



**We're supporting thriving communities.**

# Metro Joint Development

## **Mission:**

To build as many homes as possible near transit, as soon as possible, for those who need them most.

## **Goal:**

To build 10K units in 10 years.

## **Process:**

Partner with private developers to build on Metro properties.

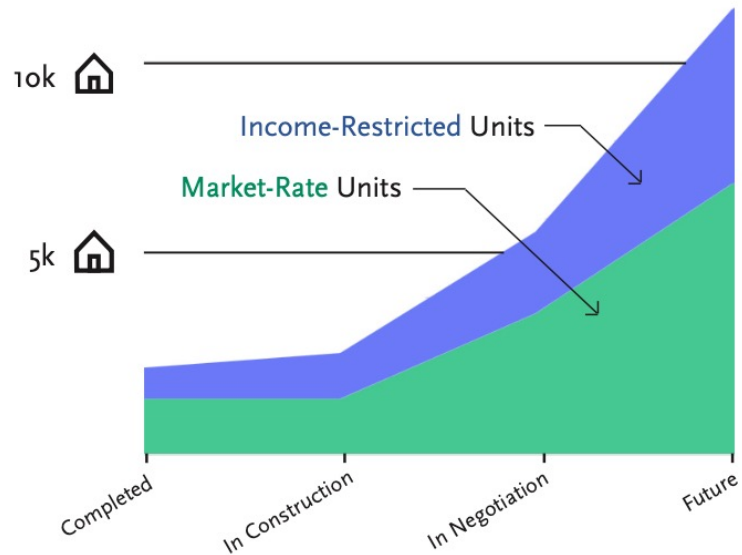


# JD Portfolio

## Current Projects

COMPLETED	IN CONSTRUCTION	ACTIVE
16 projects	4 projects	7 projects
791 income-restricted units	374 income-restricted units	680 income-restricted units
1,430 market-rate units	- market-rate units	2,036 market-rate units
<b>2,221</b> total units	<b>374</b> total units	<b>2,716</b> total units

## Future Vision



# JD Policy

Mission Statement: Build as many homes as possible, as quickly as possible, for those who need them most.

The [updated Joint Development Policy](#):

- > prioritizes the development of 100% income-restricted projects under an “*affordable first*” principle
- > requires larger projects to allocate at least 25% of units for low-income households
- > prioritizes projects where need is highest, and greatest benefits can be realized quickly
- > maximizes the housing unit yield including number of income-restricted units
- > limits parking to 0.5 spaces per bedroom
- > reinvests proceeds into Transit Oriented Communities establishes the Metro Housing Lab

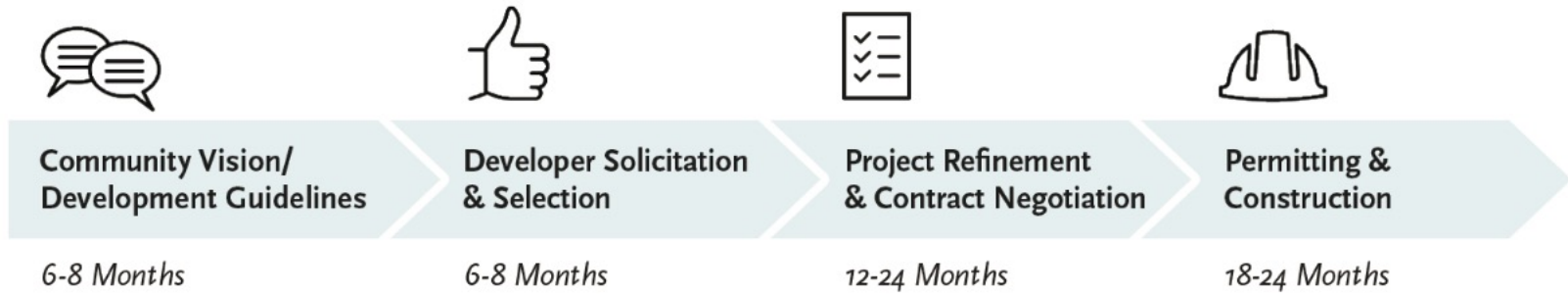


# Metro Housing Lab

- > Land banking
- > Community land trusts
- > Public-private financing partnerships
- > Preservation strategies
- > Modular and prefab units
- > Micro-units and co-housing
- > Mass timber Construction
- > Strategies and incentives to support community-based development



