
Citywide Housing Incentive Program (CHIP) Ordinance Citywide Proposed Code Amendment Presentation for PLUM Meeting CF 21-1230-S5

Note that the main presentation that staff will present on November 19th is provided here in English. This presentation is also available in Spanish and Korean.

Citywide Housing Incentive Program (CHIP) Ordinance

Citywide Proposed Code Amendment
Presentation for PLUM Meeting
CF 21-1230-S5

2021-2029 Housing Element

- The Housing Element was adopted in 2021 and **amended in 2022 to strengthen Fair Housing** Programs.
- The most recent update established the City's official **housing goals, policies, objectives and programs** for the eight year period of **2021-2029**.
- Identified **rezoning** is needed to address the City's housing needs and targets. Created a draft framework for rezoning.
- The City's Minimum Rezoning Need is **255,433 units by February 2025**.
- There are significant consequences for failure to meet this obligation.



City of Los Angeles Housing Element 2021-2029

Regional Housing Needs Assessment (RHNA)

The City's rezoning obligations must be met by **February 12, 2025**



Regional Housing Needs
Assessment Target

486,379 units

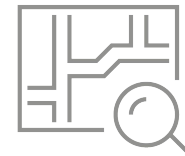
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Anticipated
Development

230,947 units

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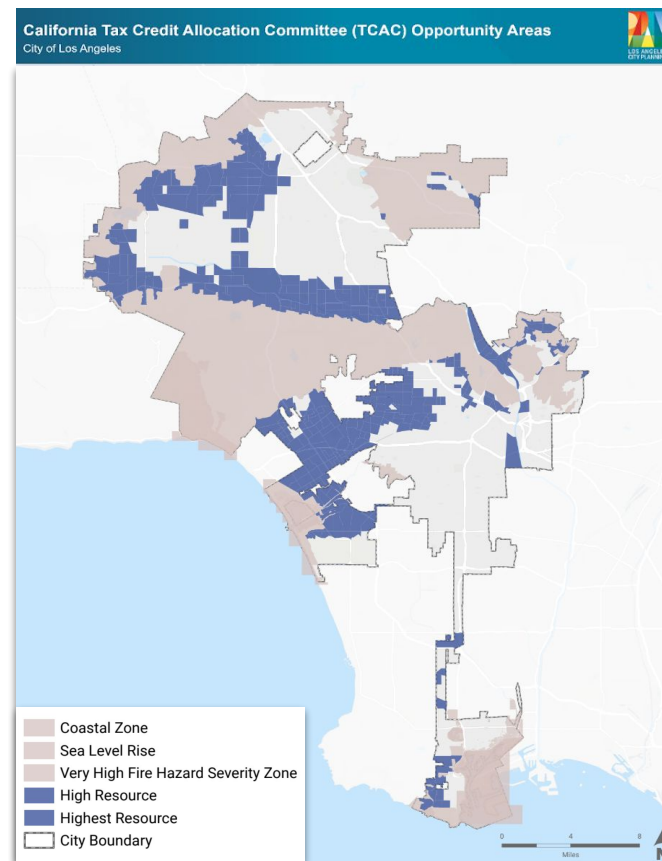
Minimum
Rezoning Need

255,432 units

Equity and Climate Focused Approach

The Housing Element Rezoning Program aims to expand access to housing and opportunity by:

- Focusing new capacity in **Higher Opportunity Areas** and near **transit and jobs**
- **Streamlining** housing production
- **More and deeper affordability**
- Strengthening **tenant protections** and ensuring **“no net loss” of RSO units**
- Protect **environmentally sensitive** areas, historic properties, and priority **design/amenity** goals



City Planning Commission Meeting Overview

Key Issues

Single Family Inclusion - 43 comments were made in support of including single family and 32 comments were made in support of Option 1 in Exhibit D

Faith Based Incentives and SB4 - Requested to remove Faith Based Incentives overlap with SB4

Affordability - Requested to add Acutely Low Income category in affordability requirements

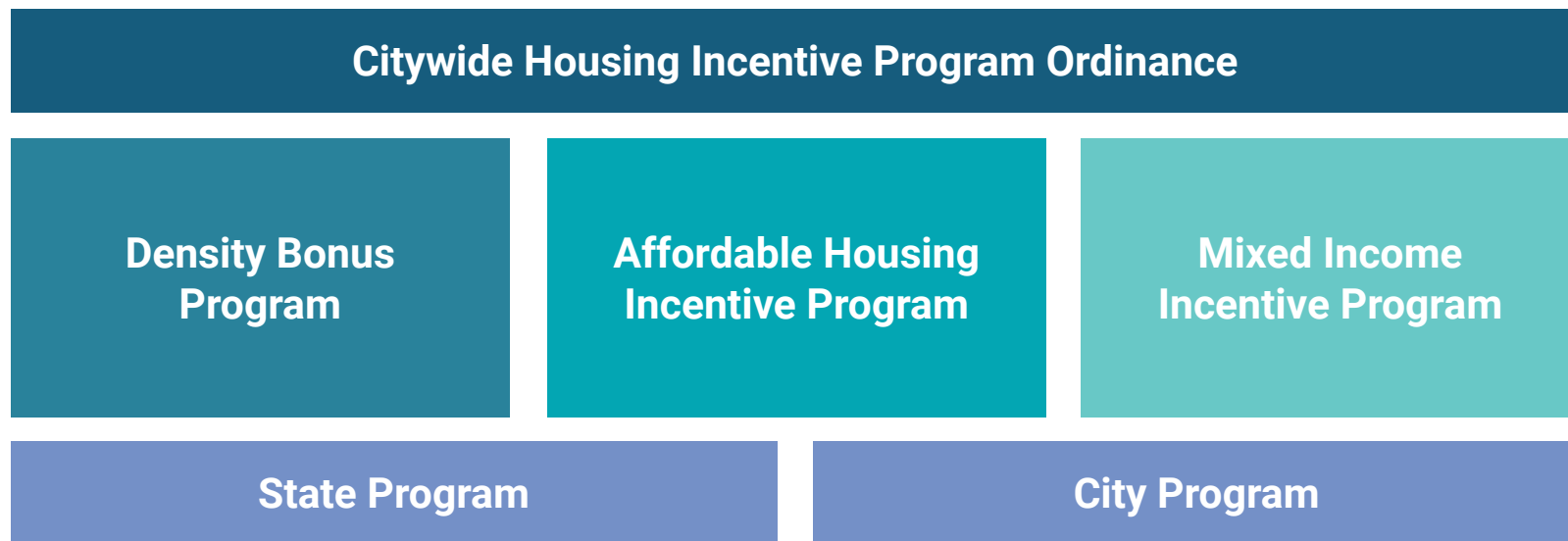
Environmental Considerations - Requested to expand oil well protections to exclude projects within 3200 feet of active oil wells and to require public hearings in identification of environmentally hazardous sites

Coastal Zone Exclusion - 14 commenters requested to remove the coastal zone exception for local incentives

CPC Decision

CPC approved the Housing Element Program on September 26th, 2024 and recommended that City Council adopt the proposed CHIP Ordinance (Exhibit A).

Ordinance Structure



State Density Bonus Program



Comprehensive update to the City's Density Bonus Program

- Incorporates state legislation that has significantly amended State Density Bonus Law



Key Revisions

- Updated procedures for more predictable and streamlined project review
- New incentives for housing for target populations, and reduced parking requirements
- Incorporating provisions allowing for additional density bonuses up to 100% per AB 1287 (2023)

Mixed Income Incentive Program (MIIP)



Opportunity Corridor Incentive Area

Incentives to aimed to increase housing projects on major streets near public transportation in Higher Opportunity Areas



Opportunity Corridor Transition Incentive Area

Incentives for housing projects constructing lower-scale housing typologies adjacent to major corridors in Higher Opportunity Areas



Transit-Oriented Incentive Area

Incentives for new housing near public transportation citywide

Affordable Housing Incentive Program

(AHIP) Project Types



100% Affordable Housing Projects

Applies to parcels allowing multi-family residential uses citywide and in Parking (P) zones



Faith Based Organization (FBO) Projects

Incentivizes 80-100% Affordable Housing development on land owned by FBOs



Public Land Projects

Incentivizes 100% Affordable Housing on “PF” Public Facilities zones and parcels owned by public agencies



Shared Equity Project

Incentivizes 80-100% Affordable Housing development on land owned by Community Land Trusts or Limited Equity Housing Cooperatives

Other Procedural Amendments

- New exemption for MIIP proposed in the **Affordable Housing Linkage Fee (LAMC 19.18)** provisions.
- New exemption threshold proposed in **Project Review (LAMC 16.05)** for Projects that provide Restricted Affordable Units consistent with the requirements for Projects exempt from AHLF.
- Revisions to the **Conditional Use Permit for Density Bonuses exceeding those approved under State Density Bonus Law (LAMC 12.24 U.26)** to account for changes to state law under AB 1287.
- Establishment of a new ministerial procedure, **Expanded Administrative Review**, in Article 13.



An aerial photograph of a densely populated urban area, likely Los Angeles, with numerous multi-story apartment buildings and houses. In the background, a range of mountains is visible under a clear sky. The image has a warm, orange-tinted overlay on the left side.

Recommendations

Recommended Actions

1. **Find**, in the independent judgment of the decision maker, in consideration of the whole of the record, including the Housing Element Environmental Impact Report No. ENV-2020-6762-EIR (SCH No. 2021010130) certified on November 29, 2021, Addendum No. 1 (ENV-2020-6762-EIR-ADD1) certified on June 14, 2022, and Addendum No. 2 (ENV-2020-6762-EIR-ADD2) (collectively, “EIR”), no subsequent or supplemental EIR is required pursuant to CEQA Guidelines Section 15162 and 15164; adopt Addendum No. 2 and the Mitigation Monitoring Program.
2. **Request** the City Attorney to prepare the proposed CHIP Ordinance, recommended by the City Planning Commission on September 26, 2024; and as modified by the Technical Modifications submitted to the City Council, dated November 13, 2024 and dated November 14th, 2024; amend Ch.1A, including an ordinance to incorporate the amendments to Chapter 1 to Chapter 1A , in the format and style of the New Zoning Code
3. **Instruct** the Director of City Planning to prepare an Environmental Protection Measures Handbook for housing approved using Chapter 1 of the Zoning Code to effectuate the measures shown in the Council File as transmitted by the Department of City Planning and dated October 3, 2024.
4. **Adopt** the Findings attached to the CPC Letter of Determination, and as revised in the Technical Modifications dated November 13, 2024 and November 14, 2024.

