

**CITYWIDE HOUSING INCENTIVE PROGRAM (CHIP) ORDINANCE - SUMMARY OF REGULATIONS COMPARISON CHART - JUNE 2024**

NOTE: Refer to [blue text](#) in the strikethrough version of the revised CHIP Ordinance (found [here](#)) to see how the proposed draft ordinance language has been modified.

CHIP PROGRAM	TOPIC	CODE SECTION	REVISIONS
All Programs	Chapter 1 Definitions	12.03	<b>Initial Draft (03/2024):</b> <ul style="list-style-type: none"> <li>- Certain definitions not included in amendments to 12.03 due to being in development or being located elsewhere in the CHIP Ordinance.</li> </ul>
			<b>Revised Draft (06/2024):</b> <ul style="list-style-type: none"> <li>- Definitions for Acutely Low Income, One Hundred Percent Affordable Housing Project, Privately Owned Public Spaces, and Very High Fire Hazard Severity Zone (VHFHSZ) were added to LAMC 12.03 amendments section.</li> </ul>
	Code Section Specific Definitions	12.22 A.37 (b) 12.22 A.38 (b) 12.22 A.39 (b)	<b>Initial Draft (03/2024):</b> <ul style="list-style-type: none"> <li>- Includes Childcare Facility definition in each code section.</li> <li>- Characteristics for sites within close proximity to oil wells and sites that previously or currently host hazardous uses contained in the Eligibility sections of the Mixed Income Incentive Program and Affordable Housing Incentive Program.</li> </ul>
			<b>Revised Draft (06/2024):</b> <ul style="list-style-type: none"> <li>- Aligns Child Care Facility term referenced in code section with definition in LAMC 12.03.</li> <li>- “Environmental Consideration Area” definition was added to the State Density Bonus Program to more clearly refer to sites within close proximity to oil wells or sites that previously or currently host hazardous uses.</li> </ul>
	Procedures	12.22 A.37 (d) 12.22 A.38 (d) 12.22 A.39 (d)	<b>Initial Draft (03/2024):</b> <ul style="list-style-type: none"> <li>- Administrative Review refers to LAMC Section 13B.3.1.</li> </ul>
	Procedures cont.	12.22 A.37 (d)	<b>Revised Draft (06/2024):</b> <ul style="list-style-type: none"> <li>- Proposes creation of a new ministerial process known as “Expanded Administrative Review” in LAMC Section 13B.3.2. The new Expanded Administrative Review process contains public hearing and appeal procedures for the following:</li> </ul>

CHIP PROGRAM	TOPIC	CODE SECTION	REVISIONS
All Programs cont.		12.22 A.38 (d) 12.22 A.39 (d)	<ul style="list-style-type: none"> <li>- Projects requesting certain Off-Menu incentives including those that exceed Base Incentives or On-Menu Incentives.</li> <li>- Projects on sites in VHFHSZs or Sea Level Rise Areas.</li> <li>- Projects on sites that are Environmental Consideration Areas (as defined in LAMC Section 12.37(b)) that do not conduct Phase I/II Environmental Site Assessments.</li> </ul>
	Incentives and Additional Incentives	12.22 A.37 (f) 12.22 A.38 (h) 12.22 A.39 (f)	<b>Initial Draft (03/2024):</b> <ul style="list-style-type: none"> <li>- No standard of review for Incentives.</li> <li>- Each program's Menu of Incentives includes an Incentive for a "Modification of Development Standard" that allows a project to request a 20% reduction from a standard in the Zoning Code or applicable Specific Plan or Overlay.</li> <li>- Height or FAR incentives were not limited for Designated Historic Resources and Non-Contributing Elements.</li> <li>- Allowance for projects to include any combination of standard, compact, or tandem parking spaces not included.</li> </ul>
			<b>Revised Draft (06/2024):</b> <ul style="list-style-type: none"> <li>- Added new standards of review for Incentives in all programs</li> <li>- "Modification of Development Standard" incentive revised to: <ul style="list-style-type: none"> <li>- Allow a 20% deviation from a numerical standard or a deviation from a non-numerical standard.</li> <li>- Require projects using the Incentive to achieve 30 points under the Landscape and Site Design Ordinance.</li> <li>- Expand standards that deviations can be requested for.</li> <li>- Clarify that the Incentive cannot be utilized for Non-Contributing Element(s) in a Historic Resources Survey as defined in LAMC Section 13B.8.1.C.</li> </ul> </li> <li>- Reduced Height and FAR incentives proposed in State DB and MIIP for Designated Historic Resources and Non-Contributing Elements.</li> <li>- For any parking spaces provided, a combination of standard, compact or tandem spaces may be provided.</li> </ul>

