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

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



Los Angeles Housing Element Rezoning

LOS ANGELES
CITY PLANNING

Team Information

Senior City Planners - Matthew Glesne and Blair Smith

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planning.lacity.org/housing-element-rezoning-program

housingelement@lacity.org

Stay Engaged During the Webinar

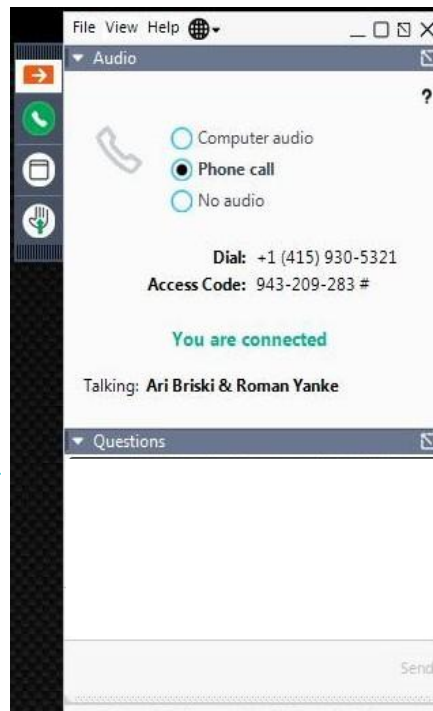
Please offer any comments and questions.



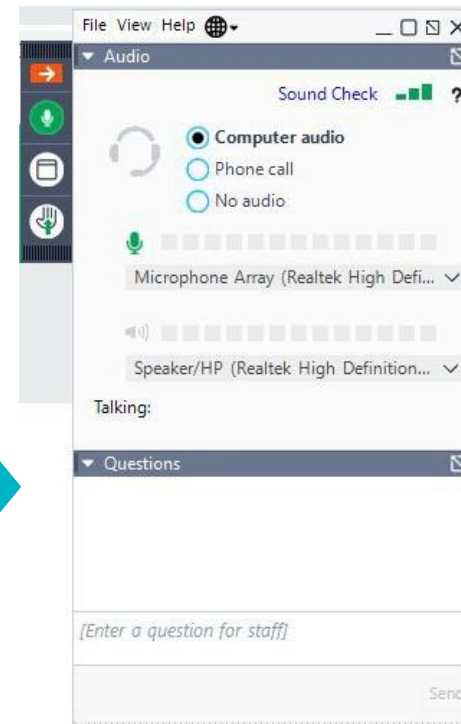
**Type comments
in “Questions”**



**Participate in
the Poll**



OR



How to Use Mentimeter



Poll: Where in the City do you live?

*In Los Angeles, I live in the following
Zip Code:*



Poll: What is your current housing experience?

In Los Angeles, I am a(n)...

- a. Renter or Tenant*
- b. Homeowner*
- c. Unhoused*
- d. Other:*



Why we're here today



- **Sharing what we've been up to**
- **Reintroducing the Rezoning Program**
- **Exploring solutions that create more housing**
- **Listening to your ideas**
- **Getting feedback on how to address LA's housing needs**

Agenda

Part 1: Planning for Housing Is Critical For LA's Future *(3 mins)*

Part 2: Housing Element Background *(12 mins)*

Part 3: The Citywide Housing Incentives Program *(17 mins)*

Next Steps *(3 mins)*

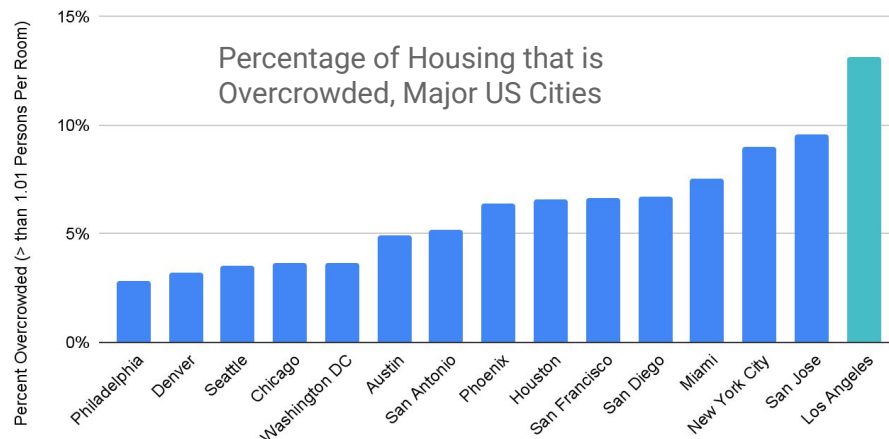
Q&A

Planning for Housing Is Critical For LA's Future

The Housing Crisis in Los Angeles

LA is the Most Overcrowded Major City in the US

With almost two-thirds of Angelenos renting, lack of housing availability has resulted in the **most unaffordable rental market and highest rates of overcrowding in the US.**



Source: American Community Survey 5-year 2019.

