
Citywide Housing Incentive Program (CHIP) Ordinance Citywide Proposed Code Amendment Presentation for CPC Meeting

CPC-2023-7068-CA

ENV-2020-6762-EIR, ENV-2020-6762-EIR-ADD1, and ENV-2020-6762-EIR-ADD2
Item No. 7

Note that the main presentation that staff will present on Thursday, September 26 is provided here in English. This presentation is also available in Spanish and Korean.



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Item No. 7

LOS ANGELES
CITY PLANNING

September 26, 2024

Agenda

Introduction

- Housing Element Rezoning Program Background
- Outreach and Feedback

Proposed Citywide Housing Incentive Program Ordinance

- Overview
- Summary of Programs
- Revisions since the Public Hearing
- Recommendations



Overview of Staff Report

Staff Report Includes:

- Project Analysis
- Findings
- Public Hearing and Communications
- Exhibits and Appendices

Exhibits Include:

- Exhibit A - Ordinances
- Exhibit B - Fair Housing Requirements and Affordable Housing Incentive Guidelines
- Exhibit C - Environmental Considerations
- Exhibit D - Single-Family Considerations
- Exhibit E - Lower Income Rezoning Housing Element Sites

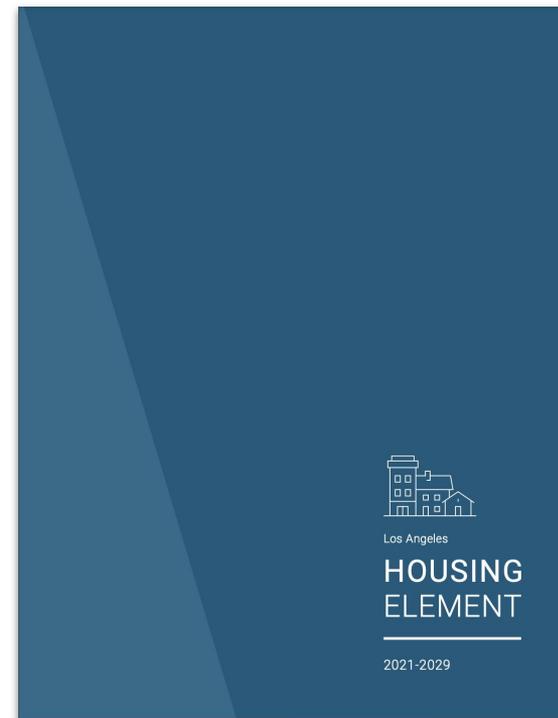
Appendices Include:

- Ordinance Revisions
- Listen and Share Phase Outreach Summaries
- Economic Analysis and Market Study
- Citywide Housing Incentive Program Procedures Table
- Rezoning Model Assumptions

Housing Element Rezoning Program Background

2021-2029 Housing Element

- The Housing Element was adopted in 2021 and **amended in 2022 to strengthen Fair Housing** Programs.
- The most recent update established the City's official **housing goals, policies, objectives and programs** for the eight year period of **2021-2029**.
- Identified **rezoning** is needed to address the City's housing needs and targets. Created a draft framework for rezoning.
- The City's Minimum Rezoning Need is **255,433 units by February 2025**.
- There are significant consequences for failure to meet this obligation.



City of Los Angeles Housing Element 2021-2029

Regional Housing Needs Assessment (RHNA)

The City's rezoning obligations must be met by **February 12, 2025**



Regional Housing Needs
Assessment Target

486,379 units

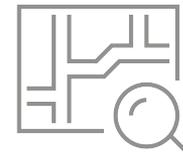
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Anticipated
Development

230,947 units

=



Minimum
Rezoning Need

255,432 units

Consequences for Non-Compliance

State Housing Element law requires **compliance** by the state (HCD) or there can be consequences including:

- **Loss of Local Zoning Control** (Builder's Remedy)
- **Significant funding put at risk** (PLHA, AHSC, IIG, TCC, Planning Grants, etc.) - \$890M
- **Court Imposed Fines** (up to \$600K per month) and other court actions
- **No Net Loss Requirements** (findings required for more projects)



*Builder's Remedy
project in Los
Angeles (Sylmar)*



State Mandated Rezoning Program Requirements

More than half of the rezoning requirement (130k) is for **lower income sites**, which must be:

- **More than 50% on residentially (R) only zoned sites (60k)**
If not, a penalty to prevent 100% commercial development (i.e. no office/retail projects)
- Have a minimum density of 20 dwelling units per acre
- Permit at least **16 dwelling units**
- Received by right processing for projects with 20% Lower Income Units

Must **Affirmatively Further Fair Housing** (AFFH)

- Majority of Rezoning in **Higher Opportunity Areas**



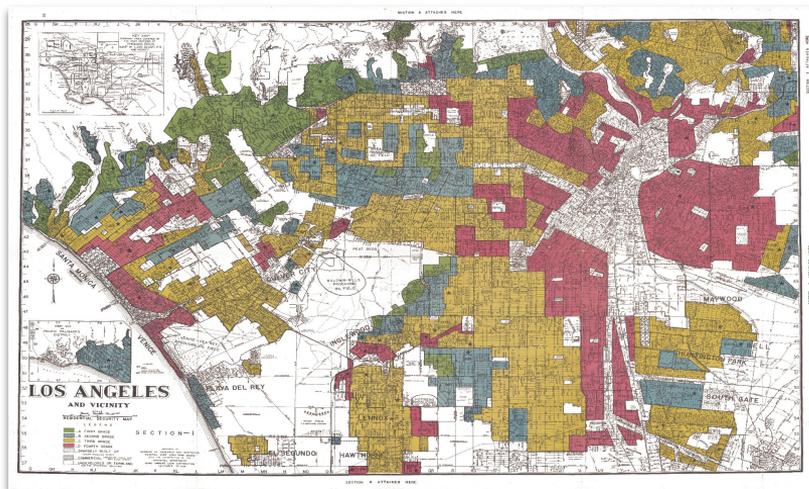
*Florence Mills Apartments
3501-3509 South Central Avenue.*

*Photo from the 2022 Commercial Real Estate Awards:
Affordable Housing, Los Angeles Business Journal*

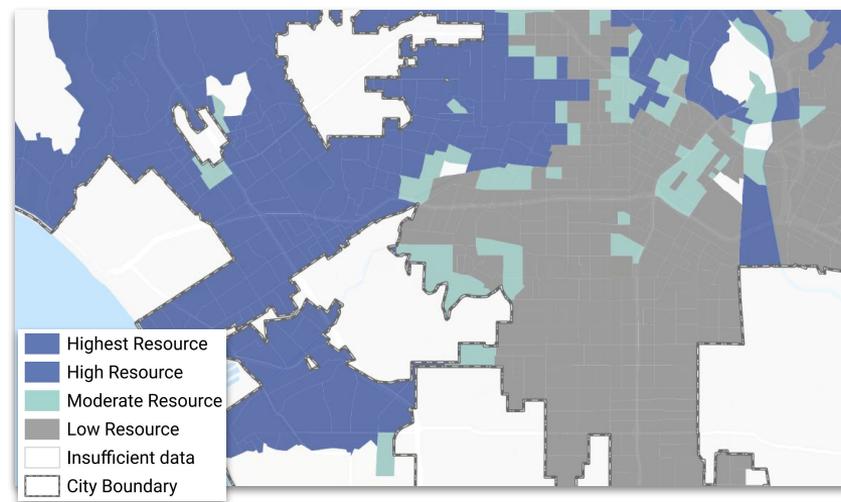
Affirmatively Furthering Fair Housing (AFFH)

AFFH is defined as:

“taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that block access to opportunity...”



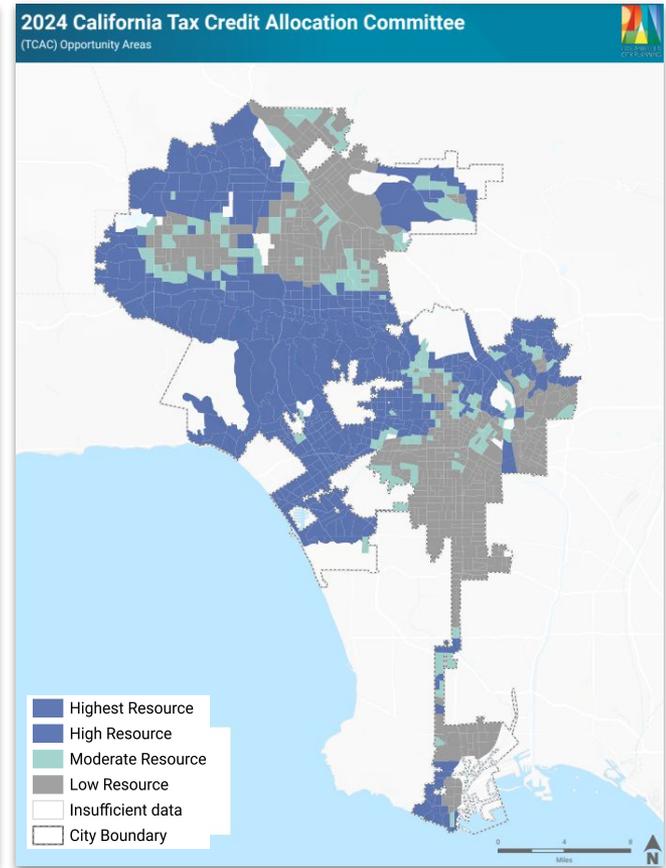
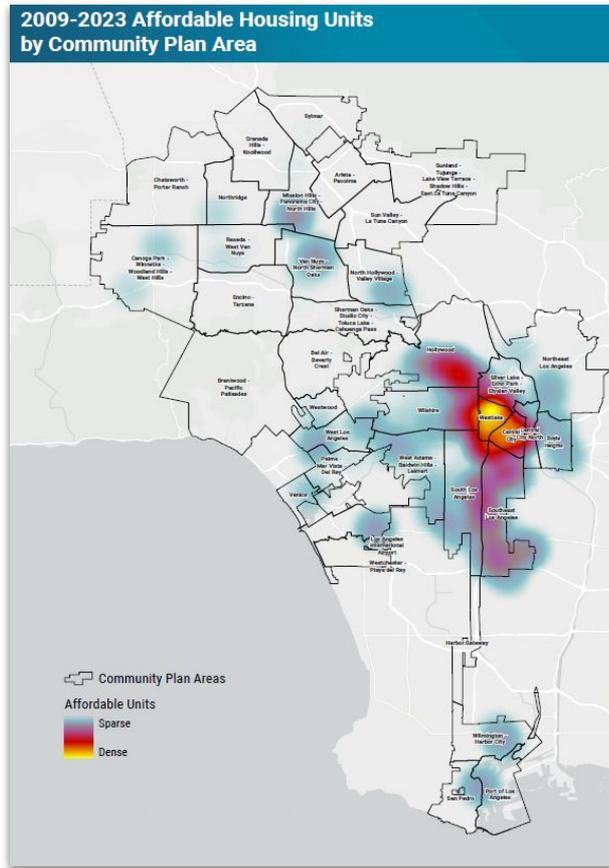
Central Los Angeles County Redlining Map, 1939



TCAC/HCD Opportunity Map

Affirmatively Furthering Fair Housing (AFFH)

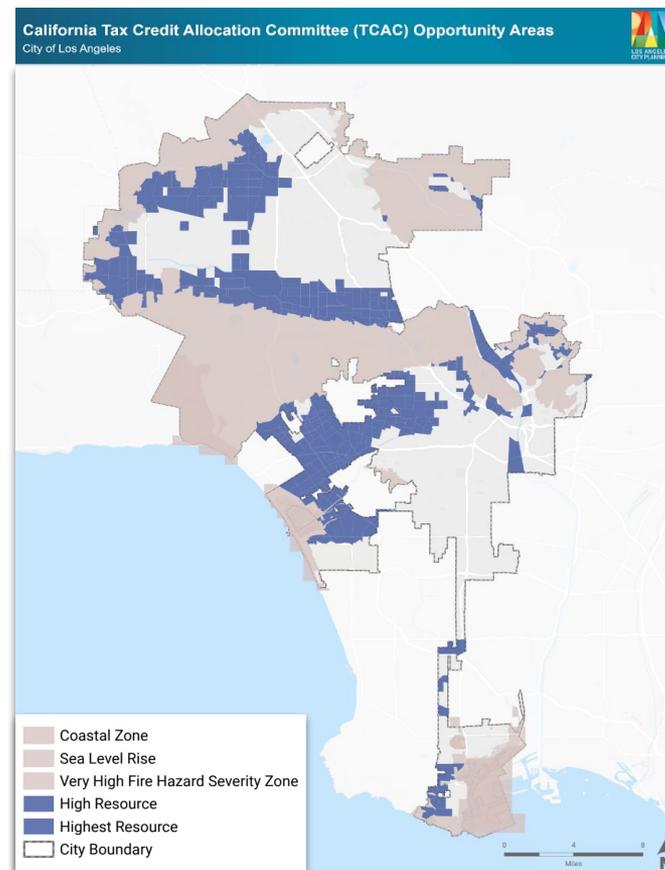
- Affordable Housing has **not been produced equitably** throughout the City.
- Rezoning program should **expand access to Affordable Housing in High Opportunity Areas.**



Equity and Climate Focused Approach

The Housing Element Rezoning Program aims to expand access to housing and opportunity by:

- Focusing new capacity in **Higher Opportunity Areas** and near **transit and jobs**
- **Streamlining** housing production
- **More and deeper affordability**
- Strengthening **tenant protections** and ensuring **“no net loss” of RSO units**
- Protect **environmentally sensitive** areas, historic properties, and priority **design/amenity** goals



Housing Element Rezoning Program

**Active Community
and Neighborhood
Planning Efforts**

**Citywide Housing
Incentive Program
(CHIP)**

**Other Related
Initiatives:
Adaptive Reuse
Landscape and
Site Design**

Outreach and Feedback

Rezoning Program Timeline

A rezoning program must be adopted and effective before **February 12, 2025**



Winter 2022 - Fall 2023

Listen

Conduct Analysis,
Prepare Draft
Recommendations



Winter 2024

Share/Publish

Release Draft Ordinances
(March), Conduct
Public Outreach,
Conduct Environmental
Review, Revise Draft
Ordinances to Integrate
Public Feedback



Spring - Summer 2024

Revise/Publish

Release Revised Draft
Ordinances, Public
Hearing, Public
Comment Closed 8/26



Fall 2024

Adopt

City Planning
Commission, Council
Adoption Process

Rezoning Program Outreach

- **6 Live Webinars** in English, Spanish, & Korean with 900 in attendance
- Staff-level public hearing with **600 in attendance**
- Received over **3,100 public comments** via email
- **57 events and meetings reaching over 3,000 people.** These included:
 - Partnerships with Community Based Organizations
 - Neighborhood Council Alliance Meetings
 - Community Events
- **A first of its kind digital outreach campaign** that included:
 - A targeted social media campaign with LA in a Minute that garnered over 400k views and engaged over 200k constituents
 - Google ads and digital engagement that reached over 1 million constituents with 54% of those reached being under 34



Top: Interactive Activity at Esperanza / PSR LA (4/2024)



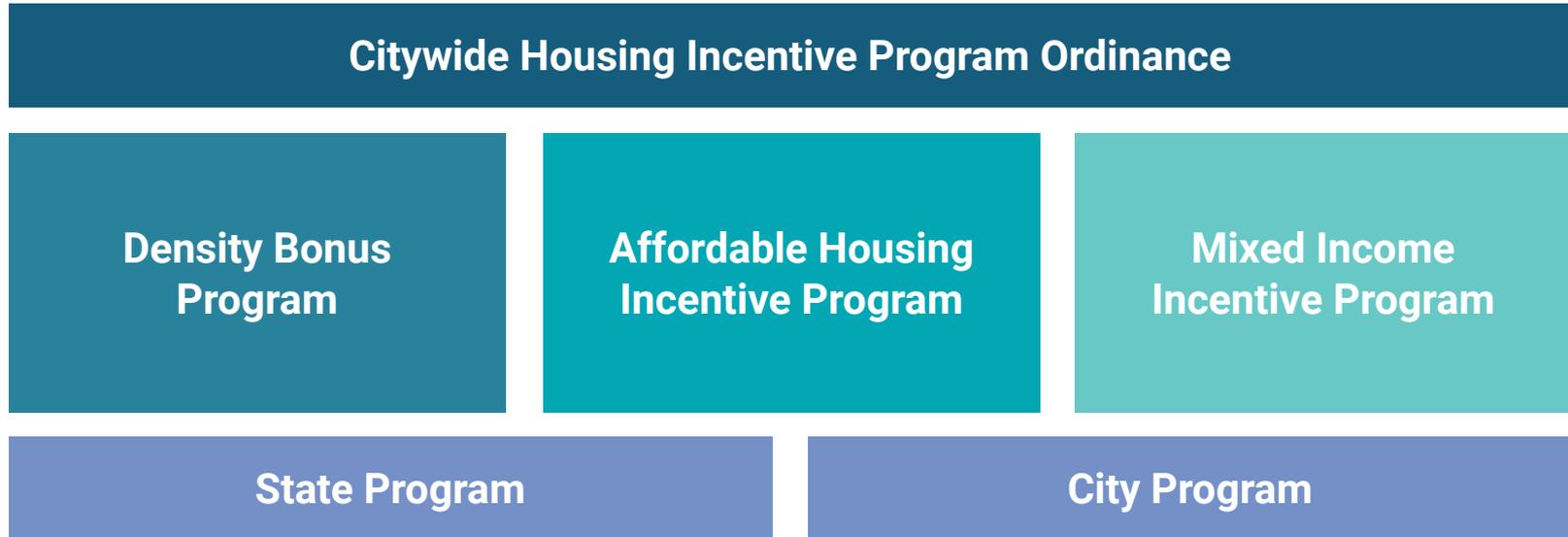
Bottom: City Staff with Coalition for Humane Immigrant Rights of Los Angeles (CHIRLA) (04/2024)

What we heard:

- **Incentivize affordable housing** in High Opportunity Areas
- **Prioritize** meeting Affirmatively Further Fair Housing (AFFH) goals
- Create opportunities for equity-building
- **Expand** applicability of Opportunity **Corridor and Corridor Transition** Incentive Areas
- Varied support for development in **single family zones**
- **More guardrails** around acquisition of **single family** faith based parcels
- Include **Acutely Low and Moderate Income** categories to affordability set-aside options
- Encourage more **Multi-Bedroom Units**
- **Increase project streamlining** processes
- **Increase RSO replacement** requirements and tenant protections
- Broaden **environmental justice** considerations
- Offer greater development Incentives and concessions in the program

Citywide Housing Incentive Program (CHIP) Ordinance

Ordinance Structure

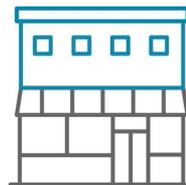


CHIP Program Framework

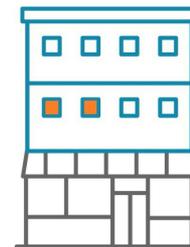
Provide Density Bonuses for Affordable Housing

Grant larger bonuses to projects offering a higher percentage of affordable units

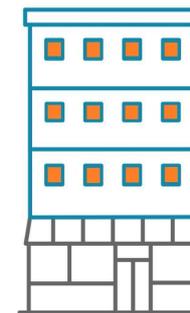
Offers additional building volume for projects proving public benefits



Base
Zoning
Regulation

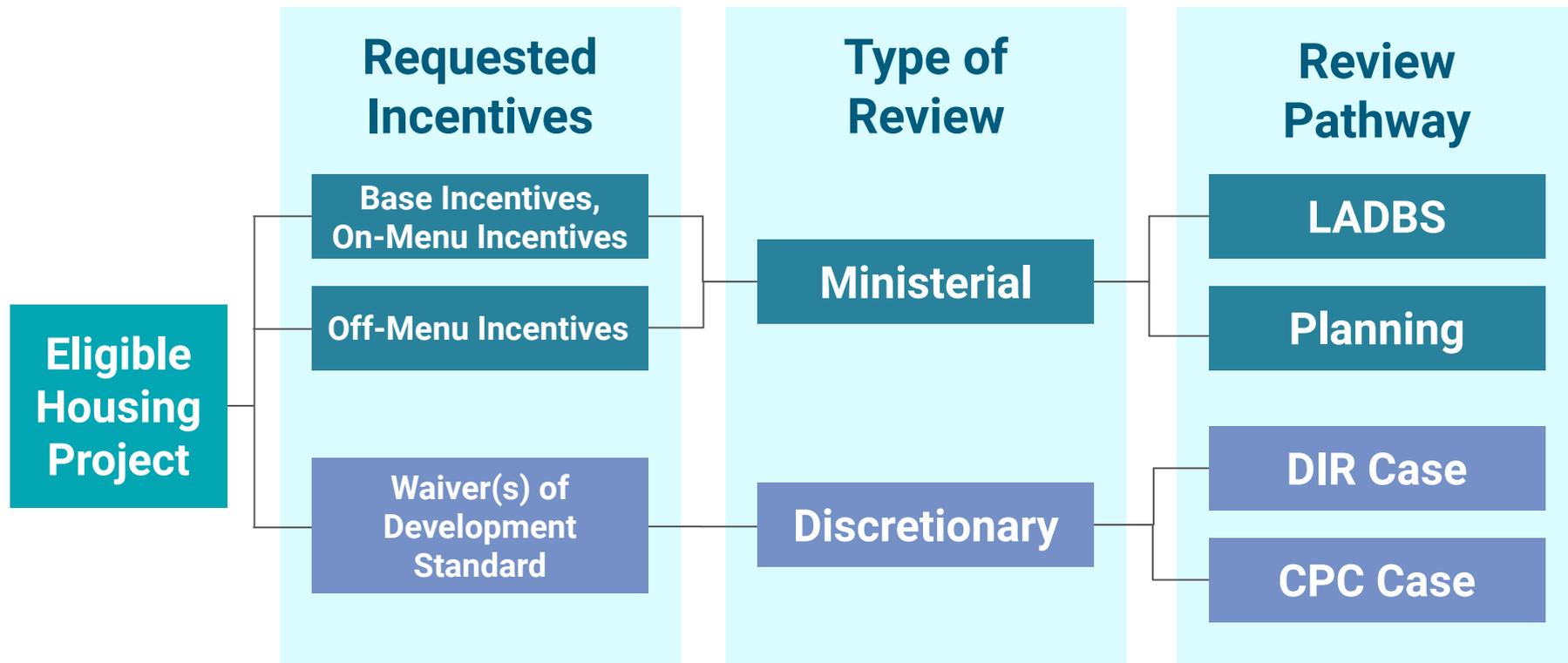


Mixed-Income
Affordable
Housing Bonus



100%
Affordable
Housing Bonus

Procedures



Note: This chart represents simplified project review procedures.

Other Procedural Amendments

- New exemption for MIIP proposed in the **Affordable Housing Linkage Fee (LAMC 19.18)** provisions.
- New exemption threshold proposed in **Project Review (LAMC 16.05)** for Projects that provide Restricted Affordable Units consistent with the requirements for Projects exempt from AHLF.
- Revisions to the **Conditional Use Permit for Density Bonuses exceeding those approved under State Density Bonus Law (LAMC 12.24 U.26)** to account for changes to state law under AB 1287.
- Establishment of a new ministerial procedure, **Expanded Administrative Review**, in Article 13.



