



We're supporting thriving communities.

LA Metro Joint Development Housing Accelerator - REAP 1.0

December 5, 2024

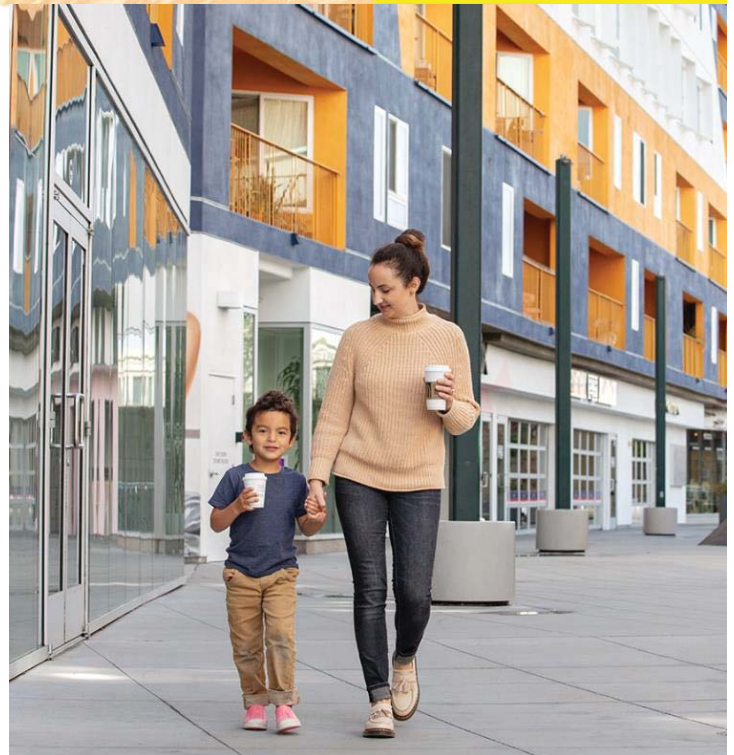


The Joint Development Program

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

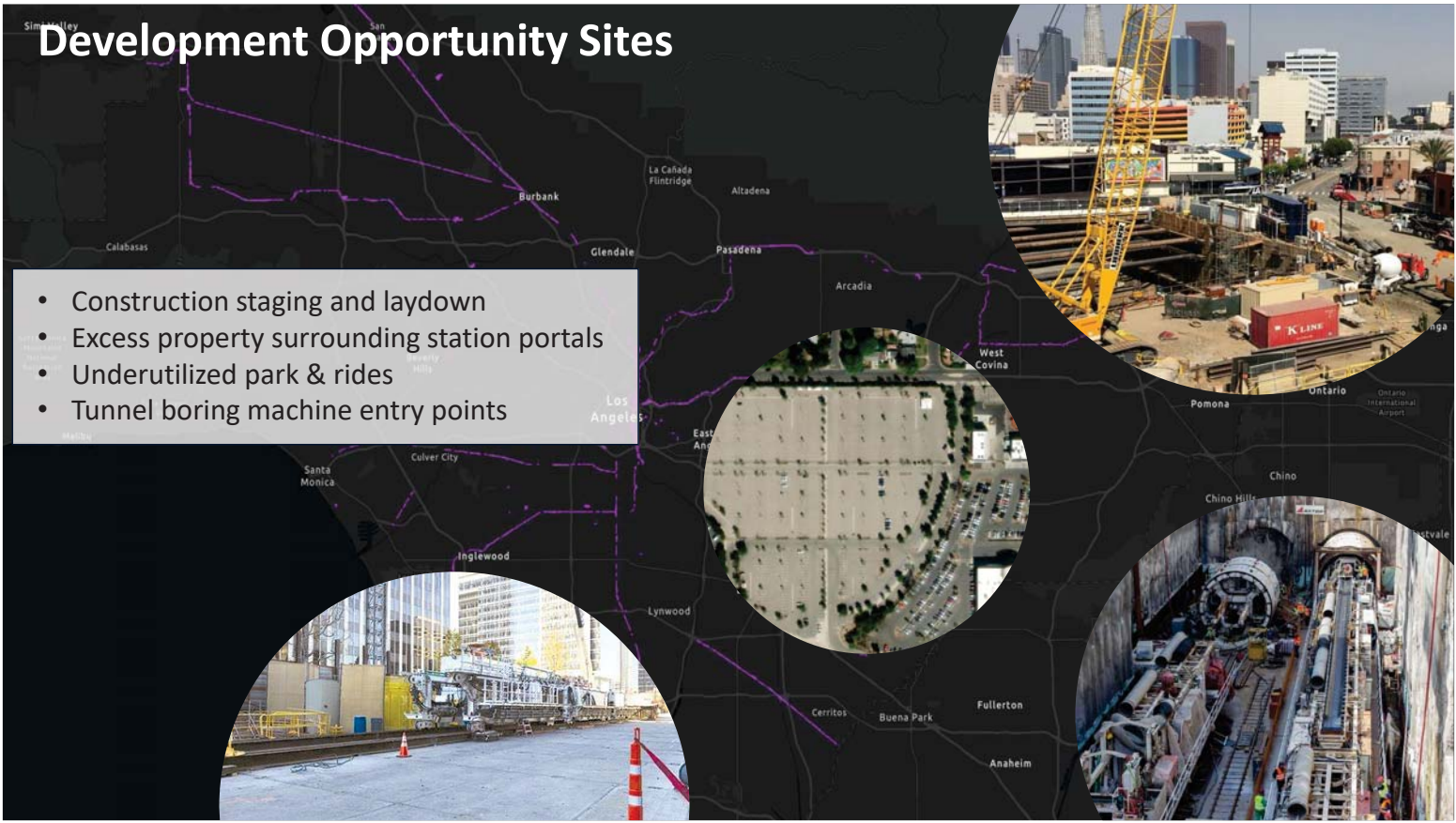
- > Support community vision for station area
- > Encourage housing for diverse income levels
- > Ensure high quality architecture and urban design
- > Increase ridership and improve patron experience
- > Generate revenue to reinvest in TOCs

