
Thank you for joining the meeting,
we will begin momentarily.

If you are experiencing technical difficulties,
please email housingelement@lacity.org




한국어 번역

Korean Translation Available



 Raise Hand

 Q&A

 Show Captions

 Interpretation

Housing Element Rezoning Program Webinar



Part 1:

- **Proposed Citywide Housing Incentive Program (CHIP) Ordinance**

Part 2:

- 2.A: Proposed Housing Element Sites Ordinance
- 2.B: Proposed Resident Protections Ordinance

Team Information

Senior City Planners - Blair Smith and Matthew Glesne

City Planners - Erika Cui, Jeanalee Obergfell, Julia Heidelman, Theadora Trindle, and Wajiha Ibrahim

City Planning Associates - Christine Bustillos and Kevin Fulton

Planning Assistants - Abigail Thomas, Alisanne Meyers, Allyn Reyes and Omar Galicia

Student Professional Workers - Angelica Gonzalez and Kevin Umaña

<https://planning4la.org/CHIP>

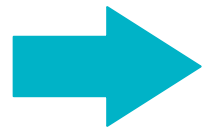
housingelement@lacity.org

Stay Engaged During the Webinar!

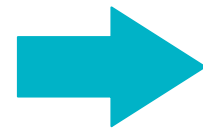
Please offer any comments and questions.



한국어 번역 가능
Korean Translation Available



Type questions in
the Q&A



No Artificial Intelligence,
including meeting notetakers
or bots, is permitted

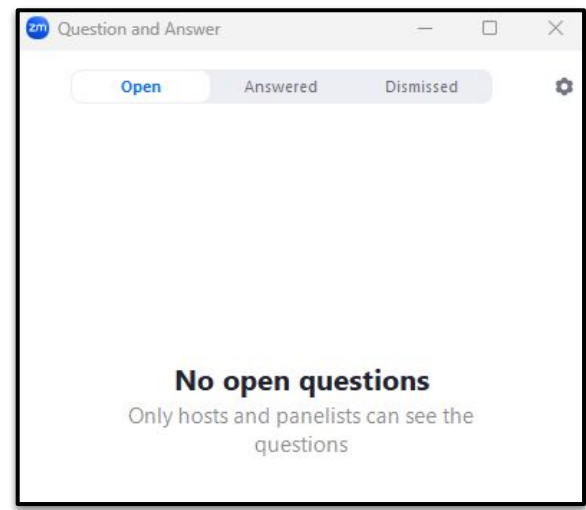
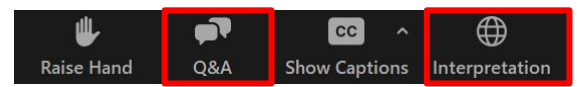


Image: No-ai-icon.com

Agenda

Part I: Citywide Housing Incentive Program Ordinance

- **Background:** Why are we doing this?
- **Outreach Summary:** What have we heard from you?
- **CHIP Draft Ordinance:** What are we proposing?
- **Next Steps**
- **Q&A**

Part II: Resident Protections Ordinance & Housing Element Sites Ordinance

Housing Element Rezoning Program Background



2021-2029 Housing Element

- Every eight-years, Los Angeles develops a policy framework known as the Housing Element Update.
- The most recent update established the City's official **housing goals, policies, objectives and programs** for the eight year period of **2021-2029**.
- Identified **rezoning** is needed to address the City's housing needs and targets.



City of Los Angeles Housing Element 2021-2029

Planning for Housing is Critical

The City of Los Angeles faces one of the most severe housing crisis in the country, experiencing:

- Highest rates of **unhoused population**
- **Fewest homes** per adult of any major US City
- Intense **displacement pressure**
- **Unattainable homeownership**
- **Longer commutes** to work, more **air pollution**
- Impacts felt most dramatically by **women, youth, and people of color**



Image: Adobe Stock

Regional Housing Needs Assessment (RHNA)

The City's rezoning obligations must be met by February 2025



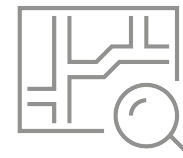
Regional Housing Needs
Assessment Target

486,379 units



Anticipated
Development

230,964 units



Minimum
Rezoning Need

255,433 units

-

=

Rezoning Program Considerations

Key elements of the rezoning strategy have been informed by:

- **Citywide Housing Priorities** developed through the Housing Element process
- Public and decision maker **input**
- **State Housing Element law** rezoning program requirements including:
 - **Affirmatively Furthering Fair Housing (AFFH)** objectives
 - **50%** of new low income housing must be on **residentially (R) zoned sites**



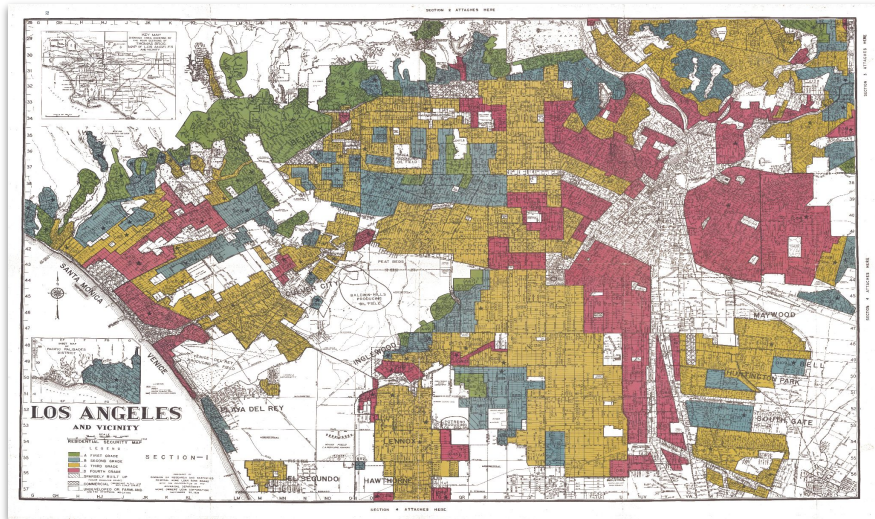
*Florence Mills Apartments
3501-3509 South Central Avenue.*

