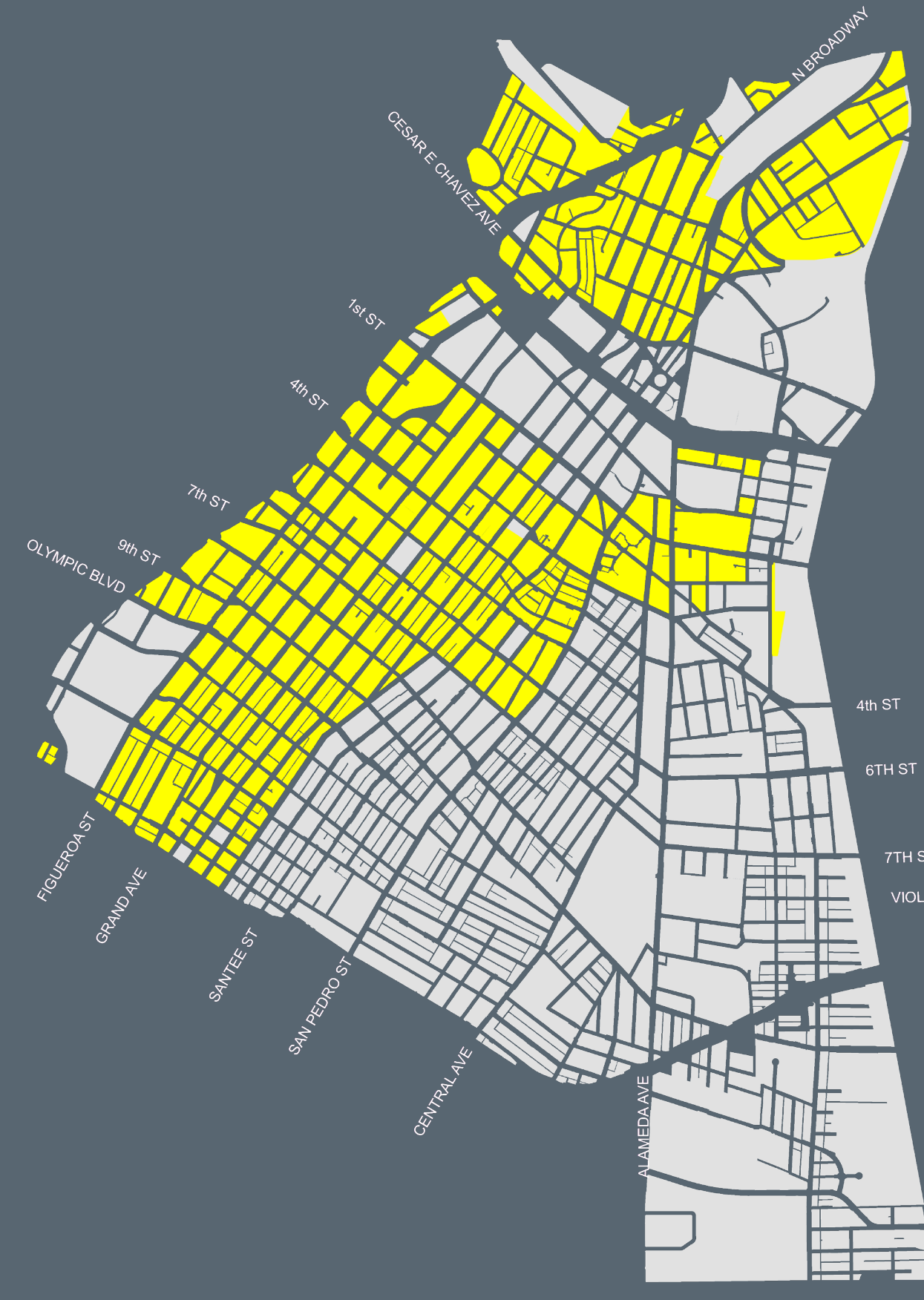


# HOUSING ORIENTATION

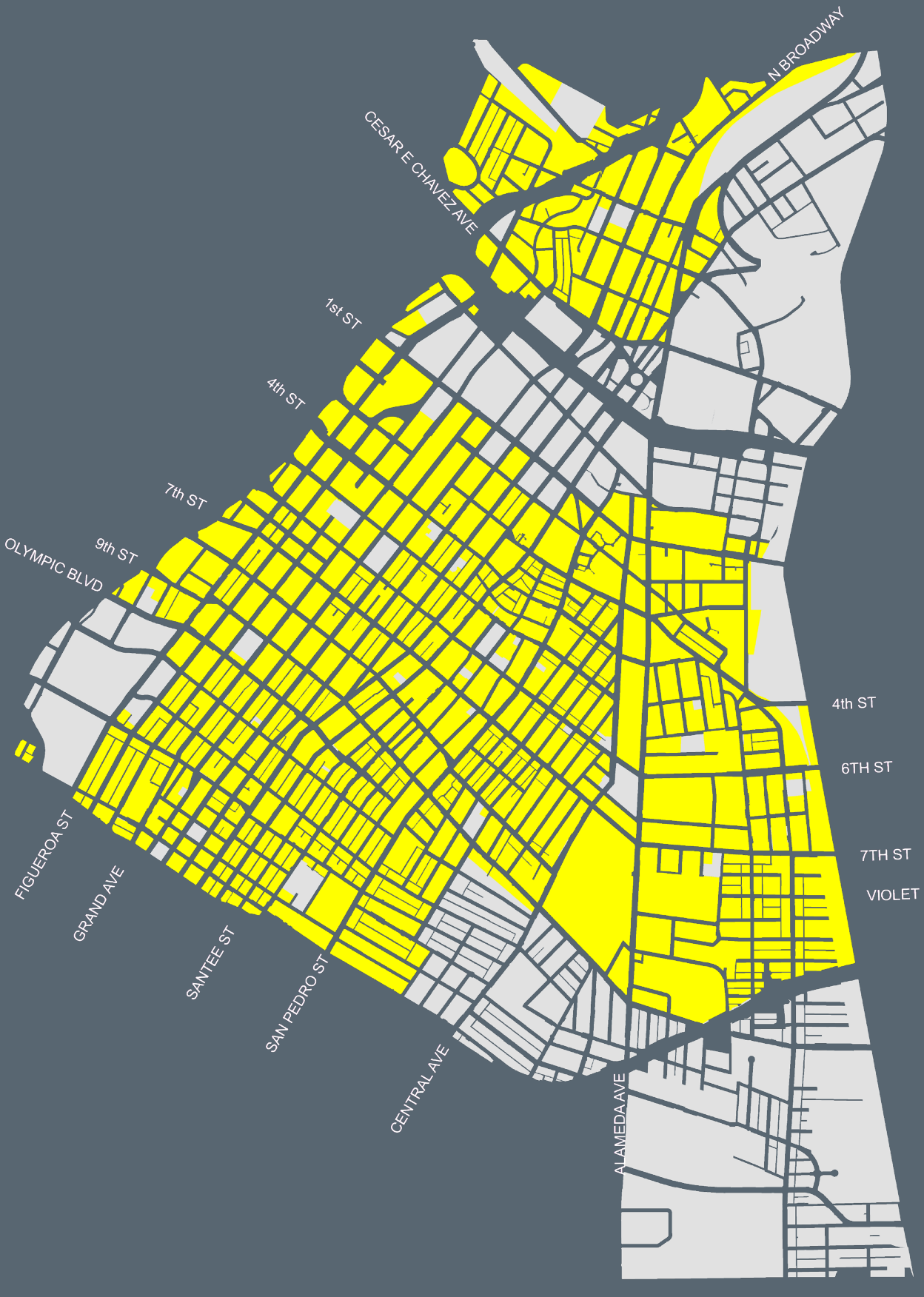
Downtown is a growing residential community that offers housing for all income levels and family sizes with a variety of services and amenities to support the population base. A range of housing choices, including apartments, studios, and Live/Work units support neighborhood character and are well integrated into Downtown's neighborhoods. The Plan sensitively supports the introduction of residential communities to certain new areas to create vitality while reinforcing Downtown's role as an economic and cultural center. The Plan will accommodate a substantial amount of residential growth and continue support for Adaptive Reuse of historic structures.

