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

If you are experiencing technical difficulties,  
please email [housingelement@lacity.org](mailto:housingelement@lacity.org)

# Housing Element Rezoning Program Webinar



## Part 1:

- Citywide Housing Incentive Program (CHIP) Ordinance

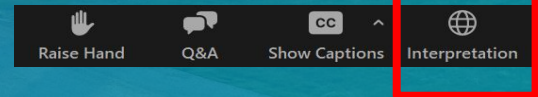
## Part 2:

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



한국어 번역

Korean Translation  
Available



# How do these ordinances help meet the housing needs of Angelenos?

## Housing Element Sites Ordinance

Encourages production of affordable housing by ensuring compliance with requirements in state Housing Element Law

## Resident Protections Ordinance

Protects existing residents in areas facing housing development pressure and living in new affordable housing

# Agenda

## Part 2A: Housing Element Sites Ordinance

- Background
- Overview of the Proposed Housing Element Sites Ordinance

### Q&A

## Part 2B: Resident Protections Ordinance

- Background
- Overview of the Proposed Resident Protections Ordinance

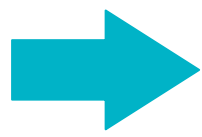
### Q&A

# Stay Engaged During the Webinar!

Please offer any comments and questions.



Type questions in the Q&A



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

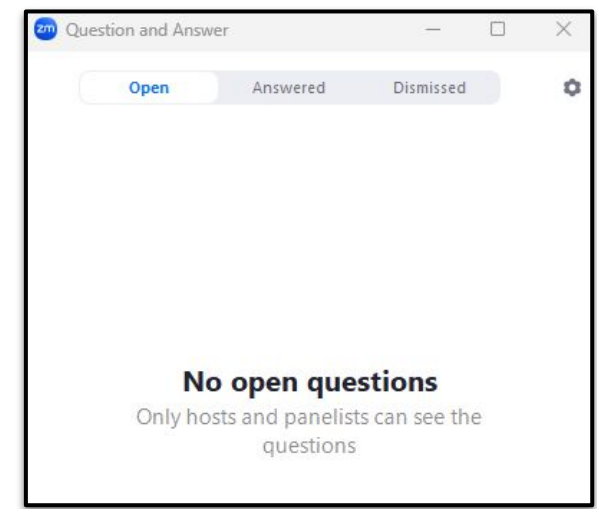
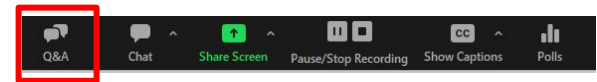


Image: No-ai-icon.com





# Proposed Housing Element Sites Ordinance

Citywide Proposed Code Amendment  
Virtual Presentation for Public Webinar

LOS ANGELES  
CITY PLANNING

April 9, 2024

# Background

- California cities are required to update the **Housing Element** every 8 years and meet their Regional Housing Needs Assessment (RHNA)
- Los Angeles must plan for **456,643 dwelling units** (including **184,721 lower income units**)
- Cities must identify enough suitable sites for new housing to meet its RHNA (i.e. **Inventory of Adequate Sites** (Appendix 4.1))
- Sites that are listed on **Prior Housing Elements** are subject to streamlining
- If there's insufficient sites then cities must "rezone" with particular requirements for sites needed to meet the **Lower Income Rezoning** need



# Summary of the Housing Element Sites Ordinance

- The proposed ordinance is designed to **fulfill state Housing Element law** requirements for different types of **sites identified in the 2021-2029 Housing Element** (Appendix 4.1) and in its Rezoning Program. These types of sites include:
  - Inventory of Adequate Sites (Appendix 4.1)
  - Sites Identified in Prior Housing Element Site Inventories (column P, Appendix 4.1)
  - Lower Income Rezoning Sites
- Housing Elements Sites Ordinance provisions:
  - Housing Replacement
  - No Net Loss Findings
  - By-right Development Review
  - Minimum Density



# Ordinance Structure

- A. Purpose
- B. Definitions
- C. Housing Element Sites**
  - a. Replacement of Demolished Protected Units
  - b. Maintenance of Adequate Housing Element Sites
- D. Ministerial Approval for **Prior Housing Element Sites**
- E. Ministerial Approval for **Lower Income Rezoning Sites**
- F. Minimum Densities for **Lower Income Rezoning Sites**

Draft Housing Element Sites Ordinance  
March 12, 2024  
Page 1

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Chapter 1 and Chapter 1A of the Los Angeles Municipal Code (LAMC), including adding Section(s) 16.70 of Chapter 1 and amending Section 12.10, 12.11, 12.12 for the purpose of establishing reasonable regulations regarding affordable housing development, codifying housing replacement requirements, and to comply with state housing law.

