

Corridor Strategies

Residential (R Zoned) Opportunity Corridors (OPP RC)



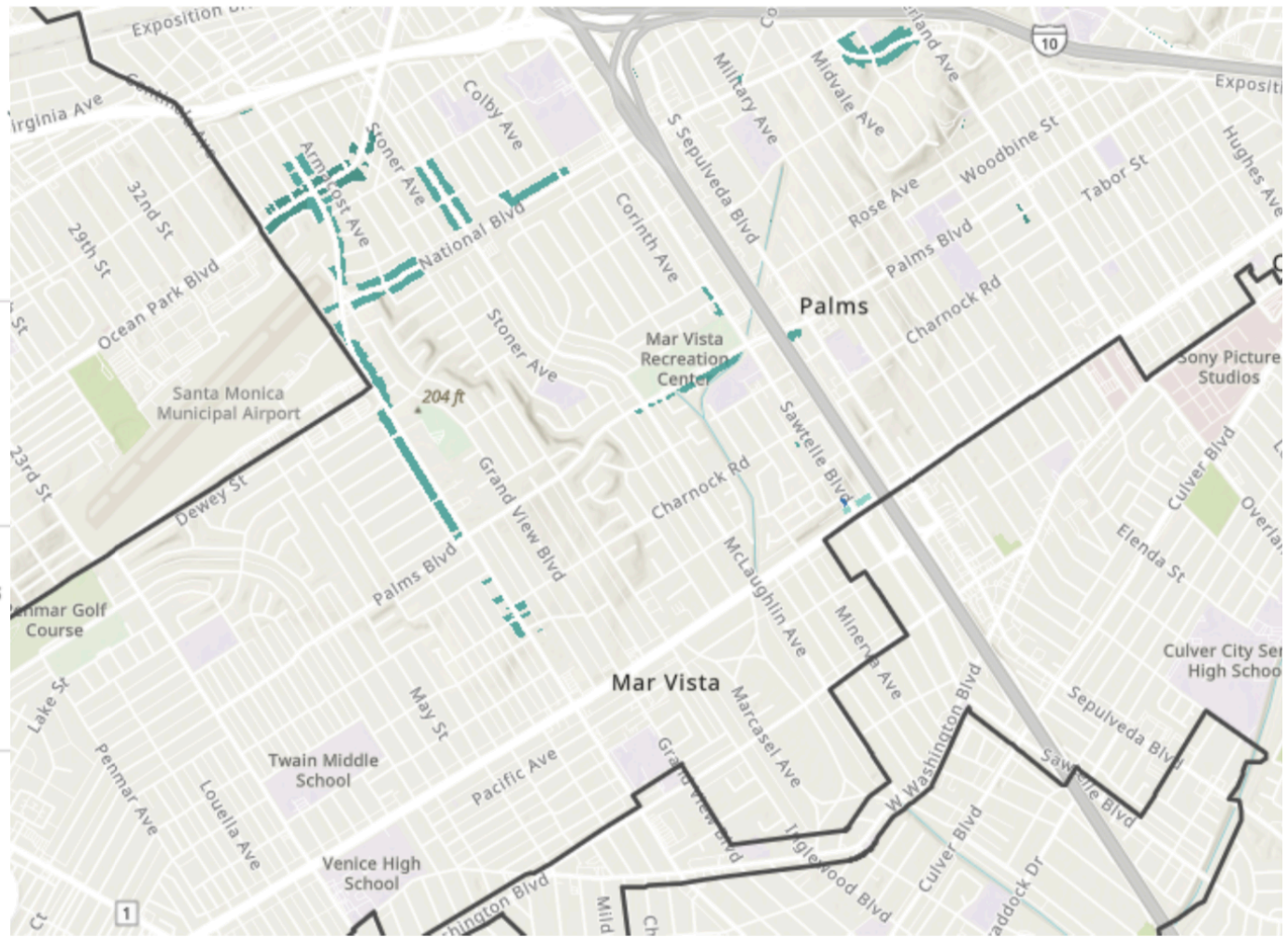
Residential (R Zoned) Opportunity Avenues (OPPRC2)



