
시 전역 주택 공급 인센티브 프로그램 (CHIP) 조례
시 전역 제안된 코드 수정
PLUM 회의를 위한 프레젠테이션
CF 21-1230-S5

직원들이 발표할 11월 19일의 주요 프레젠테이션 내용은
영어로 제공됩니다. 본 프레젠테이션은 스페인어와
한국어로도 제공됩니다.



시 전역 주택 공급 인센티브 프로그램(CHIP) 조례

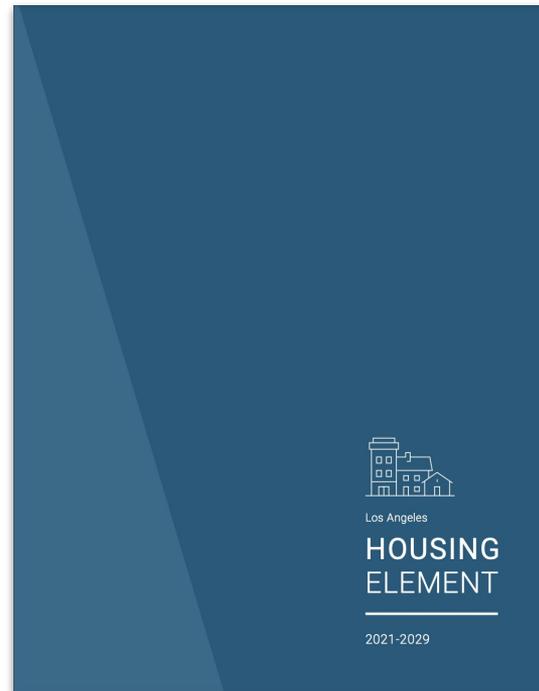
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LOS ANGELES
CITY PLANNING

2024년 11월 19일

2021-2029 주택 요소 필수 요구 사항

- 주택 요소는 **공정 주택 프로그램**을 강화하기 위해 2021년에 채택되었고 **2022년에 개정되었습니다.**
- 가장 최근 업데이트에서는 **2021년부터 2029년까지** 8년간의 **공식 주택 목표, 정책, 목표 및 프로그램**을 수립했습니다.
- 시의 주택 수요와 목표를 해결하기 위해 확인된 **구역 재조정**이 필요합니다. 구역 재지정을 위한 프레임워크 초안을 만들었습니다.
- **2025년 2월**까지 시의 최소 구역 재조정 필요량은 **255,433 세대**입니다.
- 이 의무를 이행하지 않으면 중대한 결과를 초래할 수 있습니다.



주택 필요성

시 주택 의무는 **2025년 2월까지** 충족되어야 합니다.



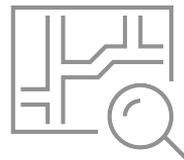
지역 주택 수요
평가 목표

486,379 units



예상
개발

230,947 units



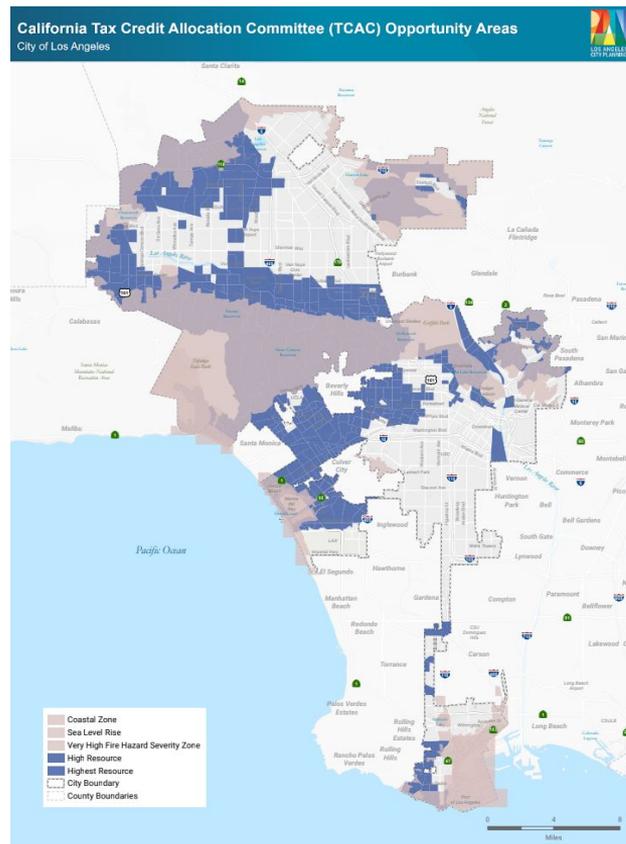
최소
필요한 신규 주택 용량

255,432 units

형평성 및 기후 중심 접근 방식

주택 요소 재조정 프로그램은 다음과 같은 방법으로 주택과 기회에 대한 접근성을 확대하는 것을 목표로 합니다:

- 기회가 많은 지역과 대중교통 및 일자리 근처에 새로운 역량을 집중합니다.
- 주택 생산 간소화
- 더 많은/더 저렴한 경제성
- 임차인 보호 강화 및 RSO 유닛의 '순손실 없음' 보장
- 환경적으로 민감한 지역, 역사적 자산, 디자인/편의시설 보호



도시 계획 위원회 회의 개요

주요 의제

단독 가족 포함 - 단독 가족 포함을 지지하는 의견 수 43, 공시 D의 옵션 1을 지지하는 의견 수 32

신앙 기반 인센티브와 SB4 - 신앙 기반 인센티브가 SB4와 중복되는 부분을 제거해 달라는 요청

적정 가격 - 적정 가격 요구 사항에 극심한 저소득 계층을 추가해 달라는 요청

환경 고려 사항 - 활성 유정에서 3200피트 이내의 프로젝트를 제외하기 위해 유정 보호를 확대하고 환경적으로 위험한 부지를 식별하기 위한 공청회를 요구함

해안 지역 제외 - 14명의 제안자가 지역 인센티브에서 해안 지역 예외를 제외하도록 요청했음.

CPC의 결정

CPC는 2024년 9월 26일, 주택 요소 프로그램을 승인하고 시의회가 제안된 CHIP 조례(공시 A)를 채택할 것을 권고했습니다.

조례 구성

시 전역 주택 인센티브 프로그램 조례

밀도 보너스 프로그램

저렴한 주택 인센티브
프로그램

혼합 소득 인센티브
프로그램

주정부 프로그램

시 프로그램

주 밀도 보너스 프로그램



시의 밀도 보너스 프로그램에 대한 종합적인 업데이트

- 주 밀도 보너스 법을 대폭 수정한 주 법률을 반영합니다



주요 수정 사항

- 더욱 예측 가능하고 간소화된 프로젝트 검토를 위해 업데이트된 절차
- 대상 인구를 위한 주택에 대한 새로운 인센티브 및 주차 요건 완화
- AB 1287(2023)에 따라 최대 100%의 추가 밀도 보너스를 허용하는 조항 통합

혼합 소득 인센티브 프로그램



기회 코리더 인센티브 구역

기회도가 높은 지역의 대중교통 인근 주요 도로에 주택 프로젝트를 늘리기 위한 인센티브 제공



기회 통로 전환 인센티브 영역

기회도가 높은 지역의 주요 통로에 인접한 저규모 주택 유형을 건설하는 주택 프로젝트에 대한 인센티브 제공



대중교통 중심 인센티브 지역

도시 전역의 대중교통 인근 신규 주택에 대한 인센티브

저렴한 주택 인센티브 프로그램 (AHIP)



100% 저렴한 주택 프로젝트

도시 전역, 높음 및 보통 기회 지역, 차량 주행 거리가 낮은 지역의 다가구 주거 용도를 허용하는 부지에 적용됩니다.



신앙 기반 조직(FBO) 프로젝트

FBO 소유 토지에 80~100% 저렴한 주택 개발 인센티브 제공



공공 토지 프로젝트

“P” 주차 구역, 'PF' 공공시설 구역 및 공공기관 소유 부지에 100% 저렴한 주택에 대한 인센티브 제공



공유 지분 프로젝트

커뮤니티 토지 신탁(Community Land Trusts) 또는유한 지분 주택 협동조합(Limited Equity Housing Cooperatives)가 소유한 토지에 대한 80-100% 저렴한 주택 개발을 장려합니다.

프로젝트 면제 사항

저렴한 주택 연계 수수료 면제

LAMC 19.18에 따른 저렴한 주택 연계 수수료는 프로젝트가 다음 수준(보통 40%, 저소득 20%, 매우 저소득 11%, 극저소득 8%)의 현장 제한형 저렴한 주택을 제공하지 않는 한 수수료를 지불하도록 규정하고 있습니다.