With Most of LA Out of Reach

As of January 2023, a household would need to earn **\$126k a year to afford the median rent for a 2-bedroom apartment.**

Median asking rents in the City

Studio – \$1,700

1-bedroom unit – \$2,310

2-bedroom unit – \$3,166

3-bedroom unit – \$4,382

4-bedroom unit – \$5,499

Source: Zumper. <https://www.zumper.com/rent-research/los-angeles-ca>

Planning for Housing is Critical to LA's Future

The City of Los Angeles faces one of the most severe housing crisis in the country characterized by:

- Highest rates of **unsheltered homeless persons**
- **Fewest Homes** per adult of any major US City
- Intense **displacement pressure**
- **Unattainable homeownership**
- **Longer commutes** to work, more **air pollution**
- **Young families** are not having kids or are **leaving LA**

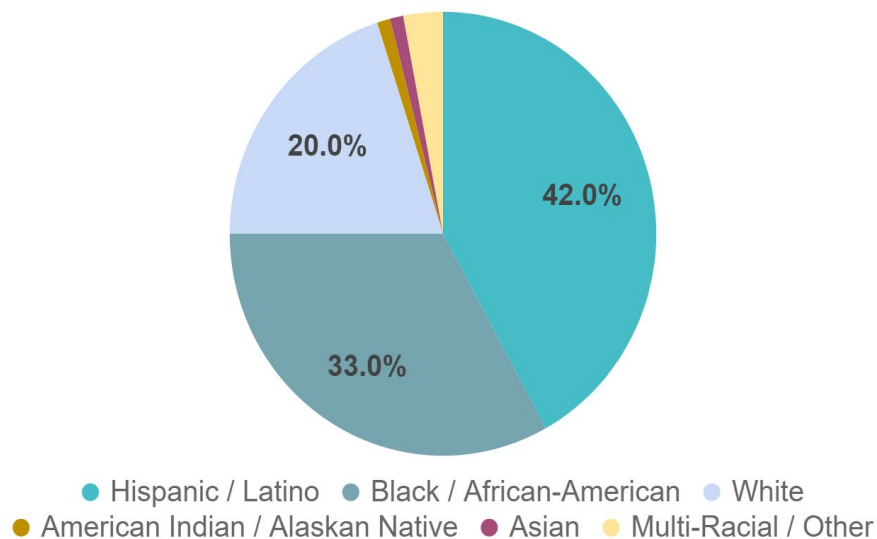
Now more than ever, planning for housing is crucial to tackle the economic, social, and health inequities faced by many Angelenos and to promote fair housing in LA.

Impacts Felt Most Dramatically by Women, Youth, and People of Color

Rent Burden in LA by Race/Ethnicity and Gender



Racial Demographics of Unhoused





Housing Element Background

Project Background: The Housing Element



- A **comprehensive revision to the Housing Element** of the General Plan was undertaken from 2019-2022.
- Establishes City's official General Plan **housing goals, policies, objectives and programs** for the eight year period of 2021-2029.
- Identified that rezoning is needed to ensure enough production to address the City's housing needs and targets.

Regional Housing Needs Assessment (RHNA)

Within the Housing Element, jurisdictions are required to **analyze** if they will have enough **anticipated development capacity to meet** the Regional Housing Needs Assessment (**RHNA**) **target**

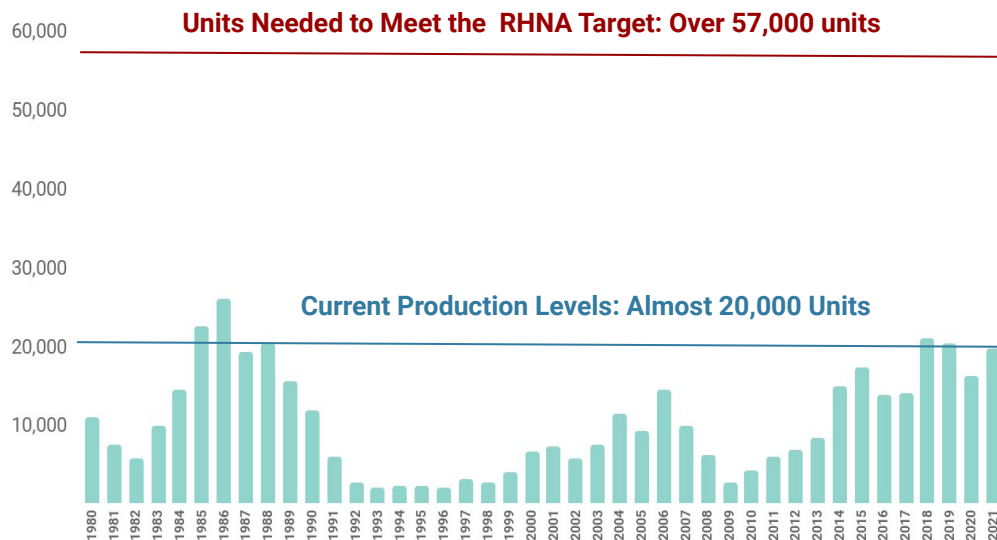
LA did not have enough anticipated development, which obligates the City to **adopt a rezoning program before February 2025**

RHNA Target of
486,379

Anticipated Development
230,964 units

Minimum Rezoning Need
255,433 units

RHNA Goals in Comparison



To reach our estimated RHNA target, Los Angeles would need to permit an average of **57,000 units each year**

Which would require **significant production increases for both market rate and affordable housing**

Rezoning Program Considerations

Key elements of the rezoning strategy have been informed by:

- **State Housing Element law** rezoning program requirements,
- **AFFH objectives** and the results of AFFH analysis,
- **Citywide housing priorities** developed through the Housing Element process, and
- Public and City Council **input**.



