



We're supporting thriving communities.

Metro Joint Development Program

Presented to: Construction Network - September 16, 2025

Joint Development Overview



Joint Development Definition

Conceptually, Joint Development is a defined term as prescribed by the Federal Transportation Administration:

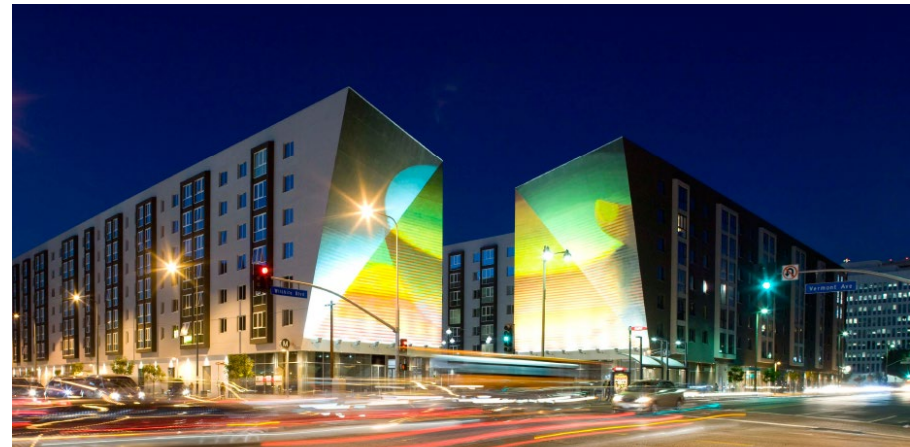
“A public transportation project that integrally relates to, and often co-locates with commercial, residential, mixed-use, or other non-transit development. Joint development may include partnerships for public or private development associated with any mode of transit systems that are being improved through new construction, renovation, or extension. Joint development may also include intermodal facilities, intercity bus and rail facilities, transit malls, or historic transportation facilities.”

Circular – FTA C 7050.1C

TOCs Relative to JDs

Transit Oriented Communities (TOCs) are places (such as corridors and neighborhoods) that, by their design, allow people to drive less and access transit more.

Joint Development is the real estate development program through which Metro collaborates with developers to build **transit-oriented developments** on Metro-owned properties.



The Joint Development Program

Metro partners with local jurisdictions, community stakeholders and developers to implement TODs through our *Joint Development Program* to:

- > Support community and local jurisdiction vision for station area
- > Encourage housing for diverse income levels
- > Ensure high quality architecture and urban design
- > Increase transit ridership and improve patron experience
- > Generate revenue to reinvest in the TOCs



OUR MISSION: *to build as much housing as possible, as quickly as possible, for those who need it most.*



Joint Development Policy

As recently as July 2025, the Metro Board approved updates to the Joint Development Policy that further enhances Metro's commitment to housing near transit:

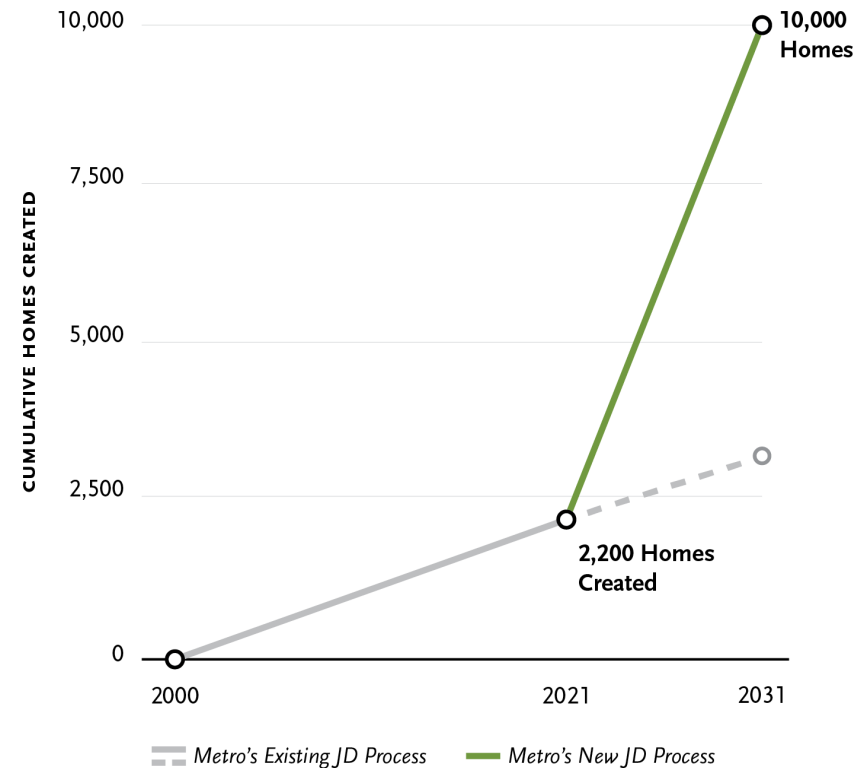
- > Better alignment with State requirements relative to affordable housing production (SLA).
- > Updates to the developer selection process under the 10K Program.
- > Conforming language relative to electric vehicle charging stations and new FTA guidance.