Summary of Programs

State Density Bonus Program



Comprehensive update to the City's Density Bonus Program

- Incorporates state legislation that has significantly amended State Density Bonus Law



Key Revisions

- Updated procedures for more predictable and streamlined project review
- New incentives for housing for target populations, and reduced parking requirements
- Incorporating provisions allowing for additional density bonuses up to 100% per AB 1287 (2023)

Affordable Housing Incentive Program (AHIP) Project Types



100% Affordable Housing Projects

Applies to parcels allowing multi-family residential uses citywide and in Parking (P) zones



Faith Based Organization (FBO) Projects

Incentivizes 80-100% Affordable Housing development on land owned by FBOs



Public Land Projects

Incentivizes 100% Affordable Housing on “PF” Public Facilities zones and parcels owned by public agencies



Shared Equity Project

Incentivizes 80-100% Affordable Housing development on land owned by Community Land Trusts or Limited Equity Housing Cooperatives

State Law & AHIP (AB 1763/2334)

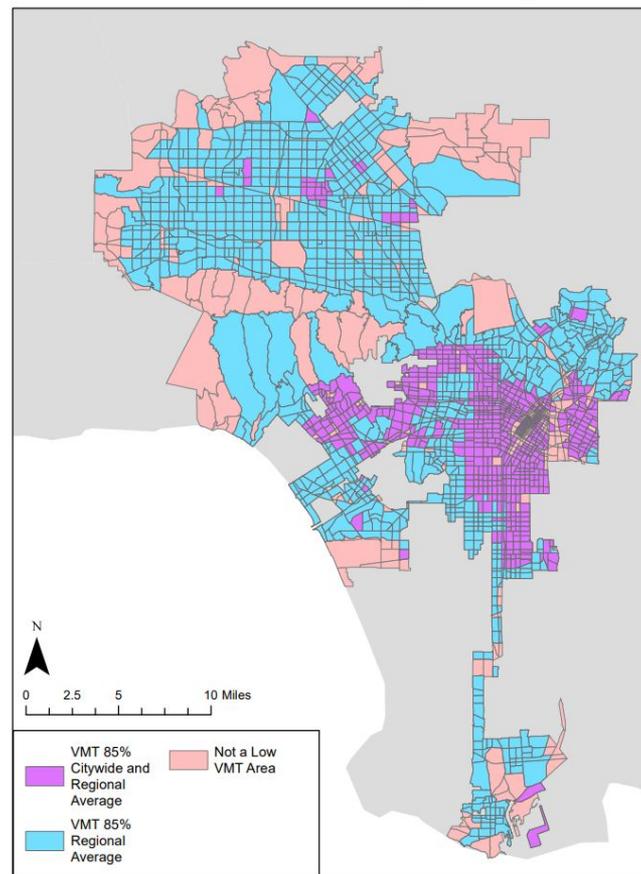
State Law Incentives:

- Within ½-mile of a major transit stop (MTS) or low VMT area, 100% Affordable Projects receive unlimited density and 33' / 3 story height increase

AHIP:

- AHIP match or exceed provisions of State Density Bonus Law offering FAR and height incentives for low scale and high density contexts
- Offers greater incentives for projects in Moderate and Higher Opportunity Areas, to Affirmatively Further Fair Housing

DRAFT Low VMT Areas (AB 2334)



Mixed Income Incentive Program (MIIP)



Opportunity Corridor Incentive Area

Incentives to aimed to increase housing projects on major streets near public transportation in Higher Opportunity Areas



Opportunity Corridor Transition Incentive Area

Incentives for housing projects constructing lower-scale housing typologies adjacent to major corridors in Higher Opportunity Areas

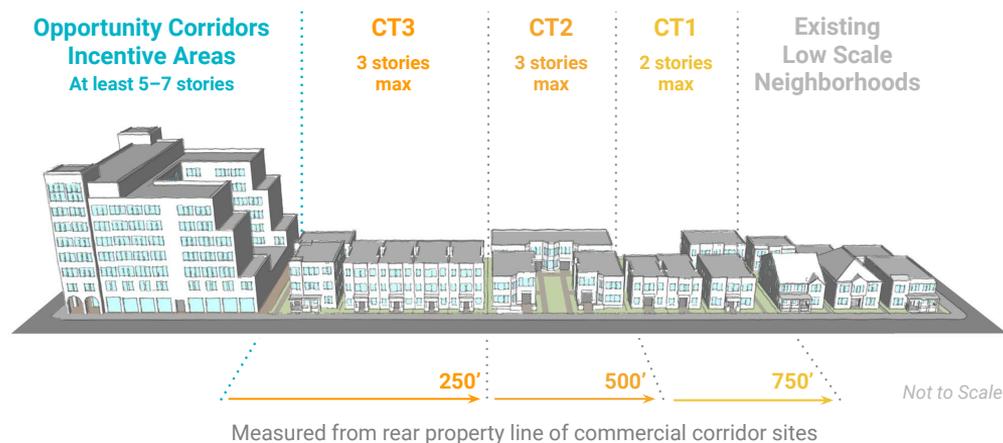


Transit-Oriented Incentive Area

Incentives for new housing near public transportation citywide

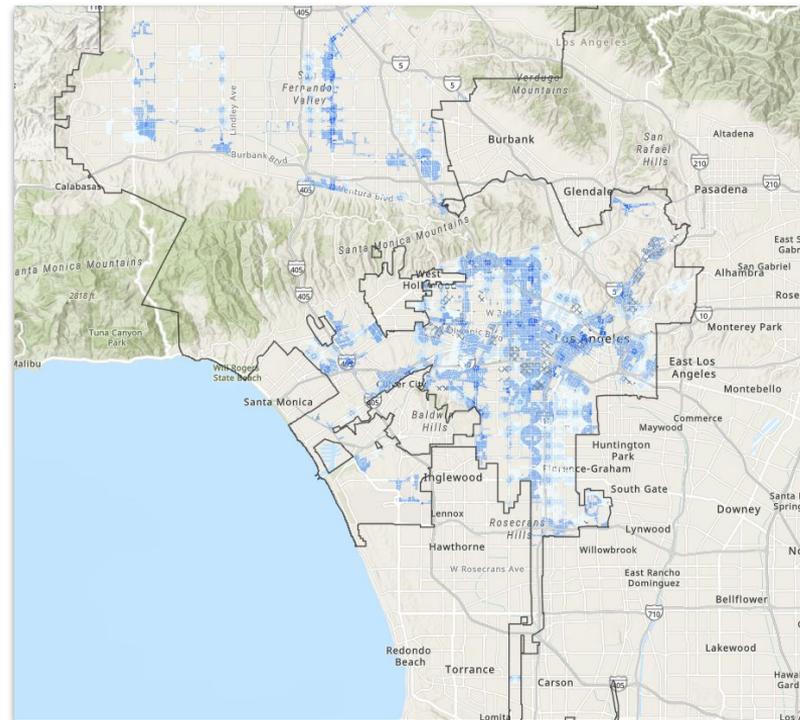
Opportunity Corridors and Transition Areas

- The Opportunity Corridor Program expands incentives to **transit served corridors** in **Higher Opportunity Areas**
- Creates form based incentives for at least 5-7 story structures.
- Transitioning from the opportunity corridors to lower scale residential neighborhoods the Corridor Transition Incentives offer missing middle forms with limited density.



Transit Oriented Incentive Areas (TOIAs)

- Updates and extends the City's **TOC Program** (set to expire in 2026)
- **Larger density bonuses to stay competitive** with new state legislation (AB 1287)
- **More generous density and FAR incentives** in Higher Opportunity Areas
- **Higher affordability** in higher market areas



Revisions Since the Public Hearing

Global Revisions to CHIP Ordinance

- Revised Environmental Consideration Area definition active oil well buffer to 1,000 feet
- Revisions to FAR and Height Incentives in State DB, MIIP, and AHIP
- Revised Above-Ground Parking requirements
- Clarified appeal and hearing procedures for Expanded Administrative Review
- Updated Affordability Set-Aside Requirements
- Added New Shared Equity Project Type
- Clarified eligibility and definitions thorough CHIP Ordinance programs

Technical Modifications Item 7:

Modifications to the Ordinance

- Revisions to add **new definition for a “Non-Contributor”**.
- Technical clarifications to **clarify eligibility for Public Benefit Options** in LAMC 12.22 A.37 and LAMC 12.22 A.39.
- **Revision to procedures in LAMC 12.22 A.39** to clarify that “up to one” waiver may be processed ministerially.
- **Revisions to clarify affordability requirements in LAMC 12.22 A.39** for Faith Based Organization Projects and Shared Equity Projects.

Modifications to the Staff Report

- Clarifications **to tables and text to be consistent with the Ordinance**.
- **Maps inserted** into the report for clarity.
- **Appendix 3 amended** to include Feasibility Study erroneously not attached.
- **Revisions to clarify** recommended amendments to LAMC 12.24 U.26.
- **Adjustments to percentages** of proposed capacity in High Opportunity Areas, and **revisions to Exhibit D**, option 4.

Recommendations

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. In the background, there are rolling hills and mountains under a clear sky. The image is overlaid with a gradient that transitions from a warm orange on the left to a cool blue on the right. A white horizontal line is positioned above the word 'Recommendations'.

Recommended Actions

1. Recommend the City Council find, based on the whole of the record in the independent judgment of the decision-maker, that the CHIP Ordinance was assessed in the adopted Housing Element Environmental Impact Report No. ENV-2020-6762-EIR (SCH No. 2021010130) certified on November 29, 2021, Addendum No. 1 (ENV-2020-6762-EIR-ADD1) certified on June 14, 2022, and Addendum No. 2 (ENV-2020-6762-EIR-ADD2) (collectively, “EIR”); adopt Addendum No. 2; determine that pursuant to CEQA Guidelines section 15162 and 15164, no subsequent or supplemental EIR is required; and adopt the Mitigation Monitoring Program;
2. Recommend, pursuant to Sections 13B.1.3 of the Los Angeles Municipal Code, that the City Council adopt the proposed CHIP Ordinance (Exhibit A) to amend the Zoning Code including amendments to Chapter 1, Chapter 1A, and Chapter 15 of the Los Angeles Municipal Code, including revisions to sections 12.03, 12.21, 12.22, 12.24, 13.09, 13.15, 14.00, 14.5.4, 16.05, 19.01, 19.14, 19.18, and any related Code sections of Chapter 1; the addition of Section 11.5.15 in Chapter 1; and revisions to Articles 2, 8, 9, and 13, and any other related Code sections of Chapter 1A; and a technical amendment to Section 151.28 of Chapter 15;
3. Recommend that the City Council instruct the Director of City Planning to prepare the Environmental Protection Measures Handbook shown in Exhibit C, after the operative date of the proposed CHIP Ordinance.
4. Request that the City Planning Department prepare an ordinance to incorporate the proposed CHIP Ordinance, which amends LAMC Chapter 1 identified in Action Item 2 into Chapter 1A of the LAMC (New Zoning Code), subject to the policy changes described in the Staff Recommendation Report and in conformance with the format and style of the New Zoning Code; and recommend the City Council adopt this Chapter 1A version of the proposed CHIP Ordinance.
5. Adopt the Staff Recommendation Report as the Commission’s report on the subject; and
6. Adopt the findings.

CHIP Team Information

State Density Bonus Program:

Theadora Trindle
Christine Bustillos
Kevin Umaña

Mixed Income Incentive Program:

Erika Cui
Allyn Reyes

Affordable Housing Incentive Program:

Wajiha Ibrahim
Abigail Thomas
Alisanne Meyers

Jenna Monterrosa, Blair Smith, Matthew Glesne, Julianna Bonilla, Will Buckhout, Andy Rodriguez, Richard Reaser, Renae Zelmar, Nicholas Maricich, Cally Hardy, Elizabeth Gallardo, Betty Barberena, Jamie Francisco, Umaymah Rashid, Shakeh Boghoskhanian, Arlet Shirvanian, Cheryl Kubo, Jacob Lopez, Angelica Gonzalez, Livea Yeh, Jason Valencia, Robertino Salgado

<https://planning4la.org/CHIP> | housingelement@lacity.org

End of Presentation

Additional Slides for Reference

CHIP Ordinance Overall

Environmental Protection Measures (EPMs)

Revise Hazardous Materials Standards EPMs requiring Environmental Site Assessments to:

- Apply to CHIP Projects
- Expand buffers from active oil wells/oil fields from 50 ft. to 1,000 ft.



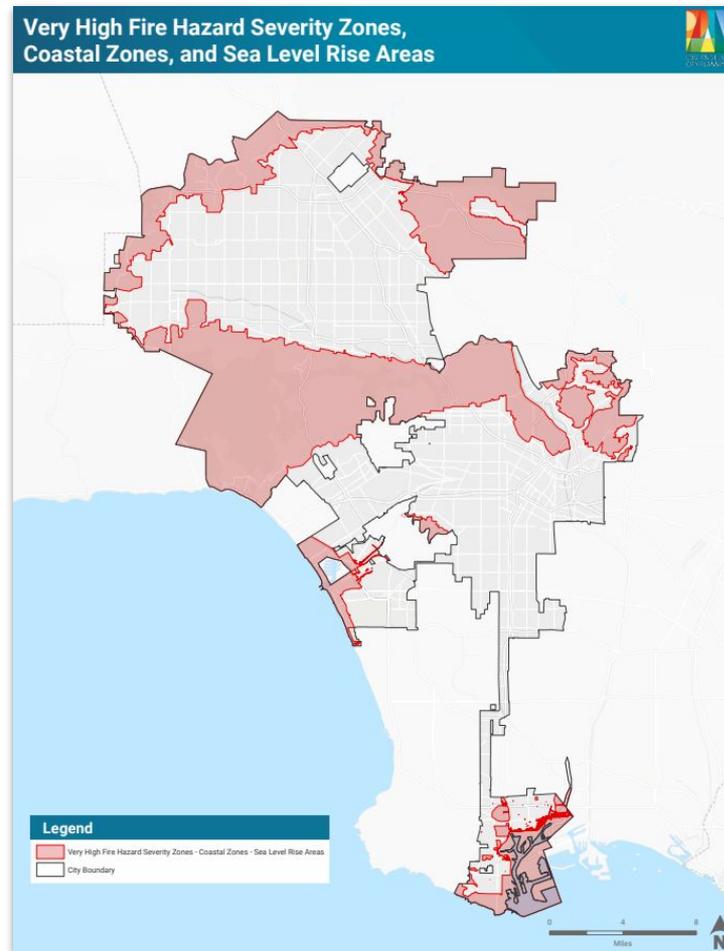
Sensitive Environmental Areas

State Density Bonus and AHIP

- Sites in VHFHSZ, Coastal Zone, Sea Level Rise Areas are not eligible for certain Base Incentives, Menu of Incentives or Public Benefit Options.

MIIP

- Sites in VHFHSZ, Coastal Zone, Sea Level Rise Areas are not eligible for the program.



Single Family Zones

In **State Density Bonus**, single-family zones are not eligible for the program unless the Land Use permits the construction of at least 5 units.

In **AHIP**, single-family zones are not eligible for the program unless they are on sites owned by Faith-Based Organizations or Public Agencies.

In **MIIP**, single family zones are not eligible for the program.

Manufacturing Zones

In **State Density Bonus**, sites on manufacturing zones are eligible for the program if they can build at least 5 units.

In **AHIP**, sites on manufacturing zones are not eligible for the program unless they are Public Land Projects or unless they are 100% affordable projects receiving base state incentives.

In **MIIP**, sites on manufacturing zones are not eligible for the program.

Historic Resources

In State Density Bonus, MIIP, and AHIP, Projects may not demolish Designated Historic Resources. All Projects on sites with Designated Historic Resources shall be reviewed by OHR.

In MIIP and AHIP, Projects may not demolish certain Surveyed Historic Resources. Projects on sites with Surveyed Historic Resources may be subject to additional procedures.

In State Density Bonus FAR, Open Space, and Modification of a Development Standard Incentives are limited.

In MIIP, FAR, height, Open Space, and Modification of a Development Standard Incentives are limited. Reduced density incentives are offered in Corridor Transition Areas.



*The Richard Neutra VDL house in Silverlake,
a Los Angeles Historic-Cultural Monument
Image: Flavin Architects*

Above Grade Parking

CHIP Ordinance - June 2024 Draft

State DB required above grade parking to count as floor area for projects using an FAR incentive.

MIIP and AHIP required above grade vehicular parking to count as floor area for projects utilizing an FAR incentive, unless the parking structure is flexible for future adaptable parking.

Proposed Revision - September 2024

Above grade vehicular parking will not be counted towards the Project's calculation of floor area.

September Global Revisions to CHIP Ordinance

- New Environmental Protection Measures Handbook
- Revised Environmental Consideration A ESA requirement within 1,000 feet of active oil well
- Revisions to FAR and Height Incentives in State DB, MIIP, and AHIP
- Revised Above-Ground Parking requirements
- New Eligible Historic Facade Retention Public Benefit Option
- Revised Multi-Unit Bedroom Public Benefit Option
- Revision to decision making for Class 3 CUP
- Clarified appeal and hearing procedures for Expanded Administrative Review

September Revisions to Programs

State Density Bonus Program

- New incentives for Senior Independent Housing
- Clarified eligibility for lots in VHFHSZ, Sea Level Rise, and Coastal Zones

Mixed Income Incentive Program

- Updated Affordability Set-Aside Requirements
- Consolidated TOIA Tiers 1 and 2
- Modified Procedures of Off-Menu Incentives

Affordable Housing Incentive Program

- Added New Shared Equity Project Type
- Revised Procedures for Designated and Eligible Historic Resources
- Expanded definition of a Qualified Developer

Key Issues

Affirmatively Furthering Fair Housing

Single-Family Inclusion

Affordability Level Considerations

Process Streamlining

Environmental Considerations

FBO Adjacency and Acquisition

Labor Provisions

Executive Directive 1 Considerations

Expanded Incentives

Relationship with Community Plan Updates

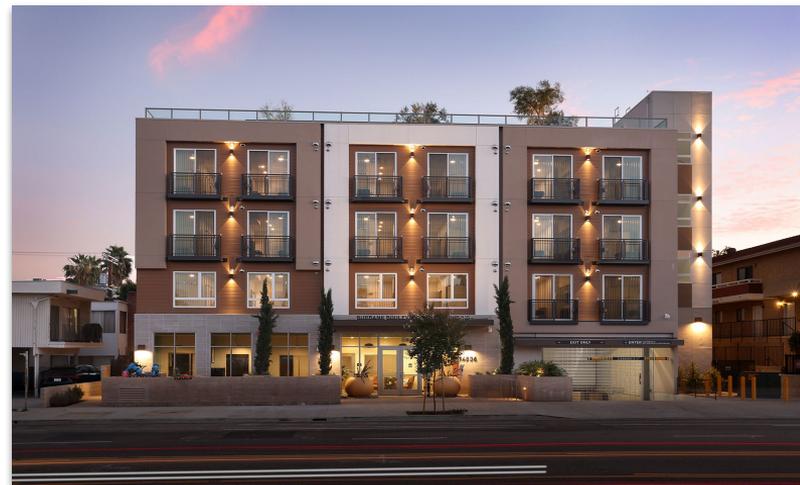
Density Bonus Framework

State Density Bonus Program Basics

State Density Bonus Law enables:

- **Increased density** and **reduced parking** by-right
- Up to 4 incentives for housing developments depending on affordable units provided
- **Waivers** or reductions from development standards

The City's CHIP programs allow projects to select from pre-vetted menus of incentives for streamlined review.



*Burbank Boulevard Senior Housing, TCA Architects
Image: Urbanize LA*

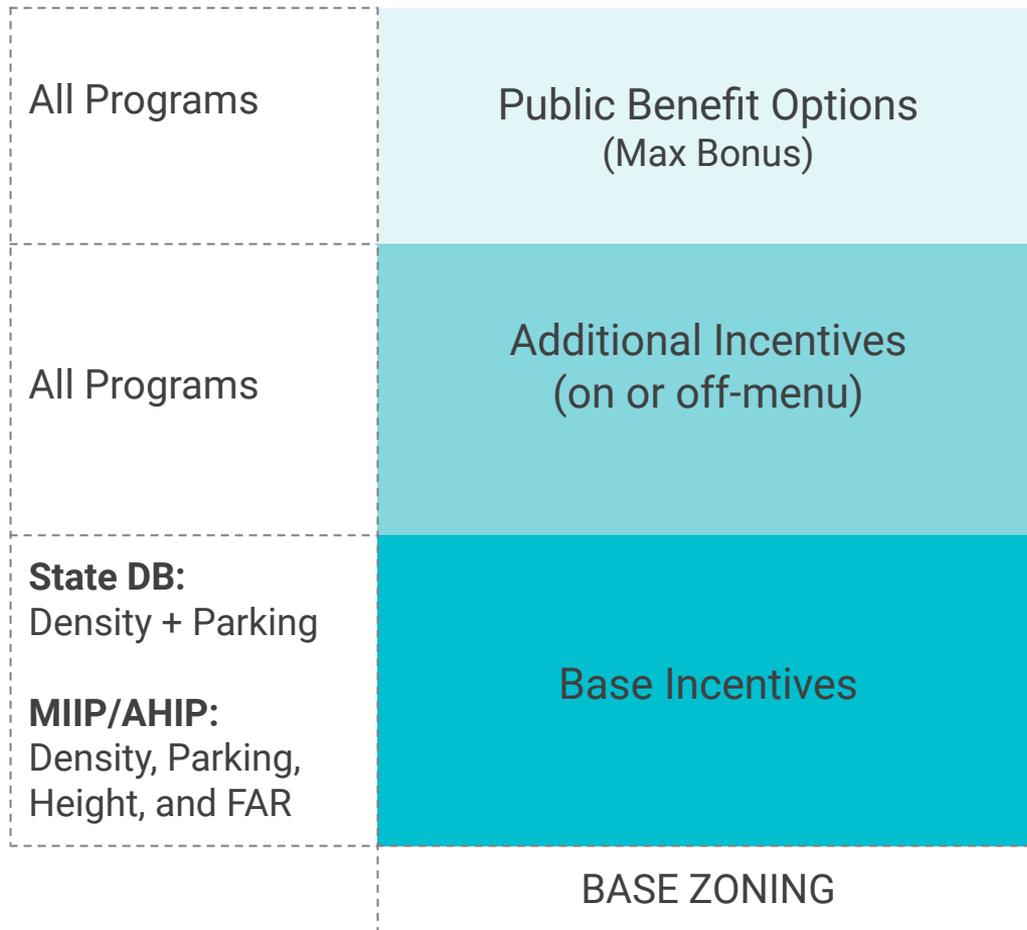
CHIP Framework

Menus of Incentives

- Projects may utilize a number of incentives from a pre-set “menu of incentives”

Public Benefit Options

- By-right development bonuses for community benefits



Other Targeted Amendments & Procedures

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with various apartment buildings and houses. The image is overlaid with a gradient from blue on the right to orange on the left. The text 'Other Targeted Amendments & Procedures' is written in white, bold, sans-serif font across the center.

Other Targeted Amendments

Affordable Housing Linkage Fee Exemption

Requires projects to pay a fee, unless they provide a percentage of on-site restricted affordable units.

CHIP amends the AHLF by adding an exemption from the fee for projects that utilize the MIIP Program.

Project Review (Site Plan Review) Exemption

Project Review is discretionary approval required for multi-family projects with 50+ market-rate units.

CHIP adds an exemption for Projects that provide Restricted Affordable Units consistent with the requirements for Projects exempt from AHLF.

Other Targeted Amendments cont.

LAMC 12.24 U.26 - Density Bonuses Exceeding those available in State Density Bonus Law

Revisions recommended in order to maintain a discretionary process for projects seeking a density bonus of 50% or more so that projects can still opt to provide Restricted Affordable Units in a single income category, opposed to the mixed-affordability options under State Density Bonus Law (AB 1287).

