



We're supporting thriving communities.

Joint Development 10K Commitment and Policy Update

Planning and Programming Committee | July 16, 2025

Legistar File# 2025-0095

Recommendations

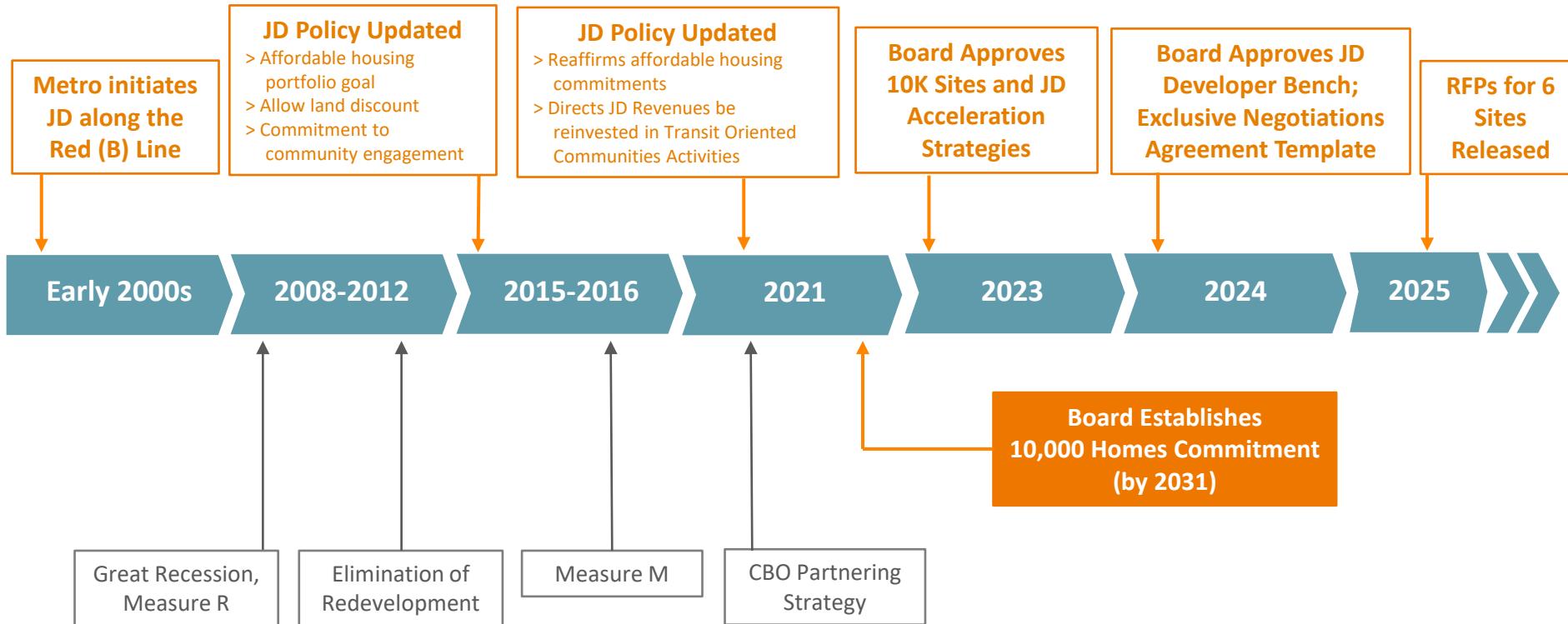
CONSIDER:

- A. RECEIVING AND FILING** a report back on the Board of Directors' goal of producing 10,000 housing units through Metro's Joint Development program and progress to date; and
- B. ADOPTING** the amended Joint Development Policy



Joint Development Sites

Joint Development (JD) Program History



Progress Towards 10,000 Homes

DASHBOARD | New JD Projects +

https://bit.ly/MetroHousingProjectsandProgress

M Metro

PROJECTS DASHBOARD FAQS

Overview

Learn about our progress towards our 10,000 housing unit goal and visit our website, [Joint Development Housing Projects and Progress](https://bit.ly/MetroHousingProjectsandProgress)

Category	Count
Completed	18
Pre-Construction	4
Negotiations	4
Planning	13

 [metro.net/jd](https://bit.ly/MetroHousingProjectsandProgress)

View larger version



5,000 Income-Restricted Units

10,000 Total Units

Total Units

Income-Restricted Units

0 2,000 4,000 6,000 8,000 10,000 12,000 14,000

■ Completed ■ Active* ■ Future

*Active includes projects in planning, negotiations, pre-construction and construction