CHIP PROGRAM	TOPIC	CODE SECTION	REVISIONS
All Programs cont.	Public Benefit Options	12.22 A.37 (g) 12.22 A.38 (i) 12.22 A.39 (g)	<b>Initial Draft (3/2024):</b> <ul style="list-style-type: none"> <li>- Multi-bedroom incentive offers projects with a minimum of 40% of Residential Units as 2-bedrooms or larger additional Floor Area up to 0.5 FAR or an additional 11 feet in height.</li> </ul>
			<b>Revised Draft (06/2024):</b> <ul style="list-style-type: none"> <li>- Multi-bedroom incentive offers projects providing 3-bedroom or larger units two incentive options, provided an affidavit declaring the multi-bedroom units will maintain the same bedroom count and will not be converted to additional dwelling units is executed: <ul style="list-style-type: none"> <li>- Projects with a minimum 20% of Residential Units as 3-bedroom or larger receive additional floor area up to 0.5 FAR and an additional 11 feet in height; or</li> <li>- An exemption of the floor area of all 3-bedroom or larger units from the calculation of a project's floor area, and an additional story in height that is limited to the size of the exempt floor area of the 3-bedroom or larger units.</li> </ul> </li> </ul>
	Relationship to Other Sections of the Los Angeles Municipal Code	12.22 A.37 (i) 12.22 A.38 (k) 12.22 A.39 (i)	<b>Initial Draft (03/2024):</b> <ul style="list-style-type: none"> <li>- Included placeholder for list of Specific Plans superseded by proposed CHIP Ordinance procedures and incentives.</li> <li>- Language allowing CHIP Ordinance programs to supersede use limitations contained in Chapter 1 of the LAMC included in a range of zone class amendments (12.04.09, 12.05, 12.06, 12.07, 12.07.01, 12.07.1, 12.08, 12.08.1, 12.08.3, 12.08.5, 12.09, 12.12.1, 12.12.1.5).</li> </ul>
			<b>Revised Draft (06/2024):</b> <ul style="list-style-type: none"> <li>- Added list of Specific Plans and overlays to be superseded by proposed CHIP Ordinance procedures and incentives.</li> <li>- Removes zone class specific amendments and adds clarifying language stating that projects approved pursuant to the State Density Bonus Program, Mixed Income Incentive Program, and Affordable Housing Incentive Program may exceed use limitations elsewhere in Chapter 1 of the LAMC.</li> </ul>

CHIP PROGRAM	TOPIC	CODE SECTION	REVISIONS
All Programs cont.	Amendments to Project Review Thresholds	16.05	<b>Initial Draft (03/2024):</b> - Amendment to LAMC Section 16.05 not included.
			<b>Revised Draft (06/2024):</b> - Amendment added to allow certain projects that meet affordability requirements to be exempt from Project Review procedures.
	Amendments to Affordable Housing Linkage Fee	19.18	<b>Initial Draft (03/2024):</b> - Exemption for Mixed Income Incentive Program Projects not included.
			<b>Revised Draft (06/2024):</b> - Adds amendment that includes any Mixed Income Incentive Program Project consistent with LAMC Section 12.22 A.38 to the list of development projects exempt from the Affordable Housing Linkage Fee.
State Density Bonus Program (12.22 A37)	Eligibility	12.22 A37 (c)	<b>Initial Draft (03/2024):</b> - Included One Hundred Percent Affordable Housing Project as eligible project type.
			<b>Revised Draft (06/2024):</b> - Removes reference to One Hundred Percent Affordable Housing Project throughout. Eligibility criteria, incentives, and procedures are located only in the Affordable Housing Incentive Program (LAMC Section 12.22 A.39)
	Procedures	12.22 A.37 (d) 13B.3.2	<b>Initial Draft (03/2024):</b> - Code section contained findings, modification procedures, as well as noticing, hearing, and appeal procedures for certain types of off-menu incentives.
			<b>Revised Draft (06/2024):</b> - Section removed. Findings for waivers moved to 12.22 A.37(d)(3) and findings for Incentives moved to 12.22 A.37(f). In addition, Noticing, hearing, and appeal procedures removed from 12.22 A.37 (d)(5) and moved to new ministerial procedure in Article 13 to be known as Expanded Administrative Review.

