

# HOUSING PROGRESS REPORT

MEASURE JJJ &  
TRANSIT ORIENTED COMMUNITIES

JULY 2018



LOS ANGELES  
DEPARTMENT OF CITY  
PLANNING  
PERFORMANCE MANAGEMENT





**Project:** 88th & Vermont  
**Developer:** Community Build and WORKS  
**Description:** A mixed-use project with 62 units reserved for formerly homeless and Very Low Income households. Completion is expected at the end of 2019. This is the first project under the TOC program to receive building permits.

In November 2016, City of Los Angeles voters approved Measure JJJ, which added provisions to the municipal code to require developers requesting certain entitlements for residential projects to either provide affordable units or pay an in-lieu fee. These requirements generally apply to applications for Zone Changes or General Plan Amendments that increase residential density and were deemed complete on or after December 13, 2016.

Measure JJJ also required the Department of City Planning to create a program to further incentivize affordable housing near transit. Accordingly, the Transit Oriented Communities (TOC) Affordable Housing Incentive Program became effective on September 22, 2017. The program encourages affordable housing within a half mile of major transit stops by providing additional density, reduced parking, and other incentives for projects that include covenanted affordable units.

The report provides an overview of the housing outcomes of these measures and programs through June 30, 2018.

## HIGHLIGHTS

*There was a high volume of housing units proposed in late 2016 and early 2017 – as well as a significant increase in General Plan Amendments and Zone Changes – in anticipation of Measure JJJ and Measure S.*

*While housing proposed through Zone Changes and General Plan Amendments has declined since the passage of Measure JJJ, the TOC program has accounted for 19% of all units for which entitlements were filed in the past 9 months.*

*To date, the TOC program has facilitated 5,571 proposed housing units – 1,145 of which are covenanted affordable.*

*The TOC program has incentivized 417 Extremely Low Income (ELI) units, representing 36% of all proposed affordable units during that same period. These are available to individuals who are at the greatest risk of becoming homeless. To qualify for an ELI unit, a one-person household would be earning a salary of no more than \$18,250 – or 30% of the Area Median Income.*

*The average timeframe for the completion of a discretionary TOC application is 3 months, compared to 7 months for a stand-alone Density Bonus case – 57% faster.*

# MEASURE JJJ HOUSING PROGRESS REPORT

DECEMBER 13, 2016 - JUNE 30, 2018

## MEASURE JJJ HOUSING UNITS IN PROGRESS

Year Filed	# of Projects*	# of Housing Units Proposed		
		Market Rate	Restricted Affordable	Total
2016 and Prior	13	1,434	143	1,577
2017	18	2,470	1,289	3,759
2018 YTD	3	904	245	1,149
<b>TOTAL</b>	<b>34</b>	<b>4,808</b>	<b>1,677</b>	<b>6,485</b>

\* This represents the number of projects currently proceeding subject to Measure JJJ.

**33%**

of projects (15 of 45) were filed before the effective date of the measure on December 13, 2016, but were not deemed complete until after that date.

**53%**

of projects (24 of 45) were filed between the effective date of Measure JJJ and the March 7, 2017 election in which Measure S was decided. **This accounts for 61% of the housing units proposed.**

**13%**

of projects (6 of 45) have been filed since the March 7, 2017 election. Seven applications have been terminated, withdrawn, or converted to other cases. Four others are on hold, **leaving 34 active or approved JJJ cases as of June 30, 2018.**

**26%**

of proposed and approved housing units subject to Measure JJJ are restricted affordable, compared to:

**21%**  
under  
TOC Program

**14%**  
under  
Density  
Bonus Program

**5%**

of the restricted affordable units proposed under Measure JJJ are categorized as Extremely Low Income (ELI), compared to:

