



We're supporting thriving communities.

STRATEGIES TO STREAMLINE AND ACCELERATE AFFORDABLE HOUSING

April 2023



Metro

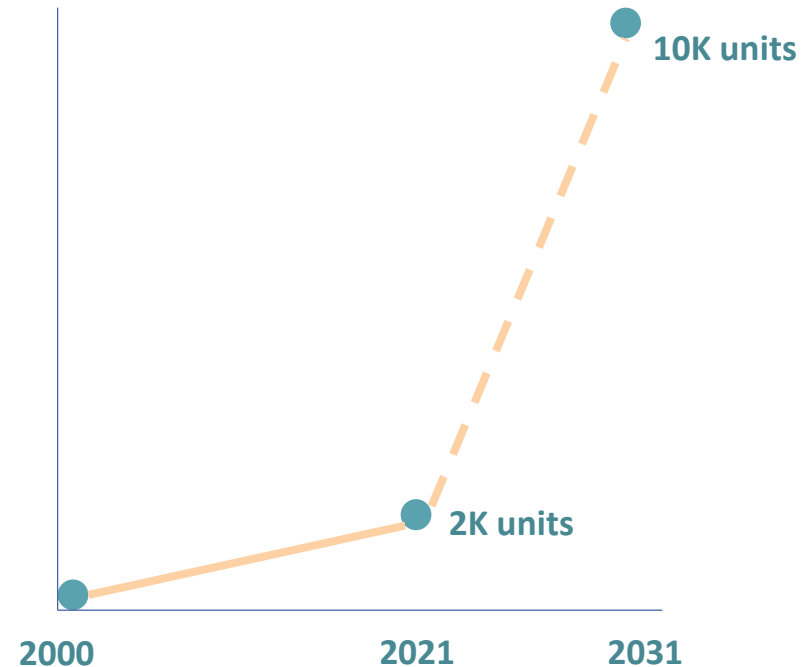
Board Actions

- A. RECEIVE AND FILE report back on strategies to accelerate permanent affordable housing within Metro joint development.
- B. ADOPT the Joint Development 10K Acceleration Strategies included as Attachment A.