Rezoning Program Requirements

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

More than half of the rezoning requirement is for **lower income** sites, which must:

- Allow **multi-family use by-right**
- Allow **at least 20 units/acre (and 16 units per site)**
- Have **access to all utilities**
- Be more than **50% on residentially zoned sites** (or all sites must allow a 100% residential project with no commercial uses)
- Rezoning must Affirmatively Further Fair Housing (**AFFH**)



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

*Photo from the 2022 Commercial Real Estate Awards:
Affordable Housing, Los Angeles Business Journal*

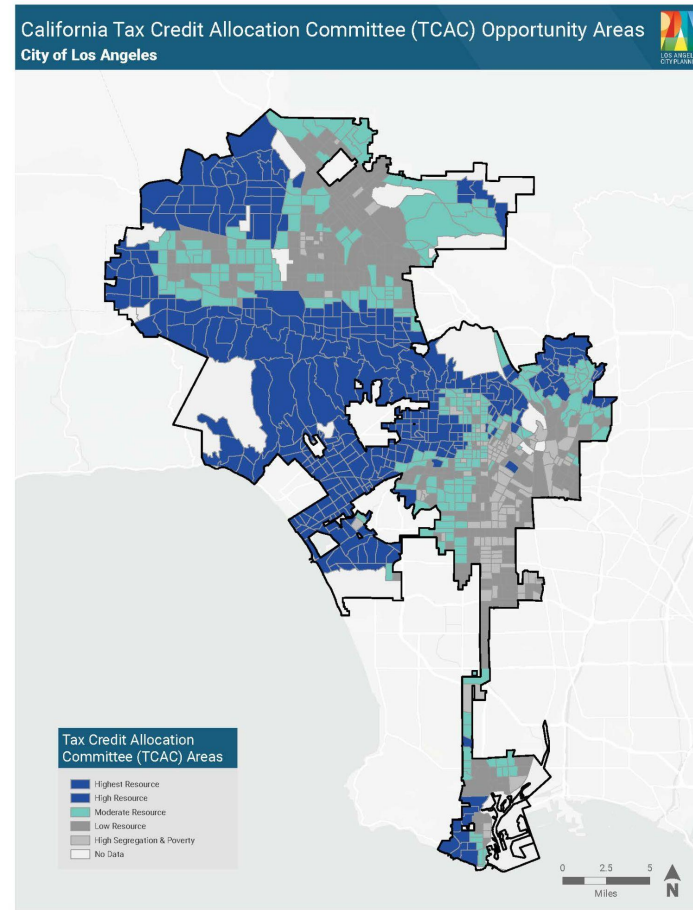
Affirmatively Furthering Fair Housing (AFFH)

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 ...”

The State (HCD/TCAC) has created an **Opportunity Map** that identifies areas with **higher (blue)** or **lower (grey)** resources to evaluate **access to opportunity**.

To meet AFFH requirements a rezoning program must **expand** access to opportunity.

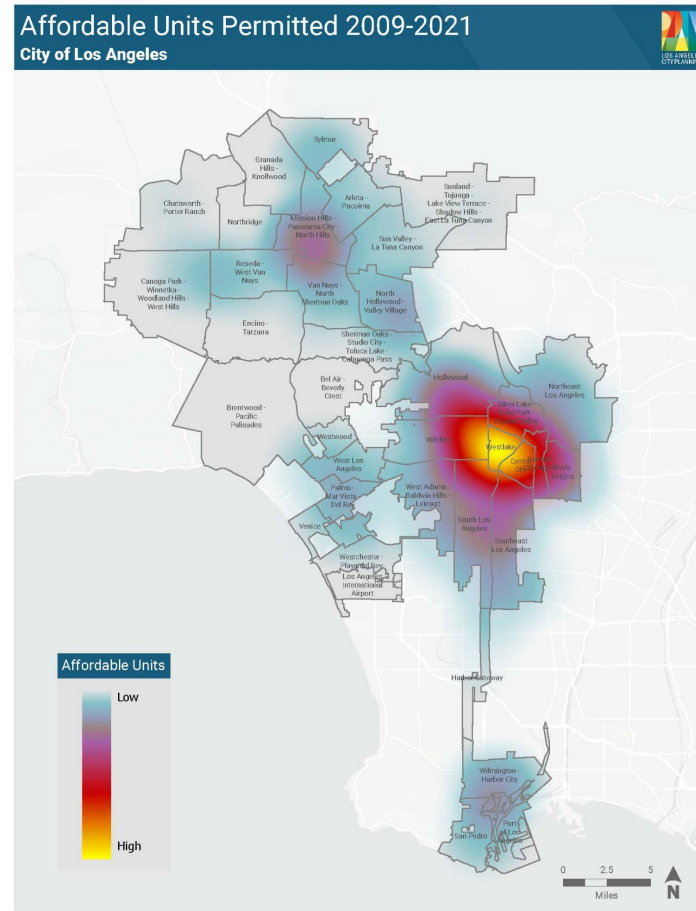


Rezoning Can Help Reverse Inequities in Land Use

Affordable Housing has not been produced equitably throughout the city. Resulting in many neighborhoods without affordable housing options.

This is reflective of what housing types are permitted through zoning and where higher density multi-family housing is permitted.

