

Housing in Boyle Heights



The Community Plan responds to the neighborhood’s future housing needs, and offers protections for existing households. The Plan includes a number of goals, policies, programs, and zoning strategies that encourage future affordable housing near transit, while also protecting existing neighborhoods and households. Following is a summary of housing policies and strategies from the Draft Community Plan and the zoning that helps implement those policies. For more detailed information, please see ["Chapter 2: Land Use & Urban Form" in the Draft Community Plan](#) as well as the [land use and zoning map](#).

Strategies to Protect the Existing Neighborhood and Provide Gentle Infill Housing Opportunities

Current residential properties in Boyle Heights typically vary from one unit to four or more units, and are often developed with a structure in the rear of the property built close to or up to the rear property line. Housing units are kept affordable through the longevity of tenants and property owners and the City’s Rent Stabilization Ordinance (RSO), which limits the year to year rent increase allowed on multi-unit properties built before 1978. Many households in Boyle Heights house multiple generations. In recent years, strains on the housing market and other factors have created redevelopment pressures in these neighborhoods. The Plan contains a number of policies and programs intended to guide development to alleviate or reduce some of these pressures.

Land Use Policy 2.2

limits the conversion of existing affordable and rent stabilized units into for-sale units in order to avoid reducing the supply of affordable rental units locally.

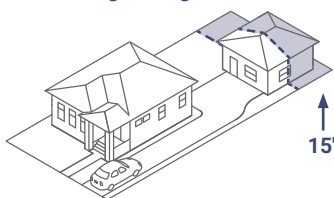
Land Use Policy 2.4

prioritizes the preservation and maintenance of the existing multifamily housing stock as the foundation of the community’s affordable housing supply.

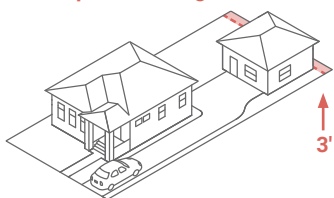
Land Use Policy 2.7

fosters effective collaboration and coordination between City departments and tenant organizations working in Boyle Heights to more quickly identify displacement and eviction threats and more effectively respond with adequate resources and strategies.

Rear Yard Setback Under Existing Zoning



Rear Yard Setback Under Proposed Zoning



Many of the existing rear yard structures in Boyle Heights predate existing zoning. Under the current zoning regulations, a 15-foot rear yard setback is required, which makes many of these structures nonconforming, and hinders construction of new units. Under the new draft zoning, in the “VN1” and “VN2” Form Districts, applied throughout the residential neighborhoods in Boyle Heights, the rear yard setback will be reduced to 3 feet, in lieu of the currently required 15 feet. Where the density permits, this allows current structures to more easily be converted to residential units, and allows new units to be built on properties where there is currently no structure at the rear of the property. This strategy allows for additional infill development to occur throughout the residential neighborhoods while preserving the existing housing stock, and can provide flexibility and space for additional family members to live, or additional income as a rental unit. As these properties become multi-unit, or continue as multi-unit properties, those units on the property built before 1978 will become subject to RSO. Projects that utilize the proposed Program may also be eligible for incentives such as reduced parking or setback requirements.

Direct Future Housing Growth to Transit Served Corridors and Provide Tools to Create Affordable Housing

In addition to encouraging infill on existing residential properties, the Plan directs the majority of new housing growth and development towards mixed-use corridors and around existing and future bus and rail transit service. This strategy helps alleviate development pressures on the existing residential neighborhoods. It also works to slow the impacts of climate change by bringing new housing development closer to transit corridors and commercial amenities, encouraging residents to rely less on automobiles and more on multi-modal transit options. The Plan proposes goals and policies to direct housing growth near transit and ensure affordable housing as well as units that can accommodate multigenerational households.

Land Use Policy 4.1

permits greater development scale and density around transit if a project provides high quality housing that is affordable to the surrounding community.

Land Use Policy 4.3

encourages higher concentrations of housing around transit where residents can benefit from greater access to commercial uses, jobs, and schools.

The Plan also proposes a **Community Benefits Program** that incentivizes affordable housing with family-sized units, with particular focus on corridors and transit areas. The zoning proposed along transit served corridors would allow for increased housing development if the development includes affordable housing units. The additional height and FAR available is outlined in each parcel's Form District, and the applicable Density increase can be found in [Article 9](#). For more information on the Community Benefits Program, please see the [Affordable Housing Incentive Program](#) handout.



Areas of Greatest Affordable Housing Incentives

- Community Center
- Neighborhood Center
- Medium Neighborhood Residential

Residential Development that Supports the Diverse Housing Needs of the Boyle Heights Community

The Plan incentivizes multi-unit developments that offer a diverse range of housing unit types and sizes to accommodate varying family sizes, multigenerational households, single room occupants, and independent seniors. Projects utilizing the Community Benefits Program for Boyle Heights are required to set aside 30% of the units in a project with 2 or more bedrooms, to accommodate various household sizes. Plan policies also require housing developments to provide amenities for their tenants, such as outdoor play areas and recreational facilities through the "Lot Amenity Space" and "Residential Amenity Space" requirements, which are found in a site's applicable Form District.

Land Use Policy 3.1 and 3.2

encourage multi-family housing developments to provide a diverse range of unit types and unit sizes, including those suitable for larger families, single room occupants, and independent seniors.

Land Use Policy 3.3

encourages multi-family housing developments to provide amenities for children, such as outdoor play areas and childcare facilities.

Land Use Policy 3.4

promotes the development of new housing for seniors within short walking distance of public transportation, commercial uses, recreational amenities, and health care facilities.

For more information on existing laws and regulations safeguarding households, please see [Local and State Measures to Safeguard Households](#).