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Sec. 1. Section 16.70 of Chapter 1 of the the Los Angeles Municipal Code is added to read as follows:

**SEC. 16.70. HOUSING ELEMENT SITES**

A. **Purpose.** This section is intended to create procedures to implement state housing element law related to sites identified by the most recent Housing Element of the General Plan and its associated rezoning program. These regulations shall apply to the Inventory of Housing Element Sites, Prior Housing Element Sites and Lower Income Rezoning Sites and where so stated herein shall supersede the regulations applying in the sites pursuant to state law.

B. **Definitions.** For purposes of this Subdivision the following words and phrases are defined as follows:

**Development Project.** A Development Project includes any project requiring a City Planning application or building permit to allow the construction, reconstruction or addition/alteration of the size of a structure.

**Housing Development Project** has the same meaning as defined paragraph (2) of subdivision (h) of Section 65589.5, except that it also includes projects that involve no discretionary approvals and projects that include a proposal to construct a single dwelling unit.

**Housing Element Sites** means sites listed on the inventory of land suitable for residential development developed pursuant to paragraph (3) of subdivision (a) of California Government Code Section 65583 that exists in the most recently adopted Housing Element, including Appendix 4.1 of the 2021-2029 Housing Element.

**Lower Income Households** has the same meaning as defined in Section 50079.5 of the Health and Safety Code.

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# Housing Element Sites



# Housing Element Sites

**Housing Element Sites** refers to sites listed on the **inventory of land suitable for residential development** developed pursuant to Housing Element law in the most recently adopted Housing Element.

Currently **Appendix 4.1** of the 2021-2029 Housing Element.

Appendix 4.1. Inventory of Adequate Sites for Housing (Table A)

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites
LOS ANGELES	12716 W FOOTHILL BLVD	91342	2514005032	
LOS ANGELES	12708 W FOOTHILL BLVD	91342	2514005033	
LOS ANGELES	12700 W FOOTHILL BLVD	91342	2514005034	
LOS ANGELES			2514005046	
LOS ANGELES	12680 W FOOTHILL BLVD	91342	2514005050	
LOS ANGELES	12688 W FOOTHILL BLVD	91342	2514005050	
LOS ANGELES			2514007037	
LOS ANGELES	13541 W BROWNELL ST	91340	2523006006	
LOS ANGELES	13547 W BROWNELL ST	91340	2523006006	
LOS ANGELES			2523006006	
LOS ANGELES	13650 W BROWNELL ST	91340	2523006013	
LOS ANGELES	11552 N LEHIGH AVE	91340	2523008018	
LOS ANGELES			2523012033	
LOS ANGELES	13319 W EUSTACE ST	91331	2523014022	
LOS ANGELES			2523014022	
LOS ANGELES			2523014023	
LOS ANGELES	11461 N HERRICK AVE	91331	2523014024	
LOS ANGELES	11467 N HERRICK AVE	91331	2523014025	

# Housing Replacement and No Net Loss Findings

- In addition to the same **housing replacement requirements** outlined in the concurrently proposed **Resident Protection Ordinance** State law mandates that all cities ensure a continuous availability of adequate sites for housing throughout the housing element planning period.
  - The designated sites are listed in the City's Housing Element's **Inventory of Adequate Sites for Housing** (Appendix 4.1)
  - Each site contains a specific number of units allocated to various income categories.
- To adhere to the legal requirement, often referred to as the "**No Net Loss Law**," jurisdictions are prohibited from making decisions related to zoning, land use, or approving development that would result in fewer housing units than the capacity assumed in the site inventory, unless:
  - Written **findings** are provided that demonstrate there are still sufficient adequate sites, or
  - A **mandatory rezoning** takes place within 6 months to ensure there are sufficient sites.



