



We're supporting thriving communities.

Joint Development 10K Commitment and Policy Update

Planning and Programming Committee | July 16, 2025

Legistar File# 2025-0095



Metro

Recommendations

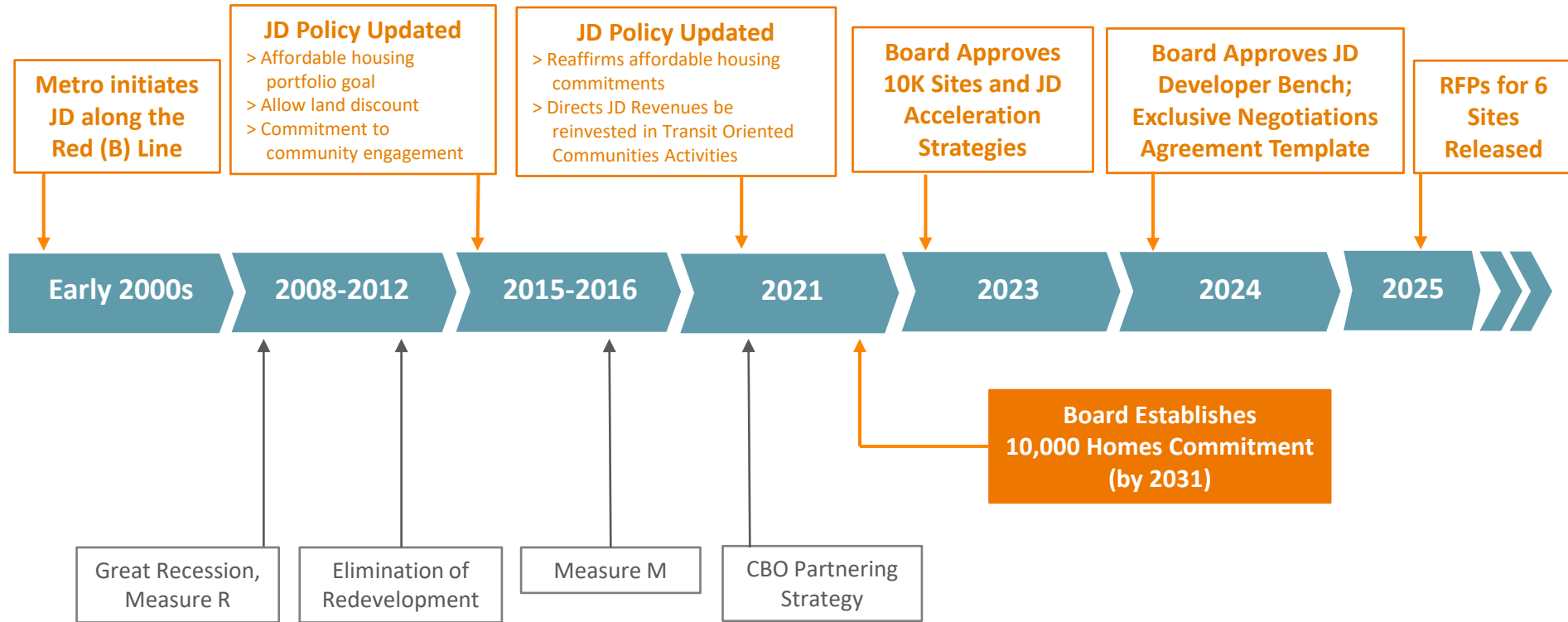
CONSIDER:

- 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

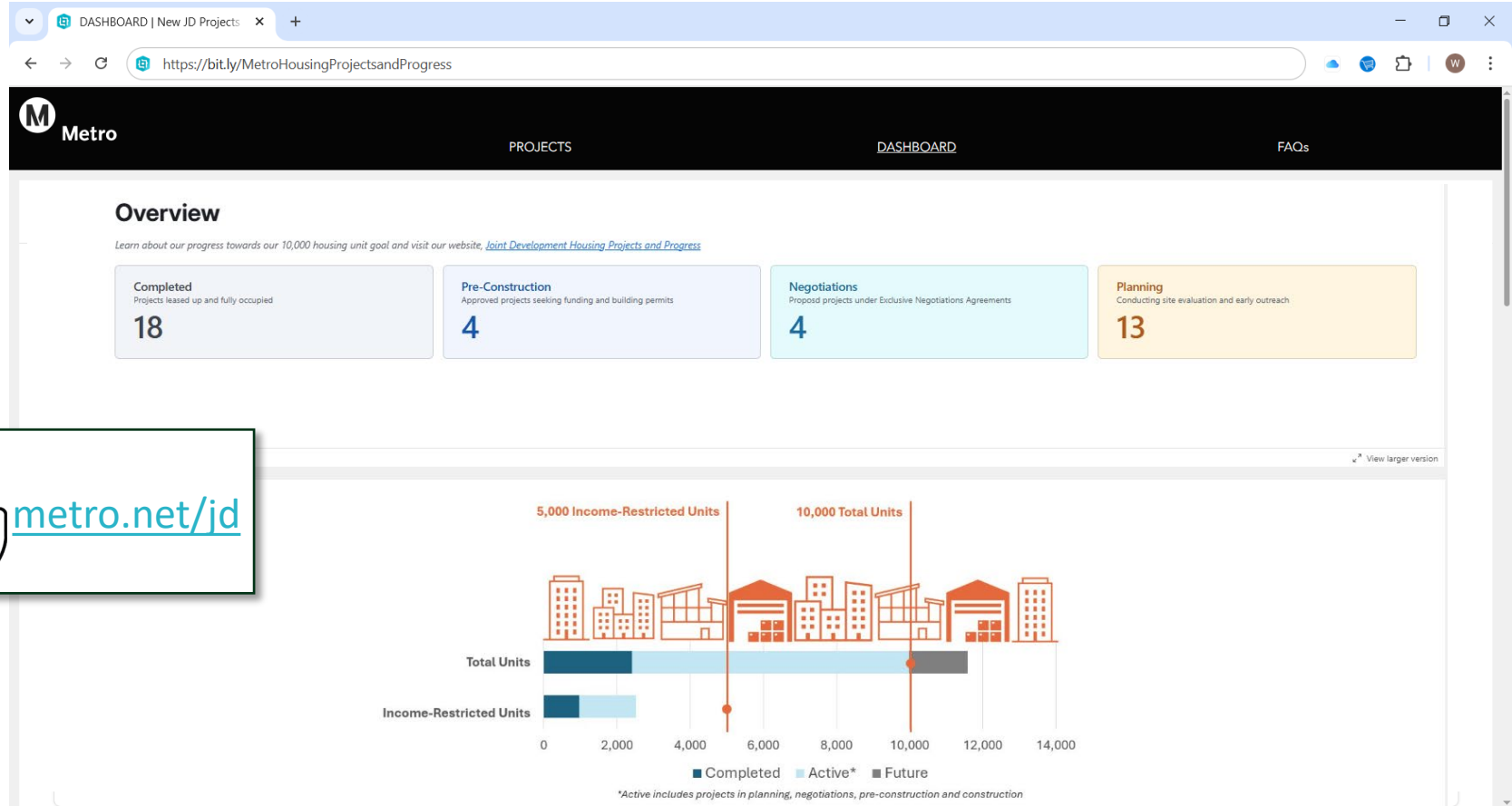


Joint Development Sites

Joint Development (JD) Program History



Progress Towards 10,000 Homes



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

Santa Monica Vermont Apts, East Hollywood
187 units | Little Tokyo Service Center (LTSC)



