



**Metro's Joint Development Program:  
An Overview for the Regional Service Councils  
August 25, 2015**



**Metro**

# Presentation Overview

- Overview of Joint Development Program
- Joint Development Process
- New Affordable Housing Policies
- Projects in Negotiation
- Upcoming RFIQ/RFPs
- TOC Pilot Program
- How can you stay involved?

# Overview

Metro's Joint Development (JD) Program is a real estate management program that collaborates with qualified developers to build transit-oriented developments (TODs) on Metro-owned properties. These properties are often parcels of land that contain Metro Rail station portals or platforms or that were acquired for parking or construction staging for transit projects.



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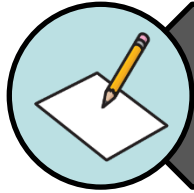
# Metro Joint Development Process



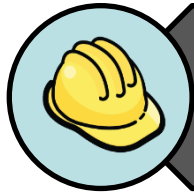
Initial Community Outreach



Developer Solicitation/Selection



Project Refinement, Joint Development Agreement (JDA) and Ground Lease (GL) Negotiations



Permitting and Construction



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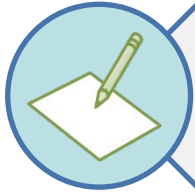
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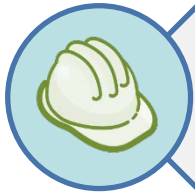
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## Actions

- Community Meetings
- Creation of Development Guidelines

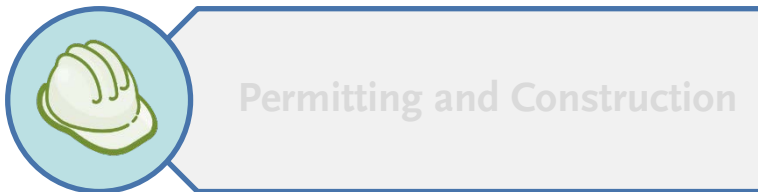
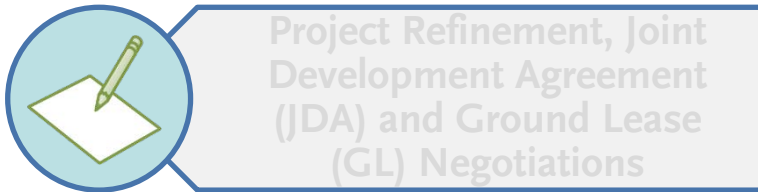
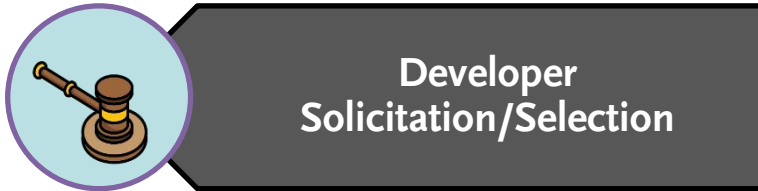
## Results

- Board approves Development Guidelines

## Timeframe

- 6-8 months

# Metro Joint Development Process



## Actions

- Issue Request for Information and Qualifications (RFIQ) and/or Request for Proposals (RFP)
- Evaluate proposals
- Community update

## Results

- Metro Board authorizes Exclusive Negotiation Agreement (ENA) with recommended developer(s)

## Timeframe

- 6-8 months

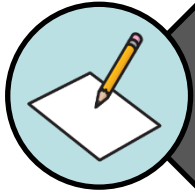
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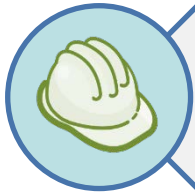
Initial Community Outreach



Developer Solicitation/Selection



Project Refinement, Joint Development Agreement (JDA) and Ground Lease (GL) Negotiations



Permitting and Construction



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## Actions

- Developer progresses architectural design
- Developer-led community outreach and input – several iterations
- Entitlements and CEQA process
- Negotiation of financial terms