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

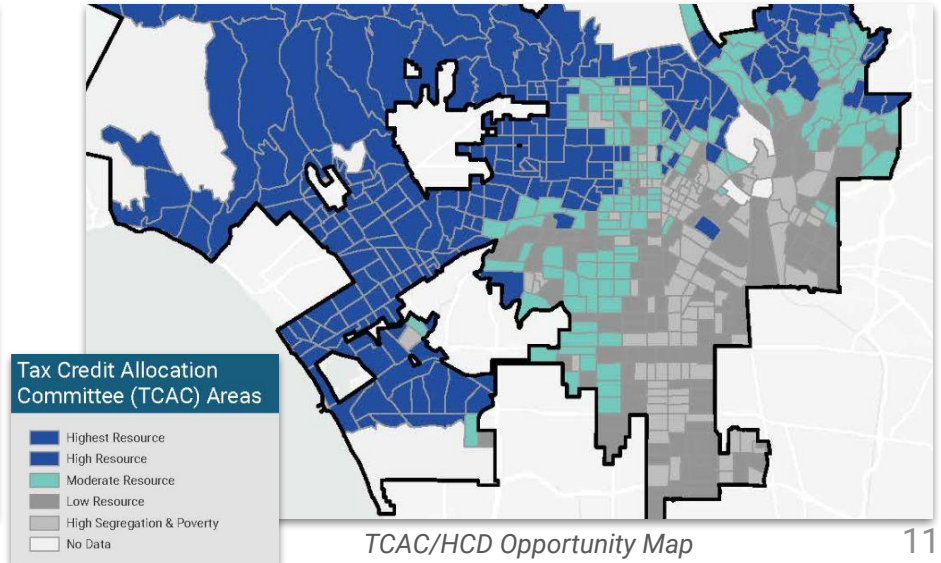
Affirmatively Furthering Fair Housing (AFFH)

AFFH is defined as:

“taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that block access to opportunity ...”



Central Los Angeles County Redlining Map, 1939

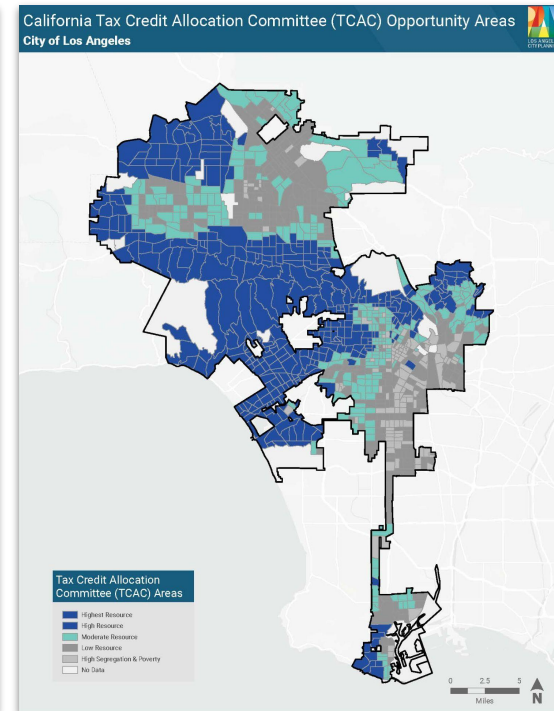
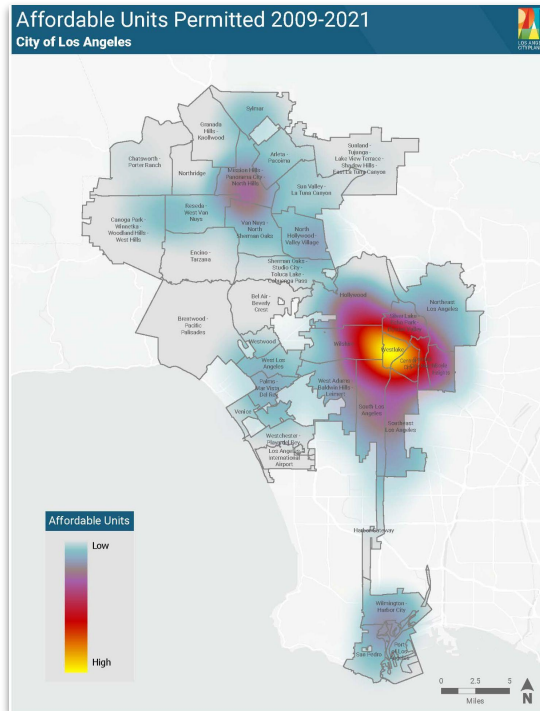


TCAC/HCD Opportunity Map

Equitable Rezoning Approach

The Housing Element Rezoning Program aims to expand access to housing and opportunity by:

- Focusing new **housing capacity in Higher Opportunity Areas**
- **Strengthening tenant protections** to protect communities vulnerable to displacement and housing pressures
- Promote **housing near jobs and transit** and away from environmentally hazardous areas



Housing Element Rezoning Program

**Active Community
and Neighborhood
Planning Efforts**

**Citywide Housing
Incentive Program**

Outreach and Feedback

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. The city is set against a backdrop of rolling hills and mountains under a clear sky. The image has a color gradient overlay, transitioning from a warm orange on the left to a cool blue on the right.

