

FACT SHEET

Updated 10/17/24

Citywide Housing Incentive Program (CHIP) Ordinance

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ENV-2020-6762-EIR
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Summary

The City's [2021-2029 Housing Element](#) (also known as the Plan to House LA) identified significant housing needs throughout Los Angeles reflected by high rents, overcrowded conditions, and housing instability. Recognizing the urgency of planning for equitable housing solutions for the City's residents, including permanent homes for the unhoused and more affordable housing for those burdened by housing costs, City Planning has developed the [Citywide Housing Incentive Program](#), as one of the many ambitious programs within the Plan to House LA.

The [Housing Element Rezoning Program](#), called for by the 2021-2029 Housing Element, sets out to address these critical housing needs and meet the City's housing obligations under state law. In addition to rezonings that will take place through Community Plan Updates, the Housing Element Rezoning Program encompasses the Citywide Housing Incentive Program (CHIP). The CHIP includes incentives to expand opportunities for mixed-income and 100% affordable housing development while minimizing displacement of tenants. The [Citywide Housing Incentive Program Ordinance](#) will amend the Los Angeles Municipal Code (LAMC) to enable streamlined project review procedures and introduce bold new incentives for eligible project types in order to expand access to affordable housing near transit, jobs, along corridors, and in higher opportunity areas.


Background

The 2021-2029 Housing Element [zoning analysis](#) found that Los Angeles's current zoning regulations are insufficient for the City to meet its Regional Housing Needs Assessment (RHNA) target. RHNA is the California State-required process that seeks to ensure cities and counties plan for enough housing to be built for Angelenos of all income levels. Los Angeles' current RHNA target, including a buffer (as recommended by the California Department of Housing and Community Development), was 486,379 housing units. After taking into account anticipated housing development, City Planning identified the need to update the City's zoning regulations to allow for an additional 255,433 housing units to be built. This need requires the City to adopt and effectuate a rezoning program by February 2025. The Housing Element Rezoning Program aims to address the City's identified housing needs and consists of several different implementation programs, including the CHIP.

In March 2023, City Planning released [six core strategies](#) that comprise the CHIP. These strategies were developed based on public input, City Council direction, and the results of the Affirmatively Furthering Fair Housing (AFFH) analysis (see Glossary) conducted as part of the [adopted 2021-2029 Housing Element](#). Following extensive outreach including webinars, office hours, and participation in public events, City Planning is proposing the CHIP Ordinance that consists of updating the City's State Density Bonus Program, adopting a local Mixed Income Incentive Program (MIIP), and creating an Affordable Housing Incentive Program (AHIP) for 100% affordable projects. The incentives available in each program will not change the underlying zoning of properties. Instead, the CHIP will offer developers incentives (density, floor area, height, parking, etc.) in exchange for including covenanted affordable units as part of their project. The CHIP Ordinance is accompanied by [three supporting Citywide Ordinances](#) including the Resident Protections Ordinance, the Housing Element Sites Ordinance, and the Citywide Adaptive Reuse Ordinance.

Key Provisions

The CHIP Ordinance proposes the addition of three new programs to the Exceptions section (LAMC 12.22) of the LAMC. All three programs within the CHIP Ordinance will function together as a local density bonus program under State Density Bonus Law (see Glossary) (CA Govt. Code Sections 65915-65918). In addition to these programs (described in more detail below), the Ordinance contains a series of technical revisions to correct references and ensure consistency across the LAMC



with provisions proposed as part of the CHIP Ordinance. Additionally, the revised CHIP Ordinance proposes an amendment to the thresholds associated with Project Review contained in LAMC Section 16.05 and revisions to Linkage Fee exemptions contained in LAMC Section 19.18. Lastly, the CHIP Ordinance proposes a new Section 11.5.15 to the LAMC adding enabling language for the Director of Planning to approve and issue Environmental Protection Measures.

