



Caltrans Division of Research,  
Innovation and System Information

# Research

# Notes

Planning, Policy,  
and  
Programming

JUNE 2022

Project Title:  
Redeveloping Failing Malls:  
Opportunities for Reducing VMT  
and GHG Emissions and Increasing  
the Housing Supply through Urban  
Villages

Task Number: 3447

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2022

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## Redeveloping Failing Malls in California

Opportunities for Reducing Vehicle-Miles-Traveled (VMT) and  
Greenhouse Gas (GHG) Emissions and Increasing the Housing  
Supply through Urban Villages

### WHAT IS THE NEED?

California, even pre-pandemic, has had persistent housing shortages. The housing deficit in the state is estimated to be 3.5 million housing units. In 2019, the State had the highest number of homeless people (over 151,000 people), and unsheltered homeless (over 108,000) in the country. Even before the pandemic in January 2020, the yearly homeless count in Los Angeles County showed a 12.7% rise in homelessness despite increases in the number of people rehoused.

### WHAT ARE WE DOING?

Building on related recent research (2018, forthcoming 2021), this research aims to develop a model process to assist the State and local governments in the redevelopment of failing shopping malls as mixed-use centers that optimize opportunities for housing, providing neighborhood commercial and other residential amenities, i.e., parks, pedestrian and bike-oriented streets.

### WHAT IS OUR GOAL?

The goal of this research project is to explore urban village redevelopment opportunities for failing malls throughout California.

### WHAT IS THE BENEFIT?

This project will address the opportunities presented by failing malls in California to address housing deficits, traffic congestion in metropolitan areas, and to reduce vehicle miles traveled and associated greenhouse gas emissions.



DRISI provides solutions and  
knowledge that improves  
California's transportation system

## WHAT IS THE PROGRESS TO DATE?

This project experienced delays due to hiring a student assistant. A project panel meeting will be scheduled summer 2022.