개정된 조례는 혼합 소득 인센티브 프로그램을 활용하는 프로젝트에 대한 수수료 면제를 추가하여 저렴한 주택 연계 수수료를 개정합니다.

프로젝트 리뷰(현장 계획 검토) 면제

LAMC 16.05에 따른 프로젝트 리뷰는 50개 이상의 시세 유닛이 있는 다가구 프로젝트에 필요한 재량 승인입니다.

수정된 조례는 프로젝트가 연계 수수료를 면제받는데 필요한 경제성 요건에 부합하는 제한적 저렴한 주택을 제공하는 프로젝트에 대한 면제 조항을 추가하여 코드의 프로젝트 리뷰 섹션을 수정합니다(LAMC 섹션 19.18.B.2(b)).

권장 사항

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 팀 정보

주 밀도 보너스 프로그램

Theadora Trindle
Christine Bustillos
Kevin Umaña

혼합 소득 인센티브 프로그램:

Erika Cui
Allyn Reyes

구입 가능 주택 공급 인센티브 프로그램:

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

<https://planning4la.org/CHIP> | housingelement@lacity.org

프레젠테이션 종료

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**

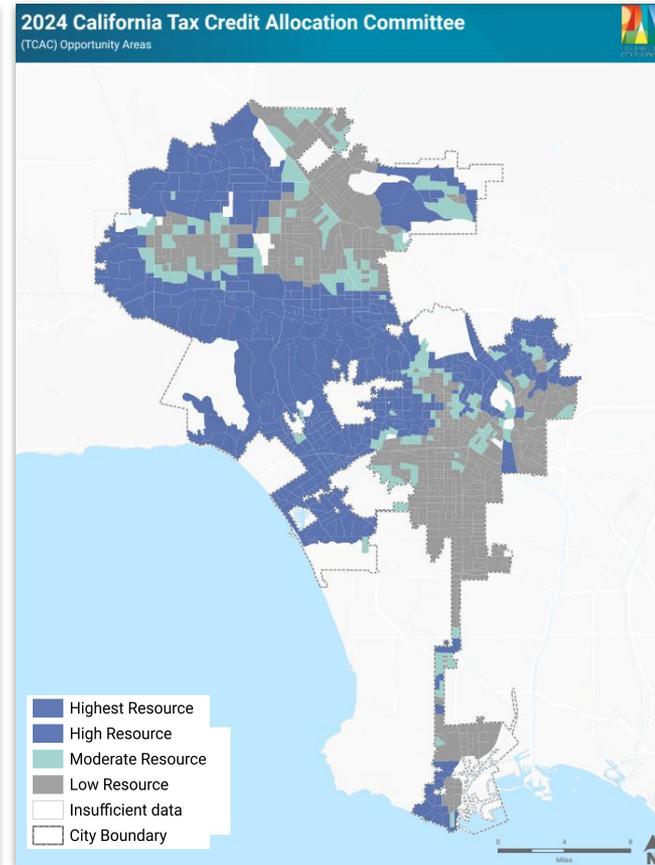
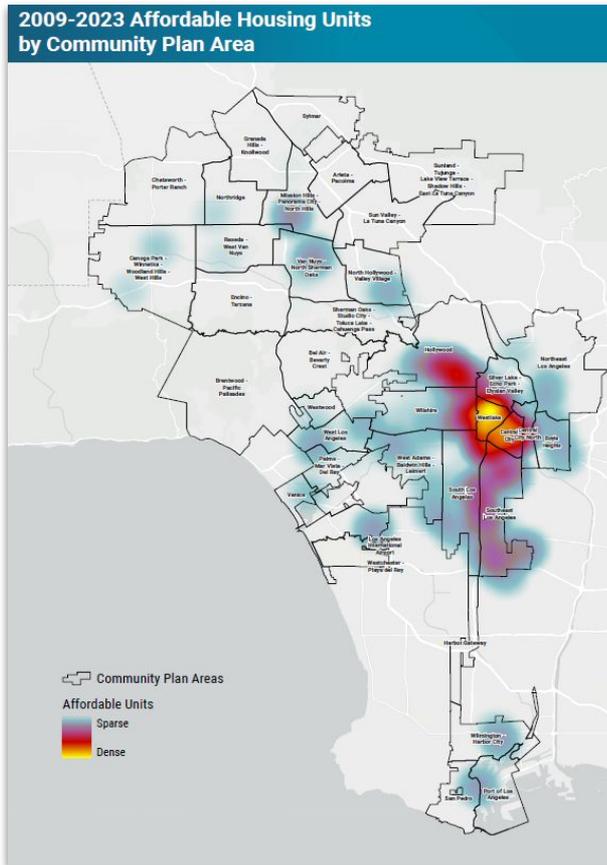


*Florence Mills Apartments
3501-3509 South Central Avenue.*

*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.**



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



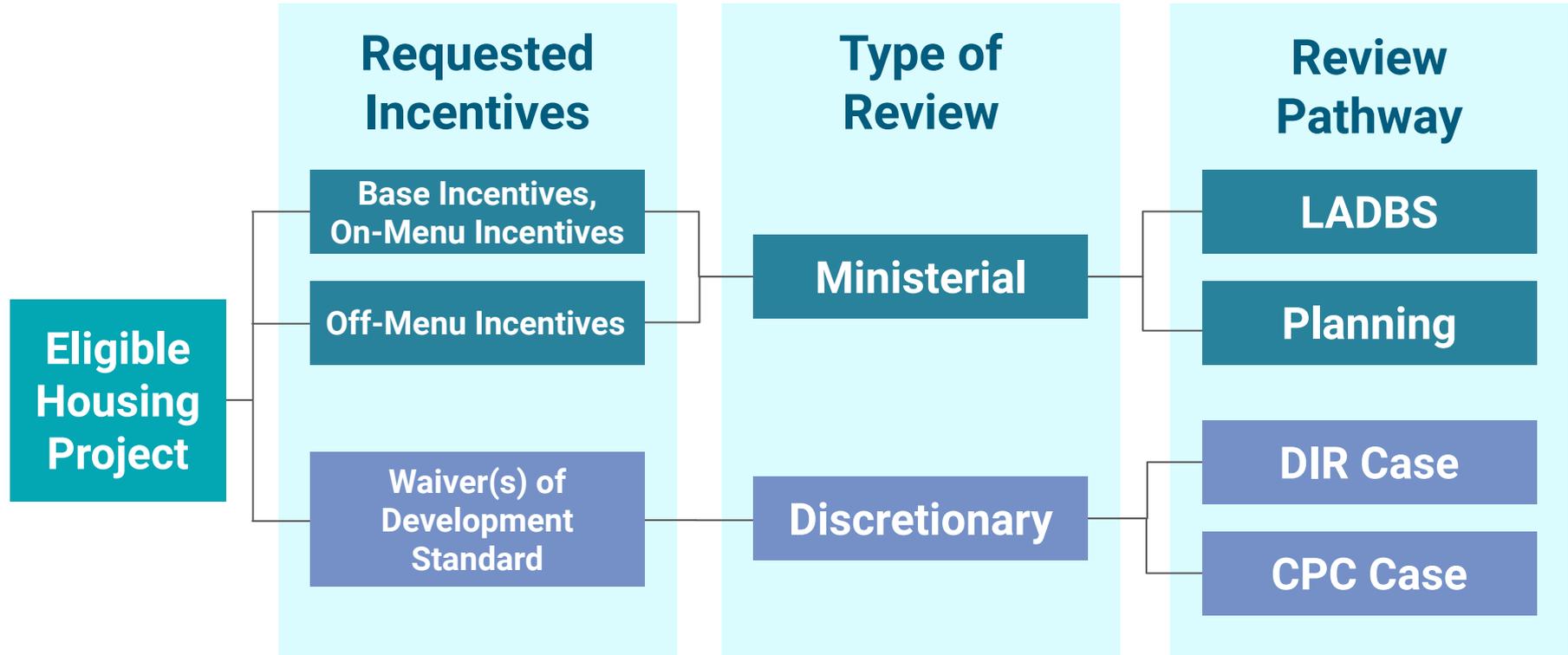
Top: Interactive Activity at Esperanza / PSR LA (4/2024)