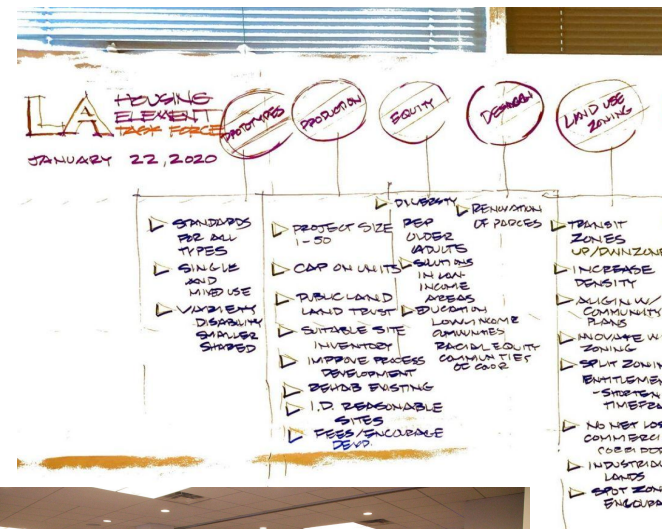
Today only 20% of the land in higher Opportunity Areas permits the construction of multi-family units.



What We Heard Through the Housing Element Process

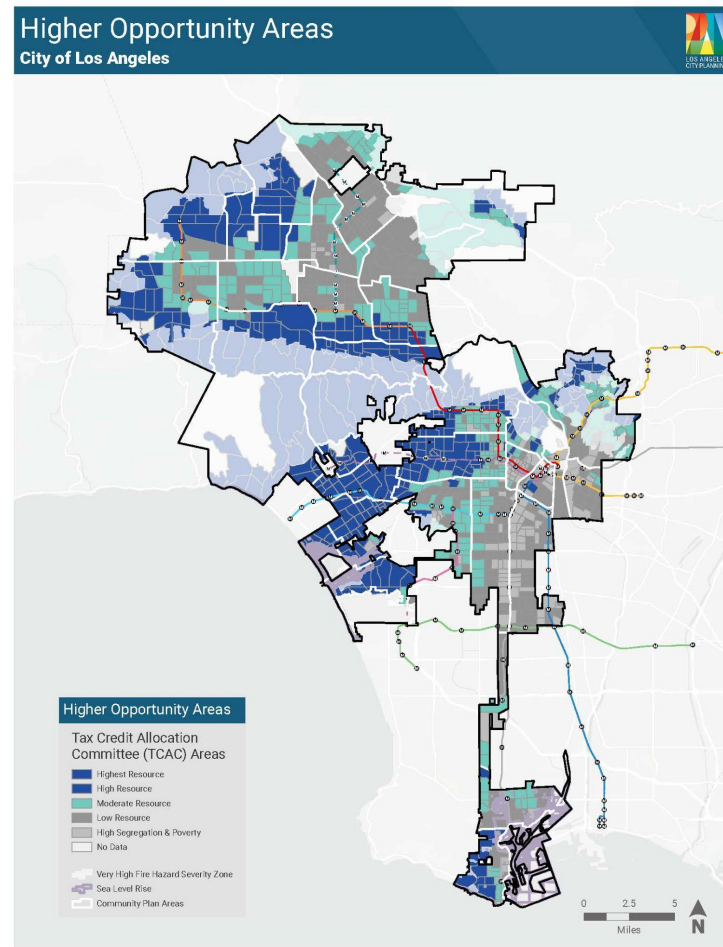
- Protect Renters & Prevent Displacement
- Produce More Housing, Especially Affordable Housing
- Plan and Zone for Inclusive Communities
- Prioritize the Most Vulnerable
- Address the Homelessness Crisis
- Promote Livable and Resilient Neighborhoods
- Promote More Affordable Ownership Opportunities

The City Council has affirmed the direction of the Housing Element Rezoning Program



Program Framework: An Equitable Rezoning Approach

- Focus new housing capacity in Higher Opportunity areas
- Protect communities vulnerable to displacement and housing pressures
- Maximize affordability and community benefits
- Promote housing near jobs and transit and away from environmentally hazardous areas



Poll: Do you support zoning changes that promote a more equitable distribution of affordable housing opportunities across the city?

- a. Yes*
- b. No*
- c. Unsure*



Housing Element Rezoning: Citywide Housing Incentive Program

Rezoning Measures

Rezoning will occur over the **housing element cycle** through a **variety of measures** including:

**Active Community
and Neighborhood
Planning Efforts**

**Citywide Housing
Incentive Program**

Overview of Strategies

Adaptive Reuse

**Update to Affordable
Housing Incentive
Programs**

Opportunity Corridors

**Affordable Housing
Overlay**

Missing Middle

Process Streamlining

Adaptive Reuse

- Adaptive reuse refers to the **conversion of** underutilized **commercial buildings to residential** use.
- COVID-19 has left many office **buildings vacant** and underutilized, creating an **opportunity for new uses**.
- LA has had **success with adaptive reuse** in certain neighborhoods including downtown, but the same streamlined procedures are not available citywide.
- Adaptive Reuse 2.0 could build upon what works, to **expand the Adaptive Reuse Program citywide**.

Chase Bank, North Hollywood



Adaptive Reuse Ordinance

- The Program would remove additional barriers to streamline the **conversion of vacant office and commercial** properties to housing by providing:
 - **By-right process** (faster) for reuse of buildings at least 25-years old
 - More **flexible unit sizes**
 - **Relief from** existing development **standards**.
- A draft Ordinance is expected to be released this **Spring** for public comment.

