

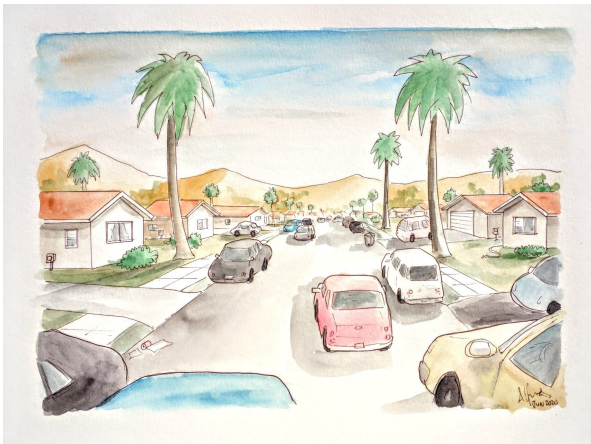
The Friends of the Purple Line Neighborhood Plan



La Brea Avenue today



La Brea Avenue as it could be



5th Street today

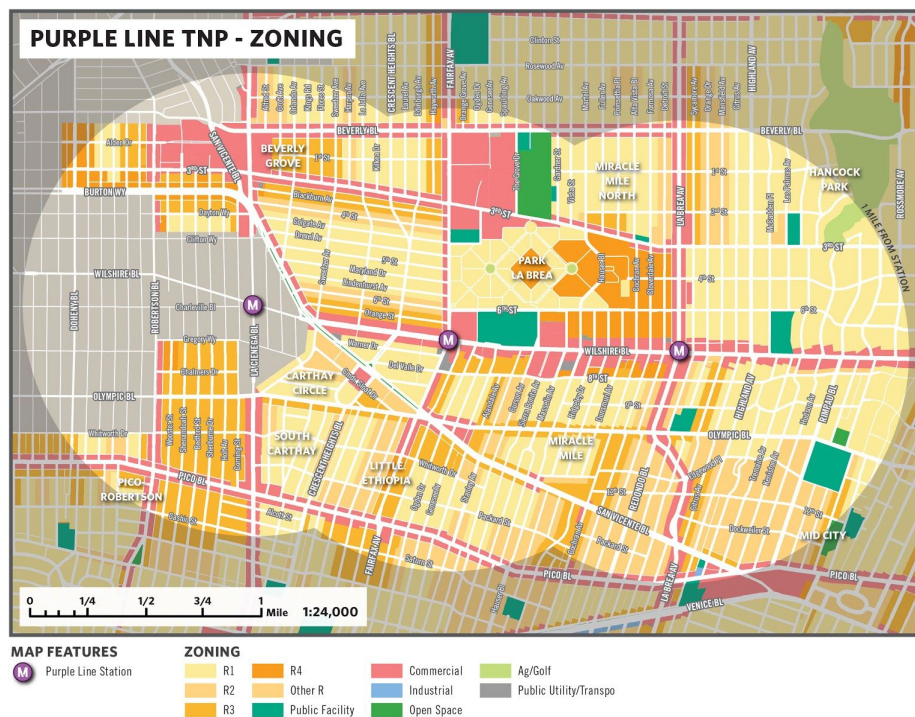


5th Street as it could be

The Friends of the Purple Line Plan: 36,000 new homes near Metro

Metro's Purple Line extension is Los Angeles' top mass transit priority, and for good reason: by giving Angelenos the ability to rapidly travel across the city's main east-west axis, it will transform commutes and living patterns for the better. Starting in 2023, subway stations at La Brea Avenue, Fairfax Avenue, and La Cienega Boulevard will give Miracle Mile residents and commuters quick, easy access to much of Los Angeles. This will make one of L.A.'s most vibrant, culturally rich neighborhoods an even more desirable place to live, work, and play.

The Wilshire Corridor today



However, L.A.'s antiquated zoning rules prevent the Miracle Mile area from fully benefiting from the Purple Line. This is because much of the land near the new stations is restricted to single-family homes only. By banning apartments mere blocks from the Purple Line, these rules limit Metro access to those who can afford Miracle Mile homeownership (where the median home price is **\$1.7 million**), and perpetuate a car-centric built environment, even next to the subway.