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

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

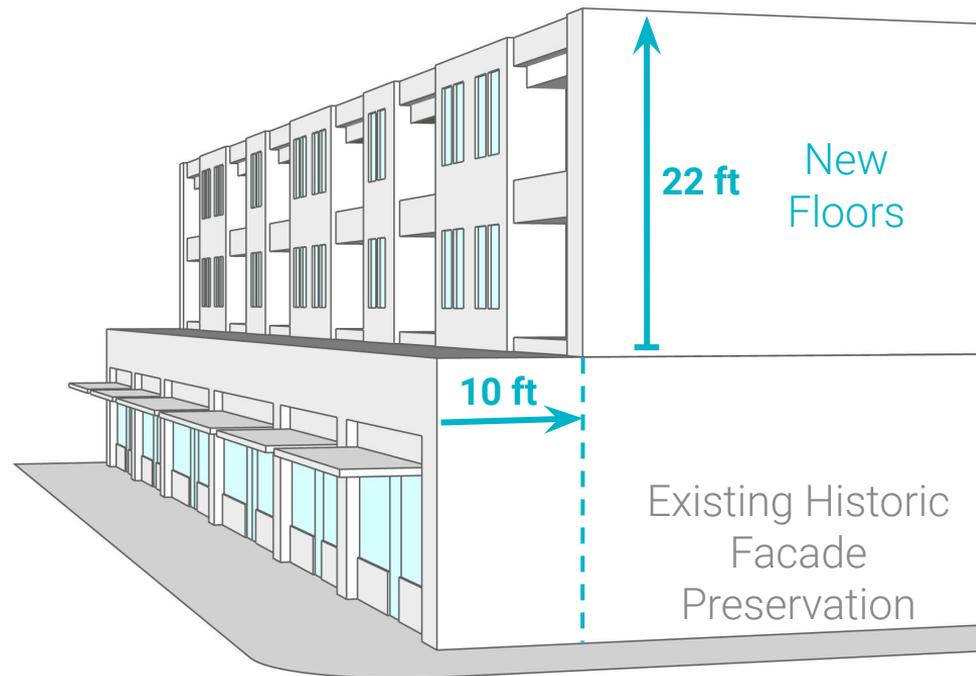
Projects may be granted additional FAR and Height as described below:

- 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:

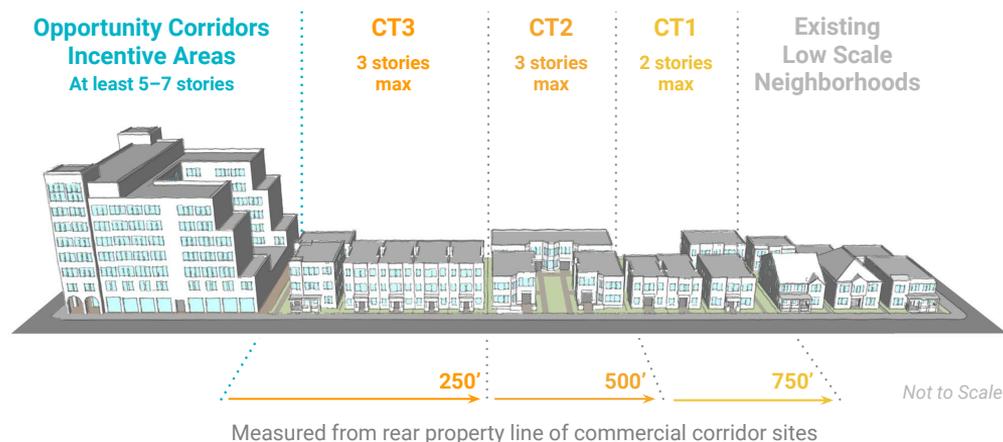
- i. The Project retains all street Fronting facades to a depth of 10-feet,
- ii. New Floor Area shall be setback behind the 10-foot retention area, with exceptions for encroachment,
- iii. Rehabilitation of the facades is completed pursuant to the Secretary of the Interior's Standards for Rehabilitation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



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:

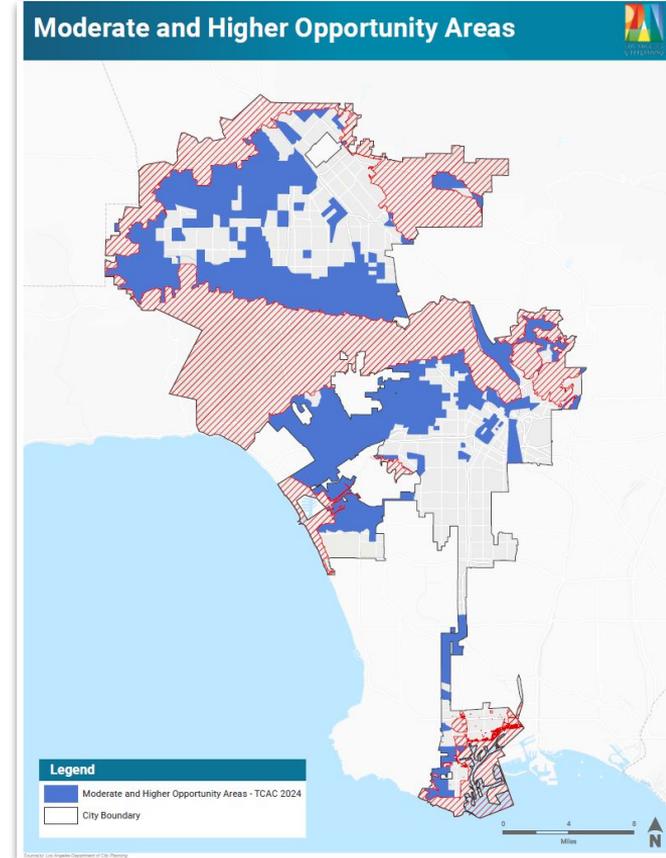
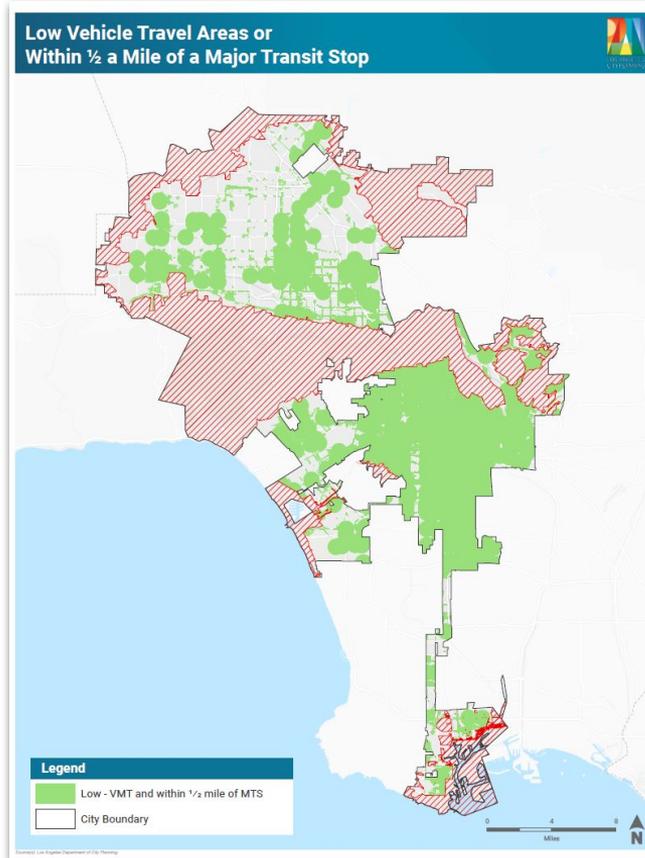
1 For consolidated lots, the Project shall provide the same affordability as required per individual lot. For example, if a project consolidated two lots into one project using CT-2 incentives, the project would be required to provide either 2 Very Low Income or Low Income units, or 4 Moderate Income 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%)	<ul style="list-style-type: none"> ● 1.5:1 (Maximum) ● Greatest of 3.0:1 or 35% 	<ul style="list-style-type: none"> ● 1' or 1 story ● 2' or 2 stories
Low-VMT/ ½ Mile of MTS	No Requirement	Limited by FAR	<ul style="list-style-type: none"> ● 2.0:1 (Maximum) ● Greatest of 4.5:1 or 50% 	<ul style="list-style-type: none"> ● 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	<ul style="list-style-type: none"> ● 2.5:1 (Maximum) ● Greatest of 4.65:1 or 55% 	<ul style="list-style-type: none"> ● 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