State Density Bonus Program


The CHIP Ordinance encompasses revisions to the City's local Density Bonus Ordinance to align the City's incentives, processes, and procedures with State Density Bonus Law. To learn more about this program's eligibility requirements, base incentives, menu of incentives, and public benefit options (see Glossary), please see the table on page 14 of this Fact Sheet.

Mixed Income Incentive Program (MIIP)

The Mixed Income Incentive Program will focus on establishing mixed income housing (see Glossary) incentives along certain major street corridors near transit, including tools to encourage the construction of various types of "low scale/low rise" housing to create transitions between single-family homes and mid-rise apartment buildings. These "Opportunity Corridor" (see Glossary) and "Opportunity Corridor Transition" (see Glossary) incentives will be available for projects located in the City's High and Highest Resource Areas as defined by the California Tax Credit Allocation Committee (see Glossary) Opportunity Area maps. Additionally, the Mixed Income Incentive Program will codify key elements of the Transit Oriented Communities (TOC) Affordable Housing Incentive Guidelines (see Glossary) for sites near transit citywide. To learn more about this program's eligibility requirements, base incentives, menu of additional incentives, and public benefit options, please see the table on page 14 of this Fact Sheet.

Affordable Housing Incentive Program (AHIP)

In addition to offering density bonus, height, and parking incentives for One Hundred Percent Affordable Housing Projects (see Glossary) under State Density Bonus Law, the Affordable Housing Incentive Program will provide tailored land use incentives for One Hundred Percent Affordable Housing Projects citywide. Additionally, the ordinance will expand the types of zones eligible for One Hundred Percent Affordable Housing projects to "P" Parking zones. AHIP also adds additional project types that are proposed to qualify for incentives such as Public Land Projects (100% income restricted on land owned by a public agency or on parcels zoned for "PF" Public Facilities); Faith-Based Organization Projects (80-100% income restricted on land owned by a religious institution); and Shared Equity Projects (80-100% income



restricted on land owned by a Community Land Trust or Limited Equity Housing Cooperative). To learn more about this program's eligibility requirements, base incentives, menu of additional incentives, and public benefit options, please see the table on page 14 of this Fact Sheet.

Frequently Asked Questions

How does the revised draft CHIP Ordinance differ from previous versions?

The first draft of the proposed ordinance was released on March 12, 2024, and the second draft on June 27, 2024. The third draft of the CHIP Ordinance, released on September 16, 2024, includes several technical revisions as well as updates, informed by public engagement, to policy-related items. To learn more about these changes, click [here](#) to review our Summary of Regulations Comparison Chart or [here](#) to view the materials prepared for the City Planning Commission (CPC).

Why is the City of Los Angeles proposing the CHIP Ordinance?

The Plan to House LA identified that, with some of the highest rents and accelerating housing instability, there is a significant housing need in Los Angeles. This has resulted in displacement, homelessness, and unattainable homeownership. The Plan's zoning analysis also found that the City does not have the zoning capacity (see Glossary) necessary to accommodate its RHNA obligations. As a result, under state law, Los Angeles has a legal obligation to develop and adopt a rezoning program to create at least 255,432 new units of housing capacity by February 2025. The CHIP Ordinance is one way in which the City of Los Angeles will be reaching this rezoning target.

How do the six core strategies of CHIP relate to the proposed CHIP Ordinance?

The core strategies of CHIP have been incorporated into the three programs of the CHIP Ordinance. The Mixed Income Incentive Program (MIIP) will encompass Missing Middle, Opportunity Corridors, and the update to the City's Transit Oriented Communities (TOC) Program. The Affordable Housing Incentive Program (AHIP) will encompass the Affordable Housing Overlay strategy. Updates to the city's existing local Density Bonus Program will be in the State Density Bonus Program. These programs will feature streamlined approval processes to increase project certainty and expedite processing time for projects providing affordable housing.


How many affordable housing units will be required under the CHIP Ordinance?