CHIP Team Information

State Density Bonus Program:

Theadora Trindle
Christine Bustillos
Kevin Umaña

Mixed Income Incentive Program:

Erika Cui
Allyn Reyes

Affordable Housing Incentive Program:

Wajiha Ibrahim
Abigail Thomas
Alisanne Meyers

Jenna Monterrosa, Blair Smith, Matthew Glesne, Julianna Bonilla, Will Buckhout, Andy Rodriguez, Richard Reaser, Renae Zelmar, Nicholas Maricich, Cally Hardy, Elizabeth Gallardo, Betty Barberena, Jamie Francisco, Umaymah Rashid, Shakeh Boghoskhanian, Arlet Shirvanian, Cheryl Kubo, Jacob Lopez, Angelica Gonzalez, Livea Yeh, Jason Valencia, Robertino Salgado

End of Presentation

Additional Slides for Reference

Consequences for Non-Compliance

State Housing Element law requires **compliance** by the state (HCD) or there can be consequences including:

- **Loss of Local Zoning Control** (Builder's Remedy)
- **Significant funding put at risk** (PLHA, AHSC, IIG, TCC, Planning Grants, etc.) - \$890M
- **Court Imposed Fines** (up to \$600K per month) and other court actions
- **No Net Loss Requirements** (findings required for more projects)



*Builder's Remedy
project in Los
Angeles (Sylmar)*



State Mandated Rezoning Program Requirements

More than half of the rezoning requirement (130k) is for **lower income sites**, which must be:

- **More than 50% on residentially (R) only zoned sites (60k)**
If not, a penalty to prevent 100% commercial development (i.e. no office/retail projects)
- Have a minimum density of 20 dwelling units per acre
- Permit at least **16 dwelling units**
- Received by right processing for projects with 20% Lower Income Units

Must **Affirmatively Further Fair Housing** (AFFH)

- Majority of Rezoning in **Higher Opportunity Areas**

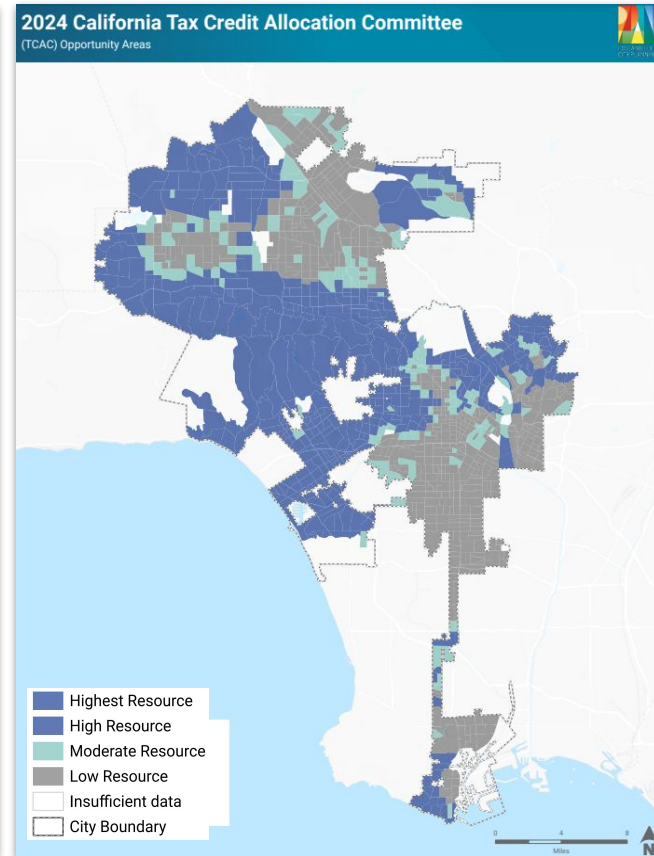
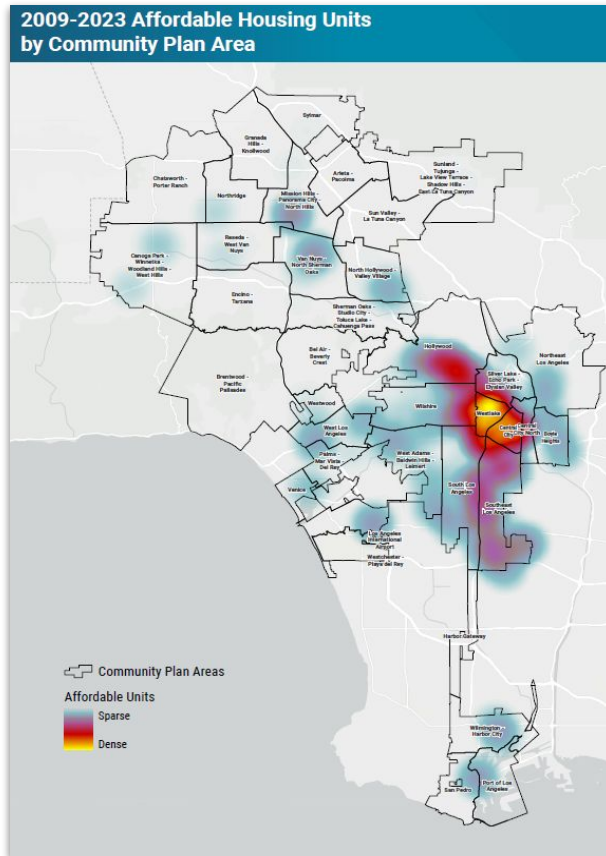


*Florence Mills Apartments
3501-3509 South Central Avenue.*

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

Affirmatively Furthering Fair Housing (AFFH)

- Affordable Housing has **not been produced equitably** throughout the City.
- Rezoning program should **expand access to Affordable Housing in High Opportunity Areas.**



An aerial photograph of a densely populated urban area, likely Los Angeles, with numerous multi-story apartment buildings and houses. In the background, a range of mountains is visible 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.

Outreach and Feedback

Rezoning Program Outreach

- **6 Live Webinars** in English, Spanish, & Korean with 900 in attendance
- Staff-level public hearing with **600 in attendance**
- Received over **3,100 public comments** via email
- **57 events and meetings reaching over 3,000 people.** These included:
 - Partnerships with Community Based Organizations
 - Neighborhood Council Alliance Meetings
 - Community Events
- **A first of its kind digital outreach campaign** that included:
 - A targeted social media campaign with LA in a Minute that garnered over 400k views and engaged over 200k constituents
 - Google ads and digital engagement that reached over 1 million constituents with 54% of those reached being under 34



Top, Interactive Activity at Esperanza / PSR LA (4/2024)

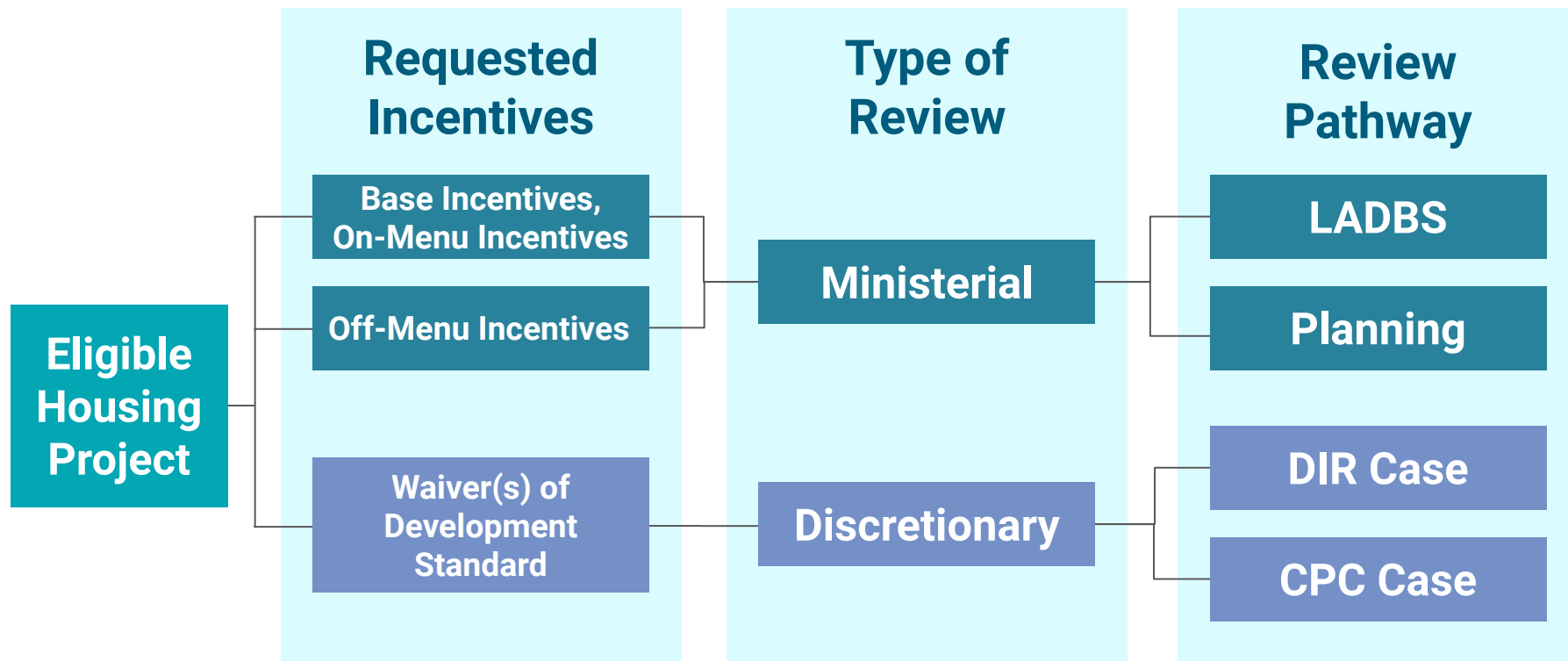


Bottom: City Staff with Coalition for Humane Immigrant Rights of Los Angeles (CHIRLA) (04/2024)

An aerial photograph of a densely populated urban area, likely Los Angeles, with numerous multi-story apartment buildings and houses. In the background, a range of mountains is visible under a clear sky. The image has a warm, orange-tinted overlay on the left side.

Procedures and Incentives

Procedures



Note: This chart represents simplified project review procedures.