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State Density Bonus Program (12.22 A37) cont.	Additional Incentives	12.22 A.37 (f)	<b>Initial Draft (03/2024):</b> <ul style="list-style-type: none"> <li>- FAR               <ul style="list-style-type: none"> <li>- On-Menu incentive for Floor Area Ratio (FAR) offered 3.0:1 for C zones and 35% increase for FAR in R zones.</li> </ul> </li> <li>- Height               <ul style="list-style-type: none"> <li>- On-Menu Height incentive allowed a 35% increase not to exceed an additional 11 ft. or one story in zones that regulate height.</li> <li>- Included placeholder for graphic for On-Menu Transitional Height Incentive.</li> </ul> </li> <li>- Included a PF Zone Incentive.</li> </ul>
			<b>Revised Draft (06/2024):</b> <ul style="list-style-type: none"> <li>- FAR               <ul style="list-style-type: none"> <li>- On-Menu incentive for FAR offers 2.5:1 for C zones. On-menu FAR incentive for R zones not applicable.</li> </ul> </li> <li>- Height               <ul style="list-style-type: none"> <li>- Simplifies On-Menu height incentive to allow a maximum of one additional story or additional 11 ft.</li> <li>- Creates exception to LAMC 12.21.1 to allow roof structures for elevators and stairways to exceed building height by up to 17 ft. regardless of a project site's applicable height district.</li> <li>- Added a figure providing visual guidance on the implementation of the Transitional Height Incentive</li> <li>- Allows projects to utilize On-Menu Transitional Height incentive to be exempt from transitional height requirements if adjacent to site zoned Open Space (OS).</li> </ul> </li> <li>- Updates PF Zone Incentive to a P zone Incentive.</li> </ul>
	Public Benefit Options	12.22 A.37(g)	<b>Initial Draft (03/2024):</b> <ul style="list-style-type: none"> <li>- Provisions for Land Donation (per GCS 65915) housed in Public Benefit Options (12.22 A.37(g))</li> </ul>
			<b>Revised Draft (05/2024):</b> <ul style="list-style-type: none"> <li>- Moved provisions for Land Donation (per GCS 65915) up to Base Incentives (12.22 A.37(e))</li> </ul>

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Mixed Income Incentive Program (12.22 A.38)	Eligibility	12.22 A.38 (c)(3) 12.22 A.38 (c)(4)	<b>Initial Draft (03/2024):</b> Set aside percentages <ul style="list-style-type: none"> <li>- Four market tiers: Low, Medium, High/Medium, High.</li> </ul> Acutely Low Income and Moderate Income Categories <ul style="list-style-type: none"> <li>- No options for Acutely Low Income and Moderate Income Categories</li> </ul> Eligibility Exclusions <ul style="list-style-type: none"> <li>- Single family or more restrictive zones (RW and more restrictive zone), M1, M2, and M3 are excluded from incentive program eligibility.</li> </ul>
			<b>Revised Draft (06/2024):</b> Set aside percentages <ul style="list-style-type: none"> <li>- Revised from four to two market tiers: Low and Medium (uses what was originally Low market tier percentages), and High/Medium and High (uses what was originally High/Medium market tier percentages).</li> </ul> Acutely Low Income and Moderate Income Categories <ul style="list-style-type: none"> <li>- Table 12.22 A.38(c)(3).2 - Provides Mixed Affordability Options for provision of Restricted Affordable Units for Lower and Higher Opportunity Areas.</li> </ul> Expanded Eligibility Exclusions <ul style="list-style-type: none"> <li>- Includes CM, MR1, and MR2 if sites are located within an applicable planning overlay that restricts residential uses.</li> </ul>
	Transit Oriented Incentive Areas	12.22 A.38 (e)	<b>Initial Draft (03/2024):</b> <ul style="list-style-type: none"> <li>- Density <ul style="list-style-type: none"> <li>- Density Bonus incentive ranged from 100% in T-1, 120% in T-2, and Limited by Floor Area in T-3 and T-4.</li> </ul> </li> <li>- FAR <ul style="list-style-type: none"> <li>- FAR incentive for sites located on a RD-zone ranged from</li> </ul> </li> </ul>