Each program within the larger CHIP Ordinance has different requirements for the number of units that must be set aside as restricted affordable units in order to be eligible for development incentives and streamlined review. The amount of restricted affordable units required per project may vary based on level of affordability (Acutely Low Income, Extremely Low Income, Very Low Income, Low Income, or Moderate Income), the number of incentives requested, market area and/or program specific eligibility criteria.

Department staff worked with a consultant to conduct a market study analysis to inform recommendations for the proposed percentages of on-site restricted affordable units required for projects to receive development incentives. This study, in combination with public feedback, resulted in staff recommending, in the draft CHIP Ordinance presented to CPC, set aside percentages that align with and exceed existing TOC requirements for projects in Lower Market Tier areas of the city. Staff also recommended reducing the ELI units required in Higher Market Tier Areas of the City (now starting at 11% for Tier 1 and OC-1). Additionally, the study informed staff's recommendation to consolidate the set aside requirements and base incentives associated with Tiers 1 and 2 of the Transit Oriented Incentive Areas. The revised draft CHIP Ordinance also includes a mixed affordability option, where projects may choose to provide a mix of affordable units at different income levels, including Acutely Low Income and Moderate Income levels, to allow for a diversity of different income levels within a project.

How does the CHIP Ordinance Affirmatively Further Fair Housing?

As part of an AFFH Analysis, the Plan to House LA found that there is an inequitable distribution of where affordable housing has historically been produced. In particular, the Plan to House LA identified that multi-family developments are often concentrated in central, lower-resourced neighborhoods in the City. This is reflective of what types of housing zoning permits across Los Angeles and an evident lack of multi-family housing in areas of opportunity. For this reason, the CHIP Ordinance endeavors to support AFFH objectives by offering greater development bonuses for mixed income projects on major corridors in Higher Opportunity Areas (see Glossary) as well as greater bonuses for One Hundred Percent Affordable Housing Projects in Higher Opportunity Areas. Furthermore, the Ordinance opens up new types of locations for majority affordable housing that can help overcome the historic zoning patterns that make multi-family developments in Higher Opportunity Areas less feasible. These locations include land owned by Faith Based Organizations and



Community Land Trusts/ Limited Equity Housing Cooperatives; publicly owned land and land zoned for Public Facilities (PF); and land zoned for Parking (P).

What types of projects are eligible for the CHIP Ordinance?

Multi-family projects with at least five units providing a designated percentage of covenanted affordable housing units will generally be eligible for a program within the CHIP Ordinance. Each program has additional specific eligibility criteria based on geographic location, underlying zoning, or other site characteristics. Depending on the program, projects may be 100% affordable or may set aside a portion of the units as affordable.


How does CHIP Ordinance affect single-family zones?

Based on feedback gathered through the Department's CHIP Concept Explorer survey, Office Hours, and feedback received through in person and online outreach, the Department has modified how CHIP strategies will apply to single-family zones. Although the Candidate Sites Inventory proposed as part of the 2021-2029 Housing Element explored how the CHIP strategies could potentially apply on single-family zones throughout the City, single-family zoned sites are not currently eligible for the proposed Mixed Income Incentive Program.

Single-family zoned land is only eligible for the incentives within the Affordable Housing Incentive Program when a proposed project is constructed on a parcel owned by a public agency or on land owned by a Faith Based Organization. If the single family zoned land was purchased by a Faith Based Organization after January 1st, 2024, the project must be located within 528 feet (0.1 miles) of a parcel that has existing Church or House of Worship uses. This addition of adjacency and acquisition requirements was included based on feedback received from constituents after the release of the Draft Ordinance in March 2024. Additionally, due to provisions contained in State Density Bonus Law, single family zoned sites with a multi-family General Plan Land Use designations may be eligible for incentives in the State Density Bonus Program and AHIP.

What is the review and approval process for eligible projects?