		Ministerial		Discretionary	
Program	Allowed Incentives	LADBS	City Planning (Expanded Admin Review)	DIR (appeal to CPC)	CPC (CPC Final Decision Maker)
State Density Bonus Program	Up to 4*	Base Incentives Menu of Incentives	Public Benefit Options Incentives Not on Menu of Incentives	N/A	Waivers Projects Exceeding 50% or 88.75% Density Bonus
Mixed Income Incentive Program	Up to 4*	Base Incentives Menu of Incentives	Public Benefit Options Incentives Not on Menu of Incentives	Up to 1 Waiver	>1 Waiver
Affordable Housing Incentive Program	Up to 5*	Base Incentives Menu of Incentives	Public Benefit Options Incentives Not on Menu of Incentives Up to 1 Waiver	Up to 3 Waivers	>3 Waivers

On-Menu Incentives	DB	MIIP	AHIP
Yards	✓	✓	✓, ✓*
Height	✓	Incl. as base incentive	Incl. as base incentive
FAR	✓	Incl. as base incentive	Incl. as base incentive
Transitional Height (<i>Not required in AHIP</i>)	✓	✓	✓
Space Between Buildings and Passageways (<i>NEW</i>)	✓	✓	✓, ✓*
Lot Coverage	✓	✓	✓
Lot Width	✓	✓	✓
Open Space (<i>Modified</i>)	✓	✓	✓
Density Calculation	✓	✓	✓
Averaging of FAR, Density, Parking, Open space, Permitting Vehicular Access	✓	✓	✓
Relief from a Development Standard (<i>NEW</i>)	✓	✓	✓
Supplementary Parking Reductions (<i>NEW</i>)	✓		✓ (Commercial Parking)
P Zone	✓	✓	Incl. as base incentive
Senior Independent Housing	✓		
Ground Floor Height (<i>NEW – 20% reduction</i>)		✓	✓
Ground Floor Activation (<i>NEW – 50% reduction</i>)		✓	✓

Public Benefit Option Eligibility

Public Benefit Option	DB	MIIP	AHIP
Child Care Facilities (State Law)*	✓	✓	✓
Multi-Bedroom Units	✓	✓	✓
Preservation of Trees		✓	✓
Land Donation (State Law)*	Incl. as Base Incentive	✓	✓
Active Ground Floor Exemption from Calculation of Floor Area		✓	✓
Privately Owned Public Space		✓	✓
Surveyed Historic Resource Facade Rehabilitation	✓	✓	✓

* Projects in VHFHSZ, Coastal Zone, and Sea Level Rise areas using State Density Bonus or AHIP only eligible for starred public benefit options

Multi-Bedroom Unit - Public Benefit

Option 1

Projects that include at least 10% of Residential Units as 3+ bedrooms shall be granted additional FAR and Height, as shown below:

Overall Residential Units	Additional FAR	Additional Height (Stories)
0-30	0.5:1	1
31-50	1.0:1	
51-75	1.5:1	2
75+	2.0:1	

Option 2

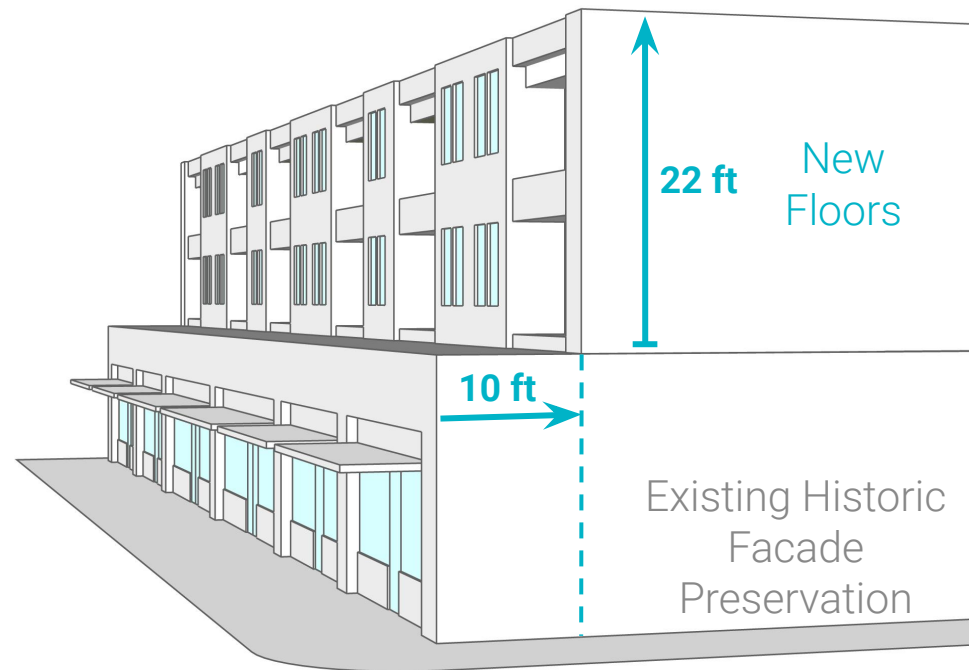
Projects may be granted additional FAR and Height as described below:

- A. An exemption of the square footage of all Residential Units with three or more bedrooms, and/or
- B. An additional story of height beyond what is available.

Surveyed Historic Resource Facade Rehabilitation

Projects incorporating a Surveyed Historic Resource(s) into the Project design shall be granted up to 1.0 FAR and 22 feet in height, provided the following standards are met:

- i. The Project retains all street Fronting facades to a depth of 10-feet,
- ii. New Floor Area shall be setback behind the 10-foot retention area, with exceptions for encroachment,
- iii. Rehabilitation of the facades is completed pursuant to the Secretary of the Interior's Standards for Rehabilitation to the satisfaction of the Office of Historic Resources.

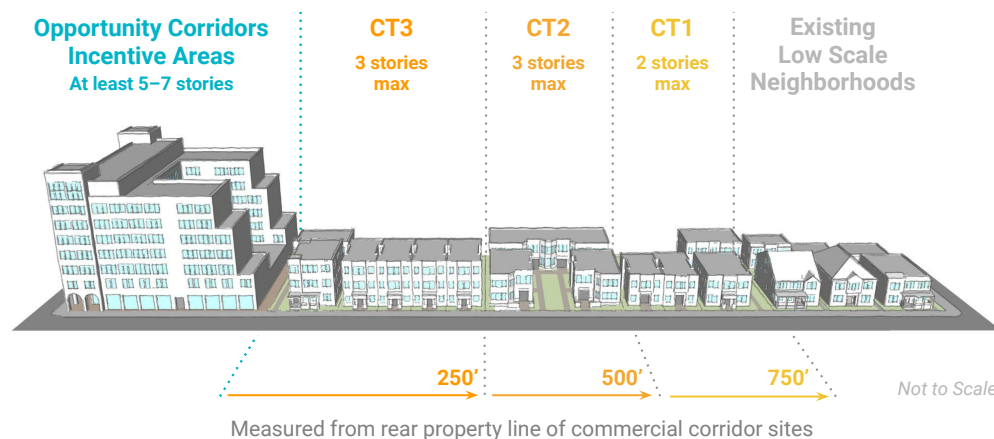


An aerial photograph of a densely populated urban area, likely Los Angeles, with numerous multi-story apartment buildings and houses. In the background, a range of mountains is visible under a clear sky. The image has a warm, orange-tinted overlay on the left side.

Citywide Housing Incentive Program (CHIP) Ordinance

Opportunity Corridors and Transition Areas

- The Opportunity Corridor Program expands incentives to **transit served corridors** in **Higher Opportunity Areas**
- Creates form based incentives for at least 5-7 story structures.
- Transitioning from the opportunity corridors to lower scale residential neighborhoods the Corridor Transition Incentives offer missing middle forms with limited density.



Opportunity Corridor Incentive Areas

OC3 7 stories

OC2 6 stories

OC1 5 stories



Expands incentives to **transit served corridors** in **Higher Opportunity Areas**.

Envisions podium developments that are at least 5 to 7 stories (or 1 to 3 additional stories in height and additional height through public benefit options).

Not to Scale

Restricted Affordable Set-Aside Units

Option 1: Single Affordability Requirements

Market Tier	Incentive Program		Minimum Percent of Total Units Provided as Restricted Affordable Units		
	Transit Oriented Incentive Area	Opportunity Corridors Incentive Area	Income Level		
			Extremely Low Income	Very Low Income	Low Income
Low and Medium Market Tiers	T-1	OC-1	9%	12%	21%
	T-2	OC-2	10%	14%	23%
	T-3	OC-3	11%	15%	25%
High Medium and High Market Tiers	T-1	OC-1	11%	14%	23%
	T-2	OC-2	12%	16%	25%
	T-3	OC-3	13%	17%	27%

Option 2: Mixed Affordability Requirements

Opportunity Area	Minimum Percent of Total Units Provided as Restricted Affordable Units			
	Income Level			
	Acutely Low Income	Extremely Low Income	Very Low Income	Moderate Income
Moderate and Low Opportunity Areas		4%*	8%	
Higher Opportunity Areas	4%*	4%	-	12%

Footnote:

* One of the covenanted affordable units at the deepest affordability income category must be provided as 3-bedroom unit per Project.

Corridor Transition Incentive Areas

- The program limits FAR to scale to the number of units provided, and
- Requires **Common Open Space and Street-Facing Entryway performance standards** to ensure pedestrian oriented design outcomes.



