Metro Joint Development Program

Metro's Joint Development sites are a gateway to the Metro transit system and hold unique potential to advance community development goals while attracting new riders to the Metro system.

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

Joint Development (JD) efforts reduce auto use and increase transit ridership by directly linking Metro’s transportation network with retail, commercial, and housing opportunities. JD projects also provide Metro with revenue based on the value of Metro’s property. These amounts, in turn, are reinvested in eligible transportation projects throughout Los Angeles County.
Metro Joint Development Program

Creating Transit Oriented Communities

Transit Oriented Communities (TOC) are compact, walkable and bikeable places in a community context. Supporting TOCs means stretching the impact of an individual TOD to achieve broader community development goals and increase transit ridership.

> Metro brings relationships with jurisdictions, grant makers, community leaders and other public agencies that can support the streamlined delivery of development projects and achievement of broader community development goals.

> Before beginning any TOD effort, Metro engages in a comprehensive outreach campaign with community stakeholders to develop a set of development guidelines.

Joint Development Process

1. Initial Community Outreach
2. Developer Solicitation / Selection
3. Project Refinement, JD Agreement, Negotiations
4. Permitting and Construction

- Completed: 6 - 8 months
- In Negotiations: 18 - 24 months
- Completed: 18 - 30 months
- Completed: 18 - 24 months

New Joint Development Policies

In July 2015, the Metro Board of Directors adopted the updated JD Policies and Process. This document clarifies the JD process and emphasizes the importance of collaboration with municipal partners and community members. It also includes new policies to encourage development of much-needed affordable housing in LA County:

> 35% Portfolio-Wide Goal
> Proportional Land Discounting

35% Portfolio-Wide Goal
Metro established a goal that 35% of total housing units in the JD portfolio be affordable to households earning 60% of area median income (AMI) or below.

Proportional Land Discounting
Metro may discount JD ground leases below the fair market value to accommodate affordable housing with an income target of 60% AMI or below. The discount is based on the development’s percentage of affordable units with a maximum discount of 30%.

Facts at a Glance (as of April 2016)

<table>
<thead>
<tr>
<th>Project Status</th>
<th>Completed</th>
<th>In Negotiations</th>
</tr>
</thead>
<tbody>
<tr>
<td>18</td>
<td>COMPLETED</td>
<td>370 housing units</td>
</tr>
<tr>
<td>2</td>
<td>UNDER CONSTRUCTION</td>
<td>54 for sale</td>
</tr>
<tr>
<td>6</td>
<td>IN NEGOTIATIONS</td>
<td>about 51,690 square feet of commercial, most are part of housing developments</td>
</tr>
<tr>
<td>17</td>
<td>OPPORTUNITY SITES</td>
<td>820,000 square feet of retail</td>
</tr>
</tbody>
</table>

Joint Development Portfolio: Examples

**Hollywood / Vine**
- Completed 2009
- Metro Red Line
- DEVELOPMENT: 375 apartments / 78 affordable
- 4,000 square feet of office

**One Santa Fe**
- Completed 2014
- Metro Red Line Rail Yard
- DEVELOPMENT: 438 apartments / 88 affordable
- 650,000 square feet of office

**1st / Boyle**
- Under Construction
- Metro Gold Line
- DEVELOPMENT: 80 affordable apartments
- 4,000 square feet of ground floor retail

Contact us!
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metro.net/projects/joint_dev_pgm