The CHIP Ordinance provides multiple pathways to approve eligible projects and prioritizes removing procedural barriers so that more projects that comply with objective zoning standards and utilize the CHIP Ordinance's predetermined menus of incentives can be processed without a discretionary application. An expanded list of project types is proposed to be eligible for ministerial review by the Los Angeles Department of Building and Safety (LADBS). Additionally, eligible projects requesting




off-menu incentives (see Glossary) will be processed ministerially by City Planning through the proposed Expanded Administrative Review process which may require a staff level, informational public hearing. Furthermore, projects seeking waivers (see Glossary) will require discretionary review, except that one waiver will be eligible for ministerial approval under AHIP. To learn more about review procedures of the CHIP Ordinance, a table summarizing procedures by request type can be found on page 15.

Additionally, the revised CHIP Ordinance proposes an amendment to the thresholds associated with Project Review contained in LAMC Section 16.05. This amendment is informed by public feedback calling for additional streamlining for mixed income projects with greater than fifty units that provide restricted affordable units.

How does the CHIP Ordinance relate to the proposed Affordable Housing Streamlining Ordinance?

The Affordable Housing Streamlining Ordinance (Council File [23-0623-S1](#)) was prepared in response to a Council Motion to amend the LAMC to create an administrative review process for One Hundred Percent Affordable Housing Projects and codify the streamlining provisions of [Executive Directive 1](#) (ED1). ED1 was issued on December 16, 2022 by Mayor Karen Bass to expedite the processing of 100% affordable housing and shelter projects to address the housing and homelessness crisis in Los Angeles. The streamlined review process is commonly combined with bonuses and incentives provided through State Density Bonus and is expected to be combined with AHIP incentives once the CHIP is effective. The CHIP Ordinance and Housing Element Rezoning Program were prepared in response to the 2021-2029 Housing Element which identified insufficient zoning capacity to meet the City's housing needs and RHNA obligations.

While the Affordable Housing Streamlining Ordinance memorializes key elements of ED1 by establishing a new Administrative Review process for One Hundred Percent Affordable Housing Projects in the LAMC, the CHIP Ordinance offers development bonuses for One Hundred Percent Affordable Housing Projects in Higher Opportunity Areas above and beyond those available under State Density Bonus Law. Unlike the Affordable Housing Streamlining Ordinance, the CHIP Ordinance will not streamline other applicable discretionary actions including but not limited to Project Review, Specific Plan Project Permits, and Historic Preservation Overlay Zone approvals. These and other discretionary actions will continue to be required where applicable to a project. However, an applicant may still opt to propose a project utilizing the development bonuses offered by the CHIP Ordinance in



conjunction with the streamlining under the proposed Affordable Housing Streamlining Ordinance if it meets the requirements of both ordinances.

How will the CHIP Ordinance address and incorporate changes in State Density Bonus Law?


The CHIP Ordinance will be the first comprehensive update to the city's local Density Bonus Program since it was adopted in 2008. In recent years, more than a dozen state bills have significantly amended State Density Bonus Law (CA Govt. Code Sections 65915-65918). To date, these changes have been implemented in Los Angeles utilizing a range of administrative Implementation Memorandums. The program will align the city with revisions to State Density Bonus Law.

How will CHIP change the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Guidelines?

The Mixed Income Incentive Program of the CHIP Ordinance will codify and update the incentives currently available in the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Guidelines (see Glossary). In these incentive areas, referred to in the proposed MIIP as Transit Oriented Incentive Areas (TOIA), density bonuses will begin at 100% for eligible projects that are located near transit under the MIIP Program. In the revised MIIP, density bonuses differentiate between Moderate and Lower Opportunity Areas and Higher Opportunity Areas, with density bonuses ranging from 100% to 120% (T-1 to T-3) in Moderate and Lower Opportunity Areas, and density bonuses ranging from 120% to Limited by Floor Area (T-1 to T-3) in Higher Opportunity Areas. These revisions to the amount of density bonus available to projects will ensure that transit-based incentives continue to encourage the development of transit-adjacent housing while also aligning with state law. Historically, the City has built most of its affordable housing stock in Lower Opportunity Areas, which has resulted in the need to Affirmatively Further Fair Housing by focusing development opportunities in Higher Opportunity Areas. This revision is designed to prioritize housing opportunities in Higher Opportunity Areas.

