Ordenanza del Programa de Incentivos para la Vivienda en toda la Ciudad

Presentación Virtual para la Comisión de la Ciudad

CPC-2023-7068-CA, CPC-2024-387-CA, CPC-2024-388-CA

ENV-2020-6762-EIR, ENV-2020-6762-EIR-ADD1, ENV-2020-6762-EIR-ADD2

Artículo No. 7

Tenga en cuenta que la presentación principal que el personal presentará el jueves 26 de septiembre se mostrará aquí en español. Las diapositivas que el personal puede utilizar para responder preguntas técnicas serán presentadas en inglés.

LOS ANGELES
CITY PLANNING

Ordenanza del Programa de Incentivos para la Vivienda en toda la Ciudad

PROPUESTA DE ENMIENDA AL CÓDIGO

Presentación Virtual para la Comisión de la Ciudad

CPC-2023-7068-CA, CPC-2024-387-CA, CPC-2024-388-CA

ENV-2020-6762-EIR, ENV-2020-6762-EIR-ADD1, ENV-2020-6762-EIR-ADD2

Artículo No. 7

LOS ANGELES
CITY PLANNING

26 de septiembre 2024

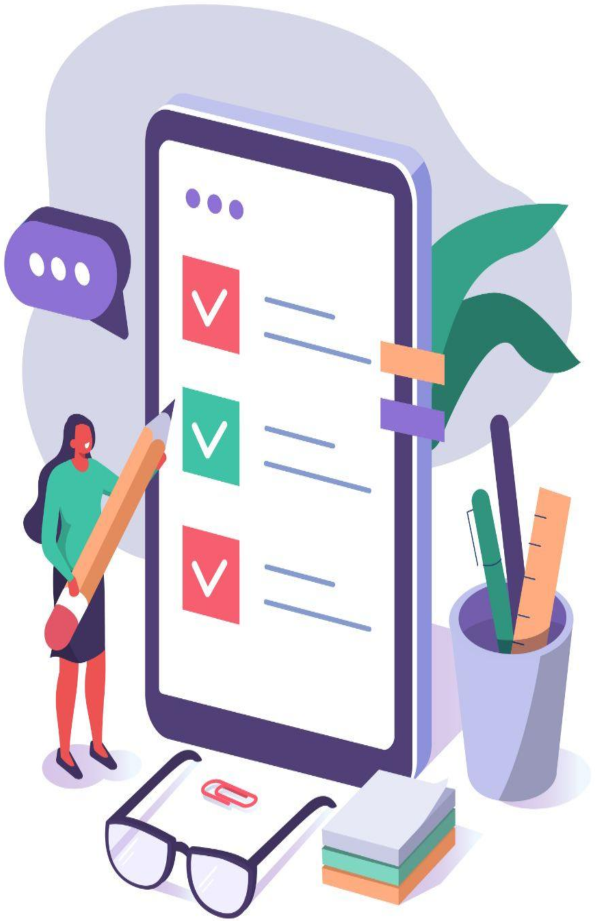
Agenda

Introduccion

- Antecedentes del Programa de Rezonificiacion del Elemento de Vivienda
- Alcance Público y Comentarios

Propuesta para la Ordenanza del Programa de Incentivos de Vivienda por toda la Ciudad

- Vision General
- Resumen de Programas
- Revisiones al Programa de Incentivos para la Vivienda en toda la Ciudad
- Recomendaciones



Descripción del Reporte del Personal

El Reporte del Personal incluye:

- Análisis del Proyecto
- Recomendaciones
- Materiales de Comunicación y Audiencia Pública
- Apéndices y Exposiciones

Las Exposiciones Incluye:

- Exposición A - Ordenanzas
- Exposición B - Pautas de Incentivos de Vivienda Asequible y Requisitos de Vivienda Justa
- Exposición C - Consideraciones Ambientales
- Exposición D - Consideraciones para la vivienda familiar
- Exposición E - Sitios de Rezonificación del Elemento de Vivienda para hogares con bajos recursos

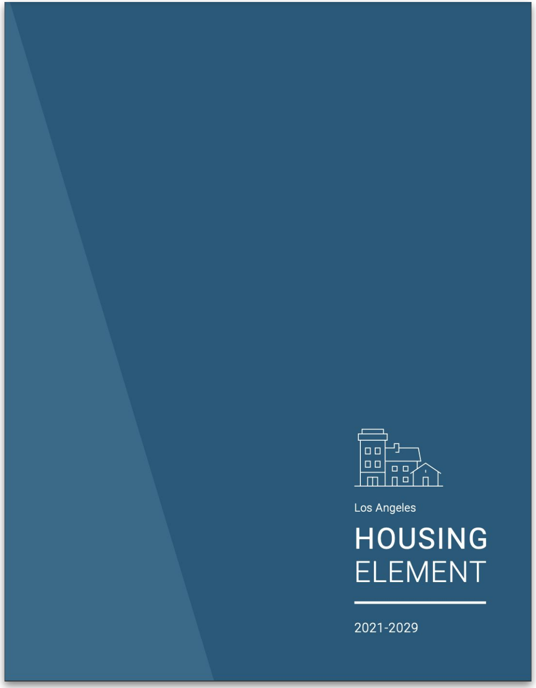
Los Apéndices Incluyen:

- Revisiones de la Ordenanza
- Resúmenes del Alcance público de la Fase de Compartir y Oír
- Estudio del Mercado y Análisis Económico
- Tabla de Procedimientos del Programa de Incentivos de Vivienda de la Ciudad
- Asunciones del Modelo de Zonificación

Antecedentes del Programa de Rezonificación del Elemento de Vivienda

Requisitos del Elemento de Vivienda de 2021 al 2029

- La actualización más recientes estableció las **metas, políticas, objetivos y programas de vivienda** oficiales de la Ciudad para el periodo de ocho años del **2021 a 2029**.
- Se necesita una **rezonificación** identificada para tratar las necesidades y objetivos de vivienda de la Ciudad y crear un borrador de marco para rezonificar.
- La Necesidad Mínima de Rezonificación de la Ciudad es 255,433 unidades antes **de febrero del 2025**.
- No cumplir con esta obligación tiene consecuencias significativas.



Elemento de Vivienda de la Ciudad de Los Ángeles 2021-2029

Evaluación Regional de Necesidades de Vivienda (RHNA por sus siglas en Inglés)

Las obligaciones de rezonificación de la Ciudad deben cumplirse antes de **12 de febrero del 2025**

Necesidades regionales de vivienda

Objetivo de la Evaluación

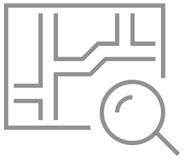
486,379 viviendas

\-

Desarrollo Anticipado

230,947 viviendas

=



Necesidad de Rezonificación Mínima

255,432 viviendas

Consecuencias de no cumplir

La ley estatal requiere el **cumplimiento** por parte del estado (HCD) o puede haber consecuencias que incluyen:

- **Pérdida del control de zonificación local** (Remedio del constructor),
- **Riesgo significativo para el financiamiento** (PLHA, AHSC, IIG, TCC, Subvención para Planeación, etc.) - $890M,
- **Multas impuestas por medio de la corte** (hasta $600K cada mes) y otras acciones que pueden impactar el control de la zonificación y requerir cumplimiento.
- **Requisitos que no resultan en pérdida neta** (requisitos para más proyectos)

Proyecto de Remedia de Constructor en Los Ángeles (Sylmar)

Consideraciones para el Programa de Rezonificación

Más de la mitad del requisito de rezonificación (130k) es para **sitios de bajos ingresos**, los cuales deben ser:

- **Más del 50% en sitios zonificados serán únicamente para uso residencial (R) (60k)**

  En caso contrario, se impondrá una sanción para impedir el desarrollo 100% comercial (es decir, no se ofrecen proyectos de oficina y comercio)
- Tener una densidad mínima de 20 viviendas por acre.
- Permitir al menos **16 unidades de vivienda.**
- Recibir trámite de derecho para proyectos que ofrezcan un 20% de Unidades Asequibles
- Se deberá Afirmativamente Avanzar la Vivienda Justa (AFFH)
- La mayoría de la rezonificación se realiza en **áreas con mayores oportunidades**

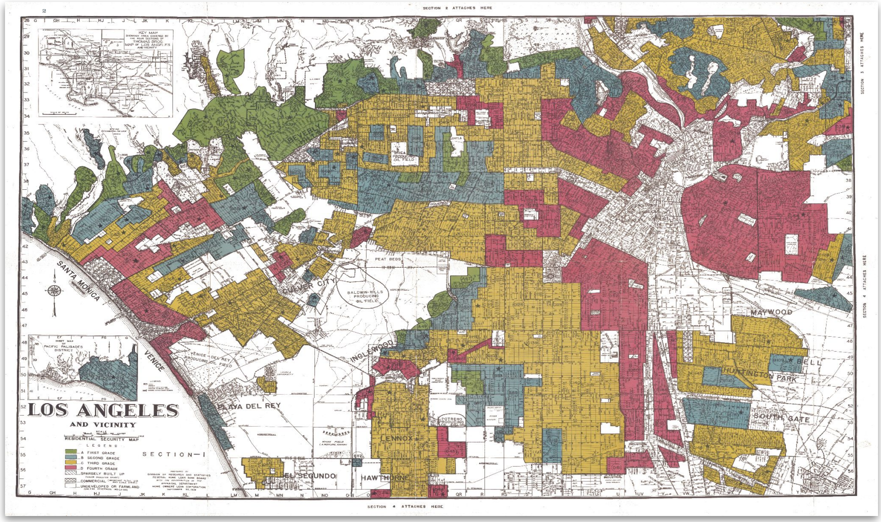
Apartamentos Florence Mills
3501-3509 South Central Avenue.

Imagen: The 2022 Commercial Real Estate Awards: Affordable Housing, Los Angeles Business Journal

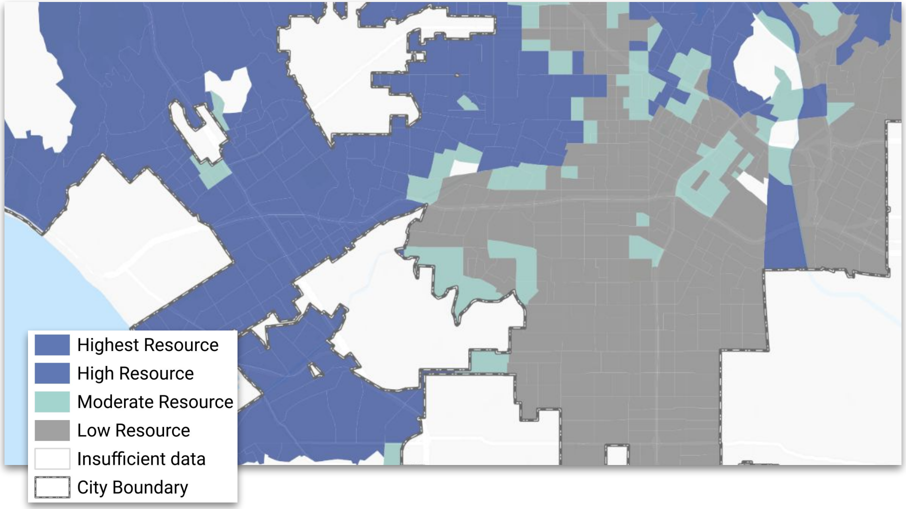
Afirmativamente Avanzando la Vivienda Justa (AFFH)

AFFH (por sus siglas en Ingles) es definida como:

“además de combatir la discriminación, tomar medidas significativas que superen los patrones de segregación y fomenten comunidades inclusivas libres de barreras que bloqueen el acceso a las oportunidades…”



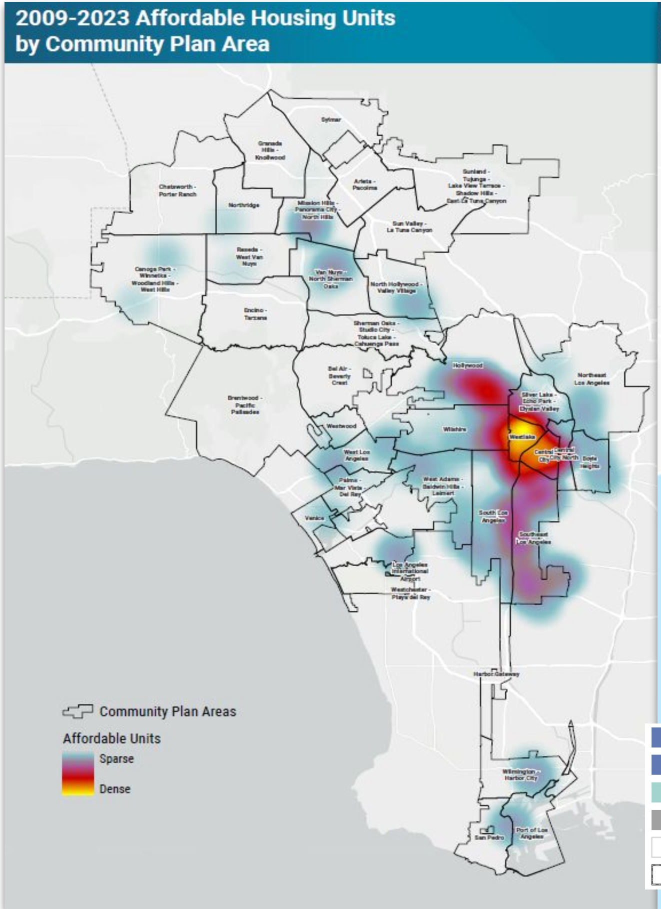
Mapa de Guarnición Roja del Centro de Los Angeles 1939

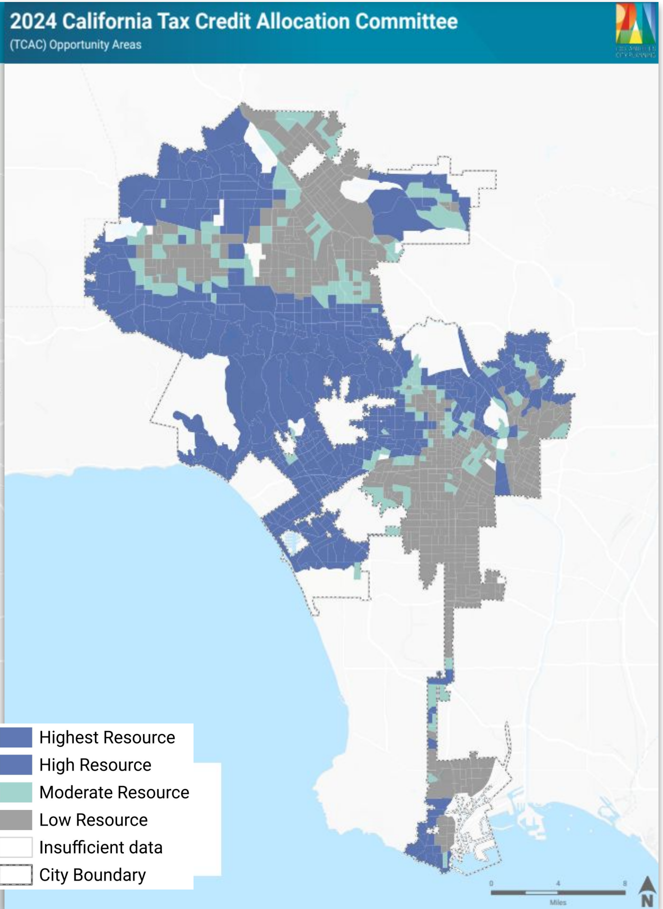


TCAC/HCD Mapa de Oportunidad

Afirmativamente Avanzando la Vivienda Justa (AFFH)

- La Vivienda Asequible **no ha sido producida equitativamente** alrededor de la Ciudad
- El programa de rezonificación debe **expandir el acceso para Vivienda Asequible en Áreas con Oportunidades altas**

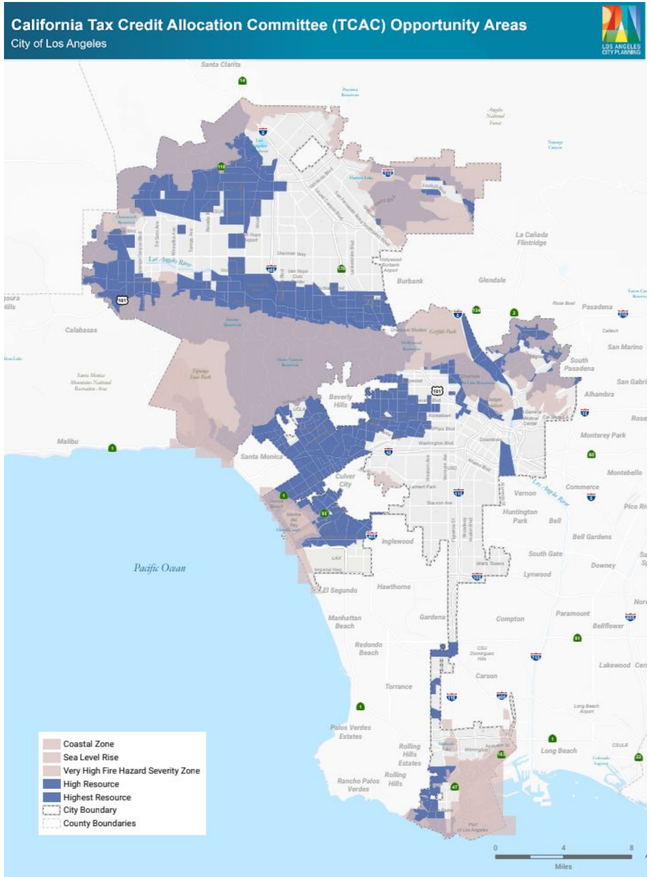




Un Programa Enfocado en Clima y Equidad

El Programa de Rezonificacion del Elemento de Vivienda propone expandir acceso a la vivienda y a oportunidades al:

- Enfocar una nueva capacidad en **Áreas de Altas Oportunidades** y cerca **de trabajos y transporte público**
- **Facilitar la** producción de vivienda
- **Más y mejor asequibilidad**
- Fortalecer las **protecciones al inquilino** y asegurar que no exista **"ninguna pérdida neta de viviendas de RSO"**
- Proteger áreas **ambientalmente sensibles**, propiedades históricas, y metas de prioridad de **amenidad y diseño**



Programa de Rezonificacion del Elemento de Vivienda

Esfuerzos de Planeación del Vecindario y Comunidad Activa

Programa de Incentivos de Vivienda de la Ciudad (CHIP)

Diseño de Sitio y Paisaje de Reuso Adaptivo: Otras Iniciativas Relacionadas

Participación pública y comentarios

Línea de Tiempo para la Adopción de la Ordenanza

El programa de rezonificación tiene que ser adoptado y en efecto antes de ***Febrero del 2025****.*

Invierno 2022 - otoño 2023

Escuchar

Conducir Analysis
Preparar Borrador
Hacer Recomendaciones

Invierno 2024

Compartit/Publicar

Publicar Borrador Ordenanza (Marzo)
Realizar Alcance Público
Realizar Revisión Ambiental
Modificar Borrador de Ordenanzas para integrar comentarios públicos

Primavera - Verano 2024

Revisar/publicar

Publicar los borradores de las ordenanzas revisadas
Audiencia pública

Verano - Otono 2024

Adopcion

Empezar el proceso de adopción por la Comisión de Planeación seguida por la Audiencia Pública con el concejo de la ciudad

Participación en el Programa de Rezonificación

- **6 seminarios web en vivo** en inglés, español y coreano con 900 asistentes
- Audiencia pública a nivel del personal con **600 asistentes**
- Recibimos más de **3100 comentarios públicos** por correo electrónico.
- Una campaña digital innovativa para participación pública que incluyó **57 eventos y reuniones con un poco más de 3,000 personas**. Estos incluyeron:
  - Asociaciones con organizaciones comunitarias
  - Juntas con Aliancas de Consejos Vecinales
  - Eventos Comunitarios
- Una campaña de redes sociales dirigida con “LA en un Minuto” la cual ha sido la primera en su tipo y obtuvo más de 400,000 visitas e involucró a más de 200,000 partes interesadas.
  - Anuncios de Google y participación digital que alcanzaron hasta más de 1 millón de partes interesadas, de las cuales el 54 % fueron menores de 34 años

Arriba: Actividad Interactiva con Esperanza / PSR LA (4/2024)

Abajo: Personal de Planeación con la Coalición por los Derechos Humanos de los Inmigrantes de Los Ángeles (CHIRLA) (04/2024)

Lo que escuchamos en la Fase Compartir:

- **Incentivar la vivienda asequibles** en Áreas con Altas Oportunidades
- **Priorizar** un plan que cumpla con las metas para Afirmativamente Avanzar la Vivienda Justa (AFFH)
- Crear oportunidades para la edificación de equidad
- **Ampliar** el **Corredor de Oportunidades** y las Áreas de incentivos para la **Transición del Corredor**
- Apoyar la variedad del desarrollo en **zonas unifamiliares**
- **Más seguridad** para la adquisición de parcelas unifamiliares en **organizaciones religiosas**
- Incluir categorías de **ingresos extremadamente bajos y moderados** en las opciones reservadas para la asequibilidad
- Más **unidades con varias habitaciones**
- Incrementar las simplificación del proceso para los proyectos
- **Aumentar los requisitos de reemplazo de RSO** y la protección de los inquilinos
- Ampliar las consideraciones sobre **justicia ambiental**
- Ofrecer mayores incentivos de desarrollo y concesiones en el programa.

Incentivos de vivienda en toda la ciudad Ordenanza del Programa (CHIP)

Estructura de la Ordenanza

Ordenanza sobre el Programa de Incentivos para la Vivienda en toda la Ciudad

Programa de Bonificación por Densidad

Programa de Incentivos para la Vivienda Asequible

Programa de Incentivos para hogares con Ingresos Mixtos

Programa estatal

Programa de la ciudad

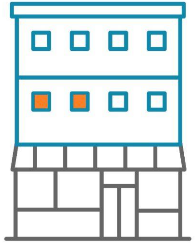
CHIP Marco del programa

Ofrecer bonos de densidad para viviendas asequibles

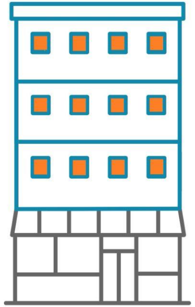
Conceder bonificaciones mayores a proyectos que ofrezcan un mayor porcentaje de unidades asequibles

Ofrece volumen de construcción adicional para proyectos que demuestren beneficios públicos

Base de Regulación de Zonificación

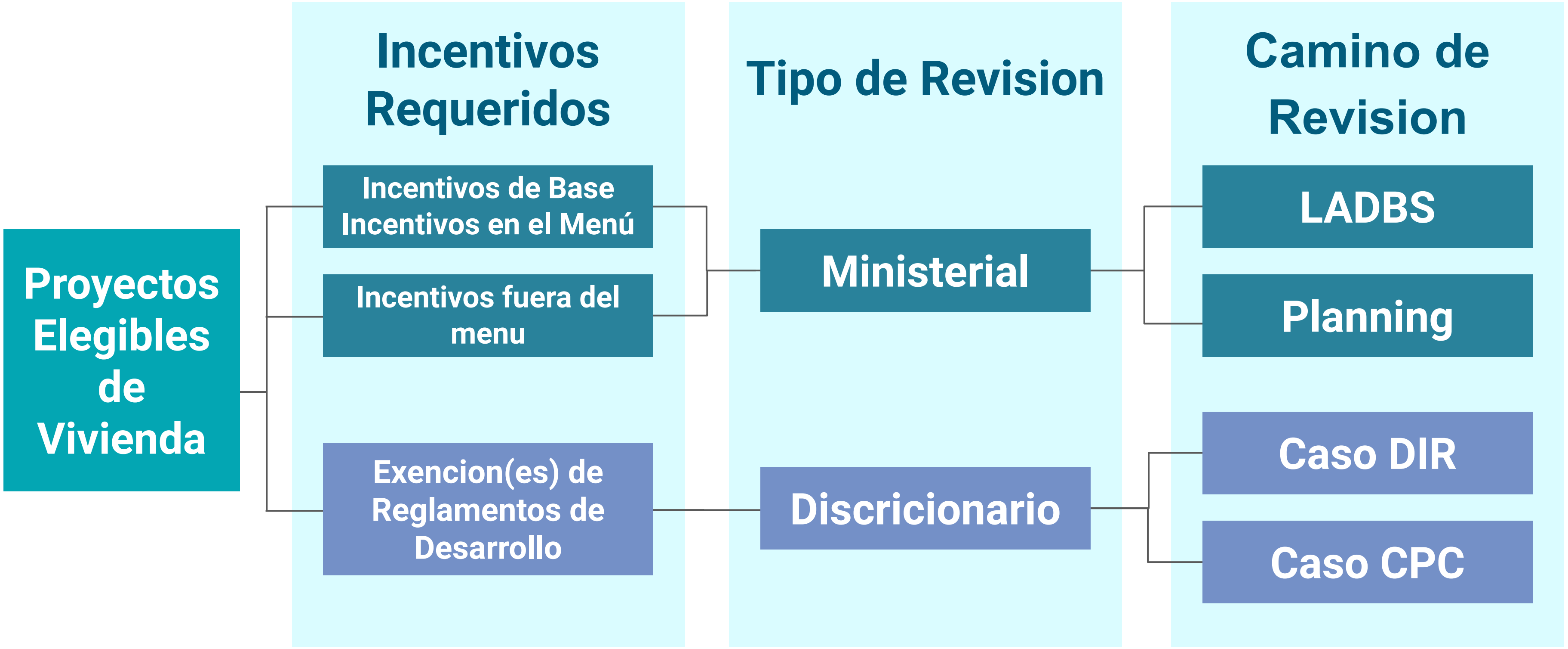


Bonificación para Vivienda Asequible de Ingresos Mixtos



Bonificación para Vivienda 100% Asequible

Procedimientos



Nota: Este cuadro representa procedimientos simplificados de revisión de proyectos.