Lorena Plaza (1st/Lorena), Boyle Heights
49 units | A Community of Friends



La Veranda (Chavez/Soto), Boyle Heights
77 units | Abode Communities

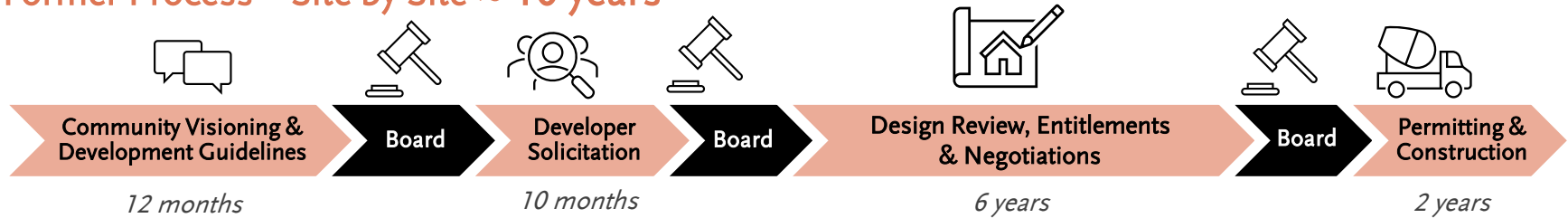


Los Lirios (1st/Soto), Boyle Heights
64 units | Bridge Housing / ELACC

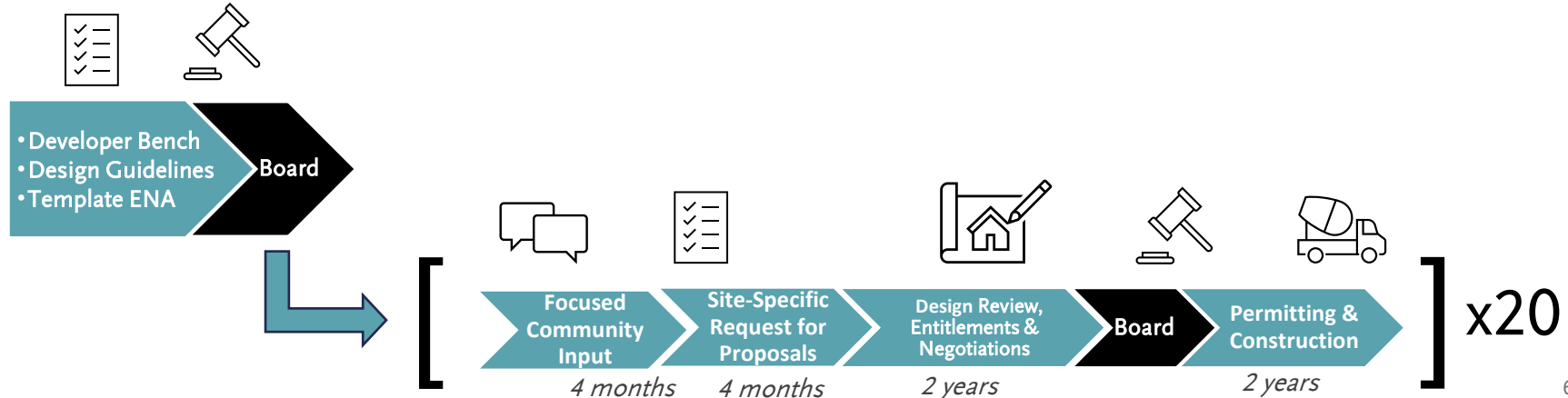


Process Improvements

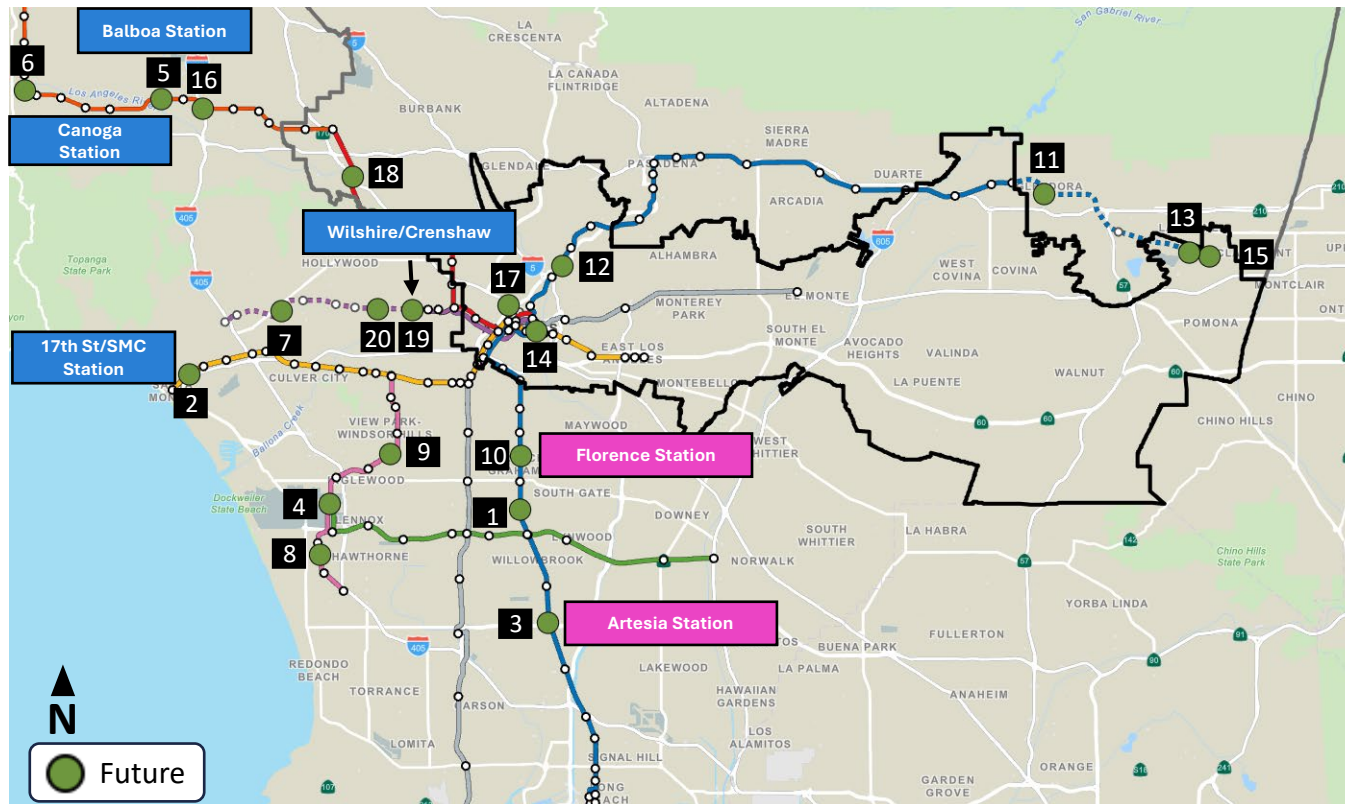
Former Process – Site by Site ≈ 10 years