		Ministerial		Discretionary	
Program	Allowed Incentives	LADBS	City Planning (Expanded Admin Review)	DIR (appeal to CPC)	CPC (CPC Final Decision Maker)
State Density Bonus Program	Up to 4*	Base Incentives Menu of Incentives	Public Benefit Options Incentives Not on Menu of Incentives	N/A	Waivers Projects Exceeding 50% or 88.75% Density Bonus
Mixed Income Incentive Program	Up to 4*	Base Incentives Menu of Incentives	Public Benefit Options Incentives Not on Menu of Incentives	Up to 1 Waiver	>1 Waiver
Affordable Housing Incentive Program	Up to 5*	Base Incentives Menu of Incentives	Public Benefit Options Incentives Not on Menu of Incentives Up to 1 Waiver	Up to 3 Waivers	>3 Waivers

Expanded Administrative Review

Creation of a new ministerial process known as “Expanded Administrative Review” in LAMC Section 13B.3.2

The new Expanded Administrative Review process:

- Allows staff to host a public informational hearing
- Offers applicants the ability to seek a modification



Additional Incentives

Menu of Incentives

On-Menu Incentives	DB	MIIP	AHIP
Yards	✓	✓	✓, ✓*
Height	✓	Incl. as base incentive	Incl. as base incentive
FAR	✓	Incl. as base incentive	Incl. as base incentive
Transitional Height (<i>Not required in AHIP</i>)	✓	✓	✓
Space Between Buildings and Passageways (<i>NEW</i>)	✓	✓	✓, ✓*
Lot Coverage	✓	✓	✓
Lot Width	✓	✓	✓
Open Space (<i>Modified</i>)	✓	✓	✓
Density Calculation	✓	✓	✓
Averaging of FAR, Density, Parking, Open space, Permitting Vehicular Access	✓	✓	✓
Relief from a Development Standard (<i>NEW</i>)	✓	✓	✓
Supplementary Parking Reductions (<i>NEW</i>)	✓		✓ (Commercial Parking)
P Zone	✓	✓	Incl. as base incentive
Senior Independent Housing	✓		
Ground Floor Height (<i>NEW – 20% reduction</i>)		✓	✓
Ground Floor Activation (<i>NEW – 50% reduction</i>)		✓	✓

Parking Requirements

Program	Parking Requirement	Parking Ratio
State Law	AB 2097 (CA Government Code Section 65863.2): No parking requirement within 0.5 mile of a Major Transit Stop (MTS).	
Density Bonus Program	No parking requirement within 0.5 mile of MTS per AB2097, and the following reduced parking ratios, if applicable:	0-1 bd: 1 space 2-3 bd: 1.5 spaces 4+ bd: 2.5 spaces
Mixed Income Incentive Program	No parking requirements.	N/A
Affordable Housing Incentive Program	No parking requirement within 0.5 mile of MTS per AB2097, within Low VMT area, or in Higher and Moderate Opportunity Areas.	Citywide Incentive Area: 0.5 spaces/unit

Relief from a Development Standard (DB, MIIP, and AHIP) – Menu Incentive

CHIP Text:

Relief from a Development Standard. A Housing Development may request up to a 20% relief from a Development Standard contained in Chapter 1 of this Code, an Overlay, a Specific Plan, a Q Condition, or a D Condition, as long as the Project provides a min. of 30 points under the Landscape and Site Design Ordinance. This incentive may be requested more than once.

- (i) Exception. This incentive shall not apply to standards that regulate FAR, Height, yards/setbacks, ground story requirements, signs, parking in front of buildings, usable open space or a Designated Historic Resource or Non-Contributing Element.

Open Space (DB, MIIP, and AHIP) – Menu Incentive

Existing LAMC (Ch. 1)

- Calculated on a per unit basis according to unit size:
 - 100 SF if < 3 habitable rooms
 - 125 SF if = 3 habitable rooms
 - 150 SF if > 3 habitable rooms
- 50% must be common open space
- 25% max may be indoor recreation rooms

On-Menu Incentive

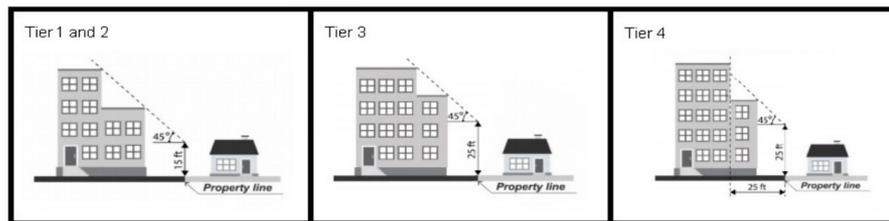
- Current incentive is a 20% reduction in overall open space requirement.
- Received feedback from constituents, that they would like to see less open space reduction and more common open space.
- The proposed ordinance modifies the way that open space is calculated for a project as follows (in alignment with Ch1A of the Zoning Code):
 - The greater of :
 - 15% of total lot area or
 - 10% of total floor area of residential units
 - Must meet 30 points under (proposed) Landscape and Site Design Ordinance
 - 50% common outdoor space required

Transitional Height – Menu Incentive

AHIP: Exempt From Transitional Height Requirement

DB & MIIP:

Current Transitional Height per TOC Guidelines:

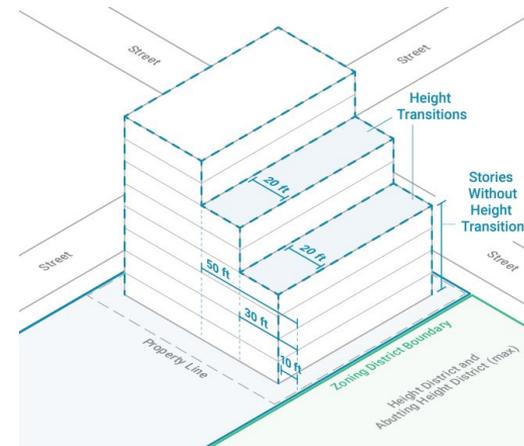


Proposed Transitional Height to Align with Ch. 1A:

The following setback and step-back requirements shall apply for a Housing Development Project where a property line adjoins a RW1 or more restrictive zone, Overlay, or Specific Plan subarea.

	Setback/Step Back Distance*
Side or Rear Setback	10-feet
4 Story Step-Back	30-feet
6 Story Step-Back	50-feet

*Setback and Step-back is measured from the property line.



Space Between Buildings and Passageways

CHIP Text:

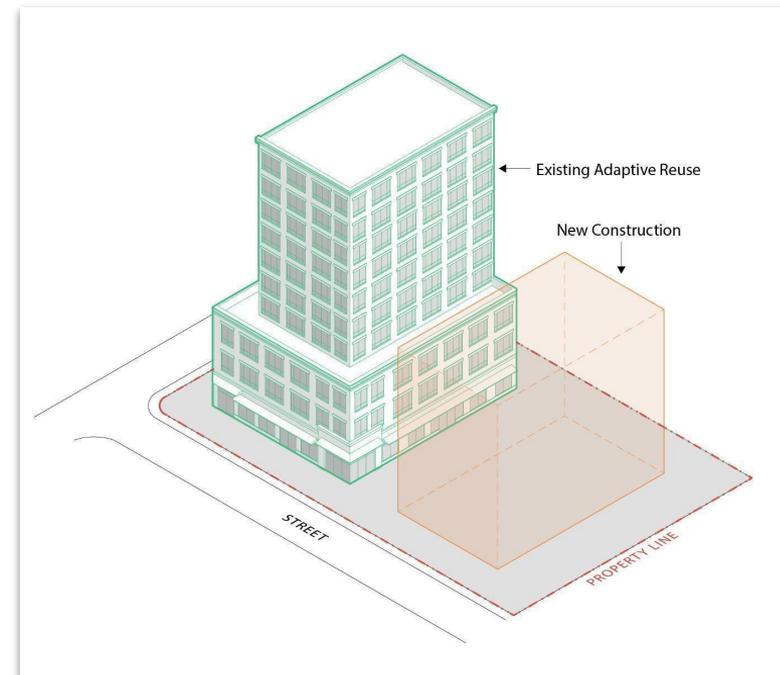
Projects eligible for the Base Incentives contained in this subdivision and subject to the provisions set forth in LAMC Section 12.21 C.2 may request a reduction in space between buildings and passageways requirements as follows:

- a. Up to a 30% reduction in the space between buildings required pursuant to LAMC Section 12.21 C.2(a); and
- b. Up to 50% reduction in the width of the passageway required pursuant to LAMC Section 12.21 C.2(b) or the space provided to meet a subject site's required side yard requirement, whichever provides a greater reduction. Passageways provided may extend from any public street adjacent to the project site.

Note: Additional relief from space between building and passageway requirements available for some low density sites in AHIP and for Corridor Transition Areas

Type I Unified Adaptive Reuse Projects

- Eligible for MIIP and AHIP incentives for the portion of project involving new construction.
- Affordable units would be required to be distributed pursuant to the Resident Protections Ordinance throughout the building conversion and new construction.
- A Type I Unified Adaptive Reuse Project shall provide Restricted Affordable Units in accordance with the program used and site specific affordability requirements.



Type I Adaptive Reuse Project (LAMC 12.22 A.26)

Public Benefits

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. In the background, there are rolling hills and mountains under a clear sky. The image is overlaid with a gradient from orange on the left to blue on the right. A white horizontal line is positioned above the main title.

Public Benefit Option Eligibility

Public Benefit Option	DB	MIIP	AHIP
Child Care Facilities (State Law)*	✓	✓	✓
Multi-Bedroom Units	✓	✓	✓
Preservation of Trees		✓	✓
Land Donation (State Law)*	Incl. as Base Incentive	✓	✓
Active Ground Floor Exemption from Calculation of Floor Area		✓	✓
Privately Owned Public Space		✓	✓
Surveyed Historic Resource Facade Rehabilitation	✓	✓	✓

* Projects in VHFHSZ, Coastal Zone, and Sea Level Rise areas using State Density Bonus or AHIP only eligible for starred public benefit options

Multi-Bedroom Unit - Public Benefit

Option 1

Projects that include at least 10% of Residential Units as 3+ bedrooms shall be granted additional FAR and Height, as shown below:

Overall Residential Units	Additional FAR	Additional Height (Stories)
0-30	0.5:1	1
31-50	1.0:1	
51-75	1.5:1	2
75+	2.0:1	

Option 2

Projects may be granted additional FAR and Height as described below:

- A. An exemption of the square footage of all Residential Units with three or more bedrooms, and/or
- B. An additional story of height beyond what is available.

Preservation of Trees

CHIP Text:

An additional 11 feet of height may be awarded for projects that maintain existing mature, Significant Trees (any tree that measures 12 inches or more in diameter at four and one-half feet above the average natural grade at the base of the tree and/or is more than 35 feet in height), as verified by a focused Tree Report prepared by a certified arborist.

A covenant shall be filed with LADBS that requires the tree to be maintained for at least 15 years unless a certified arborist certifies that the tree is dead, dying or dangerous to public health.

Active Ground Floor Use (MIIP & AHIP)- Public Benefit

Up to 1500 SF of Active Ground Floor Use exempt from FAR.

- Includes Neighborhood Retail and Services Uses.
- 60% transparency required along primary street frontage.
- Pedestrian entrance every 50 feet along front property line.

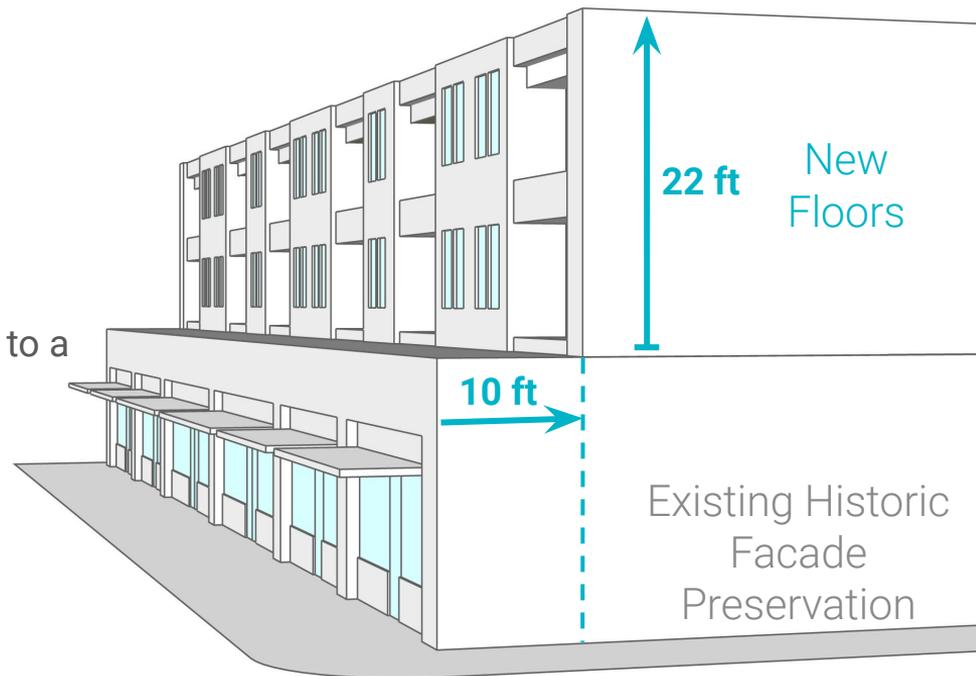


Shopfront Frontage from New Zoning Code illustrating 60% transparency and entrances every 50'

Surveyed Historic Resource Facade Rehabilitation

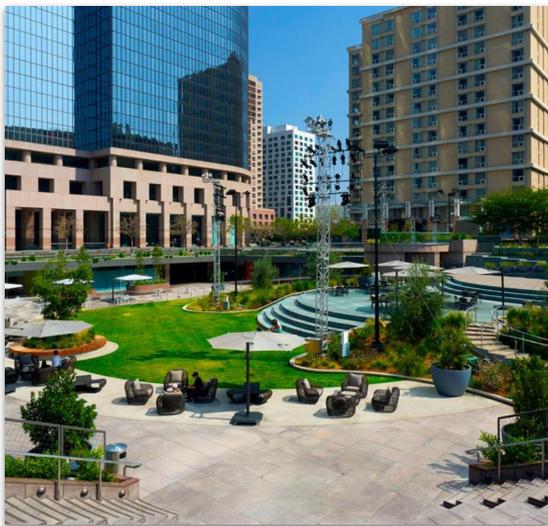
Projects incorporating a Surveyed Historic Resource(s) into the Project design shall be granted up to 1.0 FAR and 22 feet in height, provided the following standards are met:

- i. The Project retains all street Fronting facades to a depth of 10-feet,
- ii. New Floor Area shall be setback behind the 10-foot retention area, with exceptions for encroachment,
- iii. Rehabilitation of the facades is completed pursuant to the Secretary of the Interior's Standards for Rehabilitation to the satisfaction of the Office of Historic Resources.



Privately Owned Public Space (MIP & AHIP) – Public Benefit

4% of Buildable Lot Area provided as
“Privately Owned Public Space” = **0 rear yard
setback**



POPS in DTLA

Image courtesy: Urban Design Studio

Criteria:

- Must exceed Common Outdoor Space Requirement
- Minimum 15 feet in width
- Free of charge sunrise to sunset
- Signage acknowledging public access
- One tree every 1000 feet (non-palm)
- 3 Ground floor pedestrian amenities selected from:
 1. Movable Furniture
 2. Pedestrian Lighting
 3. At grade planting
 4. Hydration station
 5. Urban Garden
 6. Play/Exercise Equipment
 7. Running Water

State Density Bonus



Incorporation of State Density Bonus Law

Extensive legislative changes in past 9 Years:

- City currently relies on multiple implementation memos to comply with existing State DB Law.
- At least 17 state bills have significantly amended the state's DB Law (CA Govt. Code 65915 - 65918).
 - AB 1287:
 - Up to 38.75% Additional Density Bonus (88.75% total DB by-right) for additional VLI units
 - Up to 50% Additional Density Bonus (100% total DB by-right) for additional MI units

2023:

- AB 1287 (Density Bonus: Additional density bonus)

2022:

- AB 2334 (Density Bonus: Very low vehicle travel areas, definitions)
- AB 682 (Benefits for Shared Housing or Co-Living Buildings)

2021:

- SB 290 (Housing for lower income students: moderate-income persons and families)
- SB 728 (Purchase of density bonus units by nonprofit housing organization)

2020:

- AB 2345 (Density bonuses: annual report: affordable housing)

2019:

- AB 1763 (Density bonuses: affordable housing)

2018:

- AB 1227 (Student Housing Density Bonuses)
- AB 2372 (Density bonus: floor area ratio bonus)
- AB 2753 (Density Bonus Application)
- AB 2797 (Harmonizing Density Bonus and Coastal Act)

2016:

- AB 2501 (Housing: density bonuses),
- AB 2556 (Density Bonuses),
- AB 2442 (Density Bonuses),
- AB 1934 (Density bonuses: mixed-use projects) - extended by AB 1551 (2022)

2015:

- AB 744 (Planning and zoning: Density bonuses).

2013:

- AB 2222 (Housing density bonus)

FAR Bonus in LAMC 12.22 A.25

Zones	LAMC 12.22 A.25 (DB Today)	September 2024 Draft
C Zones	A percentage increase in allowable FAR equal to the percentage of Density Bonus, not to exceed 35% or 3.0:1, <u>whichever is greater</u> for projects within 1,500 feet of a Transit Stop and on a Major Highway	FAR increase equal to percentage of Density Bonus, not to exceed 35% or FAR of 3:1, whichever is greater if located within ½ mile radius of a Major Transit Stop Exception: Sites on “RD” or more restrictive zones; or sites with Designated Historic Resources or Non-Contributing Elements not eligible for FAR bonus
R Zones	A percentage increase in allowable FAR equal to the percentage of Density Bonus, not to exceed 35%	

State DB FAR Bonus

Revised FAR Incentive

- R-zones now eligible for On-Menu FAR Incentive
- Revises On-Menu FAR Incentive for C Zones and R Zones to equal % of Density Bonus
- Added an exception to remove sites with Designated historic resources from eligibility and “RD” or more restrictive

Zones	June 2024 Draft	September 2024 Draft
C Zones	2.5:1 or 35%, whichever is greater Exception: Sites with Designated Historic Resources or Non-Contributing Elements not eligible for FAR bonus	FAR increase equal to percentage of Density Bonus, not to exceed 35% or FAR of 3:1, whichever is greater if located within ½ mile radius of a Major Transit Stop Exception: Sites on “RD” or more restrictive zones; or sites with Designated Historic Resources or Non-Contributing Elements not eligible for FAR bonus
R Zones	N/A	

MIIP

An aerial photograph of a densely populated city, likely Los Angeles, with a warm orange and red sunset overlay on the left side. The city features a mix of multi-story apartment buildings and houses, with palm trees scattered throughout. In the background, there are rolling hills and mountains under a clear sky. The text 'MIIP' is prominently displayed in white, bold, sans-serif font in the upper left quadrant.

Opportunity Corridor Eligibility Requirements

Opportunity Corridor 1: Corridors with Frequent Bus Service

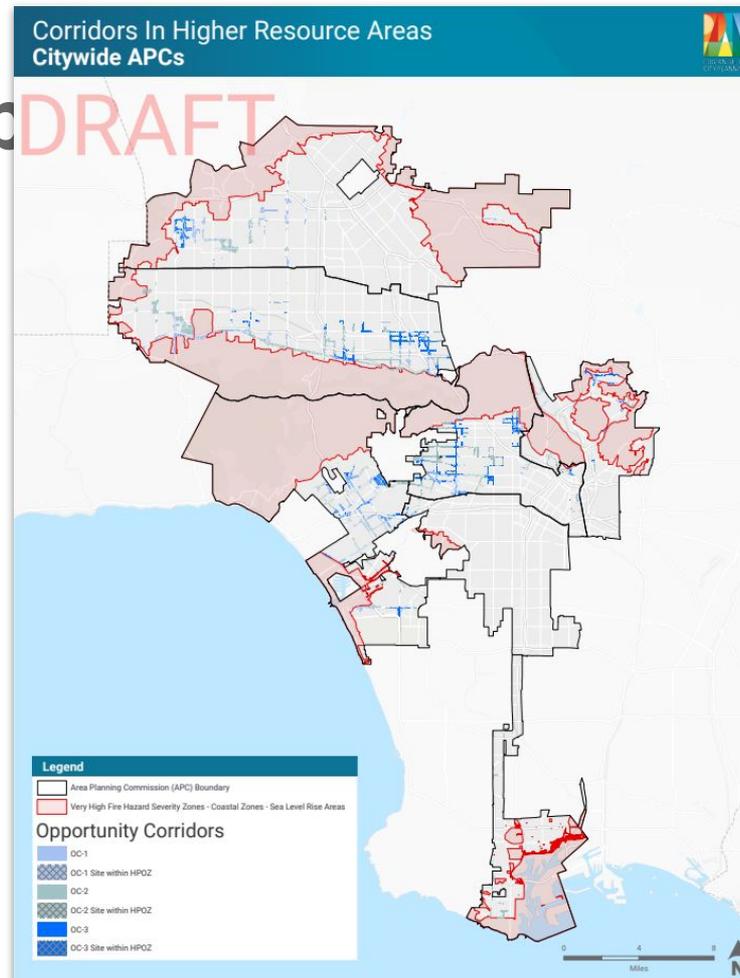
- At least 30 min. frequency during peak hours

Opportunity Corridor 2: Corridors with High Quality Transit Service

- At least 15 min. frequency during peak hours

Opportunity Corridor 3: Corridors within 0.5 mile of Major Transit Stop

- Avenues and Boulevards in TOIA T-2 and T-3



Opportunity Corridor Incentive Areas

OC3 7 stories

OC2 6 stories

OC1 5 stories

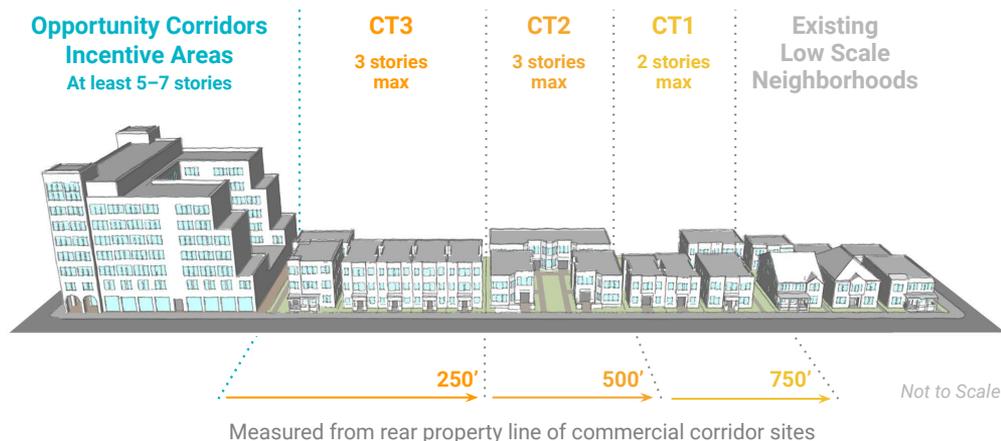


Expands incentives to **transit served corridors** in **Higher Opportunity Areas**.

Envisions podium developments that are at least 5 to 7 stories (or 1 to 3 additional stories in height and additional height through public benefit options).

Not to Scale

Opportunity Corridors and Transition Areas



- The Opportunity Corridor Program expands incentives to **transit served corridors** in **Higher Opportunity Areas**
- Creates form based incentives for at least 5 to 7 story structures.
- Transitioning from the opportunity corridors to lower scale residential neighborhoods the Corridor Transition Incentives offer missing middle forms with limited density.

Corridor Transition Incentive Areas

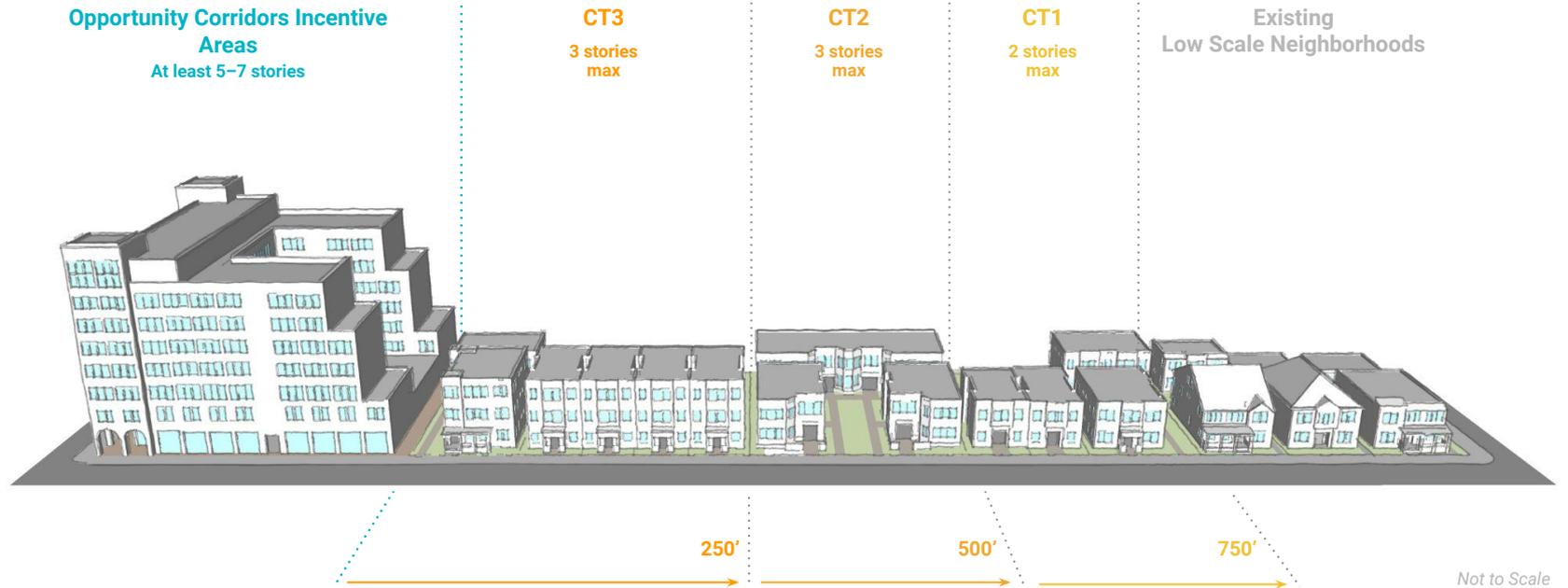
- The program limits FAR to scale to the number of units provided, and
- Requires **Common Open Space and Street-Facing Entryway performance standards** to ensure pedestrian oriented design outcomes.