Farmers Insurance, Mid-Wilshire



Poll: Would you support the conversion of underutilized or vacant buildings (such as offices and hotels) in your neighborhood into housing?

- a. Yes*
- b. No*
- c. Unsure*



Overview of Strategies

Adaptive Reuse

**Update to Affordable
Housing Incentive
Programs**

Opportunity Corridors

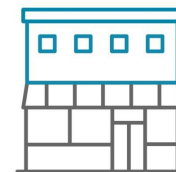
**Affordable Housing
Overlay**

Missing Middle

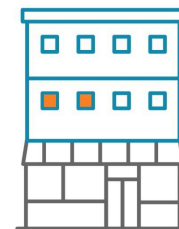
Process Streamlining

Update to Affordable Housing Incentive Programs

- Aims to improve upon the strategies successful in producing affordable units, such as the **Density Bonus and Transit Oriented Communities (TOC) Programs**.
- These programs **offer incentives** to developers **in exchange for** including a certain percentage of **affordable units** and do not modify underlying zoning.
- **Incentives include** greater density (number of units), more height, relief from parking, and more.
- This incentive based approach will **provide a framework** for the other strategies in the **program**.



Base
Zoning
Regulation



Mixed-Income
Affordable
Housing Bonus

Affordable Units are shaded orange

The Success of the Density Bonus and TOC Programs

Between 2018 and 2022:

- Density Bonus and TOC generated **more than half** of all housing units proposed to LA City Planning.
- TOC
 - More than **50,000** units applied for
 - With more than **10,000** affordable
- Density Bonus
 - More than **21,000** units applied for
 - With more than **7,000** affordable



Update to Affordable Housing Incentive Programs

Goals of Updating the Density Bonus and TOC Programs:

- Incorporate **state legislation** and provide procedural clarifications
- **Increase** creation of **affordable housing** units
- Incentivize affordable housing in higher opportunity areas
- Enhance **tenant protections** with **longer affordability** and expanded **anti-displacement provisions**
- Obtain **better building form** and site design
- Facilitate a predictable and **streamlined project approval** process
- Incorporate Council direction (e.g. Micro Units in Regional Centers)
- Integrate the **TOC Program**



Overview of Strategies

Adaptive Reuse

**Update to Affordable
Housing Incentive
Programs**

Opportunity Corridors

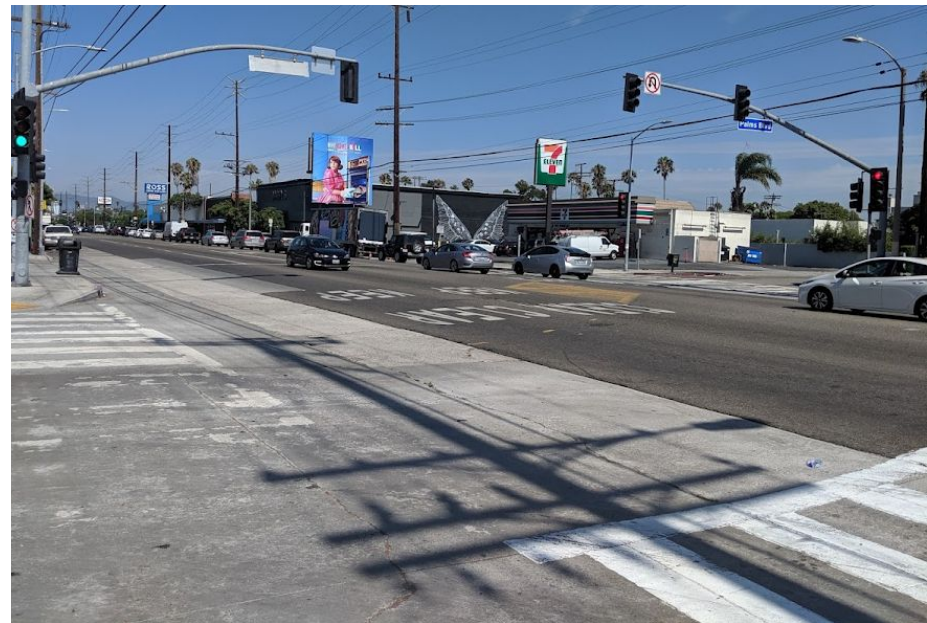
**Affordable Housing
Overlay**

Missing Middle

Process Streamlining

Opportunity Corridors

- LA has a many **underutilized streets** where it is difficult to build housing but feature important lifestyle amenities like **services, transit access, and jobs**.
- Aims to **provide affordable housing** development opportunities **along major streets** and thoroughfares (corridors) located in **Higher Opportunity Areas**
- Like Density Bonus and TOC **incentives would be available** when on-site affordable housing is provided



Opportunity Corridors

The Opportunity Corridors Program is Exploring:

- Prioritizing corridors near **transit**
- Tailored incentive packages for **residential and commercial** corridors
- Scaled incentives for **high density** areas and **low density** areas
- **Creating transitions** between the corridor and **adjacent residential neighborhoods** that may have slower streets, shade trees, and healthier environments



Image courtesy of the Livable Communities Initiative; Art by Ana Benitez Duarte

Poll: Should housing opportunities expand beyond the main street to residential blocks in areas with slower streets, shade trees, and healthier environments?

