

Affordable Housing Incentive Program

New Affordable Housing that is Accessible to Current and Future Residents of Boyle Heights

A key component of the Boyle Heights Community Plan is the creation of a Community Benefits Program that establishes incentives for affordable housing that are tailored to the needs of the community. The incentives in the Community Benefits Program are proposed to apply throughout Boyle Heights, and are focused around areas that are served by transit. Working in concert with proposed zoning tools and Plan policies, the Community Benefits Program focuses on providing affordable housing where it is most needed, while also reflecting the existing characteristics of Boyle Heights.

Land Use Policy 1.2

incentivizes new development to contribute towards the community's extremely-low, very-low, and low-income housing needs.

Land Use Policies 4.1 and 4.2

permit greater development scale and density around transit if a project provides high quality affordable housing for low-income households.

Land Use Policy 17.4

incorporates architectural details, building material, and ornamentation that reflect the local context and historic development patterns in Boyle Heights.

Affordable Housing and Eligibility Requirements

For any project to utilize the optional Community Benefits Program and access these additional development rights (FAR, density, height, etc.), the project must set aside at least 11% of the total units in the project for Extremely Low Income households; or 15% for Very Low Income Households; or 25% for Lower Income Households. A project that provides 100% of the units as affordable

would be eligible for greater incentives than mixed-income developments.

Projects that utilize the Community Benefits Program would be required to provide a percentage of new units for larger households (two bedrooms or more per dwelling), and would be required to replace any lost dwelling units that were either Rent Stabilized under the City's Rent Stabilization Ordinance, or that were covenanted Affordable Housing units.

In order to utilize the optional incentive program, an Eligible Housing Development must result in the construction or addition of 5 or more units to a development site. A developer or property owner may access incentives such as increases to density, FAR, or height; or reductions to parking requirements, setbacks, or lot coverage through a by-right process, in exchange for providing affordable housing.



*Income limit for a household of four

Source: LAHD 2021 Income and Rent Limit – Land Use Schedule IV

How Community Benefits Program Works

The Boyle Heights Community Plan proposes a new zoning system that establishes “Base” and “Bonus” development rights for Floor Area Ratio (FAR), and in some places Height. The Base and Bonus development rights are indicated in the proposed zoning “Form District.”

The Community Benefits Program, contained within the “Incentives Systems” portion of the proposed zoning, as well as the proposed “Community Plan Implementation Overlay” (CPIO), provides a path for development projects to exceed the Base development rights proposed under the Community Plan, up to the maximum Bonus allowable development rights, in exchange for providing Affordable Housing.

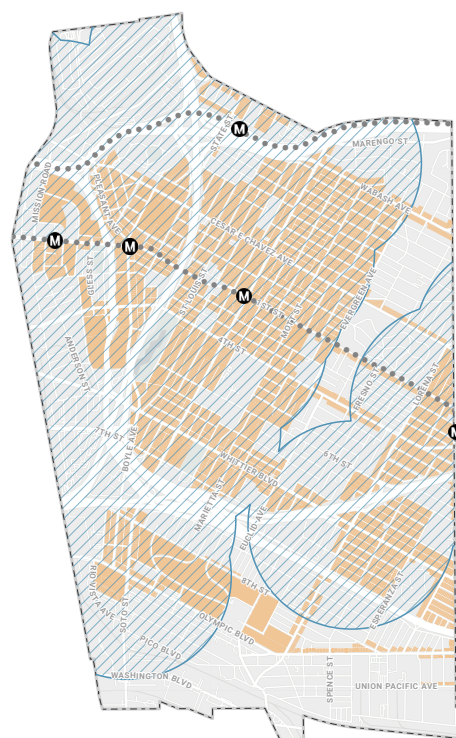
Projects that utilize the proposed Program may also be eligible for incentives such as reduced parking or setback requirements.



Relationship to other Affordable Housing Incentive Programs

Under the new zoning code regulations, an applicant may still seek incentives through the existing Density Bonus process. However, Citywide TOC incentives, established under Measure JJJ, will no longer apply to properties in Boyle Heights; the Community Benefits Program will act as the TOC for areas in close proximity to transit, and expand opportunities for affordable housing in areas that are not identified in the TOC guidelines today.

The Boyle Heights CPIO provides supplemental regulations that are tailored to achieve the objectives of the Boyle Heights Community Plan. The zoning and incentives have been tailored from the Citywide TOC incentives to better reflect the development patterns and existing conditions of Boyle Heights. For example, in areas with historic characteristics that are located close to transit, the Citywide TOC Guidelines offer large incentives for Height, Density, and Floor Area. Under the draft Boyle Heights Community Benefits Program, the incentives for density and floor area in this area are similar, but the height is not an incentive, to maintain the existing scale and character of the area. Further, on a major bus corridor that may not meet the frequency intervals for the Citywide TOC Guidelines to apply, the draft Boyle Heights Community Benefits Program will offer greater incentives to encourage the production of more affordable and mixed-income housing in proximity to transit and other resources and amenities.



Expanded Affordable Housing Incentive Areas

- Existing TOC Tiers
- Proposed Community Benefits Program