Examples of Housing in the Opportunity Corridor Transition Incentive Area

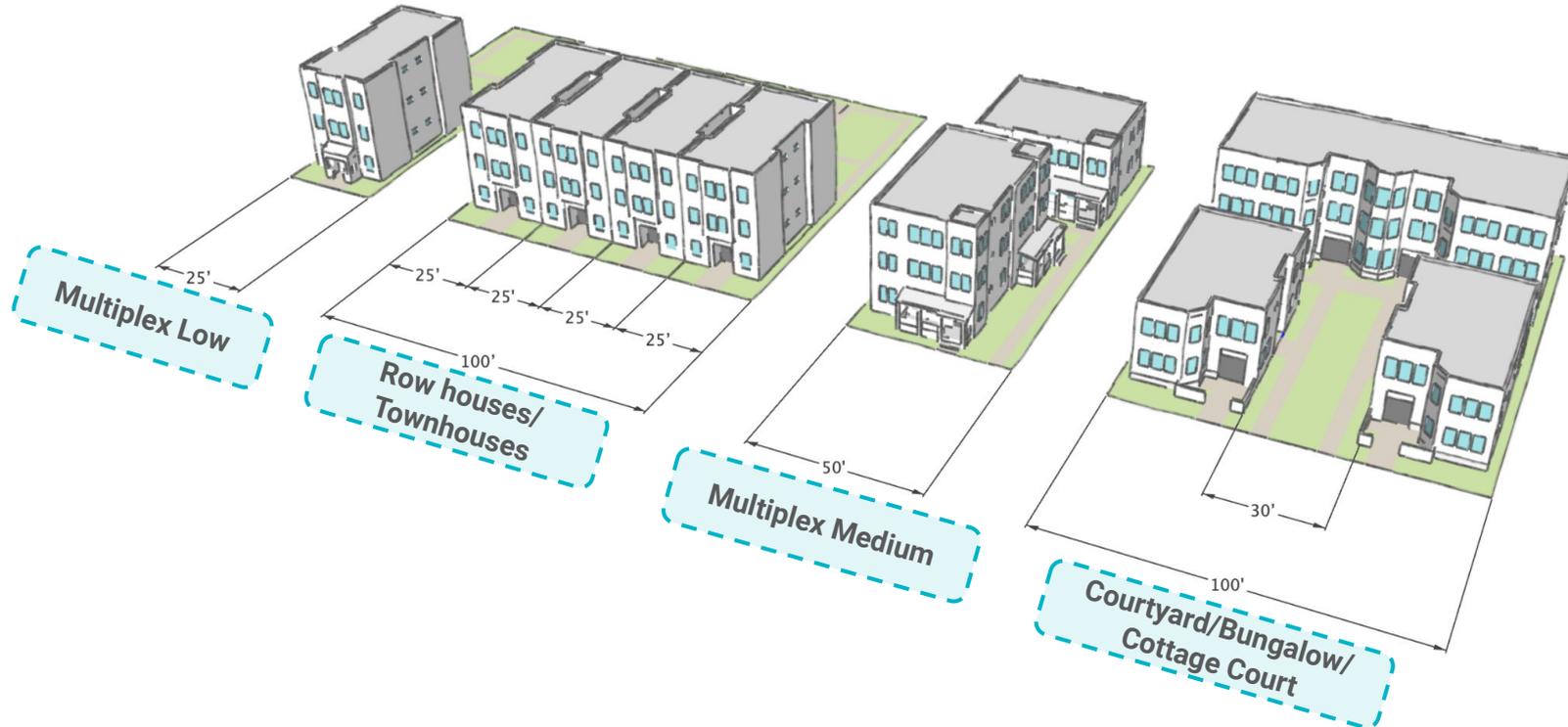
Corridor Transition Base Incentives		
Subarea	Density	FAR (max)
CT-1A	4 unit	1.15
CT-1B	5 unit	1.30
	6 unit	1.45
CT-2	7 unit	1.60
	8 unit	1.75
	9 unit	1.90
	10 unit	2.0
CT-3	11 unit	2.15
	12 unit	2.30
	13 unit	2.45
	14 unit	2.60
	15 unit	2.75
	16 unit	2.9

Corridor Transition Incentive Area Diagram



Measured from rear property line of commercial corridor sites

Corridor Transition Typology Examples



Restricted Affordability Set Aside Requirements - Single Affordability

Existing TOC Guideline Requirements

Tier	Minimum Percent of Total Units Provided as Restricted Affordable Units		
	Income Level		
	Extremely Low Income	Very Low Income	Low Income
T-1	8%	11%	20%
T-2	9%	12%	21%
T-3	10%	14%	23%
T-4	11%	15%	25%

September 2024 Draft

Market Tier	Incentive Program		Minimum Percent of Total Units Provided as Restricted Affordable Units		
	Transit Oriented Incentive Area	Opportunity Corridors Incentive Area	Income Level		
			Extremely Low Income	Very Low Income	Low Income
Low and Medium Market Tiers	T-1	OC-1	9%	12%	21%
	T-2	OC-2	10%	14%	23%
	T-3	OC-3	11%	15%	25%
High Medium and High Market Tiers	T-1	OC-1	11%	14%	23%
	T-2	OC-2	12%	16%	25%
	T-3	OC-3	13%	17%	27%

Affordability Set Asides: Mixed Affordability Options

June 2024 Draft

Market Tier	Minimum Percent of Total Units Provided as Restricted Affordable Units			
	Income Level			
	Acutely Low Income	Extremely Low Income	Very Low Income	Moderate Income
Lower Opportunity Areas				
Low and Medium Market Tiers	-	4%*	8%	-
High Medium and High Market Tier	-	5%*	9%	-
Higher Opportunity Areas				
Low and Medium Market Tiers	1%*	4%	-	18%
High Medium and High Market Tier	1%*	5%	-	18%

September 2024 Draft

Opportunity Area	Minimum Percent of Total Units Provided as Restricted Affordable Units			
	Income Level			
	Acutely Low Income (For Rental or For Sale)	Extremely Low Income (For Rental or For Sale)	Very Low Income (For Rental or For Sale)	Moderate Income (For Rental or For Sale)
Lower Opportunity Areas		4%	8%	
Higher Opportunity Areas	4%	4%	-	12%

Footnote:

* One of the covenanted affordable units at the deepest affordability income category must be provided as 3-bedroom unit per Project.

Restricted Affordable Set-Aside Units

Option 1: Single Affordability Requirements

Market Tier	Incentive Program		Minimum Percent of Total Units Provided as Restricted Affordable Units		
	Transit Oriented Incentive Area	Opportunity Corridors Incentive Area	Income Level		
			Extremely Low Income	Very Low Income	Low Income
Low and Medium Market Tiers	T-1	OC-1	9%	12%	21%
	T-2	OC-2	10%	14%	23%
	T-3	OC-3	11%	15%	25%
High Medium and High Market Tiers	T-1	OC-1	11%	14%	23%
	T-2	OC-2	12%	16%	25%
	T-3	OC-3	13%	17%	27%

Option 2: Mixed Affordability Requirements

Opportunity Area	Minimum Percent of Total Units Provided as Restricted Affordable Units			
	Income Level			
	Acutely Low Income	Extremely Low Income	Very Low Income	Moderate Income
Moderate and Low Opportunity Areas		4%*	8%	
Higher Opportunity Areas	4%*	4%	-	12%

Footnote:

* One of the covenanted affordable units at the deepest affordability income category must be provided as 3-bedroom unit per Project.

Existing TOC vs. TOIA Base Incentives

Existing TOC FAR Incentives

Eligibility Subarea	Density Bonus	FAR Bonus	Height
Tier 1	50%	R zones: 40% C zones: 2.75 or 40% increase	One additional story, up to 11 additional feet.
Tier 2	60%	R zones: 45% C zones: 3.25 or 45% increase	
Tier 3	70%	R zones: 50% C zones: 3.75 or 50% increase	Two additional stories, up to 22 additional feet.
Tier 4	80%	R zones: 55% C zones: 4.25 or 55% increase	Three additional stories, up to 33 additional feet.

TOIA FAR Incentives - September 2024

Eligibility Subarea	Density Bonus	FAR (max)	Height (max)
T1	Low Opp: 100%	R zones: 40% C zones: 3.25 or 40% increase	One additional story, up to 11 additional feet.
	High Opp: 120%	R zones: 40% C zones: 4.2 or 45% increase	
T2	Low Opp: 110%	R zones: 40% C zones: 4.2 or 45% increase	Two additional stories, up to 22 additional feet.
	High Opp: Limited by Floor Area	R zones: 45% C zones: 4.5 or 50% increase	
T3	Low Opp: 120%	R zones: 45% C zones: 4.5 or 50% increase	Three additional stories, up to 33 additional feet.
	High Opp: Limited by Floor Area	R zones: 50% C zones: 4.65 or 55% increase	

Revisions to TOIA DB and FAR Incentives

June 2024 Draft

Eligibility Subarea	Density Bonus	FAR (max)
T1	Low Opp: 90%	R zones: 35%
	High Opp: 100%	C zones: 3.0 or 40% increase
T1	Low Opp: 100%	R zones: 35% C zones: 3.25 or 40% increase
	High Opp: 120%	
T2	Low Opp: 110%	R zones: 40% C zones: 3.75 or 50% increase
	High Opp: Limited by Floor Area	
T3	Low Opp: 120%	R zones: 45% C zones: 4.25 or 55% increase
	High Opp: Limited by Floor Area	

September 2024 Draft

Eligibility Subarea	Density Bonus	FAR (max)
T1	Low Opp: 100%	R zones: 40% C zones: 3.25 or 40% increase
	High Opp: 120%	R zones: 40% C zones: 4.2 or 45% increase
T2	Low Opp: 110%	R zones: 40% C zones: 4.2 or 45% increase
	High Opp: Limited by Floor Area	R zones: 45% C zones: 4.5 or 50% increase
T3	Low Opp: 120%	R zones: 45% C zones: 4.5 or 50% increase
	High Opp: Limited by Floor Area	R zones: 50% C zones: 4.65 or 55% increase

Opportunity Corridor FAR Incentives

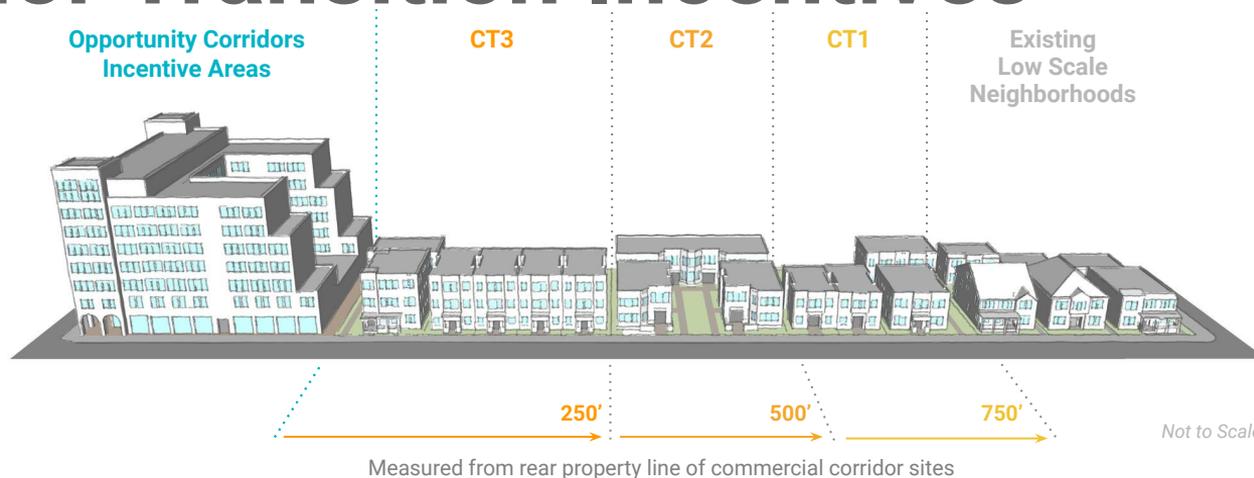
June 2024 Draft

Eligibility Subarea	Density	Floor Area Ratio	Height
OC-1	Limited by Floor Area	R zones: 3.0:1 C zones: 3.5:1 or 40% increase, whichever is greater	1 additional story, up to 11 additional feet; or up to a maximum of 5 total stories, whichever is greater.
OC-2		R zones: 3.5:1 C zones: 4.0:1, or 45% increase, whichever greater	2 additional stories, up to 22 additional feet; or up to a maximum of 6 total stories, whichever is greater.
OC-3		4.5, or 50% increase, whichever greater	3 additional stories, up to 33 additional feet; or up to a maximum of 7 total stories, whichever is greater.

September 2024 Draft

Eligibility Subarea	Density	Floor Area Ratio	Height
OC-1	Limited by Floor Area	R zones: 45% increase C zones: 4.5:1 or 50% increase , whichever is greater	1 additional story, up to 11 additional feet; or up to a maximum of 5 total stories, whichever is greater.
OC-2		R zones: 50% increase C zones: 4.65, or 55% increase , whichever greater	2 additional stories, up to 22 additional feet; or up to a maximum of 6 total stories, whichever is greater.
OC-3		4.8, or 60% increase , whichever greater	3 additional stories, up to 33 additional feet; or up to a maximum of 7 total stories, whichever is greater.

Corridor Transition Incentives



Eligibility Subarea	Distance from Opportunity Corridor	Number of Units	FAR (max)	Height (max)
CT1	750 feet	Up to 6 units	1.15 - 1.45	2 stories
CT2	500 feet	Up to 10 units	1.60 - 2.0	3 stories
CT3	250 feet	Up to 16 units	2.15 - 2.90	3 stories

Corridor Transition Affordability Set-Aside Requirements

Corridor Transition Base Incentives		
Subarea	Density	FAR (max)
CT-1A	4 unit	1.15
CT-1B	5 - 6 unit	1.30 - 1.45
CT-2	7 - 10 unit	1.60 - 2.0
CT-3	11 - 16 unit	2.15 - 2.9

Incentive Program	Minimum Percent of Total Units Provided as Restricted Affordable Units ¹		
	Income Level		
Corridor Transition Incentive Area	Very Low Income	Low Income	Moderate Income
CT-1A	-	-	1 unit
CT-1B and CT-2	1 unit	1 unit	2 units
CT-3	2 units	2 units	3 units

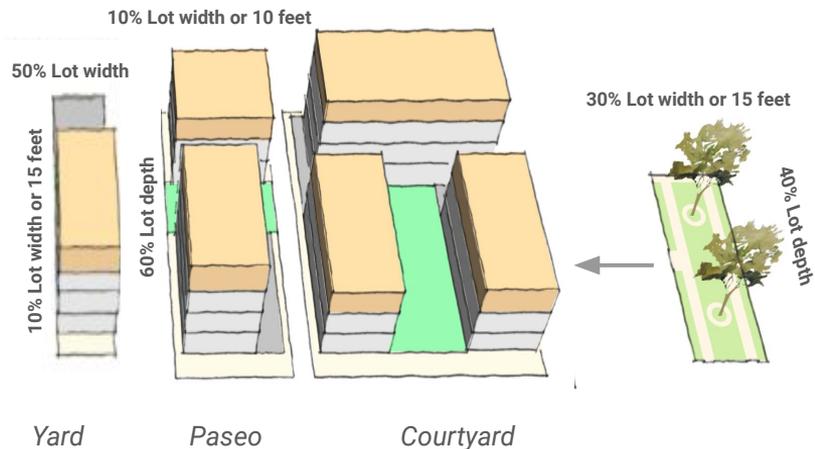
Footnote:

1 For consolidated lots, the Project shall provide the same affordability as required per individual lot. For example, if a project consolidated two lots into one project using CT-2 incentives, the project would be required to provide either 2 Very Low Income or Low Income units, or 4 Moderate Income units.

Corridor Transition Design Standards: Open Space and Entrance Menus

Common Outdoor Space

- **Courtyards, paseos, and rear yards** encourage healthy living and walkability.



Street-Facing Entrances

- **Porches, forecourts, and recessed entries** enhance the public realm, providing direct visual and physical connections to the street.



AHIP

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. The image is overlaid with a color gradient that transitions from a warm orange on the left to a cool blue on the right. The background shows rolling hills and mountains under a clear sky.

Public Land Project

- **Eligibility:** Owned by **Public Agency** or zoned for Public Facilities (PF)
- **Affordability:** 100% income restricted
- **Incentives:** Scale of base incentives depends on **highest adjacent zoning or City Council Resolution**
 - Always eligible for base 3.0 FAR and 3 stories before applying incentives



Isla Intersections, affordable housing on City-owned land

Faith-based Organization (FBO) Project

- **Eligibility:** Owned by **Religious Institution** working with a nonprofit Qualified Developer
- **Affordability:** Minimum **80%** income restricted with up to 20% of project units for Moderate Income, remaining restricted units for lower incomes
- **Incentives:** Scaled based on underlying zoning
- **Single Family Acquisition:** Must be within **528 feet** (0.1 miles) from an **existing Church or House of Worship**



Faith Based Project Rendering
Image: AIA Seattle

Shared Equity Projects

- **Eligibility:** Owned by Community Land Trust/Limited Equity Housing Cooperative/Workforce Housing Cooperative Trust
- **Affordability:** Minimum **80%** income restricted to Moderate Income and below
- **Incentives:** Can only use **lower density incentives regardless of base zoning**, unless receiving Measure ULA funding
- FBO and Shared Equity Projects are eligible for low scale subdivision incentives on-menu.



*Pigeon Palace
Community Land Trust Project in San Francisco*

AHIP Base Incentives

- Max Allowable Residential Density **less than 5**
- Max Allowable Residential Density **greater than 5**

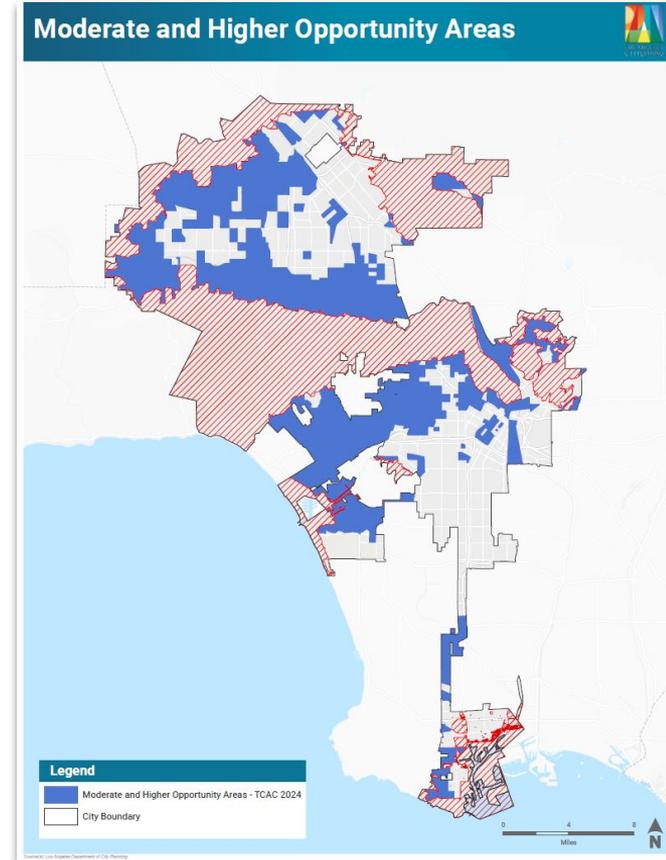
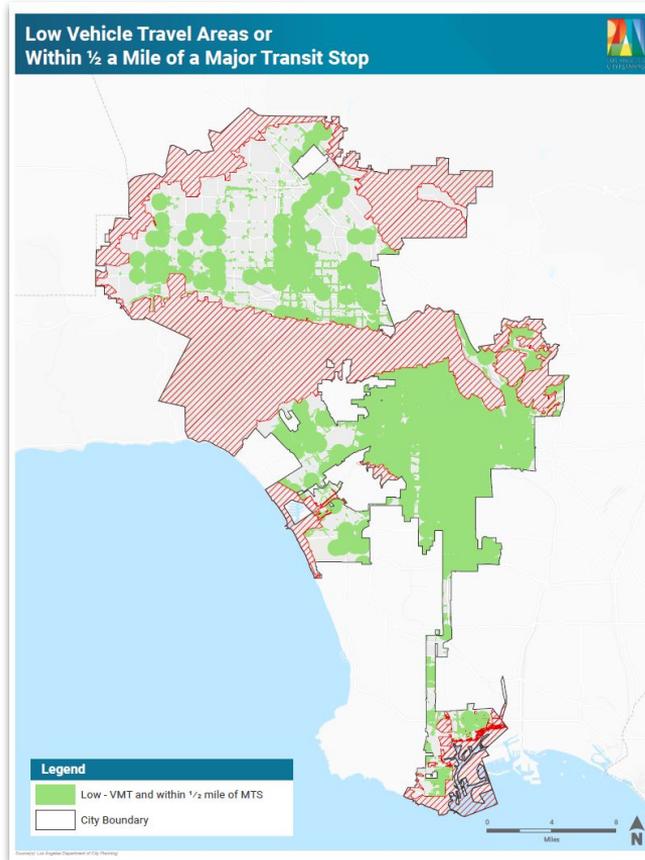
Subarea	Parking	Density	Floor Area Ratio	Height
Citywide	Usually .5 spaces per unit	Matches State Density Bonus(80%)	<ul style="list-style-type: none"> ● 1.5:1 (Maximum) ● Greatest of 3.0:1 or 35% 	<ul style="list-style-type: none"> ● 1' or 1 story ● 2' or 2 stories
Low-VMT/ ½ Mile of MTS	No Requirement	Limited by FAR	<ul style="list-style-type: none"> ● 2.0:1 (Maximum) ● Greatest of 4.5:1 or 50% 	<ul style="list-style-type: none"> ● 1' or 1 story ● 3' or 3 stories
Moderate and High Opp	No Requirement Non-residential parking may be reduced by 25%	Limited by FAR	<ul style="list-style-type: none"> ● 2.5:1 (Maximum) ● Greatest of 4.65:1 or 55% 	<ul style="list-style-type: none"> ● 1' or 1 story ● 3' or 3 stories

FAR Base Incentive Updates

Subarea	Floor Area Ratio Incentives June Draft	Floor Area Ratio Incentives September Draft
Citywide	<ul style="list-style-type: none"> ● 1.5:1 (Maximum) ● Greatest of 3.0:1 or 35% 	<ul style="list-style-type: none"> ● 1.5:1 (Maximum) ● Greatest of 3.0:1 or 35%
Low-VMT/ ½ Mile of MTS	<ul style="list-style-type: none"> ● 2.0:1 (Maximum) ● Greatest of 3.5:1 or 50% 	<ul style="list-style-type: none"> ● 2.0:1 (Maximum) ● Greatest of 4.5:1 or 50%
Moderate and High Opp	<ul style="list-style-type: none"> ● 2.5:1 (Maximum) ● Greatest of: R Zones: 3.5:1 or 50% C Zones: 4.5:1 or 55% 	<ul style="list-style-type: none"> ● 2.5:1 (Maximum) ● Greatest of 4.65:1 or 55%

- Max Allowable Residential Density **less than 5**
- Max Allowable Residential Density **greater than 5**

FAR Base Incentive Maps



100% Affordable Housing Projects and State DB

- 100% Affordable Housing Projects can access State DB law incentives through AHIP
- For project types and incentives in AHIP that exceed State DB, Department has added environmental restrictions for Projects in:
 - VHFHSZ, Coastal, Sea Level Rise areas
- 100% Affordable Projects in VHFHSZ, Coastal, Sea Level Rise areas:
 - Can only access Base Incentives in State DB law
 - Are not permitted to use Menu of Incentives
 - Require Expanded Administrative Review

Executive Directive 1 (ED1) and AHIP

ED1

Creates a new Administrative Review Process for 100% affordable housing projects, which:

- Streamlines existing discretionary review processes including Specific Plans, Overlay, and entitlement requests, by processing ministerially
- Relies on state or local incentive programs
- Must have a base zoning greater than 5 units

AHIP

- Must have a total project greater than 5 units
- Available to more projects due to inclusion of all sites allowing multi-family uses
- Streamlines existing discretionary processes by making them ministerial, but does not supersede processes in Specific Plans and Overlays
- Creates a local menu of incentives for 80-100% affordable developments
- Can be used in conjunction with ED1 or independently

SB 4 vs. AHIP FBO Projects

SB 4

- Streamlining for minimum 100% affordable projects on land owned by Religious Institution or institution of higher education.
- Land must be owned before Jan 1, 2024.
- Offers Base incentives for the development of faith owned land that can be used in conjunction with AHIP.
- Many restrictions regarding historic sites, environmentally sensitive areas and industrial land
- Labor Requirements

AHIP's FBO Projects

- Streamlining for minimum 80% affordable projects on land owned by Religious Institution.
- Permitted on historic and surveyed historic sites.
- Offers limited building volume incentives for low density sites to encourage more contextual design.
- Can be used instead of SB 4 incentives.
- *Exception*: Projects in SFZ purchased after Jan 1, 2024 can only use program if within 528 ft of existing Church or House of Worship

Key Considerations/ Issues

Relationship with Community Plan Updates

Future Plans

Future Community Plans, Specific Plans, Transit Neighborhood Plan Updates shall meet the minimum Base Incentives and percentage of set-aside affordable units for every lot eligible for the MIIP program, or will have to demonstrate no net loss findings.