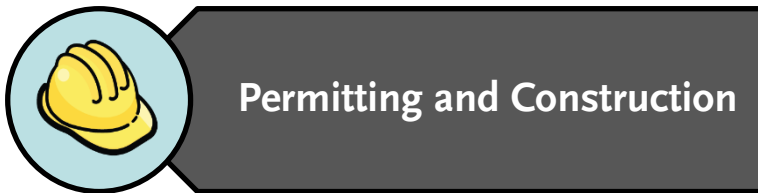
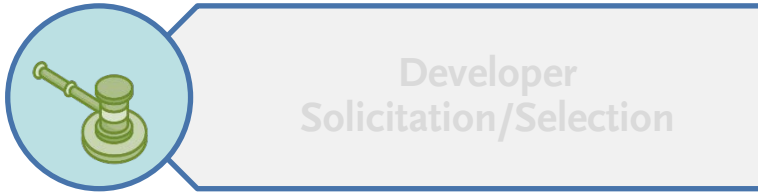
## Results

- Metro Board approves JDA and GL

## Timeframe

- 12-24 months

# Metro Joint Development Process



## Actions

- City engineering
- Construction documents
- City building permits
- City-related approvals
- On-site construction
- Occupancy

## Results

- Completed project

## Timeframe

- 18-24 months



# Updates to the Joint Development Policy

## Adopted by the Board of Directors on July 24, 2015:

- 1. Affordable Housing:** New affordable housing policies created in response to March 2015 direction from the Board.
- 2. Community Outreach:**
  - Codify commitment to meaningful, site-specific community outreach
  - Elevate transparency throughout joint development process
- 3. Exclusive Negotiation Agreement (ENA) Term:**
  - Extend term to 18 months with option to extend to 30 months, to allow time for CEQA approvals during the ENA period.

# Metro's Affordable Housing Policy

- **Establish a portfolio-wide goal of 35% affordable housing units.**
  - “Affordable” defined as 60% AMI or below.
  - Current portfolio is 31% affordable
- **Allow for proportional discounting to projects on Metro-owned land.**
  - Maximum discount is 30%.
  - Discount based on percentage of affordable units, i.e.:
    - 10% affordable units = 10% land discount
    - 30% affordable units = 30% land discount
    - 100% affordable units = 30% land discount