Otras modificaciones Procesales

- Nueva propuesta para la exención de MIIP en las disposiciones de la **Tarifa de Vinculación de Vivienda Asequible (LAMC 19.18)**.
- Nueva propuesta para el umbral de exención en la **Revisión de Proyectos (LAMC 16.05)** para Proyectos que ofrezcan Unidades Asequibles Restringidas consistentes con los requisitos para Proyectos exentos de AHLF.
- Revisiones al Permiso de **Uso Condicional para Bonos de densidad que excedan los aprobados según la Ley estatal de bonos de densidad (LAMC 12.24 U.26)** para tener en cuenta los cambios a la ley estatal según AB 1287.
- Establecimiento de un nuevo procedimiento ministerial, **Revisión Administrativa Ampliada**, en el artículo 13.

Resumen de Programas y Revisiones

Programa de Bonificación de Densidad Estatal

Actualización comprensiva al Programa de Bonificación de Densidad de la Ciudad

– Incorporar legislación estatal que ha modificado significativamente la Ley Estatal de Bonificación de Densidad

Revisiones Clave

– Procedimientos actualizados para una revisión de proyectos más predecible y simplificada
– Nuevos incentivos para vivienda para poblaciones identificadas y requisitos reducidos de estacionamiento
– Incorporar disposiciones que permitan bonificaciones de densidad adicionales hasta el 100% en acuerdo con AB 1287 (2023)

Programa de Incentivos de Vivienda Asequible (AHIP)

Proyectos de Vivienda 100 % Asequibles

Aplica a parcelas que permiten usos residenciales multifamiliares, en áreas con oportunidades altas o medias, y en áreas poco recurridas por vehículos

Proyectos de Organizaciones Religiosas (FBO)

Incentivos con el 80 a 100% para desarrollos de vivienda asequible en terrenos que pertenecen a FBOs

Proyectos en Terrenos Públicos

Incentivos para vivienda 100% asequible en zonas “PF” Instalaciones públicas, y parcelas que pertenecen a agencias públicas

Proyecto de Capital Compartido

Incentivos de un 80% y un 100% en desarrollos para vivienda asequible en terrenos que son propiedad de fideicomisos de terrenos comunitarios o cooperativas de viviendas de capital limitado.

Ley Estatal y AHIP (AB 1763/2334)

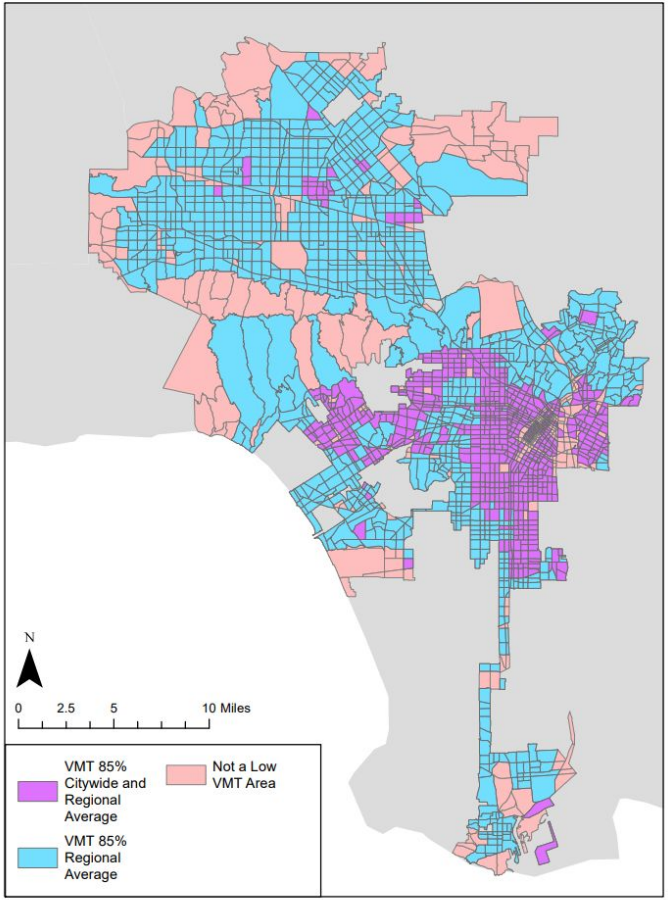
Incentivos de la Ley Estatal:

- Dentro de ½ milla de una parada de transporte importante (MTS) o en un área de VMT baja, los proyectos 100 % asequibles reciben densidad ilimitada y un aumento de altura de 33 pies o 3 pisos.

AHIP:

- AHIP está diseñado para igualar o superar las disposiciones de la Ley Estatal de Bonificación por Densidad, Ofrecer incentivos FAR y de altura para contextos de baja escala y alta densidad.
- Ofertas mayores de incentivos para proyectos en áreas de oportunidades moderadas y altas, para Afirmativamente Avanzar la Vivienda Justa

DRAFT Low VMT Areas (AB 2334)



Programa de Incentivos para Ingresos Mixtos (MIIP)

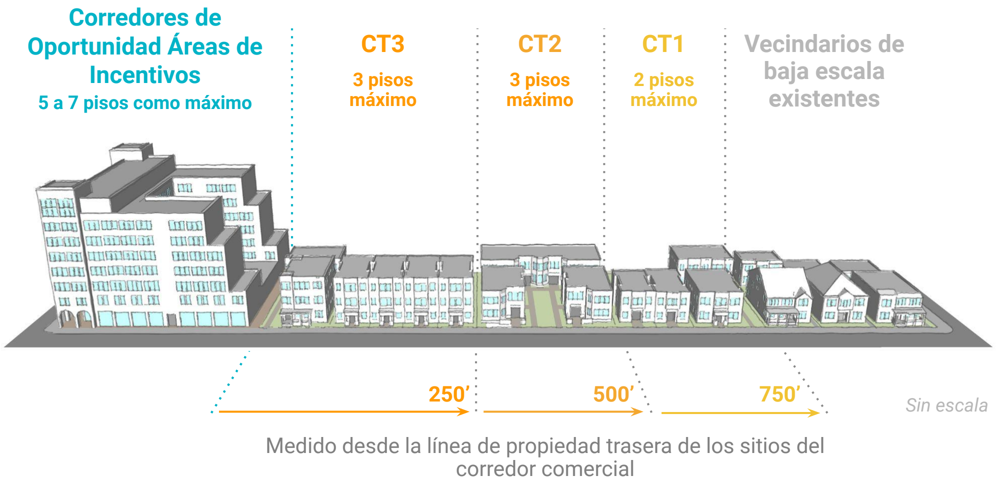
Área de Incentivo de Corredores de Oportunidad
Los incentivos tienen como objetivo aumentar los proyectos de vivienda en calles principales cerca del transporte público en Áreas de Mayor Oportunidad

Área de Incentivo de Transición de Corredores de Oportunidad
Incentivos para proyectos de vivienda que resulten en construcción de vivienda de baja escala cerca de Áreas de Mayor Oportunidad

Área de Incentivo Orientada al Transporte Público
Incentivos para nueva vivienda cerca del transporte público en toda la ciudad

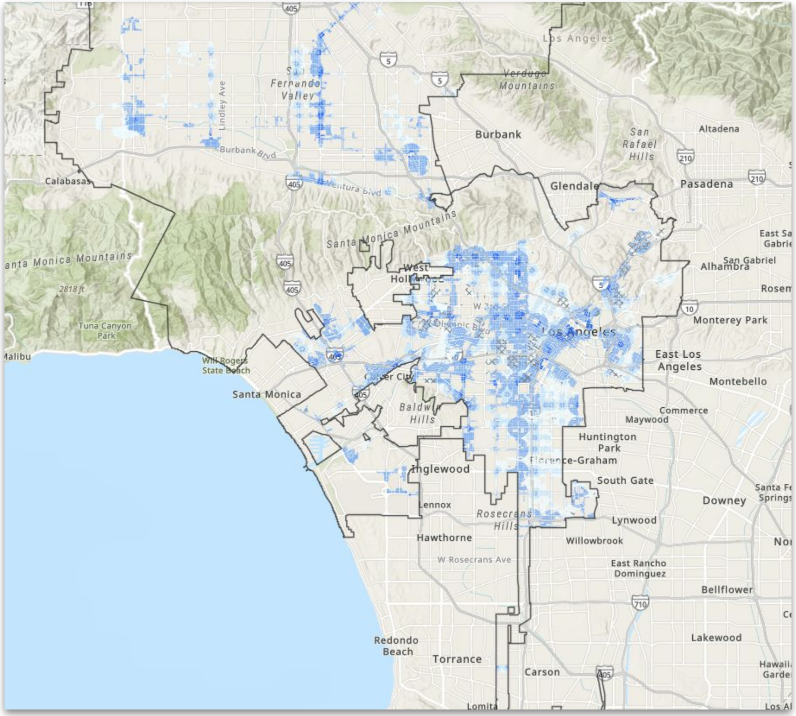
Corredores de Oportunidades y áreas de Transición

- El Programa de Corredores de Oportunidad amplía los incentivos a **los corredores con servicio de transporte en áreas de mayor oportunidad**
- Crear incentivos basados en formularios para estructuras de por lo menos 5 a 7 pisos.
- Al hacer la transición de los corredores de oportunidades a vecindarios residenciales de menor escala, los Incentivos de Transición del Corredor ofrecen formas intermedias faltantes con densidad limitada.



Áreas de Incentivos Orientadas al Transporte Publico (TOIAs)

- Actualizar y ampliar **el programa TOC** de la ciudad (que expirará en 2026)
- **Bonificaciones de densidad** más grandes para **seguir** siendo **competitivos** con la nueva legislación estatal (AB 1287)
- **Densidad más generosa e incentivos FAR** en áreas con mayores oportunidades
- **Mayor asequibilidad** en áreas de mercado más altas



Revisiones hechas desde la Audiencia Pública

Revisiones Globales a la Ordenanza CHIP

- Nuevo Manual de Medidas de Protección Ambiental
- Requisito revisado por el ESA dentro de 1000 pies de un pozo de petróleo activo
- Nueva herramienta para la Retención de Fachadas Históricas
- Opción Revisada de Beneficio Público para unidades múltiples con dormitorios
- Revisión a la toma de decisiones para la Clase 3 de CUP
- Requisito Revisado para el Estacionamiento Sobre el Suelo
- Revisiones de incentivos FAR e incentivos de altura por programa

Technical Modifications Item 7:

Modifications to the Ordinance

- Revisions to add **new definition for a “Non-Contributor”**.
- Technical clarifications to **clarify eligibility for Public Benefit Options** in LAMC 12.22 A.37 and LAMC 12.22 A.39.
- **Revision to procedures in LAMC 12.22 A.39** to clarify that “up to one” waiver may be processed ministerially.
- **Revisions to clarify affordability requirements in LAMC 12.22 A.39** for Faith Based Organization Projects and Shared Equity Projects.

Modifications to the Staff Report

- Clarifications **to tables and text to be consistent with the Ordinance**.
- **Maps inserted** into the report for clarity.
- **Appendix 3 amended** to include Feasibility Study erroneously not attached.
- **Revisions to clarify** recommended amendments to LAMC 12.24 U.26.
- **Adjustments to percentages** of proposed capacity in High Opportunity Areas, and **revisions to Exhibit D**, option 4.

Recomendaciones

Acciones Recomendadas

1. Recomendar al Concejo de la Ciudad que determine, basándose en todo el expediente en el juicio independiente de quien tom las decisiones, que la Ordenanza CHIP fue evaluada en el Informe de Impacto Ambiental del Elemento de Vivienda adoptad No. ENV-2020-6762-EIR (SCH No. 2021010130) certificado el 29 de noviembre del 2021, Anexo No. (ENV-2020-6762-EIR-ADD1) certificado el 14 de junio del 2022 y Anexo No. 2 (ENV-2020-6762-EIR-ADD2) (colectivament "EIR"); adoptar el Anexo No. 2; determinar que, de conformidad con las secciones 15162 y 15164 de las Directrices CEQA, no s requiere ningún EIR posterior o suplementario; y adoptar el Programa de Monitoreo de Mitigación;

2. Recomendar, de conformidad con las Secciones 13B.1.3 del Código Municipal de Los Ángeles, que el Concejo Municipal adopt la Ordenanza CHIP propuesta (Anexo A) para enmendar el Código de Zonificación, incluidas las enmiendas al Capítulo Capítulo 1A y Capítulo 15 del Código Municipal de Los Ángeles. Incluidas las revisiones de las secciones 12.03, 12.21, 12.2 12.24, 13.09, 13.15, 14.00, 14.5.4, 16.05, 19.01, 19.14, 19.18 y cualquier sección relacionada del Código del Capítulo 1; la adició de la Sección 11.5.15 en el Capítulo 1; y revisiones de los Artículos 2, 8, 9 y 13, y cualquier otra sección relacionada del Códig del Capítulo 1A; y una enmienda técnica a la Sección 151.28 del Capítulo 15;

3. Recomendar que el Concejo de la Ciudad instruya al Director del Departamento de Planeación a preparar el Manual de Medida de Protección Ambiental que se muestra en el Anexo C, después de la fecha de vigencia de la Ordenanza CHIP propuesta.

4. Solicitar que el Departamento de Planeación de la Ciudad prepare una ordenanza para incorporar la Ordenanza CHIP propuest que modifica el Capítulo 1 del LAMC identificado en el Punto de Acción 2 en el Capítulo 1A del LAMC (Nuevo Código d Zonificación), sujeto a los cambios de política descritos en el Informe de Recomendación del Personal y de conformidad con formato y estilo del Nuevo Código de Zonificación; y recomendar al Concejo Municipal que adopte esta versión del Capítulo 1 de la Ordenanza CHIP propuesta.

5. Adoptar el Informe de Recomendación del Personal como informe de la Comisión sobre el tema; y

6. que los Hallazgos sean adoptados

Información del equipo CHIP

Programa de Bonificación de Densidad Estatal:

Theadora Trindle
Christine Bustillos
Kevin Umaña

Programa de Incentivos para Hogares con Ingresos Mixtos:

Erika Cui
Allyn Reyes

Programa de Incentivos para Viviendas Asequibles:

Wajiha Ibrahim
Abigail Thomas
Alisanne Meyers

Jenna Monterrosa, Blair Smith, Matthew Glesne, Julianna Bonilla, Will Buckhout, Andy Rodriguez, Richard Reaser, Renae Zelmar, Nicholas Maricich, Cally Hardy, Elizabeth Gallardo, Betty Barberena, Jamie Francisco, Umaymah Rashid, Shakeh Boghoskhanian, Arlet Shirvanian, Cheryl Kubo, Jacob Lopez, Angelica Gonzalez, Livea Yeh, Jason Valencia, Robertino Salgado

https://planning4la.org/CHIP | housingelement@lacity.org

Fin de la presentación

Additional Slides for Reference

CHIP Ordinance Overall

Environmental Protection Measures (EPMs)

Revise Hazardous Materials Standards EPMs requiring Environmental Site Assessments to:

- Apply to CHIP Projects
- Expand buffers from active oil wells/oil fields from 50 ft. to 1,000 ft.

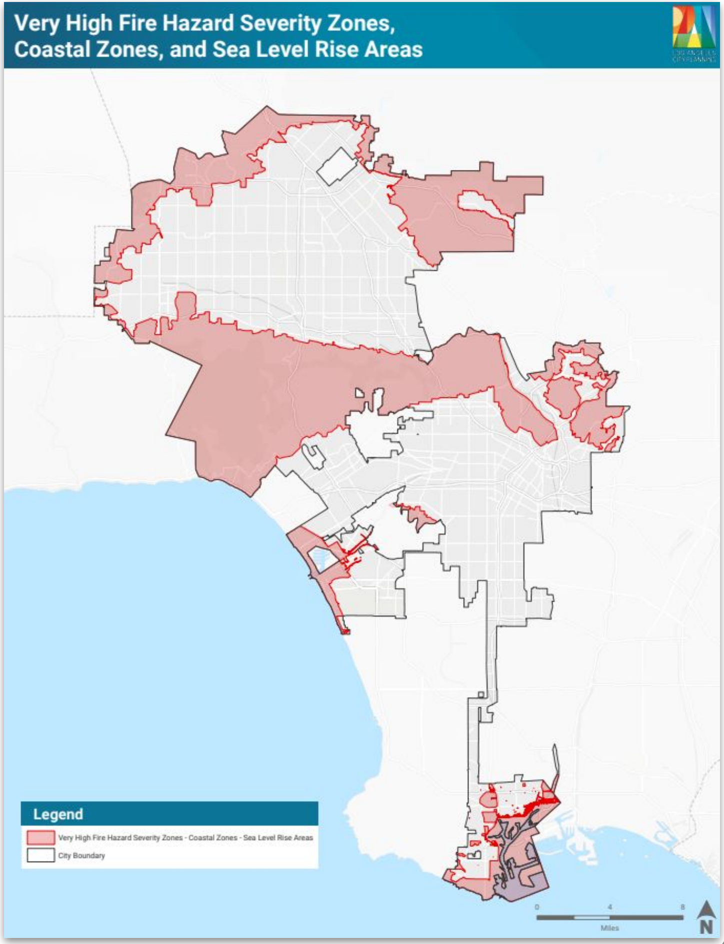
Sensitive Environmental Areas

State Density Bonus and AHIP

- Sites in VHFHSZ, Coastal Zone, Sea Level Rise Areas are not eligible for certain Base Incentives, Menu of Incentives or Public Benefit Options.

MIIP

- Sites in VHFHSZ, Coastal Zone, Sea Level Rise Areas are not eligible for the program.



Single Family Zones

In **State Density Bonus**, single-family zones are not eligible for the program unless the Land Use permits the construction of at least 5 units.

In **AHIP**, single-family zones are not eligible for the program unless they are on sites owned by Faith-Based Organizations or Public Agencies.

In **MIIP**, single family zones are not eligible for the program.

Manufacturing Zones

In **State Density Bonus**, sites on manufacturing zones are eligible for the program if they can build at least 5 units.

In **AHIP**, sites on manufacturing zones are not eligible for the program unless they are Public Land Projects or unless they are 100% affordable projects receiving base state incentives.

In **MIIP**, sites on manufacturing zones are not eligible for the program.

Historic Resources

In State Density Bonus, MIIP, and AHIP, Projects may not demolish Designated Historic Resources. All Projects on sites with Designated Historic Resources shall be reviewed by OHR.

In MIIP and AHIP, Projects may not demolish certain Surveyed Historic Resources. Projects on sites with Surveyed Historic Resources may be subject to additional procedures.

In State Density Bonus FAR, Open Space, and Modification of a Development Standard Incentives are limited.

In MIIP, FAR, height, Open Space, and Modification of a Development Standard Incentives are limited. Reduced density incentives are offered in Corridor Transition Areas.

The Richard Neutra VDL house in Silverlake, a Los Angeles Historic-Cultural Monument Image: Flavin Architects

Above Grade Parking

CHIP Ordinance - June 2024 Draft

State DB required above grade parking to count as floor area for projects using an FAR incentive.

MIIP and AHIP required above grade vehicular parking to count as floor area for projects utilizing an FAR incentive, unless the parking structure is flexible for future adaptable parking.

Proposed Revision - September 2024

Above grade vehicular parking will not be counted towards the Project's calculation of floor area.

September Global Revisions to CHIP Ordinance

- New Environmental Protection Measures Handbook
- Revised Environmental Consideration A ESA requirement within 1,000 feet of active oil well
- Revisions to FAR and Height Incentives in State DB, MIIP, and AHIP
- Revised Above-Ground Parking requirements
- New Eligible Historic Facade Retention Public Benefit Option
- Revised Multi-Unit Bedroom Public Benefit Option
- Revision to decision making for Class 3 CUP
- Clarified appeal and hearing procedures for Expanded Administrative Review

September Revisions to Programs

State Density Bonus Program

- New incentives for Senior Independent Housing
- Clarified eligibility for lots in VHFHSZ, Sea Level Rise, and Coastal Zones

Mixed Income Incentive Program

- Updated Affordability Set-Aside Requirements
- Consolidated TOIA Tiers 1 and 2
- Modified Procedures of Off-Menu Incentives

Affordable Housing Incentive Program

- Added New Shared Equity Project Type
- Revised Procedures for Designated and Eligible Historic Resources
- Expanded definition of a Qualified Developer

Key Issues

Affirmatively Furthering Fair Housing

Single-Family Inclusion

Affordability Level Considerations

Process Streamlining

Environmental Considerations

FBO Adjacency and Acquisition

Labor Provisions

Executive Directive 1 Considerations

Expanded Incentives

Relationship with Community Plan Updates

Density Bonus Framework

State Density Bonus Program Basics

State Density Bonus Law enables:

- **Increased density** and **reduced parking** by-right
- Up to 4 incentives for housing developments depending on affordable units provided
- **Waivers** or reductions from development standards

The City's CHIP programs allow projects to select from pre-vetted menus of incentives for streamlined review.

Burbank Boulevard Senior Housing, TCA Architects
Image: Urbanize LA

State Density Bonus Program Base Incentives listed in Section 12.22 A.37(e) of Draft CHIP Ordinance

CHIP Framework

Menus of Incentives

- Projects may utilize a number of incentives from a pre-set “menu of incentives”

Public Benefit Options

- By-right development bonuses for community benefits

All Programs	Public Benefit Options (Max Bonus)
All Programs	Additional Incentives (on or off-menu)
State DB: Density + Parking **MIIP/AHIP:** Density, Parking, Height, and FAR	Base Incentives
	BASE ZONING

Other Targeted Amendments & Procedures

Other Targeted Amendments

Affordable Housing Linkage Fee Exemption

Requires projects to pay a fee, unless they provide a percentage of on-site restricted affordable units.

CHIP amends the AHLF by adding an exemption from the fee for projects that utilize the MIIP Program.

Project Review (Site Plan Review) Exemption

Project Review is discretionary approval required for multi-family projects with 50+ market-rate units.

CHIP adds an exemption for Projects that provide Restricted Affordable Units consistent with the requirements for Projects exempt from AHLF.

Other Targeted Amendments cont.

LAMC 12.24 U.26 - Density Bonuses Exceeding those available in State Density Bonus Law

Revisions recommended in order to maintain a discretionary process for projects seeking a density bonus of 50% or more so that projects can still opt to provide Restricted Affordable Units in a single income category, opposed to the mixed-affordability options under State Density Bonus Law (AB 1287).