Previously-Approved Plans

Boyle Heights, Downtown LA, Harbor Gateway, Wilmington Community Plan Updates and the CASP Specific Plan Update are exempt from incentives from the MIIP program.

Relationship with Community Plan Updates

- The CHIP Ordinance will work alongside the Community Plan updates
- The Citywide Housing Incentive Program will establish a framework of incentives based on general criteria and will not modify the underlying zoning
- Community Planning programs will apply zones informed by and calibrated to the CHIP Ordinance incentives
- The Community Planning programs will be looking at communities at the local level to fine tune land use designations and zoning regulations on the parcel level

Single Family Options

Option	Option Name
1	Comprehensive CHIP Applicability in Higher Opportunity Areas (Advocate Recommendation)
2	Broader Option Near Transit
3	Major Transit Stops Only
4	Opportunity Corridors Only
5	Limited Multi-Family Zones in Opportunity Corridors
6	High Opportunity Transit Areas in AHIP
7	Shared Equity Projects Citywide Near Transit

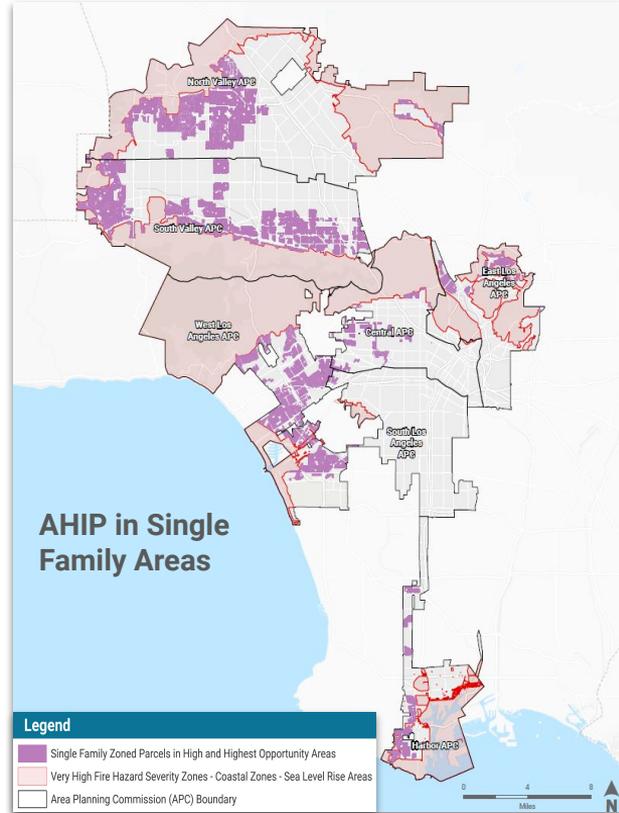
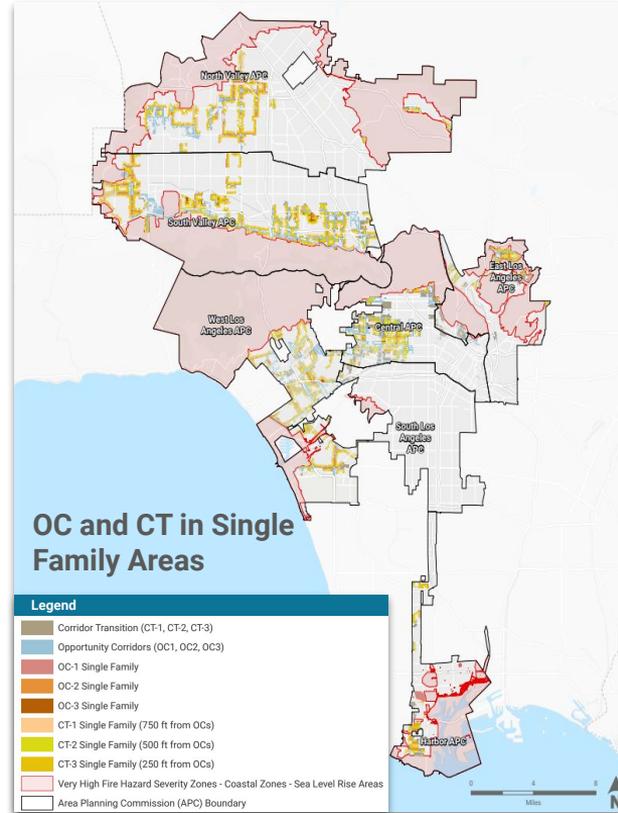
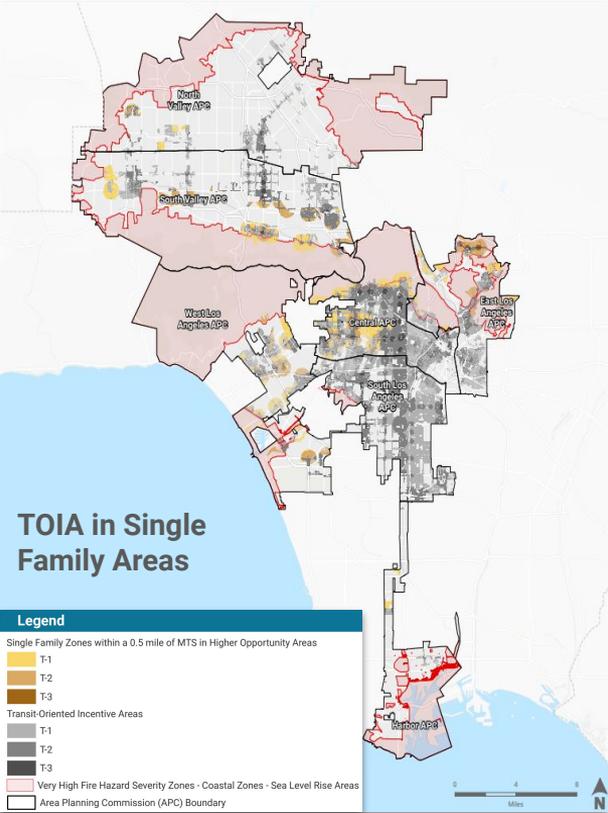
Option 1: Comprehensive CHIP Applicability in Higher Opportunity Areas

Option 1 was requested by advocacy organizations during public feedback.

Recommends single family zones be generally included in eligibility for MIIP and AHIP Programs in Higher Opportunity Areas only.

Sites would receive the same incentives proposed for multi-family zones in the following programs:

- Opportunity Corridors
- Corridor Transition Areas
- TOIA (Higher Opportunity Areas only)
- AHIP Programs in Higher Opportunity Areas only



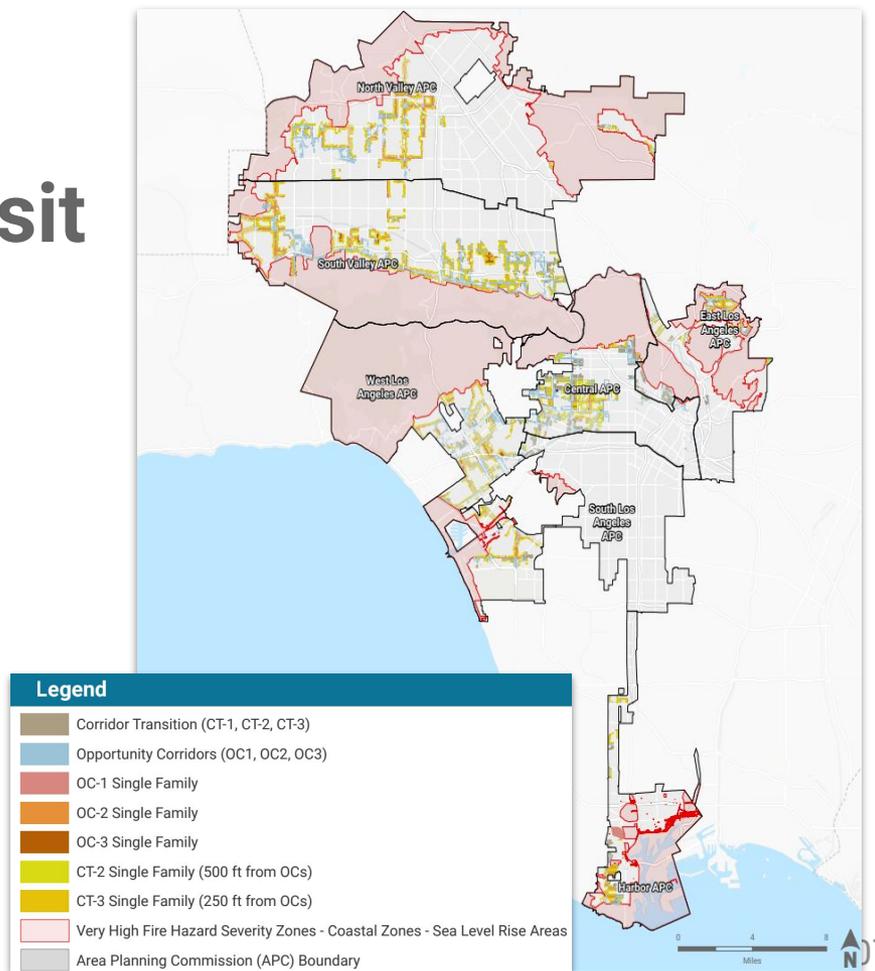
Option 2: Broader Option Near Transit

Option 2 focuses inclusion of single-family zones in the following 2 MIIP programs:

- Opportunity Corridors
- Corridor Transition Areas

Limited Density and FAR incentives for single-family on OC corridors (6 to 16 units).

No Corridor Transition from OC-1 Single Family corridors.



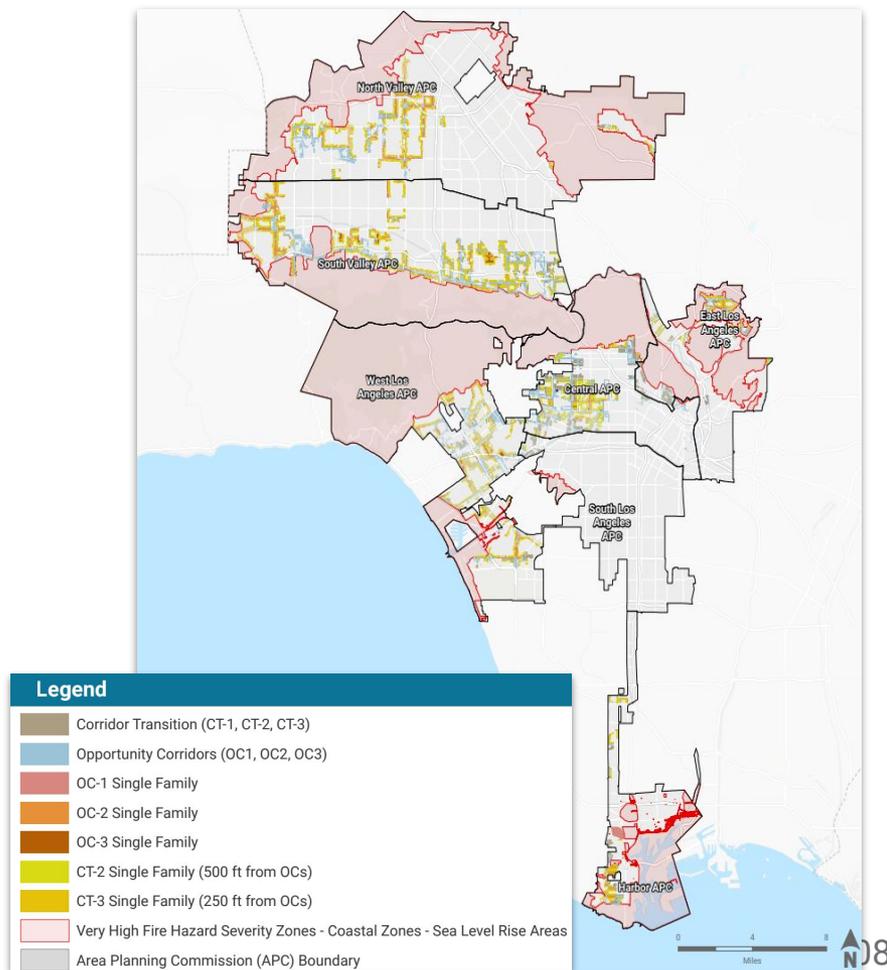
Option 3: Major Transit Stops Only

Option 3 focuses inclusion of single-family zones in the following 2 MIIP programs:

- Opportunity Corridors (OC-3 only)
- Corridor Transition Areas

Limited Density and FAR incentives for single-family on OC-3 (up to 16 units).

Corridor Transition within 500 feet of OC-3 Single Family (up to 10 units).



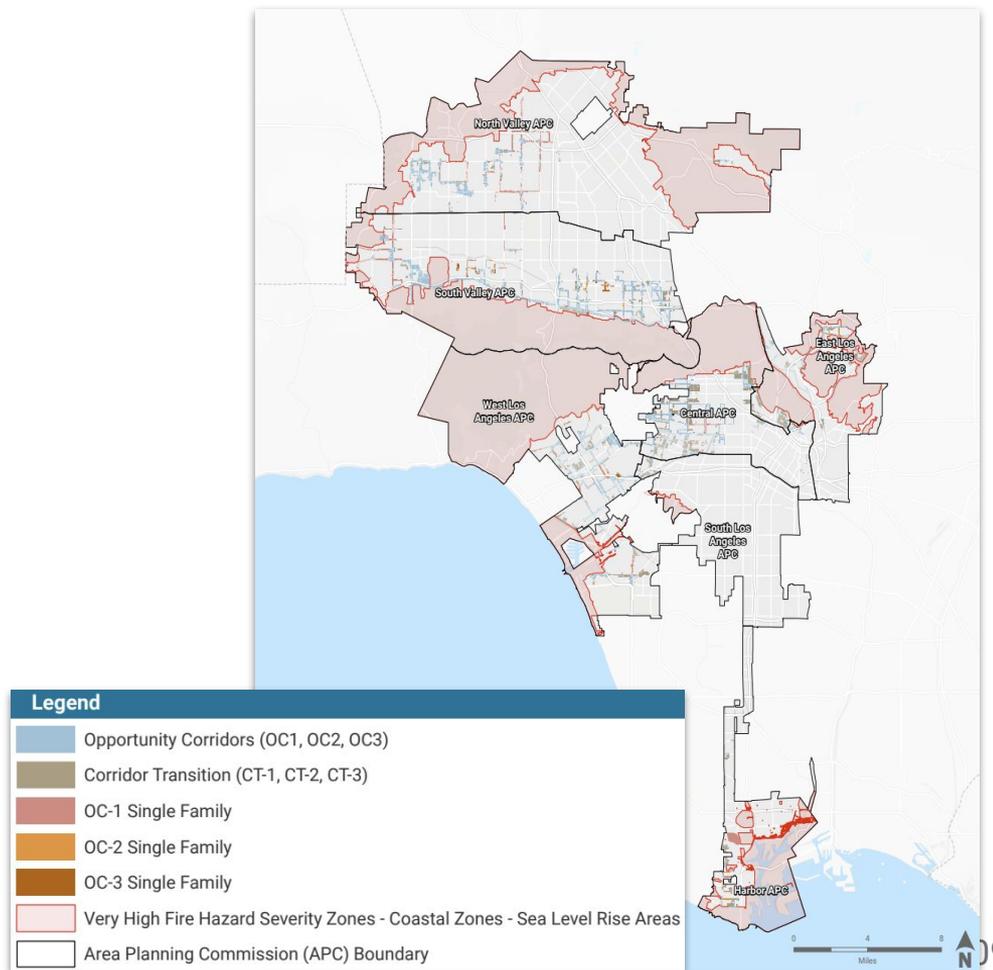
Option 4: Opportunity Corridors Only

Option 4 focuses inclusion of single-family zones in the following MIIP program:

- Opportunity Corridors

Sites would receive the same incentives proposed for multi-family zones in OC-1, OC-2, and OC-3.

- Density Limited by Floor Area
- 5 to 7 stories in Height max.

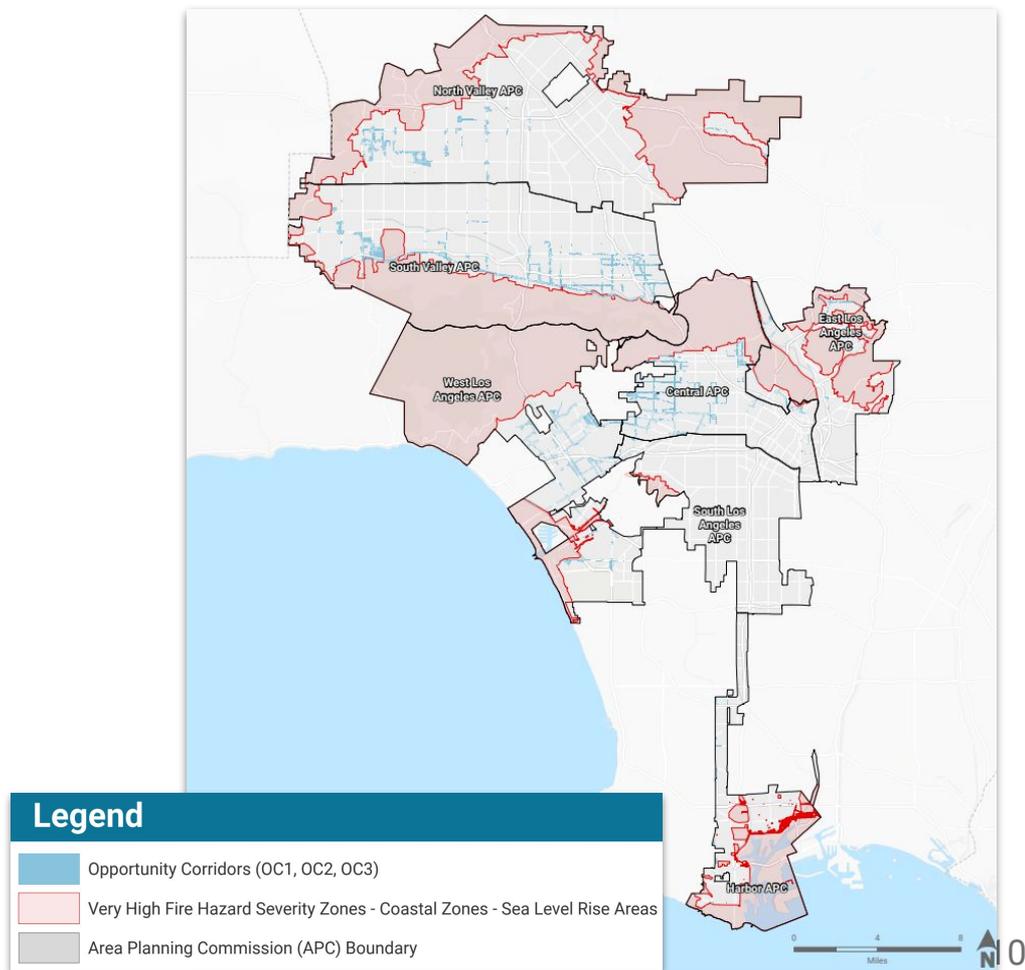


Option 5: Limited Multi-Family Zones in Opportunity Areas

Option 5 removes R2 and RD zones from eligibility in the Opportunity Corridors Program.