Commercial (C Zoned) Opportunity Corridors (OPP C)



Transit Opportunity Corridor Areas (TOPP C)



Residential (R Zoned) Opportunity Corridors (OPP RC). Residential (R) zoned lots in Higher Opportunity Areas along certain corridors can also be rezoned to allow for multi-family development, with an affordable housing requirement. All Boulevards and Avenues on a High Quality Transit Corridor would qualify for a higher tier of incentives to allow multifamily buildings with minimum densities and mid rise floor area ratios of 3.0:1 (OPP RC).

Residential (R Zoned) Opportunity Avenues (OPPRC2). Avenues without high quality transit would qualify for a lower scale program, which would permit at least four units per lot with a density bonus to allow six units building to certain contextual low and mid-rise forms.

Commercial (C Zoned) Opportunity Corridors (OPP C). Commercial (C) zoned corridors in Higher Opportunity Areas may be rezoned to allow the densities generally allowed by all Commercial General Plan Land Use designations (1 unit per 400 feet of lot area), with an affordable housing requirement.

Transit Opportunity Corridor Areas (TOPP C). Commercially (C) zoned sites in Higher Opportunity Areas located on a High Quality Transit Corridor can be provided additional affordable housing incentives in exchange for affordable housing. This analysis assumes a blend of TOC Tier 3 (height, parking) and Tier 4 (density, floor area) incentives

Incentive Programs

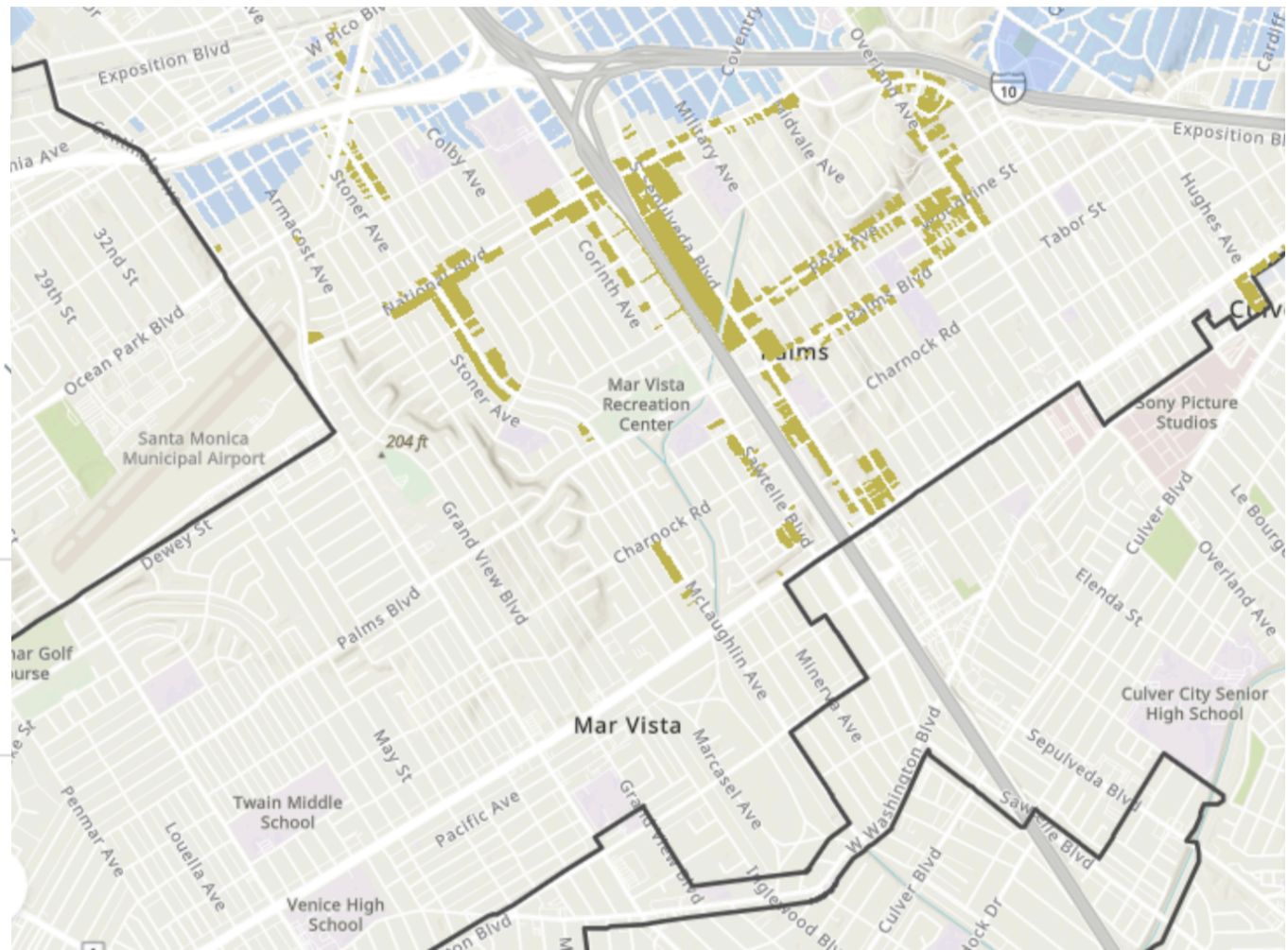
TOC Expansion in Higher Opportunity Areas (TOC EX)