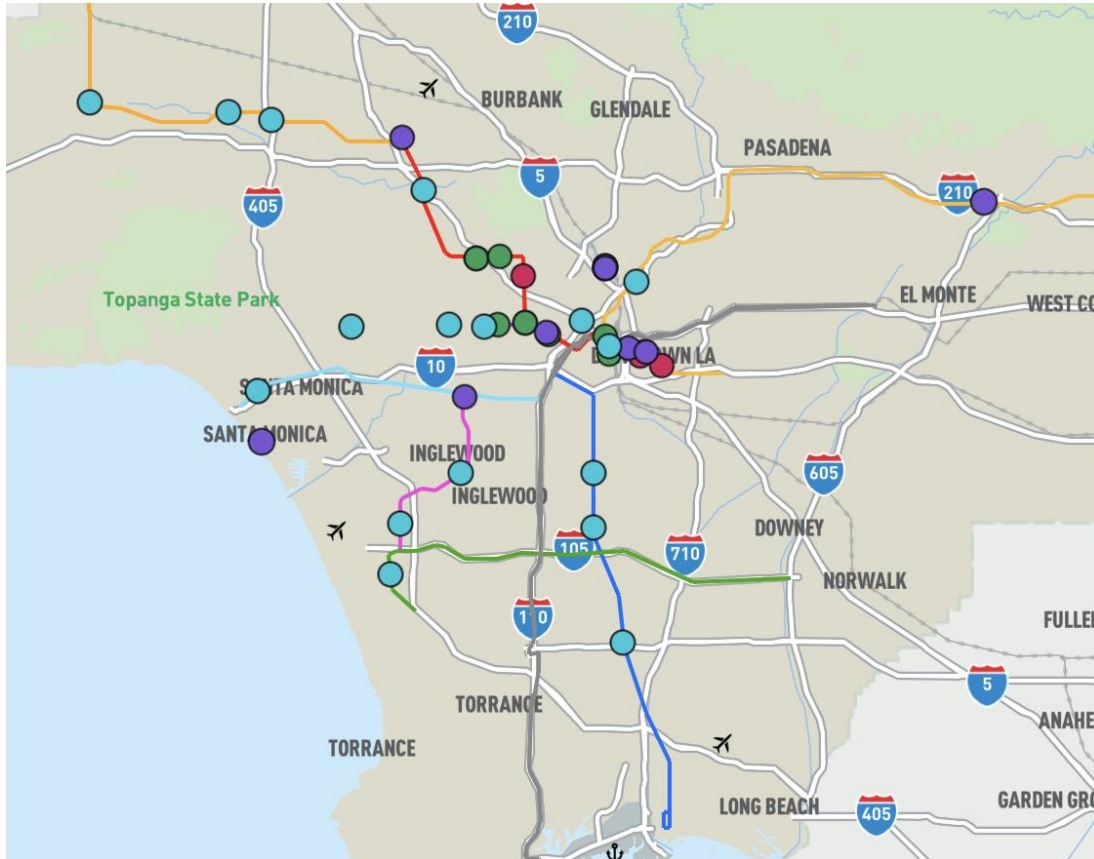


Joint Development Background

- > **2021:** JD Policy updated to prioritize *building as much housing as possible, as soon as possible, for those who need it most*
- > **2021:** Metro Board directed staff to achieve *10,000 units by 2031, 5,000 of which to be income-restricted*
- > **2022:** Staff secured grant funding and consultant work
- > **2023:** Staff and consultant identified potential sites *and crucial process recommendations*
- > **KEY FINDING:** In order to grow the Joint Development portfolio to 10,000 units by 2031, *the rate of JD project delivery must increase **tenfold***