Examples of Housing in the Opportunity Corridor Transition Incentive Area

Corridor Transition Base Incentives		
Subarea	Density	FAR (max)
CT-1A	4 unit	1.15
CT-1B	5 unit	1.30
	6 unit	1.45
CT-2	7 unit	1.60
	8 unit	1.75
	9 unit	1.90
	10 unit	2.0
CT-3	11 unit	2.15
	12 unit	2.30
	13 unit	2.45
	14 unit	2.60
	15 unit	2.75
	16 unit	2.9

Corridor Transition Affordability Set-Aside Requirements



Corridor Transition Base Incentives		
Subarea	Density	FAR (max)
CT-1A	4 unit	1.15
CT-1B	5 - 6 unit	1.30 - 1.45
CT-2	7 - 10 unit	1.60 - 2.0
CT-3	11 - 16 unit	2.15 - 2.9













Incentive Program	Minimum Percent of Total Units Provided as Restricted Affordable Units ¹		
	Income Level		
Corridor Transition Incentive Area	Very Low Income	Low Income	Moderate Income
CT-1A	-	-	1 unit
CT-1B and CT-2	1 unit	1 unit	2 units
CT-3	2 units	2 units	3 units

Footnote:

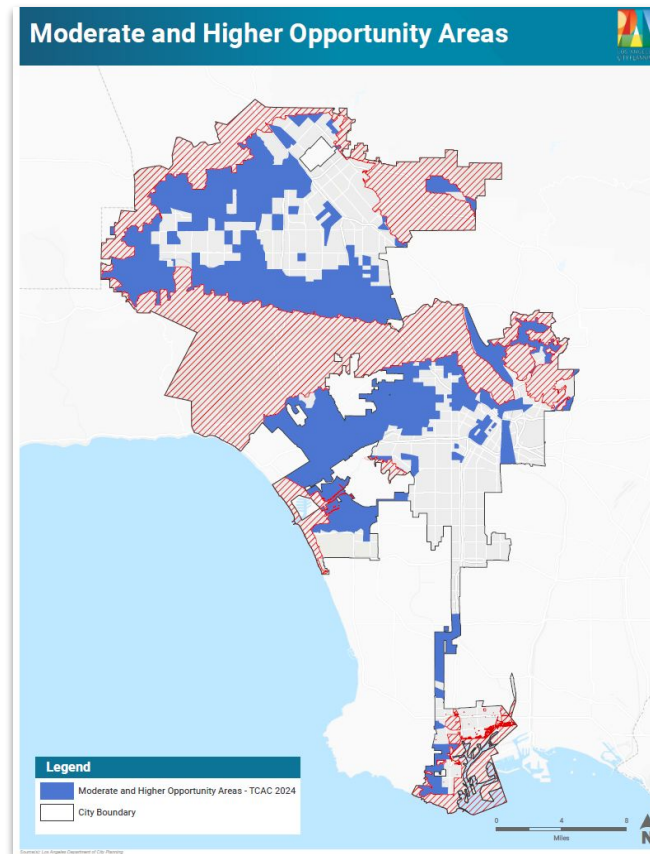
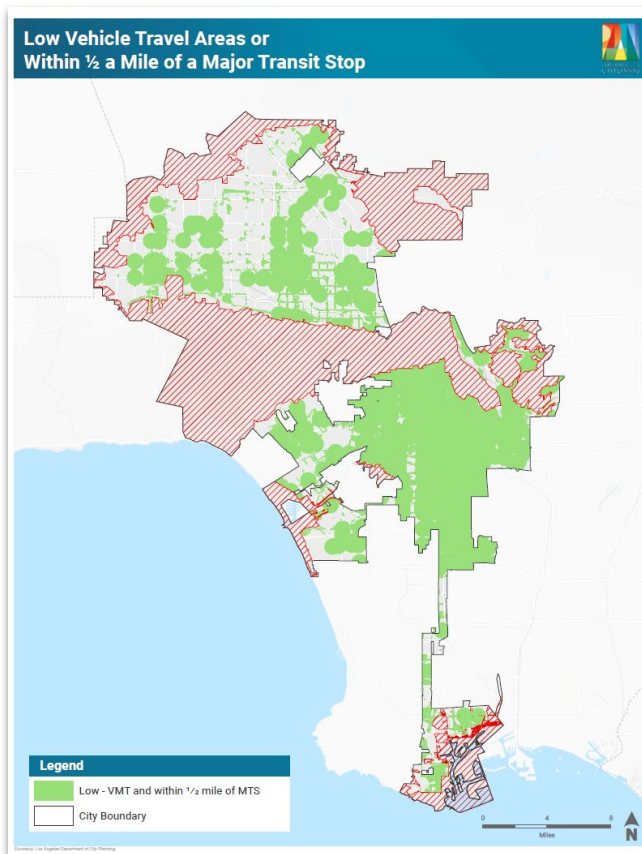
1 For consolidated lots, the Project shall provide the same affordability as required per individual lot. For example, if a project consolidated two lots into one project using CT-2 incentives, the project would be required to provide either 2 Very Low Income or Low Income units, or 4 Moderate Income units.

AHIP Base Incentives

-  Max Allowable Residential Density **less than 5**
-  Max Allowable Residential Density **greater than 5**

Subarea	Parking	Density	Floor Area Ratio	Height
Citywide	Usually .5 spaces per unit	Matches State Density Bonus(80%)	 1.5:1 (Maximum)  Greatest of 3.0:1 or 35%	 1' or 1 story  2' or 2 stories
Low-VMT/ ½ Mile of MTS	No Requirement	Limited by FAR	 2.0:1 (Maximum)  Greatest of 4.5:1 or 50%	 1' or 1 story  3' or 3 stories
Moderate and High Opp	No Requirement Non-residential parking may be reduced by 25%	Limited by FAR	 2.5:1 (Maximum)  Greatest of 4.65:1 or 55%	 1' or 1 story  3' or 3 stories

FAR Base Incentive Maps



Faith-based Organization (FBO) Project

- **Eligibility:** Owned by **Religious Institution** working with a nonprofit Qualified Developer
- **Affordability:** Minimum **80%** income restricted with up to 20% of project units for Moderate Income, remaining restricted units for lower incomes
- **Incentives:** Scaled based on underlying zoning
- **Single Family Acquisition:** Must be within **528 feet** (0.1 miles) from an **existing Church or House of Worship**



*Faith Based Project Rendering
Image: AIA Seattle*

SB 4 vs. AHIP FBO Projects

SB 4

- Streamlining for minimum 100% affordable projects on land owned by Religious Institution or institution of higher education.
- Land must be owned before Jan 1, 2024.
- Offers Base incentives for the development of faith owned land that can be used in conjunction with AHIP.
- Many restrictions regarding historic sites, environmentally sensitive areas and industrial land
- Labor Requirements

AHIP's FBO Projects

- Streamlining for minimum 80% affordable projects on land owned by Religious Institution.
- Permitted on historic and surveyed historic sites.
- Offers limited building volume incentives for low density sites to encourage more contextual design.
- Can be used instead of SB 4 incentives.
- *Exception*: Projects in SFZ purchased after Jan 1, 2024 can only use program if within 528 ft of existing Church or House of Worship

SB 4 vs AHIP FBO Projects

	SB 4	AHIP FBO
Example Project Single Family	<p>A single family site in a high opportunity area of the City could receive through SB4:</p> <ul style="list-style-type: none"> • unlimited density • 4.65 FAR, or 55% increase • 3 additional stories in height • With 100% affordability 	<p>A single family site in a high opportunity area of the City could receive through AHIP's FBO project:</p> <ul style="list-style-type: none"> • unlimited density • 2.5 FAR • 1 additional story in height • With 80% affordability
Example Project Commercial Zone	<p>A commercial site in a high opportunity area of the City could receive through SB4:</p> <ul style="list-style-type: none"> • unlimited density, • 4.65 FAR, or 55% increase • 3 additional stories in height • With 100% affordability 	<p>A commercial site in a high opportunity area of the City could receive through AHIP's FBO project:</p> <ul style="list-style-type: none"> • unlimited density • 4.65 FAR, or 55% increase • 3 additional stories in height • With 80% affordability <p>Or through State Density Bonus Incentives an 100% affordable project would be eligible for the following without labor requirements:</p> <ul style="list-style-type: none"> • unlimited density, • 4.65 FAR, or 55% increase • 3 additional stories in height • With 100% affordability

Exhibit D Single Family

Option:	Description	Programs	Parcels	Distribution in High Opp Would Change from 56% to:
Option 1	All Single-Family in Higher Opportunity Areas	MIIP and AHIP	43,000 in MIIP 160,800 in AHIP	67%
Option 2	All Single-Family in Opportunity Corridors and Corridor Transition Areas 2 & 3	MIIP	24,000 in MIIP	59%
Option 3	Single-Family in Opportunity Corridor 3 and Corridor Transition Areas 2 & 3	MIIP	10500 in MIIP	58%
Option 4	All Single-Family in Opportunity Corridors	MIIP	6500 in MIIP	58%
Option 5	Removed Lower Density Multi-Family Residential zones from Opportunity Corridors	MIIP	-1900 in MIIP	53%
Option 6	Single-Family in Moderate and High Opportunity Areas within 0.5 Miles of a Major Transit Stop for One Hundred Percent Affordable Housing Projects, Faith-Based Organization Projects, and Shared Equity Projects	AHIP	66800 in AHIP	67%
Option 7	Single-Family within 0.5 miles of a Major Transit Stop for Shared Equity Projects	AHIP	139000 in AHIP	59%

Option:	Description	Parcels	MIIP Potential Development Incentives				AHIP
				Corridor	Corridor Transition Areas	TOIA	
Option 1	All Single-Family in Higher Opportunity Areas	43,000 in MIIP 160,800 in AHIP	-OC-1, OC-2, OC-3 -CT-1, CT-2, CT-3 -TOIA-1, TOIA-2, TOIA-3	-Unlimited Density -3.0-4.65 FAR -1-3 extra stories	-6-16 units -1.45-2.9 FAR -2-3 story max height	-16 units to unlimited Density -3.0 FAR -1-3 extra stories	-Unlimited Density -Maximum of 2.5:1 -1 extra story
Option 2	All Single-Family in Opportunity Corridors and Corridor Transition Areas 2 & 3	24,000 in MIIP	-OC-1, OC-2, OC-3 -CT-2, CT-3	-6-16 units -1.45-2.9 FAR -2-3 story max height	-6-10 units -1.45-2 FAR -2-3 story max height		
Option 3	Single-Family in Opportunity Corridor 3 and Corridor Transition Areas 2 & 3	10,500 in MIIP	-OC-3, -CT-2, CT-3	-16 units -2.9 FAR -3 story max height	-6-10 units -1.45-2 FAR -2-3 story max height		
Option 4	All Single-Family in Opportunity Corridors	6,500 in MIIP	-OC-1, OC-2, OC-3	-Unlimited Density -3.0-4.65 FAR -1-3 extra stories			