- a. Yes*
- b. No*
- c. Other*



Overview of Strategies

Adaptive Reuse

**Update to Affordable
Housing Incentive
Programs**

Opportunity Corridors

**Affordable Housing
Overlay**

Missing Middle

Process Streamlining

Affordable Housing Overlay (AHO) Background



Strategy was explored in Planning report **adopted by City Council in August 2022.**

Would create **tailored incentives/streamlining for affordable housing developments:**

- Can save significant **time, money, and risk** associated with affordable housing.
- Can **reduce cost of land** by providing unique incentives only accessible to affordable housing.
- Provides key opportunity to **further fair housing (AFFH) goals** by specifically targeting feasibility in higher resource areas.

State Law Context

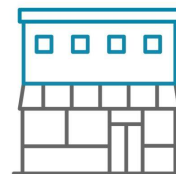
Affordable Housing Overlay would build upon foundation of recent state Density Bonus Law **incentives for 100% affordable housing:**

Citywide Incentives

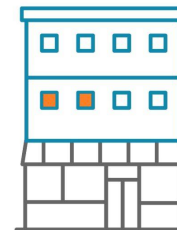
- 80% density increase
- 0.5 parking per unit
- One additional incentive (up to 4)

Incentives within ½ mile of a major transit stop and Low VMT area

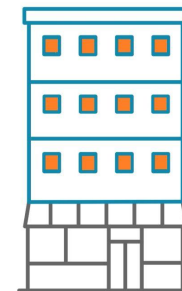
- Unlimited density
- Zero parking
- 33' height increase, or 3 stories



Base
Zoning
Regulation



Mixed-Income
Affordable
Housing Bonus



100%
Affordable
Housing Bonus

Affordable Units are shaded orange

Affordable Housing Overlay Considerations

The Affordable Housing Overlay could offer different incentives based on the different contexts:

- A **citywide program** that provides local implementation of state Density Bonus law
- Additional incentives in **Higher and Moderate Resource Areas** for:
 - **Higher density** zones already eligible for state incentives
 - **Lower density** multifamily zones not eligible for incentives today
- Tailored **Citywide incentives** for:
 - Faith-based owned land
 - Publicly owned land
 - Parking zones



Courtesy of AIA Seattle

Overview of Strategies

Adaptive Reuse

**Update to Affordable
Housing Incentive
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Opportunity Corridors

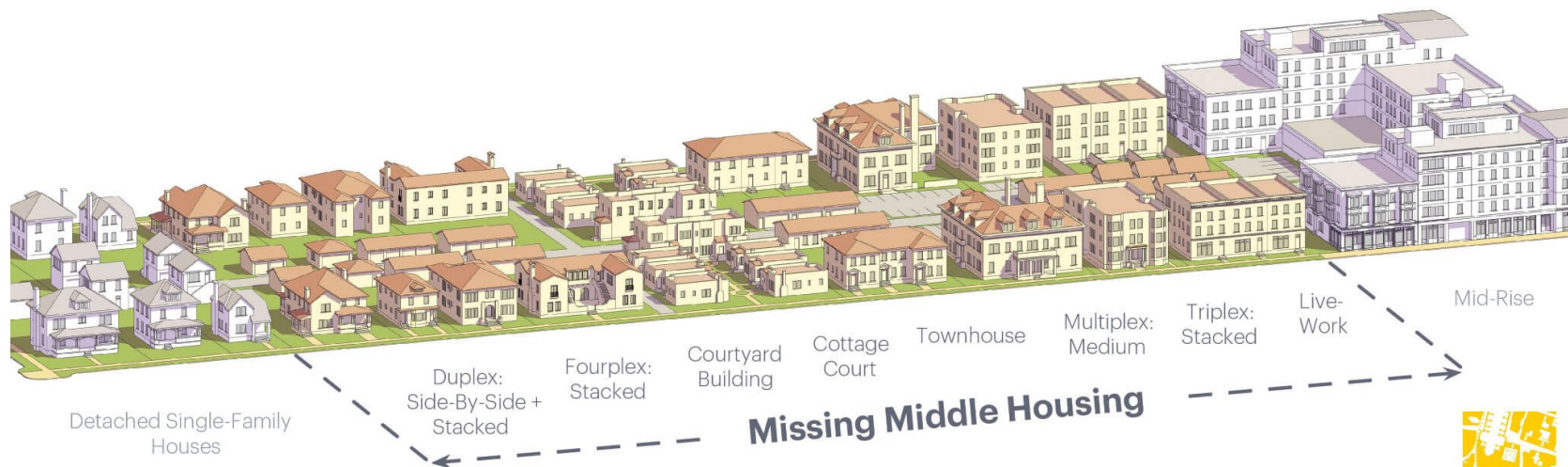
**Affordable Housing
Overlay**

Missing Middle

Process Streamlining

What is Missing Middle Housing?

Missing Middle Housing refers to **low-scale buildings** that contain more than one housing unit and are usually built to the “**middle**” in **form**, **scale**, and **affordability** between single-family and larger multi-family buildings.



What Does Missing Middle Housing Look Like?