Considerations

- Addresses concerns regarding displacement of existing lower density multi-family sites



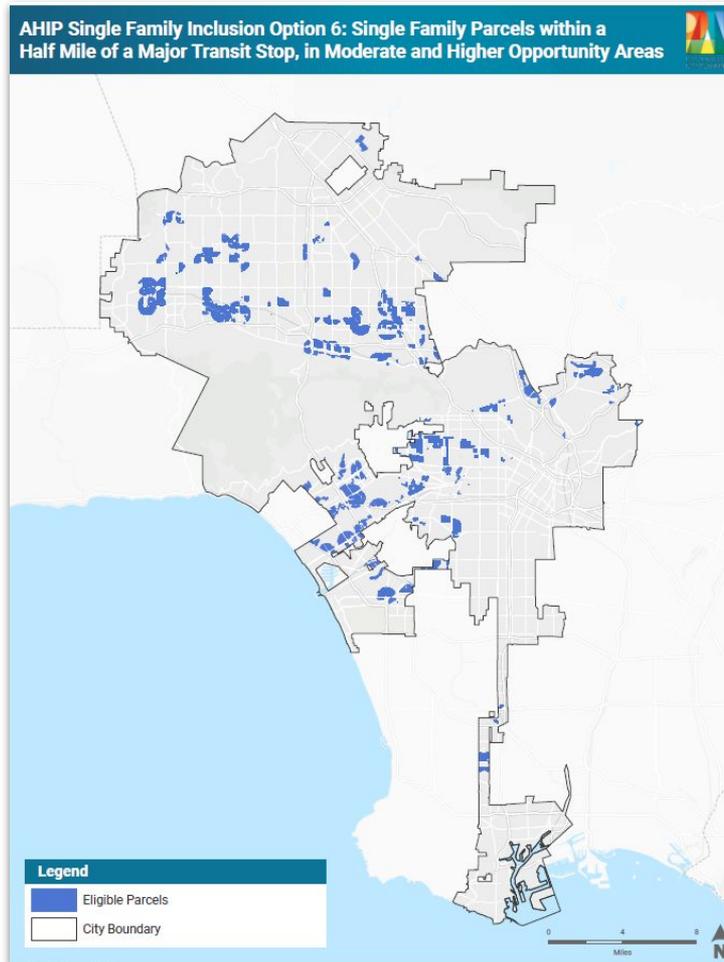
Option 6: Higher Opportunity Transit Areas in AHIP

Option 6 focuses inclusion of single-family zones for 100% Affordable, FBO, and Shared Equity Projects in Moderate and Higher Opportunity Areas within:

- **0.5 miles from a Major Transit Stop**

Eligible for low density base incentives in AHIP

- Density Limited by FAR
- 2.5 FAR max.
- Additional 1 story or 11 feet of height



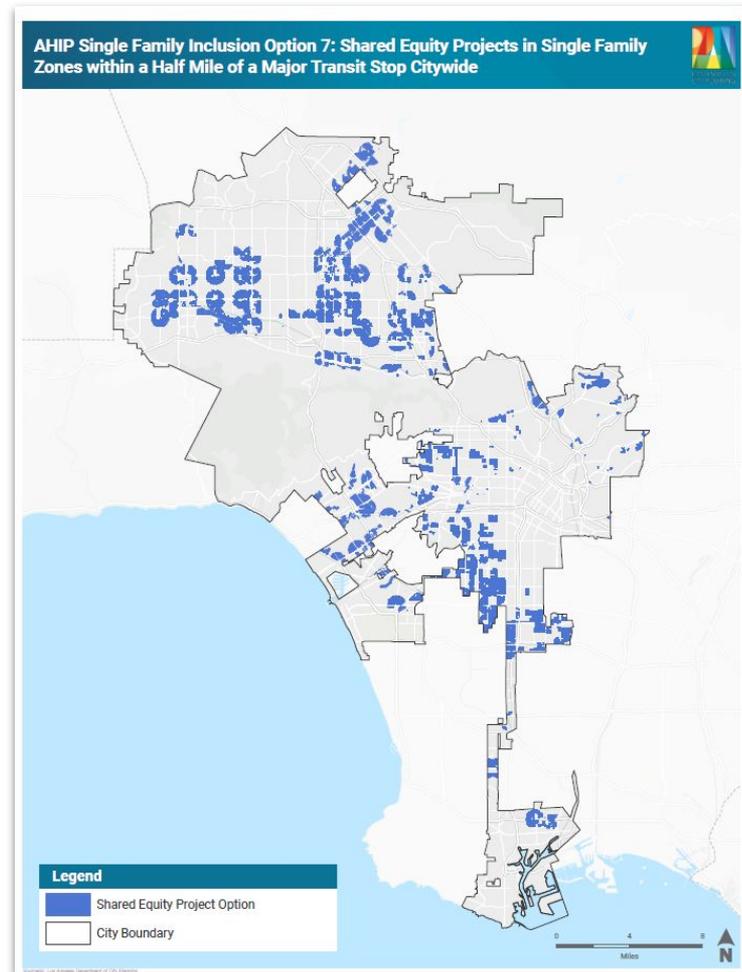
Option 7: Shared Equity Projects Citywide Near Transit

Option 7 focuses inclusion of single-family zones for land owned by a Community Land Trust, Limited Equity Cooperative, or Workforce Housing Cooperative citywide, within:

- **0.5 miles from a Major Transit Stop**

Eligible for low density base incentives in AHIP

- Density Limited by FAR
- 2.0 FAR max.
- Additional 1 story or 11 feet of height



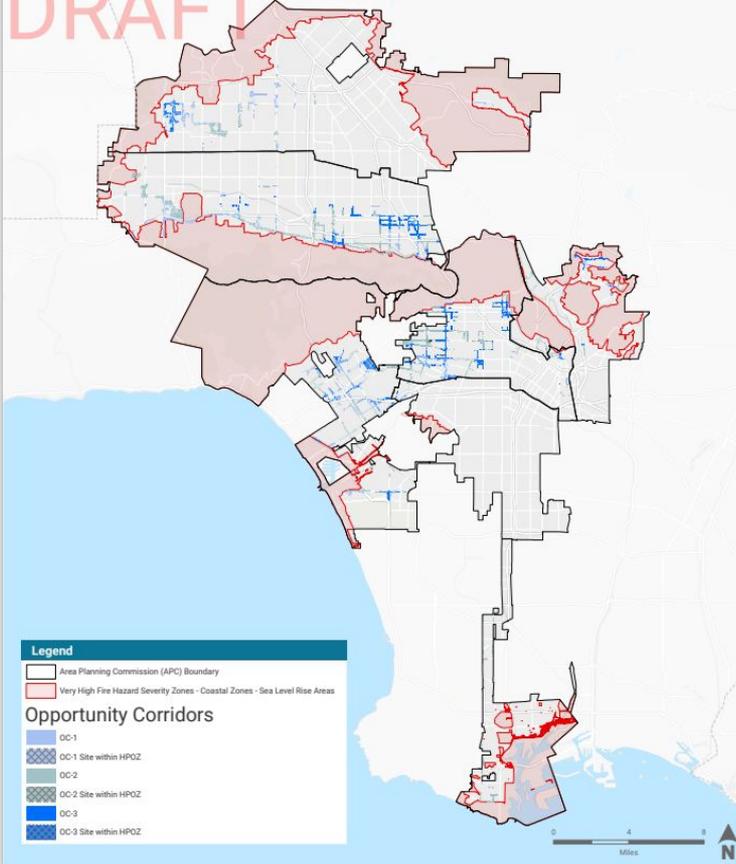
Maps for Reference

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. In the background, there are rolling hills and mountains under a clear sky. The image has a color gradient overlay, transitioning from a warm orange on the left to a cool blue on the right.

Corridors In Higher Resource Areas
Citywide APCs



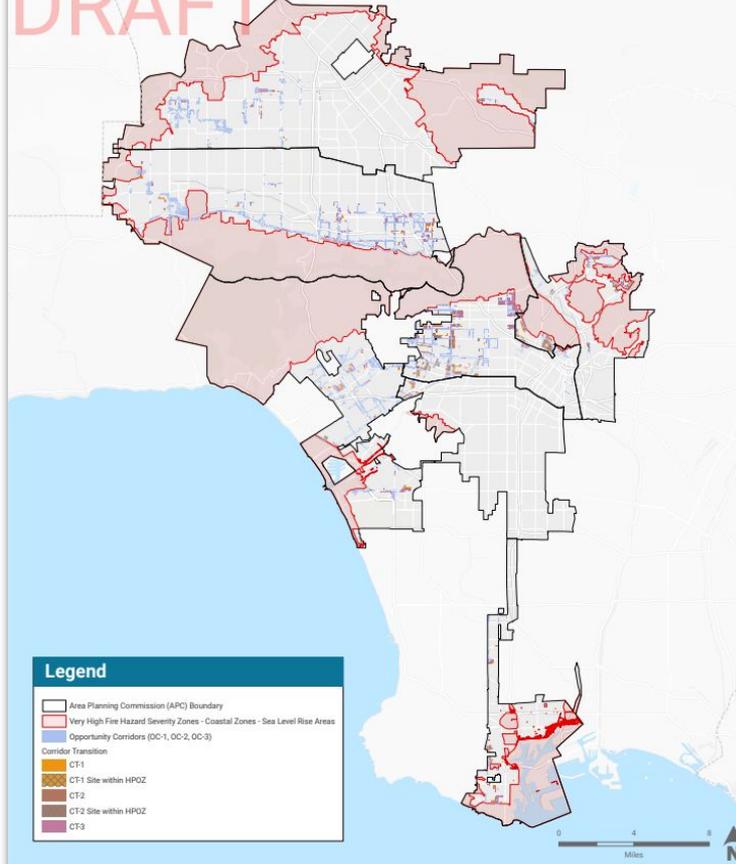
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Corridors and Corridor Transitions In Higher Resource Areas
Citywide APCs



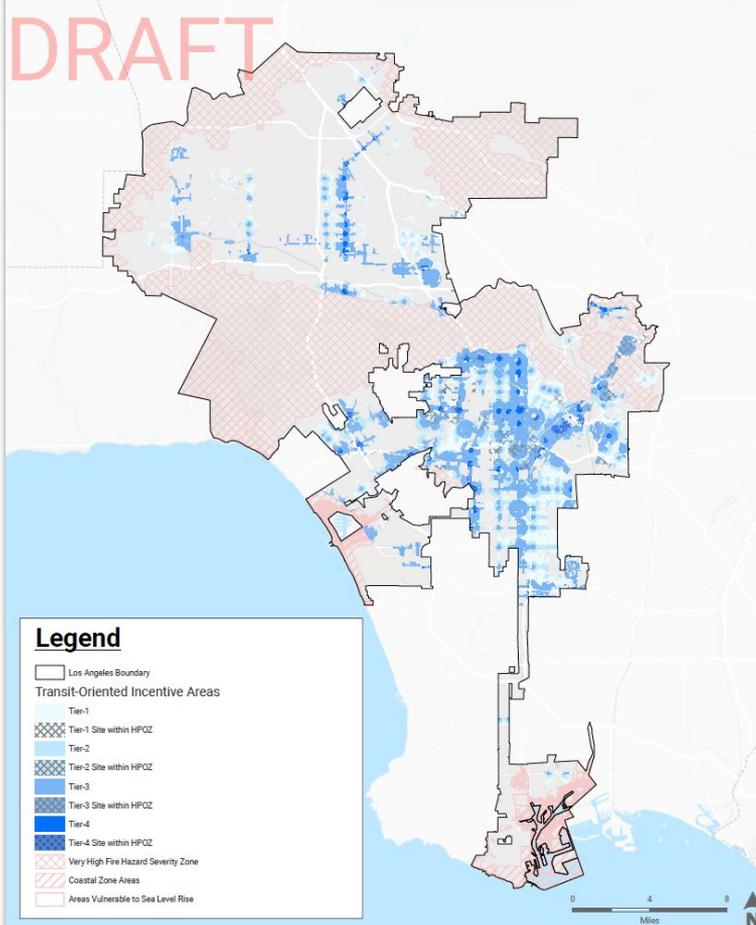
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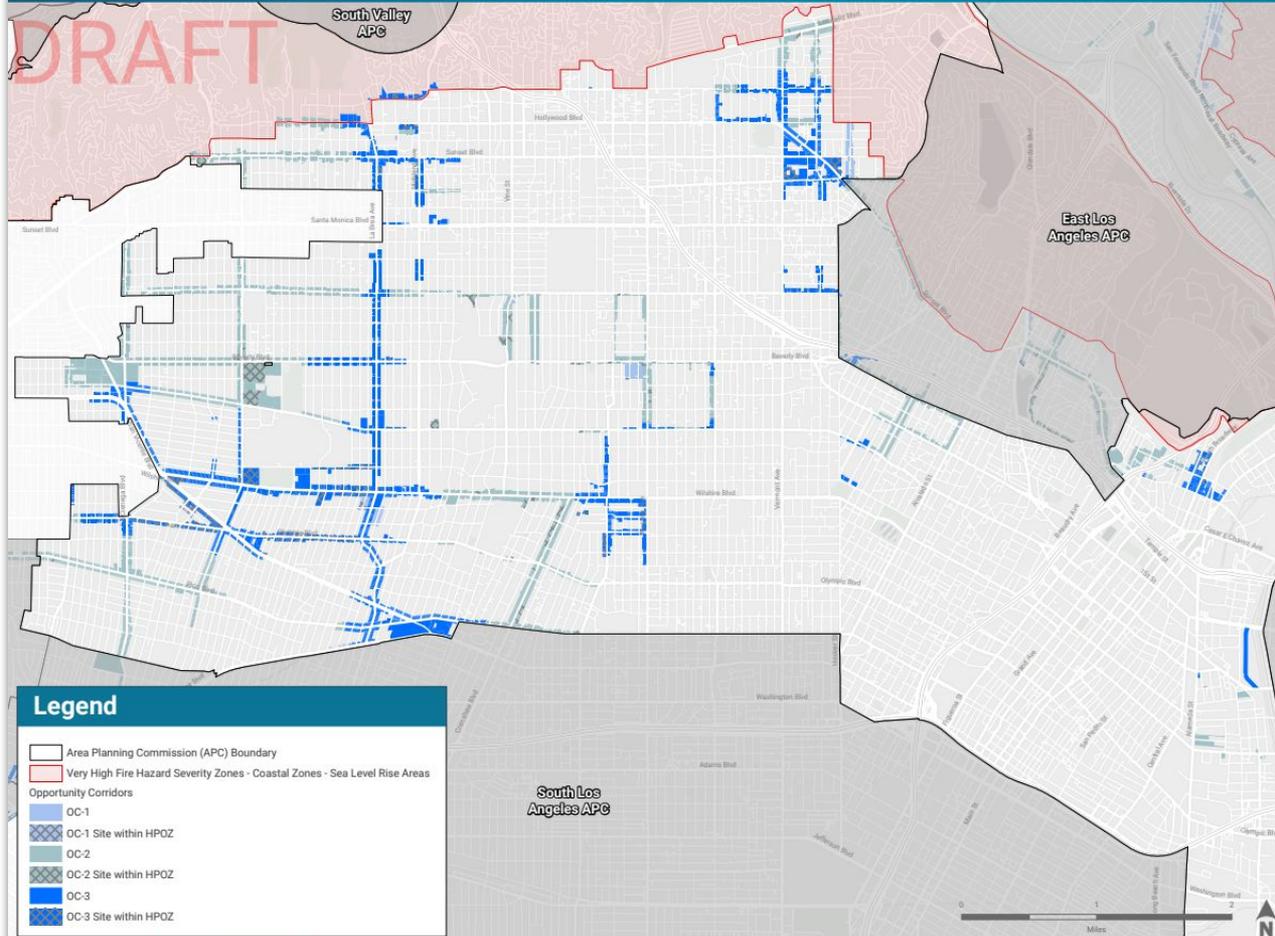
Draft: Transit-Oriented Incentive Areas



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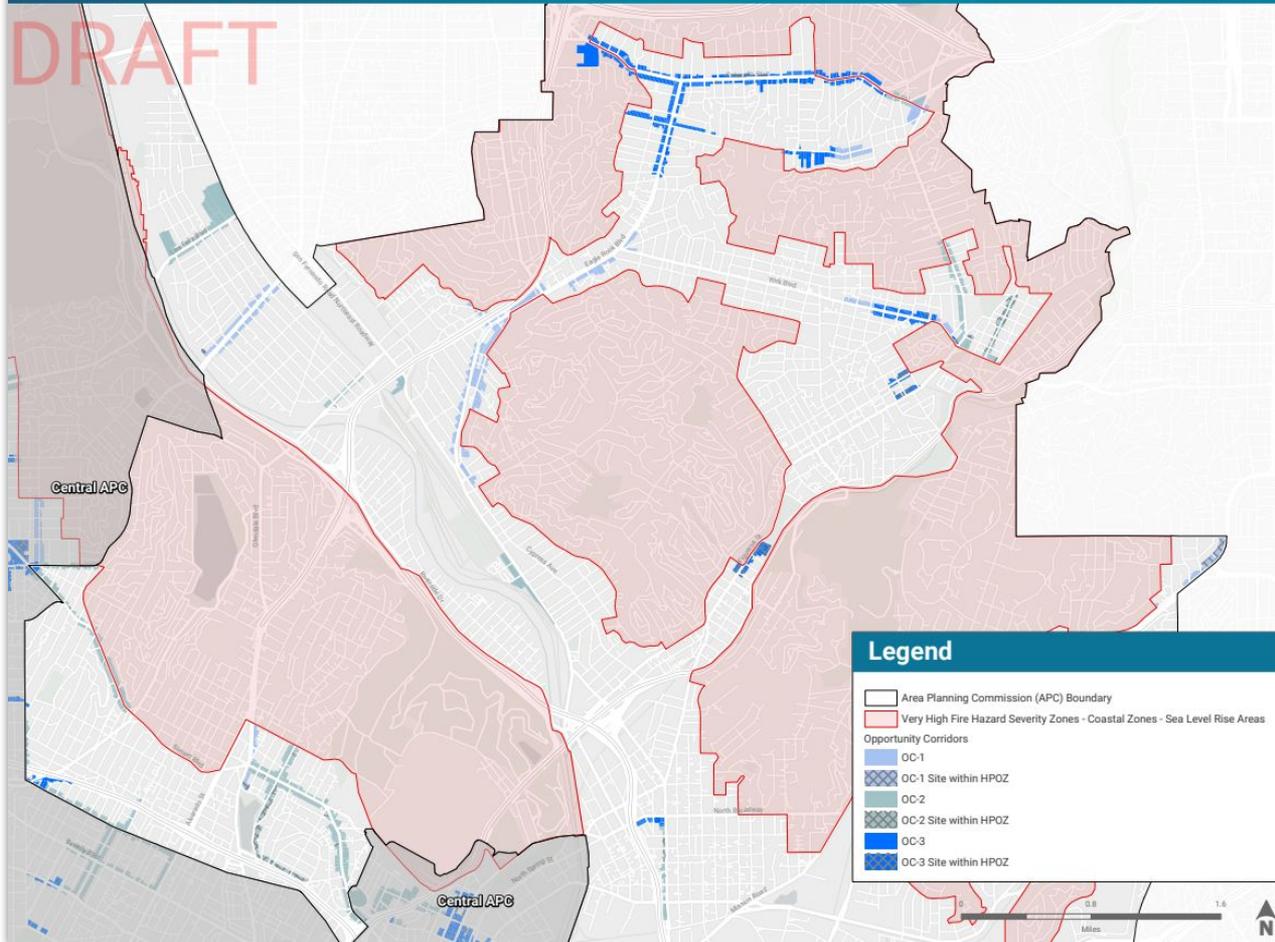
Corridors In Higher Resource Areas
Central APC



Corridors In Higher Resource Areas
East Los Angeles APC



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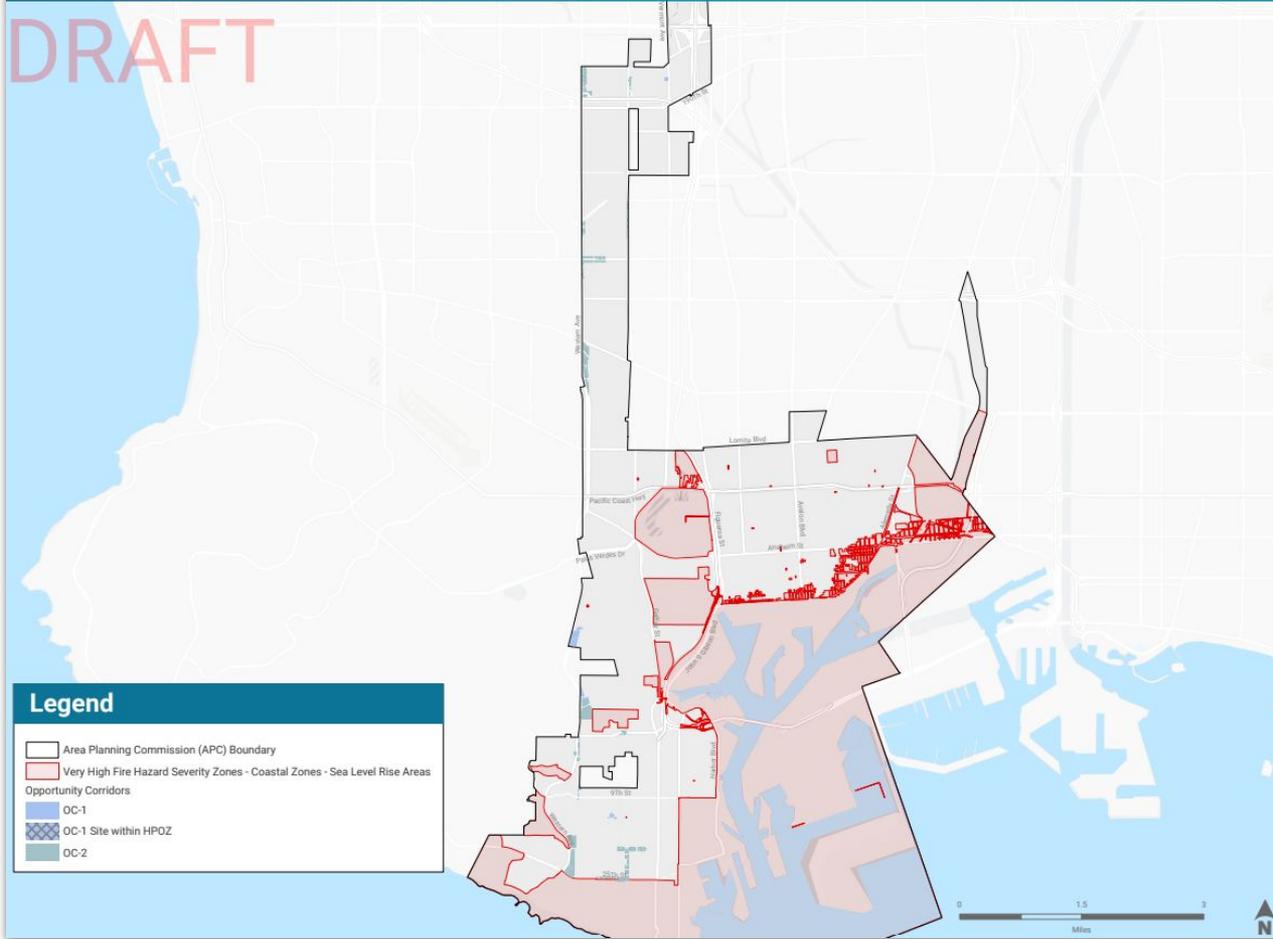
Legend

- Area Planning Commission (APC) Boundary
- Very High Fire Hazard Severity Zones - Coastal Zones - Sea Level Rise Areas
- Opportunity Corridors**
- OC-1
- OC-1 Site within HPOZ
- OC-2
- OC-2 Site within HPOZ
- OC-3
- OC-3 Site within HPOZ

Corridors In Higher Resource Areas
Harbor APC



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Legend

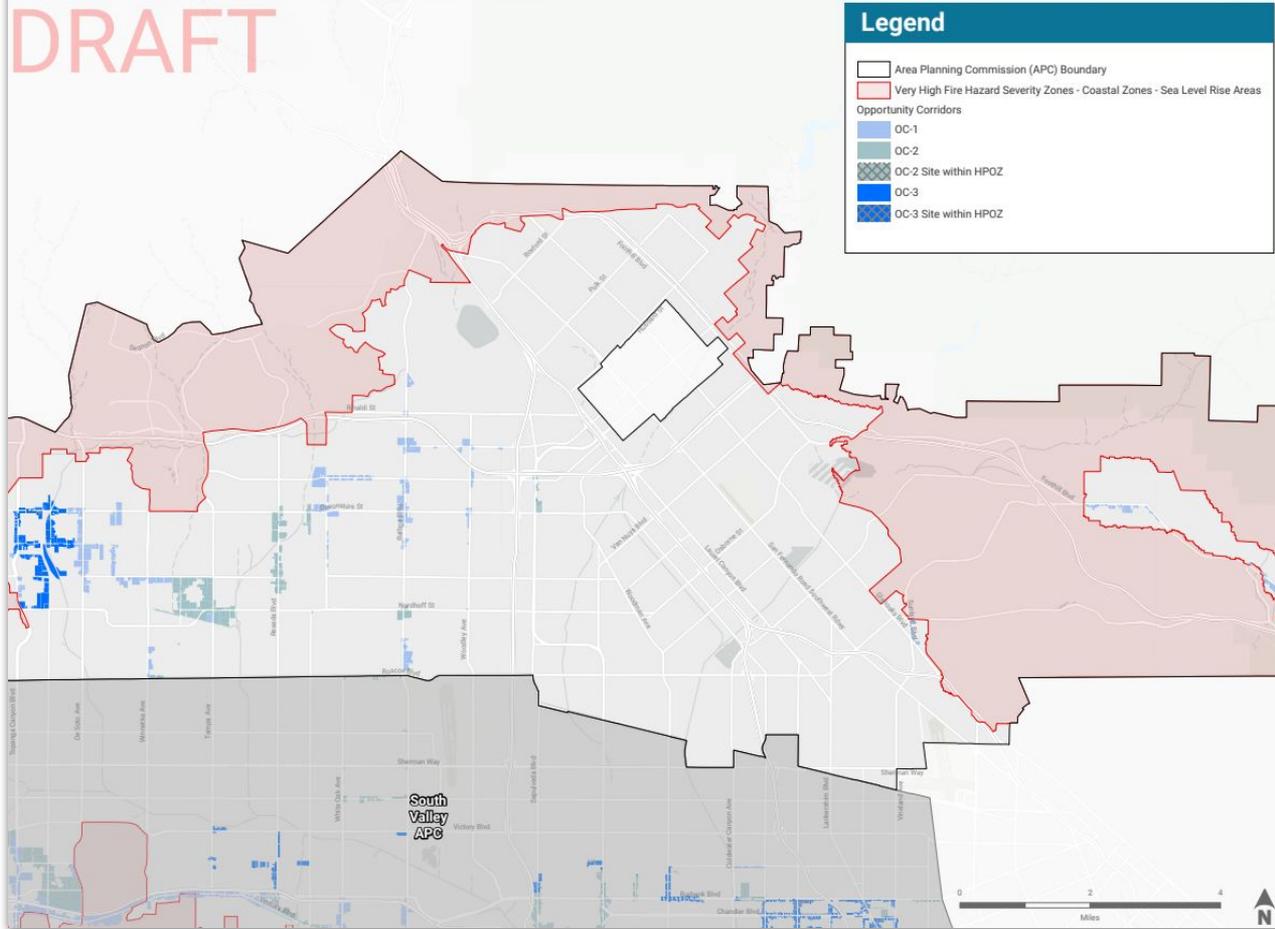
-  Area Planning Commission (APC) Boundary
-  Very High Fire Hazard Severity Zones - Coastal Zones - Sea Level Rise Areas
-  Opportunity Corridors
-  OC-1
-  OC-1 Site within HPOZ
-  OC-2