CHIP Outreach

- **Concept Explorer Survey**
- **Live Webinars in English and Spanish**
- **50+ Office Hours Sessions**
- **8 Community Events**
- **Meetings with Interested Parties**
- **Community Based Organization Partnerships**



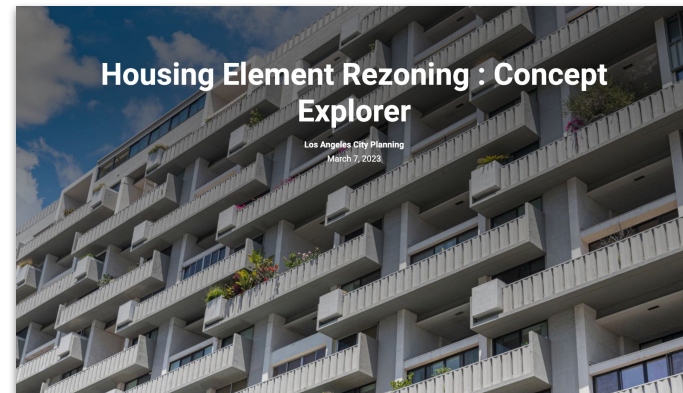
City Staff at CicLAvia Pico Union (04/2023)



City Staff with Strategic Actions for a Just Economy (SAJE) (10/2023)

What We Heard During the Listen Phase

- **Increase** affordable housing production
- **Facilitate** construction of affordable housing near infrastructure and amenities
- **Protect** renters and those vulnerable to displacement
- **Support** inclusive communities
- **Uplift** livable and sustainable neighborhoods
- **Divided perspectives on approach to** single family zones
- **Relax** affordability set-asides for faith-based developments



Housing Element Rezoning Concept Explorer, 2023

Citywide Housing Incentive Program (CHIP) Ordinance

Citywide Housing Incentive Program Ordinance

State Density Bonus Program

State Density Bonus Law Technical Revisions

Align with new AB 1287 to provide 100% density bonus

Mixed Income Incentive Program

Transit Oriented Incentive Areas

Opportunity Corridors

Corridor Transition Areas

Affordable Housing Incentive Program

Opportunity Based 100% Affordable Housing Incentives

Faith Based Organization Incentives (80-100% Affordable)

Parking (P) and Public Facilities (PF) Zone/Publicly Owned Land Incentives

Note: All programs will be in the Exceptions section (12.22) of the Municipal Code.

State Density Bonus Program Basics

State Density Bonus Law enables:

- **Increased density** and **reduced parking** by-right
- Up to 4 incentives for mixed income projects depending on affordable units provided
- **Waivers** 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*

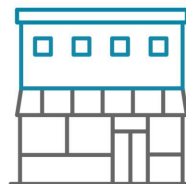
CHIP Strategies

Provide Density Bonuses for Affordable Housing

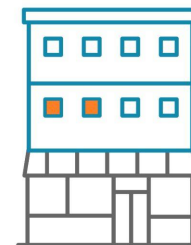
- Each program requires different affordability set asides for greater zoning 'incentives' (requests for additional height, larger building envelope or floor area ratio, reduced parking requirements, reduced yards, etc.)

Grant larger bonuses to projects offering a higher percentage of affordable units

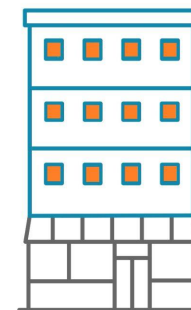
- But base zoning, moderate/higher resource areas, and proximity to transit also affect magnitude of incentives



Base
Zoning
Regulation



Mixed-Income
Affordable
Housing Bonus



100%
Affordable
Housing Bonus

CHIP Strategies

Menus of Incentives

- Projects may utilize a number of incentives from a pre-set “menu of incentives”
- Additional incentives include yard/setback reductions, passageway reductions, transitional height, and more

Public Benefit Options

- By-right development bonuses in exchange for community benefits
- Options include childcare facilities, family sized units, privately owned public space, and more

- (i) **Public Benefit Options.** Per Paragraphs (e)(ii) or (f)(ii), all Projects that qualify for the Base Incentives contained in this subdivision shall be eligible for one or more of the following Public Benefit Options. Projects utilizing the Opportunity Corridor Transition Incentive Area are not eligible for Public Benefit Options. If a Project includes five of the following Public Benefit Options, they shall receive an additional 11 feet in height.
- (1) **Childcare Facility.** A Project that includes a Childcare Facility located on the premises of, as part of, or adjacent to, the project, shall be granted either of the following:
 - (i) An additional Density Bonus that is, for purposes of calculating residential density, an increase in the floor area of the project equal to the floor area of the Childcare Facility included in the project, or
 - (ii) An additional Incentive on or off the Additional Menu of Incentives that contributes significantly to the economic feasibility of the construction of the Childcare Facility. Projects that utilize this incentive may request an additional 11 feet in height.
 - (2) **Multi-Bedroom Units.** A Project that includes a minimum of 40% of Residential Units as 2-bedrooms or larger, shall be granted additional Floor Area up to 0.5 FAR or an additional 11 feet in height.
 - (3) **Preservation of Trees.** 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.
 - (4) **Land Donation.** An applicant for a subdivision, parcel map or other residential development approval that donates land for housing to the City of Los Angeles satisfying the criteria of California Government Code Section 65915(g), as verified by the Department of City Planning, shall be granted a minimum Density Bonus of 15%. The Department of City Planning may adopt administrative guidelines for the purpose of clarifying procedures associated with the implementation of Land Donations pursuant to California Government Code Section 65915(g).
 - (5) **Active Ground Floor Exemption from Calculation of Floor Area.** Active uses, up to 1,500 square feet, located on the ground story shall be exempt from the calculation of floor area.
 - (i) For the purposes of exempting active uses on the ground story from calculating floor area, active space shall be designed and intended for General Commercial Uses, such as restaurants, counter service, general