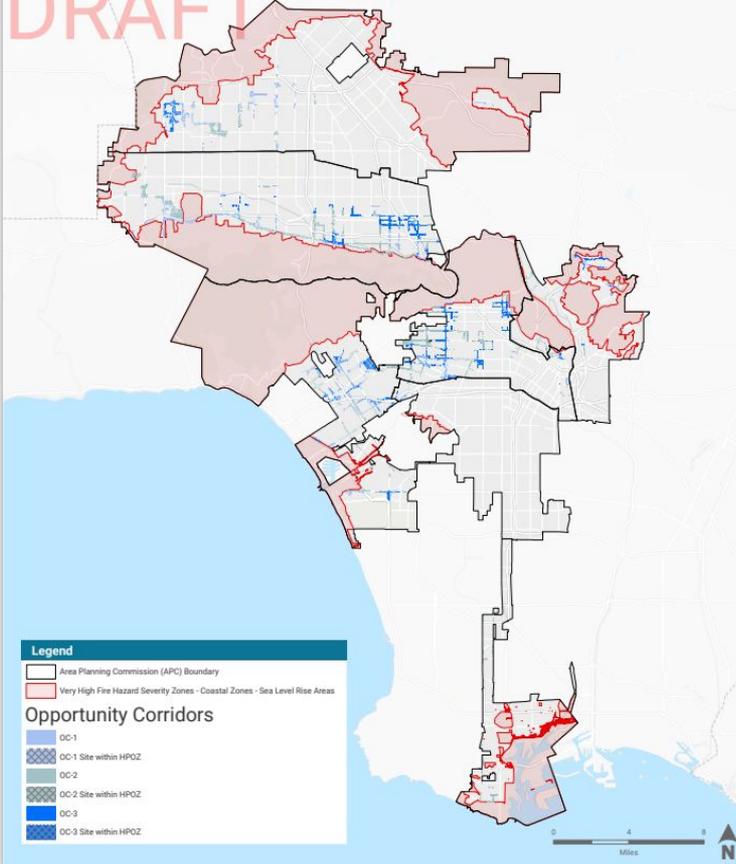
Maps for Reference

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. In the background, there are rolling hills and mountains under a clear sky. The image has a color gradient overlay, transitioning from orange on the left to blue on the right.

Corridors In Higher Resource Areas
Citywide APCs



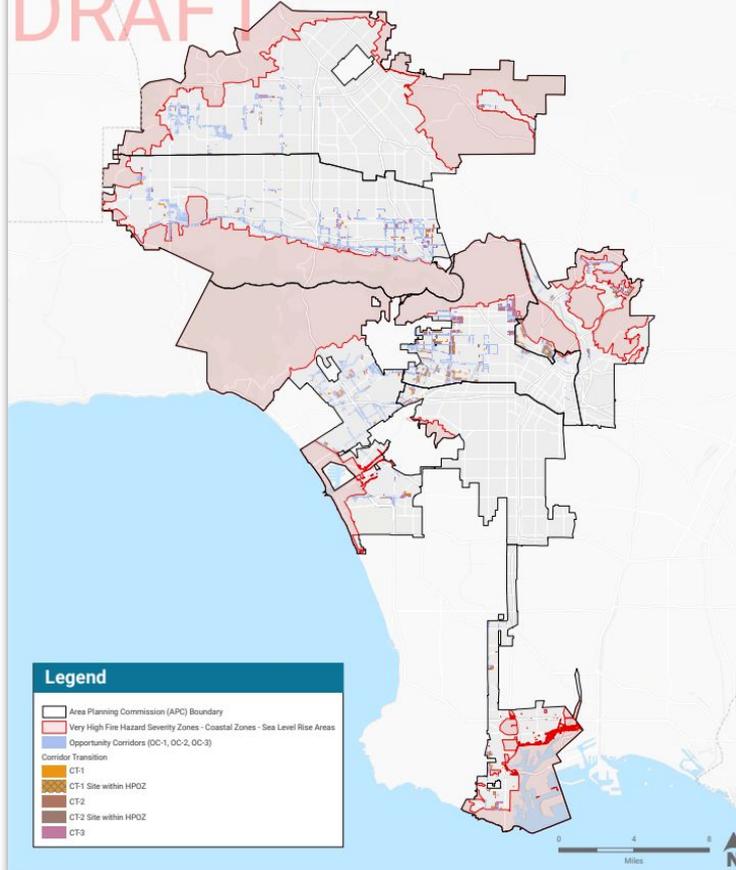
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Corridors and Corridor Transitions In Higher Resource Areas
Citywide APCs



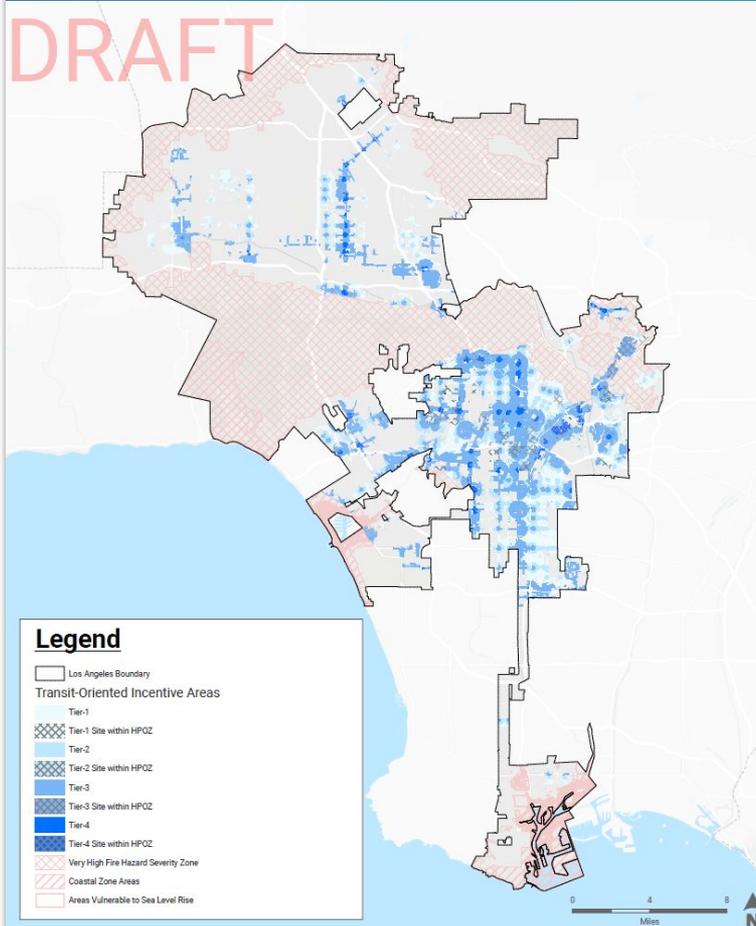
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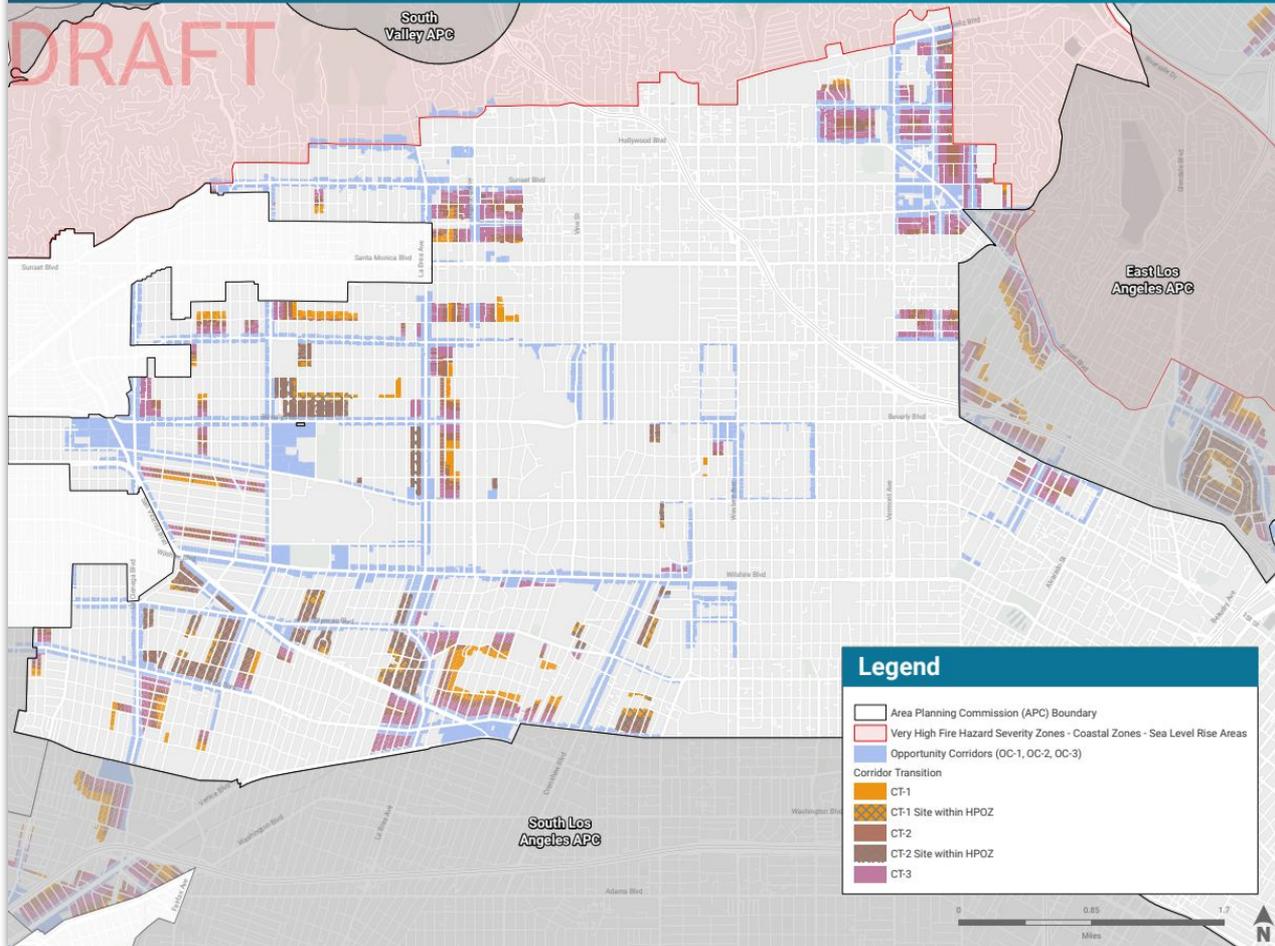
Draft: Transit-Oriented Incentive Areas