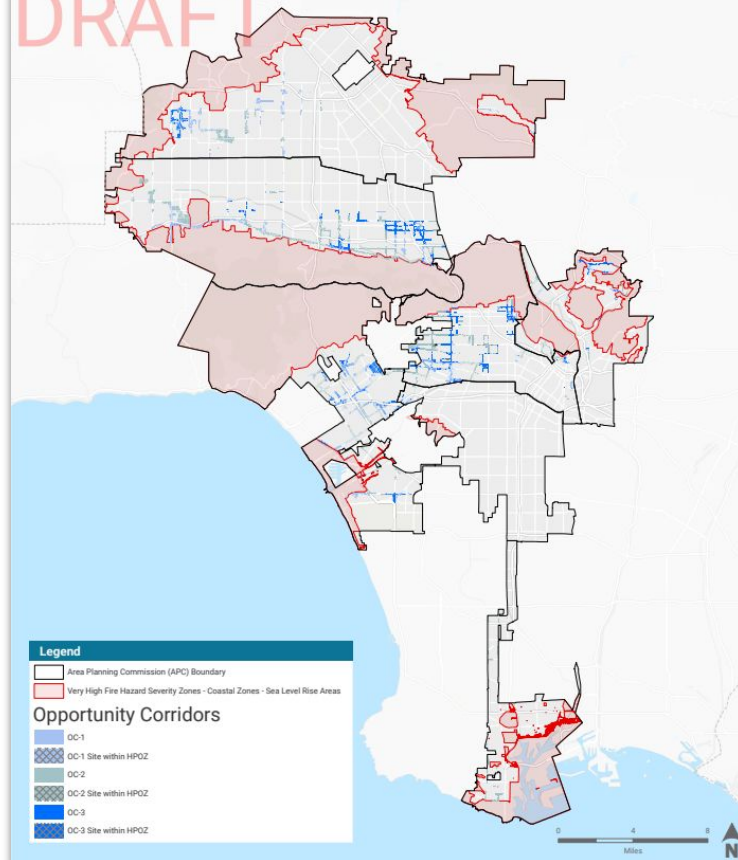
Option:	Description	Programs	Parcels	AHIP Potential Development Incentives
Option 1	All Single-Family in Higher Opportunity Areas	MIIP and AHIP	43,000 in MIIP 160,800 in AHIP	-Unlimited Density -Maximum of 2.5:1 -1 extra story
Option 6	Single-Family in Moderate and High Opportunity Areas within 0.5 Miles of a Major Transit Stop for One Hundred Percent Affordable Housing Projects, Faith-Based Organization Projects, and Shared Equity Projects	AHIP	66,800 in AHIP	-Unlimited Density -Maximum of 2.5:1 -1 extra story
Option 7	Single-Family within 0.5 miles of a Major Transit Stop for Shared Equity Projects	AHIP	139,000 in AHIP	-Unlimited Density, -Maximum of 2.0:1, 1 extra story

Maps for Reference

Corridors In Higher Resource Areas Citywide APCs



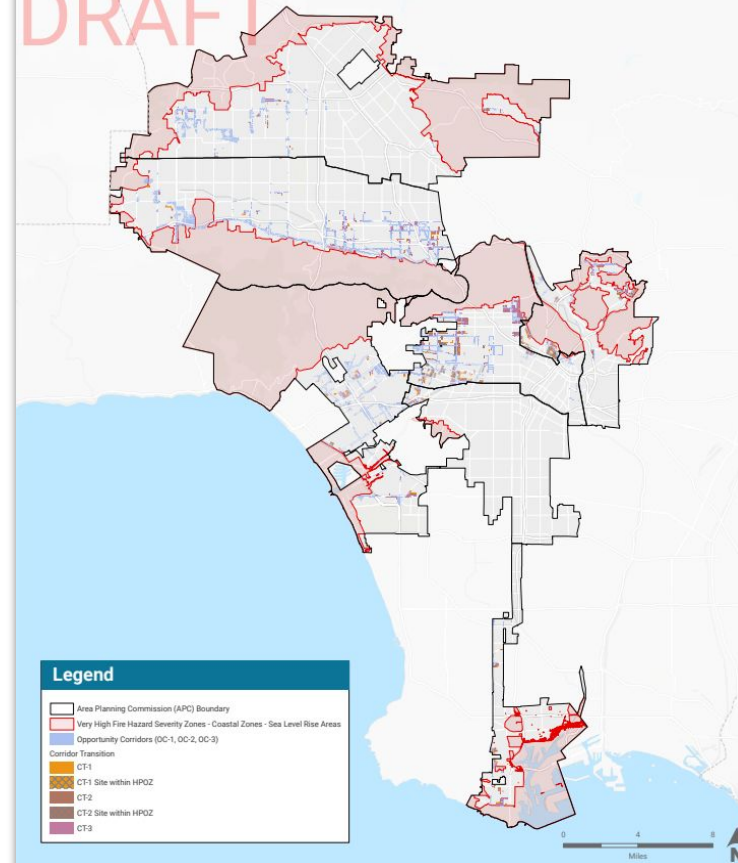
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Corridors and Corridor Transitions In Higher Resource Areas Citywide APCs



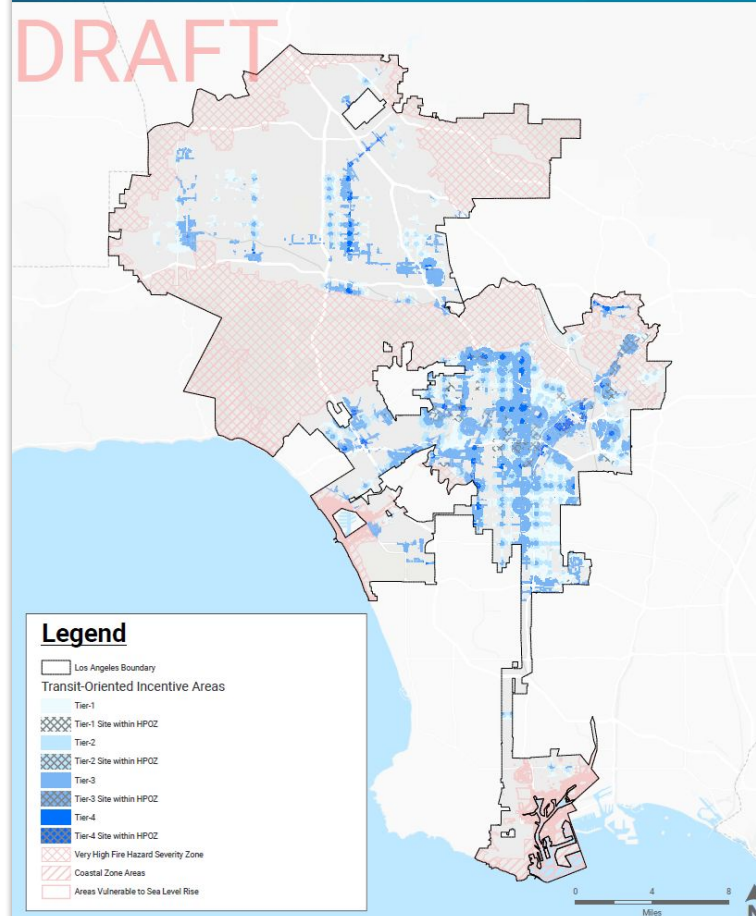
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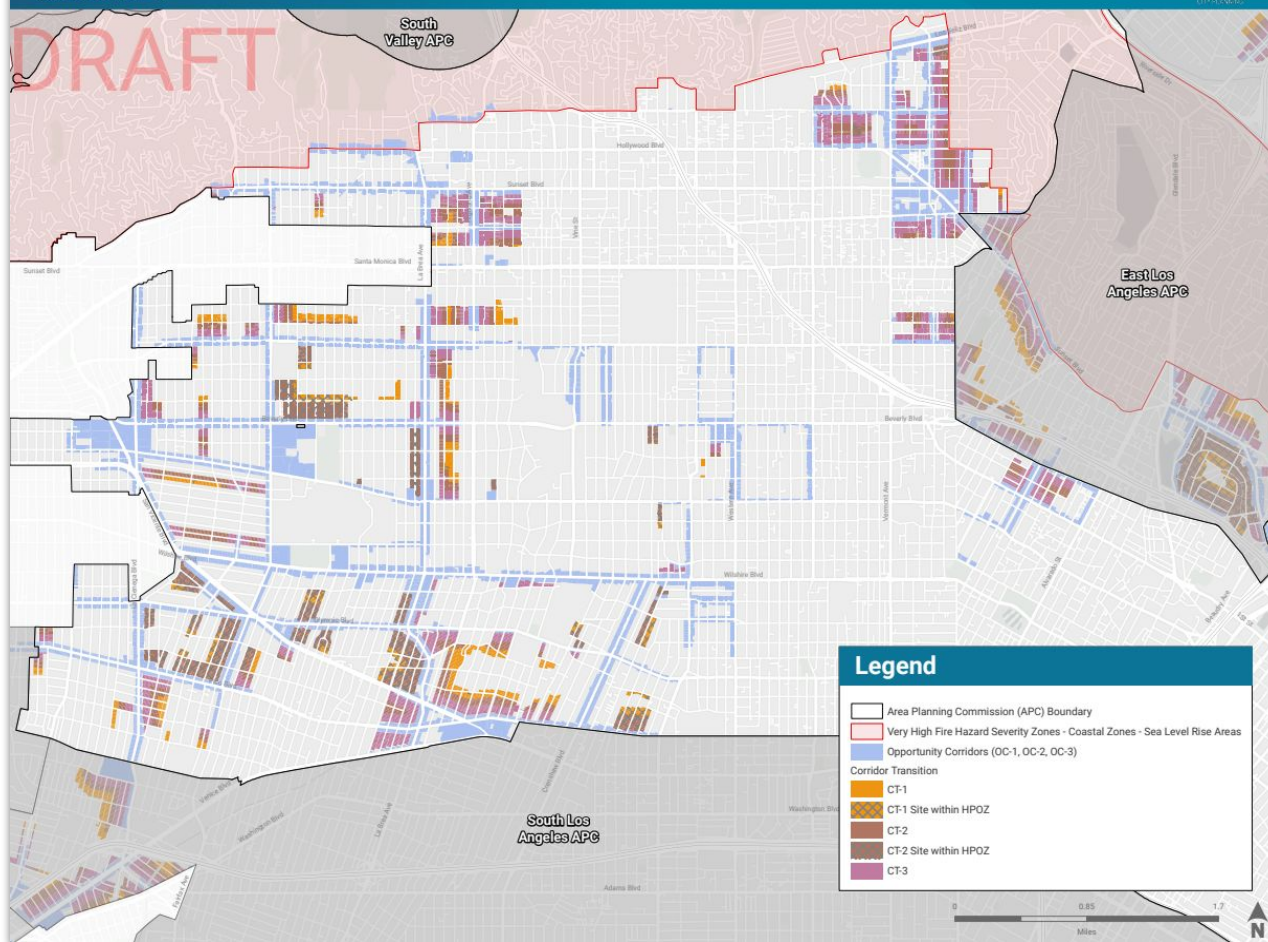
Draft: Transit-Oriented Incentive Areas



