

Housing Element Rezoning Program



What is the *Rezoning Program* and what does it do?

Following the certification of the 2021-2029 Housing Element in 2022, the City Planning staff has been implementing programs aimed at addressing the significant need for housing in Los Angeles due to high rents, overcrowding, and instability. The **Housing Element Rezoning Program**, which includes **Community Plan Updates** and the **Citywide Housing Incentive Program (CHIP)**, seeks to fulfill the City's state housing obligations. The Citywide Housing Incentive Program will offer incentives for affordable housing production near transit and in high opportunity areas without changing a property's zoning.

The Citywide Housing Incentive Program is set to be implemented over two years (2023-2025) through zoning code amendments. The program will aim to increase affordable housing production, particularly in areas near transit and opportunity areas, while minimizing displacement. The program will not change the underlying zoning of a property but will provide incentives such as increased density, floor area, height, and parking in exchange for on-site affordable housing units, with the goal of maximizing affordability.

What is the *Citywide Housing Incentive Program*?

The Program encompasses multiple strategies with the intention of expanding access to opportunity and protecting people and places that are at the greatest risk for displacement. As such, the program is guided by a series of core objectives, aiming to

- Focus new housing capacity in Higher Opportunity Areas to provide positive critical life outcomes.
- Ensure areas subject to existing housing pressures are better protected, by expanding tenant protections for Angelenos vulnerable to displacement.
- Strategically capture value by delivering more affordable housing, with longer affordability terms, enhanced community and tenant benefits, strengthened housing replacement requirements, and ensuring tenants' right to return.
- Focus housing in areas that improve the lives of Angelenos, by promoting housing near jobs and transit and along major corridors and avoiding environmentally sensitive areas (such as areas vulnerable to Sea Level Rise and Very High Fire Hazard Severity Zones).

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Rezoning Program Timeline

Check out the Concept Explorer and Survey!

<https://planning.lacity.org/plans-policies/housing-element-rezoning-program>



Strategies of the Citywide Housing Incentive Program



Adaptive Reuse: Expand the adaptive reuse program citywide, removing process barriers and streamlining the conversion of vacant office and commercial properties into housing, allowing more flexibility, the conversion of hotels to residential uses, and the inclusion of more recently constructed buildings.



Update to Affordable Housing Incentive Programs: The local **Density Bonus** and **Transit Oriented Communities (TOC)** programs will be amended and expanded to provide tailored affordability, reflect recent updates to state law, and serve as the overall incentive-based framework for the program. This will expand housing development opportunities on sites that were previously unable to take advantage of existing incentives.



Opportunity Corridors: The Opportunity Corridor strategy advances a holistic vision for livable and sustainable communities by increasing housing capacity along major streets located in **Higher Opportunity Areas** through an incentive program. This strategy will focus new housing opportunities on major corridors, in particular, those with transit access, to provide affordable housing options near transit and amenities.



Affordable Housing Overlay: The Affordable Housing Overlay will provide tailored land use incentives for affordable housing developments in Moderate, High, and Highest Resource areas of the City and incentivize affordable housing Citywide on underutilized faith-based owned properties, parking lots, and publicly owned sites.



Missing Middle: The missing middle strategy will remove limitations to facilitate the construction of various types of "low scale/low rise" housing to fill the gap in housing options that exist between single-family homes and mid-rise apartment buildings. Incentive programs will be tailored to ensure contextual neighborhood scales and focused on Higher Opportunity Areas and areas near transit.



Process Streamlining: Across all strategies in the program, the rezoning program will remove procedural barriers and create efficient and expedited processes for projects with an affordable housing component. This will be accomplished by creating an administrative ministerial planning review process for projects that meet objective zoning standards.

If you have any questions, please email us at housingelement@lacity.org