50% Density Bonus (DB 50)



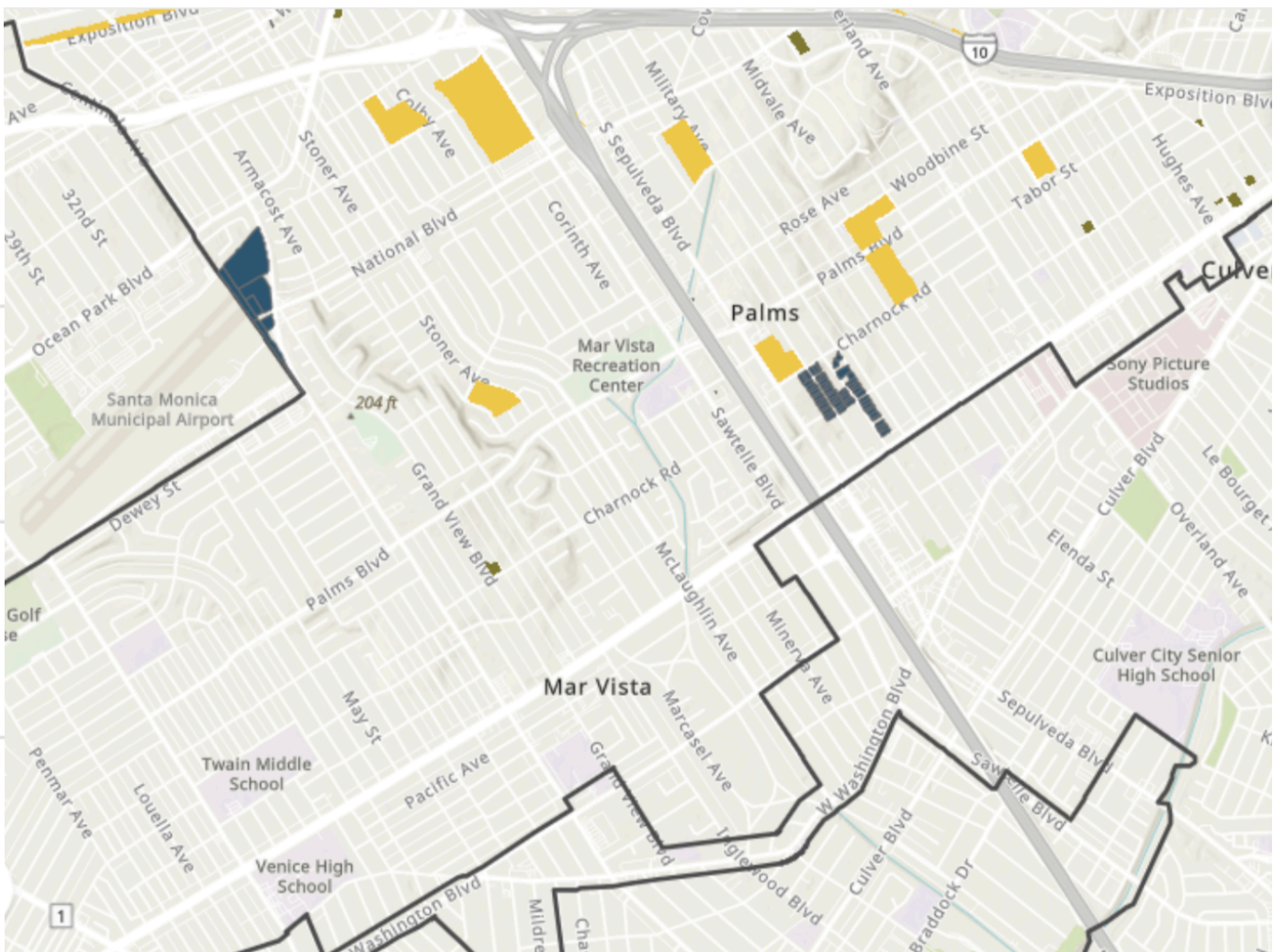
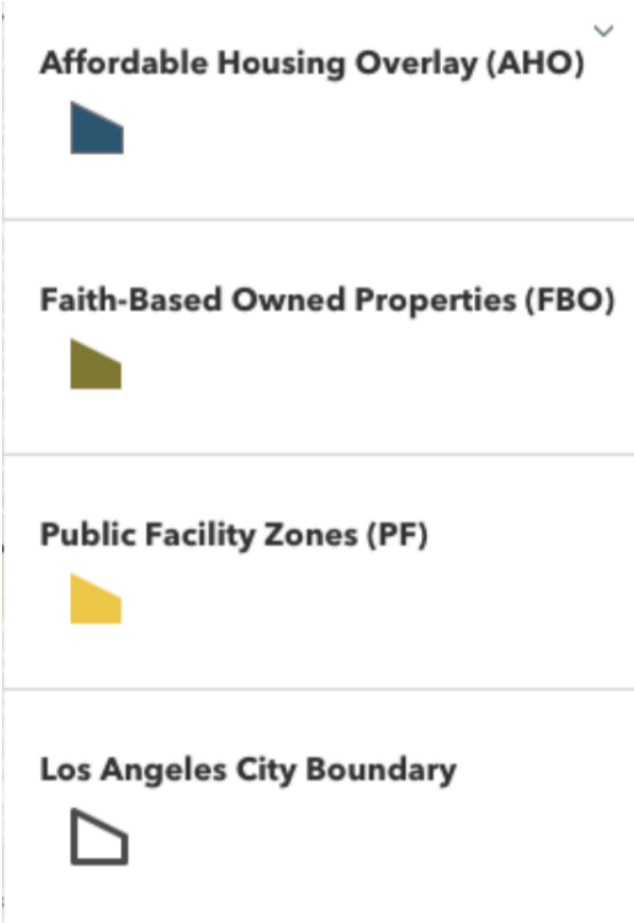
Los Angeles City Boundary



TOC Expansion in Higher Opportunity Areas (TOC EXP). Most Higher Opportunity Areas are currently unable to take advantage of the Transit Oriented Community (TOC) Affordable Housing Incentive Program due to density limitations and the five unit base density threshold needed to qualify for the program. As part of the Rezoning Program, residentially zoned sites including Residential (R) and Commercial (C) zones may be permitted at higher minimum intensities (mid rise FAR levels up to 2.5) with higher affordability requirements. This strategy includes residentially zoned areas that fall within current TOC Tier 3 or 4 Areas. Later refinement may limit this strategy to particular Tier 3 or 4 Areas based on other policy criteria.