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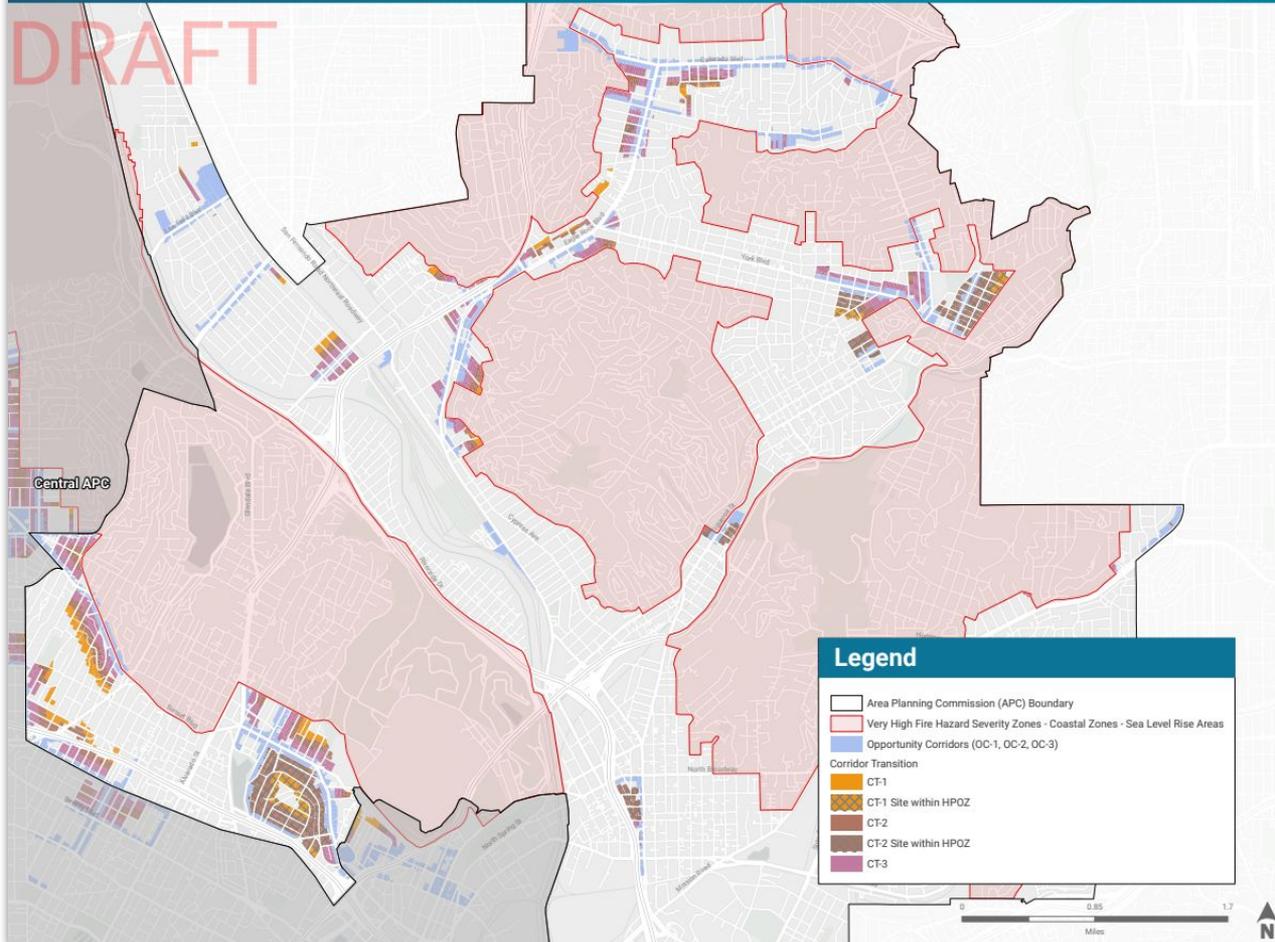
Corridors and Corridor Transitions In Higher Resource Areas
Central APC



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



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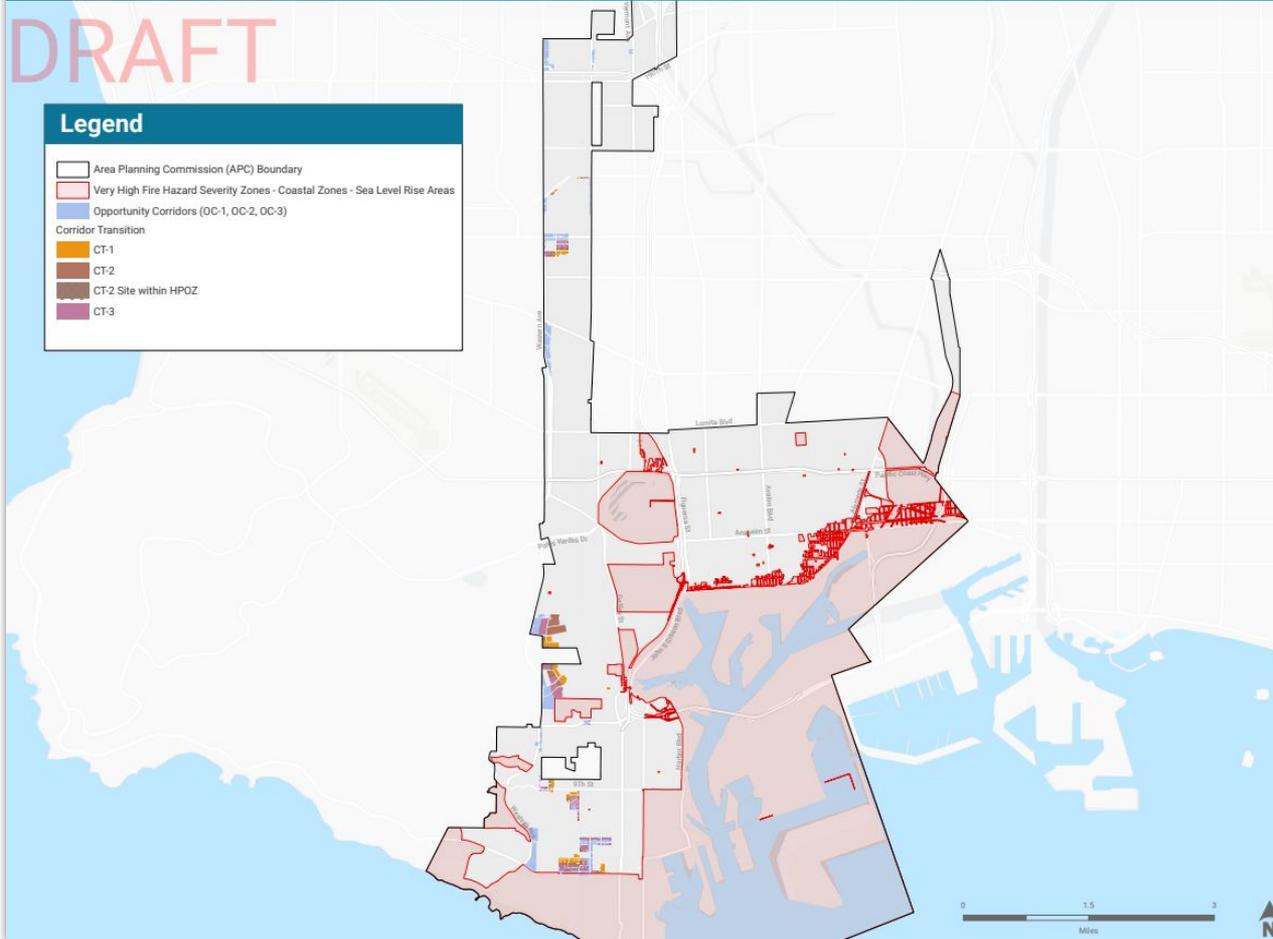
Corridors and Corridor Transitions In Higher Resource Areas Harbor APC