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Mixed Income Incentive Program (12.22 A.38) cont.	Transit Oriented Incentive Areas cont.	12.22 A.38 (e)	<ul style="list-style-type: none"> <li>40% in T-1 to 55% in T-4.</li> <li>- FAR incentive for sites located on a C-zone ranged from 3.0:1 or 40% increase, whichever is greater in T-1 to 4.5:1 or 55% increase, whichever is greater.</li> <li>- Above-ground parking is counted in the calculation of floor area.</li> </ul>
			<b>Revised Draft (06/2024):</b> <ul style="list-style-type: none"> <li>- Density <ul style="list-style-type: none"> <li>- Density Bonus incentive includes a separate range of incentives for sites located in Lower Opportunity Areas (ranging from 90% in T-1 to 120% in T-4). Density Bonuses in Higher Opportunity Areas remain the same as initially proposed.</li> </ul> </li> <li>- FAR <ul style="list-style-type: none"> <li>- FAR incentives for sites located on a R-zone were reduced by 5% in T-1, and reduced by 10% in T-2, T-3, and T-4.</li> <li>- FAR incentives for sites located on a C-zone were reduced by 0.25:1 FAR.</li> </ul> </li> <li>- Provisions added for flexible parking structure designs that would facilitate possible future conversions of parking areas to active uses to allow parking to not count towards the calculation of floor area.</li> </ul>
	Opportunity Corridor Incentive Areas	12.22 A.38 (f)	<b>Initial Draft (03/2024):</b> <ul style="list-style-type: none"> <li>- OC-1 FAR in C-zones: 3.5:1.</li> </ul>
			<b>Revised Draft (06/2024):</b> <ul style="list-style-type: none"> <li>- Increased the FAR for C-zones in OC-1: 3.5 or 40%, whichever is greater.</li> <li>- Provisions added for flexible parking structure designs that would facilitate possible future conversions of parking areas to active uses to allow parking to not count towards the calculation of floor area.</li> </ul>
	Opportunity Corridor Transition Incentive Areas	12.22 A.38 (g)	<b>Initial Draft (03/2024):</b> <ul style="list-style-type: none"> <li>- Sites eligible for CT incentives located within 350 feet of the rear property line of a lot within an Opportunity Corridor Incentive Area, with density bonuses ranging from 4 to 10 units.</li> <li>- Multi-Bedroom Units Incentive allows an additional 0.5:1 FAR or an</li> </ul>

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Mixed Income Incentive Program (12.22 A.38) cont.	Opportunity Corridor Transition Incentive Areas cont.	12.22 A.38 (g)	additional 11 feet of height if a minimum of 40% of total Residential Units are 2-bedroom or larger.
			<b>Revised Draft (06/2024):</b> <ul style="list-style-type: none"> <li>- Expands geographic eligibility and density bonus of CT incentives to include eligible sites within 750 feet of the rear property line of a lot and includes provisions for new CT-3 incentive area (sites within 250 feet from the Opportunity Corridor Incentive Area), and expands density bonuses to up to 16 units. Designated Historic Resource(s), or Non-Contributing Element(s) as defined in LAMC 12B.8.1.C shall not be eligible for CT-3 incentives.</li> <li>- Updated Multi-Bedroom Incentive to require a minimum of 40% of total Residential Units to be 3-bedroom or large to be granted additional FAR or height incentive.</li> </ul>
	Additional Menu of Incentives	12.22 A.38 (h)	<b>Initial Draft (03/2024):</b> <ul style="list-style-type: none"> <li>- Included PF-Zone incentive.</li> </ul>
			<b>Revised Draft (06/2024):</b> <ul style="list-style-type: none"> <li>- Updates PF Zone Incentive to a P zone Incentive.</li> </ul>
Affordable Housing Incentive Program (12.22 A.39)	Definitions	12:22 A.39 (b)	<b>Initial Draft (03/2024):</b> Faith Based Organization Project <ul style="list-style-type: none"> <li>- Defines FBO Project as Housing Development located on land owned by FBO, including through nonprofit corporations.</li> <li>- At least 80% of units must be low income</li> <li>- Up to 20% may be moderate income</li> <li>- Rent limits established by TCAC</li> </ul> Faith Based Organization <ul style="list-style-type: none"> <li>- Defines in accordance with California Government Code Section 65913.16.(b)(10)</li> </ul>
			<b>Revised Draft (06/2024):</b> Faith Based Organization Project <ul style="list-style-type: none"> <li>- Adds that land must be owned by FBO at time of project filing</li> </ul>



