



Next stop: vibrant communities.

Joint Development Policy Report Back

Planning & Programing Committee

October 20, 2021

Legistar File #2021-0496



Recommended Action

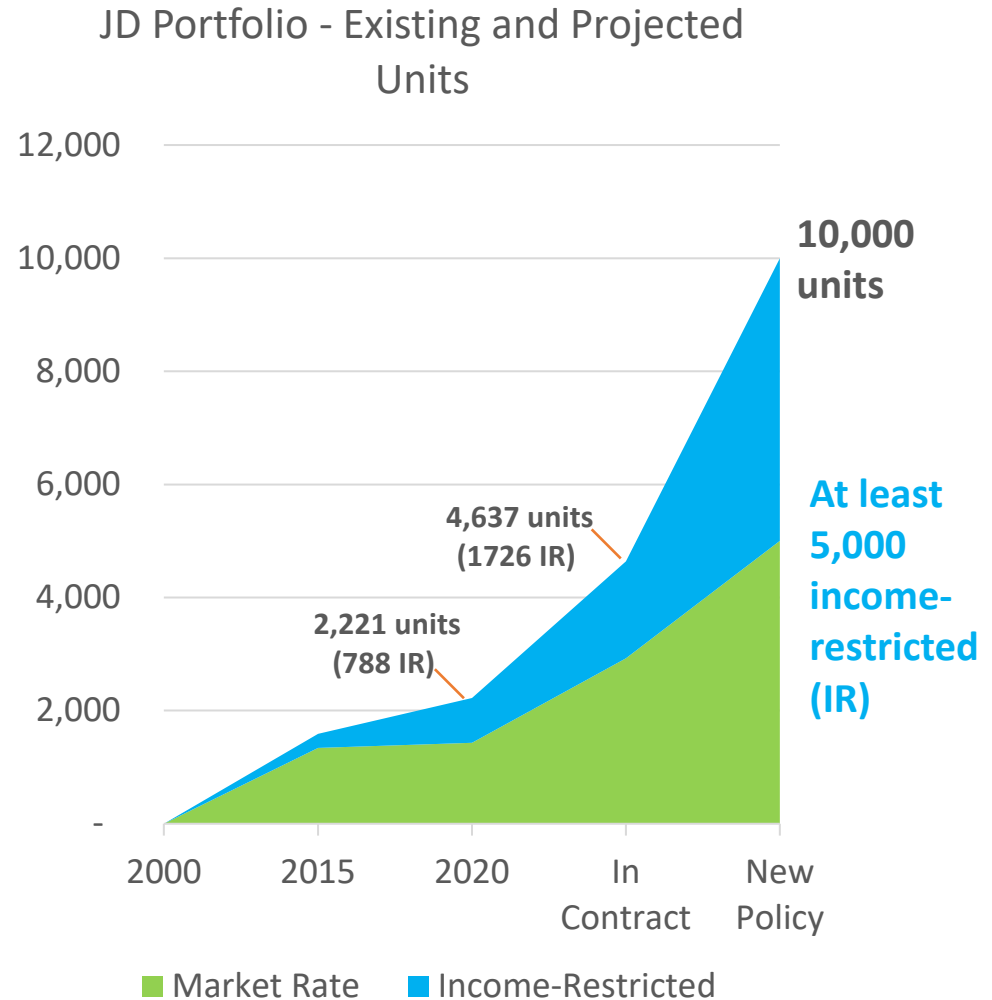
- A. APPROVE a ten-year Joint Development goal of completing 10,000 housing units, at least 5,000 of which will be income-restricted; and
- B. RECEIVE AND FILE the report back as directed by the Dupont-Walker and Solis Board approved Motion 15.1

Motion 15.1 Summary:

1. Establishing Portfolio Goals
2. Assessing feasibility of parallel housing/transit delivery
3. Encouraging community-based development
4. Small and medium-sized contractor participation
5. Project Labor Agreements
6. Exploring Community Land Trust potential

Establish Portfolio Goals

- JD Portfolio model evaluates 48 *potential*, but representative, sites
- **10-YEAR GOAL:**
 - **10,000** total completed units
 - 5,000 (**50%**) income-restricted units
- Additional considerations for JD project delivery
 - Market conditions
 - Delivery of pillar projects
 - Staff resources



Parallel housing/transit delivery

PROPERTY ACQUISITION

Early Planning/ Feasibility

- Review potential acquisition sites to maximize JD potential.

Enviro Review & Conceptual Engineering

- Screen potential construction staging sites to maximize JD potential.

Preliminary Engineering

- Review engineering drawings to preserve JD opportunities.

Final Design & Build

- Study physical and market feasibility of potential JD sites.
- Initiate community visioning.
- Solicit proposals, negotiate and refine JD sites.
- Coordinate with construction team on early use of property.

Operate & Maintain

- Construct JD projects.

- TOC Implementation Plan (Board-approved Fall 2020) includes internal strategies for integrating TOC planning, including identifying joint opportunity sites, into Measure M corridor delivery process
- The Housing Lab and the Housing Accelerator work will continue to explore improvements in concurrent planning activities.

Community-Based Economic Development

Ongoing Research

- Administered a survey of peer transit agencies and municipal professionals to collect information on best practices
- Held interviews with developers and area experts
- Additional research to be conducted through the Housing Lab and SCAG partnership

Emerging Themes

- Definition/criteria and database of Community Based Development Organization (CBDO) is needed
- CBDO participation must be meaningful to be successful
- Capacity building to support predevelopment expenses and overcome barriers to entry may be necessary
- Relationship building among small- and medium-sized contractors, CBDOs and traditional developers is needed

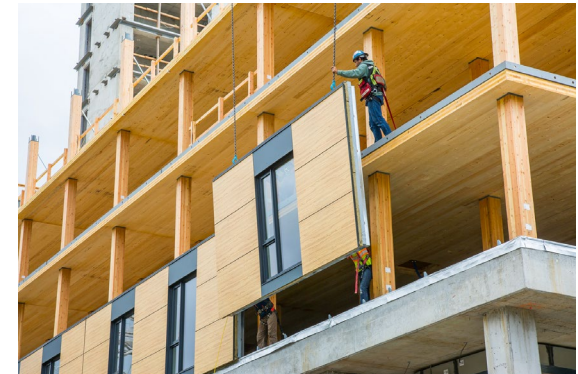
PLA / CLT

Project Labor Agreements

- JD Policy was updated in 2017 to include the Metro Project Labor Agreement and Construction Careers Policy (PLA/CCP) for projects greater than 60 units in size
- 2021 JD Policy update maintained this provision

Community Land Trusts

- A key goal of the Housing Lab is to realize a project with a Community Land Trust model
- Staff will work with the LA County CLT working group and other stakeholders to create a collaborative transit-oriented land trust project



Next Steps

- Coordinate with Office of Equity and Race to create specific CBDO definition/criteria
- Build database and invest in strengthening relationships with key CBDOs
- Develop requirement for meaningful CBDO participation in Joint Development defined by a menu of examples such as JV, profit sharing, fee developer, etc.
- Collaborate with DEOD to leverage existing small- and medium-sized contractor participation strategies
- Continue best practices research under auspices of JD Housing Lab and track attributes of developer partners to enable robust equity analysis