

Completed Projects (15)

- 1 Union Station (Metro HQ)
- 2 Grand Central Market
- 3 Willow
- 4 Hollywood/Highland
- 5 Del Mar
- 6 Sierra Madre Villa
- 7 Wilshire/Vermont Apts and School
- 8 Wilshire/Western
- 9 Hollywood/Vine
- 10 Hollywood/Western
- 11 Fillmore
- 12 Westlake/MacArthur Park (Phase A)
- 13 One Santa Fe
- 14 1st/Boyle
- 15 Taylor Yard Lots 1, 3, 4

Active Projects (11)*

- 1 Taylor Yard Lots 2a, 2b, 5a, 5b
- 2 North Hollywood
- 3 1st/Soto
- 4 1st/Lorena
- 5 Cesar Chavez/Soto
- 6 Cesar Chavez/Fickett
- 7 Division 6
- 8 Expo/Crenshaw
- 9 Mariachi Plaza
- 10 Vermont/Santa Monica
- 11 Little Tokyo/Arts District

* Sites Metro currently has in construction; is in negotiations with a developer; is conducting community engagement to inform Development Guidelines; or has an active Request for Proposals (RFP) out.

Future Sites (5)*

- 1 Union Station
- 2 Sepulveda Park & Ride
- 3 El Monte
- 4 Wilshire/Crenshaw
- 5 Wilshire/La Brea

* Sites Metro expects to release a RFP for in the next 1-3 years.



Joint Development Program

Metro's Joint Development sites are a gateway to the Metro transit system and are some of the most valuable properties in LA County.

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

Why Transit-Oriented Communities?

- > Nationwide, transit-oriented developments (TODs) consistently outperform their non-TOD counterparts in terms of price premiums and long-term returns.
- > Metro takes the idea of TOD one step further and is committed to supporting creation of Transit Oriented Communities (TOCs). TOCs look beyond the individual project and seek to have impact on the broader corridor, creating compact, bikeable and walkable projects in a holistic community context.
- > Metro is currently undergoing the largest transit expansion in the country with the power to activate a network of sites; as more destinations come on line, that power increases exponentially.
- > Metro brings relationships with jurisdictions, grant makers, community leaders and other public agencies that can support the streamlined delivery of development projects and support creation of TOCs.
- > Before beginning any joint development effort, Metro engages in a comprehensive outreach campaign to engage stakeholders in the creation of development guidelines. These guidelines generate the stakeholder buy-in needed to get a project off the ground.
- > Metro projects contribute to a strong sense of place and identity in the communities they serve; these projects become their own landmarks in LA and add to your portfolio.

Affordable Housing Policies

In July 2015, the Metro Board of Directors adopted an updated JD Policy. 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

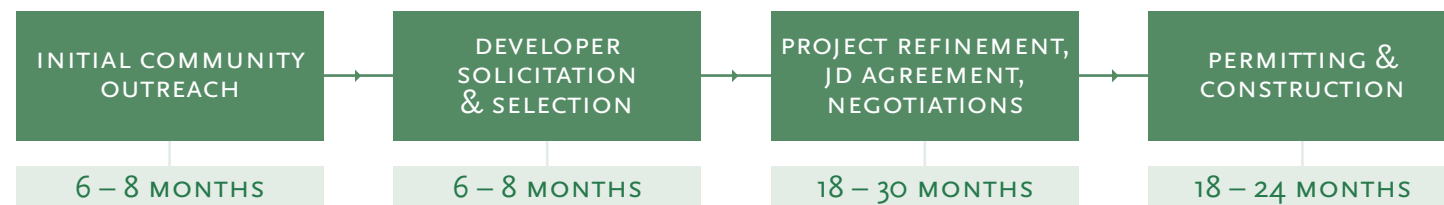
35% Portfolio-Wide Goal

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%.

Joint Development Process



Facts at a Glance

Completed

- > 2138 housing units
- > 370 ownership units
- > 1768 rental units, of which 702 (40%) are affordable
- > 305 hotel rooms
- > 824,000 square feet of retail
- > 650,000 square feet of office (Metro Headquarters)

In Construction

- > 162 rental housing units, of which all (100%) are affordable
- > 54 for-sale units (market rate)

In Negotiations

- > 1751 rental housing units, of which 589 (34%) are affordable
- > 380,000 square feet of office
- > 175,000 square feet of retail

Contact Us

- jointdevelopment@metro.net
- metro.net/jointdevelopment

Portfolio



HOLLYWOOD/VINE

METRO RED LINE

- > 375 apartments
- > 78 affordable
- > 305-room W Hotel
- > 143 W condominiums
- > 59,000 ft² of ground floor retail
- > New bus layover facility



ONE SANTA FE

METRO RED/PURPLE LINE RAIL YARD

- > 438 apartments
- > 88 affordable
- > 79,000 ft² of retail and commercial space, including Metro Operations



1ST/BOYLE

METRO GOLD LINE

- > 80 affordable apartments (under construction)
- > 4,000 ft² of ground floor retail