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



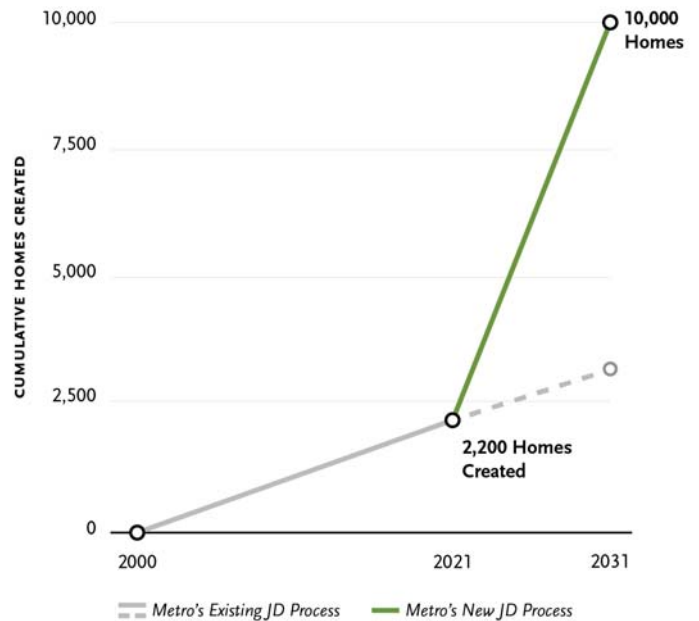
Development Opportunity Sites

- Construction staging and laydown
- Excess property surrounding station portals
- Underutilized park & rides
- Tunnel boring machine entry points