50% Density Bonus (DB50). The Rezoning Program includes a potential update of the City's Density Bonus ordinance to allow for up to 50% density increases citywide in exchange for the maximum amount of affordable housing economically feasible (as determined by an upcoming feasibility study). Currently, state law (AB 2345) allows for a similar 50% density bonus; however, due to concerns about undermining the City's existing incentive programs, the state law was designed to not apply to the City of Los Angeles. The City can create its own version of the bonus that does not undermine existing programs by aligning incentives and requirements with the City's programs and better addresses displacement concerns.

Affordable Housing Overlay



Affordable Housing Overlay (AHO). Projects that commit to significantly deeper levels of affordable housing should qualify for the largest development incentives. The Rezoning Program anticipates creating development incentives for projects with 50%-100% affordability, to enable affordability housing construction in a wider array of areas of the city. The overlay is expected to apply on any commercially or residentially zoned land that would not qualify for an incentive program today (less than 5 units). Sites would allow for a mid scale building with at least a 2.5 stories and 1.75:1 FAR. The overlay would not be applied in High Segregation and Poverty or Low Resource areas of the city per the TCAC/HCD Opportunity Map.

Faith-Based Owned Properties (FBO). Many religious organizations have underused properties, like parking lots that are empty most of the time, as well as a social mission to provide affordable housing. On land owned by a religious or faith-based institution, as part of the Affordable Housing Overlay, the Rezoning Program would allow affordable housing development at densities required for affordable (lower income) housing sites. *Note: Ownership records would need to be verified, data reflected utilizes County Assessor records.*

Public Facility Zone (PF). Publicly owned Public Facility (PF) zoned properties could be rezoned to allow 100% affordable housing developments. This would enable joint public-private housing development on publicly owned PF zoned sites at the use, area and density standards of any adjacent zone, along with a minimum set of alternative development standards for other sites where adjacent standards would not permit affordable housing. This strategy reflects only sites owned by Los Angeles City or County, Los Angeles Unified School District and Metro. *Note: Sites will need to undergo further suitability analysis considering existing uses, environmental mitigation, and financial feasibility of development; as such realistic capacity is heavily discounted.*

Missing Middle

Accessory Dwelling Units (ADU)