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Legend

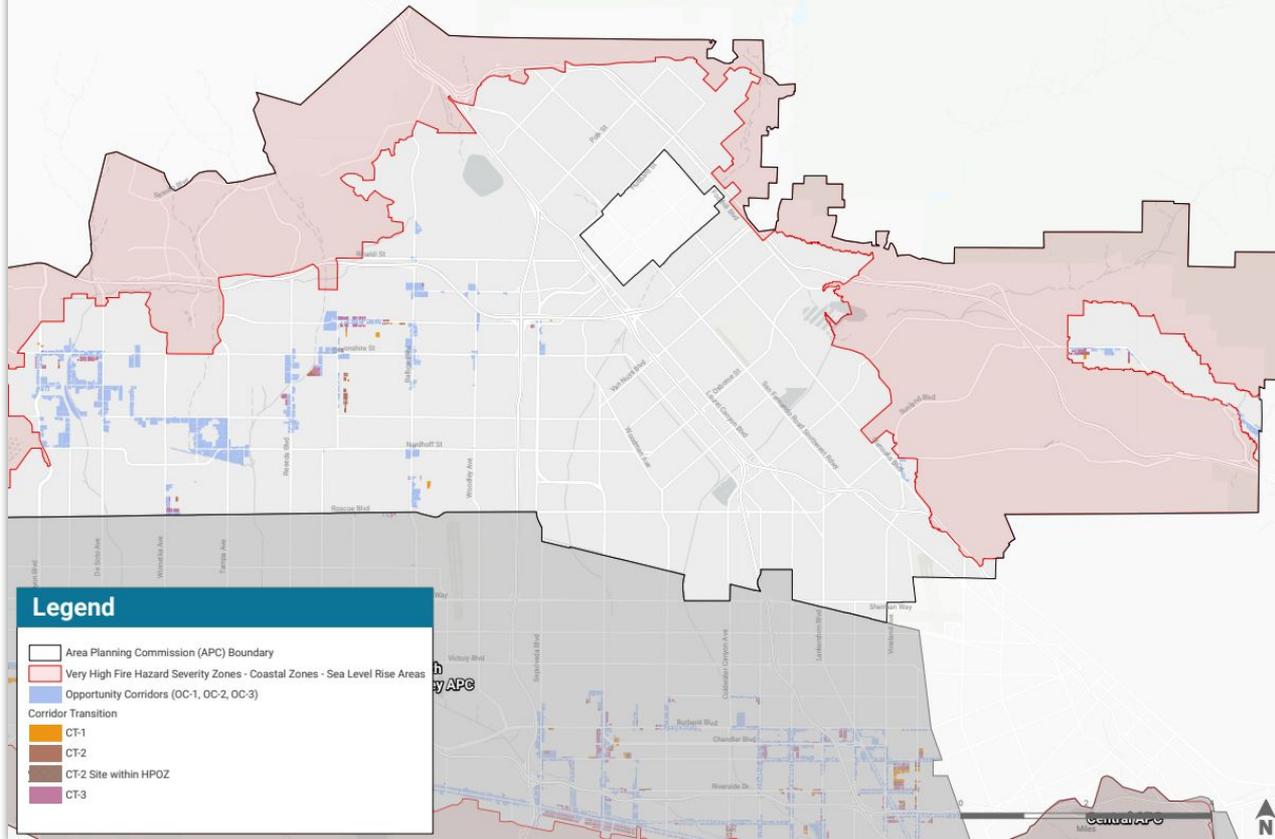
- Area Planning Commission (APC) Boundary
- Very High Fire Hazard Severity Zones - Coastal Zones - Sea Level Rise Areas
- Opportunity Corridors (OC-1, OC-2, OC-3)
- Corridor Transition
 - CT-1
 - CT-2
 - CT-2 Site within HPOZ
 - CT-3



Corridors and Corridor Transitions In Higher Resource Areas
North Valley APC



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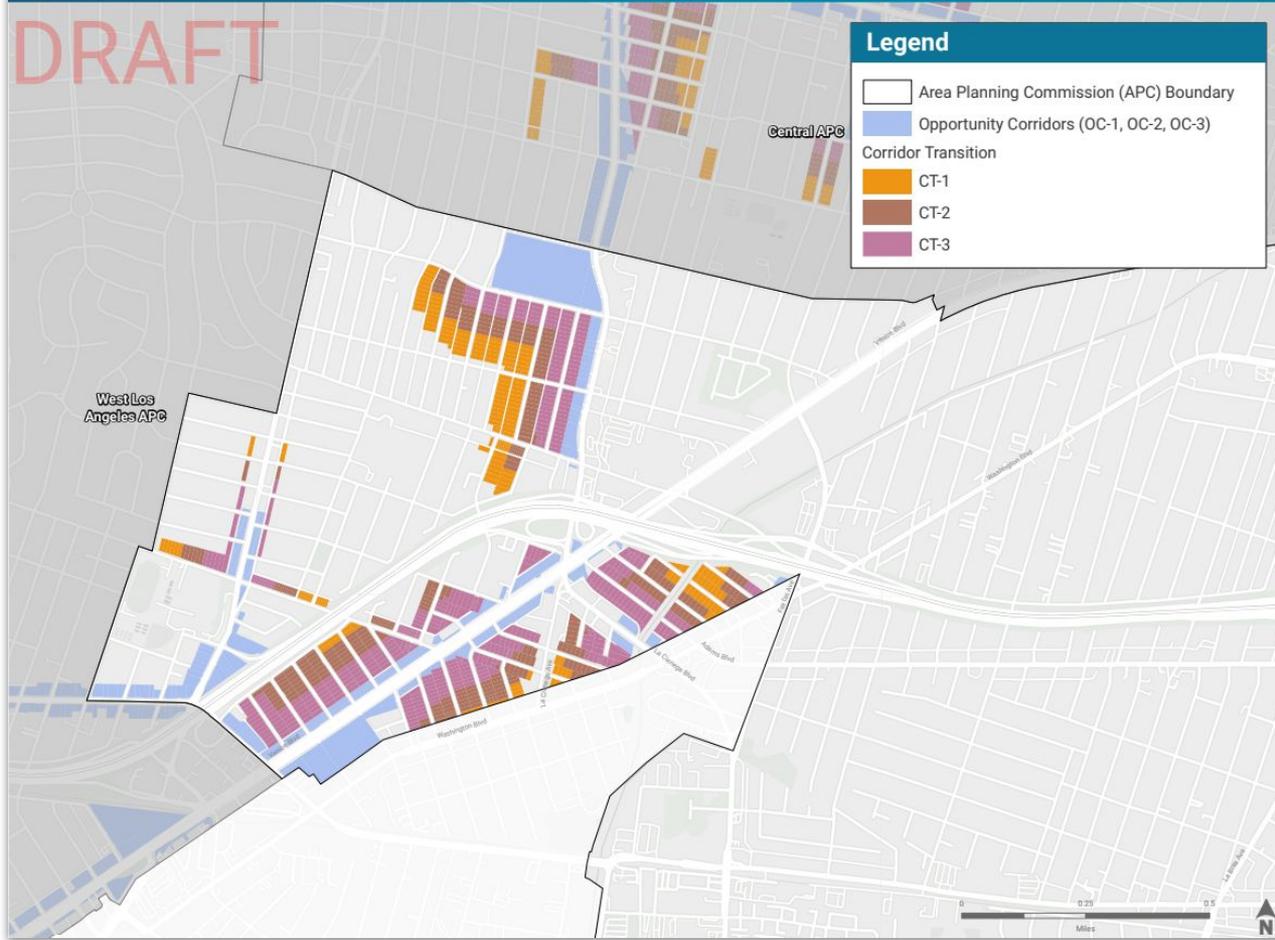
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- Area Planning Commission (APC) Boundary
- Very High Fire Hazard Severity Zones - Coastal Zones - Sea Level Rise Areas
- Opportunity Corridors (OC-1, OC-2, OC-3)
- Corridor Transition
 - CT-1
 - CT-2
 - CT-2 Site within HPOZ
 - CT-3