# JD Process



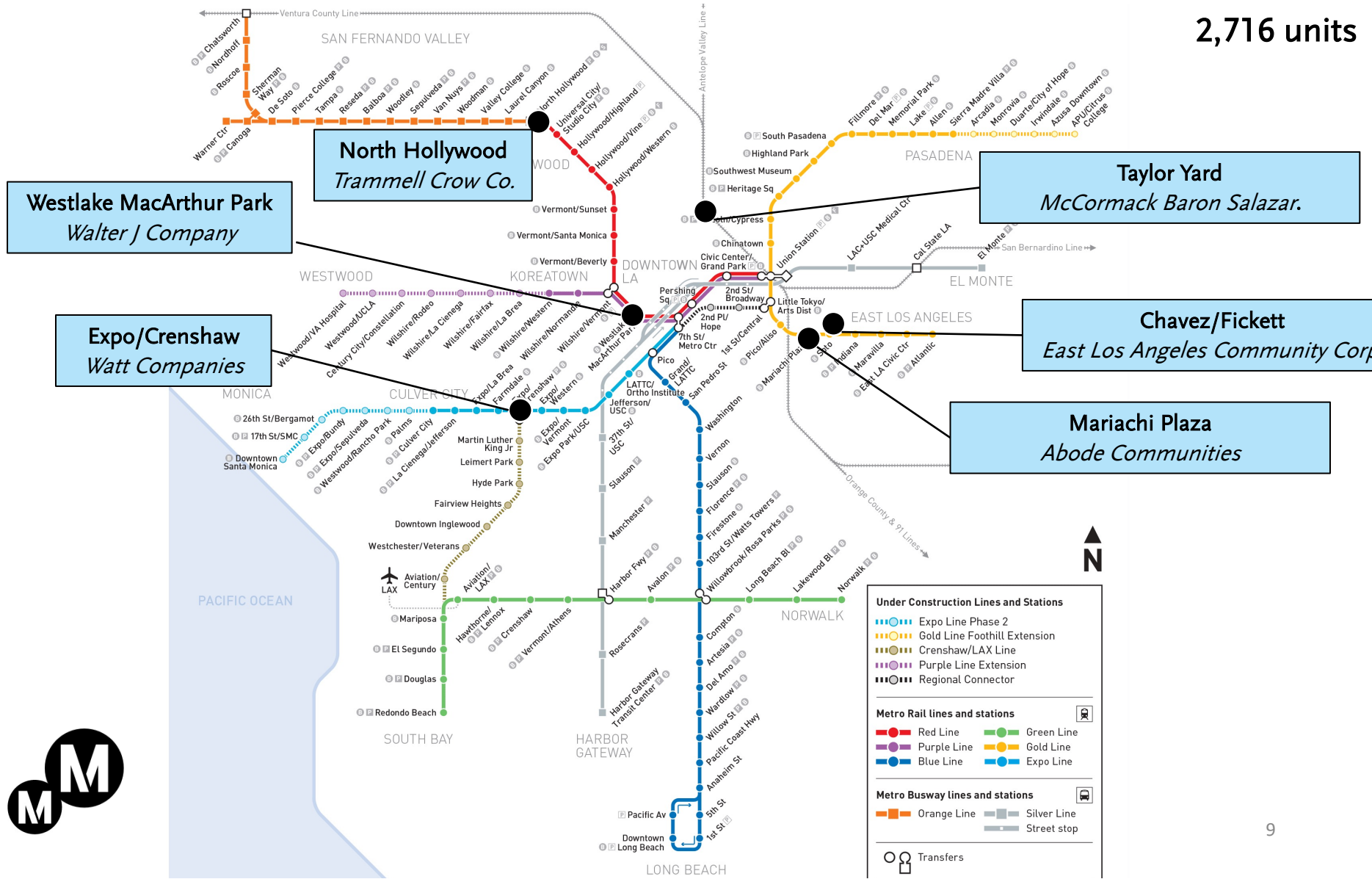
# JD Portfolio



# In Negotiation



# JD Projects – Construction in 2-3 Years



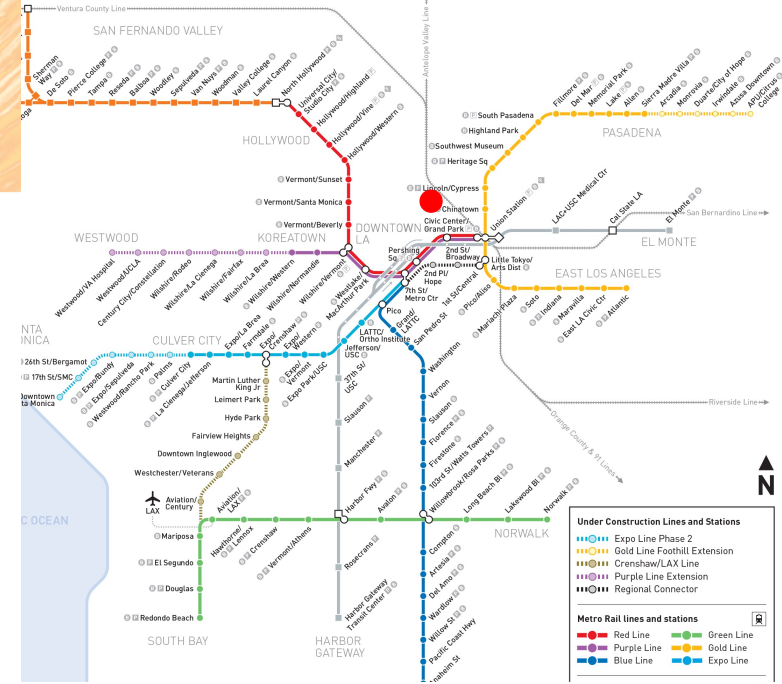
# Taylor Yard

- 18-acre former railyard, adjacent to LA River
- 95 market-rate condominiums
- 305 affordable apartments
- 8,290 square feet commercial space
- Program for final lot TBD
- Developer: McCormack Baron Salazar



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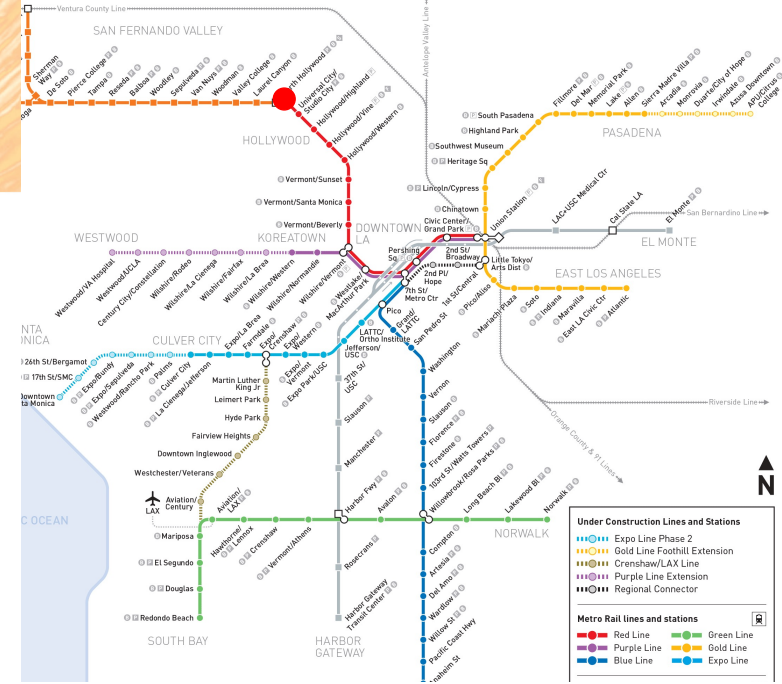
# Cesar Chavez/Fickett

- **Site:** 1.56 acres, vacant
- **Proposed Project:**
  - › 110 affordable housing units
  - › Limited Grocery Opportunity
- **Developer:** Abode Communities



# North Hollywood

- **Site:** 15 acres at North Hollywood Station
- **Status:**
  - ENA extension approved in March 2022
  - Draft EIR to be released April 2022
- **Developer:** Trammel Crow Company
- **Total Development Cost:** >\$1 billion



# North Hollywood

- > New Transit Center with electric charging to serve three Measure M Projects
- > Iconic station portal to **replace existing portal** in disrepair
- > **311 Affordable Units** and 1527 total housing units
- > Integration of Bike Hub, Bikeshare and other **micromobility** features
- > New opportunities for **local businesses**
- > LA's first **shared street**
- > Preserved **Historic Depot** and landscaped plaza
- > **Community Open Space** with performing arts programming
- > Robust **public arts** program to complement the NoHo Arts District

