TOD and Smart Growth in LA

Transit investment

- ½ cent sales tax passed by voters in 2008
- ~ $40 billion to finance new transportation projects & programs
- Country’s most ambitious transit expansion
- Doubling light rail system from 120 miles, 103 stations to 236 miles, 200 stations
- Measure “R2”?

TOD Planning

- Community Plans
- Specific Plans
- Transit Neighborhood Plans
Adapting to a new Planning and Development Landscape

<table>
<thead>
<tr>
<th>Minimal Protections Contained in Redevelopment</th>
<th>Smart Growth/Transit</th>
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<tbody>
<tr>
<td>Inclusionary/Production</td>
<td></td>
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<tr>
<td>Relocation Assistance</td>
<td></td>
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<tr>
<td>Required Community Participation (some)</td>
<td></td>
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<tr>
<td>Required Advance Planning (some)</td>
<td>?</td>
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<tr>
<td>One for One Replacement of Lower Income Units (eg. No Net Loss).</td>
<td>?</td>
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</tbody>
</table>
Transit oriented displacement pressures

- LA TOD demographics
- At-risk affordable housing
- Existing density & development intensity
- Direct displacement & indirect displacement
How are communities responding?

Collaboration
- Coalition building
- Community-driven participatory policymaking

Scale
- Site-specific
- Neighborhood planning
- Citywide policy
- Regional coordination
- State legislation
Project-Level Community Benefits

- Coalition-driven
- On-site affordable housing [deeper affordability]
- Community-serving small business support
- Local/targeted hiring
Neighborhood Planning

- Specific Plans
- Community Plans
- Transit Neighborhood Plans
Citywide Policy

Green Communities

Affordable Housing

Economic Development

ACT-LA
Alliance for Community Transit-Los Angeles
Regional/State Legislation

- Metro Joint Development
- Affordable housing funding
- Density Bonus Law
- Surplus Land Act
- Inclusionary housing
THANK YOU

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