Metro Housing Challenge

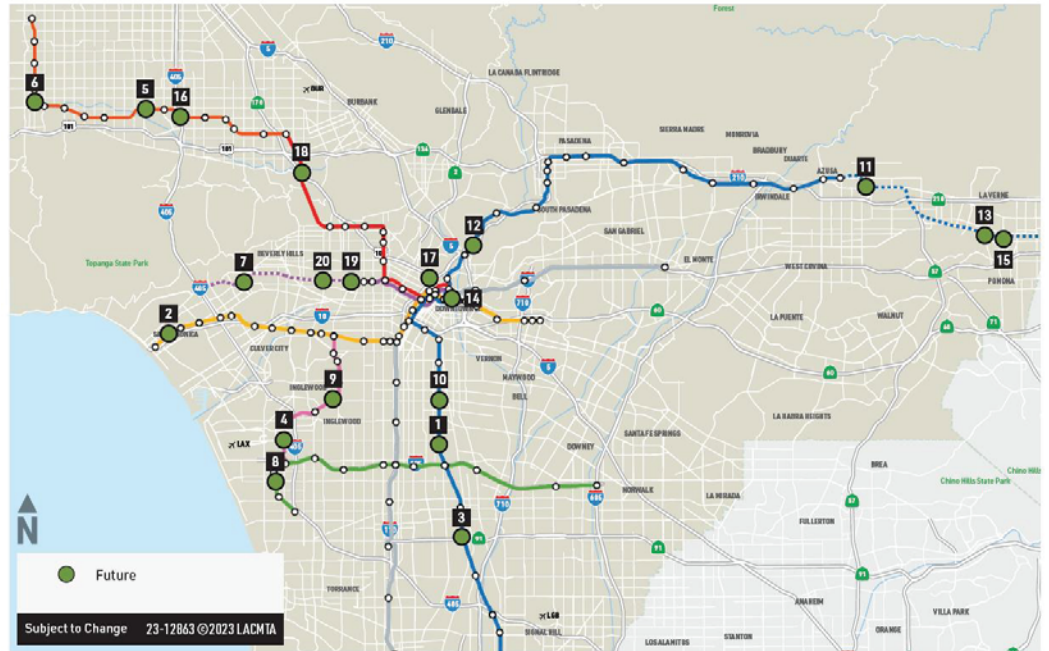
- > Metro Board directed staff to achieve *10,000 units by 2031, 5,000 of which to be income-restricted*
- > In order to grow the Joint Development portfolio to 10,000 units by 2031, *the rate of JD project delivery must increase **tenfold***



Metro Housing Accelerator: Key Activities and Deliverables

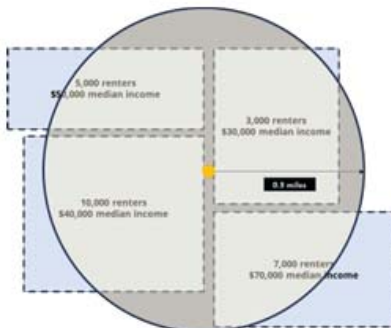
- > **Joint Development Strategic Plan:** inventory of existing and future JD sites to inform strategic planning
- > **Consolidated Parking Strategy:** inventory of existing park and rides that offer JD opportunities
- > **Acceleration Strategies:**
 - Developer Bench
 - Targeted outreach
 - Template legal documents
 - Program charter and Task Force
 - Streamlined RFP process
 - ... and more!

FUTURE HOUSING SITES

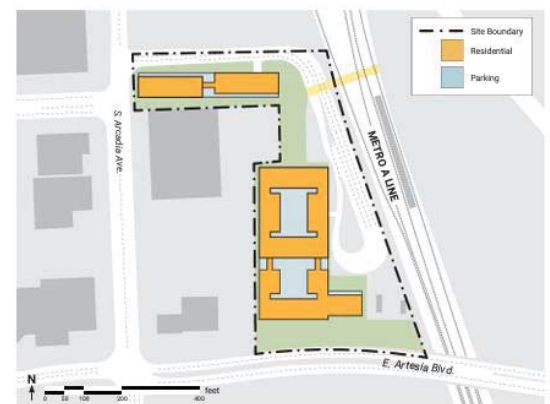


Metro Housing Accelerator: Key Activities and Deliverables

- > **Advanced Feasibility Studies:** site-specific market and zoning analyses of future JD sites
- > **Neighborhood AMI Methodology:** development of methodology for AMI analysis



Tract	Renter Households	Median Income
A	5,000	\$50,000
B	10,000	\$30,000
C	3,000	\$40,000
D	7,000	\$70,000