[Updated Joint Development Policy](#)

Joint Development 10,000 Home Commitment

- > In 2021, Metro Board directed staff to achieve *10,000 units by 2031, **5,000 of which to be income-restricted***
- > **Strategic Planning** identified potential sites and crucial process recommendations
- > In order to grow the Joint Development portfolio to 10,000 units by 2031, *the rate of JD project delivery must increase **tenfold***
- > Metro Board approved *Acceleration Strategies* to implement **the 10,000 Home Commitment**
 - 20 Development Sites ready today
 - Developer Bench
 - Advanced Site Preparation and Environmental remediation
 - Targeted Outreach
 - Accelerated Design Review



Joint Development Project Highlights



1st/Soto – (Completed)

- > *Metro:* Gold (L) Line
- > *Developer:* Bridge Housing/East Los Angeles Community Corp. (ELACC)
- > *Scope:* 63 affordable units, 2,400 sq. ft commercial space



Duarte Station– (In Negotiations)

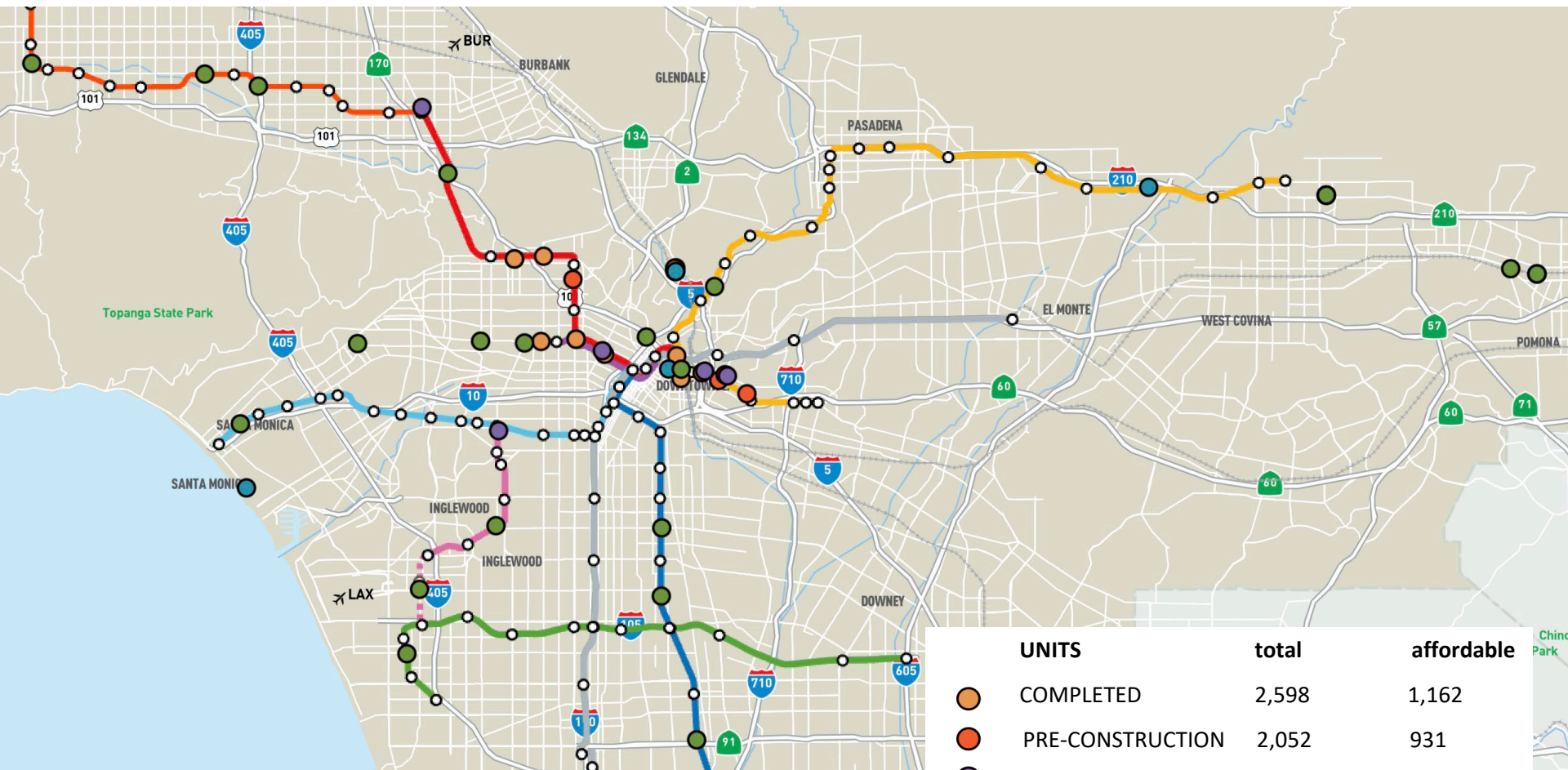
- > *Metro:* Blue (A) Line
- > *Developer:* Jamboree Housing Corp.
- > *Scope:* 100 affordable units, up to 5,000 sq. ft commercial space



North Hollywood – (In Pre-Construction)

