

COMMUNITY-BASED HOUSING SOLUTIONS



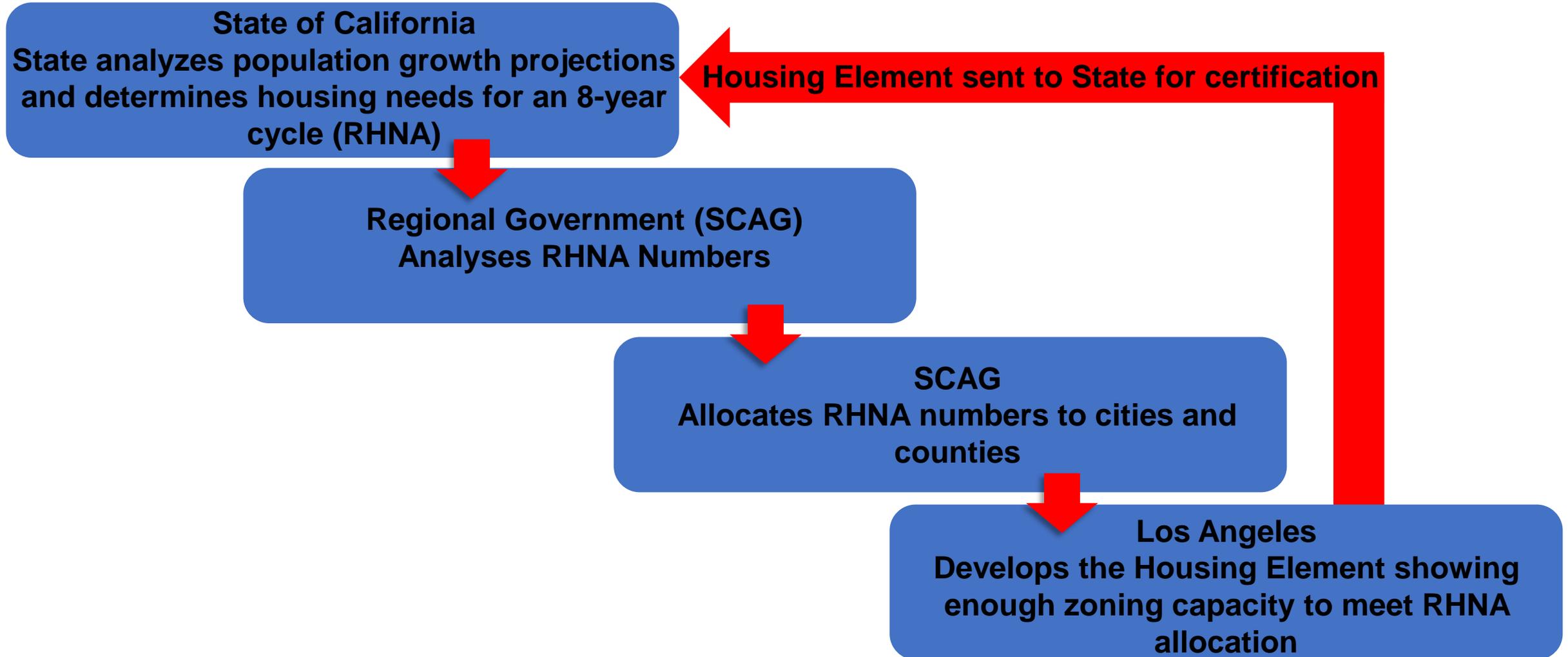
Presentation to

LANCC

September 2, 2023

United Neighbors

State of California Regional Housing Needs Assessment RHNA



STATE MANDATE



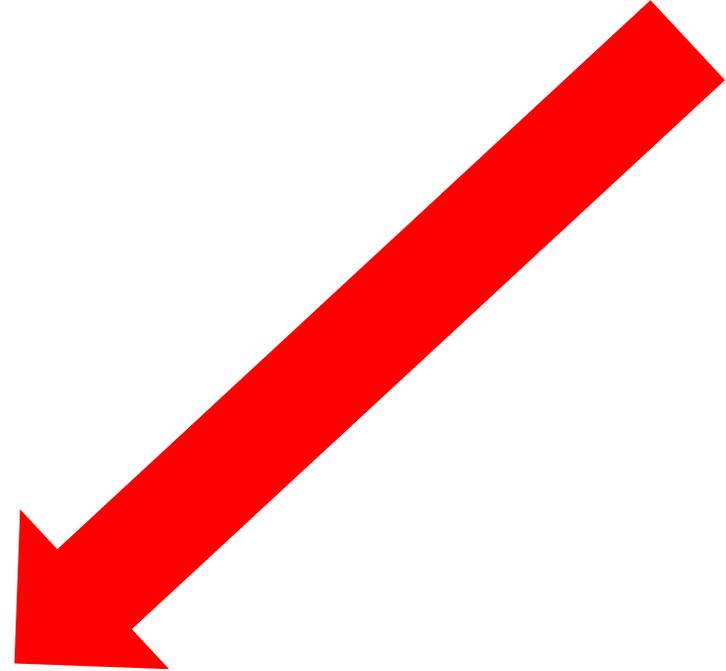
- LA is required to zone for 456,000 housing units in this RHNA cycle
- LA Planning added a 7% cushion making it 485,000 units
- LA identified existing zoning will accommodate 230,000 units.
- *LA must rezone for the remaining **255,000** units.*

