

Advancing Equitable TOD in LA



Doug Smith, Staff Attorney, Public Counsel
New Partners for Smart Growth Conference
February 13, 2016



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

Minimal Protections Contained in Redevelopment	Smart Growth/Transit
Inclusionary/Production	
Relocation Assistance	
Required Community Participation (some)	
Required Advance Planning (some)	
One for One Replacement of Lower Income Units (eg. No Net Loss).	

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

CHAPTER I - FUNCTION OF THE CPIO



Citywide Policy



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

Doug Smith
dsmith@publiccounsel.org