How will the CHIP Ordinance protect renters?

Most new development projects will require compliance with the provisions of the proposed [Resident Protections Ordinance](#). The proposed Ordinance aims to enhance and build upon current state housing requirements, which are set to expire in 2030, concerning replacement requirements and tenant protections. Proposed tenant protections include safeguards for Angelenos such as the right to relocation assistance, the right to remain before demolition, the right to return to the new



development, the right to return if demolition does not proceed. The ordinance also includes additional tenant notification obligations when tenants are returning, and anti-harassment monitoring. New provisions include private right of action, inclusion of deeper affordability requirements for replacement units, one-to-one replacement requirements for units subject to the Rent Stabilization Ordinance, codification of fair housing related requirements for mixed-income projects to ensure equal size, location, amenities and distribution for affordable units and a requirement that all covenants for restricted affordable units permitted in the City of Los Angeles be for terms of 99 years, with some exceptions.


How does CHIP Ordinance relate to ongoing Community Plan Updates?

The Housing Element Rezoning Program encompasses a wide array of multifaceted efforts, including the CHIP Ordinance, and updates to Community Plans and other Specific Plans or Neighborhood Plans. Some local plan efforts have already been approved by the City Planning Commission but are pending final adoption , while others are still in development. As such, some plans that are pending final adoption, including DTLA, Boyle Heights, Harbor plans, and the Cornfield Arroyo Seco Specific Plan (CASP) are not eligible for incentives in the Mixed Income Incentive Program. The CHIP Ordinance will work alongside the Community Plan and other updates to create citywide incentives and streamlining aimed at facilitating more affordable housing in citywide priority areas to meet the housing needs identified in the Housing Element.

The CHIP Ordinance will be available to projects based on specific eligibility criteria and will not modify the underlying zoning, however, the Community Plan programs will continue to look at communities at the local level to fine tune land use designations and zoning regulations at the parcel level. Ongoing coordination between the citywide and community planning teams, with respect to content and schedule, will ensure that efforts are aligned and compatible. To learn more about active Community and Neighborhood plan updates, click [here](#).

How does the CHIP Ordinance affect parking?

To comply with state law requirements and support transit oriented development by facilitating housing near transit investments, the CHIP proposes to codify incentives that reduce or remove parking minimums for qualifying housing developments. This aligns with [AB 2097](#), which prohibits a public agency from imposing minimum automobile parking requirements on most types of development within half a mile of a major transit stop, and [AB 2345](#), which prohibits parking requirements for 100% affordable housing within a half mile of a major transit stop. City Planning



acknowledges the concerns heard throughout the Listen, Share, and Revise/Publish Phases regarding impacts resulting from projects not providing off-street parking. However, due to state law requirements, the City is limited in our ability to mandate parking requirements. Additionally, though the CHIP Ordinance codifies incentives eliminating parking requirements for mixed income and 100% Affordable Housing Projects, the CHIP Ordinance does not propose limitations on the amount of parking that may be voluntarily provided as part of a project's scope.

How does the CHIP Ordinance support environmental justice in Los Angeles neighborhoods?

Feedback shared through public engagement revealed interest in ensuring that residential development resulting from the use of CHIP Ordinance incentives does not exacerbate environmental justice issues including negative health impacts associated with residing near sites that host or previously hosted hazardous uses. The revised CHIP Ordinance doubled the oil well buffer in the Environmental Consideration Area definition from within 500 feet of an active oil well to within 1,000 feet of an active oil well. Additionally, the recently released draft of the CHIP Ordinance requires all three programs to comply with Environmental Protection Measures to ensure Phase I and/or Phase II Environmental Site Assessments are conducted for sites hosting or near hazardous uses as outlined in the Environmental Consideration Area definition. Requiring compliance with the Environmental Protection Measures ensures broader applicability of important health and safety measures for all projects utilizing the CHIP Ordinance incentive programs.