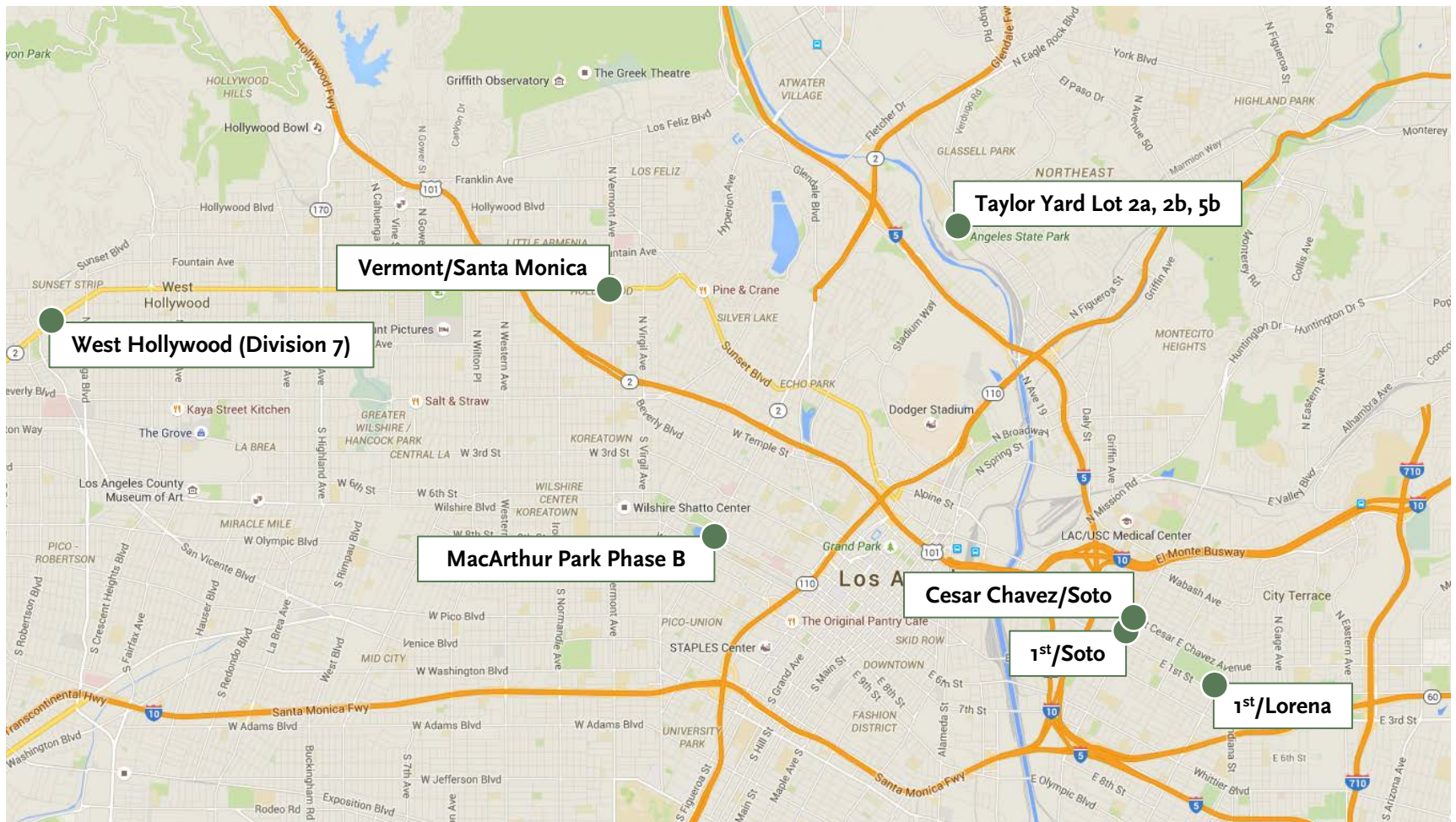
# Additional Affordable Housing Policies

