To review a complete list of previous TAPs conducted by ULI San Francisco or to download TAP reports, visit www.ulisf.org/taps or email xcisneros@uli.org.

All applicant organizations are expected to fulfill certain obligations upon approval of application. The success of a TAP panel is dependent on the timely and thorough completion of the

following items (this list is not all-inclusive): gathering briefing book materials; identifying venue for panel; conducting site tour; recommending community leaders for interview process; and facilitating open communication with ULI San Francisco. A complete list of roles and responsibilities will be provided upon review of application.

Please provide the following information:

Lead Applicant Organization: _____

Contact Person: _____ Title/Role: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone Number: _____ Fax Number: _____

E-mail: _____

Please attach the following:

SCOPE OF WORK

Provide a one page description of the need for the Technical Assistance Panel. Include background information on the affected site or area and current and future plans or activities (both public and private). Maps, statistics, planning and development goals, and other information may be attached if relevant. Provide an explanation of previous efforts to address the scope of work, including outcomes of those efforts.

QUESTIONS FOR THE EXPERT PANEL

Provide three to four specific questions about the affected site or area for the panel to address.

LEADERSHIP SUPPORT

Provide a letter from the municipality in support of the TAP process agreement with the criteria outlined in this application, including a \$10,000 fee. Letters of support from local businesses and/or community-based organizations are encouraged but are not required.

RETURN TO: Xiomara Cisneros

District Council Director, ULI San Francisco
One California Street, 25th floor, San Francisco, 94111
Phone: 415/268-4039 Fax: 415/434-2742 Email: xcisneros@uli.org

Questions may be addressed to Xiomara Cisneros, ULI San Francisco Director, 415/268-4039, xcisneros@uli.org.