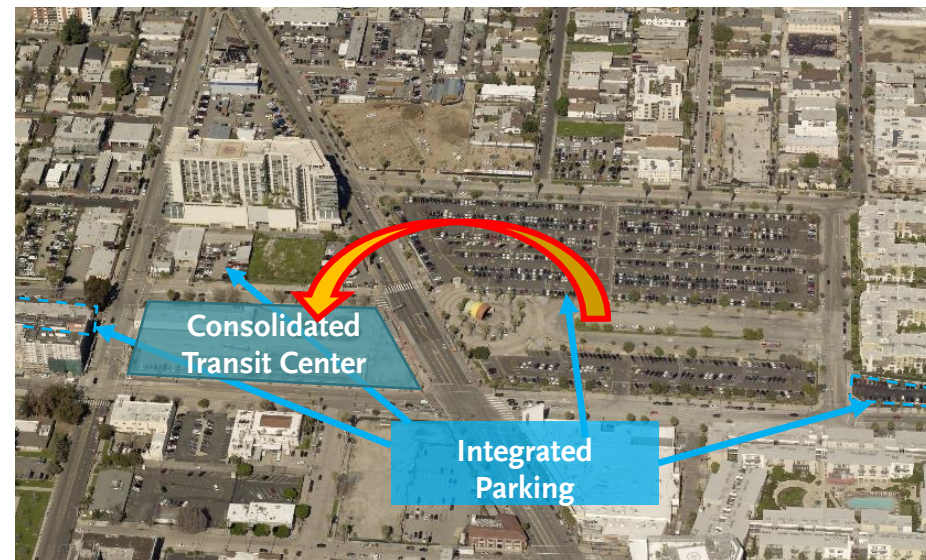


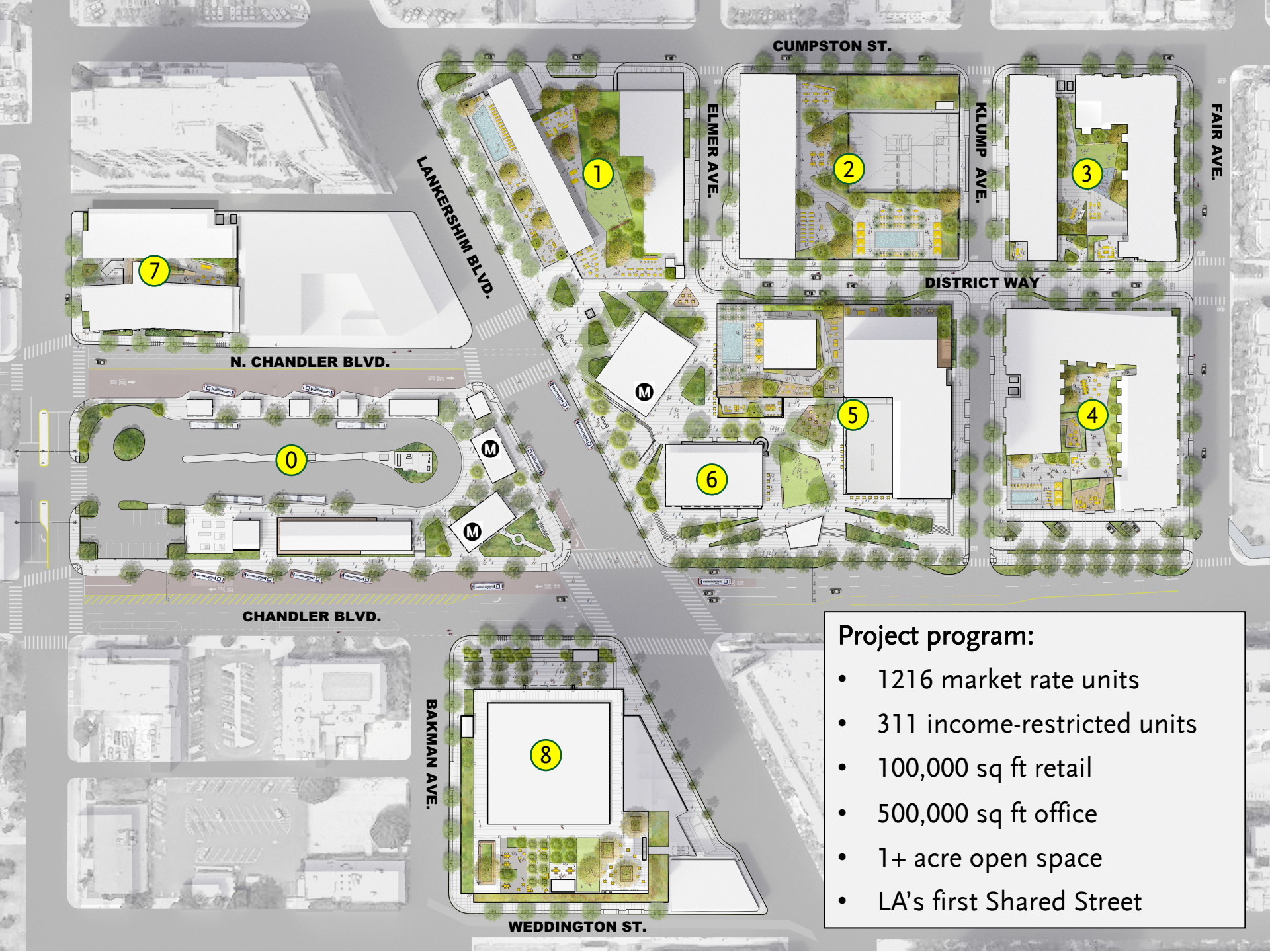
# North Hollywood

Existing



Proposed



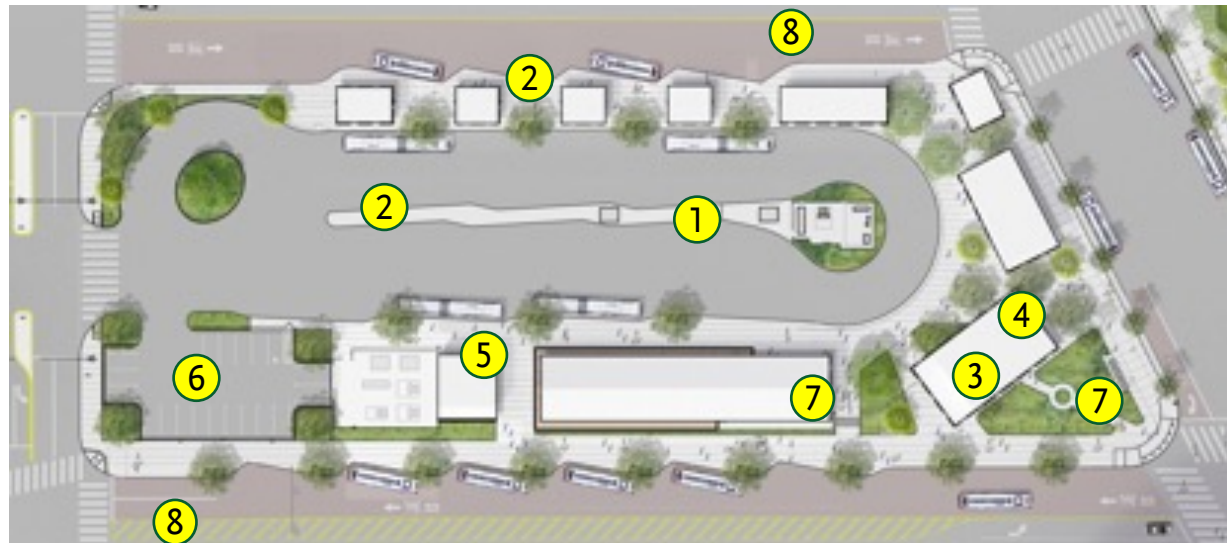


- Project program:**
- 1216 market rate units
  - 311 income-restricted units
  - 100,000 sq ft retail
  - 500,000 sq ft office
  - 1+ acre open space
  - LA's first Shared Street



# North Hollywood Transit Center

1. Expanded bus transfer and layover facilities
2. Electric Bus Charging
3. New Red Line Portal
4. Transit Security Center
5. Operator restrooms
6. Metro non-revenue vehicle parking
7. Preserved Lankershim Depot and Corner Plaza
8. Incorporation of Chandler Bicycle Connection



# Expo/Crenshaw – *Crenshaw Crossings*

- Joint venture with LA County
- Total of 3.5 acres
- Proposed Development:
  - 400 units, 50% to 100% income-restricted
  - 40,000 sq. ft. of commercial/retail space
- Developer: Watt Companies



