Preservation in Transit-Oriented Districts Study

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Rail~Volution
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Prioritizing Limited Resources: Study Approach

Citywide Indicators of Vulnerability to Displacement

- Median household income
- % renter occupied households
- Future change in market strength, based on:
  - Proximity and access to major job centers
  - Transportation cost
- Vulnerability of housing stock
A More Detailed Look at Central Los Angeles

Likelihood of Neighborhood Change
- Land values
- Transit access to jobs
- Historic neighborhood character

Vulnerability of Housing Stock
- Expiring assisted units
- Large RSO subject properties
- Small RSO subject properties
Prioritizing Limited Resources: Study Approach
Assessed Values / Square Foot

Assessed Values
City of Los Angeles

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

Assessed Land Value Per Square Foot
$1 - $25 Areas of Lower Land Values
$26 - $50
$51 - $75
$75 +

Data Sources: LA County Assessors Office 2017, Los Angeles Housing Department 2011, LACMTA, Reconnecting America 2013.
“Comfortable” Transit Commute to Downtown LA
“Comfortable” Transit Commute to Westwood

UCLA/Westwood Travel Market

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

Travel Market:
- Estimated 15-25 Minute Travel
- Future Estimated 15-25 Minute Travel
- Areas of Lower Land Values

Data Sources: LA County Assessors Office 2011, ESRI, LACMTA, Reconnecting America 2012
Neighborhoods with Historic Character

Building Ages
City of Los Angeles

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

Building Ages
- 1813 - 1920
- 1920 - 1950
- 1950 - 1978
- 1978 +

Data Source: LA County Assessors Office 2011, ESRI, LACMTA, Reconnecting America 2012
Clusters of At-Risk Affordable Units
Clusters of Larger RSO-Subject Buildings
Four Priority Transit-Oriented Districts for Preservation
## Housing Stock Characteristics by District

<table>
<thead>
<tr>
<th>District</th>
<th>Affordable At-Risk Units</th>
<th>Affordable At-Risk Properties</th>
<th>RSO Units</th>
<th>RSO Properties</th>
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<tbody>
<tr>
<td>Red Line</td>
<td>1,742</td>
<td>39</td>
<td>45,090</td>
<td>5,605</td>
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<td>Purple Line</td>
<td>1,631</td>
<td>40</td>
<td>70,135</td>
<td>5,561</td>
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<td>Central Los Angeles Rapid Bus</td>
<td>1,504</td>
<td>67</td>
<td>21,032</td>
<td>3,396</td>
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<tr>
<td>Expo Line</td>
<td>1,369</td>
<td>39</td>
<td>23,693</td>
<td>5,171</td>
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<tr>
<td><strong>4 Districts Total</strong></td>
<td><strong>6,246</strong></td>
<td><strong>185</strong></td>
<td><strong>159,950</strong></td>
<td><strong>19,733</strong></td>
</tr>
</tbody>
</table>
Preservation Types

- Large RSO, Many Expiring
- Large RSO, Few Expiring
- Small RSO, Many Expiring
- Small RSO, Few Expiring
Distribution of Preservation Types

City of Los Angeles Preservation Types

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

LA Housing Preservation Types:
- Large RSO Bldgs / Many Expiring Bldgs
- Large RSO Bldgs / Few Expiring Bldgs
- Small RSO Bldgs / Many Expiring Bldgs
- Small RSO Bldgs / Few Expiring Bldgs

Data Sources: Los Angeles Housing Department: 2019, ESRI, LACMTA, Reconnecting America 2013
Where To Go From Here?

- Beginning of the conversation
- Detailed strategies: outreach, land banking + development, preservation?
- More detailed coordination with affordable housing and TOD communities
- Could pilot preservation strategies be deployed in these areas?
Thank You!

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