Program	Allowed Incentives	Ministerial: LADBS	Ministerial: City Planning (Expanded Admin Review)	Discretionary: DIR (appeal to CPC)	Discretionary: CPC (CPC Final Decision Maker)
State Density Bonus Program	Up to 4*	Base Incentives Menu of Incentives	Public Benefit Options Incentives Not on Menu of Incentives	N/A	Waivers Projects Exceeding 50% or 88.75% Density Bonus
Mixed Income Incentive Program	Up to 4*	Base Incentives Menu of Incentives	Public Benefit Options Incentives Not on Menu of Incentives	Up to 1 Waiver	>1 Waiver
Affordable Housing Incentive Program	Up to 5*	Base Incentives Menu of Incentives	Public Benefit Options Incentives Not on Menu of Incentives Up to 1 Waiver	Up to 3 Waivers	>3 Waivers

Expanded Administrative Review

Creation of a new ministerial process known as "Expanded Administrative Review" in LAMC Section 13B.3.2

The new Expanded Administrative Review process:

- Allows staff to host a public informational hearing
- Offers applicants the ability to seek a modification

Additional Incentives

Menu of Incentives

On-Menu Incentives	DB	MIIP	AHIP
Yards	✔	✔	✔, ✔*
Height	✔	Incl. as base incentive	Incl. as base incentive
FAR	✔	Incl. as base incentive	Incl. as base incentive
Transitional Height *(Not required in AHIP)*	✔	✔	✔
Space Between Buildings and Passageways (*NEW*)	✔	✔	✔, ✔*
Lot Coverage	✔	✔	✔
Lot Width	✔	✔	✔
Open Space *(Modified)*	✔	✔	✔
Density Calculation	✔	✔	✔
Averaging of FAR, Density, Parking, Open space, Permitting Vehicular Access	✔	✔	✔
Relief from a Development Standard (*NEW*)	✔	✔	✔
Supplementary Parking Reductions (*NEW*)	✔		✔ (Commercial Parking)
P Zone	✔	✔	Incl. as base incentive
Senior Independent Housing	✔		
Ground Floor Height (*NEW – 20% reduction*)		✔	✔
Ground Floor Activation (*NEW – 50% reduction*)		✔	✔

Parking Requirements

Program	Parking Requirement	Parking Ratio
State Law	AB 2097 (CA Government Code Section 65863.2): No parking requirement within 0.5 mile of a Major Transit Stop (MTS).	
Density Bonus Program	No parking requirement within 0.5 mile of MTS per AB2097, and the following reduced parking ratios, if applicable:	0-1 bd: 1 space 2-3 bd: 1.5 spaces 4+ bd: 2.5 spaces
Mixed Income Incentive Program	No parking requirements.	N/A
Affordable Housing Incentive Program	No parking requirement within 0.5 mile of MTS per AB2097, within Low VMT area, or in Higher and Moderate Opportunity Areas.	Citywide Incentive Area: 0.5 spaces/unit

Relief from a Development Standard (DB, MIIP, and AHIP) – Menu Incentive

CHIP Text:

Relief from a Development Standard. A Housing Development may request up to a 20% relief from a Development Standard contained in Chapter 1 of this Code, an Overlay, a Specific Plan, a Q Condition, or a D Condition, as long as the Project provides a min. of 30 points under the Landscape and Site Design Ordinance. This incentive may be requested more than once.

(i) Exception. This incentive shall not apply to standards that regulate FAR, Height, yards/setbacks, ground story requirements, signs, parking in front of buildings, usable open space or a Designated Historic Resource or Non-Contributing Element.

Open Space (DB, MIIP, and AHIP) – Menu Incentive

Existing LAMC (Ch. 1)

- Calculated on a per unit basis according to unit size:
  - 100 SF if < 3 habitable rooms
  - 125 SF if = 3 habitable rooms
  - 150 SF if > 3 habitable rooms
- 50% must be common open space
- 25% max may be indoor recreation rooms

On-Menu Incentive

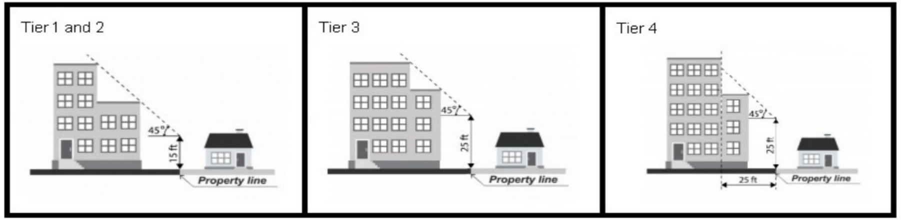
- Current incentive is a 20% reduction in overall open space requirement.
- Received feedback from constituents, that they would like to see less open space reduction and more common open space.
- The proposed ordinance modifies the way that open space is calculated for a project as follows (in alignment with Ch1A of the Zoning Code):
  - The greater of :
    - 15% of total lot area or
    - 10% of total floor area of residential units
  - Must meet 30 points under (proposed) Landscape and Site Design Ordinance
  - 50% common outdoor space required

Transitional Height – Menu Incentive

AHIP: Exempt From Transitional Height Requirement

DB & MIIP:

Current Transitional Height per TOC Guidelines:

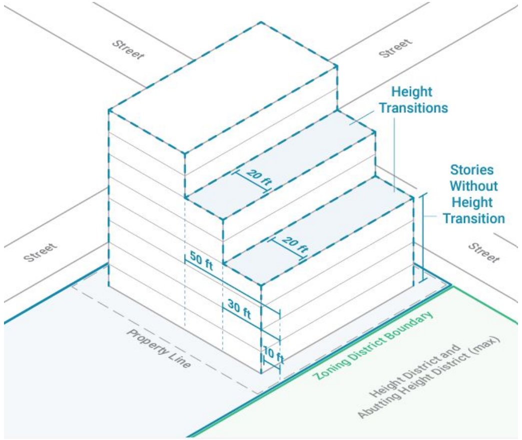


Proposed Transitional Height to Align with Ch. 1A:

The following setback and step-back requirements shall apply for a Housing Development Project where a property line adjoins a RW1 or more restrictive zone, Overlay, or Specific Plan subarea.

	Setback/Step Back Distance*
Side or Rear Setback	10-feet
4 Story Step-Back	30-feet
6 Story Step-Back	50-feet

*Setback and Step-back is measured from the property line.



Space Between Buildings and Passageways

CHIP Text:

Projects eligible for the Base Incentives contained in this subdivision and subject to the provisions set forth in LAMC Section 12.21 C.2 may request a reduction in space between buildings and passageways requirements as follows:

a. Up to a 30% reduction in the space between buildings required pursuant to LAMC Section 12.21 C.2(a); and

b. Up to 50% reduction in the width of the passageway required pursuant to LAMC Section 12.21 C.2(b) or the space provided to meet a subject site's required side yard requirement, whichever provides a greater reduction. Passageways provided may extend from any public street adjacent to the project site.

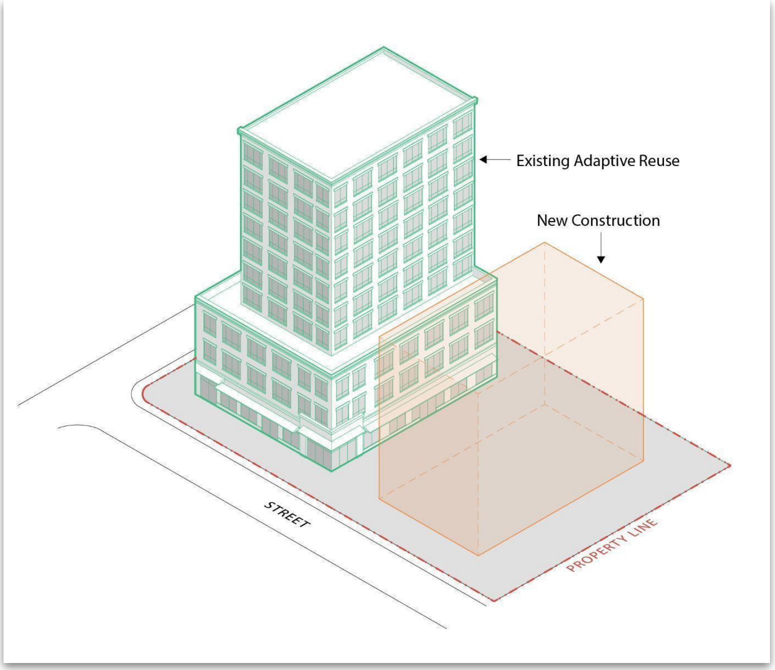
Note: Additional relief from space between building and passageway requirements available for some low density sites in AHIP and for Corridor Transition Areas

Type I Unified Adaptive Reuse Projects

- Eligible for MIIP and AHIP incentives for the portion of project involving new construction.

- Affordable units would be required to be distributed pursuant to the Resident Protections Ordinance throughout the building conversion and new construction.

- A Type I Unified Adaptive Reuse Project shall provide Restricted Affordable Units in accordance with the program used and site specific affordability requirements.



Type I Adaptive Reuse Project (LAMC 12.22 A.26)

Public Benefits

Public Benefit Option Eligibility

Public Benefit Option	DB	MIIP	AHIP
Child Care Facilities (State Law)*	✔	✔	✔
Multi-Bedroom Units	✔	✔	✔
Preservation of Trees		✔	✔
Land Donation (State Law)*	Incl. as Base Incentive	✔	✔
Active Ground Floor Exemption from Calculation of Floor Area		✔	✔
Privately Owned Public Space		✔	✔
Surveyed Historic Resource Facade Rehabilitation	✔	✔	✔

* Projects in VHFHSZ, Coastal Zone, and Sea Level Rise areas using State Density Bonus or AHIP only eligible for starred public benefit options

Multi-Bedroom Unit - Public Benefit

Option 1

Projects that include at least 10% of Residential Units as 3+ bedrooms shall be granted additional FAR and Height, as shown below:

Overall Residential Units	Additional FAR	Additional Height (Stories)
0-30	0.5:1	1
31-50	1.0:1	
51-75	1.5:1	2
75+	2.0:1	

Option 2

Projects may be granted additional FAR and Height as described below:

A. An exemption of the square footage of all Residential Units with three or more bedrooms, and/or
B. An additional story of height beyond what is available.

Preservation of Trees

CHIP Text:

An additional 11 feet of height may be awarded for projects that maintain existing mature, Significant Trees (any tree that measures 12 inches or more in diameter at four and one-half feet above the average natural grade at the base of the tree and/or is more than 35 feet in height), as verified by a focused Tree Report prepared by a certified arborist.

A covenant shall be filed with LADBS that requires the tree to be maintained for at least 15 years unless a certified arborist certifies that the tree is dead, dying or dangerous to public health.

Active Ground Floor Use (MIIP & AHIP)- Public Benefit

Up to 1500 SF of Active Ground Floor Use exempt from FAR.

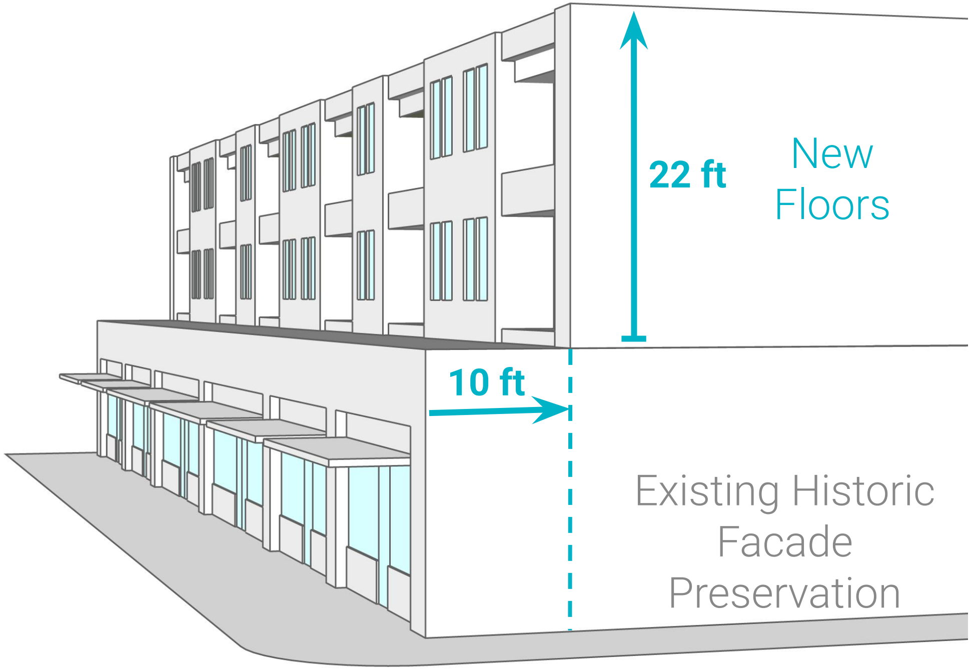
- Includes Neighborhood Retail and Services Uses.
- 60% transparency required along primary street frontage.
- Pedestrian entrance every 50 feet along front property line.

Shopfront Frontage from New Zoning Code illustrating 60% transparency and entrances every 50'

Surveyed Historic Resource Facade Rehabilitation

Projects incorporating a Surveyed Historic Resource(s) into the Project design shall be granted up to 1.0 FAR and 22 feet in height, provided the following standards are met:

i. The Project retains all street Fronting facades to a depth of 10-feet,
ii. New Floor Area shall be setback behind the 10-foot retention area, with exceptions for encroachment,
iii. Rehabilitation of the facades is completed pursuant to the Secretary of the Interior's Standards for Rehabilitation to the satisfaction of the Office of Historic Resources.



Privately Owned Public Space (MIIP & AHIP) – Public Benefit

4% of Buildable Lot Area provided as “Privately Owned Public Space” = **0 rear yard setback**

POPS in DTLA
Image courtesy: Urban Design Studio

Criteria:

- Must exceed Common Outdoor Space Requirement
- Minimum 15 feet in width
- Free of charge sunrise to sunset
- Signage acknowledging public access
- One tree every 1000 feet (non-palm)
- 3 Ground floor pedestrian amenities selected from:
    1. Movable Furniture
    2. Pedestrian Lighting
    3. At grade planting
    4. Hydration station
    5. Urban Garden
    6. Play/Exercise Equipment
    7. Running Water

State Density Bonus

Incorporation of State Density Bonus Law

Extensive legislative changes in past 9 Years:

- City currently relies on multiple implementation memos to comply with existing State DB Law.
- At least 17 state bills have significantly amended the state's DB Law (CA Govt. Code 65915 - 65918).
  - AB 1287:
    - Up to 38.75% Additional Density Bonus (88.75% total DB by-right) for additional VLI units
    - Up to 50% Additional Density Bonus (100% total DB by-right) for additional MI units

2023:

- AB 1287 (Density Bonus: Additional density bonus)

2022:

- AB 2334 (Density Bonus: Very low vehicle travel areas, definitions)
- AB 682 (Benefits for Shared Housing or Co-Living Buildings)

2021:

- SB 290 (Housing for lower income students: moderate-income persons and families)
- SB 728 (Purchase of density bonus units by nonprofit housing organization)

2020:

- AB 2345 (Density bonuses: annual report: affordable housing)

2019:

- AB 1763 (Density bonuses: affordable housing)

2018:

- AB 1227 (Student Housing Density Bonuses)
- AB 2372 (Density bonus: floor area ratio bonus)
- AB 2753 (Density Bonus Application)
- AB 2797 (Harmonizing Density Bonus and Coastal Act)

2016:

- AB 2501 (Housing: density bonuses),
- AB 2556 (Density Bonuses),
- AB 2442 (Density Bonuses),
- AB 1934 (Density bonuses: mixed-use projects) - extended by AB 1551 (2022)

2015:

- AB 744 (Planning and zoning: Density bonuses).

2013:

- AB 2222 (Housing density bonus)

FAR Bonus in LAMC 12.22 A.25

<table>
<tr><th>Zones</th><th>LAMC 12.22 A.25 (DB Today)</th><th>September 2024 Draft</th></tr>
<tr><td>C Zones</td><td>A percentage increase in allowable FAR equal to the percentage of Density Bonus, not to exceed 35% or 3.0:1, <u>whichever is greater</u> for projects within 1,500 feet of a Transit Stop and on a Major Highway</td><td rowspan="2">FAR increase equal to percentage of Density Bonus, not to exceed 35% or FAR of 3:1, whichever is greater if located within ½ mile radius of a Major Transit Stop

Exception: Sites on “RD” or more restrictive zones; or sites with Designated Historic Resources or Non-Contributing Elements not eligible for FAR bonus</td></tr>
<tr><td>R Zones</td><td>A percentage increase in allowable FAR equal to the percentage of Density Bonus, not to exceed 35%</td></tr>
</table>

State DB FAR Bonus

Revised FAR Incentive

- R-zones now eligible for On-Menu FAR Incentive
- Revises On-Menu FAR Incentive for C Zones and R Zones to equal % of Density Bonus
- Added an exception to remove sites with Designated historic resources from eligibility and “RD” or more restrictive

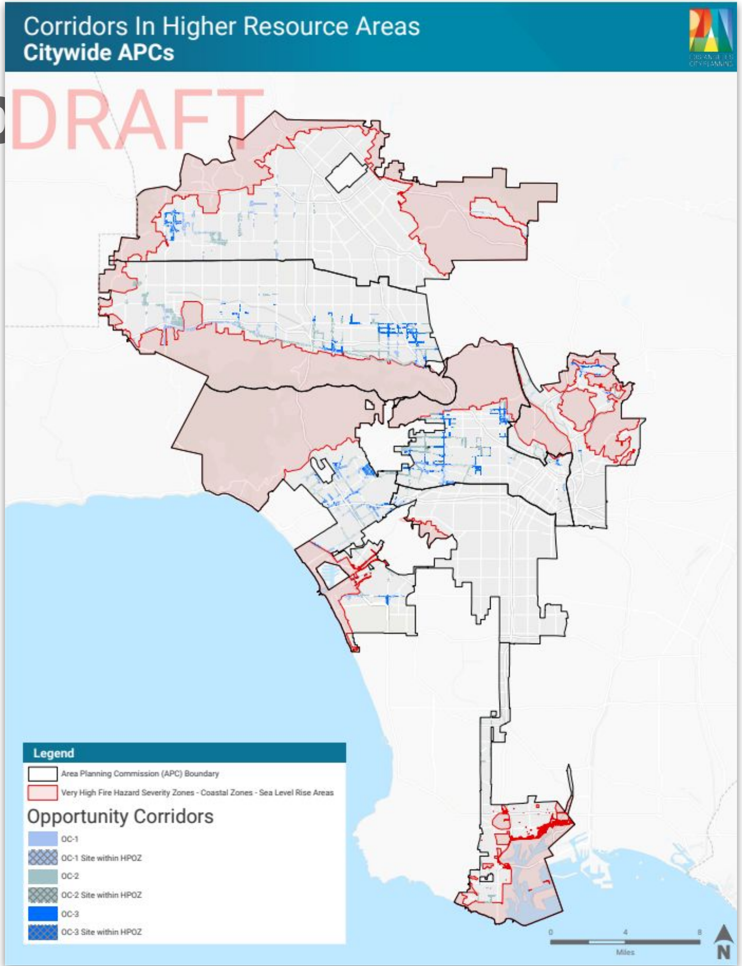
<table>
<tr><th>Zones</th><th>June 2024 Draft</th><th>September 2024 Draft</th></tr>
<tr><td>C Zones</td><td>2.5:1 or 35%, whichever is greater

Exception: Sites with Designated Historic Resources or Non-Contributing Elements not eligible for FAR bonus</td><td rowspan="2">FAR increase equal to percentage of Density Bonus, not to exceed 35% or FAR of 3:1, whichever is greater if located within ½ mile radius of a Major Transit Stop

Exception: Sites on “RD” or more restrictive zones; or sites with Designated Historic Resources or Non-Contributing Elements not eligible for FAR bonus</td></tr>
<tr><td>R Zones</td><td>N/A</td></tr>
</table>

MIIP

Opportunity Corridor Eligib
Requirements



Opportunity Corridor 1: Corridors with Frequent Bus Service

- At least 30 min. frequency during peak hours

Opportunity Corridor 2: Corridors with High Quality Transit Service

- At least 15 min. frequency during peak hours

Opportunity Corridor 2: Corridors within 0.5 mile of Major Transit Stop

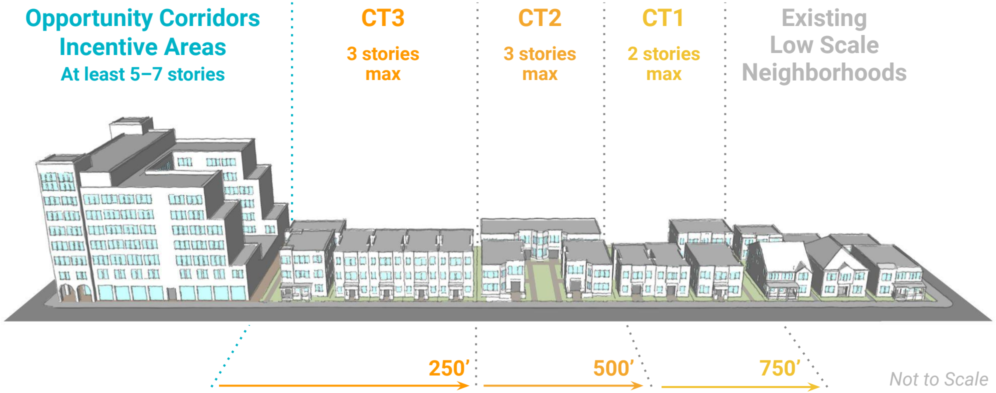
- Avenues and Boulevards in TOIA T-2 and T-3

Opportunity Corridor Incentive Areas

Expands incentives to **transit served corridors** in **Higher Opportunity Areas.**

Envisions podium developments that are at least 5 to 7 stories (or 1 to 3 additional stories in height and additional height through public benefit options).

Opportunity Corridors and Transition Areas

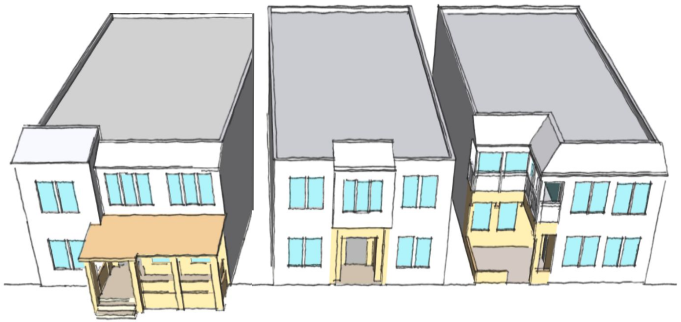


Measured from rear property line of commercial corridor sites

- The Opportunity Corridor Program expands incentives to **transit served corridors** in **Higher Opportunity Areas**
- Creates form based incentives for at least 5 to 7 story structures.
- Transitioning from the opportunity corridors to lower scale residential neighborhoods the Corridor Transition Incentives offer missing middle forms with limited density.

Corridor Transition Incentive Areas

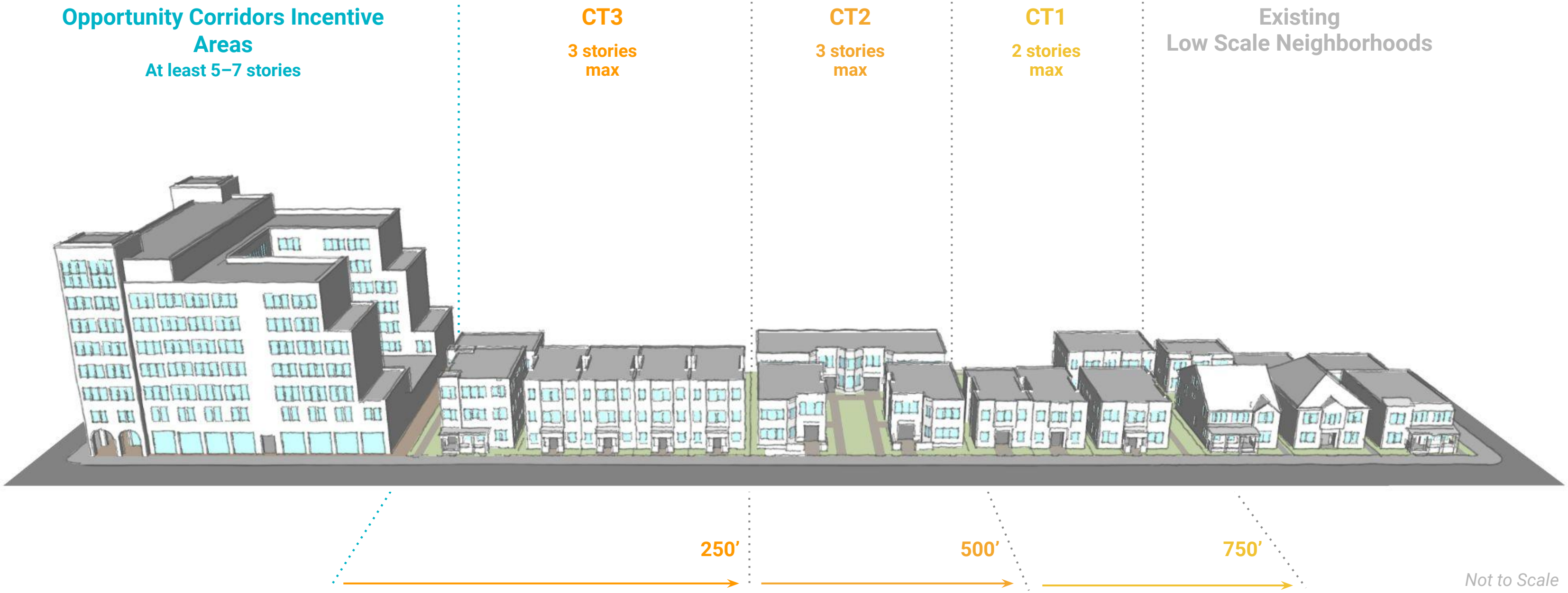
- The program limits FAR to scale to the number of units provided, and
- Requires **Common Open Space and Street-Facing Entryway performance standards** to ensure pedestrian oriented design outcomes.