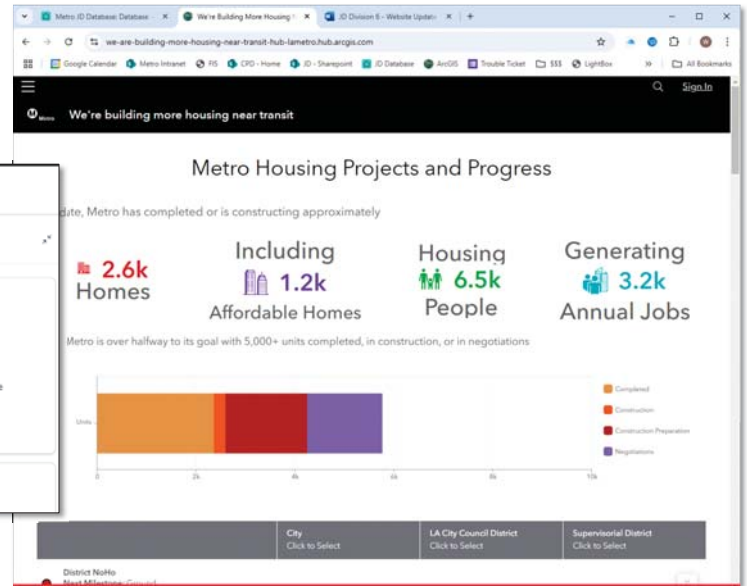
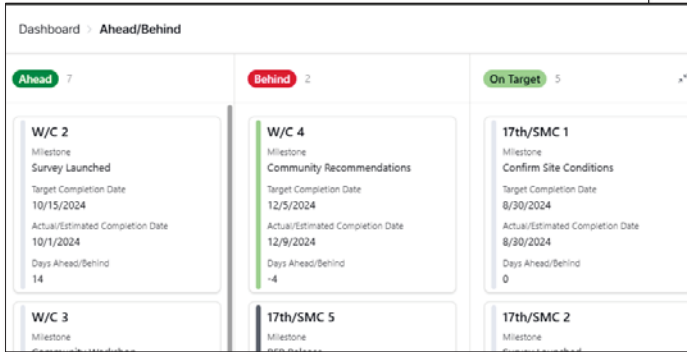


Advanced Feasibility Study



Metro Housing Accelerator: Key Activities and Deliverables

- > **Metro Housing Dashboard:** key metrics and outcomes of the JD program

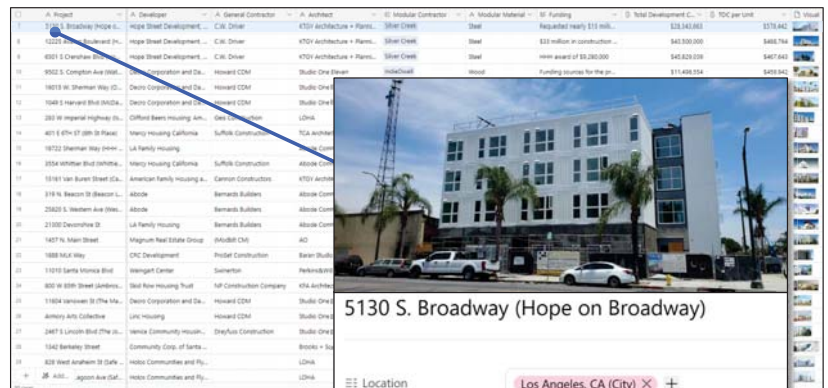


Metro Housing Lab

- > **Research Question:** How can we build **faster, cheaper, and more equitably?**

- > **Key Initiatives:**

- **Accelerated Shelter Action Plan (ASAP):** Identification of Metro parcels suitable for short-term interim housing
- Exploration of **community-based ownership** and development models
- **Innovations in Housing Production**
 - Integrated Project Delivery
 - streamlining and standardization of unit plan types and building catalogues
 - Modular, panelized and other manufacturing methods
- **Finance Options:** Single source, non-traditional, or voucher-based

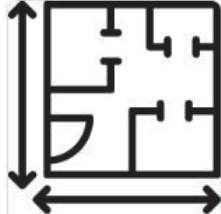


Metro Housing Lab: Potential Accelerations

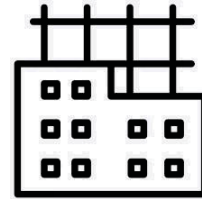
Metro and local jurisdictions could pursue a range of types of accelerations that – when taken *together* – could result in as much as 25-30% time and cost savings



TEAMWORK



PROCESS



DELIVERY



Thanks!

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