## **In Development:**

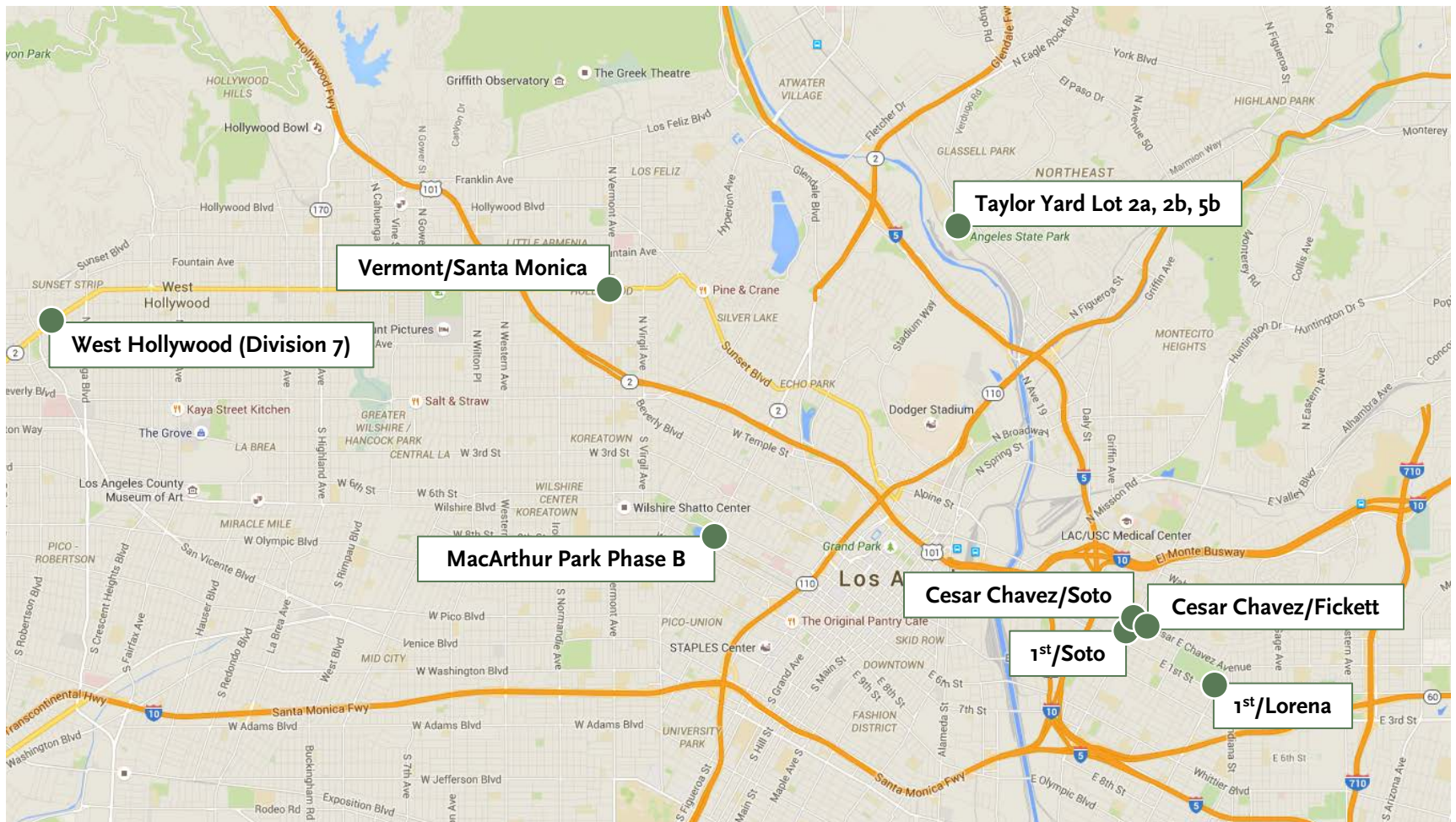
- **Affordable housing and small business loan fund**
- **Group rate TAP purchase program for affordable housing projects**
- **MOU with Cities for co-investment in affordable housing on Metro sites and opportunities to promote affordable housing near transit**
- **Report to Board in September with update on these**