Examples of Housing in the Opportunity Corridor Transition Incentive Area

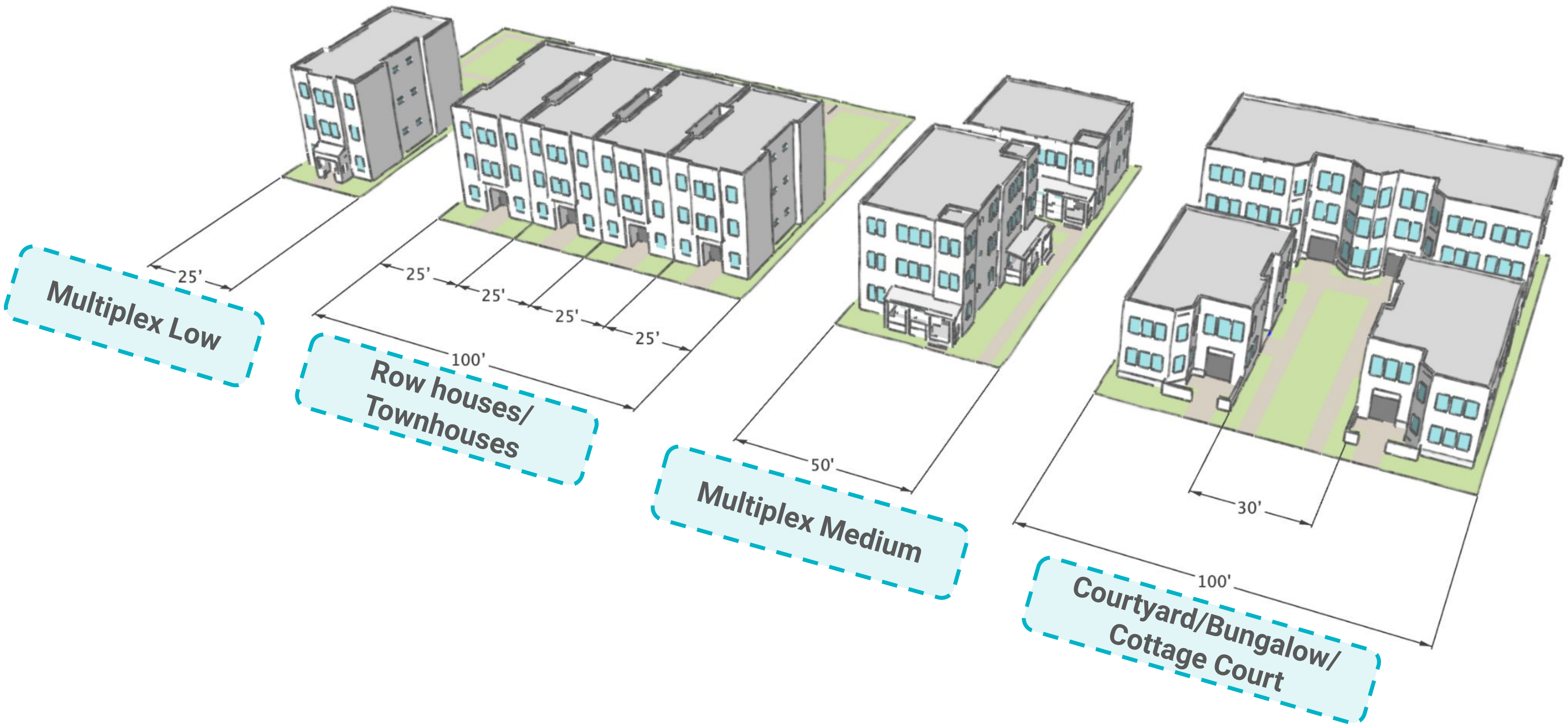
Corridor Transition Base Incentives		
Subarea	**Density**	**FAR (max)**
CT-1A	4 unit	1.15
CT-1B	5 unit	1.30
	6 unit	1.45
CT-2	7 unit	1.60
	8 unit	1.75
	9 unit	1.90
	10 unit	2.0
CT-3	11 unit	2.15
	12 unit	2.30
	13 unit	2.45
	14 unit	2.60
	15 unit	2.75
	16 unit	2.9

Corridor Transition Incentive Area Diagram



Measured from rear property line of commercial corridor sites

Corridor Transition Typology Examples



Restricted Affordability Set Aside Requirements - Single Affordability

Existing TOC Guideline Requirements

Tier	Minimum Percent of Total Units Provided as Restricted Affordable Units		
	Income Level		
	Extremely Low Income	Very Low Income	Low Income
T-1	8%	11%	20%
T-2	9%	12%	21%
T-3	10%	14%	23%
T-4	11%	15%	25%

September 2024 Draft

Market Tier	Incentive Program		Minimum Percent of Total Units Provided as Restricted Affordable Units		
	Transit Oriented Incentive Area	Opportunity Corridors Incentive Area	Income Level		
			Extremely Low Income	Very Low Income	Low Income
Low and Medium Market Tiers	T-1	OC-1	9%	12%	21%
	T-2	OC-2	10%	14%	23%
	T-3	OC-3	11%	15%	25%
High Medium and High Market Tiers	T-1	OC-1	11%	14%	23%
	T-2	OC-2	12%	16%	25%
	T-3	OC-3	13%	17%	27%

Affordability Set Asides: Mixed Affordability Options

June 2024 Draft

Market Tier	Minimum Percent of Total Units Provided as Restricted Affordable Units			
	Income Level			
	Acutely Low Income	Extremely Low Income	Very Low Income	Moderate Income
Lower Opportunity Areas				
Low and Medium Market Tiers	-	4%*	8%	-
High Medium and High Market Tier	-	5%*	9%	-
Higher Opportunity Areas				
Low and Medium Market Tiers	1%*	4%	-	18%
High Medium and High Market Tier	1%*	5%	-	18%

September 2024 Draft

Opportunity Area	Minimum Percent of Total Units Provided as Restricted Affordable Units			
	Income Level			
	Acutely Low Income (For Rental or For Sale)	Extremely Low Income (For Rental or For Sale)	Very Low Income (For Rental or For Sale)	Moderate Income (For Rental or For Sale)
Lower Opportunity Areas		4%	8%	
Higher Opportunity Areas	4%	4%	-	12%

Footnote:
* One of the covenanted affordable units at the deepest affordability income category must be provided as 3-bedroom unit per Project.

Restricted Affordable Set-Aside Units

Option 1: Single Affordability Requirements

Market Tier	Incentive Program		Minimum Percent of Total Units Provided as Restricted Affordable Units		
			Income Level		
	Transit Oriented Incentive Area	Opportunity Corridors Incentive Area	Extremely Low Income	Very Low Income	Low Income
Low and Medium Market Tiers	T-1	OC-1	9%	12%	21%
	T-2	OC-2	10%	14%	23%
	T-3	OC-3	11%	15%	25%
High Medium and High Market Tiers	T-1	OC-1	11%	14%	23%
	T-2	OC-2	12%	16%	25%
	T-3	OC-3	13%	17%	27%

Option 2: Mixed Affordability Requirements

Opportunity Area	Minimum Percent of Total Units Provided as Restricted Affordable Units			
	Income Level			
	Acutely Low Income	Extremely Low Income	Very Low Income	Moderate Income
Moderate and Low Opportunity Areas		4%*	8%	
Higher Opportunity Areas	4%*	4%	-	12%

Footnote:
* One of the covenanted affordable units at the deepest affordability income category must be provided as 3-bedroom unit per Project.

Existing TOC vs. TOIA Base Incentives

Existing TOC FAR Incentives

Eligibility Subarea	Density Bonus	FAR Bonus	Height
Tier 1	50%	R zones: 40% C zones: 2.75 or 40% increase	One additional story, up to 11 additional feet.
Tier 2	60%	R zones: 45% C zones: 3.25 or 45% increase	
Tier 3	70%	R zones: 50% C zones: 3.75 or 50% increase	Two additional stories, up to 22 additional feet.
Tier 4	80%	R zones: 55% C zones: 4.25 or 55% increase	Three additional stories, up to 33 additional feet.

TOIA FAR Incentives - September 2024

Eligibility Subarea	Density Bonus	FAR (max)	Height (max)
T1	Low Opp: 100%	R zones: 40% C zones: 3.25 or 40% increase	One additional story, up to 11 additional feet.
	High Opp: 120%	R zones: 40% C zones: 4.2 or 45% increase	
T2	Low Opp: 110%	R zones: 40% C zones:4.2 or 45% increase	Two additional stories, up to 22 additional feet.
	High Opp: Limited by Floor Area	R zones: 45% C zones: 4.5 or 50% increase	
T3	Low Opp: 120%	R zones: 45% C zones: 4.5 or 50% increase	Three additional stories, up to 33 additional feet.
	High Opp: Limited by Floor Area	R zones: 50% C zones: 4.65 or 55% increase	

Revisions to TOIA DB and FAR Incentives

June 2024 Draft

Eligibility Subarea	Density Bonus	FAR (max)
T1	Low Opp: 90%	R zones: 35% C zones: 3.0 or 40% increase
	High Opp: 100%	
T2	Low Opp: 100%	R zones: 35% C zones: 3.25 or 40% increase
	High Opp: 120%	
T3	Low Opp: 110%	R zones: 40% C zones: 3.75 or 50% increase
	High Opp: Limited by Floor Area	
T4	Low Opp: 120%	R zones: 45% C zones:4.25 or 55% increase
	High Opp: Limited by Floor Area	

September 2024 Draft

Eligibility Subarea	Density Bonus	FAR (max)
T1	Low Opp: 100%	R zones: **40%** C zones: 3.25 or 40% increase
	High Opp: 120%	**R zones: 40%** **C zones: 4.2 or 45% increase**
T2	Low Opp: 110%	R zones: 40% C zones:**4.2 or 45%** increase
	High Opp: Limited by Floor Area	**R zones: 45%** **C zones: 4.5 or 50% increase**
T3	Low Opp: 120%	R zones: 45% C zones: **4.5 or 50%** increase
	High Opp: Limited by Floor Area	**R zones: 50%** **C zones: 4.65 or 55% increase**

Opportunity Corridor FAR Incentives

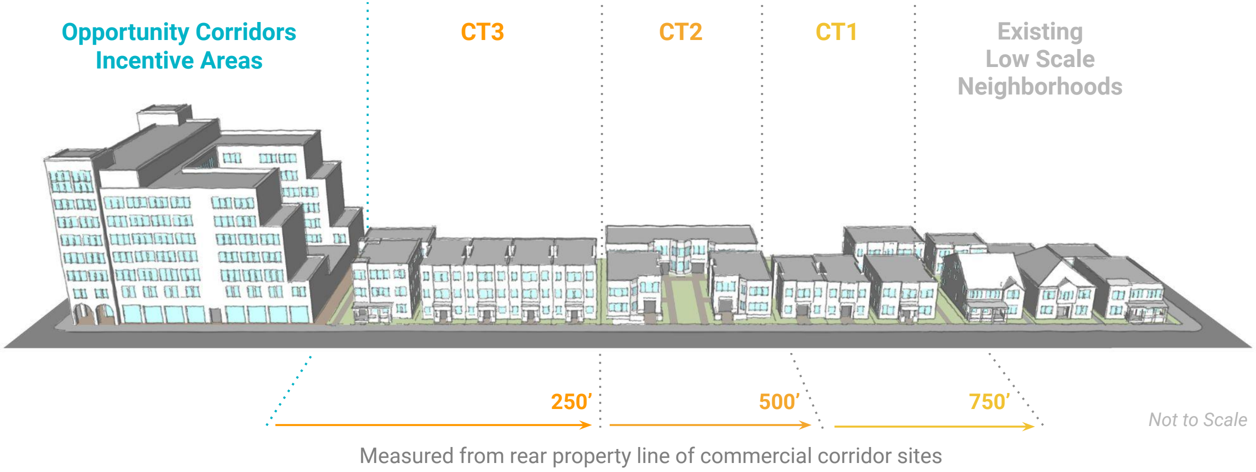
June 2024 Draft

Eligibility Subarea	Density	Floor Area Ratio	Height
OC-1	Limited by Floor Area	R zones: 3.0:1 C zones: 3.5:1 or 40% increase, whichever is greater	1 additional story, up to 11 additional feet; or up to a maximum of 5 total stories, whichever is greater.
OC-2		R zones: 3.5:1 C zones: 4.0:1, or 45% increase, whichever greater	2 additional stories, up to 22 additional feet; or up to a maximum of 6 total stories, whichever is greater.
OC-3		4.5, or 50% increase, whichever greater	3 additional stories, up to 33 additional feet; or up to a maximum of 7 total stories, whichever is greater.

September 2024 Draft

Eligibility Subarea	Density	Floor Area Ratio	Height
OC-1	Limited by Floor Area	R zones: **45% increase** C zones: **4.5:1 or 50% increase**, whichever is greater	1 additional story, up to 11 additional feet; or up to a maximum of 5 total stories, whichever is greater.
OC-2		R zones: **50% increase** C zones: **4.65, or 55% increase**, whichever greater	2 additional stories, up to 22 additional feet; or up to a maximum of 6 total stories, whichever is greater.
OC-3		**4.8, or 60% increase**, whichever greater	3 additional stories, up to 33 additional feet; or up to a maximum of 7 total stories, whichever is greater.

Corridor Transition Incentives



Eligibility Subarea	Distance from Opportunity Corridor	Number of Units	FAR (max)	Height (max)
CT1	750 feet	Up to 6 units	1.15 - 1.45	2 stories
CT2	500 feet	Up to 10 units	1.60 - 2.0	3 stories
CT3	250 feet	Up to 16 units	2.15 - 2.90	3 stories

Corridor Transition Affordability Set-Aside Requirements

Corridor Transition Base Incentives		
Subarea	**Density**	**FAR (max)**
CT-1A	4 unit	1.15
CT-1B	5 - 6 unit	1.30 - 1.45
CT-2	7 - 10 unit	1.60 - 2.0
CT-3	11 - 16 unit	2.15 - 2.9

Incentive Program	Minimum Percent of Total Units Provided as Restricted Affordable Units[1]		
	Income Level		
Corridor Transition Incentive Area	**Very Low Income**	**Low Income**	**Moderate Income**
CT-1A	-	-	1 unit
CT-1B and CT-2	1 unit	1 unit	2 units
CT-3	2 units	2 units	3 units

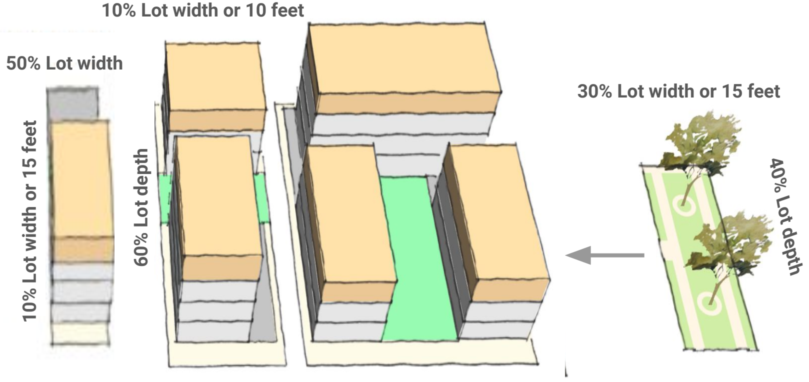
Footnote:

1 For consolidated lots, the Project shall provide the same affordability as required per individual lot. For example, if a project consolidated two lots into one project using CT-2 incentives, the project would be required to provide either 2 Very Low Income or Low Income units, or 4 Moderate Income units.

Corridor Transition Design Standards: Open Space and Entrance Menus

Common Outdoor Space

- **Courtyards, paseos, and rear yards** encourage healthy living and walkability.



Yard *Paseo* *Courtyard*

Street-Facing Entrances

- **Porches, forecourts, and recessed entries** enhance the public realm, providing direct visual and physical connections to the street.

Porch *Recessed Entry* *Forecourt*

AHIP

Public Land Project

- **Eligibility:** Owned by **Public Agency** or zoned for Public Facilities **(PF)**
- **Affordability:** **100%** income restricted
- **Incentives:** Scale of base incentives depends on **highest adjacent zoning or City Council Resolution**
  - Always eligible for base 3.0 FAR and 3 stories before applying incentives

Isla Intersections, affordable housing on City-owned land

Faith-based Organization (FBO) Project

- **Eligibility:** Owned by **Religious Institution** working with a nonprofit Qualified Developer
- **Affordability:** Minimum **80%** income restricted with up to 20% of project units for Moderate Income, remaining restricted units for lower incomes
- **Incentives:** Scaled based on underlying zoning
- **Single Family Acquisition:** **Must be within 528 feet** (0.1 miles) from an **existing Church or House of Worship**

Faith Based Project Rendering
Image: AIA Seattle

Shared Equity Projects

- **Eligibility:** Owned by Community Land Trust/Limited Equity Housing Cooperative/Workforce Housing Cooperative Trust
- **Affordability:** Minimum **80%** income restricted to Moderate Income and below
- **Incentives:** Can only use **lower density incentives regardless of base zoning,** unless receiving Measure ULA funding
- FBO and Shared Equity Projects are eligible for low scale subdivision incentives on-menu.

Pigeon Palace
Community Land Trust Project in San Francisco

AHIP Base Incentives

Max Allowable Residential Density **less than** 5

Max Allowable Residential Density **greater than** 5

Subarea	Parking	Density	Floor Area Ratio	Height
Citywide	Usually .5 spaces per unit	Matches State Density Bonus(80%)	1.5:1 (Maximum) Greatest of 3.0:1 or 35%	11' or 1 story 22' or 2 stories
Low-VMT/ ½ Mile of MTS	No Requirement	Limited by FAR	2.0:1 (Maximum) Greatest of 4.5:1 or 50%	11' or 1 story 33' or 3 stories
Moderate and High Opp	No Requirement Non-residential parking may be reduced by 25%	Limited by FAR	2.5:1 (Maximum) Greatest of 4.65:1 or 55%	11' or 1 story 33' or 3 stories

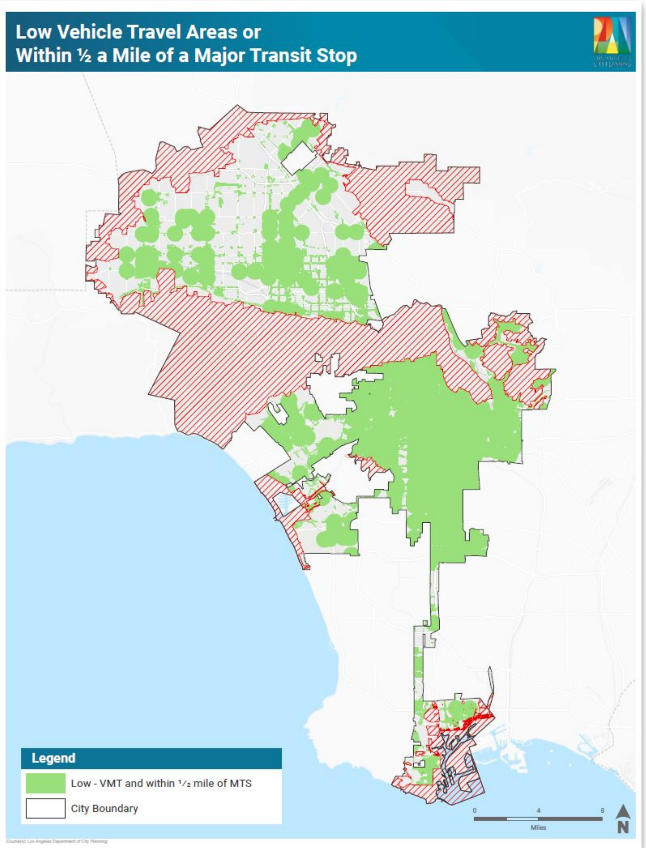
FAR Base Incentive Updates

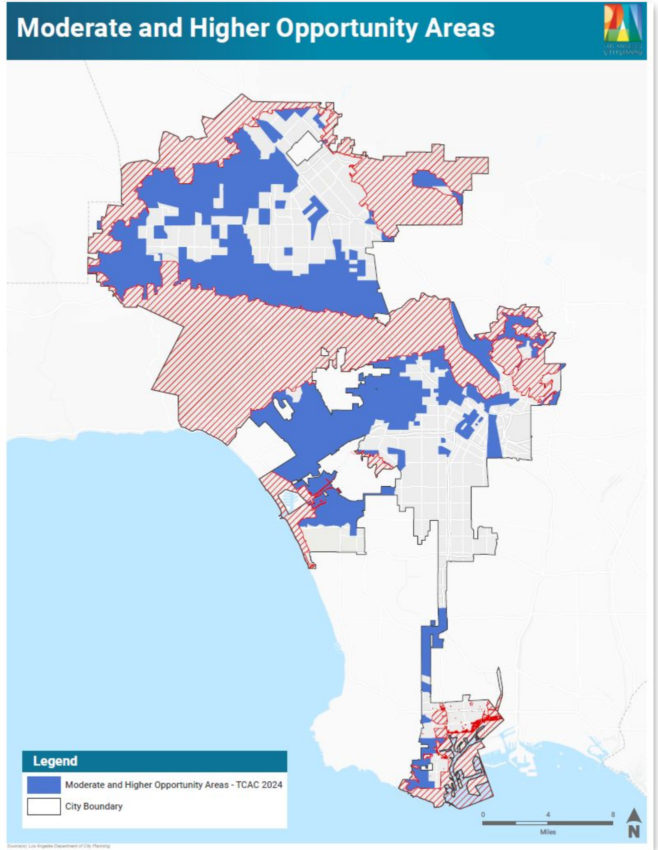
Subarea	Floor Area Ratio Incentives June Draft	Floor Area Ratio Incentives September Draft
Citywide	1.5:1 (Maximum) Greatest of 3.0:1 or 35%	1.5:1 (Maximum) Greatest of 3.0:1 or 35%
Low-VMT/ ½ Mile of MTS	2.0:1 (Maximum) Greatest of 3.5:1 or 50%	2.0:1 (Maximum) **Greatest of 4.5:1 or 50%**
Moderate and High Opp	2.5:1 (Maximum) Greatest of: R Zones: 3.5:1 or 50% C Zones: 4.5:1 or 55%	2.5:1 (Maximum) **Greatest of 4.65:1 or 55%**

Max Allowable Residential Density **less than** 5

Max Allowable Residential Density **greater than** 5

FAR Base Incentive Maps





100% Affordable Housing Projects and State DB

- 100% Affordable Housing Projects can access State DB law incentives through AHIP
- For project types and incentives in AHIP that exceed State DB, Department has added environmental restrictions for Projects in:
  - VHFHSZ, Coastal, Sea Level Rise areas
- 100% Affordable Projects in VHFHSZ, Coastal, Sea Level Rise areas:
  - Can only access Base Incentives in State DB law
  - Are not permitted to use Menu of Incentives
  - Require Expanded Administrative Review

Executive Directive 1 (ED1) and AHIP

ED1

Creates a new Administrative Review Process for 100% affordable housing projects, which:

- Streamlines existing discretionary review processes including Specific Plans, Overlay, and entitlement requests, by processing ministerially
- Relies on state or local incentive programs
- Must have a base zoning greater than 5 units

AHIP

- Must have a total project greater than 5 units
- Available to more projects due to inclusion of all sites allowing multi-family uses
- Streamlines existing discretionary processes by making them ministerial, but does not supersede processes in Specific Plans and Overlays
- Creates a local menu of incentives for 80-100% affordable developments
- Can be used in conjunction with ED1 or independently

SB 4 vs. AHIP FBO Projects

SB 4

- Streamlining for minimum 100% affordable projects on land owned by Religious Institution or institution of higher education.
- Land must be owned before Jan 1, 2024.
- Offers Base incentives for the development of faith owned land that can be used in conjunction with AHIP.
- Many restrictions regarding historic sites, environmentally sensitive areas and industrial land
- Labor Requirements

AHIP's FBO Projects

- Streamlining for minimum 80% affordable projects on land owned by Religious Institution.
- Permitted on historic and surveyed historic sites.
- Offers limited building volume incentives for low density sites to encourage more contextual design.
- Can be used instead of SB 4 incentives.
- *Exception*: Projects in SFZ purchased after Jan 1, 2024 can only use program if within 528 ft of existing Church or House of Worship

Key Considerations/ Issues

Relationship with Community Plan Updates

Future Plans

Future Community Plans, Specific Plans, Transit Neighborhood Plan Updates shall meet the minimum Base Incentives and percentage of set-aside affordable units for every lot eligible for the MIIP program, or will have to demonstrate no net loss findings.

Previously-Approved Plans

Boyle Heights, Downtown LA, Harbor Gateway, Wilmington Community Plan Updates and the CASP Specific Plan Update are exempt from incentives from the MIIP program.