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



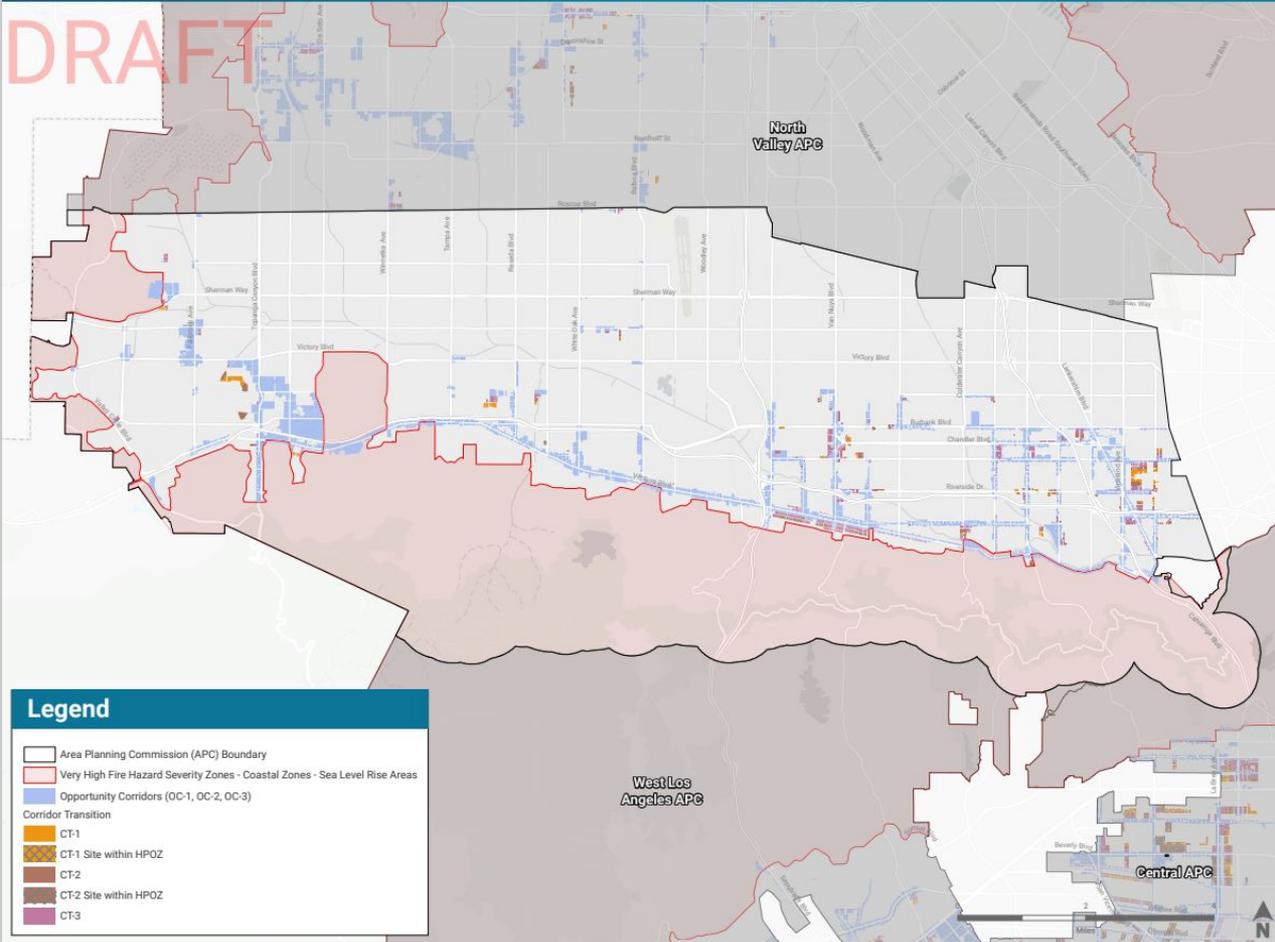
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Corridors and Corridor Transitions In Higher Resource Areas
South Valley APC



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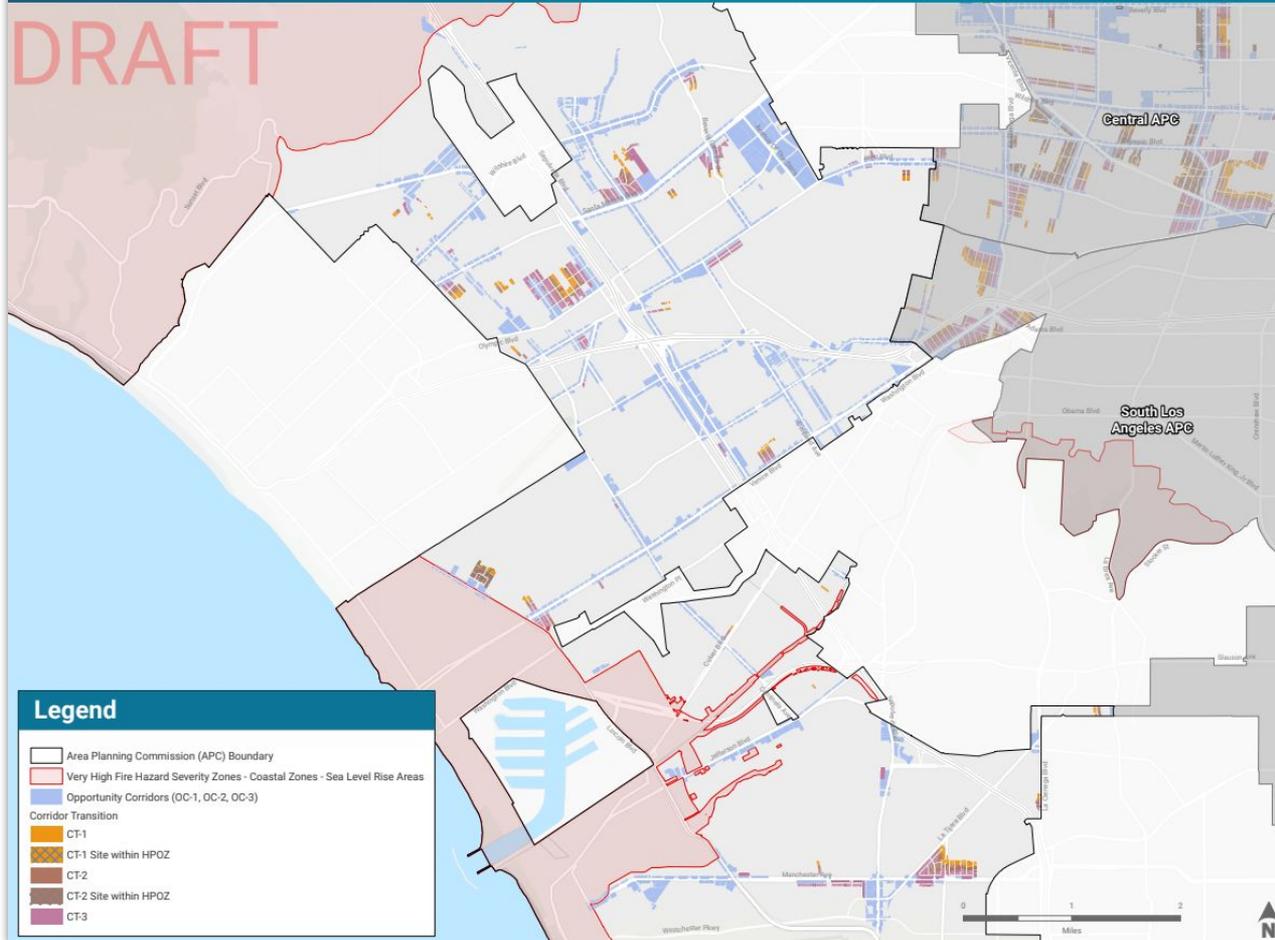
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- Area Planning Commission (APC) Boundary
- Very High Fire Hazard Severity Zones - Coastal Zones - Sea Level Rise Areas
- Opportunity Corridors (OC-1, OC-2, OC-3)
- Corridor Transition
 - CT-1
 - CT-1 Site within HPOZ
 - CT-2
 - CT-2 Site within HPOZ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

