

# LA METRO BOARD APPROVES LARGEST JOINT DEVELOPMENT PROJECT IN METRO'S HISTORY AT THE NORTH HOLLYWOOD METRO STATION

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*Metro's Joint Development Program has completed 2,362 housing units to date*

*with 3,387 additional units in the pipeline*

**LOS ANGELES (Oct. 3, 2024)** –The Board of The Los Angeles County Metropolitan Transportation Authority (Metro) has authorized entering into a Joint Development Agreement with NOHO Development Associates, LLC, an affiliate of Trammell Crow Company and High Street Residential (TCC's residential subsidiary), to build and operate an 11.8-acre development with mixed income housing, retail, office, and open space at the Metro North Hollywood Station.

Known as District NoHo, the residential development will be the largest in Metro's history, including more affordable homes and more total units than any other project. The development includes at least 311 housing units reserved for individuals and families earning less than 60 percent of the median income for Los Angeles County to be delivered in the initial phases of the project. In addition, the initial phase includes the construction of approximately 570 mixed-income apartments including five percent reserved for moderate-income households earning 80 percent to 120 percent of median income. When completed, the project will provide more than 1,400 apartments along with retail and office space, along with more than two acres of publicly accessible open space. The Board also adopted the 'findings of fact' for the project — a key step to comply with state environmental law.

"We have to get creative if we're going to build the housing we need in LA County, and District NoHo is an ambitious model of how we can maximize the space around our stations. This is not only going to provide hundreds of new affordable homes for people, it's also going to give them direct access to our Metro rail system with a station right downstairs," said LA County Supervisor and Metro Board Chair Janice Hahn. "It may be the biggest effort like this so far along Metro, but it will not be the last."

Metro's Vision 2028 Strategic Plan encourages the development of affordable housing

near transit to give more people, especially in low-income communities, better access to transit. In 2021, the Metro Board established a goal of expanding Metro's housing portfolio through the Joint Development program to 10,000 homes by 2031, with 5,000 of the apartments to be restricted at affordable rents for lower and moderate-income households. To meet the goal, Metro has partnered with local developers to increase the supply of high-quality housing on Metro properties, especially income-restricted apartments. In addition to providing much-needed housing, these new projects can advance many community development goals and serve as a gateway to the Metro transit system.

"Metro's approach to Joint Development starts with a basic principle: Communities are stronger when people have a diverse range of housing options, jobs, and services located near quality transit," said Metro CEO Stephanie Wiggins. "Metro has a strong interest in ensuring the people who ride public transportation can afford to live near it. By directly linking Metro's network to housing, employment, retail, and commercial opportunities, Metro expects to continue to grow transit ridership."

"District NoHo is uniquely situated, directly atop the North Hollywood Metro station, the major junction of the B Line subway, G Line Bus Rapid Transit and over 15 municipal bus lines," said Los Angeles City Council President Emeritus and Metro Board Member Paul Krekorian. "District NoHo will transform this site into a community gathering space for North Hollywood and position much-needed housing and retail space literally steps away from transit."

"I'm pleased to see this important housing project moving forward in my district," said Supervisor Kathryn Barger. "It will go a long way in helping Metro meet its joint development goals and meet our region's urgent housing needs. I appreciate my fellow Metro Board Member Paul Krekorian's efforts to champion this project and I'm eager to see it through to completion."

For more information on Metro's Joint Development program, please visit <https://www.metro.net/jd>.

## **About Metro**

Metro is building the most ambitious transportation infrastructure program in the United States and is working to greatly improve mobility through its [Vision 2028 Plan](#). Metro is the lead transportation planning and funding agency for Los Angeles County and carries nearly one million boardings daily on a fleet of 2,200 low-emission buses and six rail lines.

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