Relationship with Community Plan Updates

- The CHIP Ordinance will work **alongside** the Community Plan updates
- The **Citywide Housing Incentive Program** will establish a framework of incentives based on general criteria and will **not modify the underlying zoning**
- Community Planning programs will apply zones **informed by** and **calibrated to** the CHIP Ordinance incentives
- The **Community Planning programs** will be **looking at communities at the local level** to fine tune land use designations and zoning regulations **on the parcel level**

Single Family Options

Option	Option Name
1	Comprehensive CHIP Applicability in Higher Opportunity Areas (Advocate Recommendation)
2	Broader Option Near Transit
3	Major Transit Stops Only
4	Opportunity Corridors Only
5	Limited Multi-Family Zones in Opportunity Corridors
6	High Opportunity Transit Areas in AHIP
7	Shared Equity Projects Citywide Near Transit

Option 1: Comprehensive CHIP Applicability in Higher Opportunity Areas

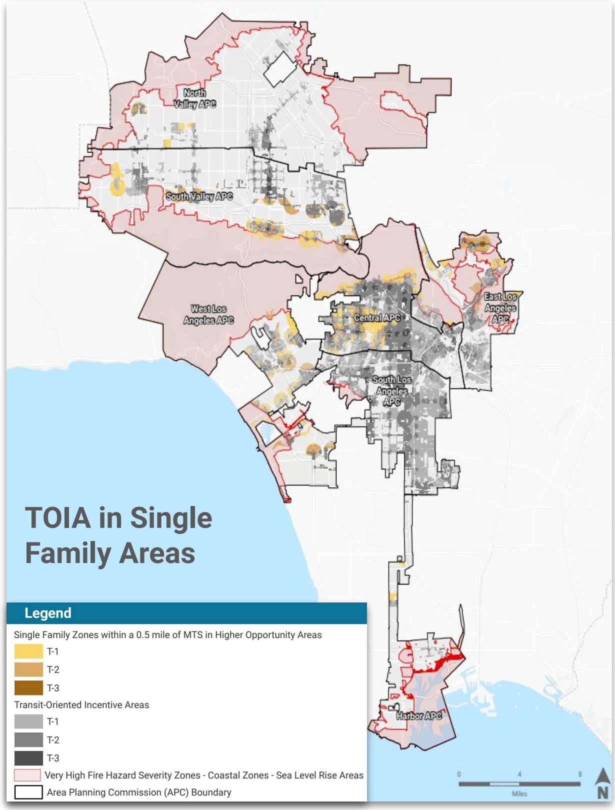
Option 1 was requested by advocacy organizations during public feedback.

Recommends single family zones be generally included in eligibility for MIIP and AHIP Programs in Higher Opportunity Areas only.

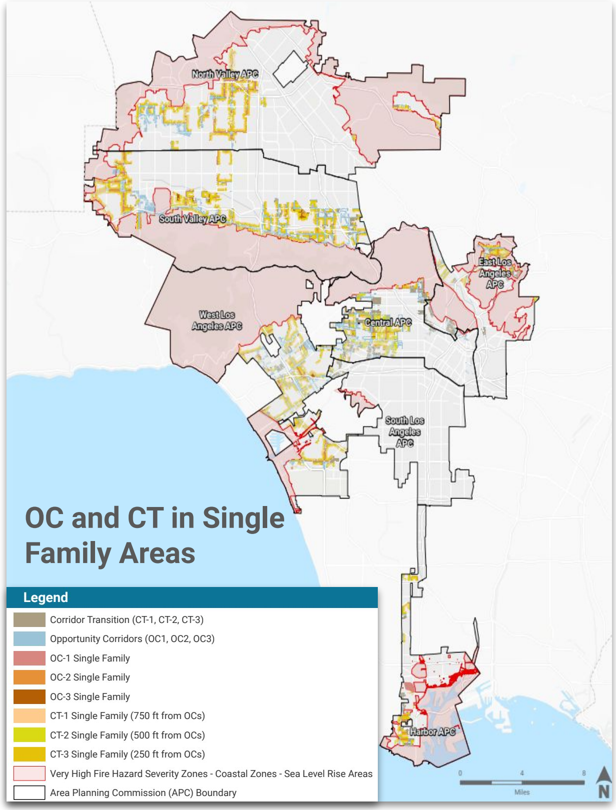
Sites would receive the same incentives proposed for multi-family zones in the following programs:

- Opportunity Corridors
- Corridor Transition Areas
- TOIA (Higher Opportunity Areas only)
- AHIP Programs in Higher Opportunity Areas only

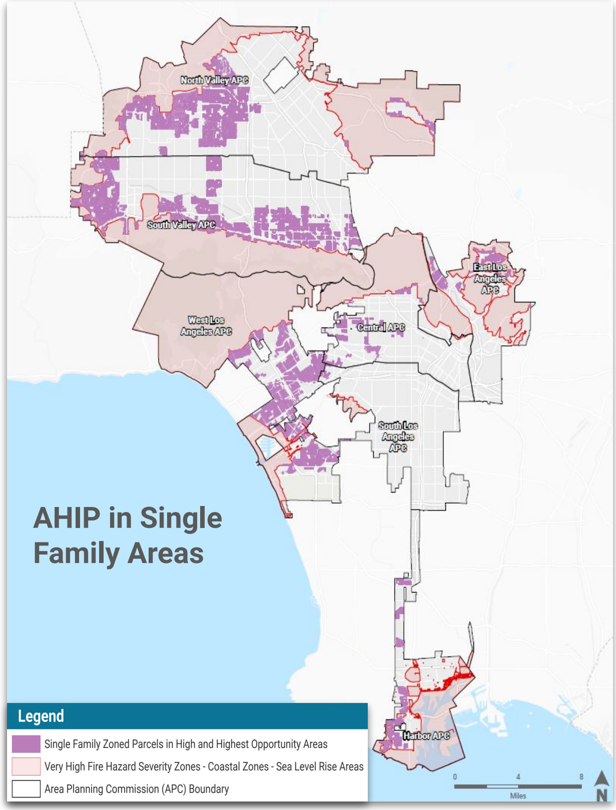
TOIA in Single Family Areas



OC and CT in Single Family Areas



AHIP in Single Family Areas



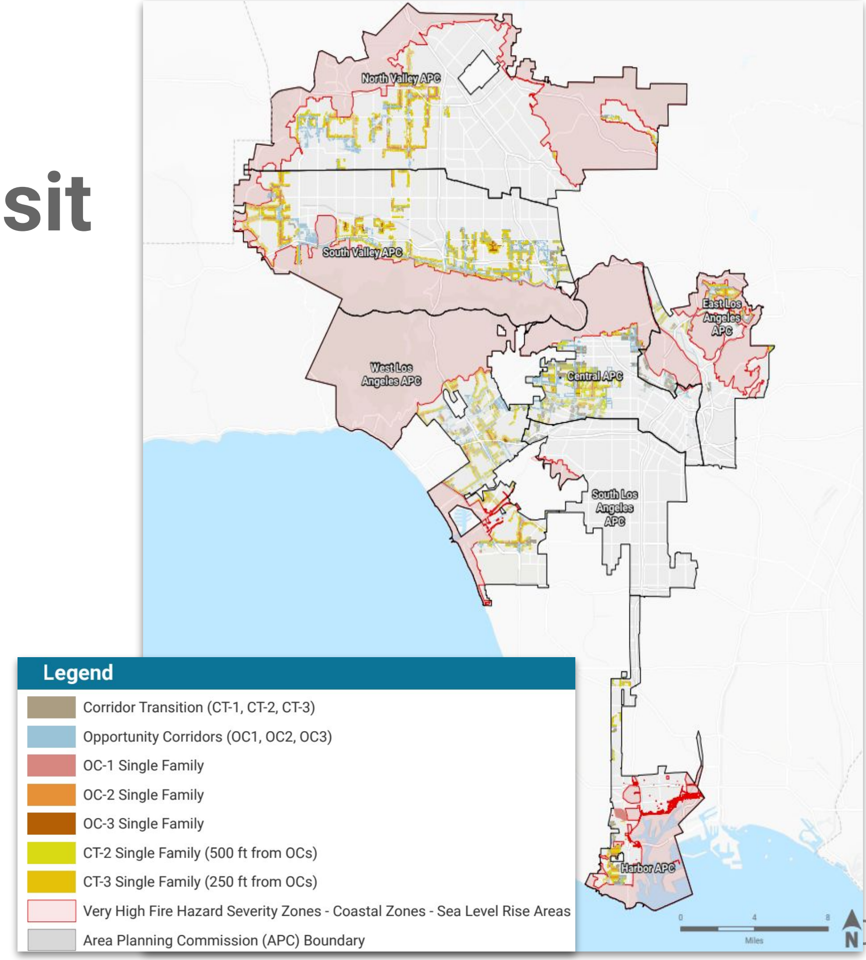
Option 2:
Broader Option Near Transit

Option 2 focuses inclusion of single-family zones in the following 2 MIIP programs:

- Opportunity Corridors
- Corridor Transition Areas

Limited Density and FAR incentives for single-family on OC corridors (6 to 16 units).

No Corridor Transition from OC-1 Single Family corridors.



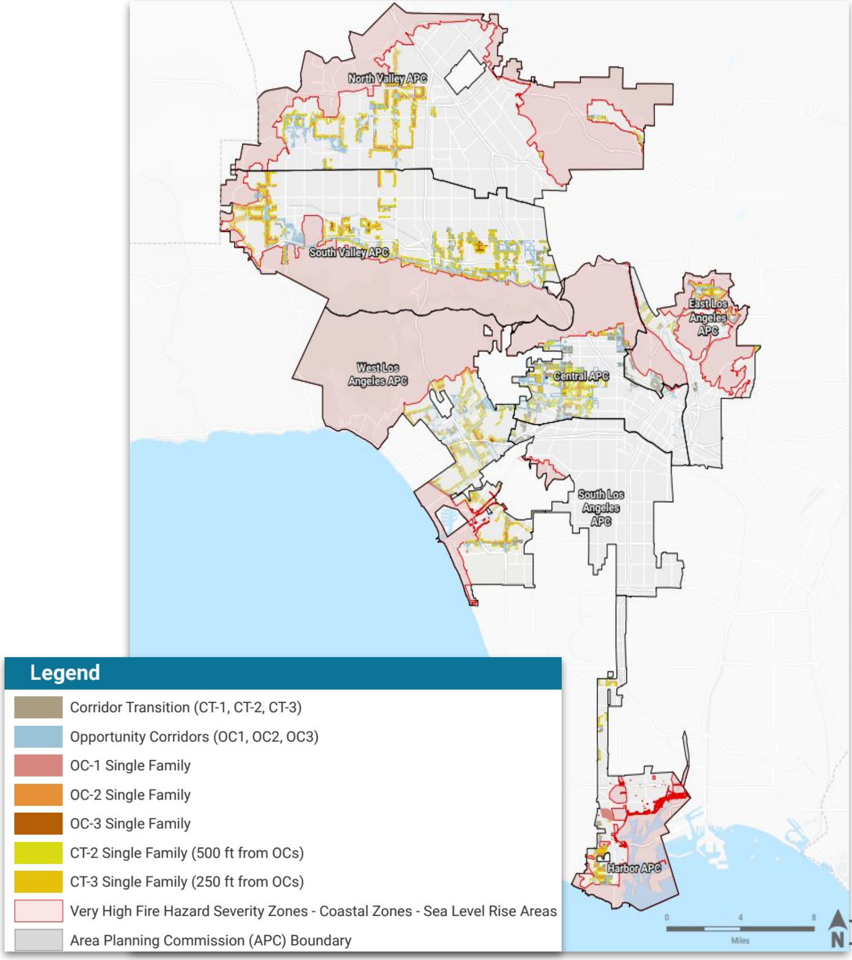
Option 3:
Major Transit Stops Only

Option 3 focuses inclusion of single-family zones in the following 2 MIIP programs:

- Opportunity Corridors (OC-3 only)
- Corridor Transition Areas

Limited Density and FAR incentives for single-family on OC-3 (up to 16 units).

Corridor Transition within 500 feet of OC-3 Single Family (up to 10 units).



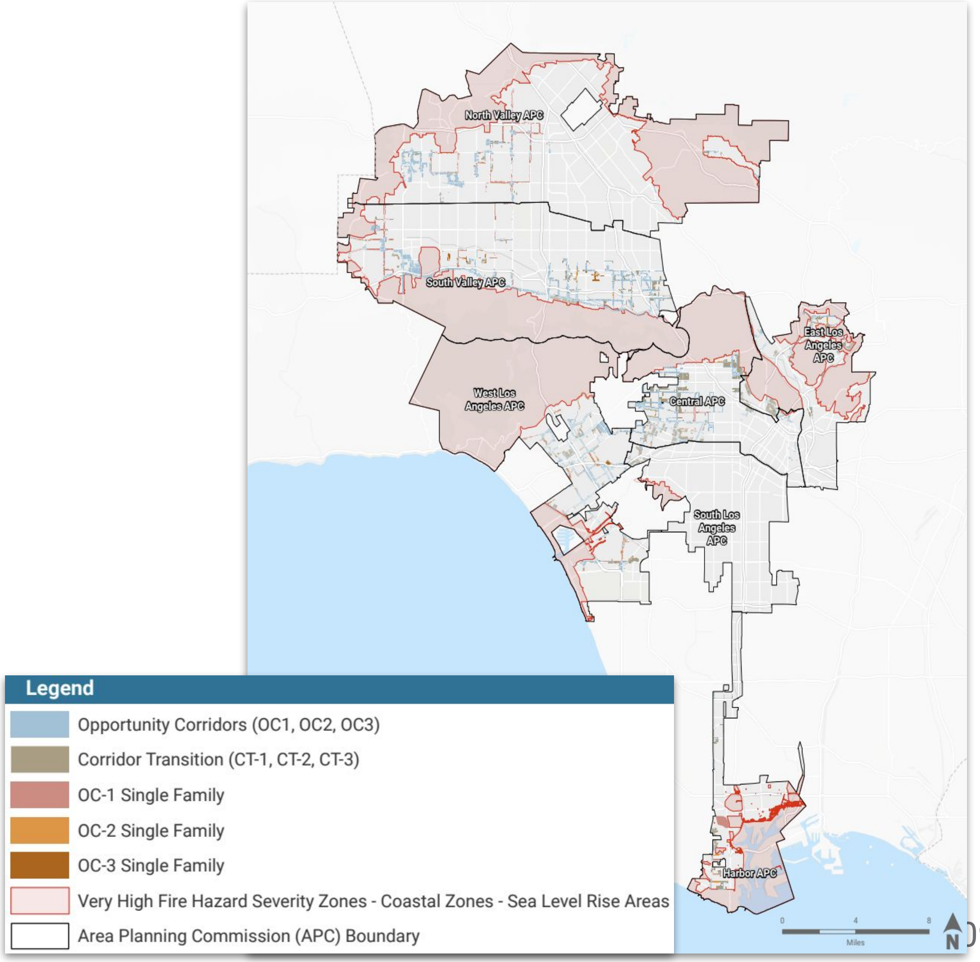
Option 4: Opportunity Corridors Only

Option 4 focuses inclusion of single-family zones in the following MIIP program:

- Opportunity Corridors

Sites would receive the same incentives proposed for multi-family zones in OC-1, OC-2, and OC-3.

- Density Limited by Floor Area
- 5 to 7 stories in Height max.

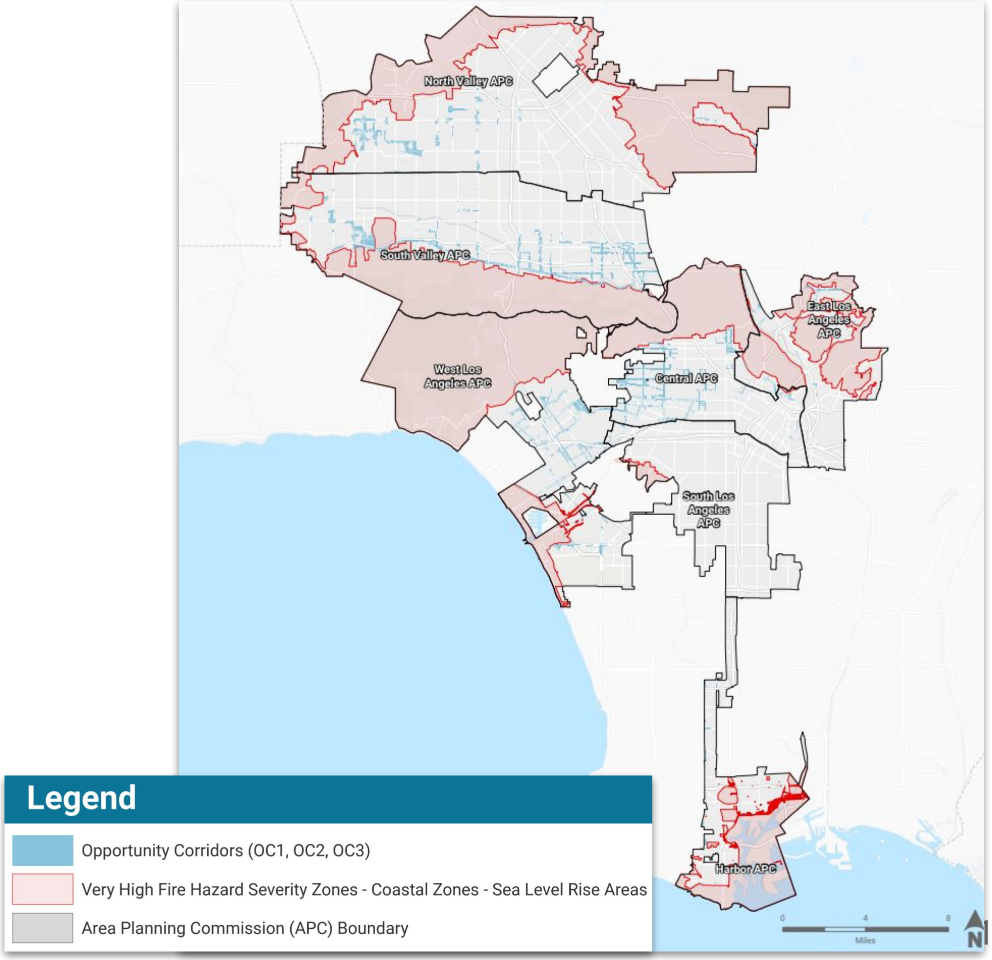


Option 5: Limited Multi-Family Zones in Opportunity Areas

Option 5 removes R2 and RD zones from eligibility in the Opportunity Corridors Program.

Considerations

- Addresses concerns regarding displacement of existing lower density multi-family sites



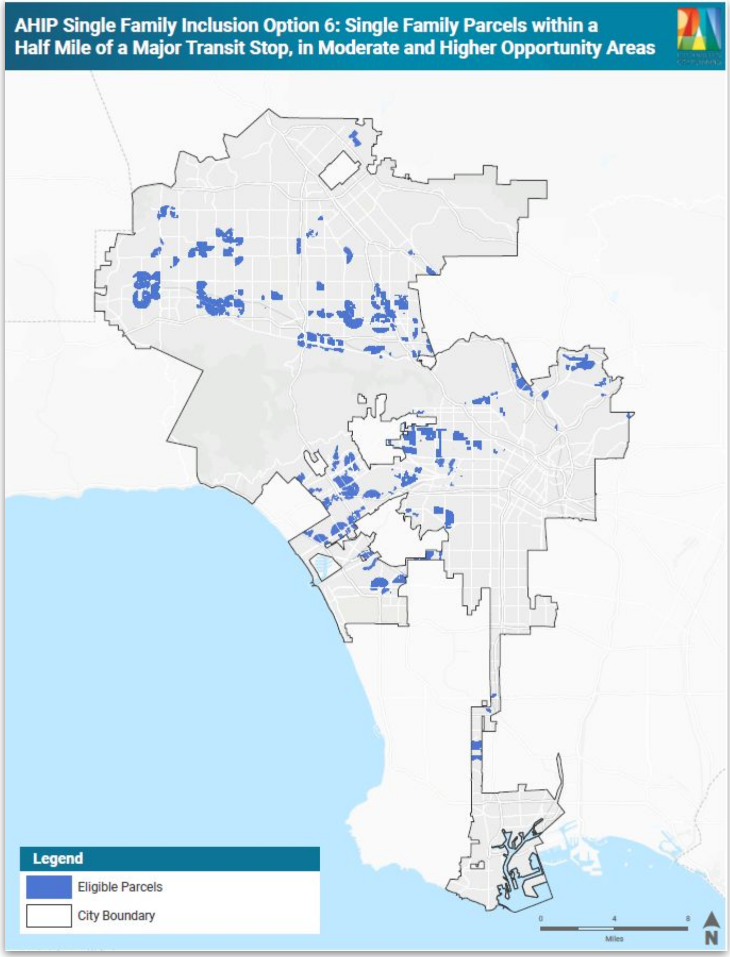
Option 6:
Higher Opportunity Transit Areas in AHIP

Option 6 focuses inclusion of single-family zones for 100% Affordable, FBO, and Shared Equity Projects in Moderate and Higher Opportunity Areas within:

- **0.5 miles from a Major Transit Stop**

Eligible for low density base incentives in AHIP

- Density Limited by FAR
- 2.5 FAR max.
- Additional 1 story or 11 feet of height



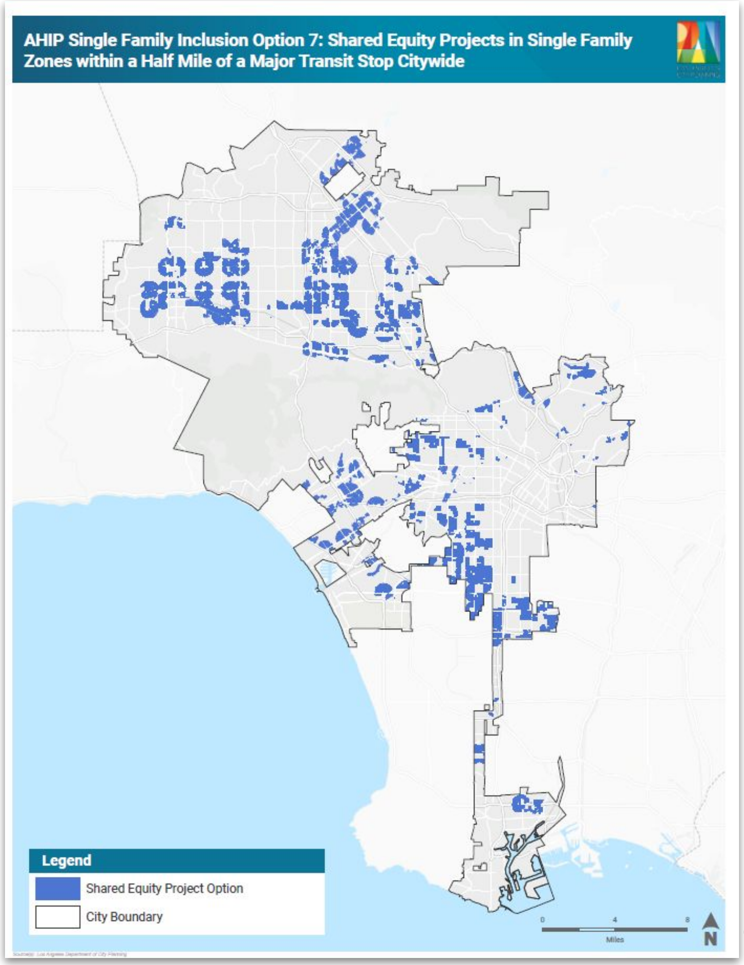
Option 7:
Shared Equity Projects Citywide Near Transit

Option 7 focuses inclusion of single-family zones for land owned by a Community Land Trust, Limited Equity Cooperative, or Workforce Housing Cooperative citywide, within:

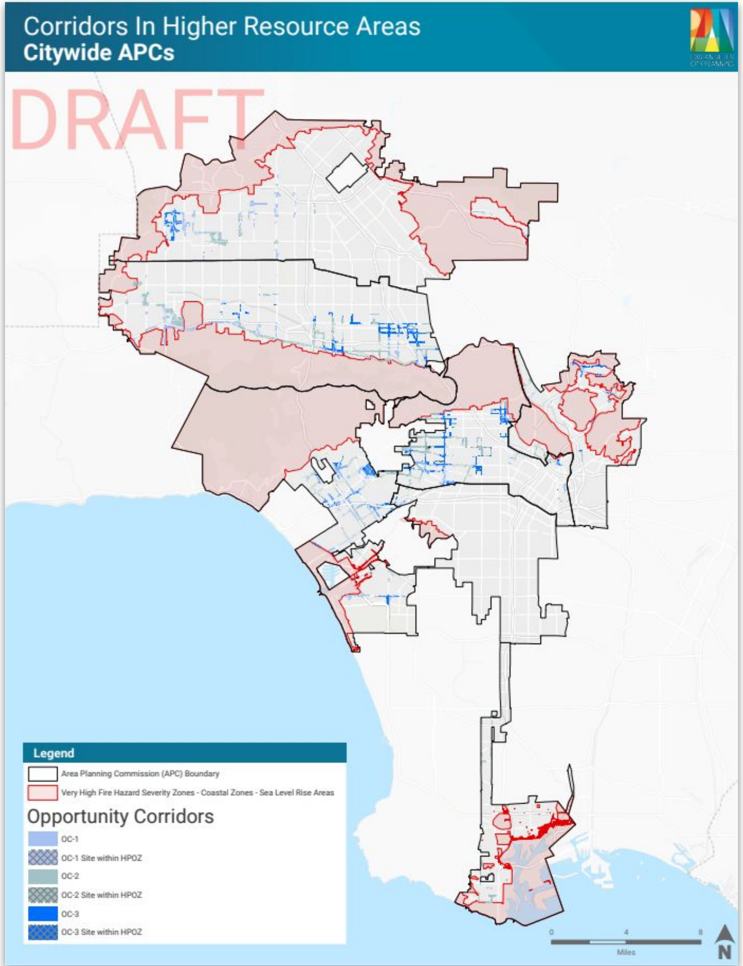
- **0.5 miles from a Major Transit Stop**