47

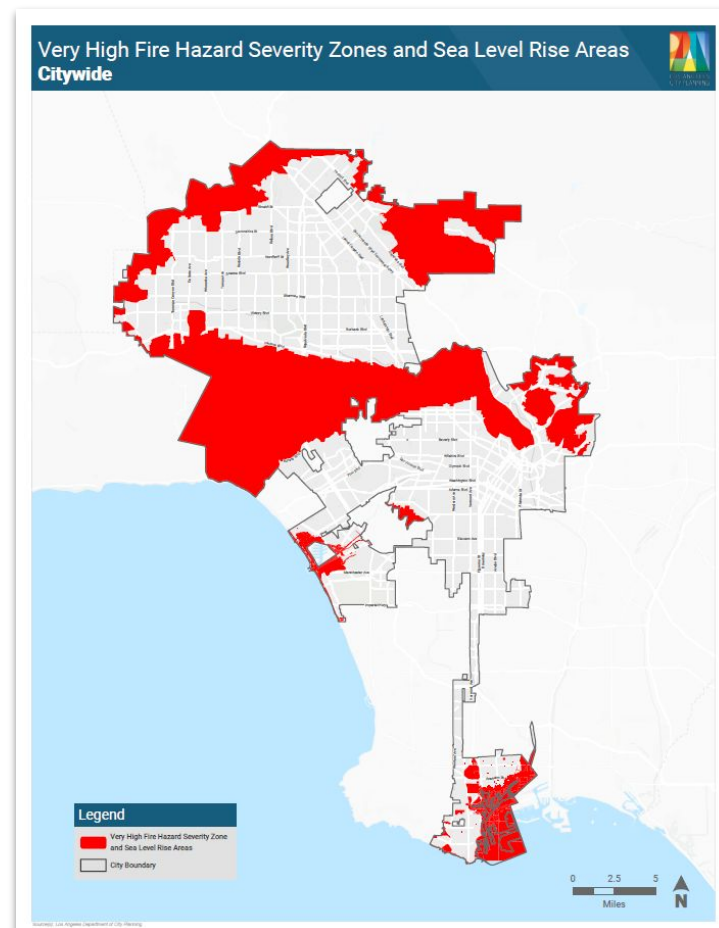
CHIP Eligibility

Excludes Parcels

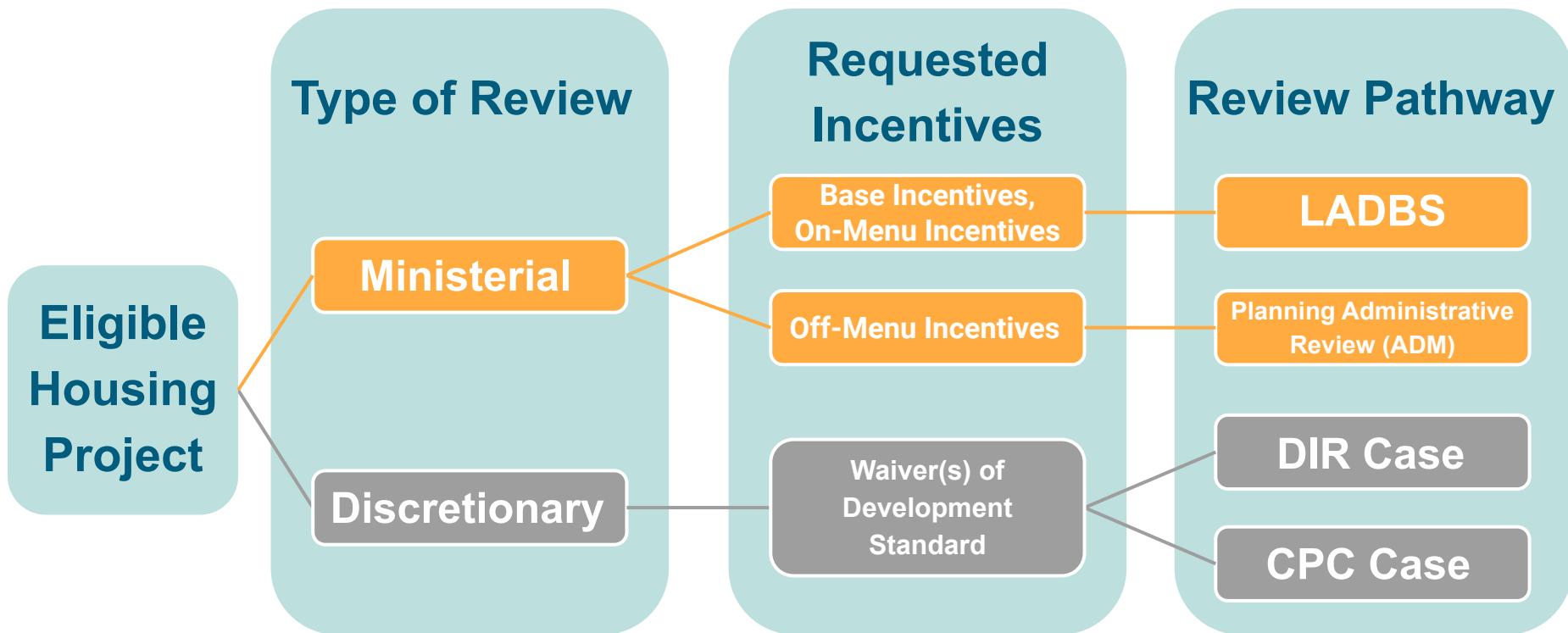
- In Very High Fire Hazard Severity Zones (VHFHSZ)
- Vulnerable to sea level rise
- Hazardous Waste Sites with unremediatable risks

Excludes Zones

- Manufacturing Zones (M1, M2, M3) , unless owned by a public agency
- Single-family zones, except for Faith Based Organization Projects as mandated by State Law (SB 4)



Project Review Procedures

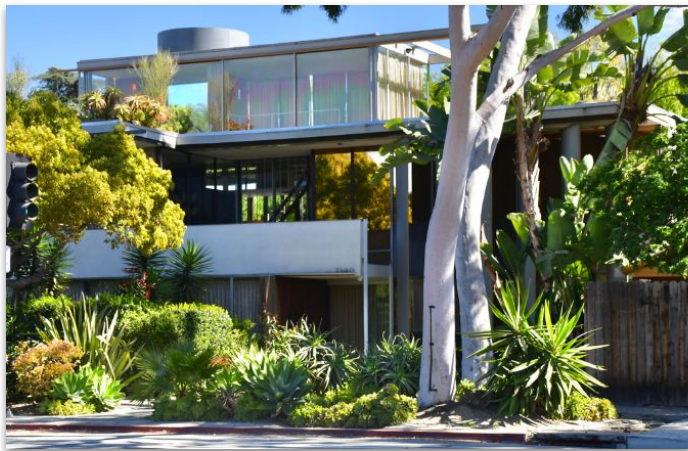


Note: This chart represents simplified project review procedures.

