

PRESS RELEASE



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September 27, 2024
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City Planning Commissioners Approve Plans For More Housing


LOS ANGELES - The Los Angeles City Planning Commission (CPC) unanimously adopted three ordinances related to the Housing Element Rezoning Program on Thursday, marking a critical milestone in a multi-year effort to implement policies that will address the City's significant housing needs, provide greater housing access, meet its state housing obligations, and expand tenant protections.

The Citywide Housing Incentive Program and the new tenant protections established through the Resident Protections Ordinance will create new safeguards and housing options, ensuring that as we create new housing production, that we also focus on existing residents, further expanding the opportunities for Angelenos to stay in their communities.

“One of the most critical pieces of this program is centering on equity to create additional housing capacity in the City,” said Director of Planning Vince Bertoni. “More than two years of thoughtful outreach and engagement went into the staff's recommendations. City Planning's recommendation expands housing options, particularly in the City's High Resource areas, to give Angelenos more access to a better quality of life.”

It was a marathon CPC meeting on Thursday with nearly four hours of public comments from Angelenos eager to weigh in on the future of housing in the City.

CPC President Monique Lawshe said that it is equally important to consider the impact of new programs on existing residents and how to best assist with access to resources that will lead to improved housing conditions and an affordable rent, within their community or in other Los Angeles communities that they may choose.



"As commissioners, we must consider all of the factors that affect housing production – including the potential dislocation of current residents and the pressing need for new housing in all areas of Los Angeles," Commissioner President Lawshe said. "We have a responsibility to support new initiatives that can result in increased and expedient housing production that is attractive, of good quality, and offers affordable housing options."

The Commission heard from a diversity of stakeholders and that feedback will continue to be helpful as City Planning's recommendation continues to move forward to the City Council. The CPC voted to adopt the ordinances, which will now be transmitted to City Council committees, including the Planning and Land Use Management (PLUM) committee, for further consideration. Once approved, the ordinances will be considered by the full City Council for adoption. The Housing Element Rezoning Program is state-mandated to be adopted and in place by Feb. 12, 2025. More information about the ordinances is available below.


[Housing Element Rezoning Program | Los Angeles City Planning \(lacity.gov\)](#)

The [Citywide Housing Incentive Program \(CHIP\) Ordinance \(CPC-2023-7068-CA\)](#) proposes several new programs that would streamline review procedures and introduce bold new incentives for eligible project types in order to expand access to affordable housing near transit, jobs, along major corridors, and in higher opportunity areas. These programs include the State Density Bonus Program, the Mixed Income Incentive Program, and the Affordable Housing Incentive Program.

State Density Bonus Program: Since the adoption of the City's Density Bonus Ordinance in 2008, numerous state bills have made significant amendments to the State's Density Bonus Law. The program aims to make key revisions to align with the State Density Bonus Law.

Mixed-Income Incentive Program: The Mixed-Income Incentive Program intends to codify new incentives for housing development projects along Opportunity Corridors and projects constructing Missing Middle typologies in Higher Opportunity Areas. Additionally, this program will memorialize transit-based incentives currently housed in the Transit Oriented Communities (TOC) Affordable Housing Incentive Guidelines.

Affordable Housing Incentive Program: The Affordable Housing Incentive Program offers new incentives for 100% Affordable Housing Projects with additional incentives for Higher and Moderate Resource areas. This program will also provide citywide tailored incentives for sites where residential uses are currently restricted, including sites owned by faith-based organizations or community land trusts, publicly owned land, and sites zoned for parking.



The [Housing Element Sites and Minimum Density Ordinance \(CPC-2024-387-CA\)](#) is intended to enact state housing element law for different types of sites related to the most recent Housing Element of the General Plan. In particular, it addresses housing element law requirements around housing replacement, no net loss, by-right development for 20% affordable housing projects, and minimum densities. The various requirements apply to three different kinds of Housing Element Sites, including the Inventory of Sites, sites located on Prior Inventory of Sites, and Lower Income Rezoning Sites. In addition, the draft ordinance would add minimum density requirements to various multifamily zone classifications to facilitate the implementation of state law as well as ensure new development in these areas complies with policy objectives.

The [Resident Protections Ordinance \(CPC-2024-388-CA\)](#) would establish consistent protections for residents citywide and would expand access to new affordable housing for Angelenos. The ordinance would establish longer affordability terms (99 years), and ensure the equitable distribution and quality, including the size, location and amenities, of affordable units. It would also strengthen and expand housing replacement requirements and occupant protections, including a tenant's right to remain, right to relocation, and right to return for all housing development projects.

The ordinances were developed following the 2022 certification of the 2021-2029 Housing Element. City Planning staff has been working to develop and implement the ambitious programs identified in the [Plan to House LA](#). The Plan identified that there is a significant housing need in Los Angeles, reflected by high rents, overcrowded conditions, and increasing housing instability, which has resulted in displacement, homelessness, and unattainable homeownership.

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