Will anything be built as a result of the CHIP Ordinances?

Although CHIP and the Housing Element Rezoning Program focus on expanding housing capacity necessary to accommodate the City's RHNA targets, the actual development of housing is largely conducted by the private market. In sum, increasing the residential zoning capacity of a site does not guarantee that construction will occur on that site.

What are the next steps and upcoming opportunities to provide public comment?

In this phase of the CHIP Ordinance's timeline, the draft ordinances associated with the Housing Element Rezoning Program were considered and adopted by the CPC on Thursday, September 26, 2024. This included the [CHIP Ordinance, Housing Element Sites and Minimum Density Ordinance, and Resident Protections](#)

[Ordinance](#). To view the Staff Recommendation Report to the CPC and the Letter of Determination click [here](#).

The City Planning Commission's recommendations have been transmitted to the City Council for further consideration. Next steps are anticipated to include consideration by the Planning and Land Use Management (PLUM) Committee before moving on to the full City Council. To stay up to date on upcoming milestones associated with the CHIP Ordinance, make sure to subscribe to the Council File (21-123-S5) [here](#). More information on the CHIP Ordinance and the adoption phase of the process can be found [here](#).

Who can I contact for additional information?

As a reminder, public comment has now closed. If you have questions about the next steps in the adoption process for the proposed ordinances associated with the [Housing Element Rezoning Program](#), please email housingelement@lacity.org.

Any media inquiries should be directed to Jamie Francisco at planning.media@lacity.org or (213)562-8294.

Glossary

Affirmatively Furthering Fair Housing (AFFH)

AFFH is defined as taking meaningful actions that not only combat discrimination but also that undo the legacy of past harms created by segregation in order to foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.


California Tax Credit Allocation Committee (TCAC)

The California TCAC is overseen by the California State Treasurer Office and helps to administer the federal and state Low-Income Housing Tax Credit Programs which enable private investment in rent-restricted affordable housing for low-income residents.

California Tax Credit Allocation Committee/HCD Opportunity Area Maps

The California TCAC/HCD Opportunity Areas maps are a tool designed to visually represent how “access to opportunity” varies from place to place. “Access to opportunity” refers to a person’s ability to access places with characteristics linked to critical life outcomes such as educational attainment, earnings from employment, and economic mobility. More information on the California TCAC/HCD Opportunity Maps can be found [here](#).

Environmental Protection Measures



Environmental Protection Measures detail standards intended to protect the environment as well as public health and safety, including those required to ensure sites with hazardous risks or environmental resources follow proper remediation and mitigation protocols.

Higher Opportunity Areas

Higher Opportunity Areas are identified as high and highest resource areas in the TCAC/HCD Opportunity Map tool. More information on High Opportunity Areas can be found [here](#).

Mixed Income Housing

Mixed Income Housing is a housing development that may consist of both market-rate housing units and rent-restricted affordable housing units.

One Hundred Percent Affordable Housing Project

A project where all housing units, with the exception of a manager's unit or units, are affordable to lower income households. Twenty-percent of the units may be affordable to Moderate Income Households.

Opportunity Corridor

An Opportunity Corridor is a major thoroughfare located in a Higher Opportunity Area with access to bus and train services.

Off-Menu Incentives

Off-Menu Incentives are incentives that may be requested as part of an application for a housing development that may not be listed on a predetermined menu of incentives. More information on incentives included on the predetermined menus in the CHIP Ordinance can be found on page 14.

Opportunity Corridor Transition Area

Opportunity Corridor Transition Areas are designed to provide a transition or step down from the building development scale of Opportunity Corridors (five to seven stories) to the lower scale buildings (one to two stories) of adjacent residential neighborhoods. Buildings within this area are anticipated to be between two and three stories in height, and up to 11 additional feet in height if the project meets a multi-bedroom requirement. These areas are located a specified distance (250, 500, or 750 feet) from Opportunity Corridors and include properties zoned for low scale multi-family residential.