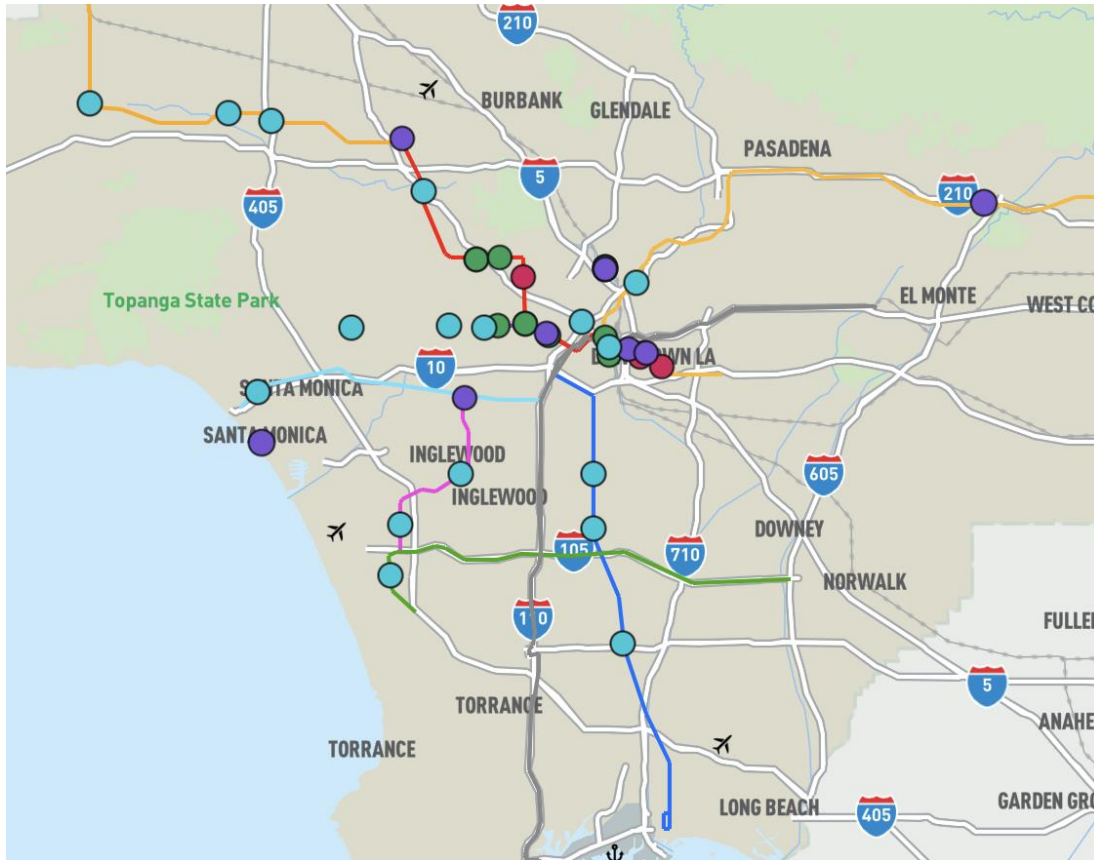


Joint Development Sites: Past, Present and Future



	UNITS	total	affordable
	● COMPLETED	2,221	793
	● CONSTRUCTION	377	373
	● NEGOTIATION/RFP	3,096	1,340
	● PIPELINE	4,306	2,494
	TOTAL	10,000	5,000

The 10K Sites



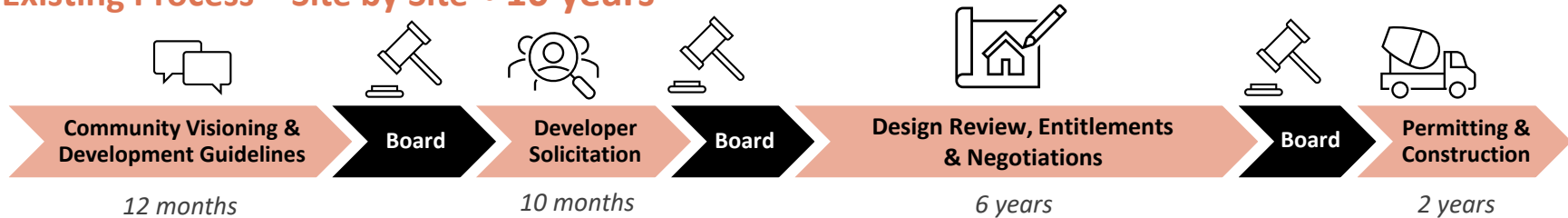
PRELIMINARY 10K SITE LIST

- Artesia Station
- Wilshire/Crenshaw
- Florence Station
- Heritage Square Station
- Balboa/Victory
- Wilshire/La Brea
- Fairview Heights
- 17th St/SMC Station
- Sepulveda Station
- Canoga Park Station
- 1940 Century Park East
- Pickle Works (Arts District)
- Universal City/Studio City
- 103rd St/Watts Towers Station
- El Segundo Station
- Aviation/Century Station
- Temple/Beaudry Bus Layover

Additional sites may be added upon completion of the Foothill Extension of the L Line (Gold).

