

STRATEGY AND POLICY FRAMEWORK PROPOSED REVISIONS - February 2017

- Policy framework

The ~~revised~~ program guidelines as adopted by the Strategic Growth Council in 2016 provide competitive points for projects that align themselves with established policies and plans intended to reduce transportation-related greenhouse gasses and vehicle miles traveled. While Metro has a substantial body of such policies, including the Countywide Sustainability Planning Policy, it will be more clear and efficient for applicants for Metro to create a specific policy framework for the Affordable Housing and Sustainable Communities (AHSC) program.

The purpose of an AHSC Metro policy is to clearly communicate Metro's preferences for development and local transportation infrastructure in areas surrounding Metro transit stations, to prompt project applications with the greatest regional benefit, and to allow communities a clear way to position projects for competitive advantage. To that end, staff is proposing adopting a policy statement as follows.

The AHSC program requires multi-component project applications that include affordable housing, transportation infrastructure, transportation amenities, transportation programming, urban greening and other investments. Metro supports project applications in Los Angeles County that:

- Increase the supply of affordable housing near transit particularly at the lowest income levels feasible;
- Implement Metro's First/Last Mile Strategic Plan and Planning Guidelines, improving accessibility and safety for transit passengers;
- Include transportation infrastructure improvements in the public right-of-way;
- Utilize Metro's Urban Greening Plan and Toolkit;
- Include creative partnerships to achieve community development objectives identified through a community engagement process;
- Where feasible, fund implementation of Metro Bike Share stations, Metro Bike Hubs, or other Metro infrastructure; and
- Where feasible, provide Metro Transit Passes to housing project residents.

In order to provide support letters for individual projects or be involved as a partner applicant or participating entity, Metro ~~will require~~ strongly encourages a resolution from the local agency where any given project is located acknowledging and supporting these priorities.

It should be noted that this policy framework is closely related to the Metro's emerging work on Transit Oriented Communities. To that end, the Metro Board may wish to review and revise this policy periodically for consistency.

- Metro role in individual projects - The competitive framework established by the current guidelines creates a strong incentive for transportation agencies to be included as partner applicants. Metro generally views this program as an appropriate funding source for local transit-supportive projects such as first/last mile improvements. ~~In some cases Metro may be a direct partner/funding recipient, especially where bike share stations and bike hubs are appropriate.~~ In all cases, Metro is seeking to catalyze partnerships that include transportation infrastructure investments with broad public benefits. Each potential project will be considered separately, with options to include:
 1. Metro as a partner/co-applicant (where Metro receives funds for bike share, bike hubs, or other Metro-specific activities such as stop or station improvements).
 2. Metro as a participating entity, facilitating transportation infrastructure investment with a local city or the County of Los Angeles (e.g. first/last mile or active transportation project in a local right-of-way).
 3. As a supporter based on consistency with the policy framework proposed here.

Any level of Metro participation in any given project will be considered on a case-by-case basis subject to the policy considerations laid out in this framework, assessment of the competitive viability of the project, the level of benefit and risk for Metro, and other factors.

- Outreach/training/technical assistance - Metro ~~will~~ collaborates with various entities in Los Angeles County to provide broad based capacity building, training and outreach for local agencies. Metro's activities ~~will~~ include communication on program basics (timelines, eligible projects, etc.) to all interested jurisdictions, presentations to subregional Council of Governments meetings, and coordination with other entities including SCAG to provide a basic level of knowledge about the program. Additionally, Metro is ~~initiating~~ currently offering a training programs for local agencies around First/Last Mile and Complete Streets. The purpose of the training is to orient local staff to the first/last mile planning methodology, and to prompt the creation of concept plans that are ready to compete for funding. Metro ~~is currently~~ worksing with partners and stakeholders

in Los Angeles County to establish a collaborative process that will address a broad range of technical assistance and capacity-building needs for both the public sector and private housing developers. These partners, convened by the LA THRIVES collaborative, include philanthropic foundations, local government agencies, housing, public health, transportation, environmental experts, and community development financial institutions. The goals of this TA effort are to accelerate public-private partnerships and support high quality competitive applications - particularly integrated projects with both affordable housing and transportation infrastructure elements. Metro's aim leverage available resources in its targeted partnerships described above.

- Plan development - The AHSC program requires that planning for projects be complete, or near complete, in order to compete for funding. ~~That being the case, Metro will work with partners to introduce AHSC requirements and this policy framework into on-going planning programs (e.g. TOD Planning Grants if this program is continued by the Board, and the Joint Development TOG demonstration project.). Similarly, Metro will work with SCAG, as a function of the Joint Work Program to align SCAG Sustainability Program grants to creating funding-ready projects in Los Angeles County. Finally, a number of Metro's standalone planning efforts, such as an upcoming plan for First/Last Mile implementation for the Blue Line will be completed with AHSC implementation funding in mind. Metro is engaged in a variety of efforts to facilitate plan development that can lead to high quality, competitive AHSC projects. This includes Metro-led planning for first/last mile improvements countywide, future rounds of transit-oriented development and related planning grants, and coordination on planning funding made available through SCAG.~~
- Municipal level partnership/pipeline development - As part of this overall strategy Metro is proposing to partner has initiated activities with a limited number of interested jurisdictions (6-8) in order to pilot planning and project delivery techniques geared to AHSC. Metro will continue these efforts subject to on-going involvement and interest from the technical assistance collaborative described above, and resource availability. ~~This effort will involve a mapping exercise that will overlay potential housing projects, planned transportation improvements, and green infrastructure needs. Additionally, Metro will work with cities to compile lists of planned transportation infrastructure improvements (or improvements that can proceed with minimal planning and discretionary process) that can be readily attached to partnership applications. To this end, Metro has applied for a Caltrans Sustainable Communities Planning Grant in partnership with the City of Los Angeles. If we are successful, the grant will support developing and refining planning techniques in Los Angeles and allow for the process to be replicated in other jurisdictions. Metro will select jurisdictions with which to work based on the following criteria (we are currently working with subregional COGs to identify potential partners):~~

- ~~○ Interest;~~
 - ~~○ Policy alignment (e.g. adoption of local resolution as described above), as well as other policies required by the AHSC program such as, but not limited to, local land use and transportation plans, anti-displacement policies, and climate action plans;~~
 - ~~○ Presence of at least one Disadvantaged Communities census tract;~~
 - ~~○ Ability to catalogue housing, transportation and greening projects, within the jurisdiction that are eligible to compete for funding;~~
 - ~~○ Staff time and capacity to participate in strategy development, mapping exercise, and subsequent planning;~~
 - ~~○ Active affordable housing programs~~
- Menu of Metro components - Metro's primary objective in any given project application is roadway improvements for first/last mile and active transportation. The program also creates opportunities for lower cost, less process-intensive investments such as bike hubs, bike share stations, and improvements to Metro stops and stations. Metro staff will has developed a concise menu describing how each of these components can be included in project applications. ~~Preliminary versions of these component menus are attached.~~ The menu is available online at <https://www.metro.net/projects/countywide-planning/ahsc/>, noting that inclusion of any Metro component in any project will be considered on a case-by-case basis.