Limitations on Requests

Projects on sites with historic resources

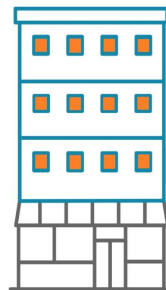
Office of Historic Resources (OHR) review



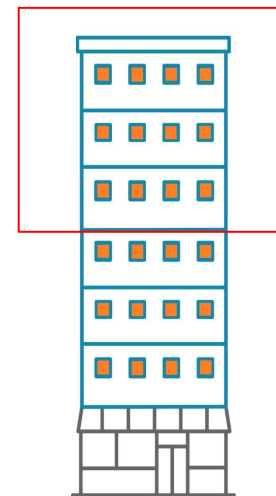
*The Richard Neutra VDL house in Silverlake,
a Los Angeles Historic-Cultural Monument
Image: Flavin Architects*

Concessions exceeding a pre-set incentive

Director/ City Planning Commission determination



Pre-set incentive requested:
→ Ministerial Approval



Greater incentive requested:
→ Supplementary Procedures or
Discretionary Approval

An aerial photograph of a densely populated urban area, likely Los Angeles, showing a mix of multi-story apartment buildings and houses. The background features rolling hills and mountains under a clear sky. The image has a color gradient overlay, transitioning from a warm orange on the left to a cool blue on the right.

State Density Bonus Program

State Density Bonus Program



Comprehensive update to the City's Density Bonus Program

- Incorporate state legislation that has significantly amended State Density Bonus Law



Key Revisions

- Updated procedures for more predictable and streamlined project review
- New incentives for 100% affordable housing projects, housing for target populations, and reduced parking requirements
- Incorporating provisions allowing for additional density bonuses up to 100% per AB 1287 (2023)

Mixed Income Incentive Program (MIIP)

Mixed Income Incentive Program (MIIP)



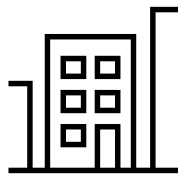
Opportunity Corridor Incentive Area

Incentives to aimed to increase housing projects on major streets near public transportation in Higher Opportunity Areas



Opportunity Corridor Transition Incentive Area

Incentives for housing projects constructing lower-scale housing typologies adjacent to major corridors in Higher Opportunity Areas



Transit-Oriented Incentive Area

Incentives for new housing near public transportation citywide

Mixed Income Incentive Program

Project Development Features

Incentives Tailored to Citywide and Higher Opportunity Areas

- **Number of Units**
- **Height**
- **Massing**
- **Parking**



Vox at Cumulus, TCA Architects
Image: Urbanize LA

Opportunity Corridor (OC) Incentive Area Base Incentives listed in Table 12.22 A.38(f)(2), of Draft CHIP Ordinance

Opportunity Corridor Transition Incentive Area Base Incentives listed in Table 12.22 A.38(g)(2), of Draft CHIP Ordinance

Transit-Oriented Incentive Area Base Incentives listed in Table 12.22 A.38(e)(2), of Draft CHIP Ordinance

Mixed Income Incentive Program

Affordability

Tailored to Citywide and Higher Opportunity Areas

- **Each Project is required to provide a percentage of Income-restricted affordable units**
- **The number of Affordable units required would vary across the City depending on a neighborhood's average rent or sale price (Market Tier)**



*Hanover Warner Center, TCA Architect
Image: Urbanize LA*

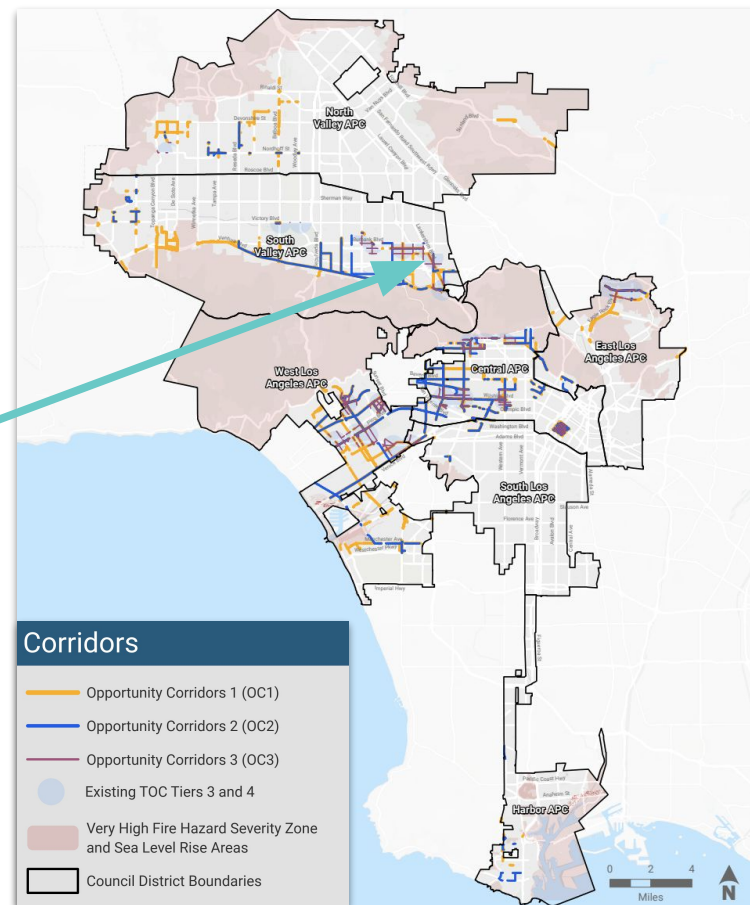
Mixed Income Incentive Program

Opportunity Corridor Incentive Areas

- **Promotes** housing along major corridors near public transit and job centers in Higher Opportunity Areas