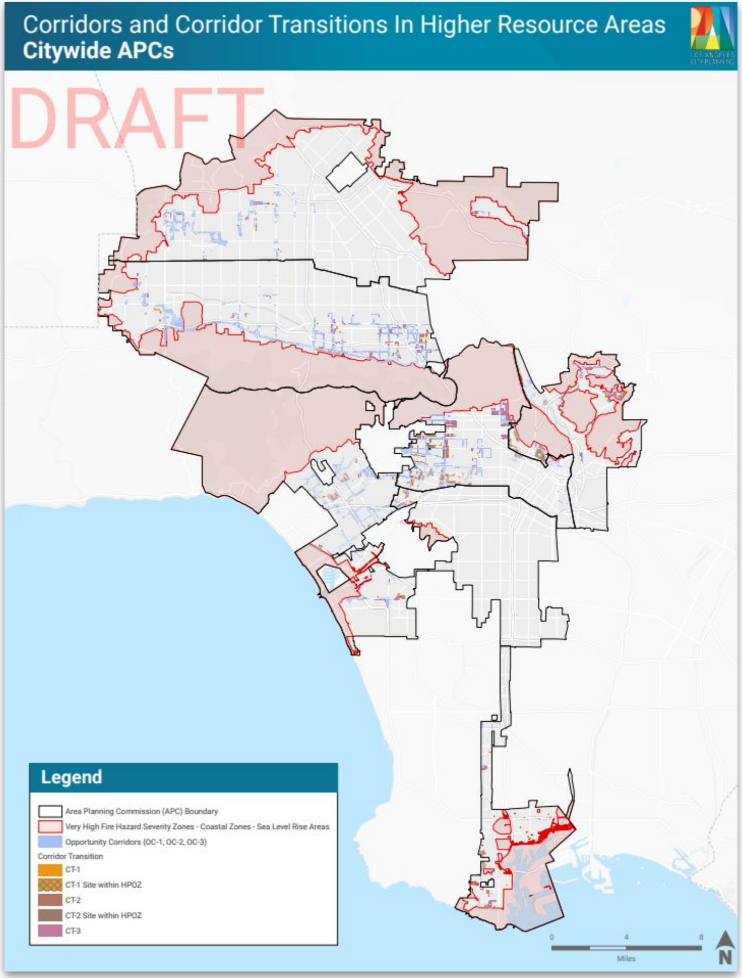
Eligible for low density base incentives in AHIP

- Density Limited by FAR
- 2.0 FAR max.
- Additional 1 story or 11 feet of height

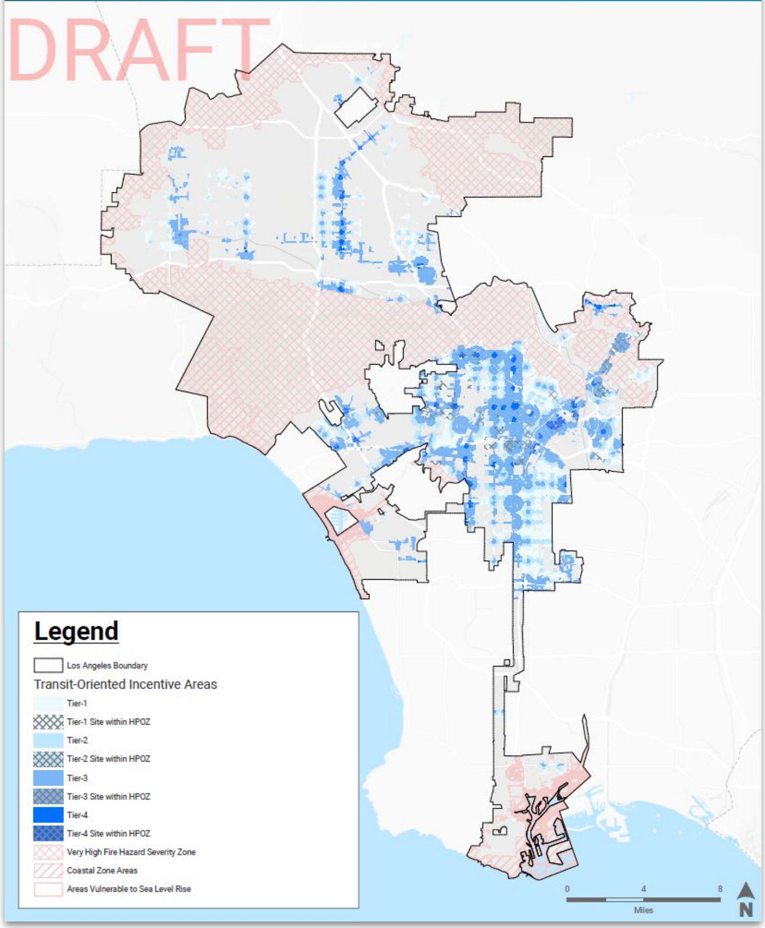


Maps for Reference

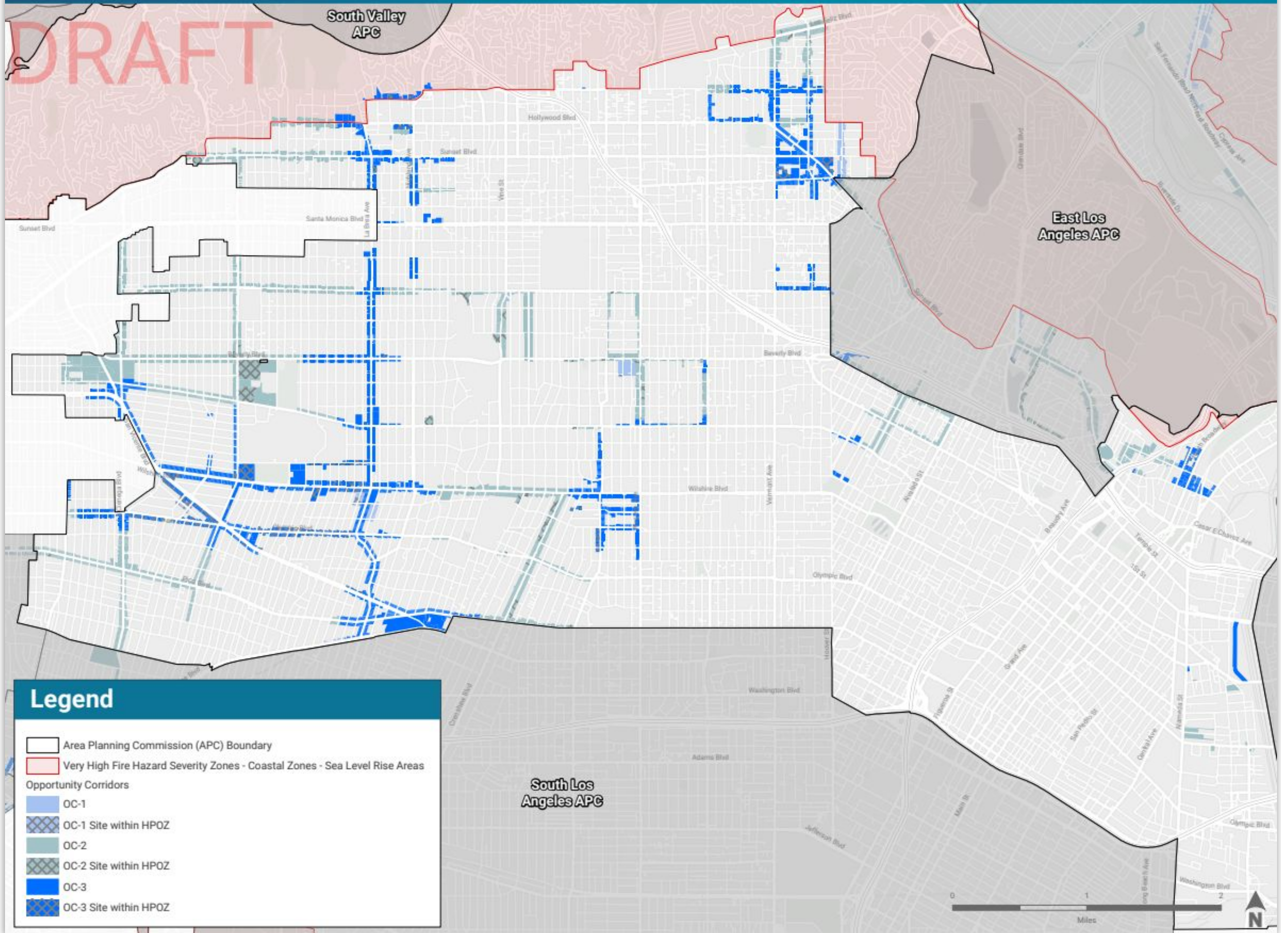

Corridors In Higher Resource Areas
Citywide APCs
DRAFT
Legend
Area Planning Commission (APC) Boundary
Very High Fire Hazard Severity Zones - Coastal Zones - Sea Level Rise Areas
Opportunity Corridors
OC-1
OC-1 Site within HPOZ
OC-2
OC-2 Site within HPOZ
OC-3
OC-3 Site within HPOZ
0
4
8
Miles
N

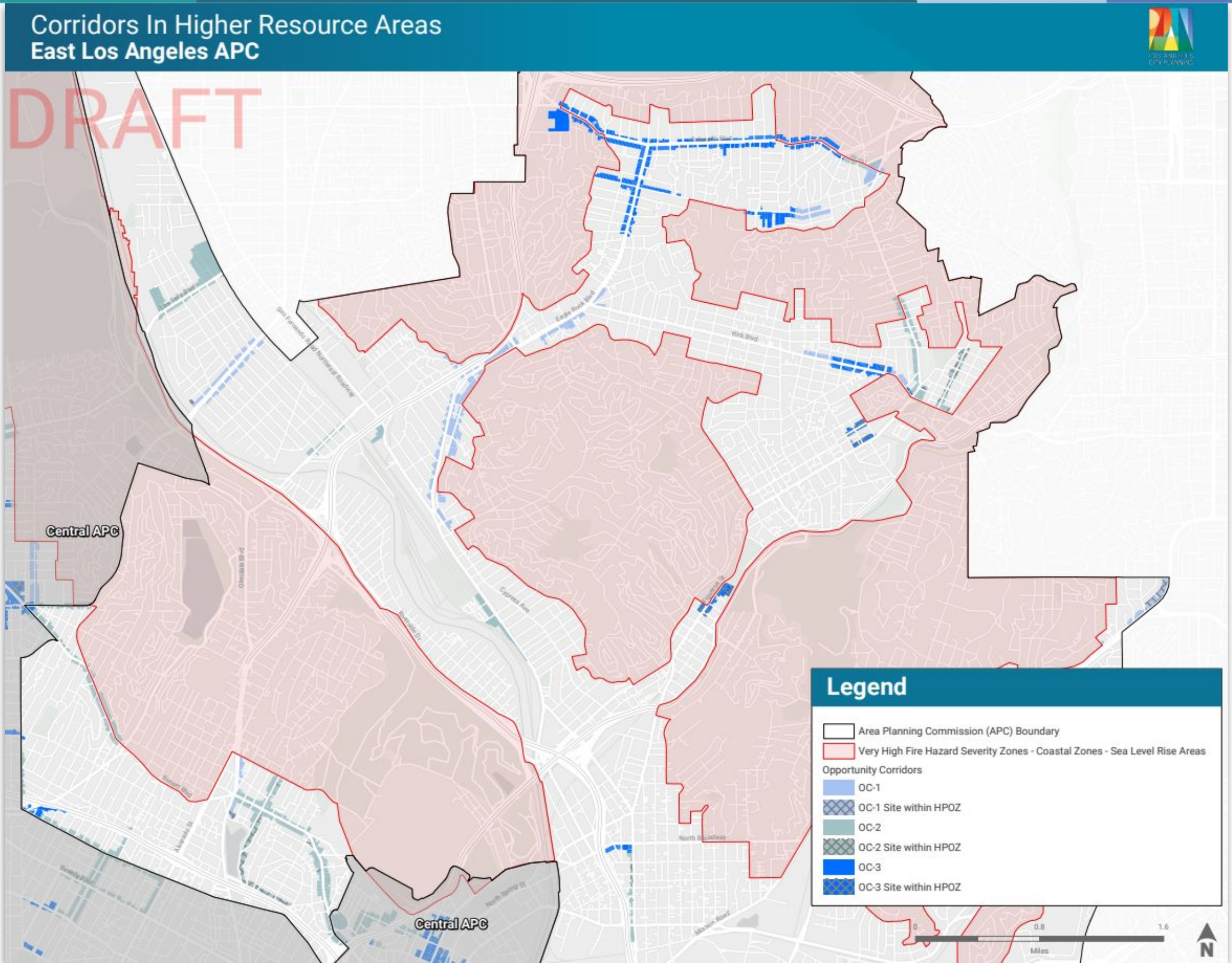

Corridors and Corridor Transitions In Higher Resource Areas
Citywide APCs
DRAFT
Legend
Area Planning Commission (APC) Boundary
Very High Fire Hazard Severity Zones - Coastal Zones - Sea Level Rise Areas
Opportunity Corridors (OC-1, OC-2, OC-3)
Corridor Transition
CT-1
CT-1 Site within HPOZ
CT-2
CT-2 Site within HPOZ
CT-3
0
4
8
Miles
N

Draft: Transit-Oriented Incentive Areas

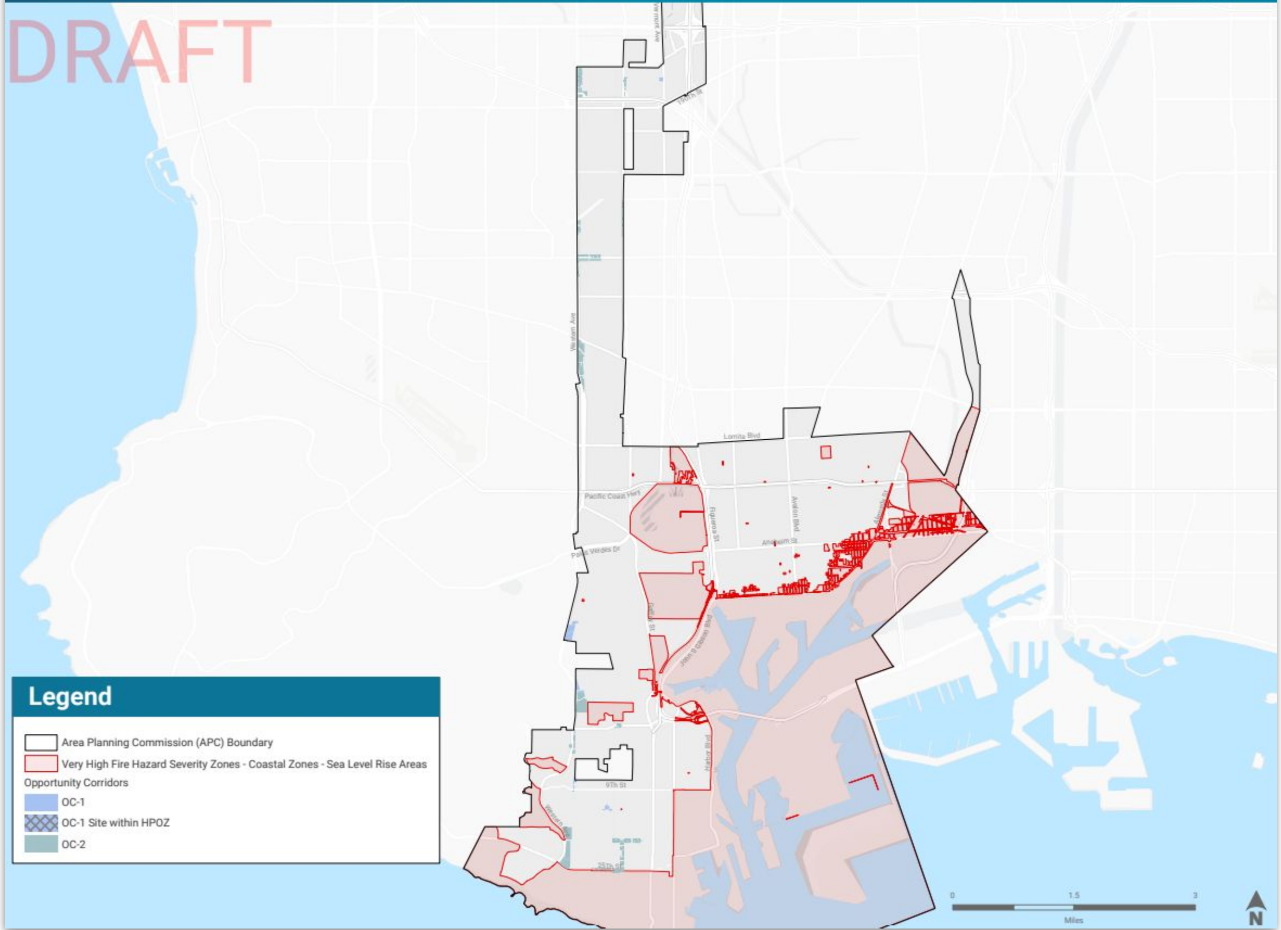


Corridors In Higher Resource Areas
Central APC

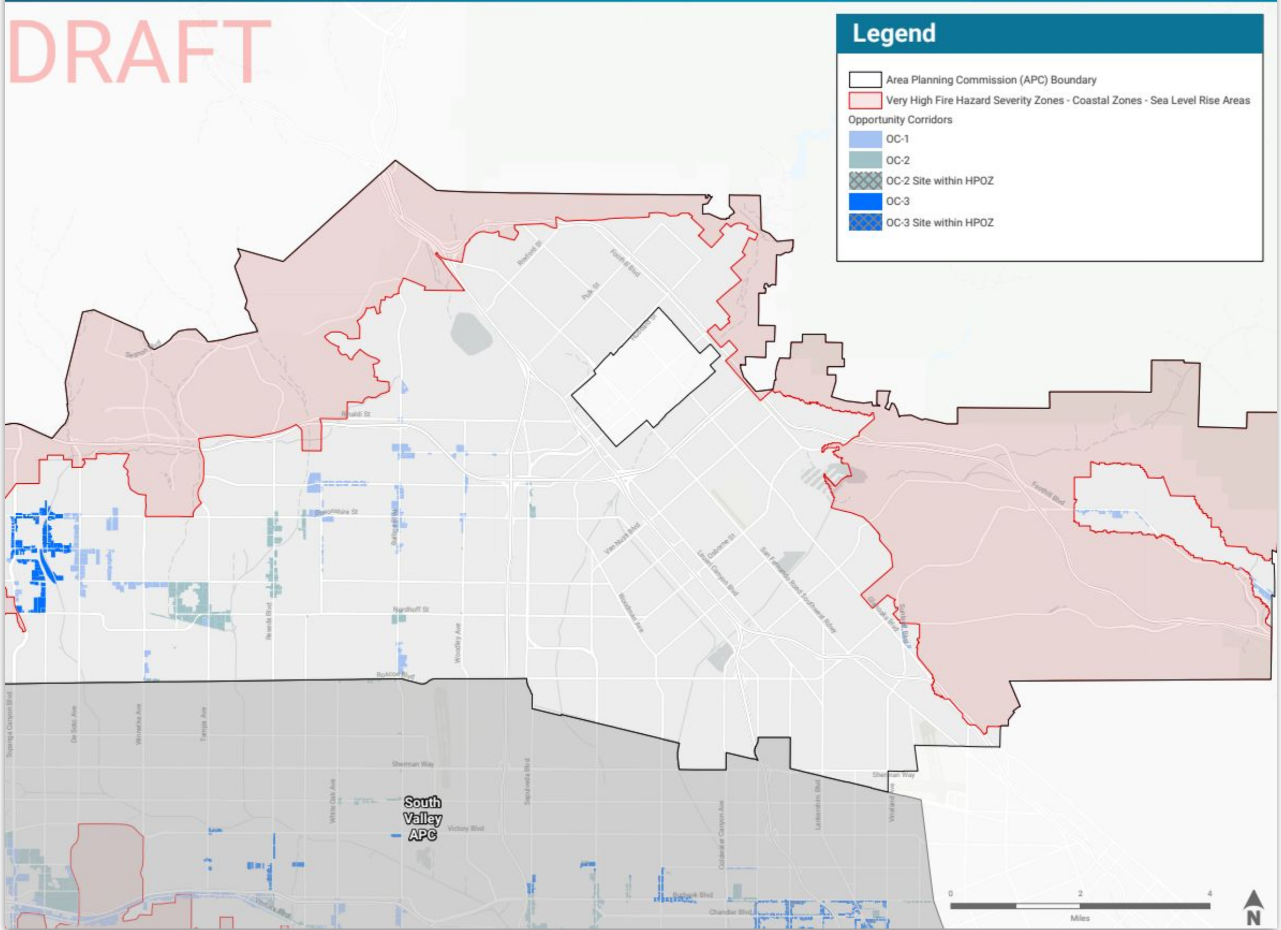



Corridors In Higher Resource Areas
East Los Angeles APC
DRAFT
Central APC
Central APC
Legend
Area Planning Commission (APC) Boundary
Very High Fire Hazard Severity Zones - Coastal Zones - Sea Level Rise Areas
Opportunity Corridors
OC-1
OC-1 Site within HPOZ
OC-2
OC-2 Site within HPOZ
OC-3
OC-3 Site within HPOZ
0
0.8
1.6
Miles
N

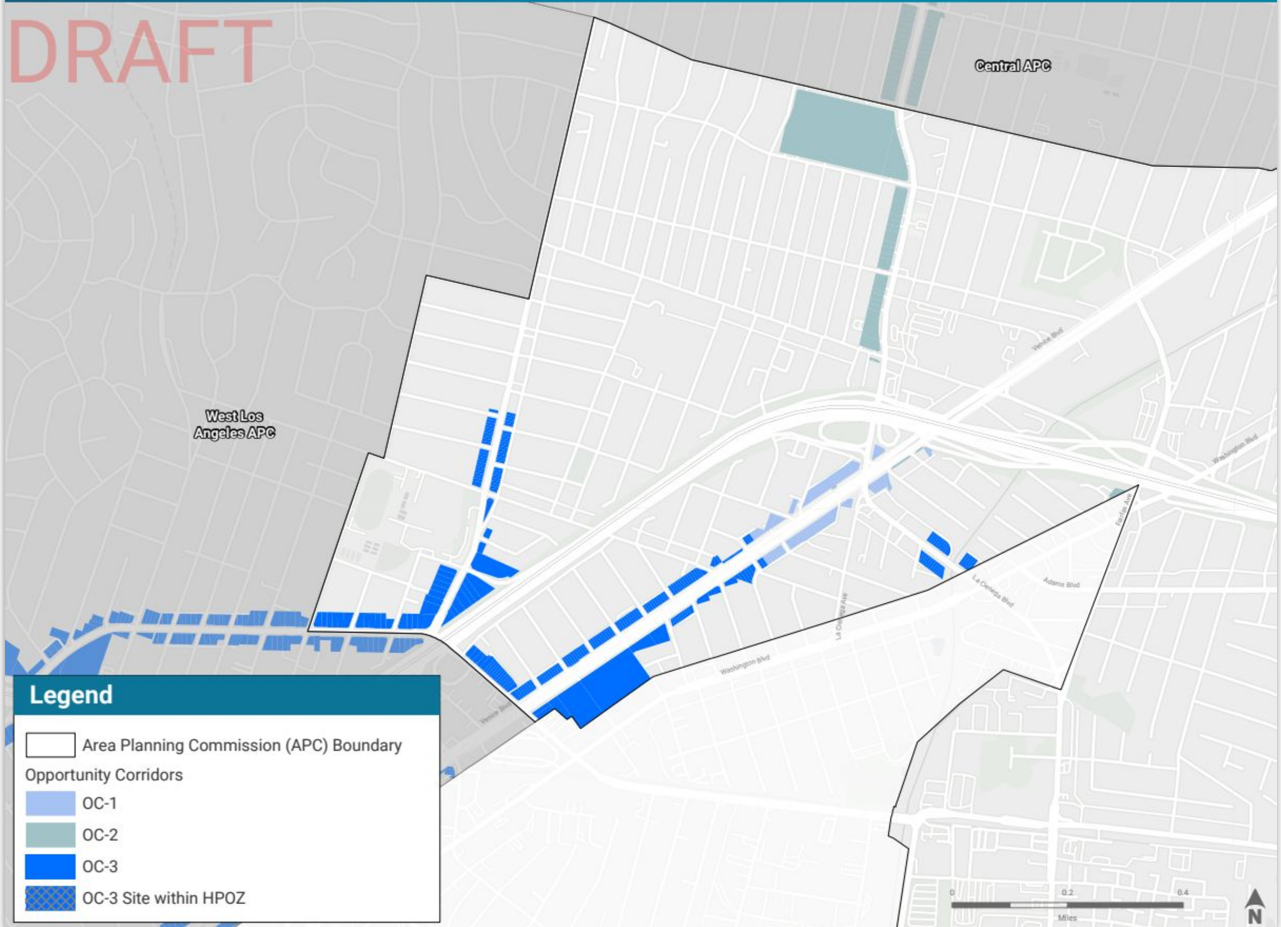
Corridors In Higher Resource Areas
Harbor APC