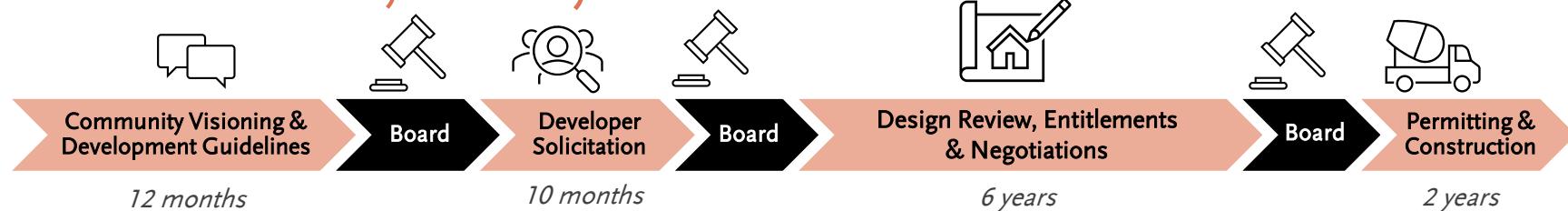
Recent Project Completions

- > Since spring 2024, four joint development projects have been completed representing **377 new housing units**
- > On average, these projects took **12 years** to deliver

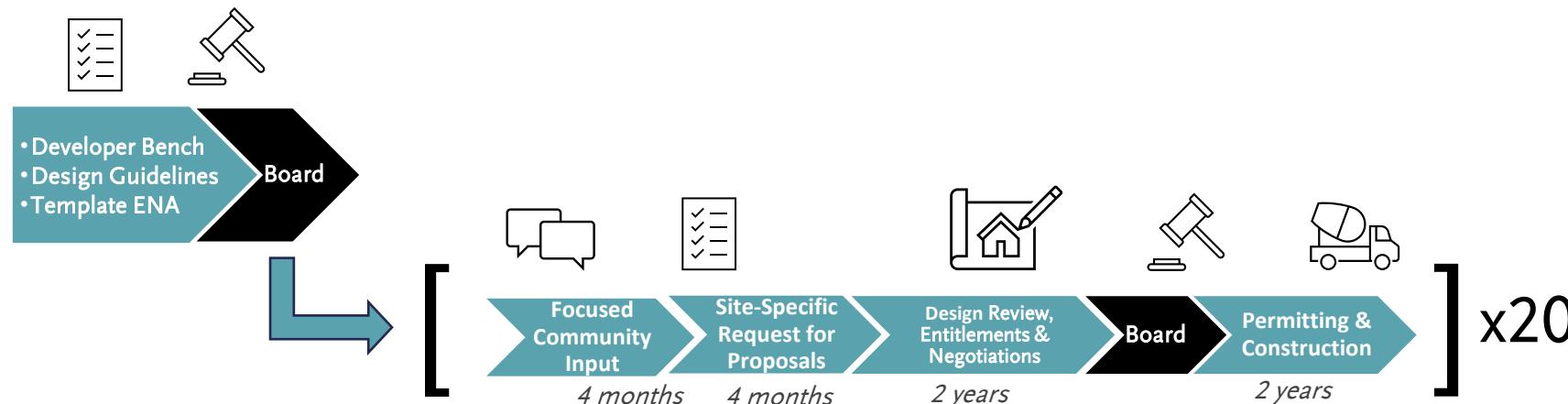


Process Improvements

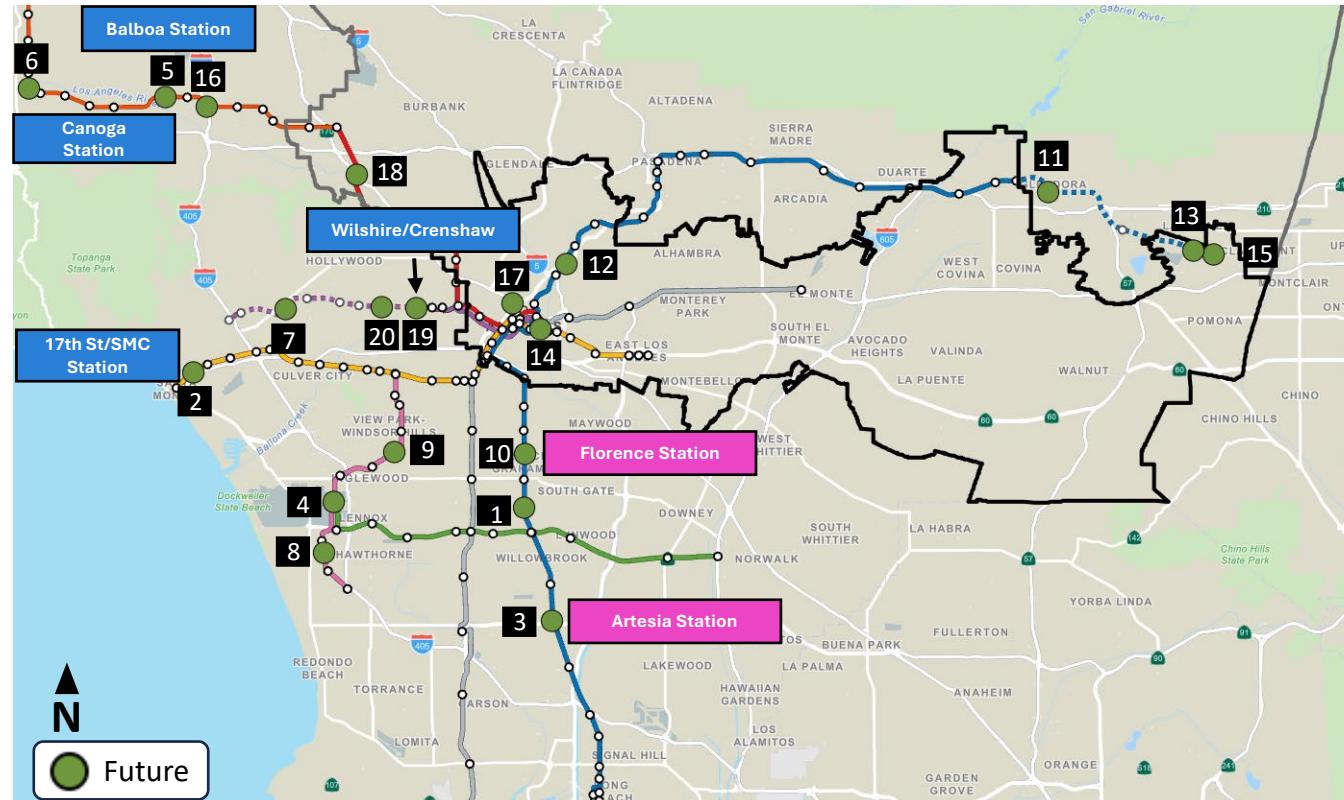
Former Process – Site by Site \approx 10 years



10K Process – Programmatic Approach \approx 5 years



Active Developer Solicitations



10K SITE LIST

1. 103rd St/Watts Towers Station
2. 17th St/SMC Station
3. Artesia Station
4. Aviation/Century Station
5. Balboa Station
6. Canoga Station
7. Century City
8. El Segundo Station
9. Fairview Heights
10. Florence Station
11. Glendora Station
12. Heritage Square Station
13. La Verne Station
14. Pickle Works
15. Pomona Station
16. Sepulveda Station
17. Temple/Beaudry Bus Layover
18. Universal City/Studio City Station
19. Wilshire/Crenshaw
20. Wilshire/La Brea Station

SITE PHASE:

- Active RFPs (Pink box)
- Proposals Received (Blue box)