Corridors In Higher Resource Areas North Valley APC



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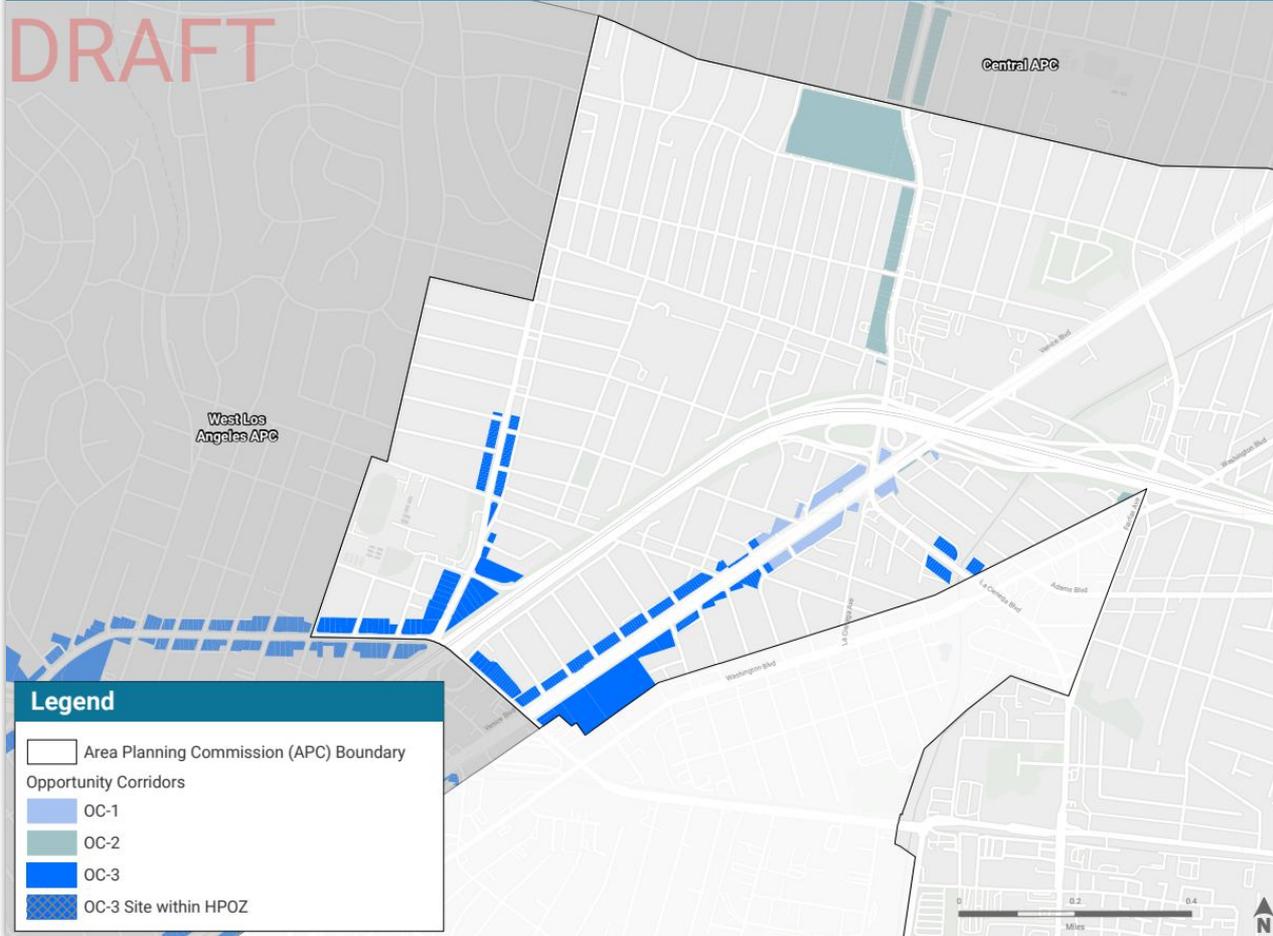


South Valley APC

Corridors In Higher Resource Areas
South Los Angeles APC



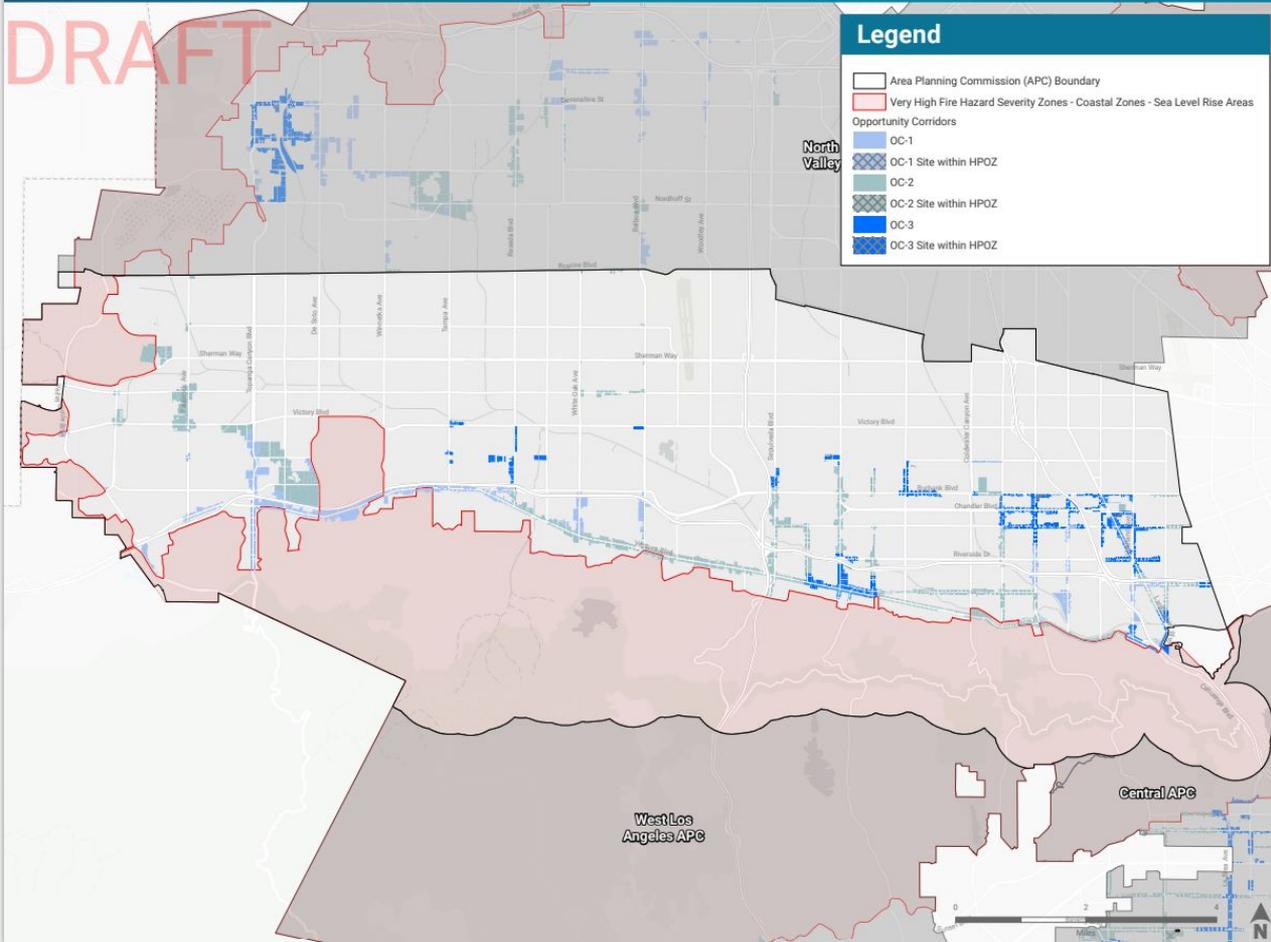
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Corridors In Higher Resource Areas South Valley APC



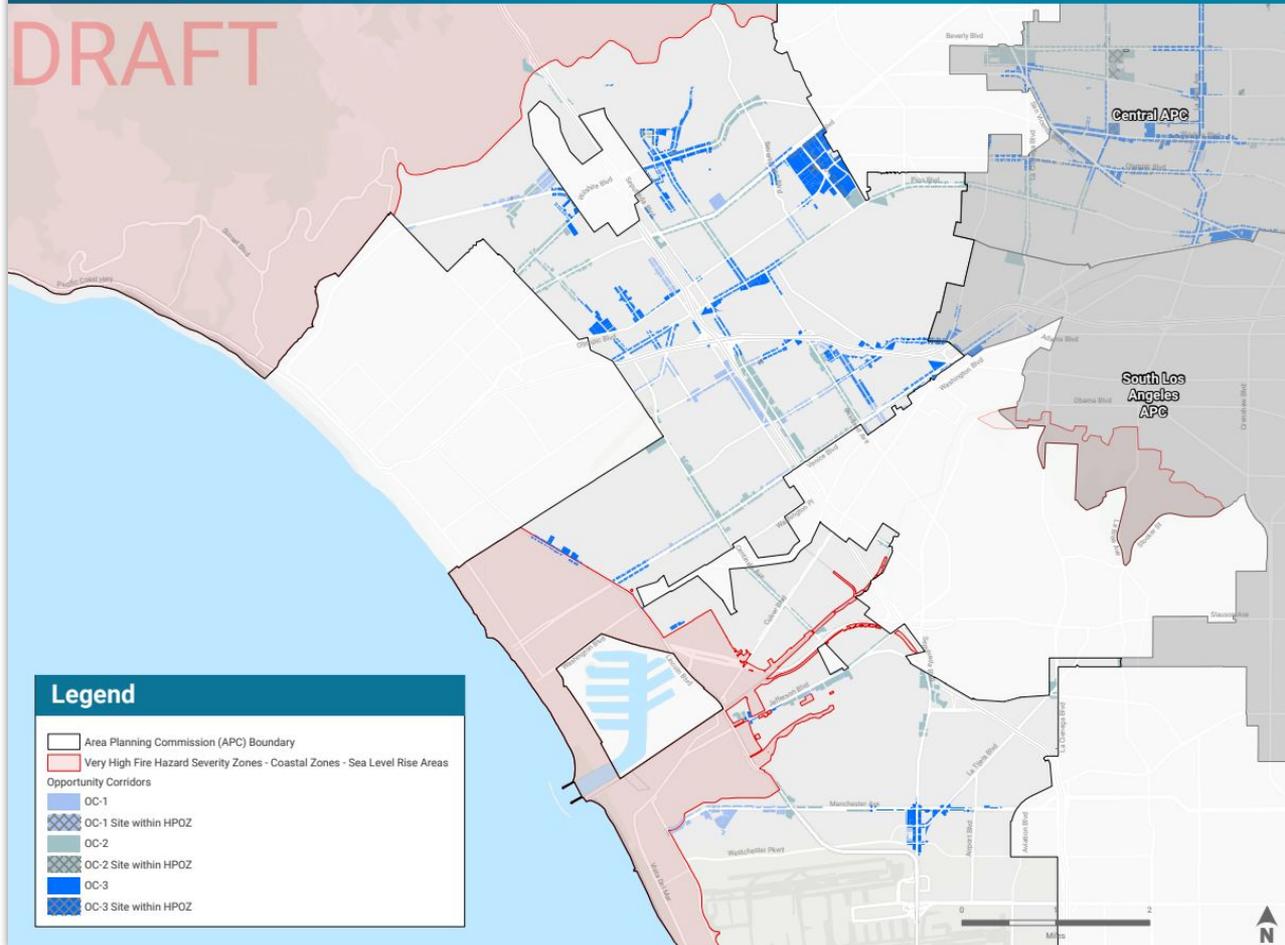
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Corridors In Higher Resource Areas
West Los Angeles APC



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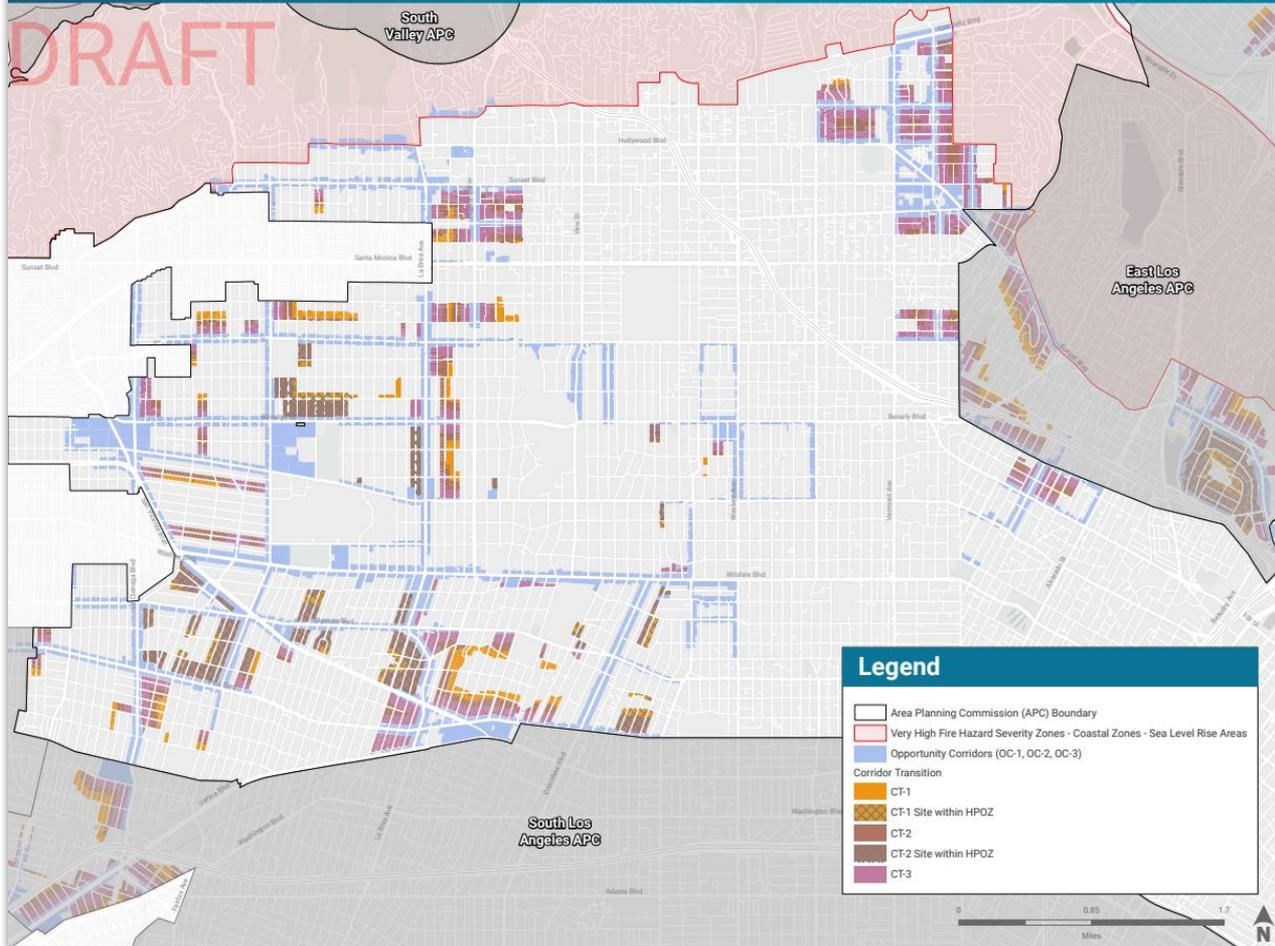


Legend

- Area Planning Commission (APC) Boundary
- Very High Fire Hazard Severity Zones - Coastal Zones - Sea Level Rise Areas
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 - OC-1
 - OC-1 Site within HPOZ
 - OC-2
 - OC-2 Site within HPOZ
 - OC-3
 - OC-3 Site within HPOZ



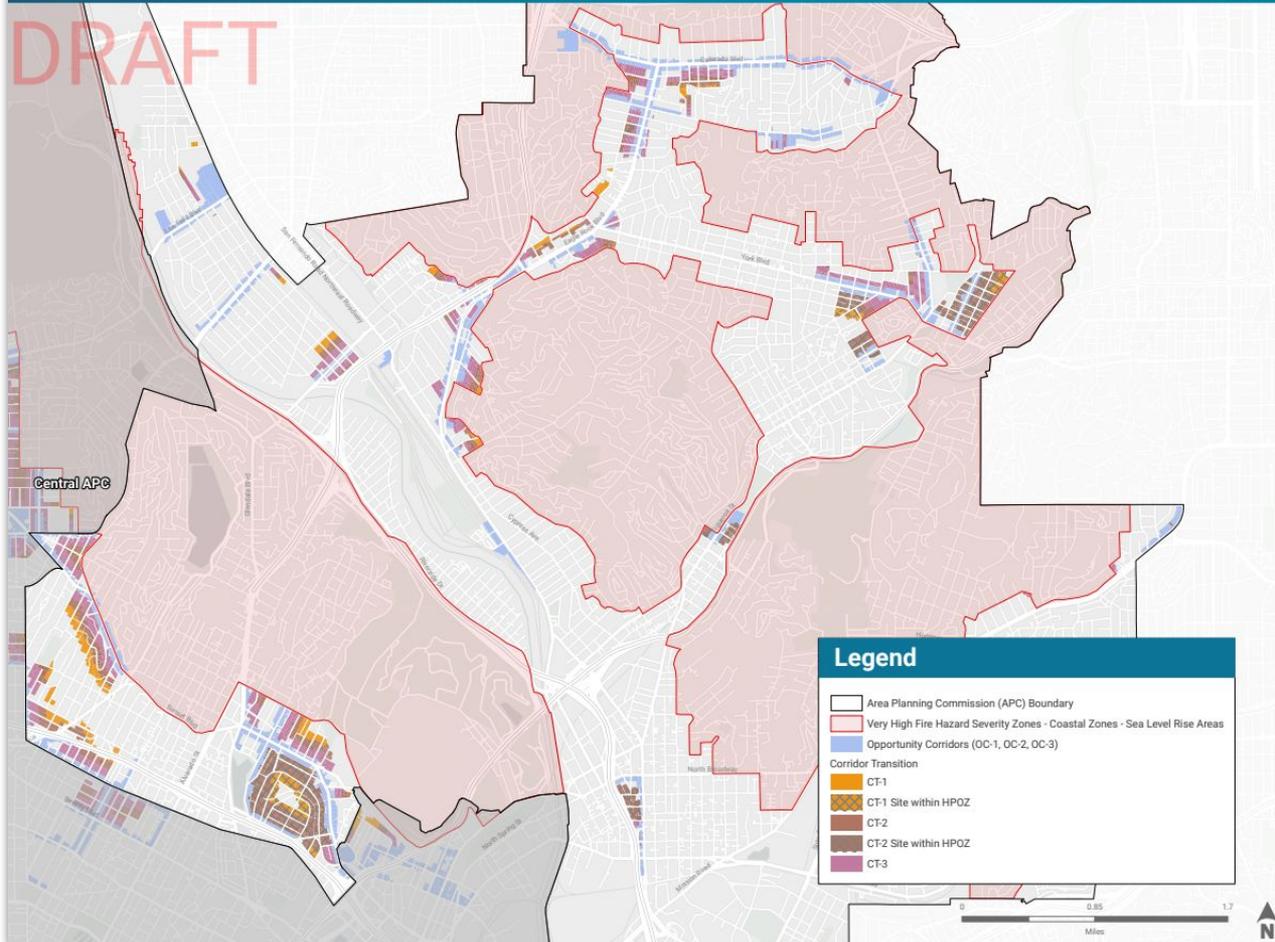
Corridors and Corridor Transitions In Higher Resource Areas
Central APC



Corridors and Corridor Transitions In Higher Resource Areas
 East Los Angeles APC



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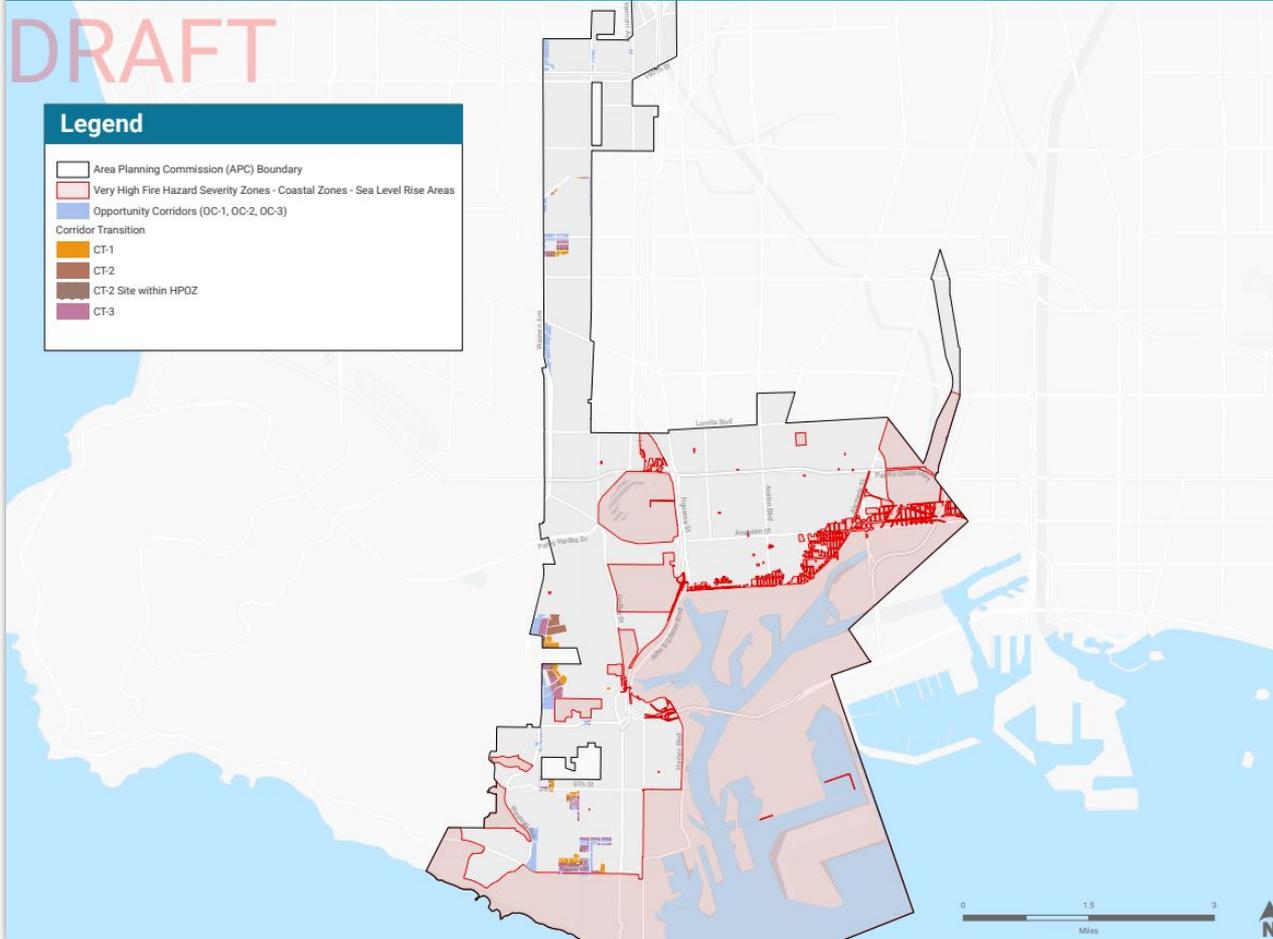
Corridors and Corridor Transitions In Higher Resource Areas
Harbor APC