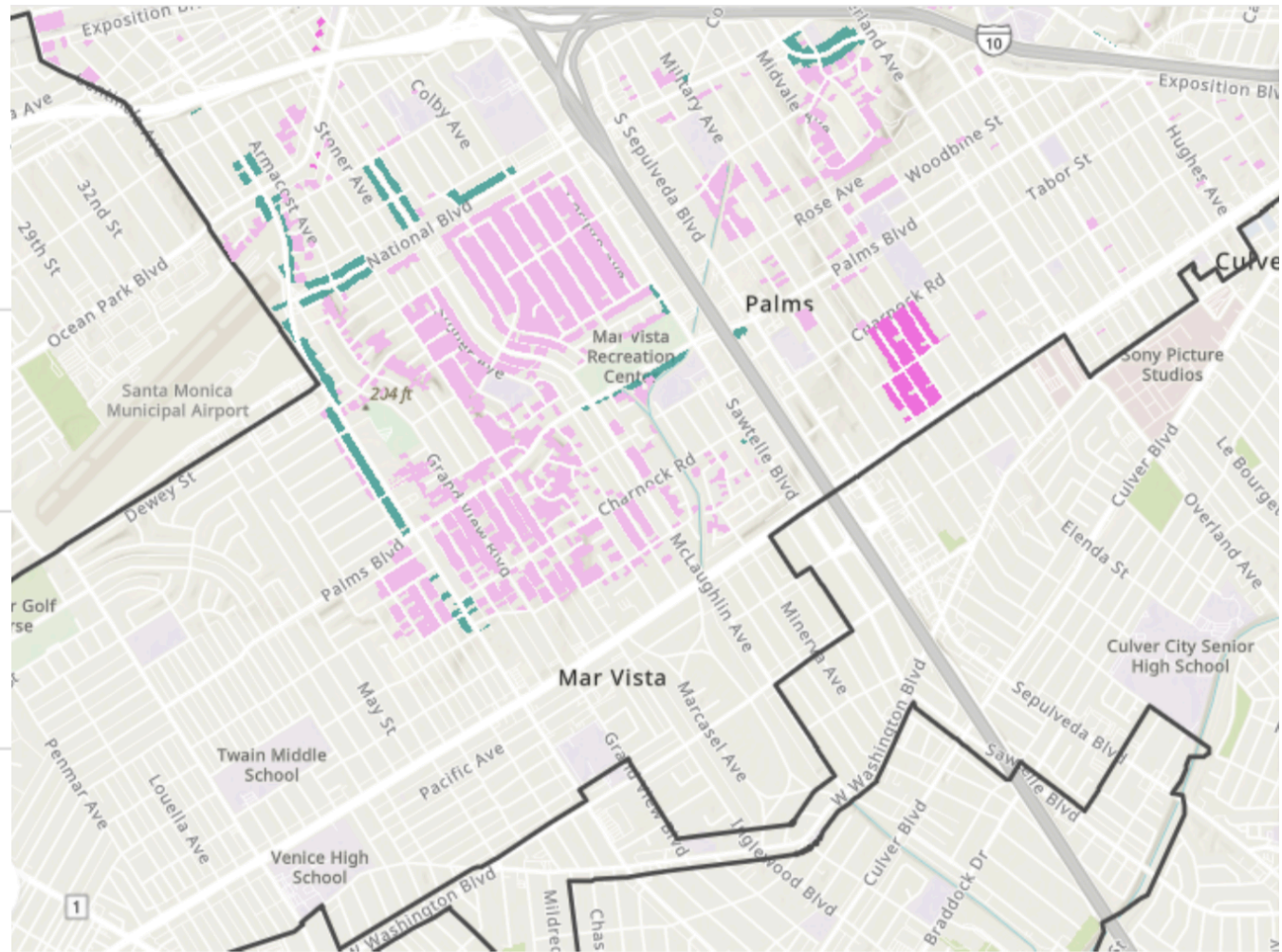
R2/RD Zone Update (R2RD)



Residential (R Zoned) Opportunity Avenues (OPP RC2)



Los Angeles City Boundary



Accessory Dwelling Units (ADU). The City’s ADU Ordinance could be updated to permit an additional ADU on larger sized lots (6,500 sq. ft.) in Higher Opportunity areas, as well as to reduce existing unnecessary barriers that limit ADU development on both single-family and multifamily lots.

R2/RD Zone Update (R2RD). Current laws permit the construction of two ADUs on a lot with an existing multiple dwelling structure. This allowance is used most commonly in lower density multi-family R2 (Two-Family) and RD (Restricted Density) zones. These state ADU rules can be modified at the local level to permit more flexibility to achieve better results. As SB 9 is passed into law, this program could improve upon the state laws which permit duplexes and lot splits, by incentivizing preservation of existing housing when constructing additional units.

Residential (R Zones) Opportunity Avenues (OPP RC2). As mentioned under Opportunity residential Corridors above, certain Avenues could be rezoned to allow an average of six units per lot intended to facilitate new missing middle forms, including historical/contextual typologies from Los Angeles, largely within existing allowable buildable floor area limits.