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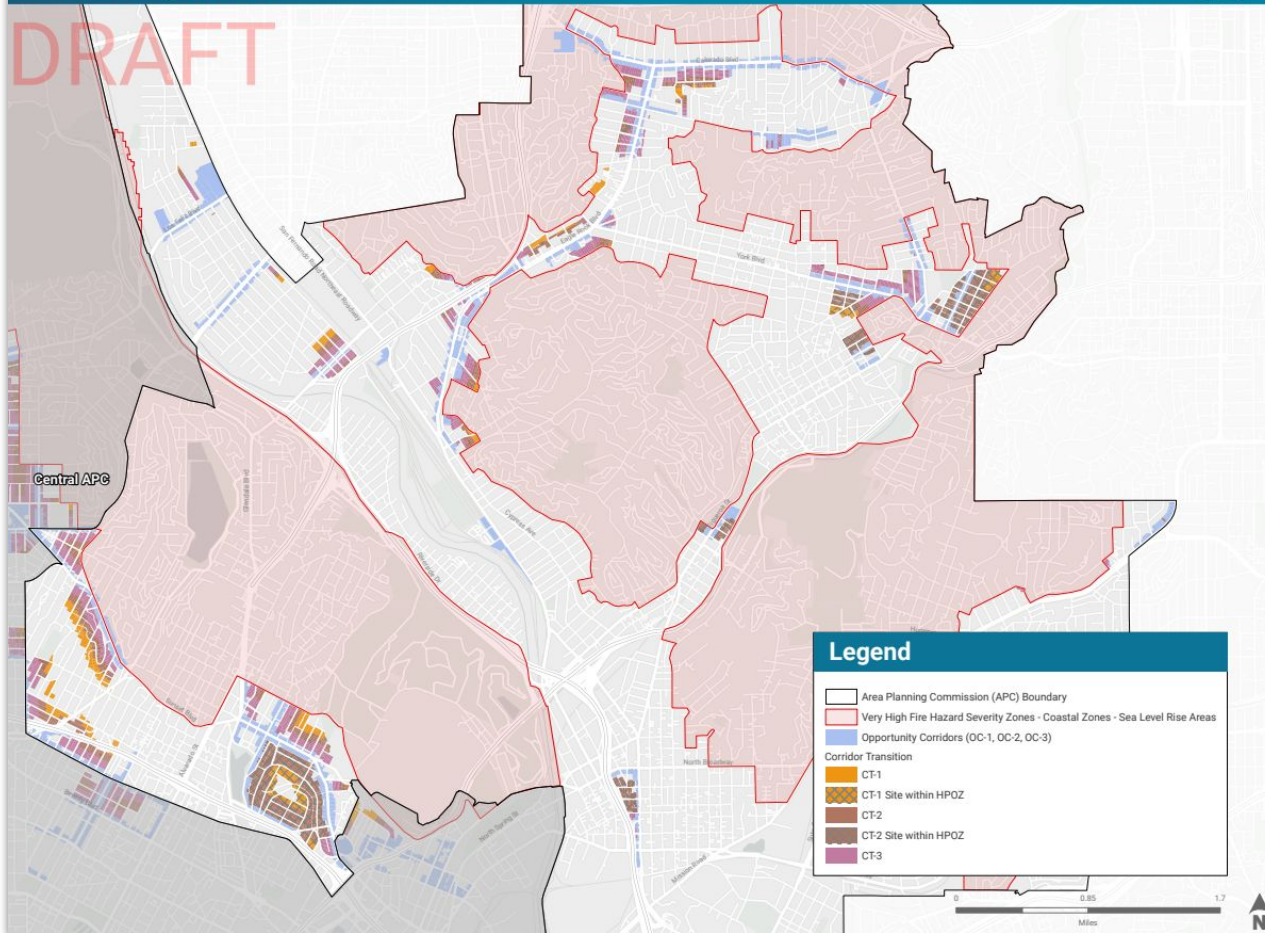
Corridors and Corridor Transitions In Higher Resource Areas Central APC



Corridors and Corridor Transitions In Higher Resource Areas East Los Angeles APC



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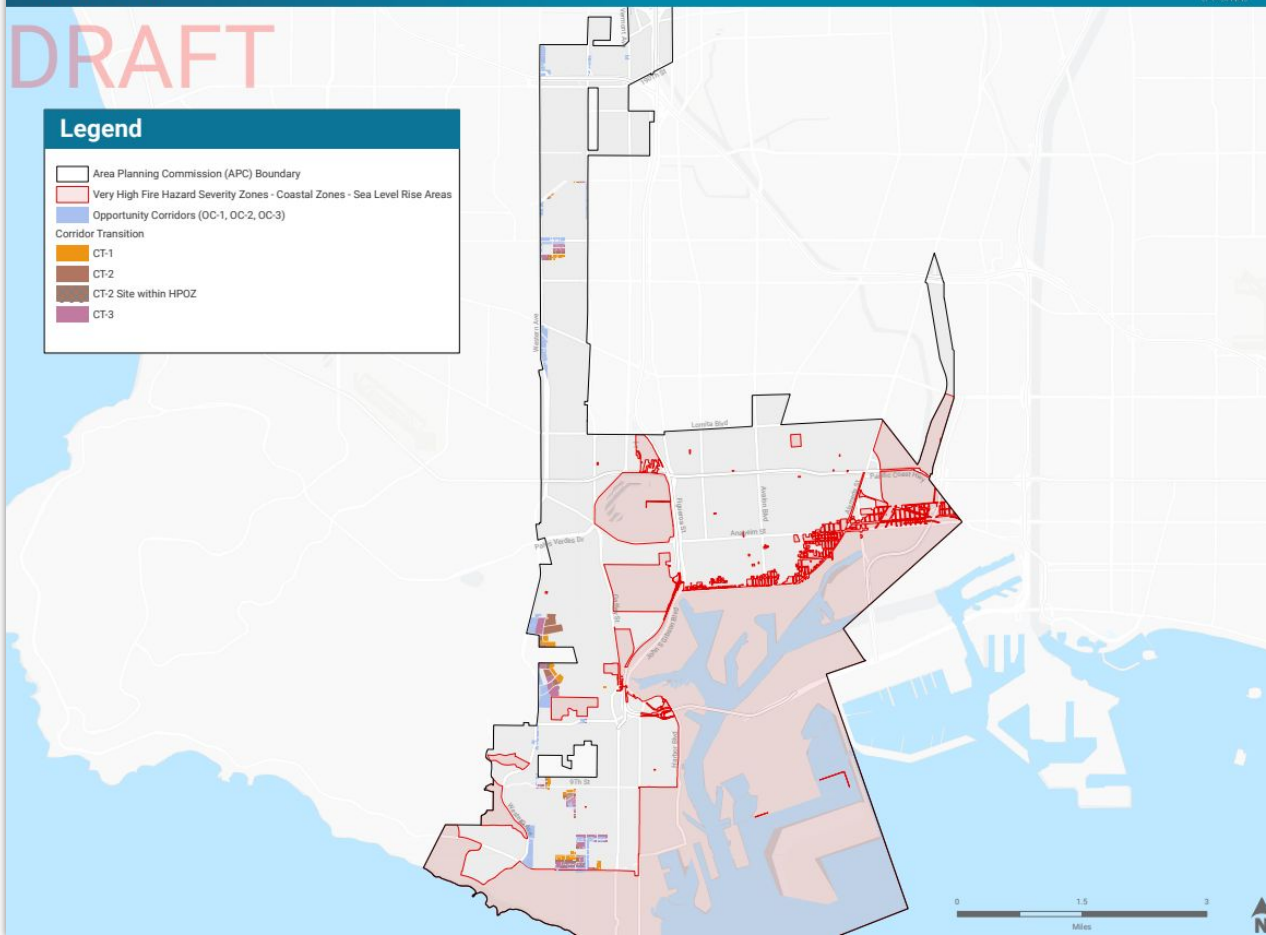
Corridors and Corridor Transitions In Higher Resource Areas Harbor APC



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Legend

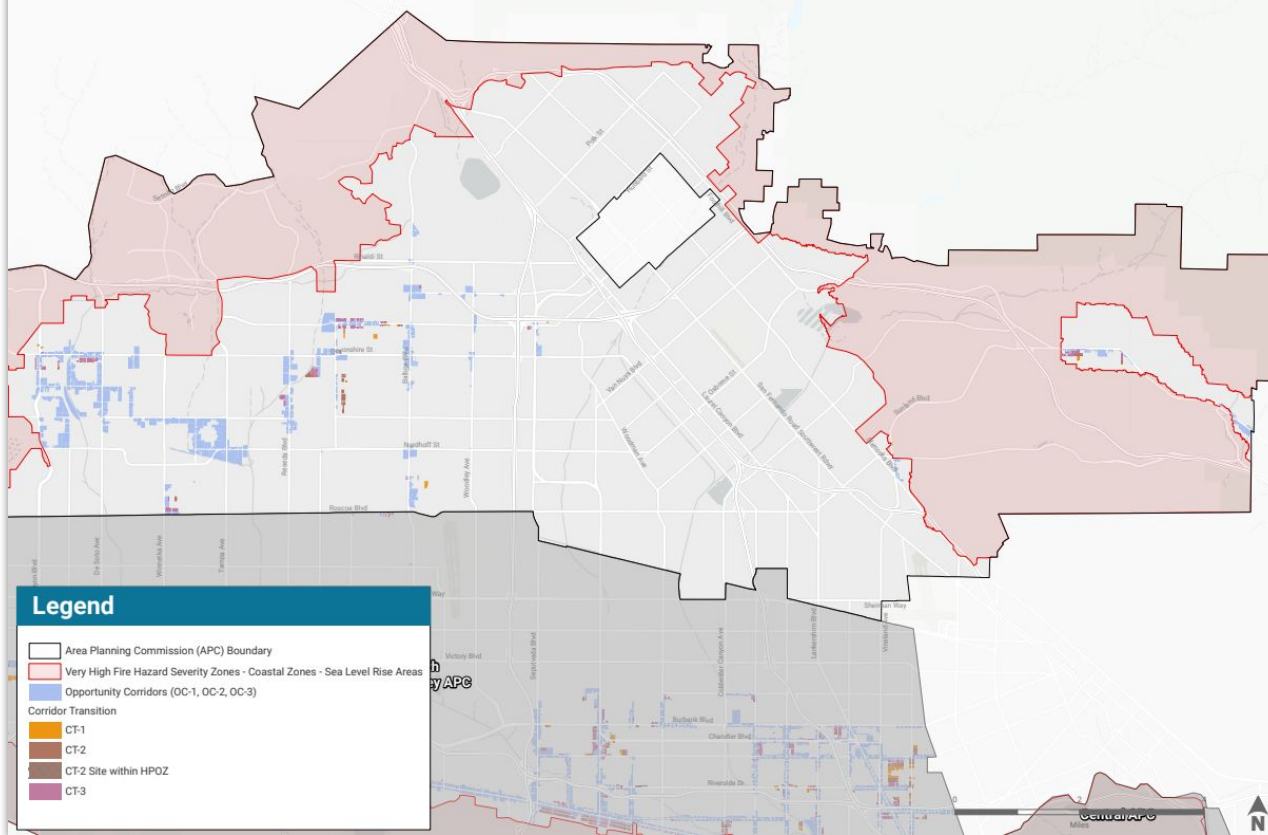
- Area Planning Commission (APC) Boundary
- Very High Fire Hazard Severity Zones - Coastal Zones - Sea Level Rise Areas
- Opportunity Corridors (OC-1, OC-2, OC-3)
- Corridor Transition
 - CT-1
 - CT-2
 - CT-2 Site within HPOZ
 - CT-3