10K Process – Programmatic Approach ≈ 5 years



Active Developer Solicitations



10K SITE LIST

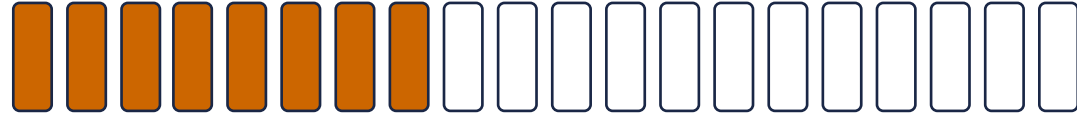
- 103rd St/Watts Towers Station
- 17th St/SMC Station
- Artesia Station**
- Aviation/Century Station
- Balboa Station**
- Canoga Station**
- Century City
- El Segundo Station
- Fairview Heights
- Florence Station**
- Glendora Station
- Heritage Square Station
- La Verne Station
- Pickle Works
- Pomona Station
- Sepulveda Station
- Temple/Beaudry Bus Layover
- Universal City/Studio City Station
- Wilshire/Crenshaw**
- Wilshire/La Brea Station

SITE PHASE:

- Active RFPs
- Proposals Received

10K Homes: Outreach Overview

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



FIELD ENGAGEMENT

832



People engaged
at 8 pop-up
events

1,975

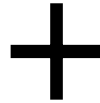


People engaged
at 18 transit rider
intercepts

372



Businesses
engaged with



DIGITAL ENGAGEMENT

736,909



Social media
impressions

204,100



Newsletter
recipients



SURVEYS

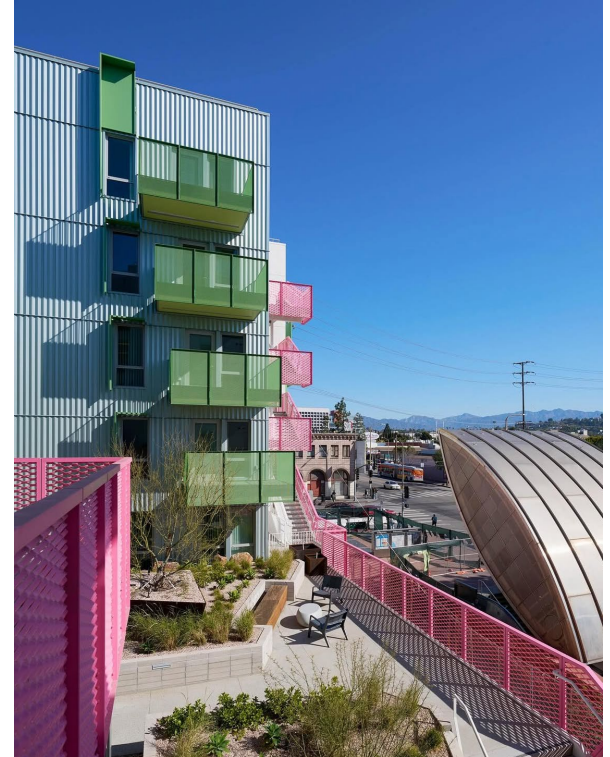