Worse, if Miracle Mile doesn't add new homes near Metro, the opening of the Purple Line could push lower-income residents out of the neighborhood altogether. New, higher-income residents



who want to live near convenient transit may bid up the cost of scarce housing, causing lower-income renters to move to outlying areas, far from job centers and transit. These Angelenos will be stuck in long car commutes, worsening traffic and air quality for everyone.

Our neighborhood should increase the housing supply at all income levels, and institute strong affordability provisions to ensure that lower-income renters aren't priced out of the neighborhood. That's why we're proposing **the Friends of the Purple Line plan**.

The Friends of the Purple Line Plan

Ambitious change is needed to address the profound need for new housing in the Purple Line corridor. The Friends of the Purple Line plan will deliver that change by updating Miracle Mile's zoning rules: taller buildings will be allowed on major commercial corridors, small apartments and fourplexes in residential areas within one mile of rail will be legalized. This will lead to the construction of **36,000 new homes near transit** by 2035.

Summary of Zoning Recommendations

Current zoning	Recommended zoning	New Homes
Major commercial corridors	Upzone to FAR 6:1 within 1 mile of Metro stations	14,000
Non-HPOZ R1, R2, RE areas	Upzone to R3 within 1 mile of Metro stations	9,000
HPOZ R1, R2, RE areas	Upzone to R3 within 1/2 mile of Metro stations	4,000
HPOZ R1, R2, RE areas	Allow fourplexes between 1/2 - 1 mile of Metro stations	6,000
R3 areas	Upzone to R4 within 1 mile of Metro stations	3,000
Total New Homes		36,000

Like the successful Transit-Oriented Communities program and Expo Line Corridor plan, the Friends of the Purple Line plan also contains strong affordability policies. All new residential construction near the Purple Line will be required to set aside **10-23% of units** for low-income Angelenos, which will create up to **8,000** new affordable homes.

The Friends of the Purple Line plan also has renter protection provisions beyond what's currently required by law. In areas that are already zoned for apartments, existing rental properties would be ineligible for upzoning, so as to avoid displacing current tenants. Furthermore, before landlords can take an existing rent-stabilized apartment off the market (as a precursor to constructing a new apartment building), they'll have to:



- Pay their tenants **\$23,000-\$57,000** in cash compensation (triple the amount required under the Ellis Act)
- Pay the tenant's rent in a comparable apartment for one year
- Offer the tenant a rent-stabilized apartment in the new building, at the rent that the tenant was paying in their previous apartment

The Friends of the Purple Line plan seeks to improve the quality of life for current and future residents of the Miracle Mile neighborhood. We strongly recommend supplemental investments and policy measures that will make the Miracle Mile safer, more convenient, and more beautiful for everyone:

- **Create more public spaces for pedestrians**, such as parks and plazas
- **Prioritize pedestrian safety and access** by widening and repairing sidewalks, painting crosswalks, and planting trees along sidewalks and medians
- **Introduce protected bike lanes** on all major streets
- **Increase bus service frequency** on routes intersecting with new Purple Line stations, as called for in Metro's NextGen bus plan
- **Introduce an Adaptive Reuse Ordinance** for the Purple Line corridor, so that historically significant buildings can be modernized and preserved (an approach that was successfully pioneered in downtown LA)
- **Eliminate on-site parking requirements and introduce a per-space fee on new parking garages** to fund streetscape improvements, parks, and plazas