Process Improvements

Existing Process – Site by Site ≈ 10 years

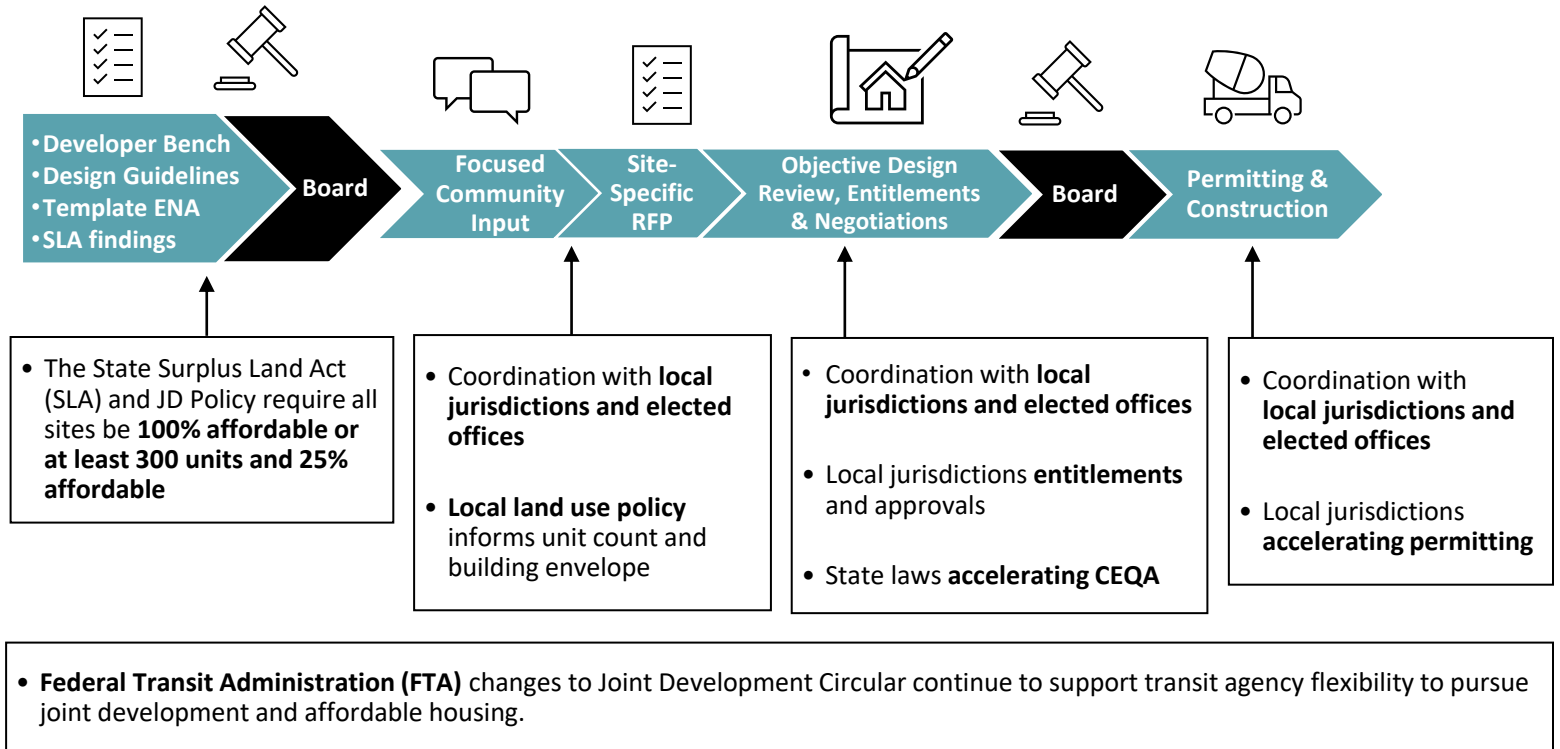


Proposed Process – Programmatic Approach ≈ 5 years