10K Homes: Outreach Overview

METRO-LED OUTREACH INITIATED ON 9
OF 20 10K SITES



FIELD ENGAGEMENT

832



1,975



372



People engaged
at 8 pop-up
events

People engaged
at 18 transit rider
intercepts

Businesses
engaged with

DIGITAL ENGAGEMENT

736,909



204,100



SURVEYS

3,848



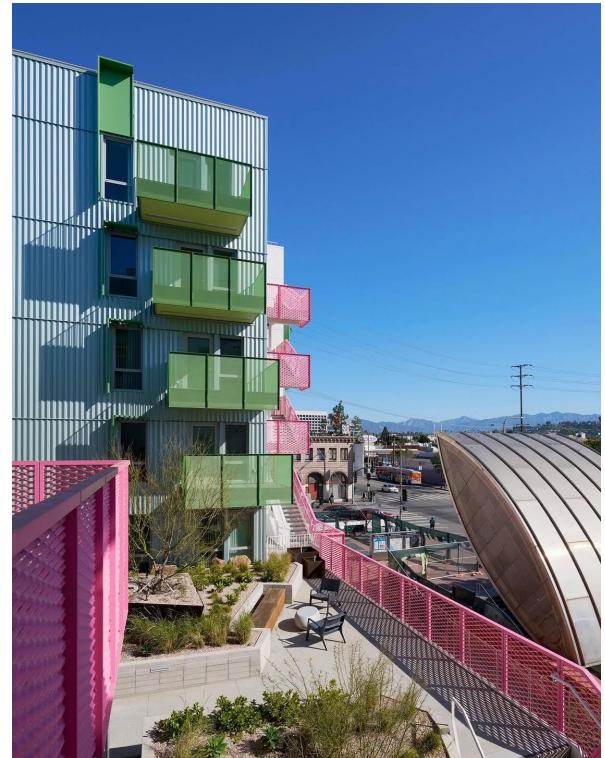
Social media
impressions

Newsletter
recipients

Surveys
received

Considerations for 10K Implementation

- > Streamlined processes, standardized templates have accelerated 10K Site rollout
 - *6 RFPs released to Bench in first half of 2025*
 - *19 proposals received for first 4 Sites*
- > Development community response and coordination with local jurisdiction staff has been robust and positive
 - *Developers are concerned that there may be insufficient public subsidies to deliver “surge” of projects in short time-frame*
- > Communities continue to be interested in opportunities for local preference in housing lotteries for income-restricted units
 - *Staff will explore ability for Metro to adopt local preference policy*