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Affordable Housing Incentive Program (12.22 A.39)			<ul style="list-style-type: none"> <li>- Adds that project must be developed by or in partnership with Qualified Developer</li> </ul> <p>New Definitions</p> <ul style="list-style-type: none"> <li>- Adds definition for Public Land Project and Qualified Developer</li> </ul> <p>Revised Definition</p> <ul style="list-style-type: none"> <li>- Revises definition from Faith Based Organization to Religious Institution</li> </ul>
	Eligibility	12:22 A.39 (c )	<p><b>Initial Draft (03/2024):</b></p> <ul style="list-style-type: none"> <li>- No Public Land Project Type</li> <li>- Eligibility Criteria limited One Hundred Percent Affordable Projects and Faith Based Organization Projects in Manufacturing, Very High Fire Hazard Severity Zones, Sea Level Rise Areas, Environmental Consideration Areas, Historic Areas, and single family zones.</li> <li>- With exceptions for Faith Based Organization Projects in single family zoned parcels and manufacturing projects on Public Land.</li> </ul>
			<p><b>Revised Draft (06/2024):</b></p> <ul style="list-style-type: none"> <li>- Public Land Projects Type added.</li> <li>- Eligibility criteria for One Hundred Percent Affordable Housing Projects were moved to the Base Incentive and On-Menu Incentive sections.</li> <li>- A new eligibility criteria for Faith Based Organization Projects was introduced clarifying single-family zoned sites purchased by FBOs after January 1st, 2024 are not eligible for Faith Based Organization Projects unless located within 528 feet from a parcel with an existing Church or House of Worship</li> <li>- Consistent with State DB, language was added clarifying a One Hundred Percent Affordable Housing Project may include parcels zoned for single family where the Maximum Allowable Residential Density is greater than 5 units.</li> </ul>

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	Base Incentives	12:22 A.39 (e)	<p><b>Initial Draft (03/2024):</b></p> <p>Height Incentive</p> <ul style="list-style-type: none"> <li>- Specifies height incentive applies to Projects that have residential uses that occupy more than 50% total floor area</li> </ul> <p>Maximum Allowable Residential Density for Faith Based Organization Projects, P and PB Zones, and Public Land Projects</p> <ul style="list-style-type: none"> <li>- 30 unit/40 unit per acre minimums or highest adjacency zoning for Faith Based Organization Projects</li> </ul> <p>FAR Incentive</p> <ul style="list-style-type: none"> <li>- Commercial and Residential zones receive the same incentives</li> </ul> <p>Consolidated Developments</p> <ul style="list-style-type: none"> <li>- Developments in moderate or high resource areas that consolidate multiple parcels can use Maximum Allowable Residential Density for consolidated parcels.</li> </ul>

<p>Affordable Housing Incentive Program (12.22 A.39) cont.</p>	<p>Base Incentives cont.</p>	<p>12:22 A.39 (e)</p>	<p><b>Revised Draft (06/2024):</b></p> <p>Height Incentive Does not include eligibility criteria of 50% residential use of total floor area</p> <p>Maximum Allowable Residential Density for Faith Based Organization Projects, P and PB Zones, and Public Land Projects</p> <ul style="list-style-type: none"> <li>- Removes 30 unit/40 unit per acre minimums or highest adjacency zoning for Faith Based Organization Projects, as density is limited by floor area in base incentives.</li> <li>- Adds a minimum standard of 3.0:1 FAR and 33 feet in height for Public Land Projects</li> </ul> <p>FAR Incentive</p> <ul style="list-style-type: none"> <li>- Limits FAR incentives for sites with a Maximum Allowable Residential Density of less than 5 units in the Citywide incentives</li> <li>- Adds a new 4.5:1 maximum for Commercial zoned sites in moderate or higher opportunity areas</li> </ul> <p>New Exceptions</p> <ul style="list-style-type: none"> <li>- New exceptions to the base incentives section added.</li> <li>- FAR may be the higher allowed through a Specific Plan if affordability requirements of CHIP are met</li> </ul> <p>Parking Incentive</p> <ul style="list-style-type: none"> <li>- Provisions added for flexible parking structure designs that would facilitate possible future conversions of parking areas to active uses to allow parking to not count towards the calculation of floor area.</li> <li>- Adds that half of required church/religious-use parking may be reduced by 50% for affordable housing, including parking required under conditional use permits for consistency with Cal Gov Code 65913.6</li> <li>- Adds no minimum parking for Faith Based Organization Projects if there is a car share vehicle within one block of parcel</li> </ul> <p>Consolidated Developments</p> <ul style="list-style-type: none"> <li>- Removes Consolidated Developments subsection</li> </ul>
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Affordable Housing Incentive Program (12.22 A.39) cont.	Program Standards	12:22 A.39(h)	<b>Initial Draft (03/2024):</b> <ul style="list-style-type: none"> <li>- Update frequency not included.</li> </ul>
			<b>Revised Draft (06/2024):</b> <ul style="list-style-type: none"> <li>- Subparagraph (11) adds that Geographic Eligibility associated with Major Transit Stops, Very Low Vehicle Travel Areas, and Opportunity Areas shall be updated on an annual basis.</li> <li>- Subparagraph (12) specifies the meaning of adjoining zone.</li> </ul>

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Affordable Housing Incentive Program (12.22 A.39) cont.			