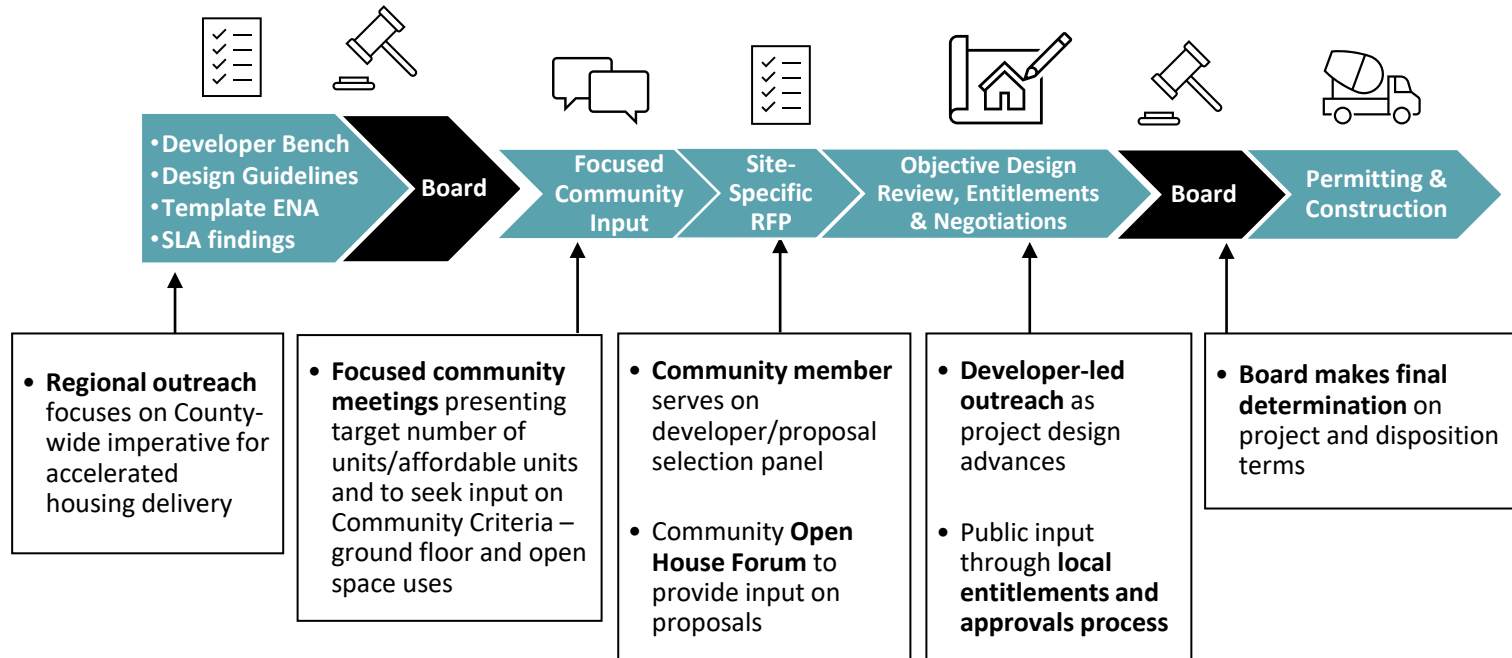
Agency Partners

Early and continuous coordination with local jurisdictions to ensure local support