# Expo/Crenshaw – Crenshaw Crossings



# Expo/Crenshaw – *Crenshaw Crossings*

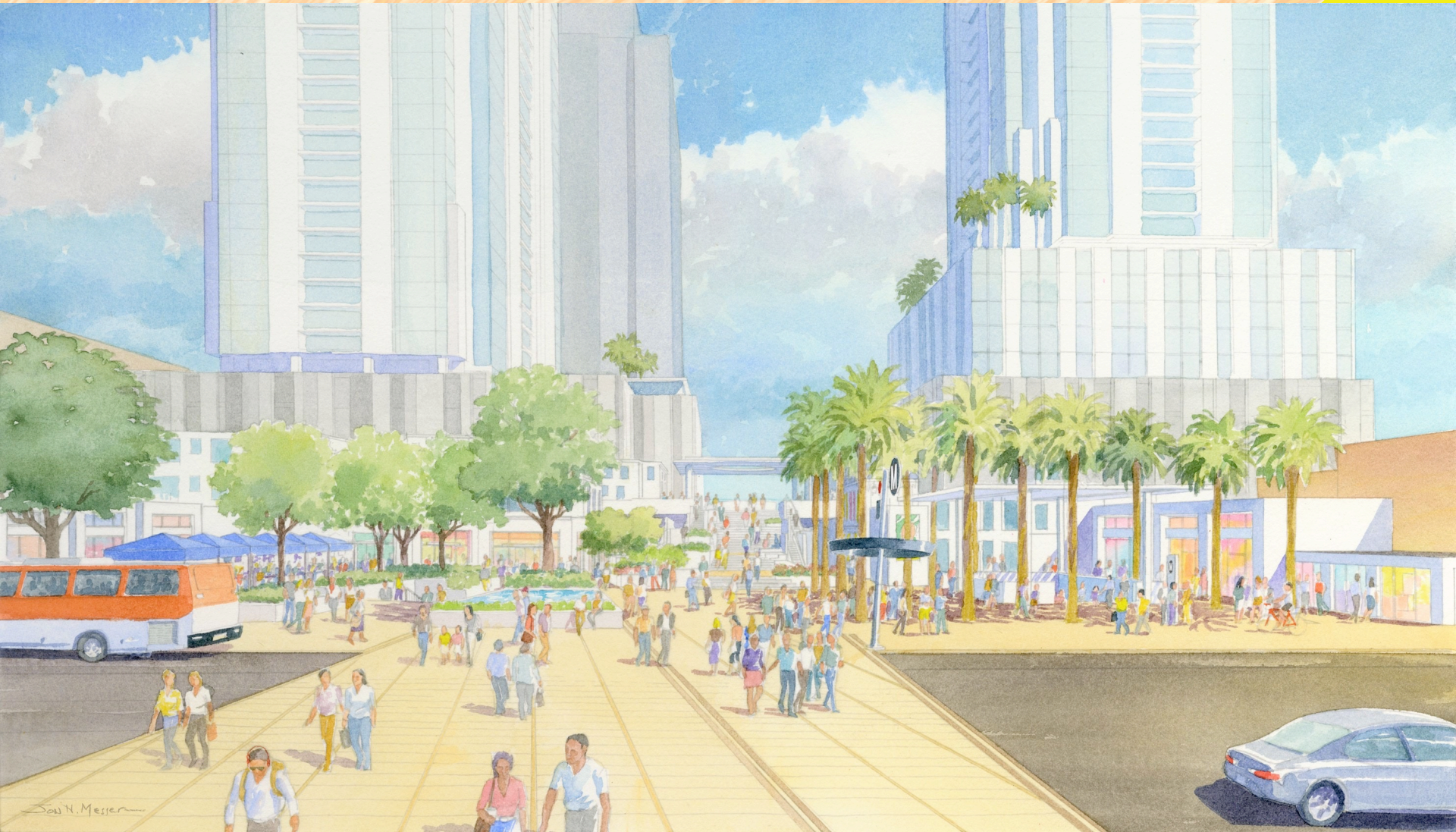


# Westlake/MacArthur Park (Phase B)

- 434 market rate apartments
- 234 income-restricted apartments
- 300 hotel rooms
- 76,000 square feet of open space amenities
- 68,000 square feet of retail, commercial and office uses
- Developer: Walter J Company



# Westlake/MacArthur Park (Phase B)



# JD Portfolio





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