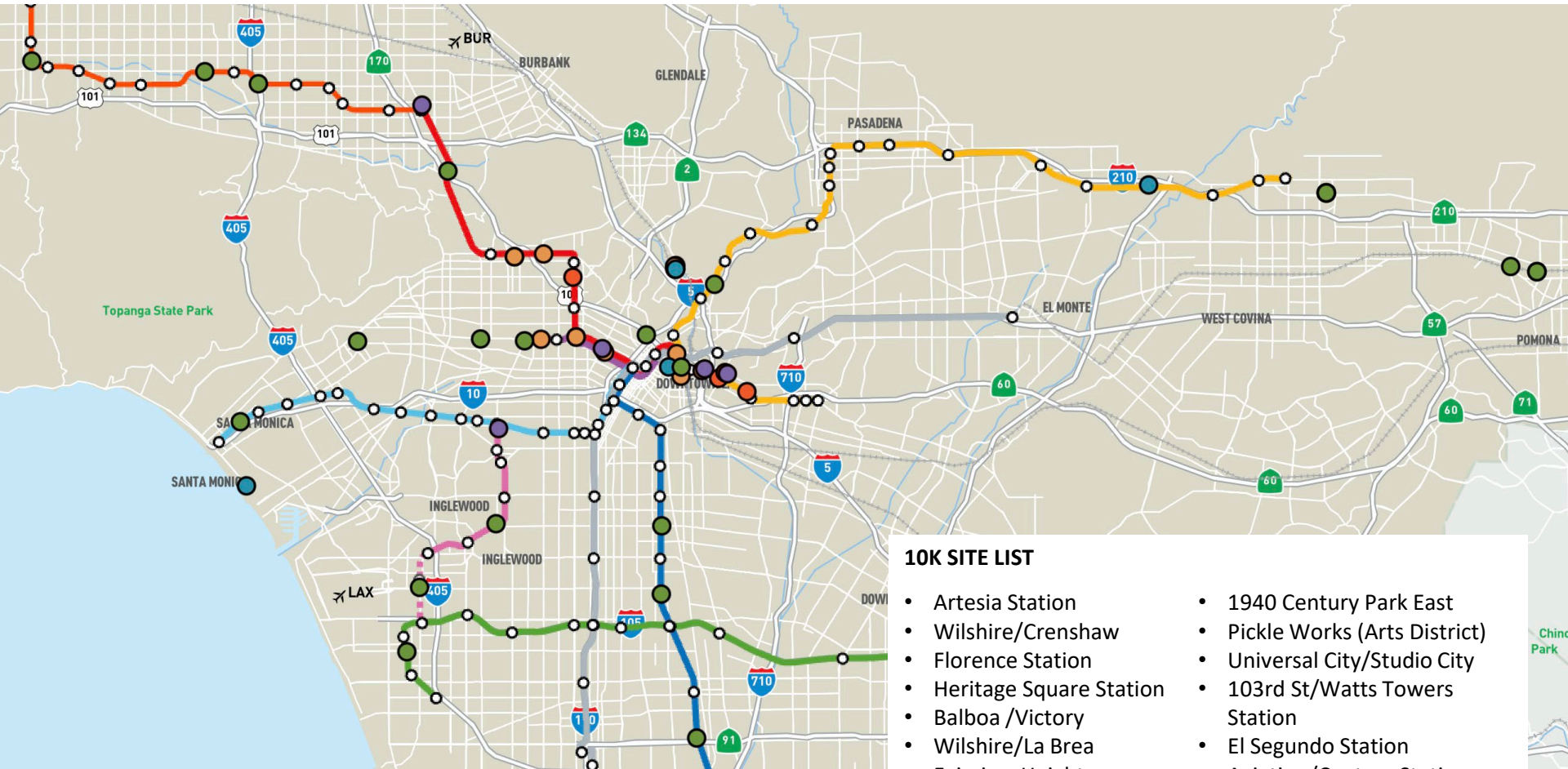
- > *Metro:* Red (B) Line, Orange (G) Line, major bus terminal
- > *Developer:* Trammell Crow Company
- > *Scope:* 1,500 units (20% affordable), 500,000 sf office, 100,000 sf retail/dining, transit center

Joint Development Sites: Past, Present and Future



UNITS	total	affordable
COMPLETED	2,598	1,162
PRE-CONSTRUCTION	2,052	931
NEGOTIATION	1,109	419
PLANNING	4,219	1,901
FUTURE	1,611	1,212
TOTAL	11,289	5,625

The 10K Sites



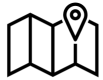
10K SITE LIST

- 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
- La Verne
- 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
- Glendora
- Pomona

New Joint Development Process – Site by Site



New Joint Development Process – Bench RFQ



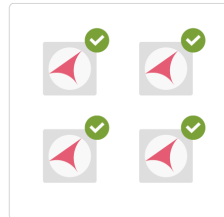
**Developer
Pre-Qualification**



Metro Board Review



Developers, including community-based development organizations, apply to join the prequalified list of developers for Metro's 10,000 Home Commitment.



Metro Board reviews and approves a list of prequalified developers.

Metro defines a CBDO as "a nonprofit, tax-exempt, housing developer with a commitment to a geographic community and a stated intention of generating community scale outcomes including building wealth, increasing economic stability, improving health, or advancing equity through its projects and programs or partnerships with other organizations."

Florence Station

Size: 1.10 acres

Use: Florence A Line Station. Currently a primarily -unrestricted (i.e., "free") park and ride site.

Adjacent Transit: Metro 102, 110, 111, and 611 bus lines; DASH- Chesterfield Square; The Link - Florence-Firestone/Walnut Park (LADPW).

Infrastructure: The site contains underground electrical connections for surface parking.



Contact Information

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Find out more about Joint Development at
metro.net/jd

Review the Joint Development Bench List at
[JD Bench](#)