Considerations for 10K Implementation

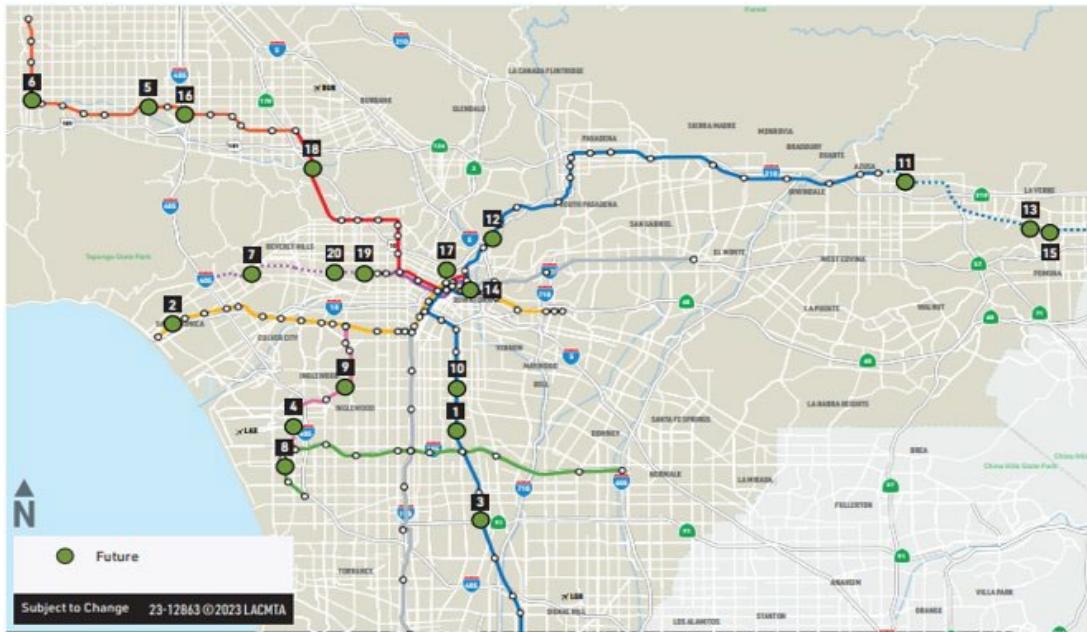
- > Tension between effort to address regional housing shortage and traditional concerns about parking, traffic among local stakeholders has emerged
 - *Broader regional messaging about the Board's goal is needed*
- > Expectations for deep community engagement creates delays that undermine local and state streamlining
 - *Developer-led outreach required during the ENA stage will ensure continued community engagement while allowing projects to advance*
- > Even at underutilized park and ride lots, communities are concerned about loss of parking
 - *Staff will revisit parking studies as needed to confirm demand*
- > Transparency is needed to maintain trust throughout accelerated process
 - *JD Dashboard to provide transparency and real-time updates on status and upcoming milestones*



Policy Update

- > Surplus Land Act (SLA) programmatic exemption to require that the Metro Joint Development portfolio adhere to the following criteria:
 - at least 50% of the gross acreage in JD portfolio must be used for residential purposes;
 - maintain a minimum density of 10 residential units per gross acre across portfolio;
 - at least 25% of housing units (across portfolio) affordable;
 - record affordability covenants that run with the land; and
 - land disposed of/leased shall have gone through a competitive solicitation process with notice to HCD developer list
- > Updated language to conform with Federal Transit Administration (FTA) circular regarding electric vehicle charging
- > Adjustments to reflect updated “10K” developer selection process

Questions & Discussion



10K Sites

1. 103rd St/Watts Towers Station
2. 17th St/SMC Station
3. Artesia Station
4. Aviation/Century Station
5. Balboa/Victory Station
6. Canoga Park Station
7. Century City
8. El Segundo Station
9. Fairview Heights
10. Florence Station
11. Glendora
12. Heritage Square Station
13. La Verne
14. Pickle Works
15. Pomona
16. Sepulveda Station
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metro.net/10K