Affordable Housing Near Transit

Claudia Monterrosa, Policy & Planning Director

October 17, 2012
The Los Angeles Housing Department is charged with the development of citywide housing policy and supporting safe and livable neighborhoods through the promotion, development and preservation of decent and affordable housing.
What is it that only local government can do to preserve and create affordable housing?

- TOD Preservation Study
- 5 Year Consolidated Plan
- USC Development Agreement
Preservation in Transit-Oriented Districts: Priority TOD Preservation Districts

City of Los Angeles Strategy Areas

Legend
- Freeways
- Commuter Lines
- Highway BRT
- Rapid Transit
- Measure R Projects
- Los Angeles City Boundary
- 5-10 Minute Peak Bus
- 10-15 Minute Peak Bus

Housing Department Strategy Areas
- Hollywood
- Red/Purple Line
- North of I-10
- Expo Area

Data Sources: Los Angeles Housing Department 2011, ESRI, LACMTA, Reconnecting America 2012

Los Angeles Housing Department
Reconnecting America
LAHD
Strategic Sub-Areas by Priority District
The Consolidated Plan (ConPlan) is designed to help states and cities assess:
• affordable housing and community development needs
• market conditions
• and make data-driven place-based investment decisions

_The consolidated plan is the city’s capital investment strategy for the next five years_
USC TOD Case Study

- Large RSO, Many Expiring
- Large RSO, Few Expiring
- Small RSO, Many Expiring
- Small RSO, Few Expiring

Map showing areas with different RSO classifications.
## USC Development Agreement Final Negotiation Changes

<table>
<thead>
<tr>
<th></th>
<th>Previous Agreement</th>
<th>Final Negotiation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Amount</strong></td>
<td><strong>$2 Million</strong>&lt;br&gt;To focus on removing multifamily housing from large single family Victorian homes.</td>
<td><strong>$20 Million</strong>&lt;br&gt;($10 M at Building Permit in Subarea 3, $5 M at 10 YR $5 M at 20 Yr if conditions to house 70% of undergrads and complete 4,038 Net New Beds)</td>
</tr>
<tr>
<td><strong>Phase I Construction</strong></td>
<td><strong>1,000 Beds in Phase I Construction, University Owned</strong></td>
<td><strong>3,000 Beds owned by University in Phase I Construction must be completed before 1,162 beds are demolished in Phase II.</strong></td>
</tr>
<tr>
<td>Zoned for 4,038 Net New Student Beds</td>
<td>Prior to this they double counted 1,162 beds that existed on site to estimate 5,200 Beds constructed as part of the new Specific Plan. However, the 1,162 beds were to be demolished.</td>
<td></td>
</tr>
<tr>
<td><strong>Phase II Construction</strong></td>
<td><strong>4,200 Beds in Phase II Construction by Private Developers or University but no guarantee</strong></td>
<td><strong>Phase II demolishes 1,162 and reconstructs 1,038 University Owned Beds</strong></td>
</tr>
<tr>
<td><strong>Total Beds in DA Subarea 3</strong></td>
<td><strong>1,000 Guaranteed New Beds 1,162 Guaranteed demolished Beds</strong></td>
<td><strong>3,000 Student Beds in Phase I + 1,038 Student Beds Phase II</strong></td>
</tr>
<tr>
<td></td>
<td><strong>=(Net Loss of 162 Beds)</strong></td>
<td><strong>=4,038 Net New Student Beds</strong></td>
</tr>
</tbody>
</table>
Live Map Analysis

Google Earth:
USC TOD Case Study

Median Income Estimate
- Extremely Low Income Below 35% AMI
- Very Low Income Below 50% AMI
- Low Income Below 80% AMI
- Moderate Income Below 120% AMI
- Above 120% AMI