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# Prior Housing Element Sites





# By Right Housing Development

Sites used on the prior Housing Element's inventory of sites must be rezoned to allow residential use **by right** if at least 20% of the units are reserved as affordable for lower income households.

A use by right means:

- Project must be approved if meets **objective standards**
- **No discretionary review** (e.g. DIR, CUPs, etc) except subdivisions
- **No CEQA**



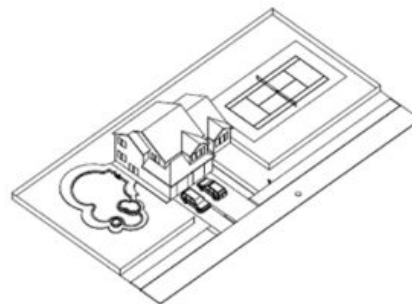
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# Lower Income Rezoning Sites

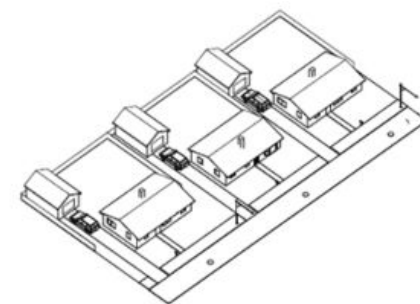
An aerial photograph of a densely populated urban area, likely Los Angeles, showing a mix of multi-story apartment buildings and smaller structures. The scene is bathed in a warm, golden light, suggesting a sunset or sunrise. In the background, a range of mountains is visible under a clear sky. The overall atmosphere is one of a vibrant, established city neighborhood.

# Lower Income Rezoning Sites

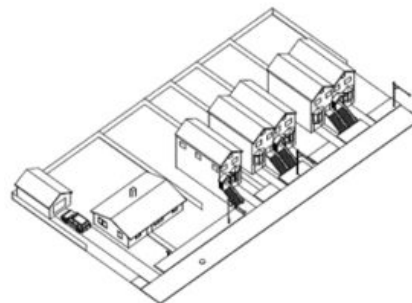
- Cal. Gov. Code Section 65583.2(h) mandates that if a City cannot identify sufficient sites for its RHNA allocation for lower-income households, it must designate sufficient **Lower Income Rezoning Sites**.
- **Lower Income Rezoning Sites** must:
  - Have a **minimum density** of 20 dwelling units per acre
  - Allow at least 16 dwelling units.
  - Provide a **by-right approval process** for projects with at least **20% of units** set-aside for **lower-income households**.



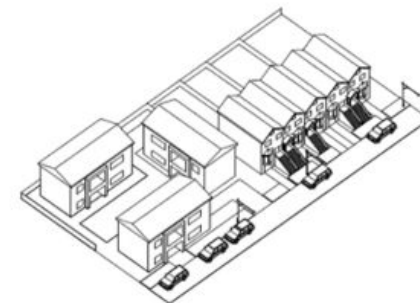
1 dwelling unit per acre



3 dwelling units per acre



10 dwelling units per acre



20 dwelling units per acre

# Site Category and State Law Requirement Matrix

Housing Element Sites Ordinance				
Site Category	Housing Replacement Requirements	No Net Loss Findings	By-right Development Review	Minimum Densities
<i>Inventory of Adequate Sites (Appendix 4.1)</i>	✓	✓		
<i>Prior Inventory of Housing Element Sites</i>			✓	
<i>Lower Income Rezoning Sites</i>			✓	✓



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# Q & A

An aerial photograph of a densely populated city, likely Los Angeles, with a mix of residential and commercial 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.

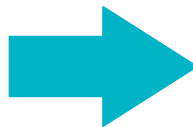


# Participate in Q&A!

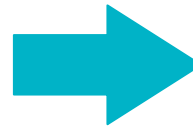
Please offer any comments and questions.



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Korean Translation Available



Type questions in  
the Q&A



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