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Legend

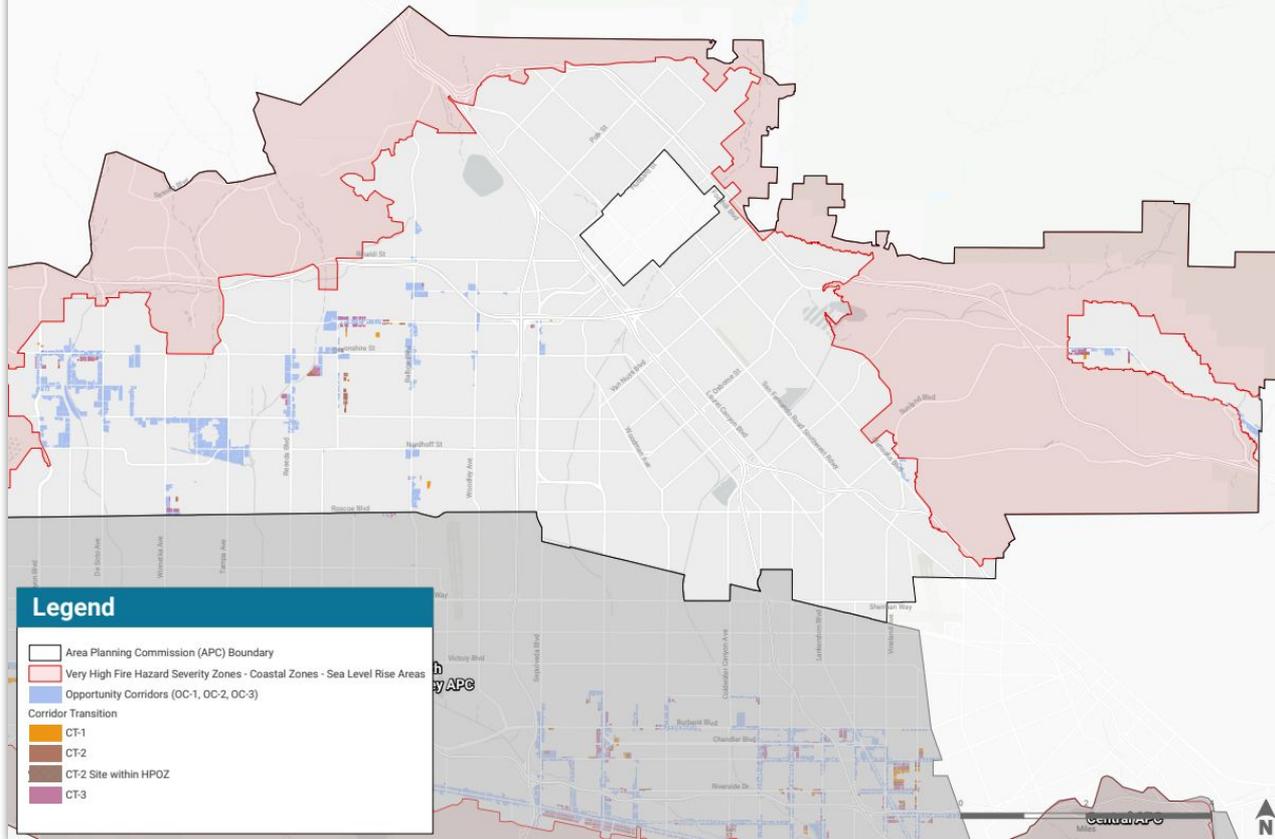
- Area Planning Commission (APC) Boundary
- Very High Fire Hazard Severity Zones - Coastal Zones - Sea Level Rise Areas
- Opportunity Corridors (OC-1, OC-2, OC-3)
- Corridor Transition**
- CT-1
- CT-2
- CT-2 Site within HPOZ
- CT-3



Corridors and Corridor Transitions In Higher Resource Areas
North Valley APC



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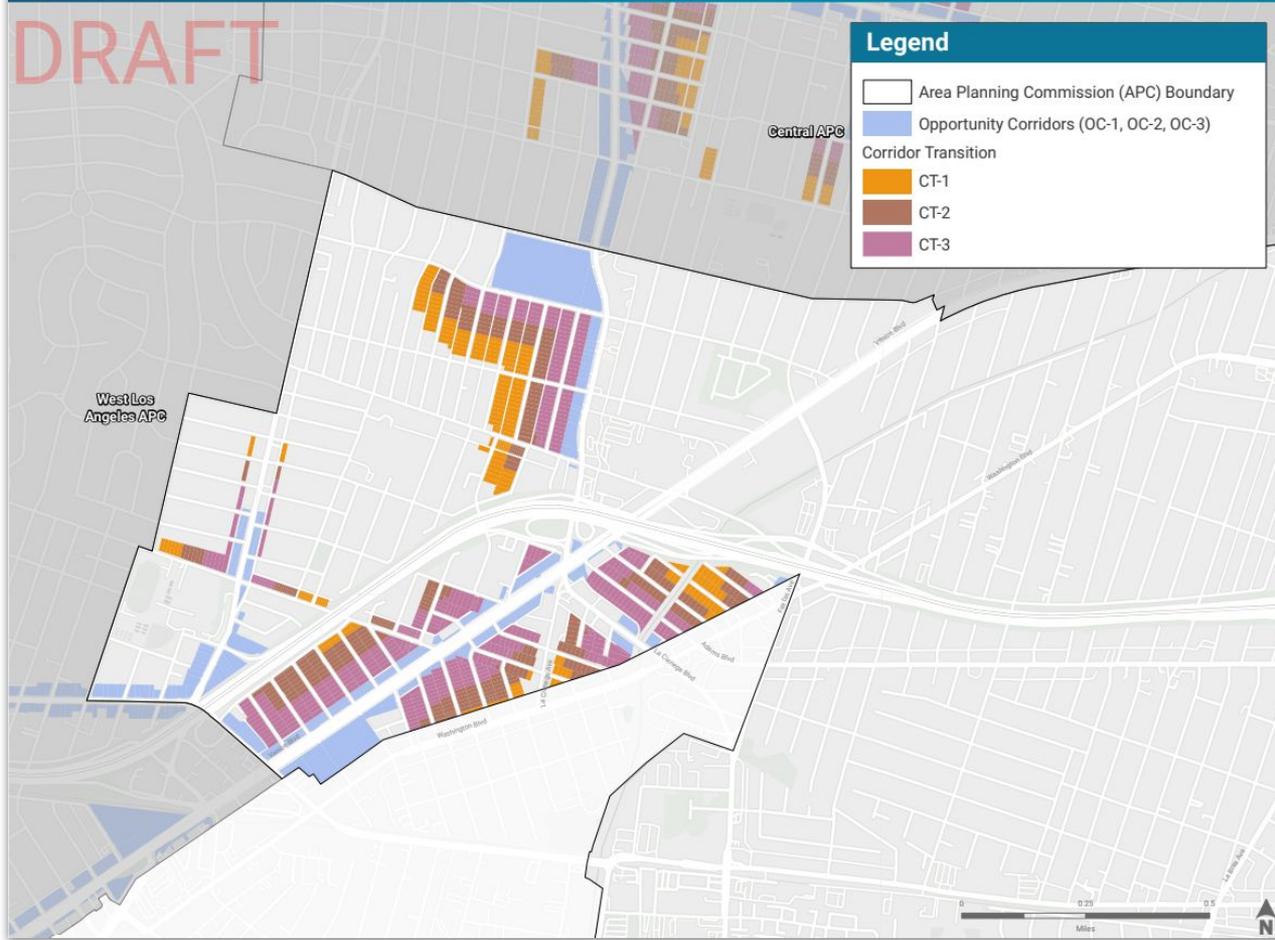
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- Opportunity Corridors (OC-1, OC-2, OC-3)
- Corridor Transition
 - CT-1
 - CT-2
 - CT-2 Site within HPOZ
 - CT-3

Corridors and Corridor Transitions In Higher Resource Areas South Los Angeles APC



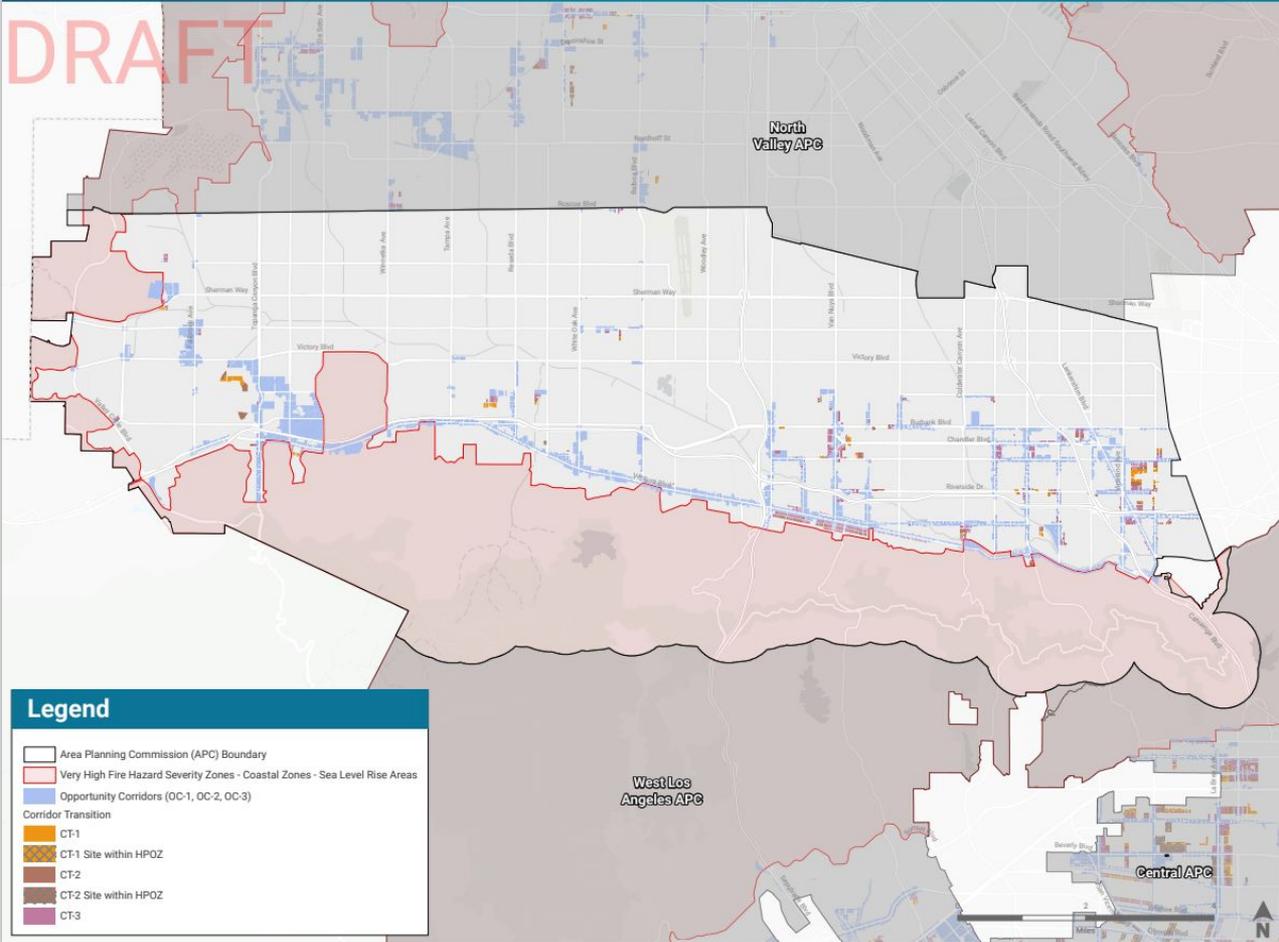
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Corridors and Corridor Transitions In Higher Resource Areas
South Valley APC



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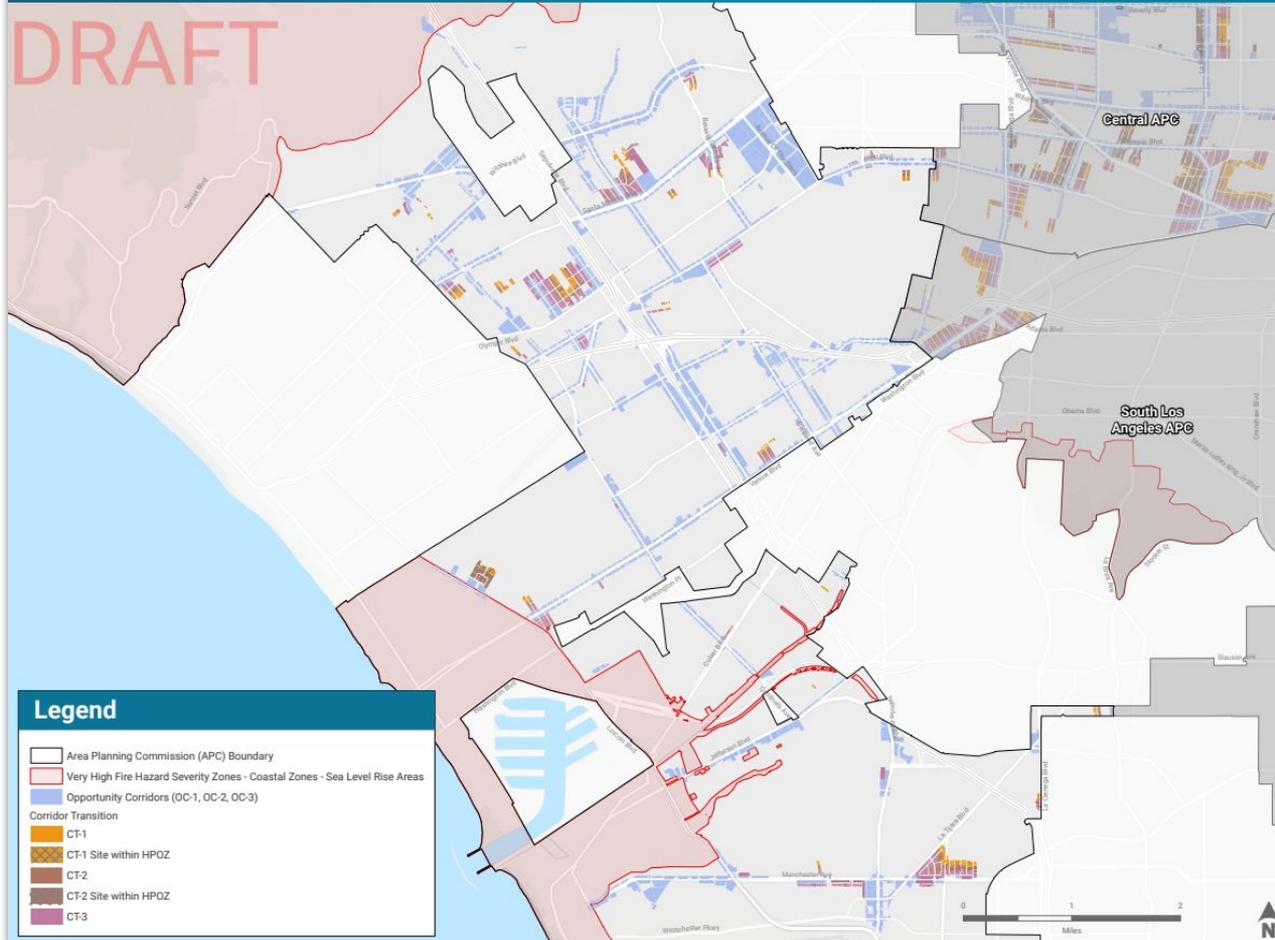
Legend

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- Opportunity Corridors (OC-1, OC-2, OC-3)
- Corridor Transition
 - CT-1
 - CT-1 Site within HPOZ
 - CT-2
 - CT-2 Site within HPOZ
 - CT-3

Corridors and Corridor Transitions In Higher Resource Areas
West Los Angeles APC



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Legend

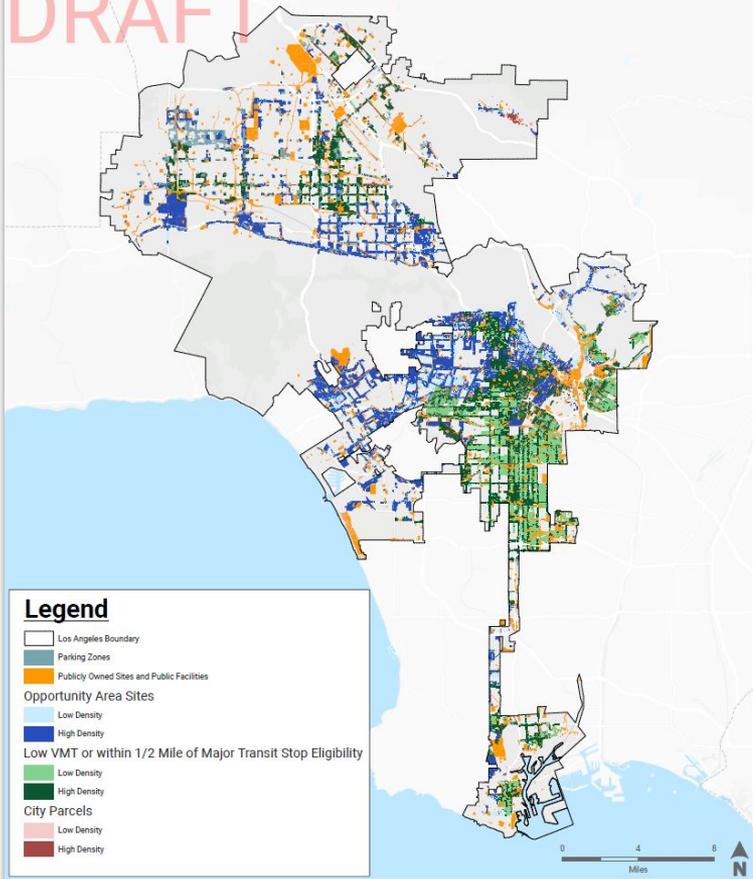
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Draft: Affordable Housing Projects Citywide



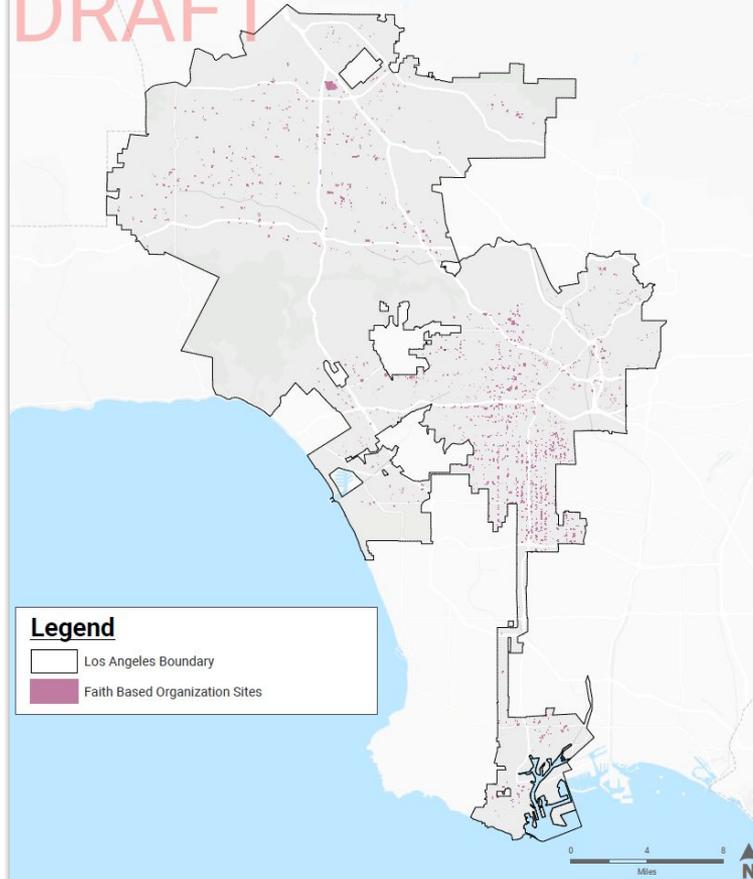
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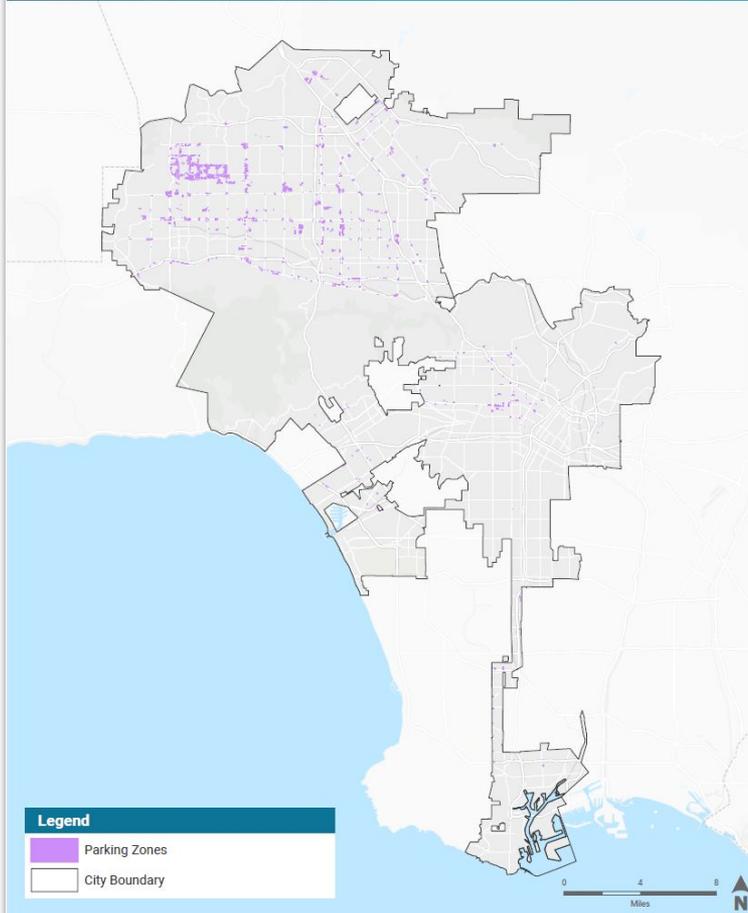
Draft: Faith Based Owned Housing Projects



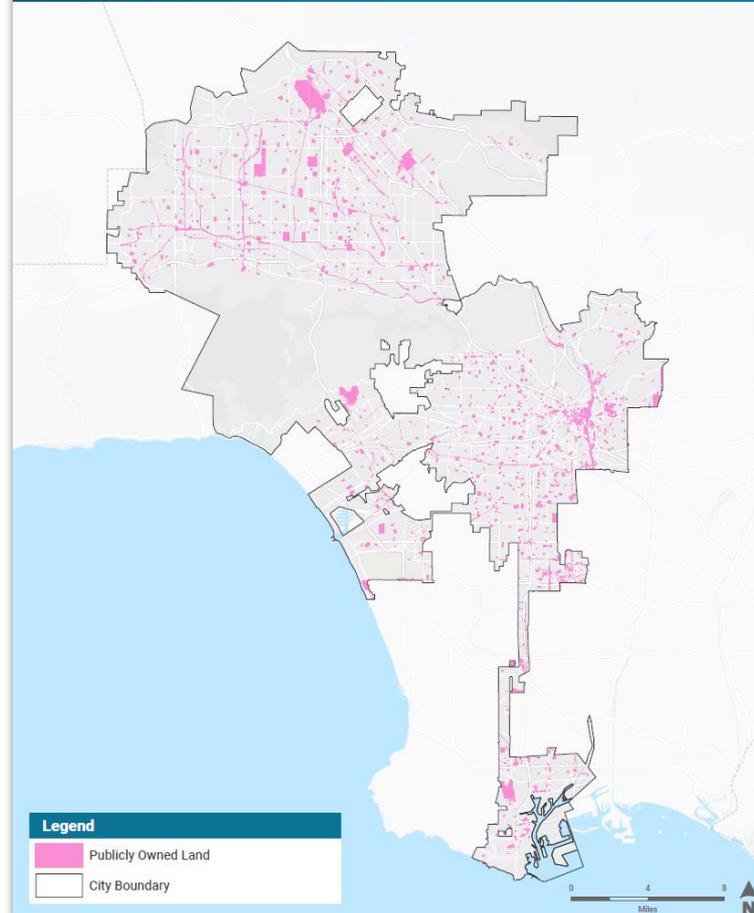
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Parking Zones



Publicly Owned Land and Public Facility Zones



Draft: State Density Bonus Program



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