**36%**  
under  
TOC Program

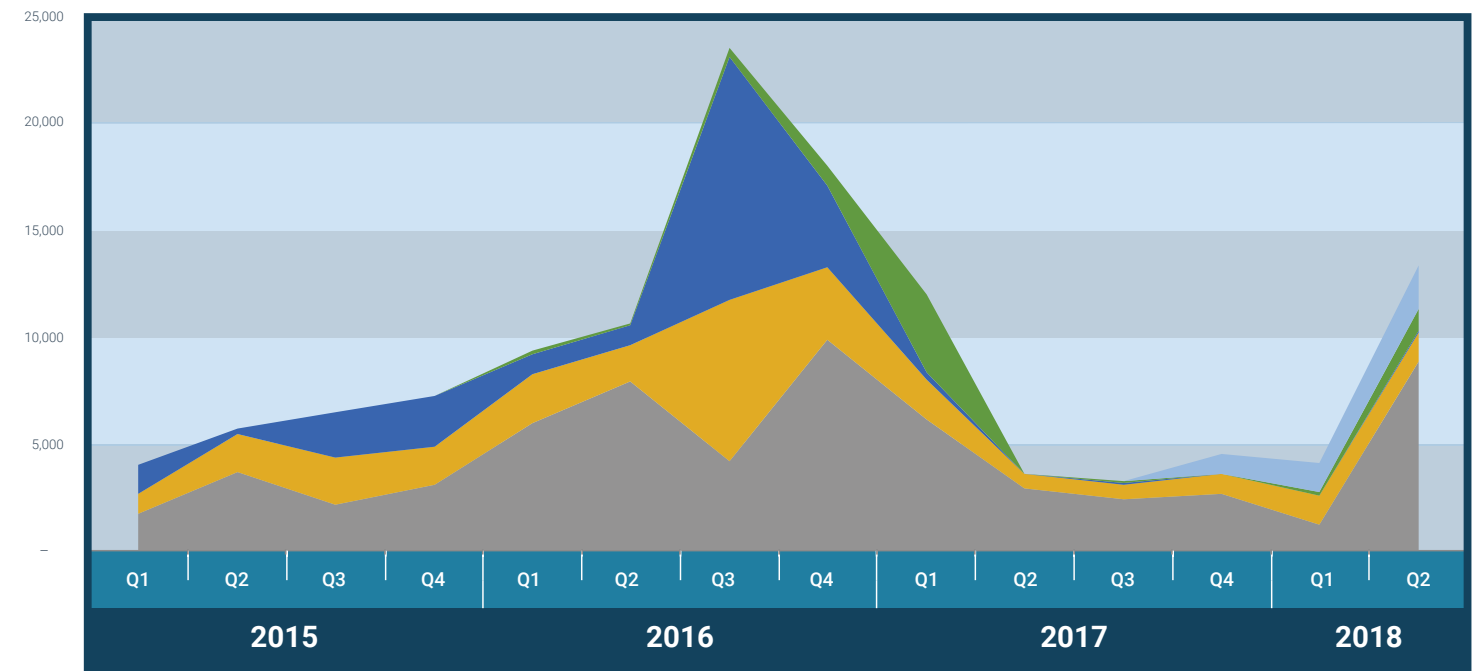
**2%**  
under  
Density  
Bonus Program

2015 to 2016 **↑208%**

change in proposed housing units through **Zone Changes and General Plan Amendments.**

2016 to 2017 **↓78%**

## HOUSING UNITS PROPOSED BY ENTITLEMENT TYPE, 2015-2018



■ ZONE CHANGE OR GENERAL PLAN AMENDMENT SUBJECT TO MEASURE JJJ  
■ NON-JJJ ZONE CHANGE OR GPA  
■ DENSITY BONUS  
■ TRANSIT ORIENTED COMMUNITIES  
■ ALL OTHER ENTITLEMENTS

Housing Units Proposed by Entitlement Type	2018	
	Q1	Q2
Zone Change or GPA Subject to Measure JJJ	109 3%	1,040 8%
Non-JJJ Zone Change or GPA	17 0.4%	124 1%
Density Bonus	1,337 32%	1,377 10%
Transit Oriented Communities	1,406 33%	2,028 15%
All Other Entitlements	1,367 32%	9,014 66%
<b>Total Units Proposed</b>	<b>4,236</b>	<b>13,583</b>

\* Updated to reflect fiscal year-end numbers.

# TRANSIT ORIENTED COMMUNITIES HOUSING PROGRESS REPORT

SEPTEMBER 22, 2017 - JUNE 30, 2018

## TOC HOUSING UNITS IN PROGRESS

Level of Review	# of Cases	# of Housing Units Proposed		
		Market Rate	Affordable	Total
Discretionary Cases	83	3,461	836	4,297
By-Right Building Permits*	29	935	309	1,274
<b>TOTAL</b>	<b>112</b>	<b>4,396</b>	<b>1,145</b>	<b>5,571</b>

\*Does not include permits filed for which housing unit information is not available.

### 836 Affordable Units

have been proposed through TOC discretionary cases since October 1, 2017, as compared to:

<b>245</b> affordable units proposed under Measure JJJ	<b>503</b> under the Density Bonus Program
---	---

### 21%

of proposed units filed under the TOC program are restricted affordable, compared to:

<b>26%</b> subject to Measure JJJ	<b>14%</b> under the Density Bonus Program
--------------------------------------	---

### 36%

of all restricted affordable housing units that have been proposed under TOC are reserved for Extremely Low Income (ELI) households. For comparison, ELI units comprise:

<b>5%</b> of affordable units subject to Measure JJJ	<b>2%</b> of affordable units under the Density Bonus Program
---	--

### 19%

of all proposed housing units for which entitlements were filed in the last 9 months have been facilitated by the TOC program.