Public Benefit Options

Public Benefit Options provide by-right development bonuses in exchange for community benefits including but not limited to child care facilities, housing developments with multi-bedroom units, and privately owned public space.

State Density Bonus Law

State Density Bonus Law (found in California Government Code Section 65915-65918) is a state law that allows applicants to seek development bonuses in exchange for the provision of deed-restricted affordable housing.

Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines)

Created as a result of Measure JJJ, passed by voters in 2016, the TOC Guidelines facilitate the construction of affordable housing near bus and train stations. More information on the TOC Guidelines can be found [here](#).

Waivers

Waivers are requests for relief from development standards not listed on a predetermined menu of incentives that may have the effect of physically precluding the construction of a housing project. More information on incentives included on the predetermined menus in the CHIP Ordinance can be found on page 14.

Zoning Capacity

The number of housing units that can be constructed using zoning regulations and incentive based programs. Sites that are zoned for higher density have more zoning capacity compared to lower density sites. Zoning capacity can be highly theoretical (maximum number of units allowed) or may be based on more realistic development considerations, depending on the purpose and requirements under state and local law.

Citywide Housing Incentive Program Ordinance Summary Table

**All programs shall be required to provide the requisite number of restricted affordable units per the provisions of the applicable code section. Incentives and waivers requested for development standards not described on the table below may be subject to additional requirements.*

Program	Eligibility	Base Incentives	Menu of Incentives		Public Benefit Options
State Density Bonus Program	<ul style="list-style-type: none">— Be located on a site that allows at least 5 residential units, including mixed-use developments	<ul style="list-style-type: none">— Density (additional Density available for Land Donation)— Parking	<ul style="list-style-type: none">— Yards— Floor Area Ratio— Height— Transitional Height— Space Between Buildings & Passageways— Lot Coverage	<ul style="list-style-type: none">— Lot Width— Open Space— Density Calculation— Averaging— Supplementary Parking Reductions— P Zone— Relief from a Development Standard— Senior Independent Housing	<ul style="list-style-type: none">— Child Care Facility— Multi-Bedroom Units— Surveyed Historic Resource Facade Rehabilitation
Mixed Income Incentive Program					
Transit Oriented Incentive Areas	<ul style="list-style-type: none">— Be located within a ½ mile of a major transit stop citywide	<ul style="list-style-type: none">— Density— FAR— Parking— Height	<ul style="list-style-type: none">— Yards— Ground Floor Height— Transitional Height— Space Between Buildings & Passageways	<ul style="list-style-type: none">— Lot Coverage— Lot Width— Open Space— Density Calculation— Averaging— P Zone— Relief from a Development Standard	<ul style="list-style-type: none">— Child Care Facility— Multi-Bedroom Units— Preservation of Trees— Land Donation— Active Ground Floor Exemption from Calculation of Floor Area— Privately Owned Public Space— Surveyed Historic Resource Facade Rehabilitation
Opportunity Corridors	<ul style="list-style-type: none">— Be located on a designated corridor with frequent bus service, high quality transit service, or within ½ mile of a Metro Rail Station in a Higher Opportunity Area				
Opportunity Corridor Transitional Area	<ul style="list-style-type: none">— Be located within 750 ft from the furthest property line of a lot from the corridor located within an Opportunity Corridor Incentive Area				
Affordable Housing Incentive Program					
100% Affordable Housing Project	<ul style="list-style-type: none">— Be a project where all units are affordable, exclusive of manager's units— In any zone/land use permitting multi-family or zoned “P” or “PB”	<ul style="list-style-type: none">— Density— FAR— Parking— Height <p>(Note that Shared Equity Projects are eligible only for limited base incentives per LAMC 12.22 A.39(e)(4)(iii))</p>	<ul style="list-style-type: none">— Yards— Transitional Height— Ground Floor Activation— Ground Floor Height— Commercial Parking— Space Between Buildings & Passageways	<ul style="list-style-type: none">— Lot Coverage— Lot Width— Open Space— Density Calculation— Averaging— Relief from a Development Standard— Lot Requirements*— Yards*— Spaces Between Buildings and Passageways* <p>*Only FBO and Shared Equity Projects with maximum residential density of less than 5 eligible</p>	<ul style="list-style-type: none">— Child Care Facility— Multi-Bedroom Units— Preservation of Trees— Land Donation— Active Ground Floor Exemption from Calculation of Floor Area— Privately Owned Public Space— Surveyed Historic Resource Facade Rehabilitation
Faith Based Organization (FBO) Project	<ul style="list-style-type: none">— Be a project where at least 80% of units are affordable on land owned by a FBO— Developed by or in partnership with a Qualified Developer				
Public Land Project	<ul style="list-style-type: none">— Be a project where all units are affordable, exclusive of manager's units (any mix of moderate and lower income units permitted) on land owned by a public agency or zoned “PF”				
Shared Equity Project	<ul style="list-style-type: none">— Be a project where at least 80% of units are affordable on land owned by Community Land Trust/ Limited Equity Housing Cooperatives/ Workforce Housing Cooperative Trust				