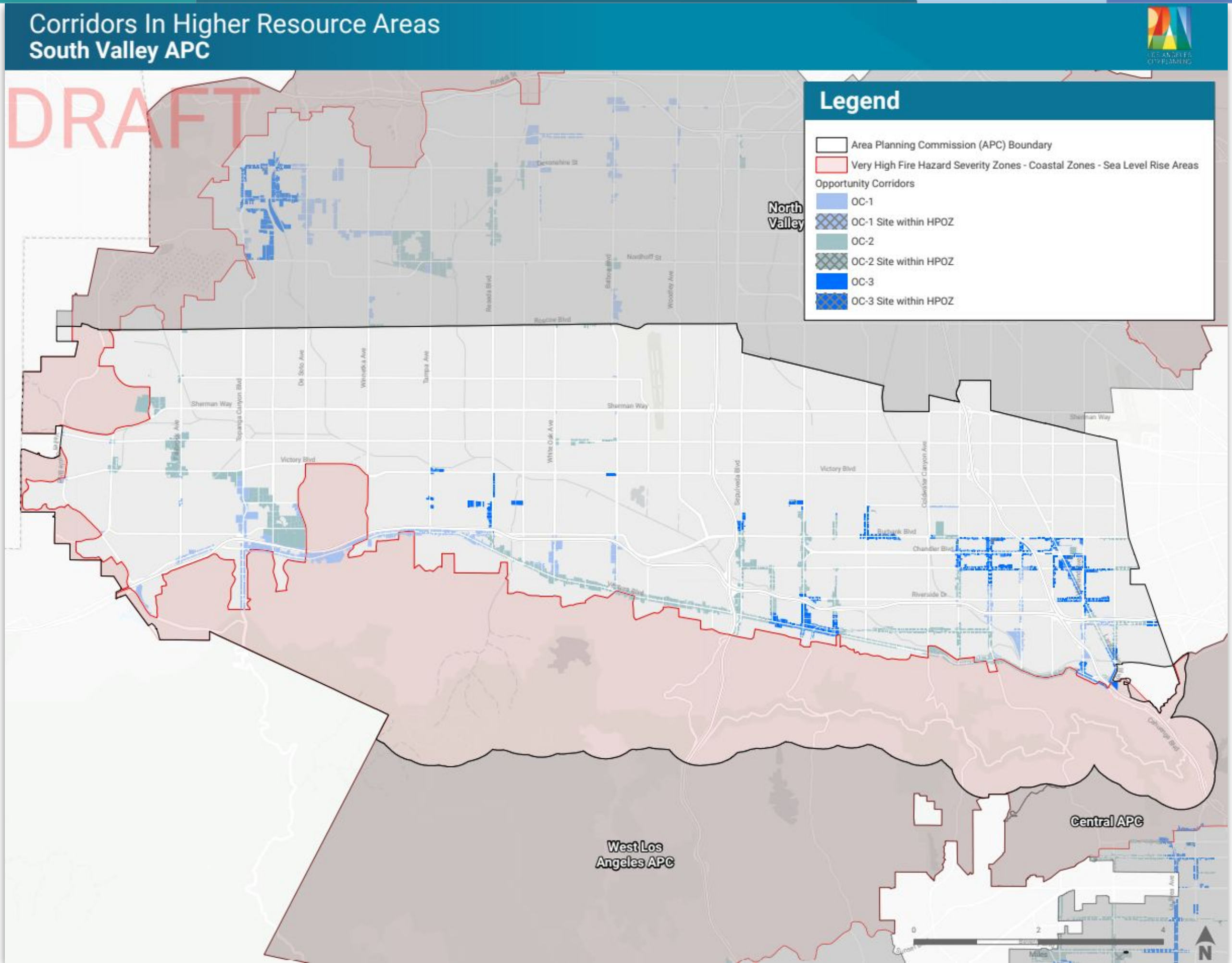


Corridors In Higher Resource Areas
North Valley APC

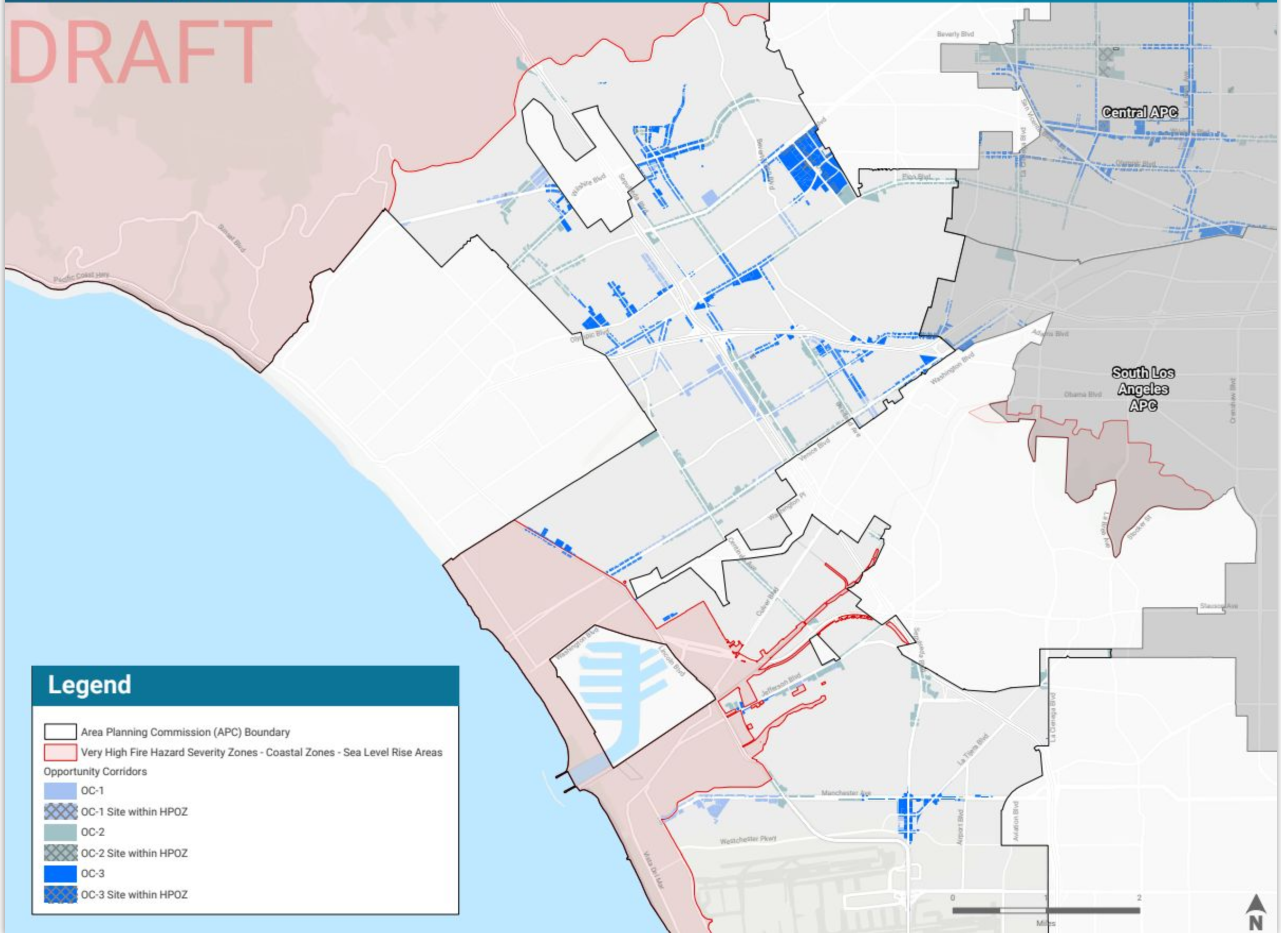


Corridors In Higher Resource Areas
South Los Angeles APC

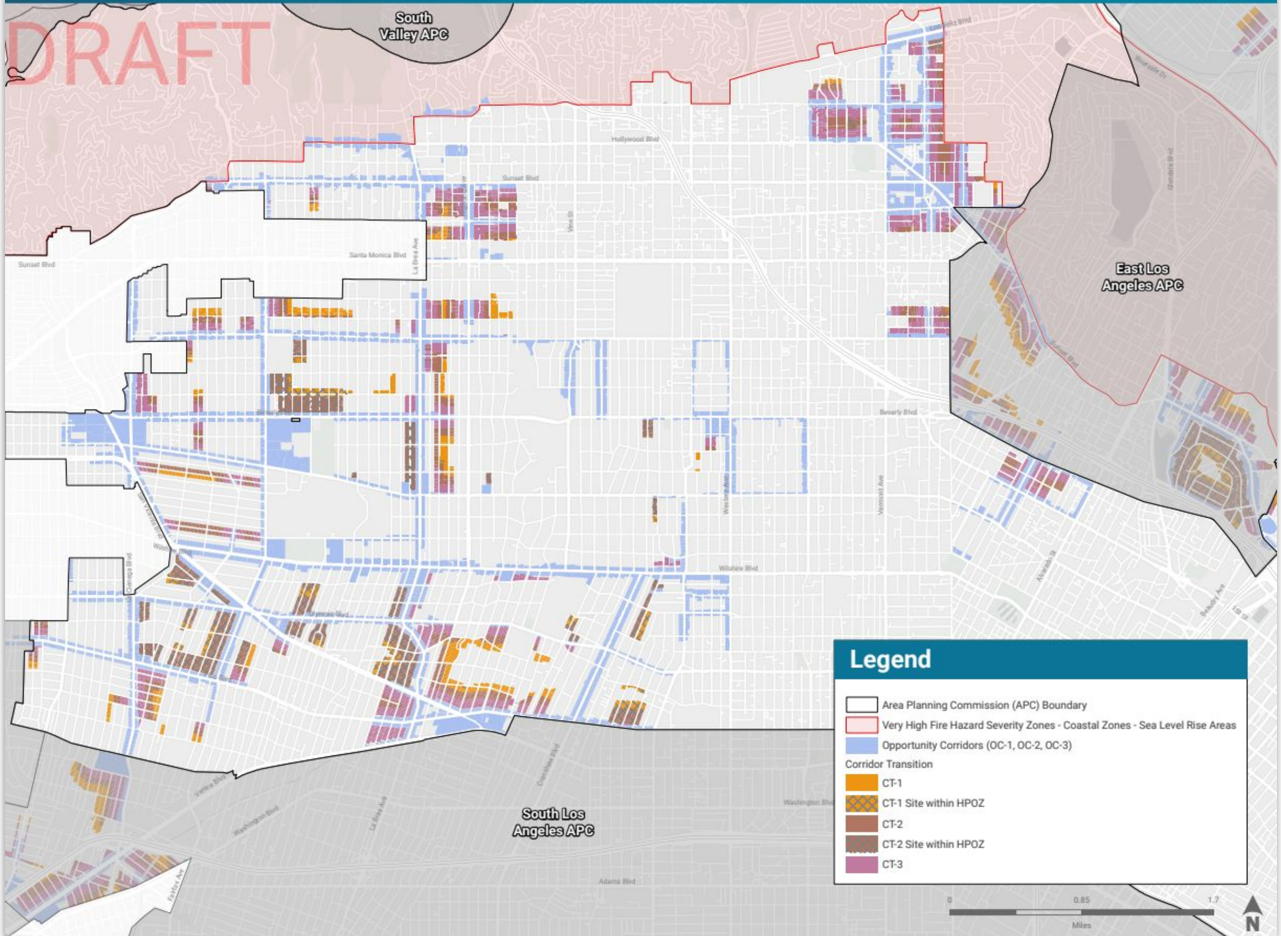



Corridors In Higher Resource Areas
South Valley APC
DRAFT
Legend
Area Planning Commission (APC) Boundary
Very High Fire Hazard Severity Zones - Coastal Zones - Sea Level Rise Areas
Opportunity Corridors
OC-1
OC-1 Site within HPOZ
OC-2
OC-2 Site within HPOZ
OC-3
OC-3 Site within HPOZ
North Valley
Central APC
West Los Angeles APC
Sherman Way
Victory Blvd
Burbank Blvd
Chandler Blvd
Riverside Dr
Roscoe Blvd
Nordhoff St
Devonshire St
N

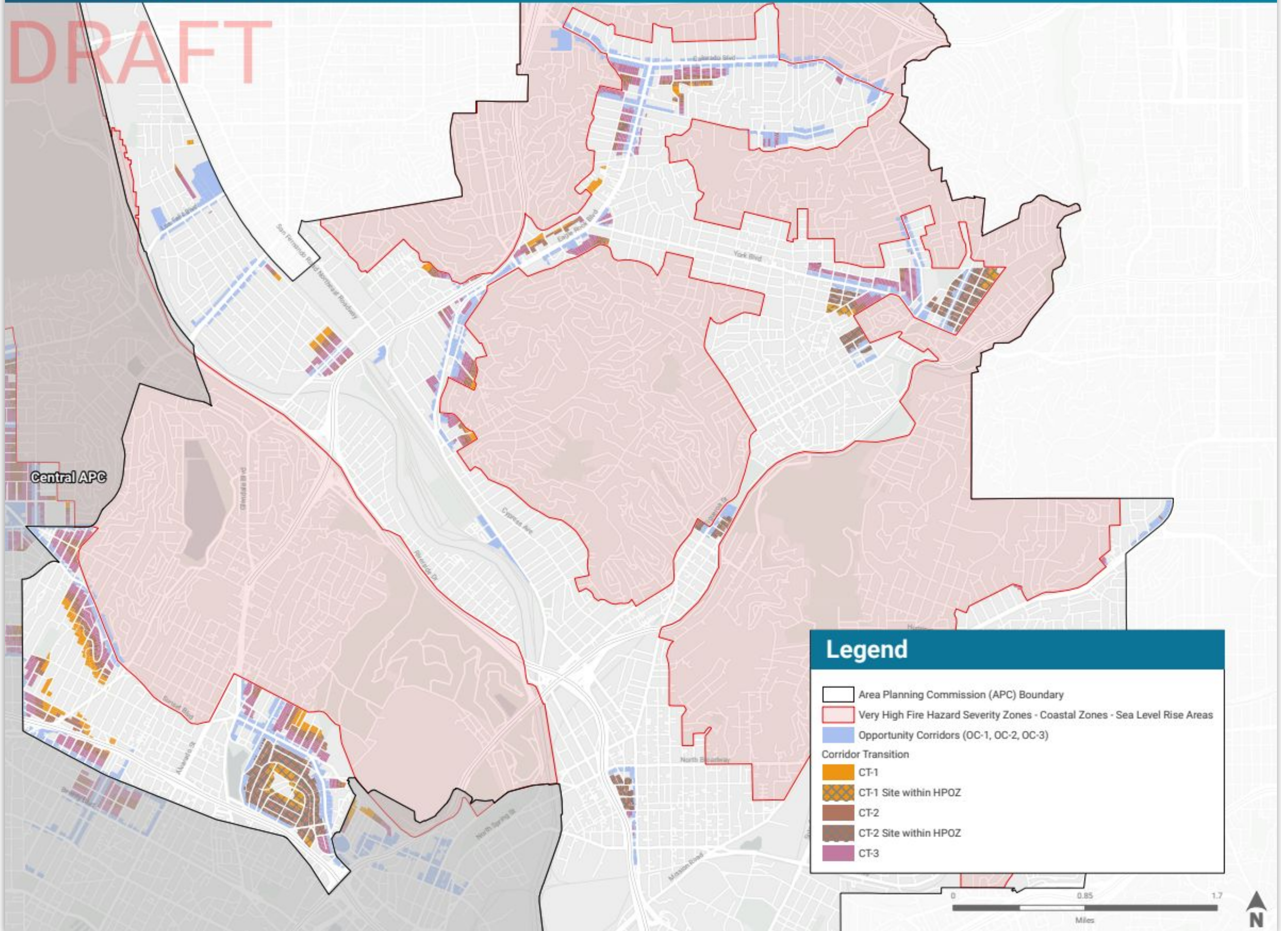
Corridors In Higher Resource Areas
West Los Angeles APC



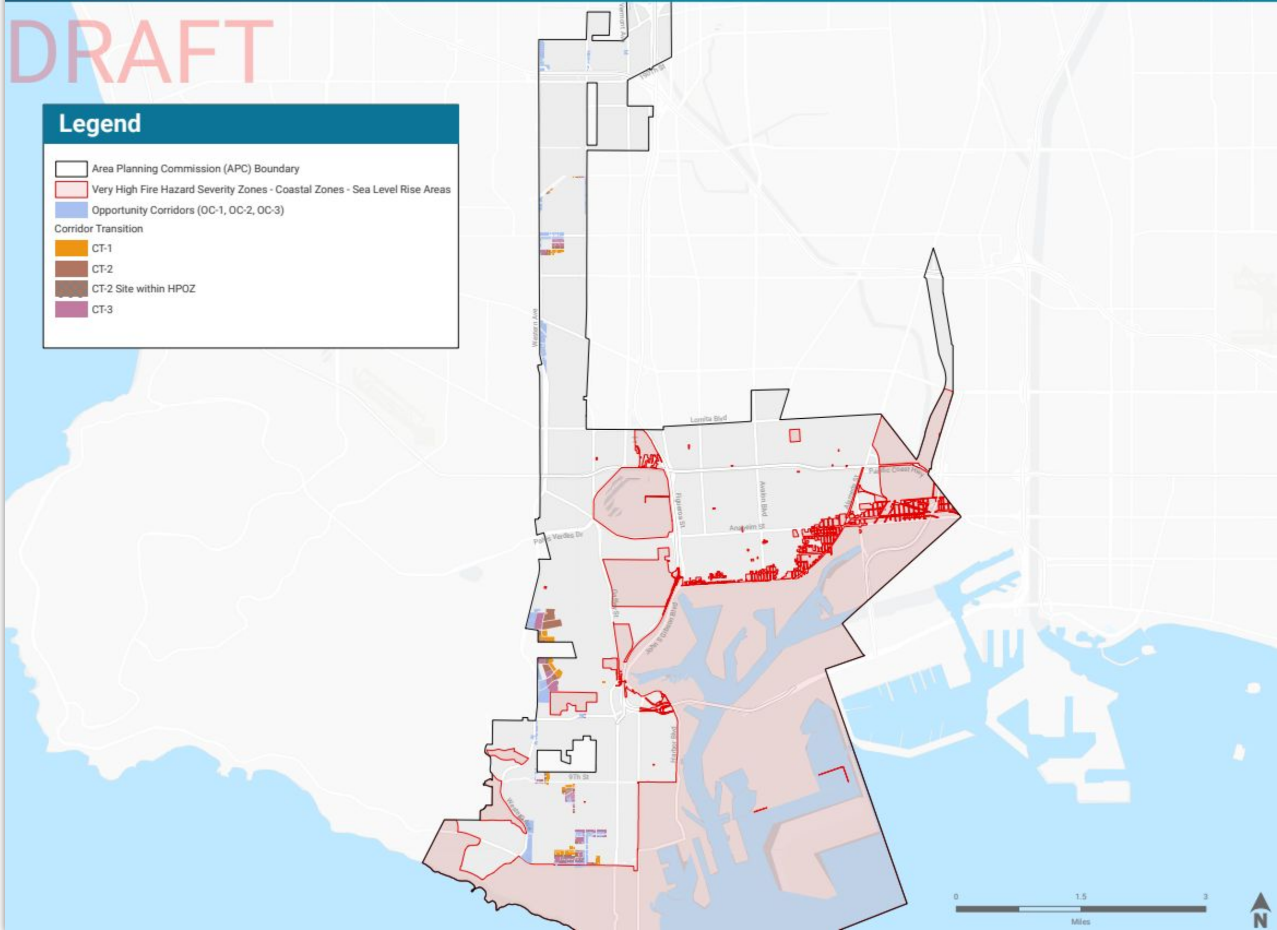
Corridors and Corridor Transitions In Higher Resource Areas
Central APC



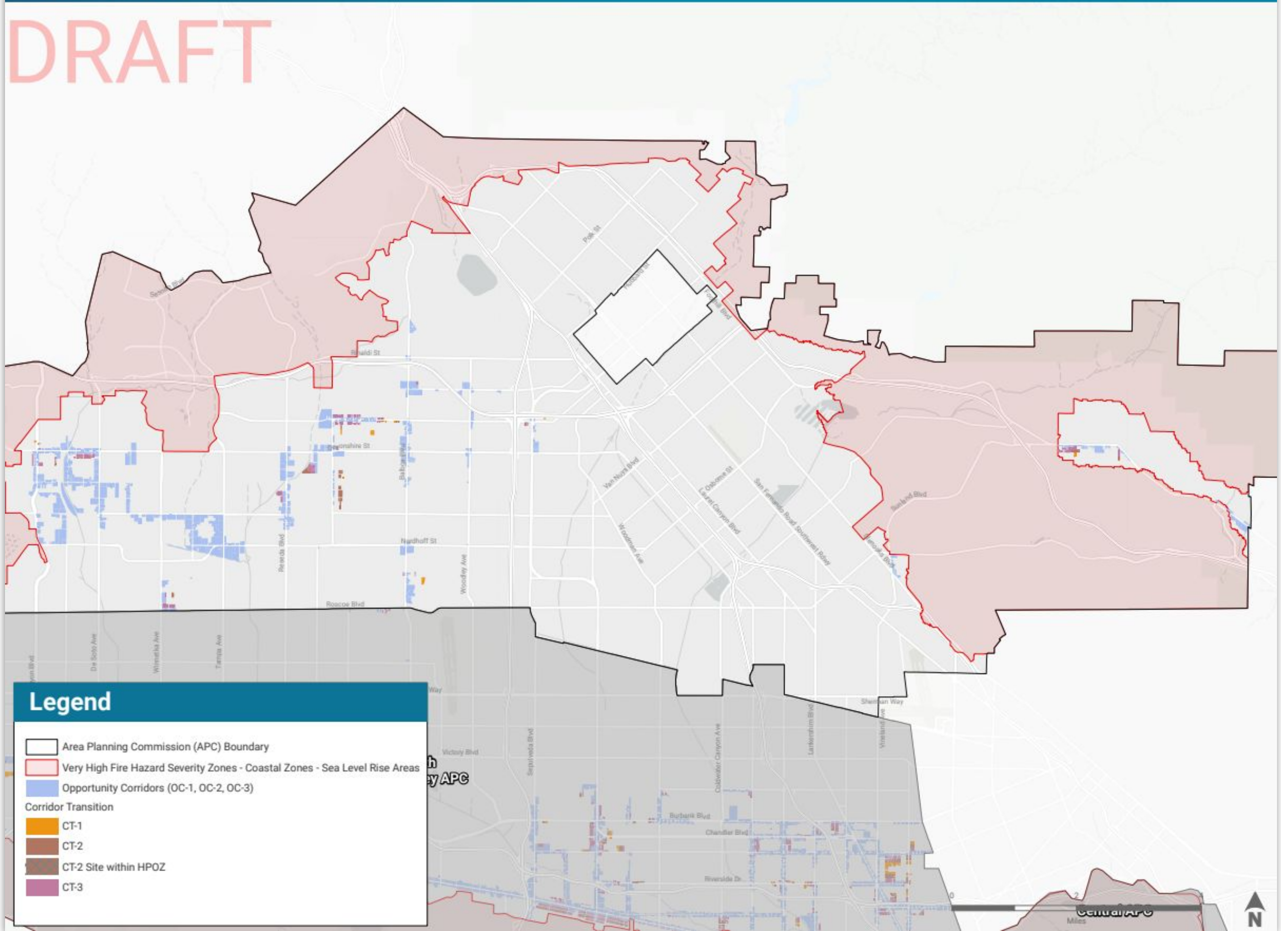
Corridors and Corridor Transitions In Higher Resource Areas
East Los Angeles APC