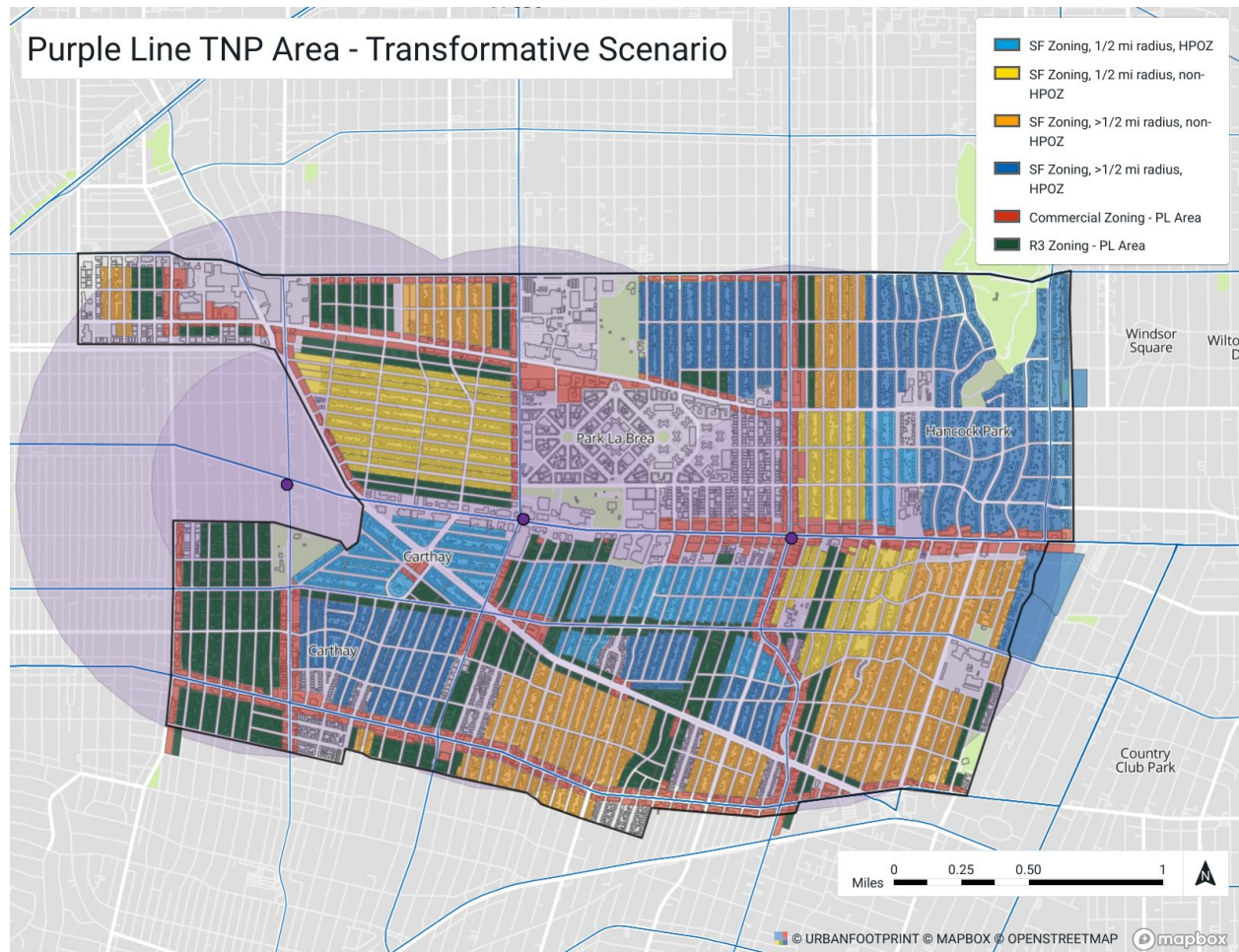
The Impact

The Purple Line extension is a once-in-a-generation opportunity for the Miracle Mile, and the Friends of the Purple Line plan will ensure that our region's ambitious investment in Metro is matched by our commitment to making it accessible to more Angelenos across all walks of life. By accommodating dense new housing around Purple Line stations, we can hold down rents, make the neighborhood more prosperous and inclusive, and create a template for car-free living that will be a model for Los Angeles and beyond.

Who We Are

Abundant Housing LA is a pro-housing education and advocacy organization that supports more housing and lower rents throughout Los Angeles. **Friends of the Purple Line** are a group of local stakeholders who seek to build a growing, dynamic, inclusive, and affordable Miracle Mile through the Purple Line subway extension. We've joined forces to develop a far-reaching plan to allow more housing throughout the Wilshire corridor, and to ensure that Angelenos of all income levels are able to benefit from proximity to the Purple Line.

Map of Zoning Recommendations



Red - commercially zoned areas that would increase to FAR 6:1

Yellow and Orange - Single-family restricted areas outside HPOZs that would upzone to R3

Light Blue - Single-family restricted areas in HPOZs that would upzone to R3

Dark Blue - Single-family restricted areas in HPOZs where fourplexes would be legalized

Green - R3 areas that would upzone to R4

Purple - half-mile and one-mile radii around new Metro stations