Multiplex (duplex, triplex, fourplex, sixplex)



Townhouse



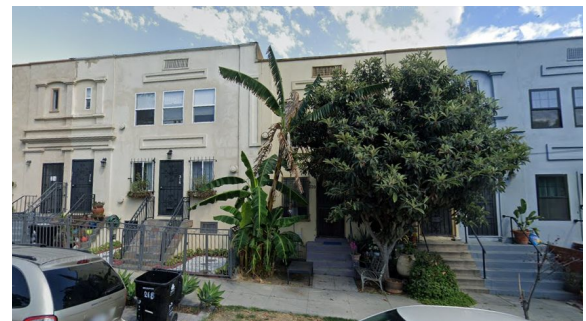
Bungalow Court



Courtyard Apartment



Walk-up/Rowhouse



Goals for Missing Middle Housing

- **Integrate housing more seamlessly** into existing neighborhoods
- Cultivate a more **walkable urban environment** to support local retail, public transportation and job hubs
- Provide **more diverse housing sizes**
- Provide more **naturally occurring affordable and income restricted affordable housing** in opportunity rich areas
- Create **ownership opportunities**



Courtesy of Omgivning and Studio-MLA

Missing Middle Housing

The Missing Middle strategy is **exploring low scale multi-family** housing typologies in **different contexts** including:

- **Exploring missing middle** housing behind commercial corridors and on residential corridors **in Higher Opportunity Areas**,
- Developing form-based tools for projects already eligible for Incentives to **encourage a lower scale Citywide**, and
- Updating the **Citywide ADU Ordinance**



Courtesy of Vonn Weissenberger

Poll: Where would you like to see missing middle housing opportunities?

- a. *Residential neighborhoods near rail and frequent transit service*
- b. *Residential neighborhoods with access to good opportunities (near good schools, jobs, parks etc)*
- c. *Residential neighborhoods located less than a 10 minute walk from stores/services*
- d. *Multi-family neighborhoods where missing middle exists today*
- e. *Any residential neighborhood*
- f. *Other:*



Overview of Strategies

Adaptive Reuse

**Update to Affordable
Housing Incentive
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Opportunity Corridors

**Affordable Housing
Overlay**

Missing Middle

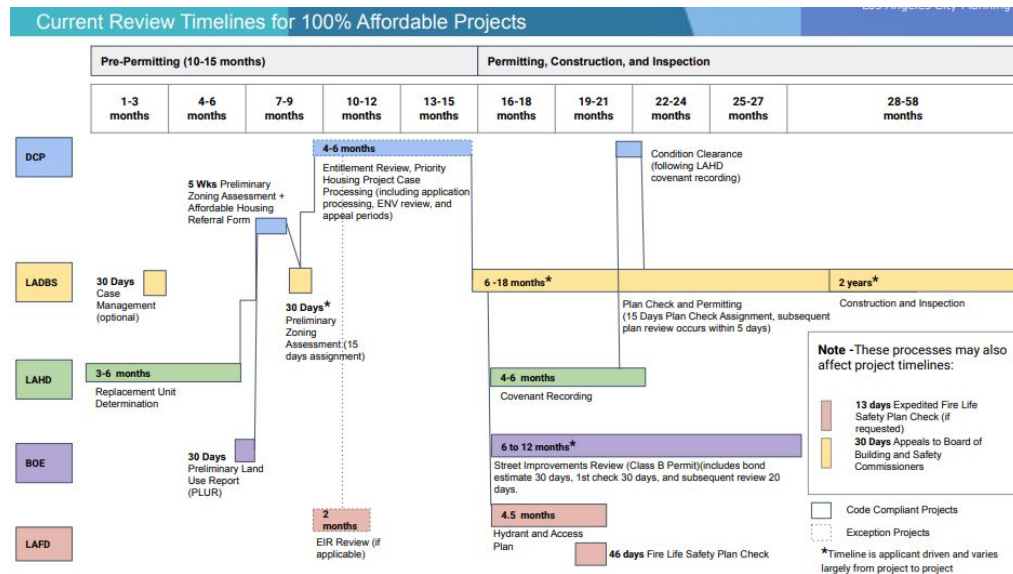
Process Streamlining

Project Processing Constraints

Lengthy and complicated entitlement and permitting processes have been identified as major constraints to housing production as they tend to lead to:

- Timeline delays
- Project uncertainty
- Increased costs

Many potential projects are prevented from being realized.



Council file 21-0658 chart shows the potential time delays and project uncertainty affordable housing projects face.

Process Streamlining

Across all strategies in the program, the program will remove procedural barriers and create efficient and expedited processes.

All strategies will incorporate **more ministerial processing** opportunities for development projects that include affordable housing units.

This approach will **increase the production** of affordable units and provide a more transparent and faster review process.



Poll: Would you support process streamlining in exchange for more community benefits including higher levels of on-site affordability, expanded tenant protections, and anti-displacement measures?