*Only FBO and Shared Equity Projects with maximum residential density of less than 5 eligible

Citywide Housing Incentive Program Ordinance Procedures Table

* Per GCS 65915, an applicant may request up to 4 incentives (5 for One Hundred Percent Affordable Housing Projects) on or off the Menu of Incentives. An applicant can mix and match on and off-menu incentives.

Program	Allowed Incentives (On/Off Menu)	Ministerial		Discretionary	
		Department of Building and Safety	Expanded Administrative Review	Director's Determination	City Planning Commission (Class 3 CUP)
Existing Density Bonus (DB)	Up to 3	Base Incentives — Density — Parking	Menu of Incentives subject to Administrative Review	Not Applicable	Off-Menu and Waivers of Development Standards
Existing Transit Oriented Communities (TOC)	Up to 3	Base Incentives — Density — Parking — FAR	Not Applicable	Menu of Incentives	Not Applicable
Proposed State Density Bonus Program	Up to 4*	Base Incentives — Density — Parking Menu of Incentives (Exception: Housing Developments in Very High Fire Hazard Severity Zones, Sea Level Rise Areas, and Coast Zones are not eligible for the Menu of Incentives)	Public Benefit Options Incentives Not on Menu of Incentives (Public Hearing may be Required)	Not Applicable	All requests for waivers of Development Standards Projects Exceeding 50% or 88.75% Density Bonus
Proposed Mixed Income Incentive Program (MIIP)	Up to 4*	Base Incentives — Density — Parking — FAR — Height Menu of Incentives	Public Benefit Options Incentives Not on Menu of Incentives (Public Hearing may be Required), except that the following Off-Menu requests may not be requested and shall be processed pursuant to the State Density Bonus Program: FAR, Height, Yards/Setbacks, Open Space, tree planting, and ground story	Up to one waiver of a Development Standard	Project requesting more than one waiver of a Development Standard
Proposed Affordable Housing Incentive Program (AHIP)	Up to 5*	Base Incentives — Density — Parking — FAR — Height Menu of Incentives (Exception: Projects in Very High Fire Hazard Severity Zones, Sea Level Rise Areas, Coastal Zones are not eligible for Menu of Incentives)	Public Benefit Options Incentives Not on Menu of Incentives (Public Hearing may be Required) Base Incentives & Incentives requested from the Menu of Incentives for FBO sites with Surveyed Historic Resources Up to one waiver of a Development Standard Projects in Very High Fire Hazard Severity Zones, Sea Level Rise Areas, Coastal Zones, Manufacturing Zones not permitting residential uses, or requiring demolition of a Designated or Surveyed Historic Resource	Up to three waivers of a Development Standard	Projects requesting more than three waivers of a Development Standard