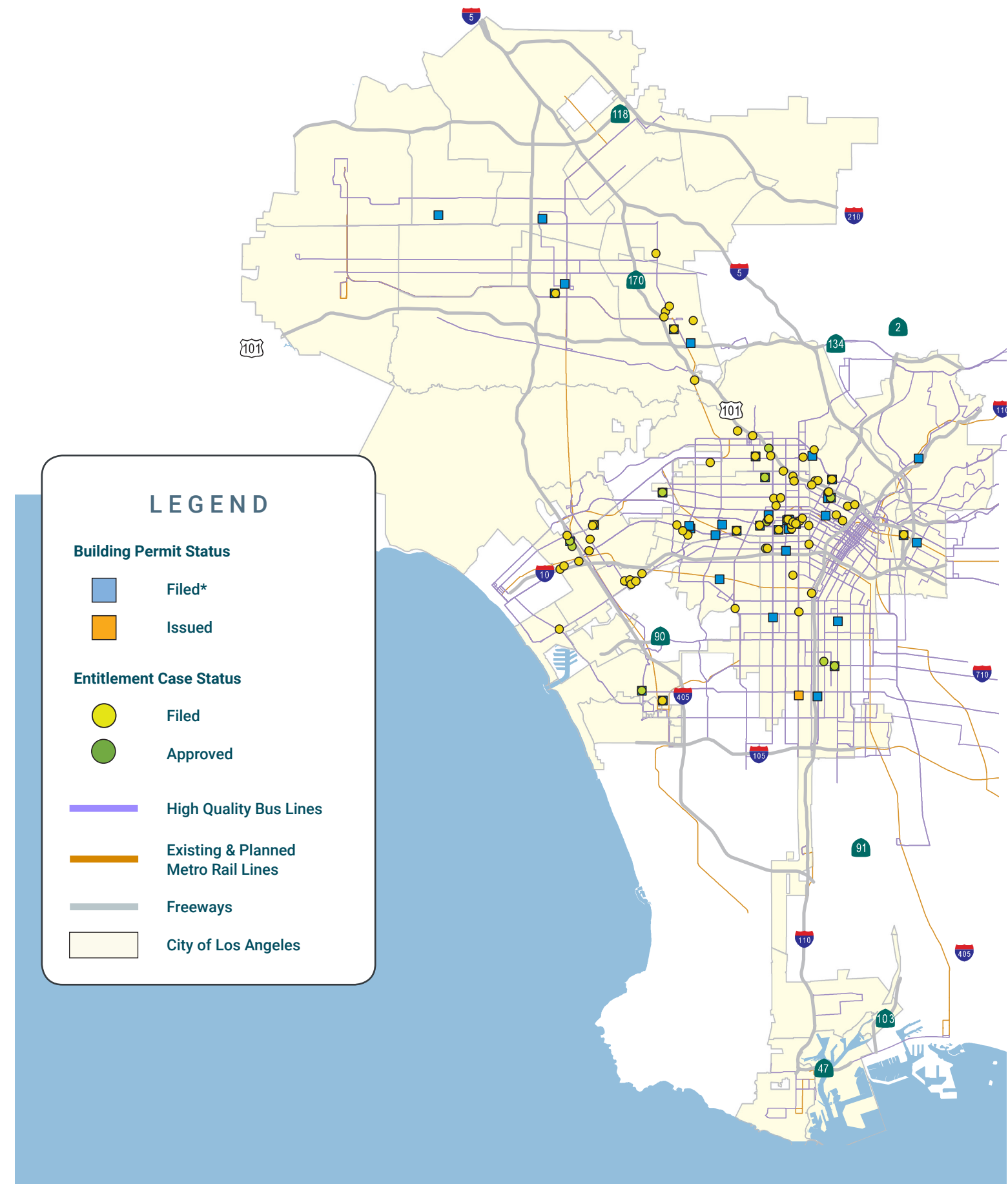
### 67%

of TOC projects that have applied for building permits (**29 of 43**) are by-right, reflecting the strong incentive offered by the by-right provisions of the TOC Guidelines.

### 3 months

is the average timeframe for completion of discretionary TOC cases, compared to **7 months** for stand-alone density bonus cases.

## TOC PROJECTS AS OF JUNE 30, 2018



[www.planning.lacity.org](http://www.planning.lacity.org)



@planning4LA

For more information, contact Ashley Atkinson  
[ashley.atkinson@lacity.org](mailto:ashley.atkinson@lacity.org)  
(213) 978-1196

For media inquiries, contact Lauren Alba  
[lauren.alba@lacity.org](mailto:lauren.alba@lacity.org)  
(213) 978-1190

LOS ANGELES  
**CITYPLANNING**

**Los Angeles City Hall**  
200 N. Spring Street  
Room 525  
Los Angeles, CA 90012

*Published by the Performance Management Unit, July 2018*