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



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Legend

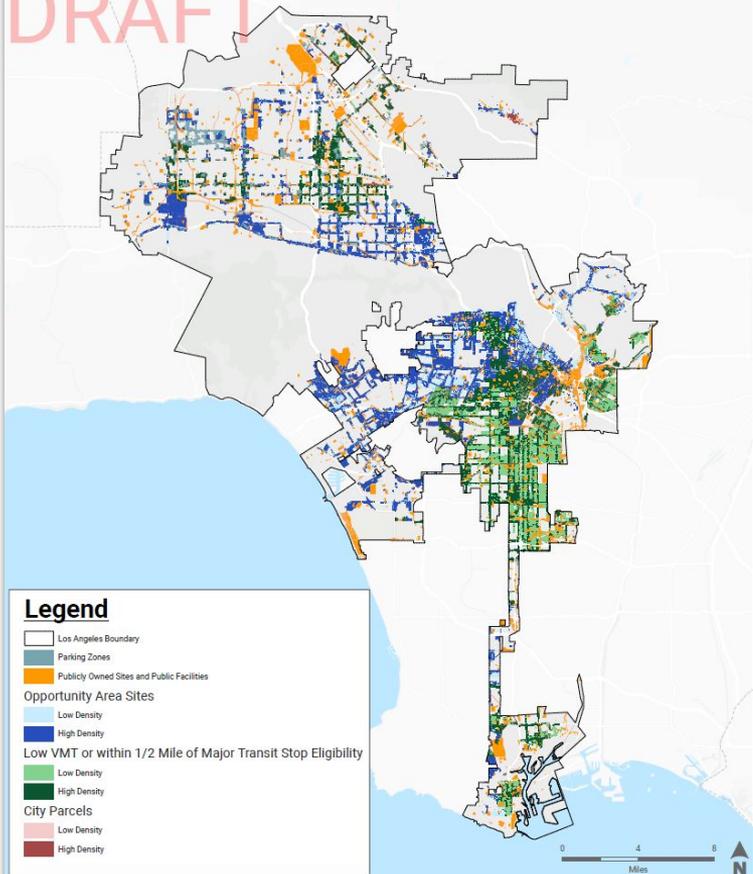
- Area Planning Commission (APC) Boundary
- Very High Fire Hazard Severity Zones - Coastal Zones - Sea Level Rise Areas
- Opportunity Corridors (OC-1, OC-2, OC-3)
- Corridor Transition**
 - CT-1
 - CT-1 Site within HPOZ
 - CT-2
 - CT-2 Site within HPOZ
 - CT-3



Draft: Affordable Housing Projects Citywide



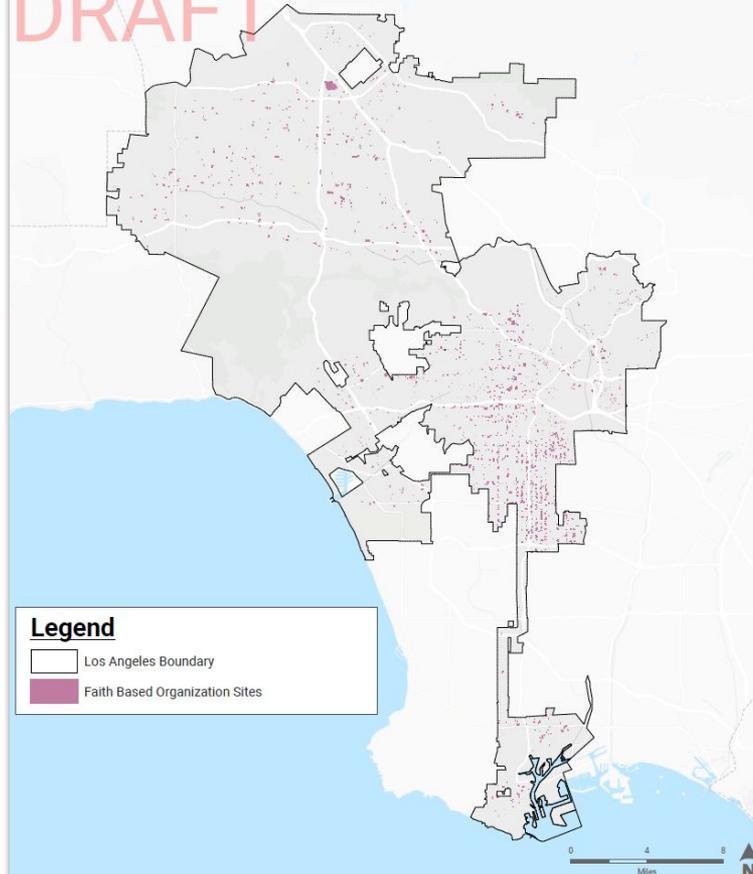
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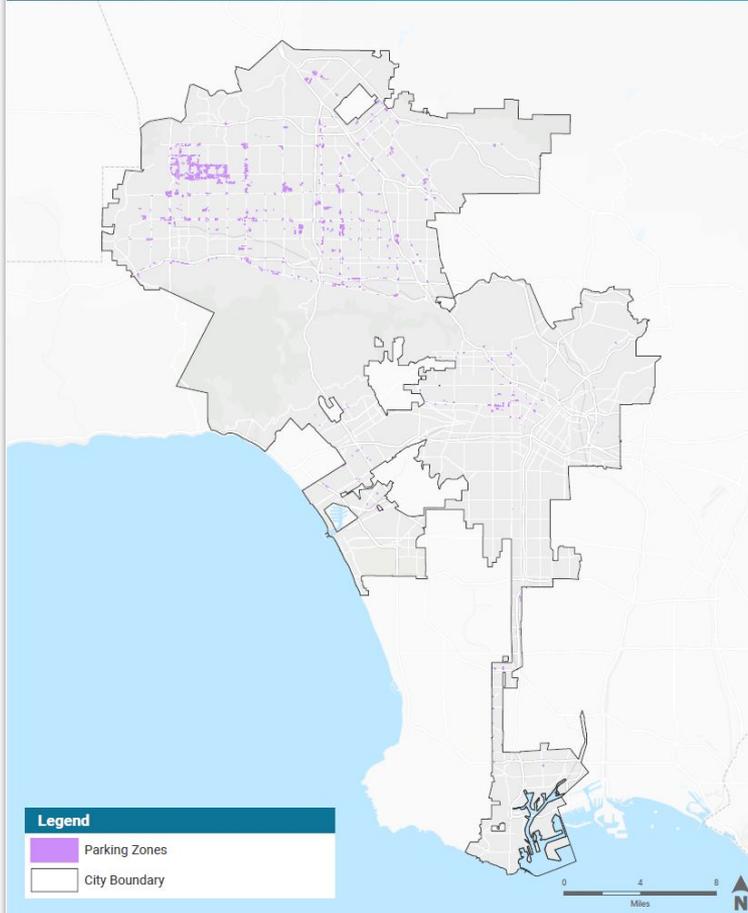
Draft: Faith Based Owned Housing Projects



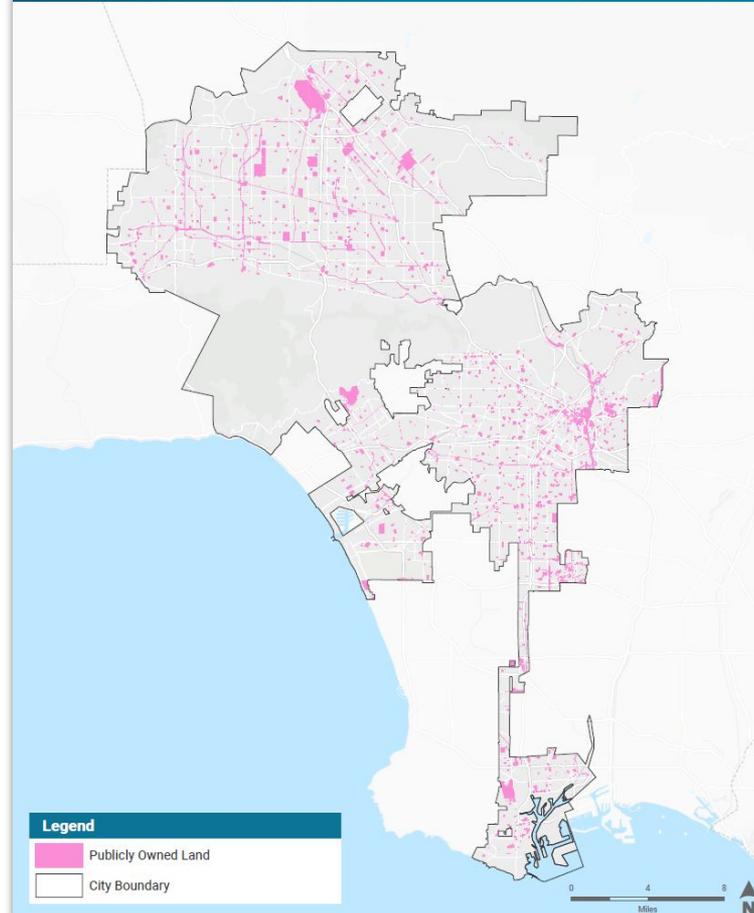
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Parking Zones



Publicly Owned Land and Public Facility Zones



Draft: State Density Bonus Program



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