Today housing is allowed in approximately **33%** of the Plan area\*



\*Percentage calculation excludes freeway and public right of way.

The Plan proposal allows housing in approximately **60%** of the Plan area\*



## HOW TO SUPPORT RESIDENTIAL GROWTH



PROMOTE INFILL DEVELOPMENT



PERMIT A WIDER ARRAY OF HOUSING TYPOLOGIES SUCH AS LIVE/WORK



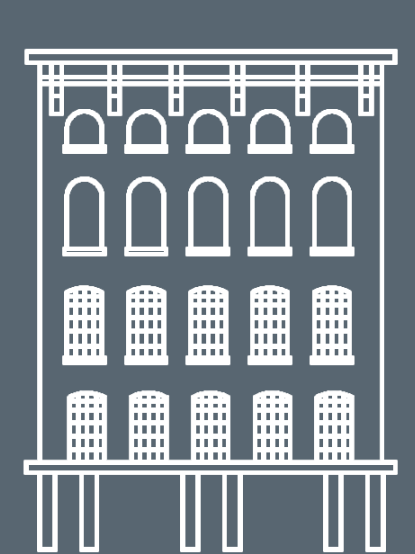
HOUSING AVAILABLE FOR ALL INCOME LEVELS AND FAMILY SIZES



EXPAND AREA WHERE HOUSING IS ALLOWED



INTENSIFY HOUSING WHERE APPROPRIATE



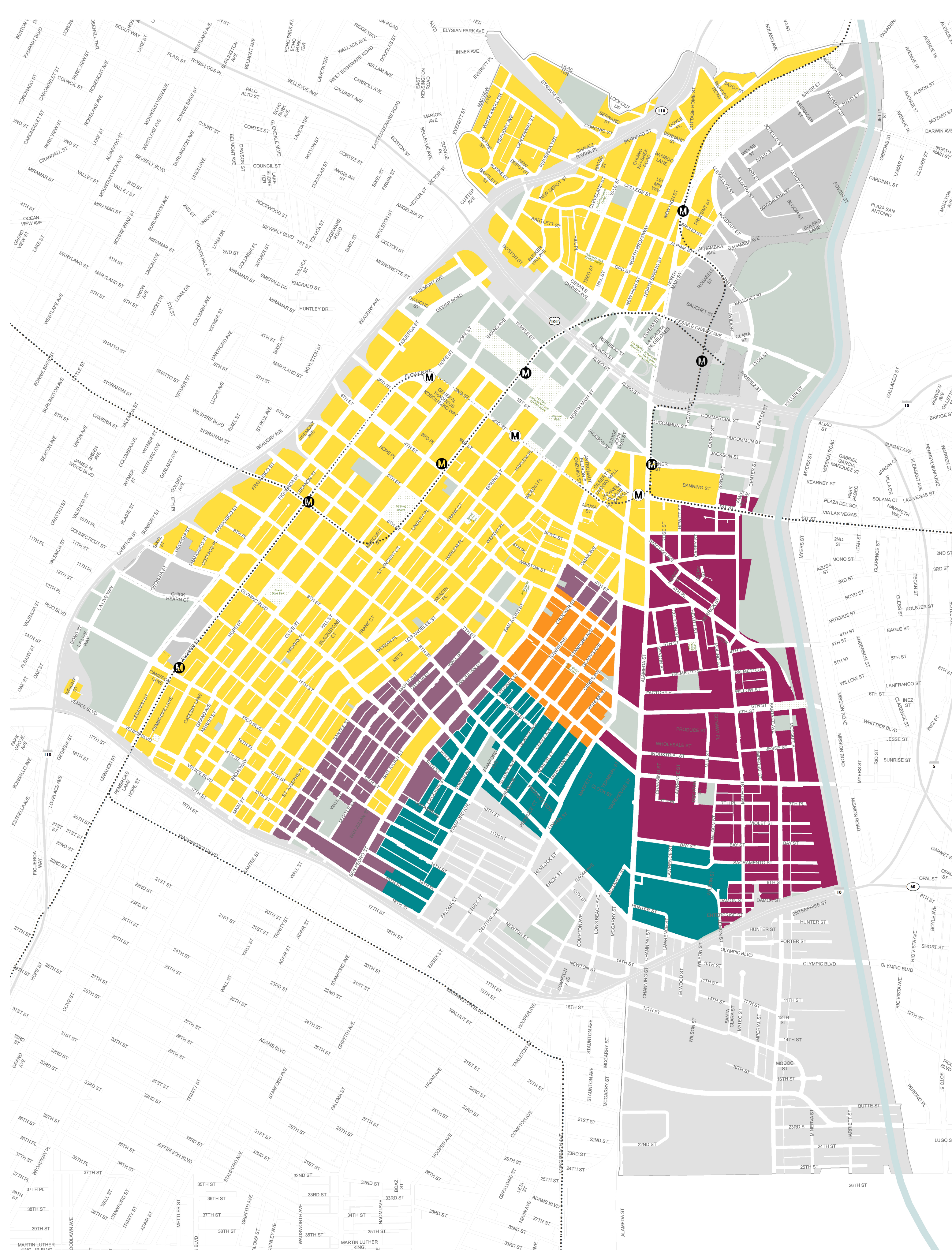
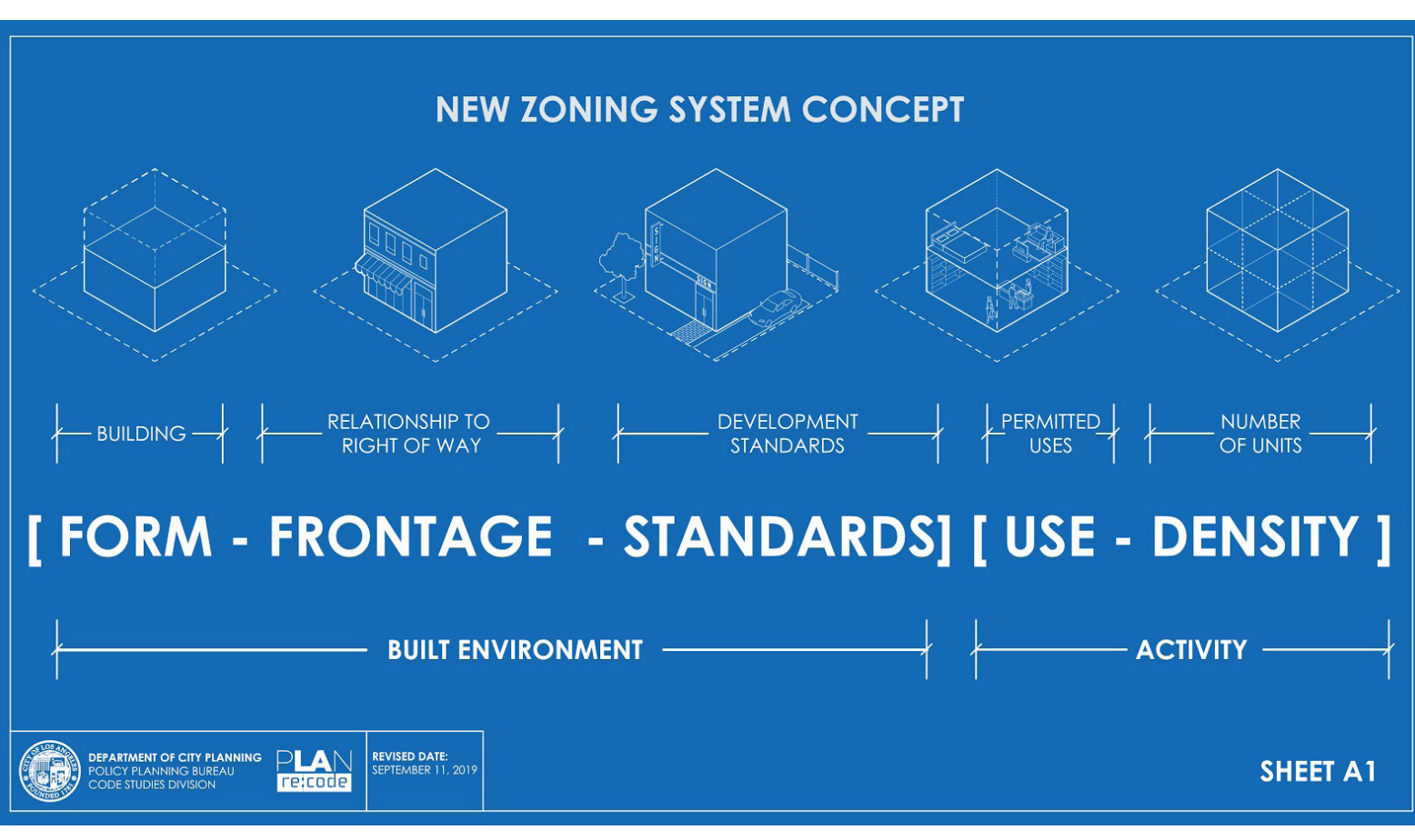
EXPAND AREAS FOR ADAPTIVE REUSE OF EXISTING BUILDINGS