3,848



Surveys
received

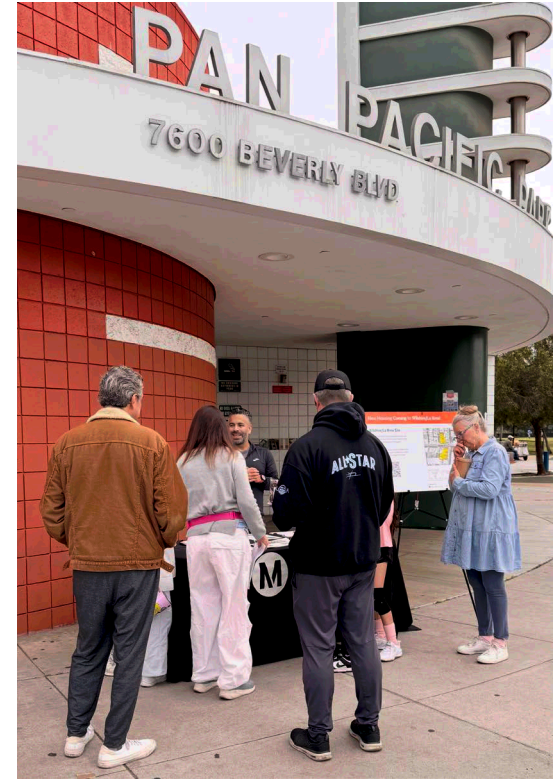
Considerations for 10K Implementation

- > 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

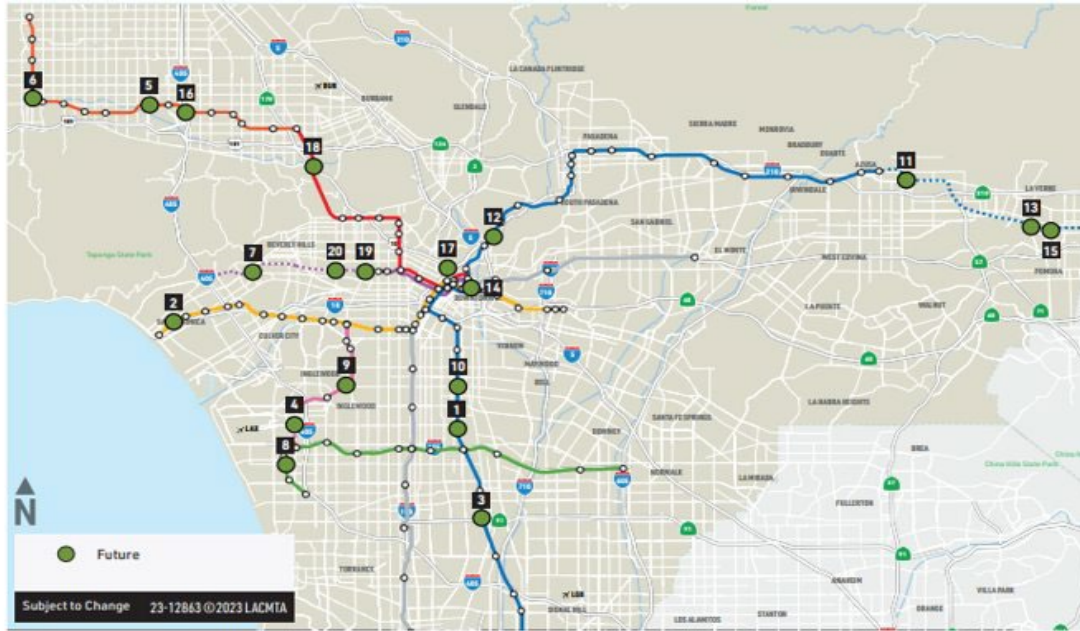
- > Tension between effort to address regional housing shortage and traditional concerns about parking, traffic among local stakeholders has emerged
 - *Broader regional messaging about the Board's goal is needed*
- > Expectations for deep community engagement creates delays that undermine local and 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 | 8. El Segundo Station | 15. Pomona |
| 2. 17th St/SMC Station | 9. Fairview Heights | 16. Sepulveda Station |
| 3. Artesia Station | 10. Florence Station | 17. Temple/Beaudry Bus Layover |
| 4. Aviation/Century Station | 11. Glendora | 18. Universal City/Studio City Station |
| 5. Balboa/Victory Station | 12. Heritage Square Station | 19. Wilshire/Crenshaw Station |
| 6. Canoga Park Station | 13. La Verne | 20. Wilshire/La Brea Station |
| 7. Century City | 14. Pickle Works | |



metro.net/10K