Corridors and Corridor Transitions In Higher Resource Areas North Valley APC



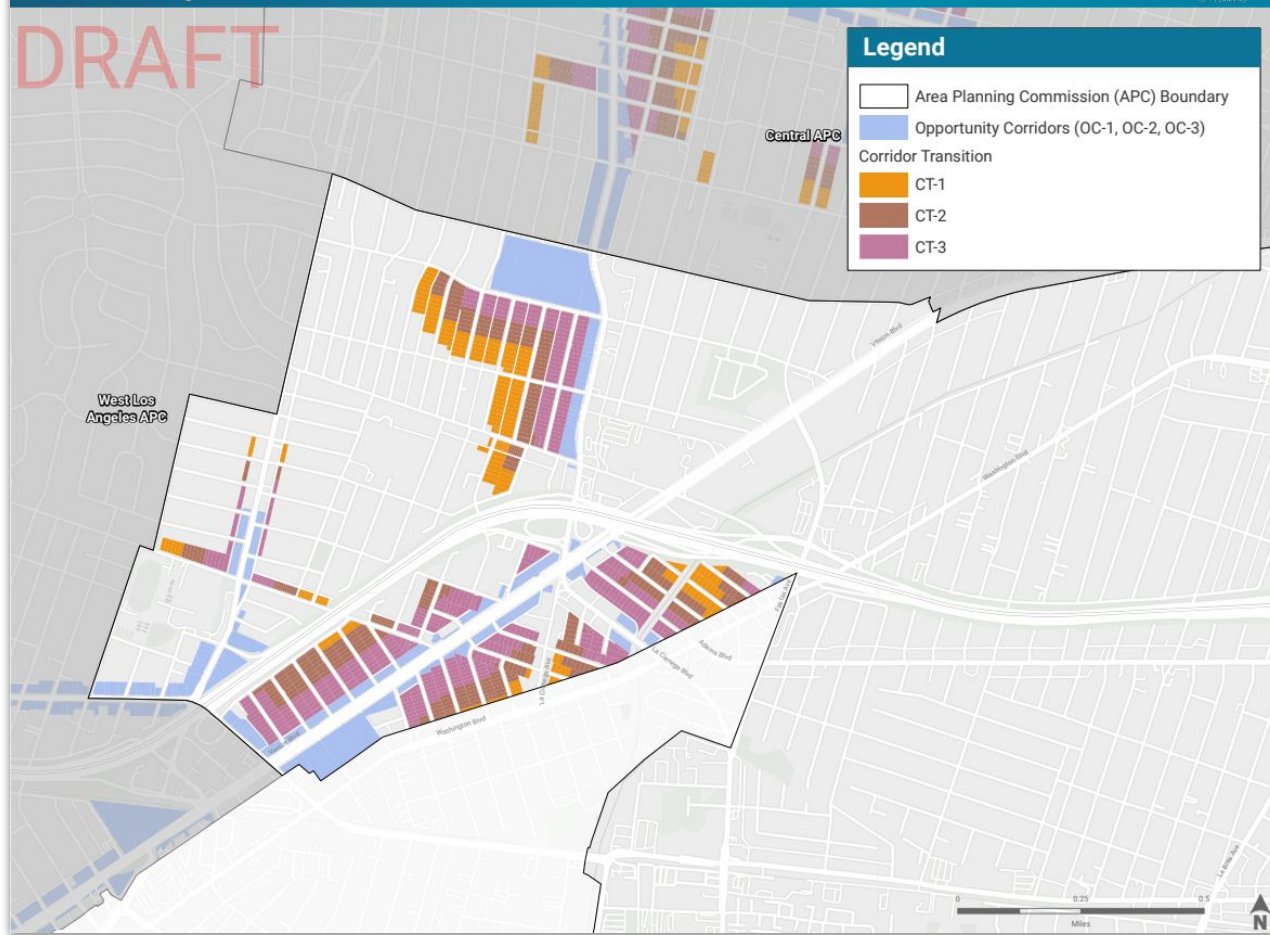
DRAFT



Corridors and Corridor Transitions In Higher Resource Areas South Los Angeles APC



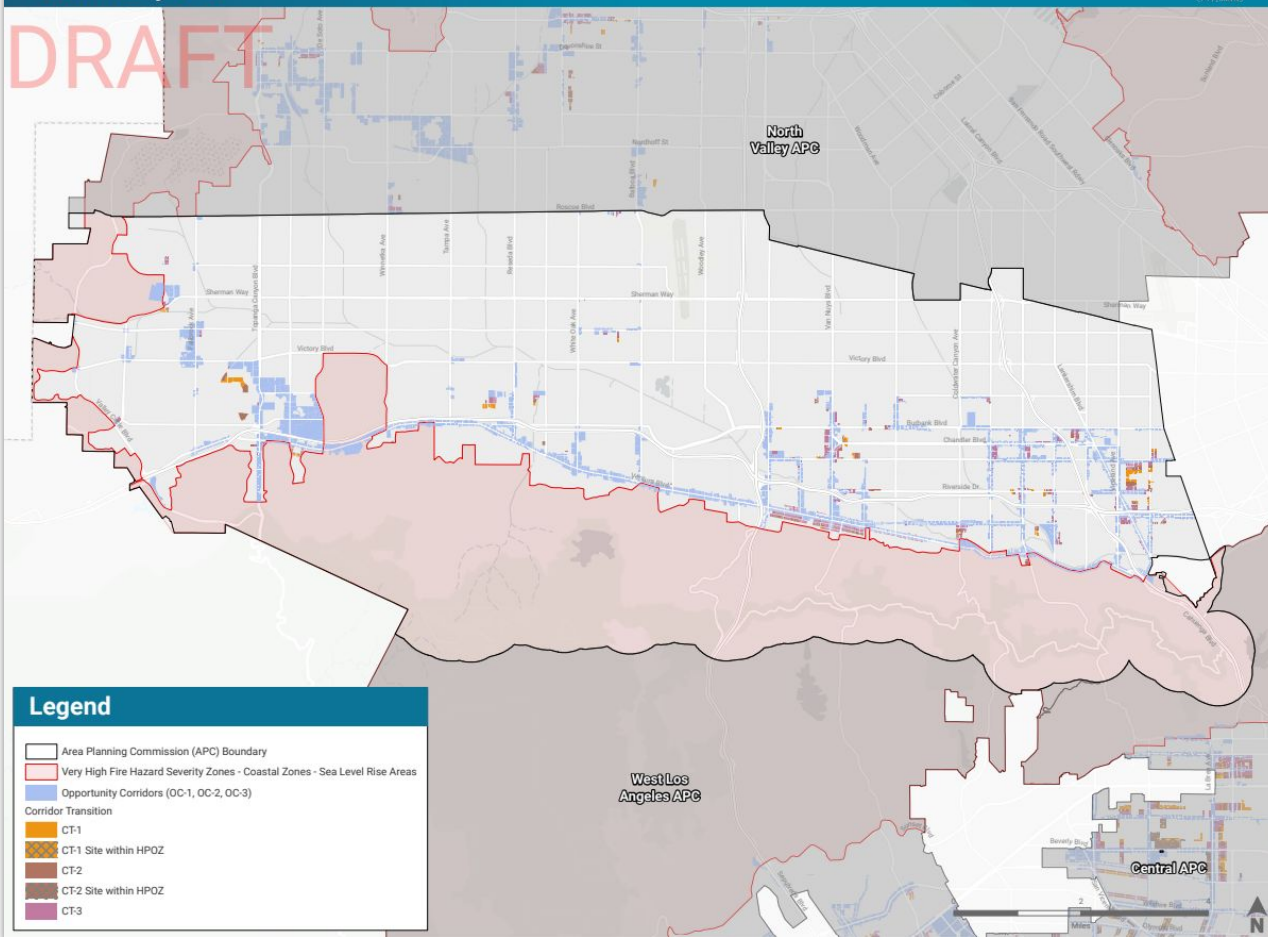
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Corridors and Corridor Transitions In Higher Resource Areas South Valley APC



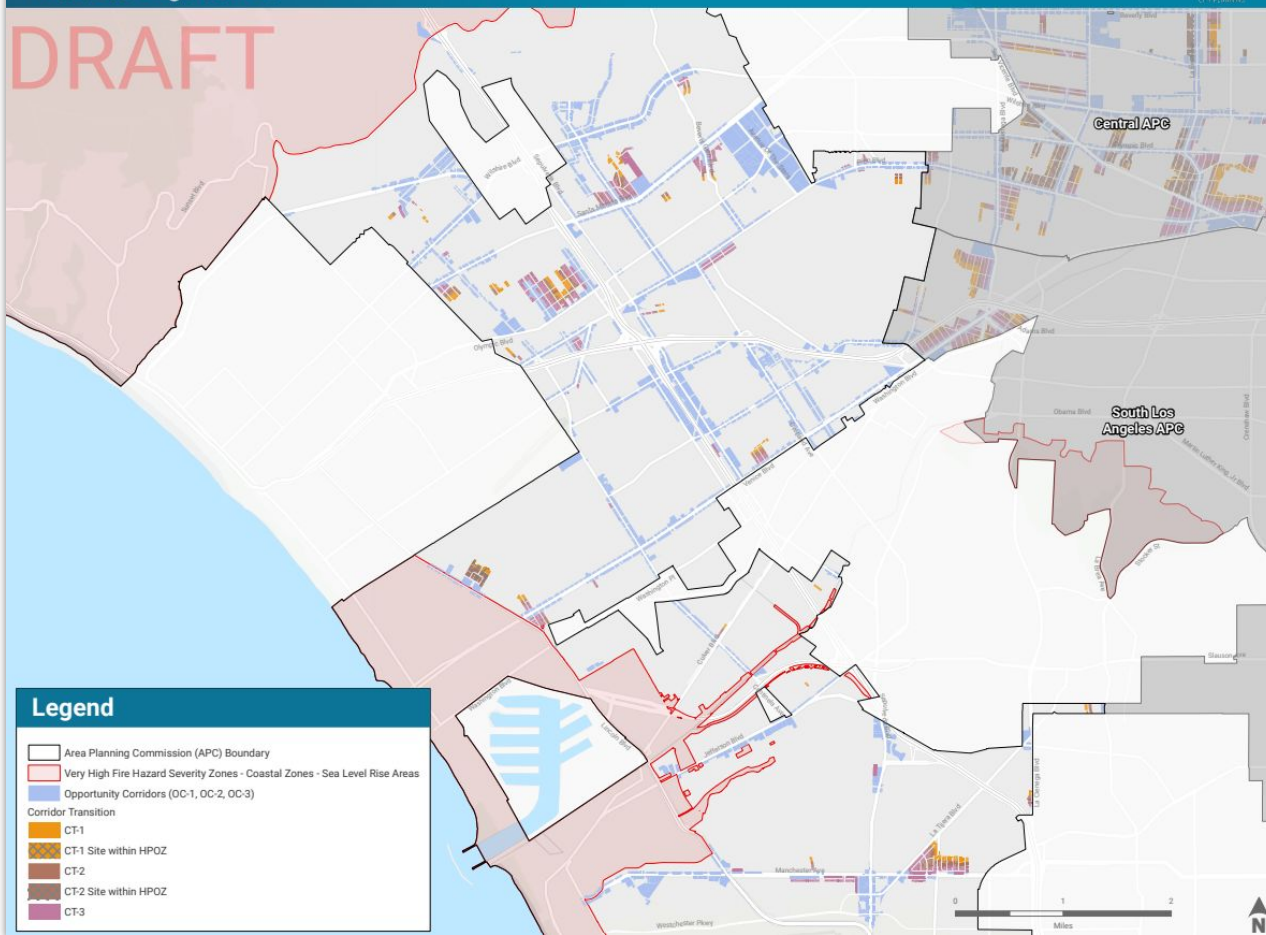
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Corridors and Corridor Transitions In Higher Resource Areas West Los Angeles APC