Lankershim Blvd, Google Maps
 Located in Opportunity Corridors 1 and 3



Mixed Income Incentive Program

Opportunity Corridor Transition Incentive Area

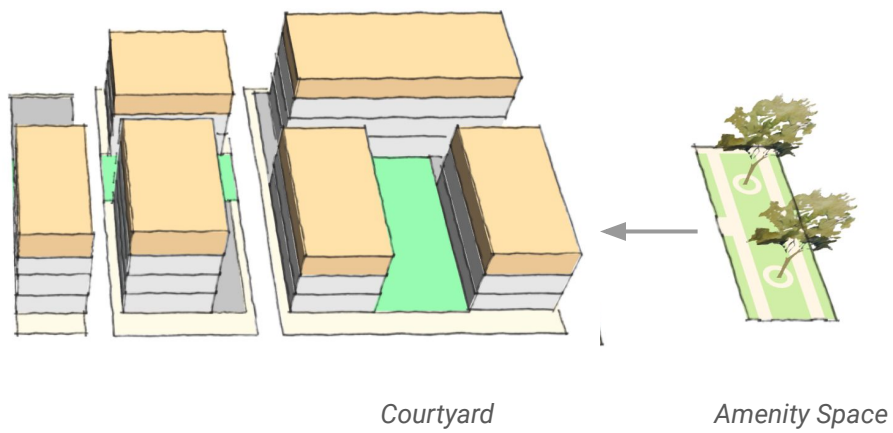
- Provides a softer transition as the **buffer** between Opportunity Corridors and lower-scale residential housing
- Requires **Common Open Space and Street-Facing Entryway performance standards** to ensure pedestrian oriented design outcomes



Mixed Income Incentive Program

Opportunity Corridor Transition Incentive Area

- **Courtyards, paseos, and rear yards** encourage healthy living and walkability.
- **Porches, forecourts, and recessed entries** enhance the public realm, providing direct visual and physical connections to the street.

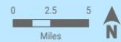


Opportunity Corridors Considerations

**Housing Element Proposal
October 2022**

Legend

- Avenues and Boulevards
- Very High Fire Hazard Severity Zone and Sea Level Rise Areas
- City Boundary



**Phase 1- Key Transit Corridors
July 2023**

Legend

- Opportunity Corridors 1 (OC1)
- Opportunity Corridors 2 (OC2)
- Opportunity Corridors 3 (OC3)
- Very High Fire Hazard Severity Zone and Sea Level Rise Areas
- City Boundary



**Proposed Opportunity Corridors
March 2024**

Legend

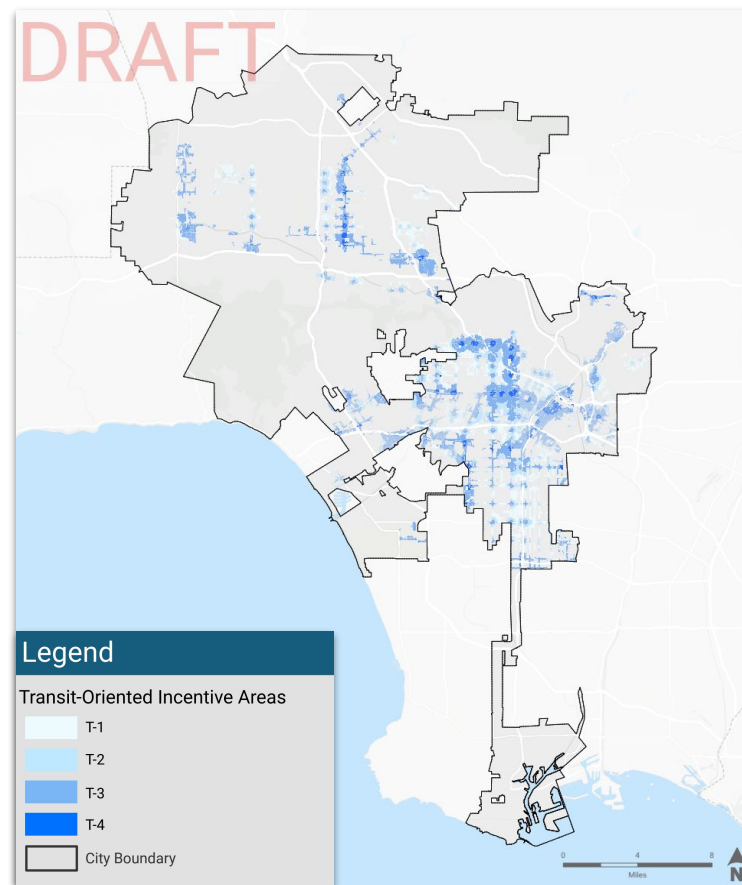
- Opportunity Corridors 1 (OC1)
- Opportunity Corridors 2 (OC2)
- Opportunity Corridors 3 (OC3)
- Existing TOC Tiers 3 and 4
- Very High Fire Hazard Severity Zone and Sea Level Rise Areas
- Council District Boundaries



Mixed Income Incentive Program

Transit-Oriented Incentive Area

- **Promotes** the construction of affordable housing near public transportation citywide
- **Increases** housing options for residents of all income levels



Affordable Housing Incentive Program (AHIP)

Affordable Housing Incentive Program (AHIP)



Citywide 100% Affordable Housing

Applies to parcels allowing multi-family residential uses citywide, in High & Moderate opportunity areas, and areas with low vehicle miles travelled



Parking (P) Zone Public Facilities (PF) Zone and Publicly Owned Land

Incentives for 100% Affordable Housing on “P” Parking zones, “PF” Public Facilities zones, and parcels owned by public agencies



Faith Based Organization (FBO) Owned Land

Incentivizes 80-100% Affordable Housing development on land owned by FBOs

Affordable Housing Incentive Program (AHIP)

Project Development Features:

- **Number of Units**
- **Height**
- **Massing**
- **Parking**

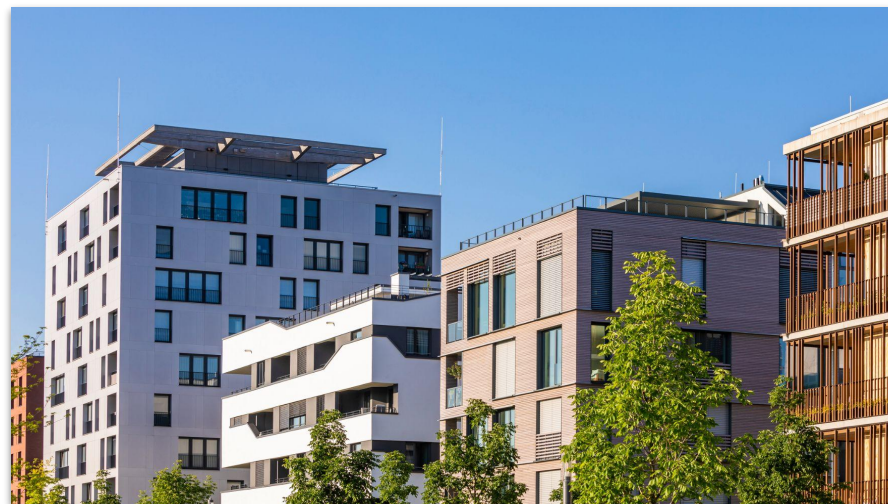


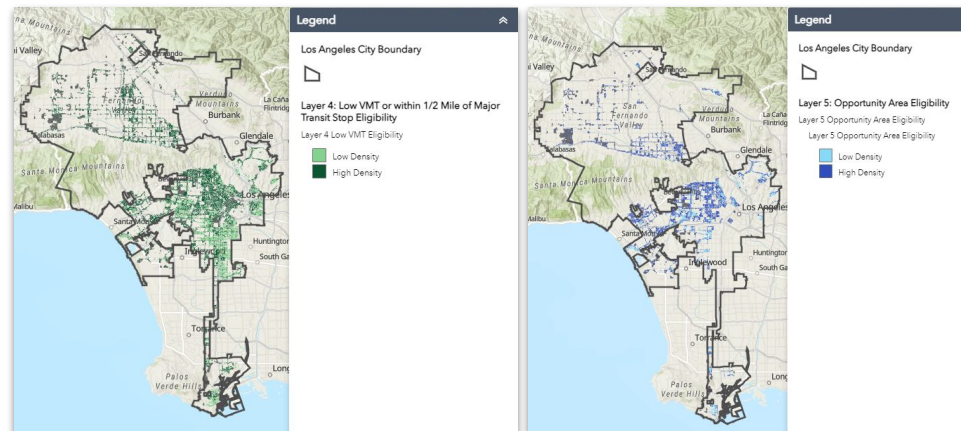
Image: 2021-2029 Housing Element

Affordable Housing Incentive Program (AHIP)

Citywide 100% Affordable Housing

Incentives for parcels:

- On any site zoned for multi-family uses
 - Scaled to sites with base zoning permitting +/- 5 units
- Within ½ a mile of a Major Transit Stop and in Low-VMT Areas (Low Vehicle Miles Traveled Area is where residential development does not induce high amounts of new traffic)
- In High or Moderate Opportunity Areas

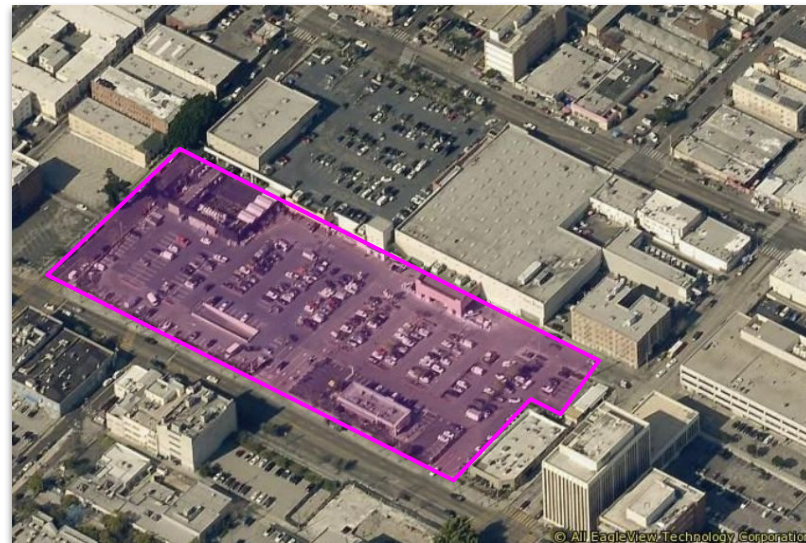


Affordable Housing Incentive Program (AHIP)

Parking (P) and Public Facility (PF) Zones

- Encourage 100% Affordable Housing on underutilized land, such as land zoned for Parking (P), Public Facilities (PF) or land owned by public agencies.
- Highest adjacent zoning is used to determine basis for applicable incentives.

For example, underutilized land zoned for Parking in the dense Westlake area could be developed into much needed affordable housing.



Note: Image is not based on an actual proposal and does not reflect future project design.

Affordable Housing Incentive Program (AHIP)

Faith Based Organization (FBO) Owned Land

Incentivizes 80-100% Affordable Housing on sites owned by Faith Based Organizations.

- Allows development on single-family zoned parcels to align with state law
- Flexible affordability requirements (60% Affordable to low-income households, 20% Affordable to moderate-income households)
- Future land acquisitions of faith based organizations are eligible



Faith Based Project Rendering
Image: AIA Seattle

How will the CHIP Ordinance help meet the housing needs of Angelenos?