Community Engagement

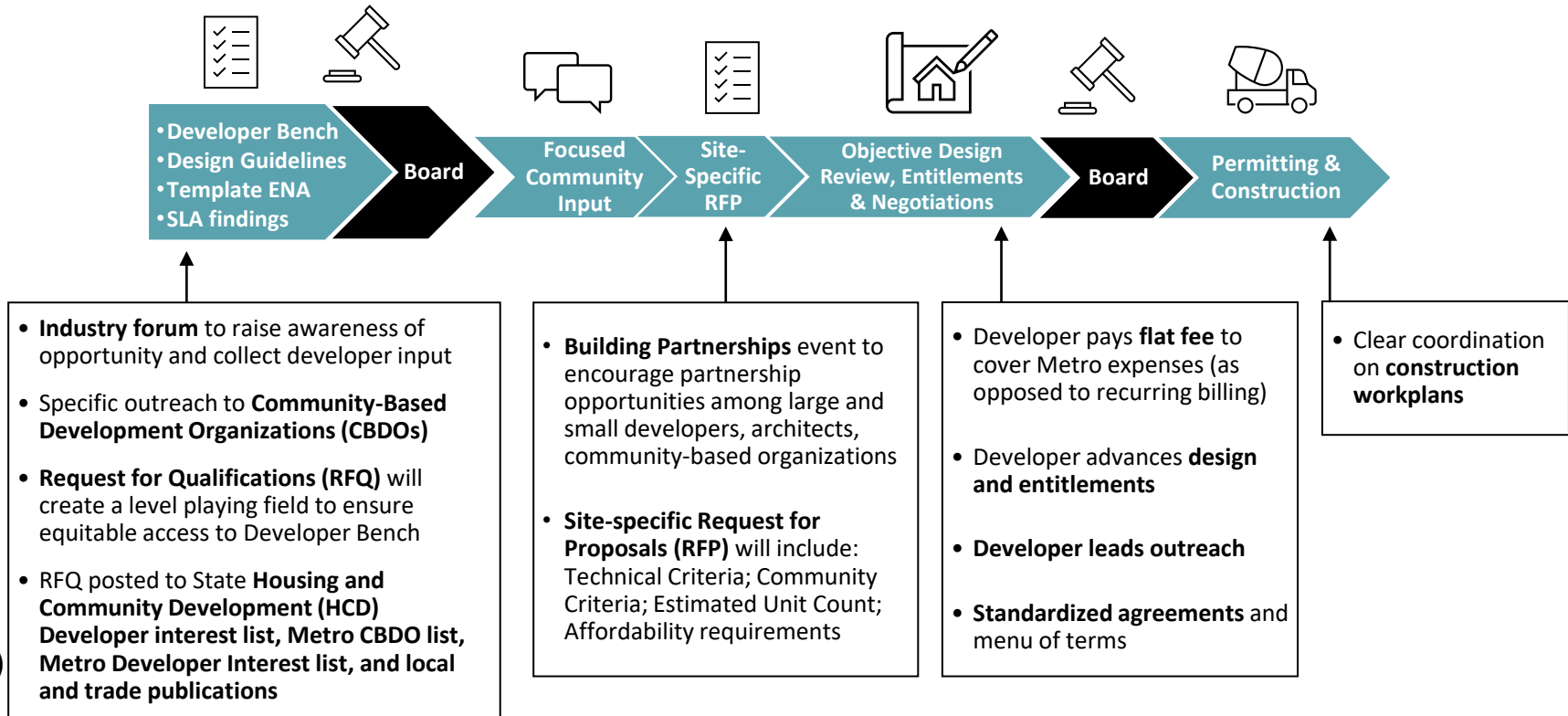
Commitment to transparency and meaningful community input throughout the process.



Public-facing continuously updated **dashboard** reporting on project status and milestones

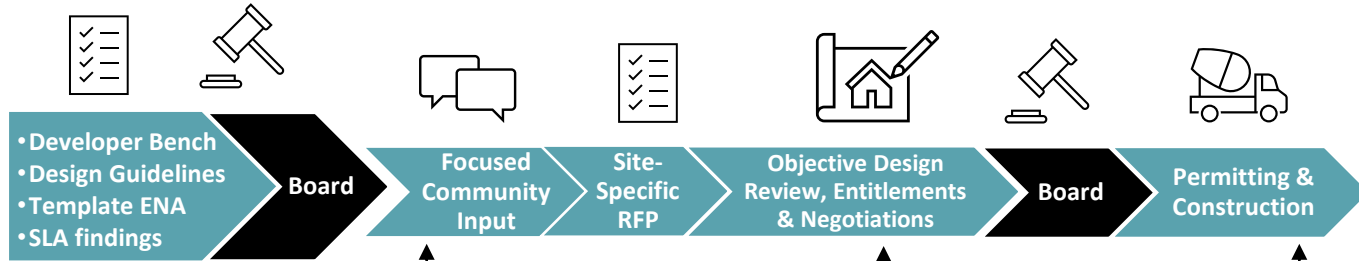
Developer Participation

Ensure opportunity, clarity and certainty for developer partners.



Internal Processes

Simplify, standardize and streamline internal processes to accelerate project delivery.