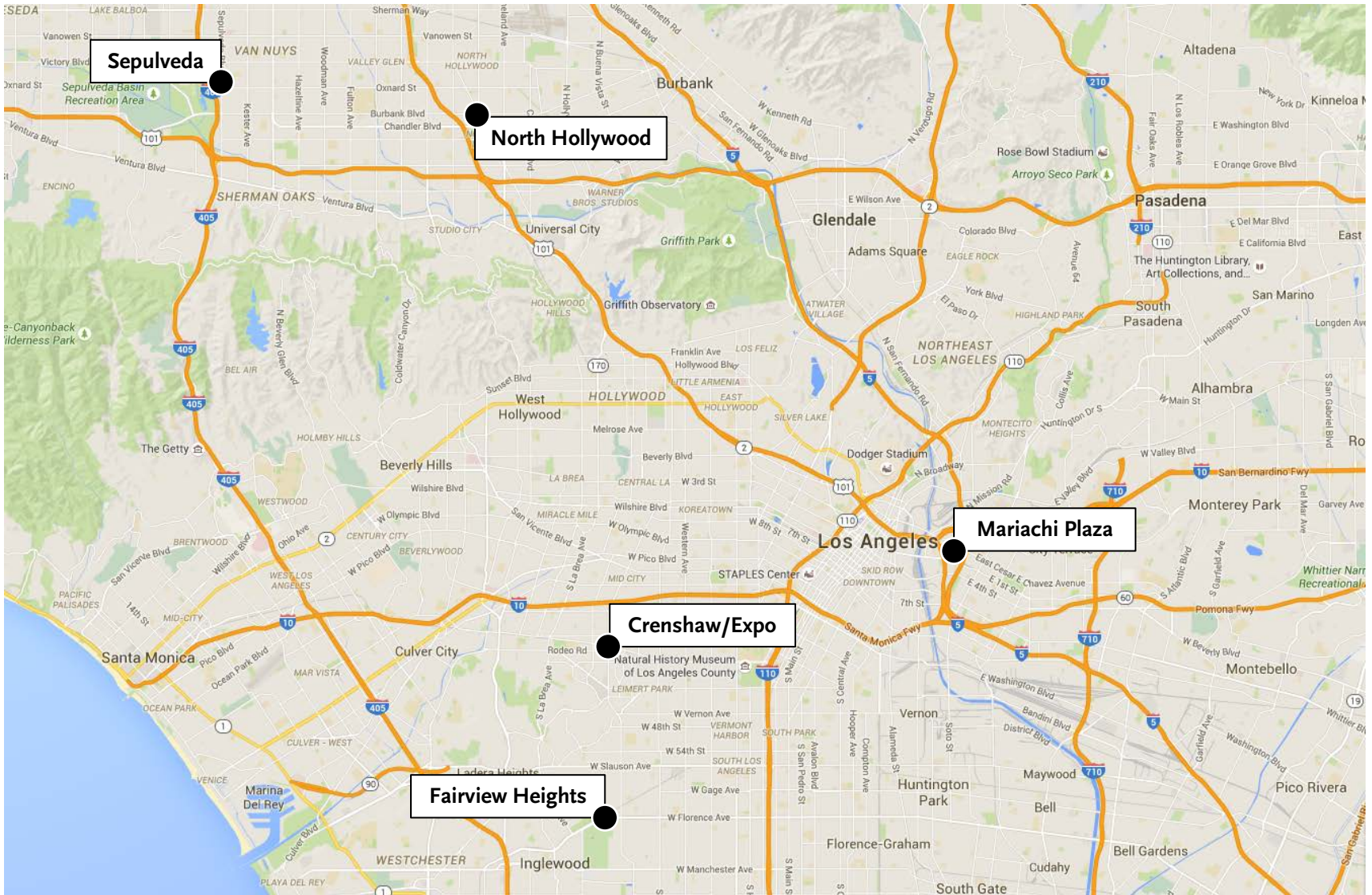
# Projects In Negotiation



# Projects In Negotiation



# Projects Starting Development Guidelines



# Upcoming RFIQ/RFPs

## In 2015:

- North Hollywood Red Line Station – 15.6 acres (RFIQs were due June 2)
  - Development Guidelines /outreach in September and October

## In 2016:

- Sepulveda Park and Ride (Orange Line) – 12.45 acres
- Crenshaw Line (partnership with LA. County):
  - Crenshaw/Expo Station
  - Florence West Station
- Gold Line: Mariachi Plaza Station – (Potentially)

## Within the next 3 years:

- Gold Line Extension (Foothill)
- Additional sites along the Crenshaw Line:
  - 67<sup>th</sup>/Victoria
  - Aviation/LAX
  - Aviation/Century

## Exploring sites along the following existing and future lines:

- Purple Line
- Blue Line
- Expo Line (Phase 2)

# TOC Pilot Program

- New program under direction of the CEO
- More expansive approach to integrating transit into communities
- Implemented through two key areas:
  - Changes to the JD Process
  - The “TOC Toolkit”
- Currently identifying pilot sites
- Full program will be presented in a Receive and File Report to the Metro Board in October



# How can you stay involved?

- Site specific outreach will come to the local Service Councils
- Explore the updated “Transit Oriented Communities” website to learn about completed projects, opportunity sites and project updates: <http://www.metro.net/projects/transit-oriented-communities/>
- Sign up to get regular updates on the Joint Development Program and TOC Pilot Program (sign-in sheet being circulated)

# Questions?

**Thank You!**

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***Joint Development, Strategic Initiatives &  
Parking***

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