Icon Source: The Noun Project - Iris Sun, Gloria Viganò, Magicon, Julia Wilson, Alfredo Hernandez, and Delwar Hossain

## INTRODUCING A WIDER ARRAY OF HOUSING CHOICES

The Draft Community Plan promotes housing by expanding where housing is permitted through use regulations, and by increasing the intensity by which housing can built through form regulations.

Under each *Policy Intent*, there is a list of the *Draft Use Districts* (a component of the zone string) which have been applied to implement the stated intent. You can learn about these draft zones in greater detail at the Zoning Station.



**POLICY INTENT:**  
Allow for buildings to have all types of housing, including Affordable, family, live/work, supportive, & market rate. Allow for larger buildings where builders have dedicated space for Community Benefits.

- DRAFT USE DISTRICTS:**
- Residential General 1
  - Residential Neighborhood Amenity 1
  - Commercial-Mixed Neighborhood 2
  - Commercial-Mixed Community 1
  - Commercial-Mixed Entertainment 1
  - Commercial-Mixed General 1

**POLICY INTENT:**  
Allow for live/work housing, where space is also dedicated to commercial or light industrial job-generating uses. Live/work uses may range from Affordable to market rate. Allow for larger buildings where builders have dedicated space for Affordable Housing.

- DRAFT USE DISTRICTS:**
- Industrial-Mixed Hybrid 1

**POLICY INTENT:**  
Allow for live/work housing, where space is also dedicated to commercial or light industrial job-generating uses. Live/work uses may range from Affordable to market rate. Allow for larger buildings where builders have dedicated space for Affordable Housing.

- DRAFT USE DISTRICTS:**
- Industrial-Mixed Hybrid 2

**POLICY INTENT:**  
Allow for live/work housing through reuse of existing buildings, where space is also dedicated to commercial or light industrial job-generating uses. Live/work uses may range from Affordable to market rate.

- DRAFT USE DISTRICTS:**
- Industrial-Mixed 2

**POLICY INTENT:**  
Allow for only Critical Housing for Deeply Low, Extremely Low, Very Low, Low, & Moderate Income households, in addition to supportive housing uses. Market rate housing is not allowed.

- DRAFT USE DISTRICTS:**
- Industrial-Mixed 1

**POLICY INTENT:**  
Limited residential uses permitted through joint public/private development to support a mixed use environment.

- DRAFT USE DISTRICTS:**
- Public Facilities

**POLICY INTENT:**  
Focus on industrial uses; no housing permitted.

- DRAFT USE DISTRICTS:**
- Industrial Restricted
  - Industrial Heavy

Reference housing regulations as defined by the Specific Plans.

- Los Angeles Sports and Entertainment District Specific Plan (LASED)
- Cornfield Arroyo-Secco Specific Plan (CASP)
- Alameda District Specific Plan (ADP)