- More affordable housing means Angelenos can afford to continue to live here
- Reverse inequitable land use patterns
- Strategically locate new housing along corridors and near jobs and transit

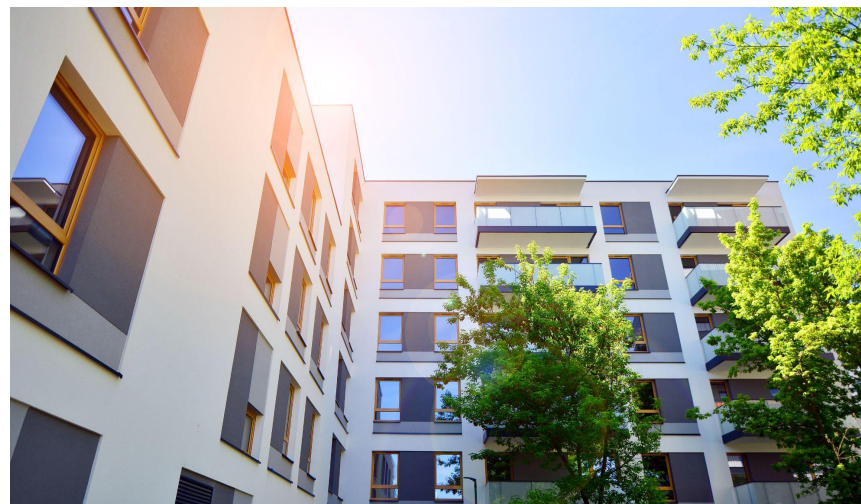


Image: Adobe Stock

Other Targeted Ordinances

Resident Protections Ordinance

Demolition Protections
(replacement, right to
return/remain, no net loss)

Projects that include AH
(99 Years, equal amenities)

Housing Element Sites Ordinance

Inventory of Sites
(replacement, no net loss)

Prior Housing Element Sites
(by-right w/ 20% AH)

Lower Income Rezoning
Sites
(by-right, min. densities)

Citywide Housing Incentives Program Timeline

A rezoning program must be adopted and effective before **February 2025**.



Stay Connected

Contact the Team for general questions or comments at housingelement@lacity.org

Make sure to visit our Housing Element Rezoning Program website and sign up to receive updates!

Sign up for updates from the Housing Element Rezoning Program

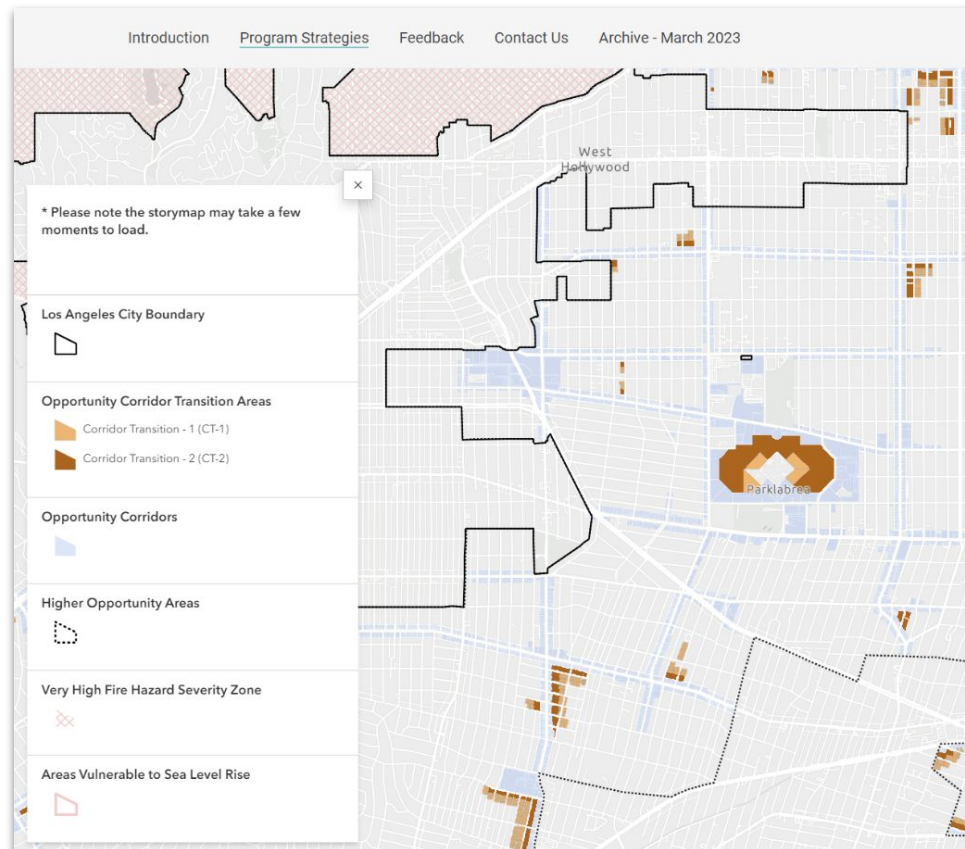
This list is for those interested in receiving information on the Housing Element Rezoning Program and general City Planning updates.

* Email

* First Name

* Last Name

Postal Code

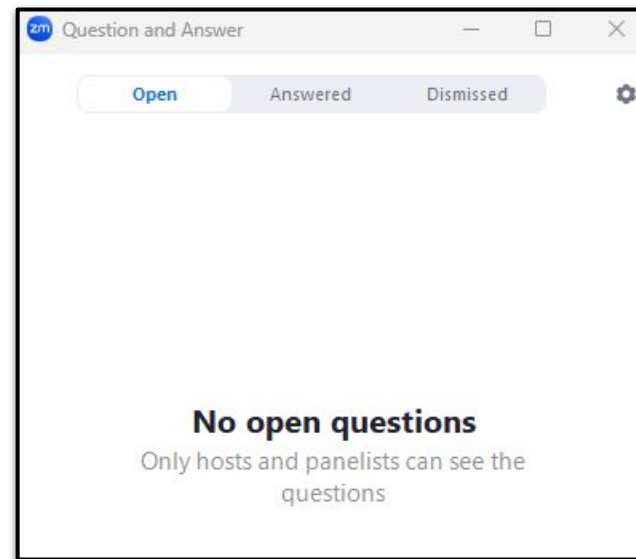
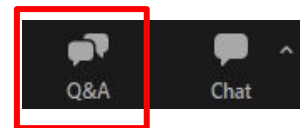
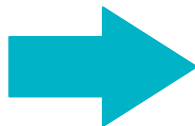


Participate in Q&A

Please offer any comments and questions.



Type comments in the Q&A box



Thank You!