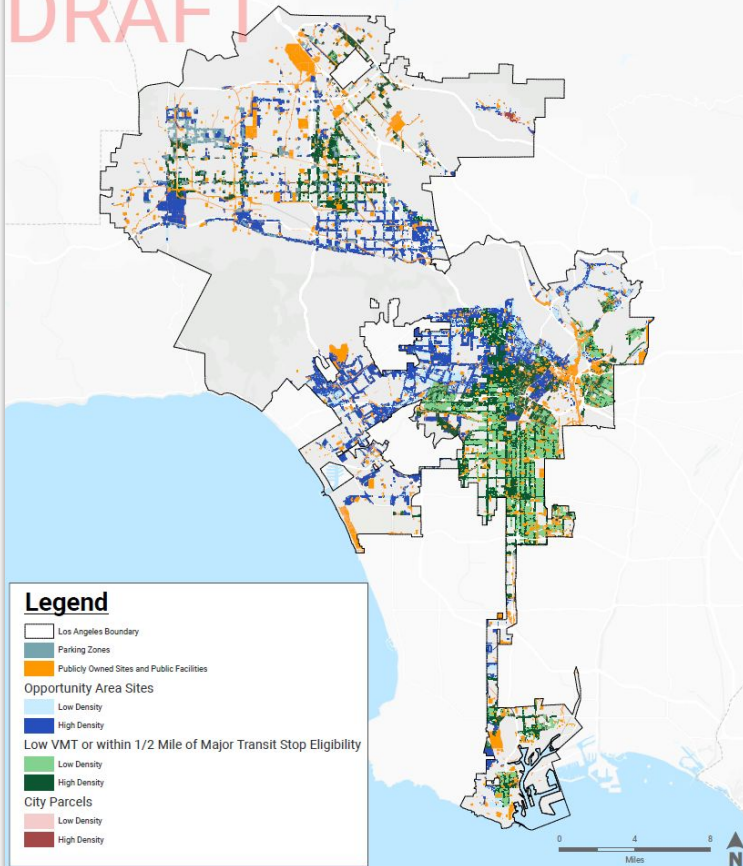
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Draft: Affordable Housing Projects Citywide



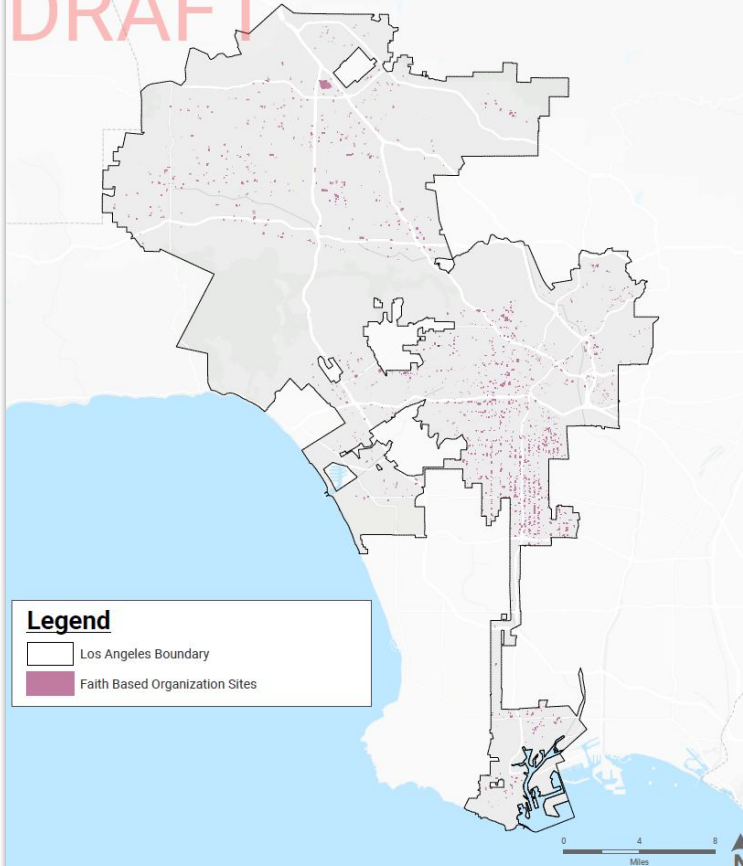
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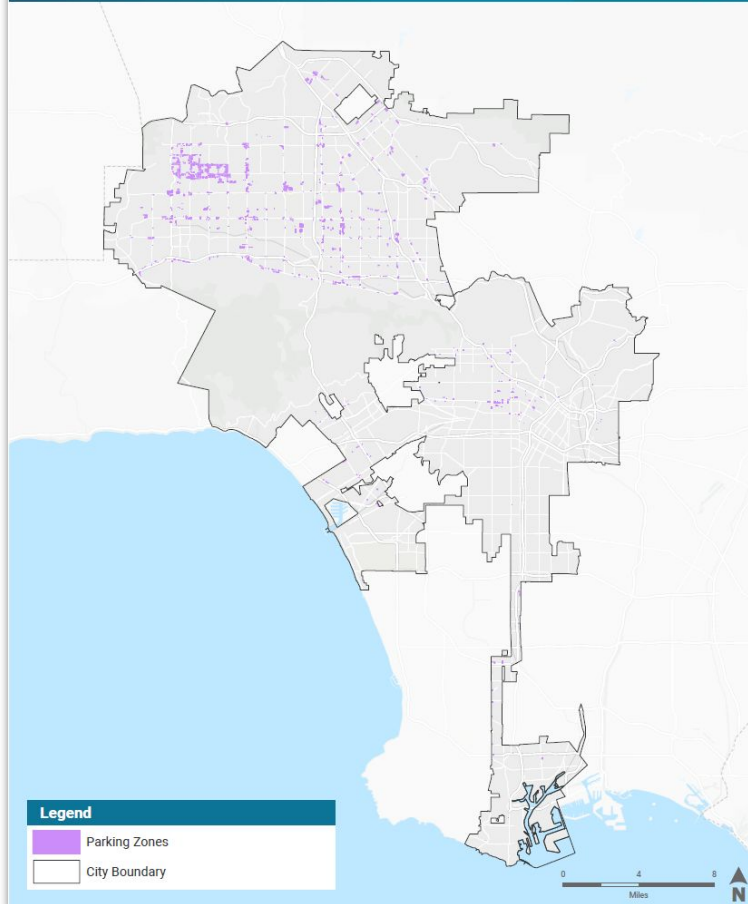
Draft: Faith Based Owned Housing Projects



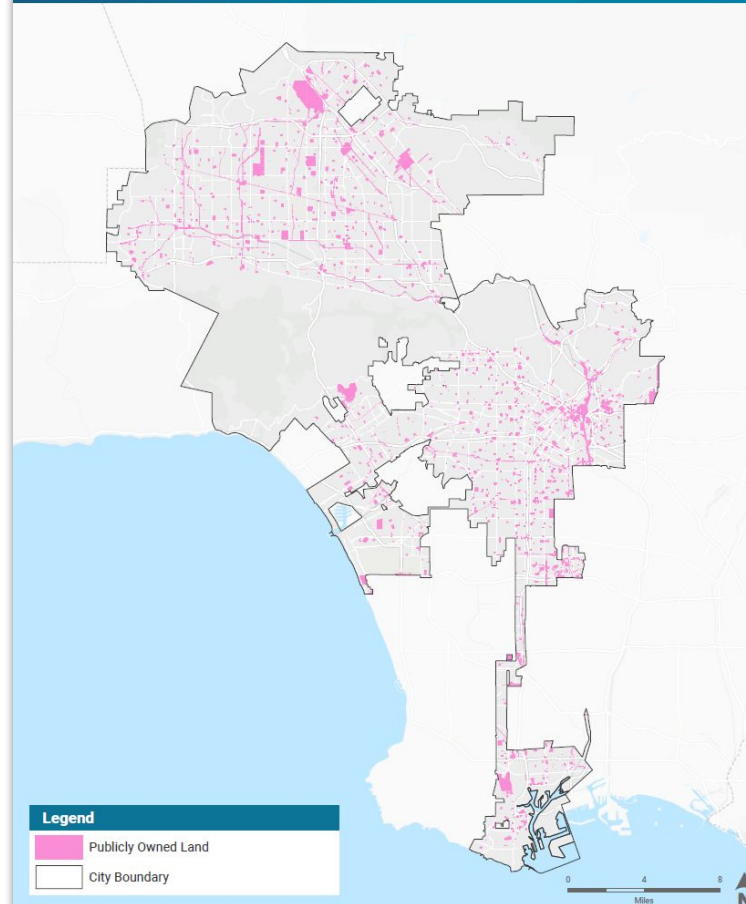
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Parking Zones



Publicly Owned Land and Public Facility Zones



Draft: State Density Bonus Program



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