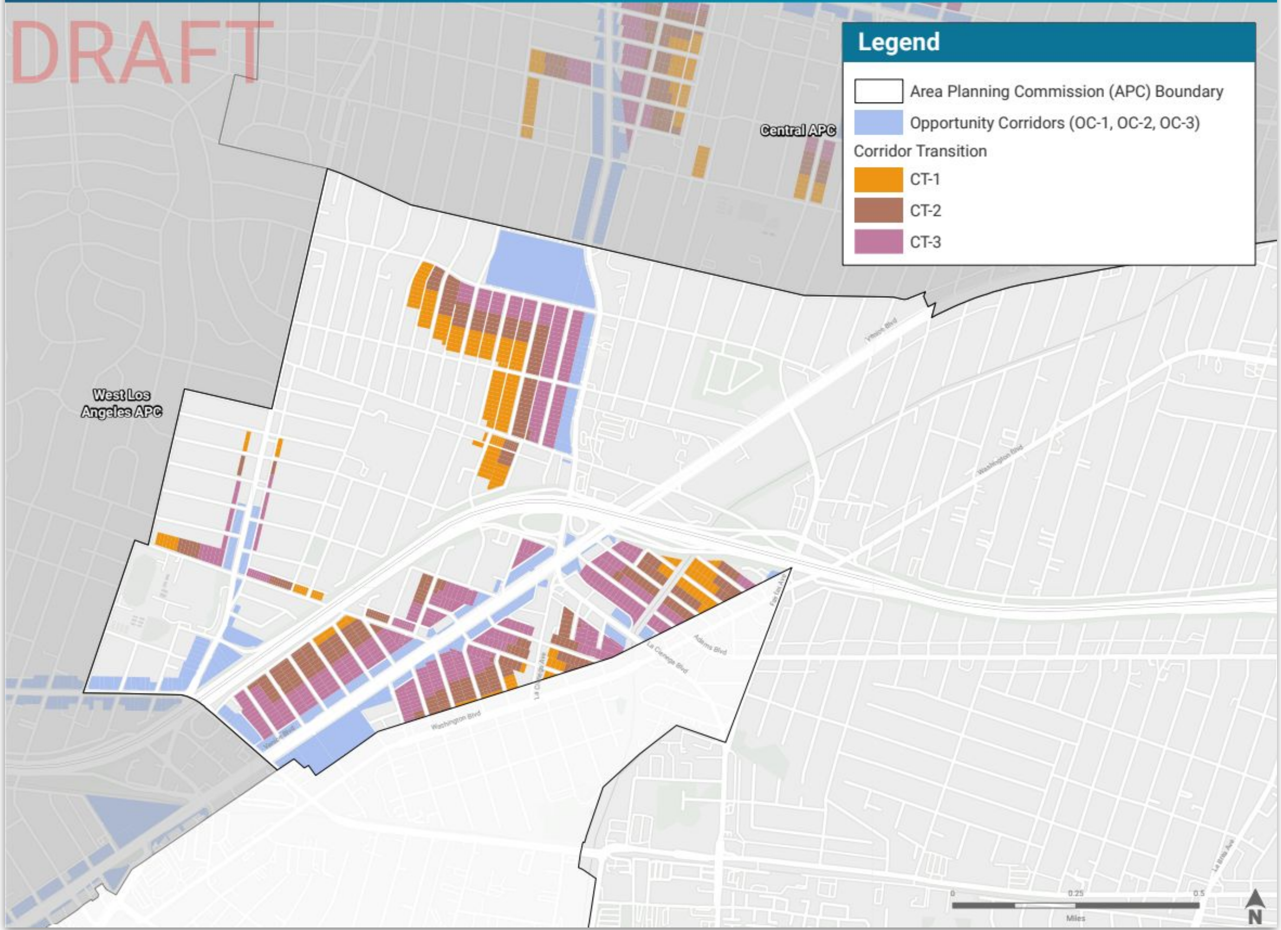
Corridors and Corridor Transitions In Higher Resource Areas
Harbor APC



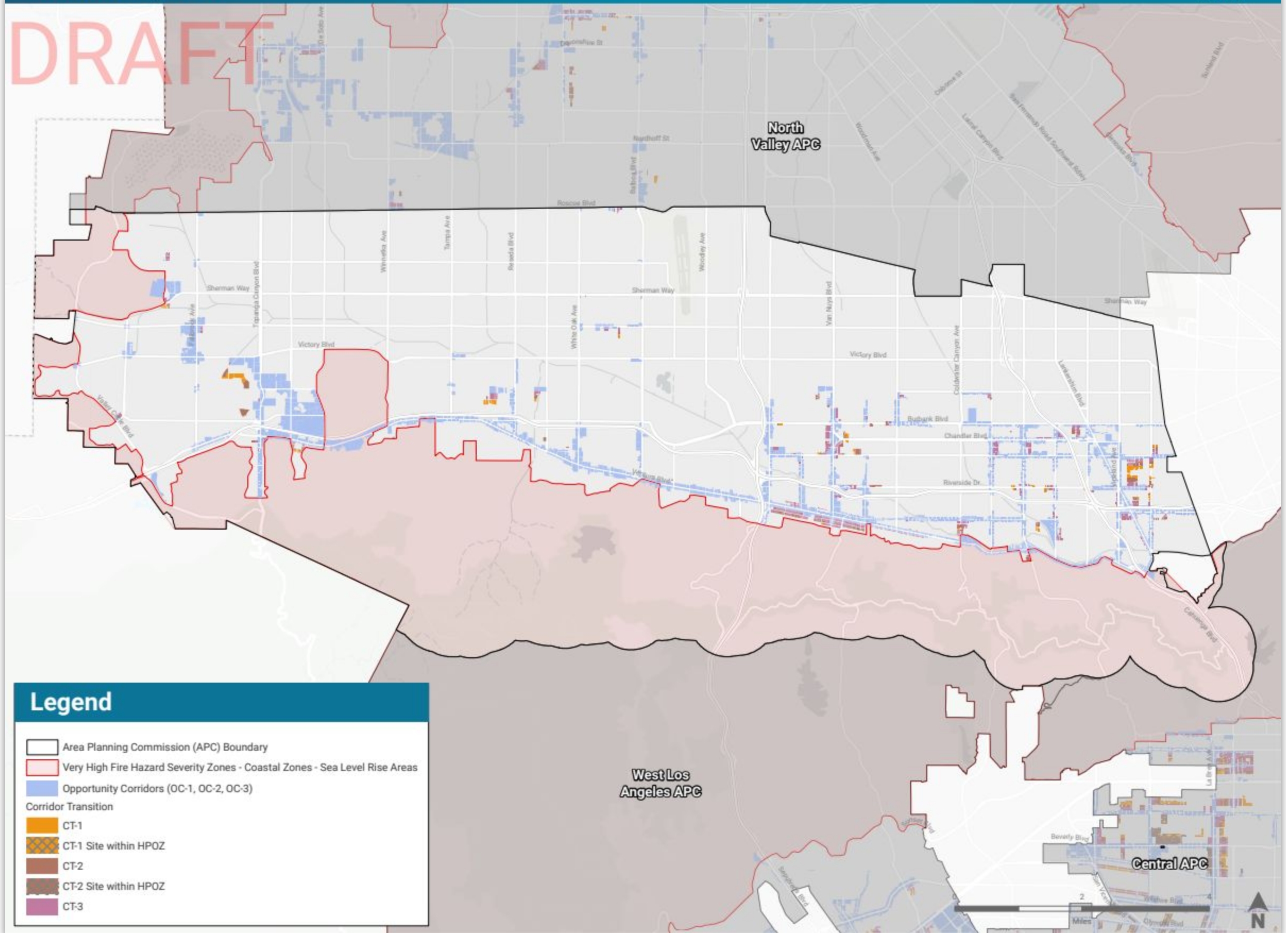
Corridors and Corridor Transitions In Higher Resource Areas
North Valley APC



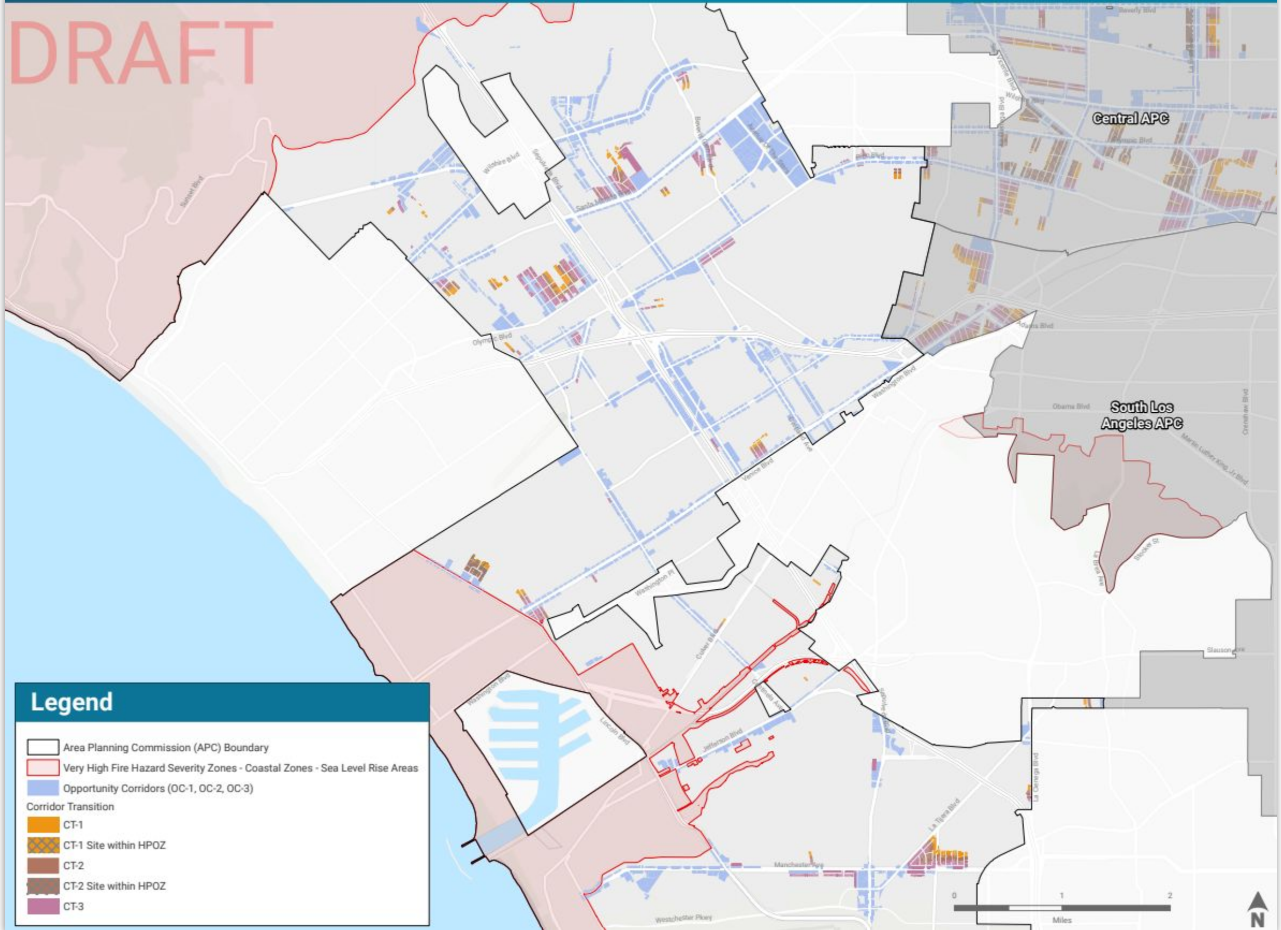
Corridors and Corridor Transitions In Higher Resource Areas
South Los Angeles APC

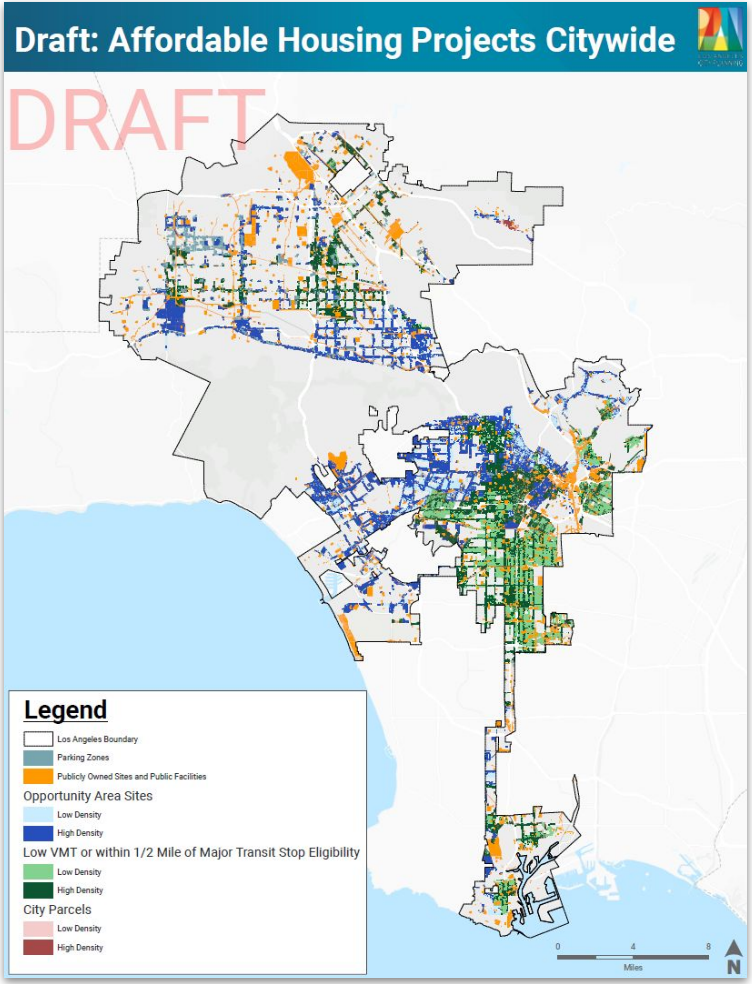


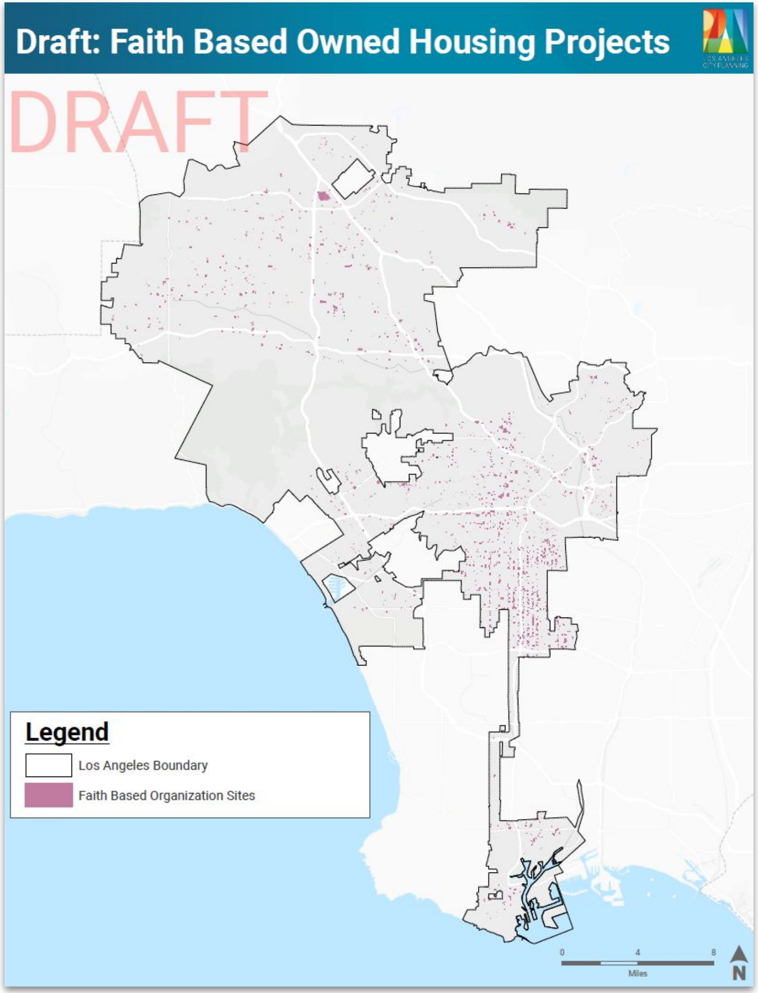
Corridors and Corridor Transitions In Higher Resource Areas
South Valley APC

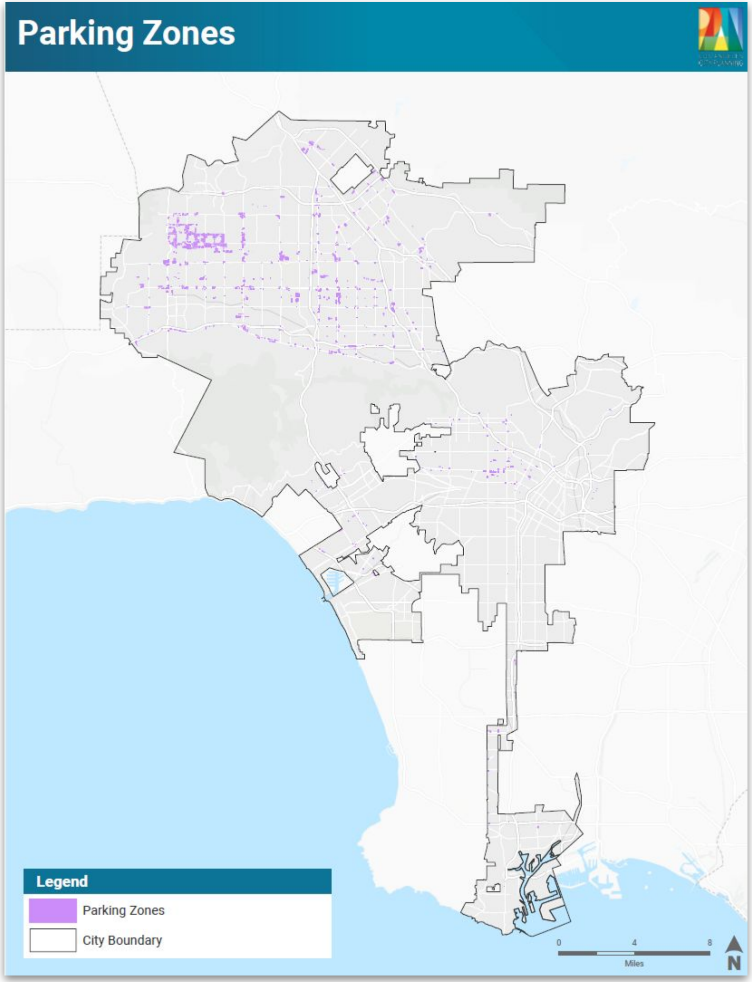


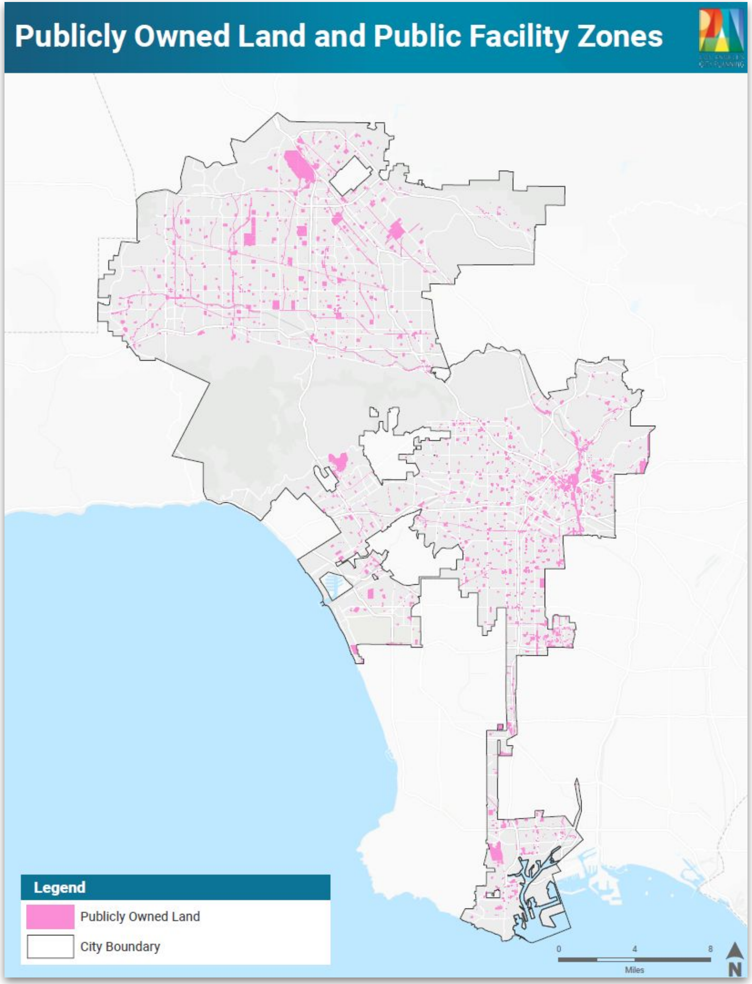
Corridors and Corridor Transitions In Higher Resource Areas
West Los Angeles APC




Draft: Affordable Housing Projects Citywide
DRAFT
Legend
Los Angeles Boundary
Parking Zones
Publicly Owned Sites and Public Facilities
Opportunity Area Sites
Low Density
High Density
Low VMT or within 1/2 Mile of Major Transit Stop Eligibility
Low Density
High Density
City Parcels
Low Density
High Density
0
4
8
Miles
N


Draft: Faith Based Owned Housing Projects
DRAFT
Legend
Los Angeles Boundary
Faith Based Organization Sites
0
4
8
Miles
N


Parking Zones
Legend
Parking Zones
City Boundary
0
4
8
Miles
N


Publicly Owned Land and Public Facility Zones
Legend
Publicly Owned Land
City Boundary
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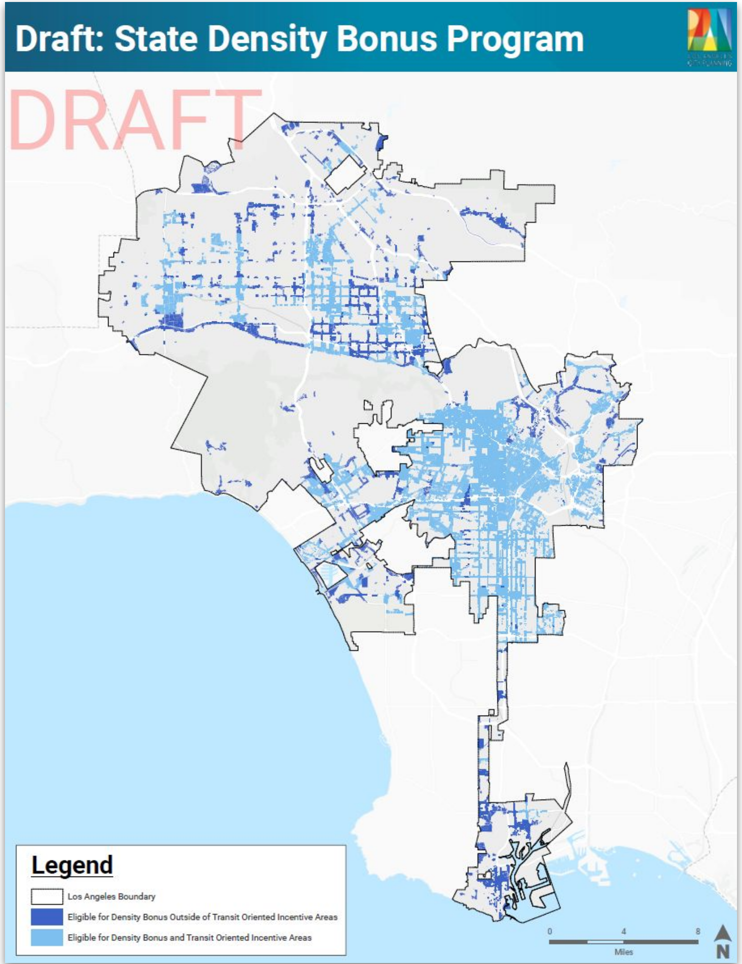
4
8
Miles
N


Draft: State Density Bonus Program
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Legend
Los Angeles Boundary
Eligible for Density Bonus Outside of Transit Oriented Incentive Areas
Eligible for Density Bonus and Transit Oriented Incentive Areas
0
4
8
Miles
N