



# Next stop: vibrant communities.

## Little Tokyo/Arts District Station Joint Development

Planning and Programming Committee  
April 15, 2020



# Recommendation

- > **AUTHORIZE** CEO to enter into an 18-month Exclusive Negotiation Agreement (ENA) with Innovative Housing Opportunities, Inc., with option to extend up to 30 months.

# Little Tokyo/Arts District Station Site

- > Site: 1.2 acres
- > Bounded by Central Avenue, 1<sup>st</sup> Street, Alameda Street, and privately-owned property



# Stakeholder Priorities for the Site

- > Create a safe, vibrant, and transit-supportive project
- > Provide community-oriented uses and programming
- > Integrate community preferences for design and character
- > Support existing local businesses and draw new visitors to the area
- > Incorporate strategies for environmental and financial sustainability

# Evaluation and Selection

Date	Process
August 2018	Request for Interest/Qualifications released
January 2019	8 submittals received
June 2019	Request for Proposals (RFP) to 4 shortlisted developer teams
August 2019	RFP responses due
October 2019	Open House
January 2020	PET concluded scoring

## Innovative Housing Opportunities – Proposal Strengths

- > Demonstrated capacity and experience to deliver project proposal
- > Responsive to community goals outlined in Opportunity Overview
- > Offers a number of community benefits

# Proposed Project

- > 78 residential units:
  - 40 affordable units at 30-50% of Area Median Income (AMI) including 21 units for transition age youth
  - 30 affordable units at 80% AMI
  - 7 live/work units at 120% AMI
  - 1 manager unit
- > 10,000 sq. ft. commercial space with discount for local businesses
- > Activation of Metro plaza with cultural programming
- > Transit-supportive amenities, including passes for residents



*Aerial View (facing south from E. 1<sup>st</sup> Street)*

# Next Steps

- > Upon Board approval of recommended action, ENA will be executed and Metro and the developer will start negotiations and design review.
- > Metro staff will form the Little Tokyo/Arts District Station Joint Development Design Review Advisory Committee to serve as the formal means for the community to advise on the design of the project.
- > Developer will identify Community Based Organization to participate in the Project.