- a. Yes*
- b. No*
- c. Other*





Next Steps

Citywide Housing Incentives Program Timeline

WE ARE HERE:



Winter 2022 - Spring 2023

Listen

- Conduct Analysis
- Conduct Public Outreach
- Prepare Draft Recommendations for Various Rezoning Strategies



Fall 2023

Share/Publish

- Release Draft Ordinance(s)
- Conduct Public Outreach
- Conduct Environmental Review
- Revise Draft Ordinance(s) to Integrate Public Feedback



Winter 2023 - 2024

Revise/Publish

- Release Revised Draft Ordinance(s)
- Hold Open House and Public Hearing



Spring - Winter 2024

Adopt

- Begin the Adoption Process with a City Planning Commission Hearing, Followed by Planning and Land Use Committee and City Council Public Hearings

Next Steps

Upcoming Topical Sessions

- Adaptive Reuse Webinar (May)
- Update to Affordable Housing Incentive Programs, Tenant Protections and Process Streamlining (Spring/Summer)
- Affordable Housing Overlay (Spring/Summer)
- Opportunity Corridors (Spring/Summer)
- Missing Middle (Spring/Summer)

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

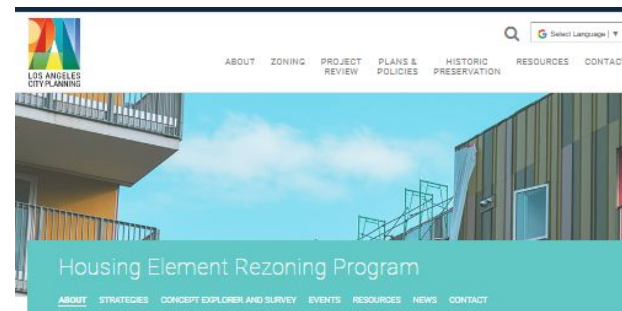
* Last Name

Postal Code

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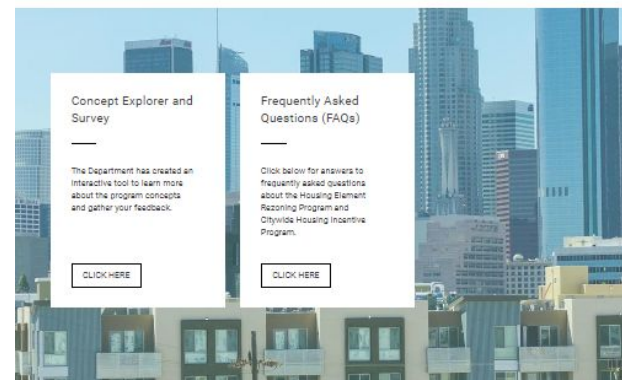
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Housing Element Rezoning Background

Following the 2022 certification of the 2021-2029 Housing Element, City Planning staff has been working to develop and implement the ambitious programs identified in the [Plan to House L.A.](#) The Plan identified that there is a significant housing need in Los Angeles, reflected by high rents, overcrowded conditions, and increasing housing instability. This has resulted in displacement, homelessness, and unsustainable homelessness. The Housing Element Rezoning Program aims to address Los Angeles' significant housing needs for the City to provide greater housing access and meet its state housing obligations. The Rezoning Program consists of several different implementation programs, including the Citywide Housing Incentive Program (CHIP), and [Community Plan updates](#).

These webpages are focused on the Citywide Housing Incentive Program, which will be implemented through one or more zoning code amendments developed simultaneously over a two-year period (2023-2025). The program will be tailored to maximize affordability, focus on geographies near transit and opportunity areas, increase the production of affordable housing, and minimize displacement. Incentives will not modify the underlying zoning of a property, but will instead offer density, floor area, height, parking, and other incentives in exchange for providing on-site affordable housing units. To learn more about the program click [here](#).





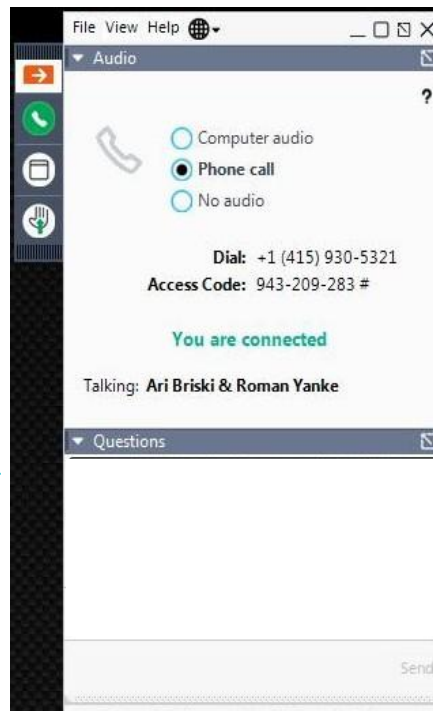
Q/A

Questions?

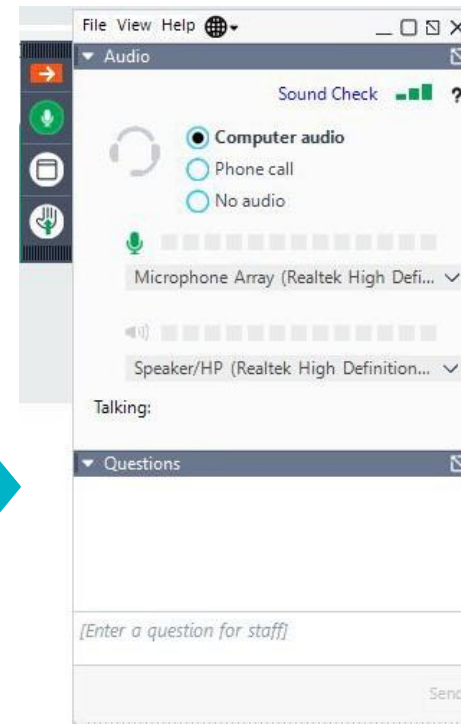
Please offer any comments and questions.



Type comments
in “Questions”



OR





Thank You!