- **Developer Bench** selected through robust evaluation panel with involvement from internal departments and external participants

- **Standardize outreach** materials to create consistent and efficient engagement across all sites
- **Site-specific analysis** to determine number of units and affordability

- **Intra-agency Development Task Force** to accelerate design review and infrastructure coordination
- **Program Charter** to clarify roles and expectations
- **Standardized design review** according to objective design criteria

- Clear coordination on **construction workplans**

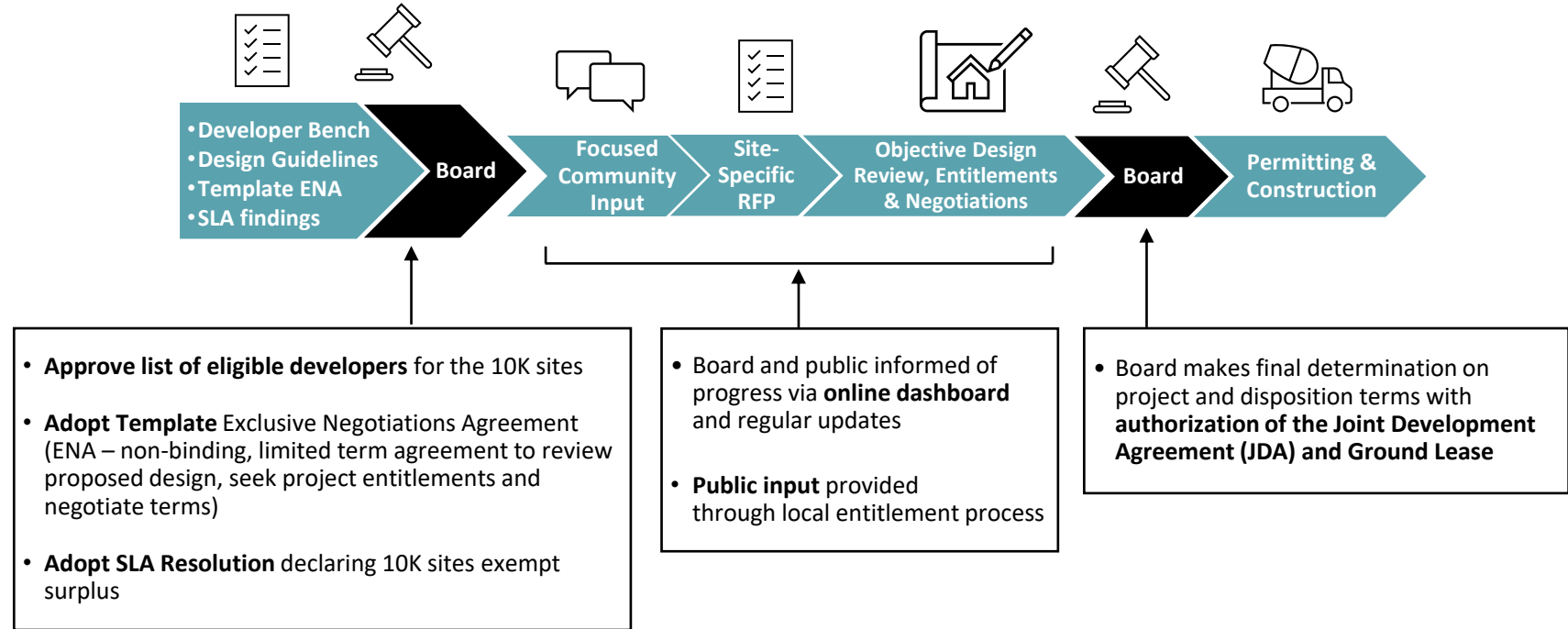
- **Create development-ready sites** to accelerate project delivery including advanced environmental remediation and infrastructure investment
- **Biannual audit** of developer and proposal solicitation processes

- Secure **additional staffing resources**



Board Approvals and Agreements

Continued transparency and oversight.



Next Steps

- **Coordinate with local jurisdictions and elected offices** on 10K site analysis
- **Begin regional outreach** to focus on Countywide imperative for accelerated housing delivery
- **Host Industry Forum** to raise awareness of opportunity and collect input from developers
- **Continue specific outreach to Community-Based Development Organizations (CBDOs)**
- **Issue Request for Qualifications** to establish Developer Bench
- **Return to Board in fall** with recommended Developer Bench, Standard ENA Template, Objective Design Criteria, and a resolution to declare 10K sites exempt surplus land