Planning Dept. rezoning strategy

Table 4.19 Results from Rezoning Inventory Model

Rezoning Strategy	Parcel Count	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
Community and Neighborhood Planning (CPU)	33,749	90,473	90,473	2,121	444,572	627,638
Residential Opportunity Corridors (OPP RC)	3,477	29,093	29,093	0	16,901	74,903
Opportunity Avenues (OPP RC2)	5,316	0	0	23,643	12	23,643
Commercial Opportunity Corridors (OPP C)	667	1,194	1,194	0	2,859	5,248
Transit Opportunity Corridor Areas (TOPP C)	272	0	0	0	1,022	1,022
TOC Expansion in Higher Opportunity Areas (TOC EXP)	11,792	287,811	27,811	0	94,780	150,402
50% Density Bonus (DB50)	18,908	123,699	123,699	250	153,892	401,540
Parking Zones (P)	1,032	1,978	1,978	0	780	4,736
Adaptive Reuse (ARO)	10,153	4,747	4,747	1,595	32,039	43,128
Micro Unit Regional Center (MURC)	1,250	3,417	3,417	43	14,518	21,639
Accessory Dwelling Units (ADU)	48,797	0	0	4,341	0	4,141
R2/RD Zone Update (R2RD)	64,570	0	0	18,080	0	18,079
Affordable Housing Overlay (AHO)	34,034	10,198	10,198	0	25,120	45,516
Public Facility Zone (PF)	6,407	2,072	2,072	0	2,972	7,116
Faith-Based Owned Properties (FBO)	2,865	1,273	1,273	0	1,006	3,552
Total	243,245	297,433	297,433	49,872	790,461	1,432,059

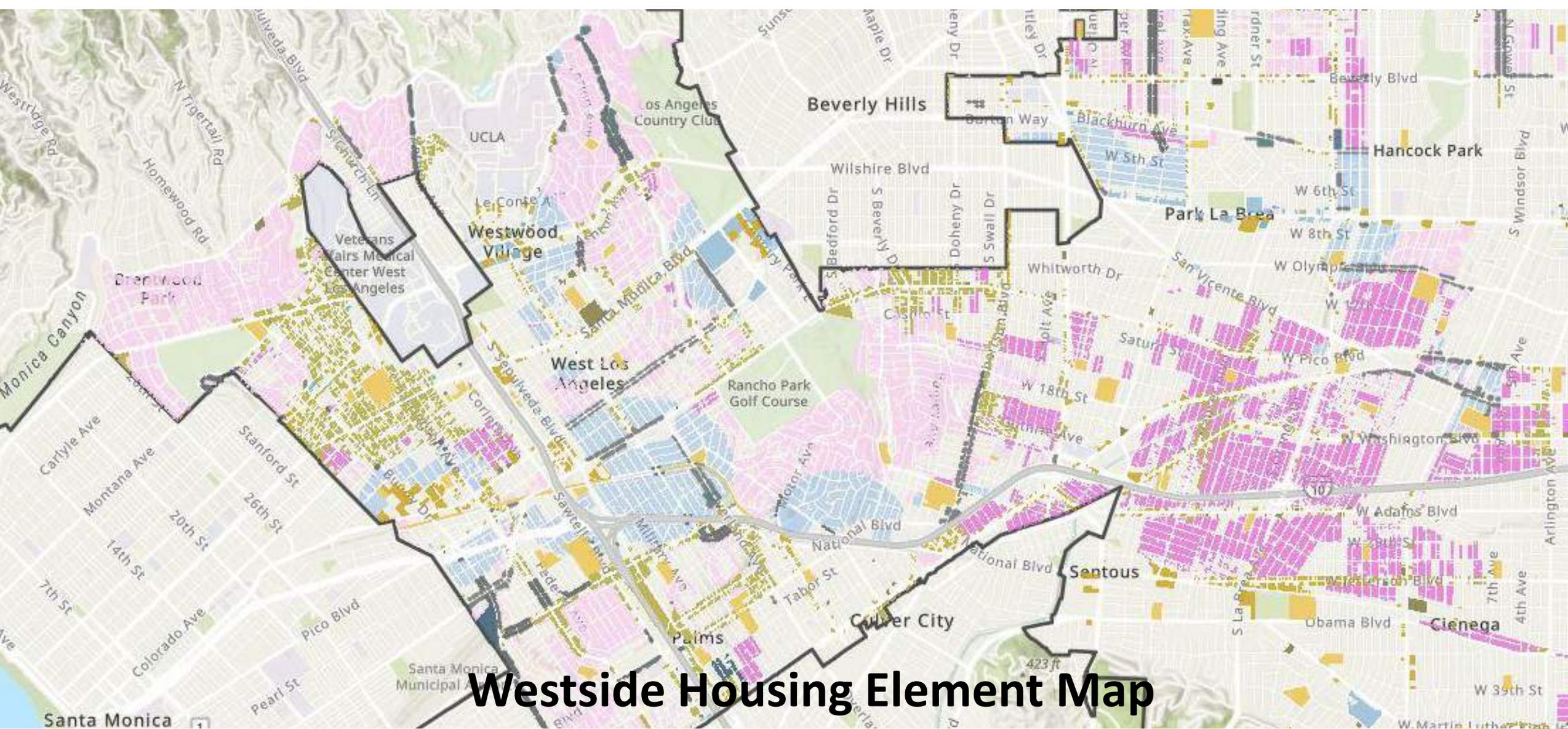
To meet RHNA's requirement of **255,000 units**, Planning proposes rezoning for **1,400,000 units**.



Total= 1,432,059 units (5.6 times more housing than required)

Charts from 2021-2029 Housing Element L.A. City Planning Department

Rezoning Multi-family and single-family neighborhoods happens like this...



Westside Housing Element Map

Rezoning Multi-family and single-family neighborhoods happens like this...



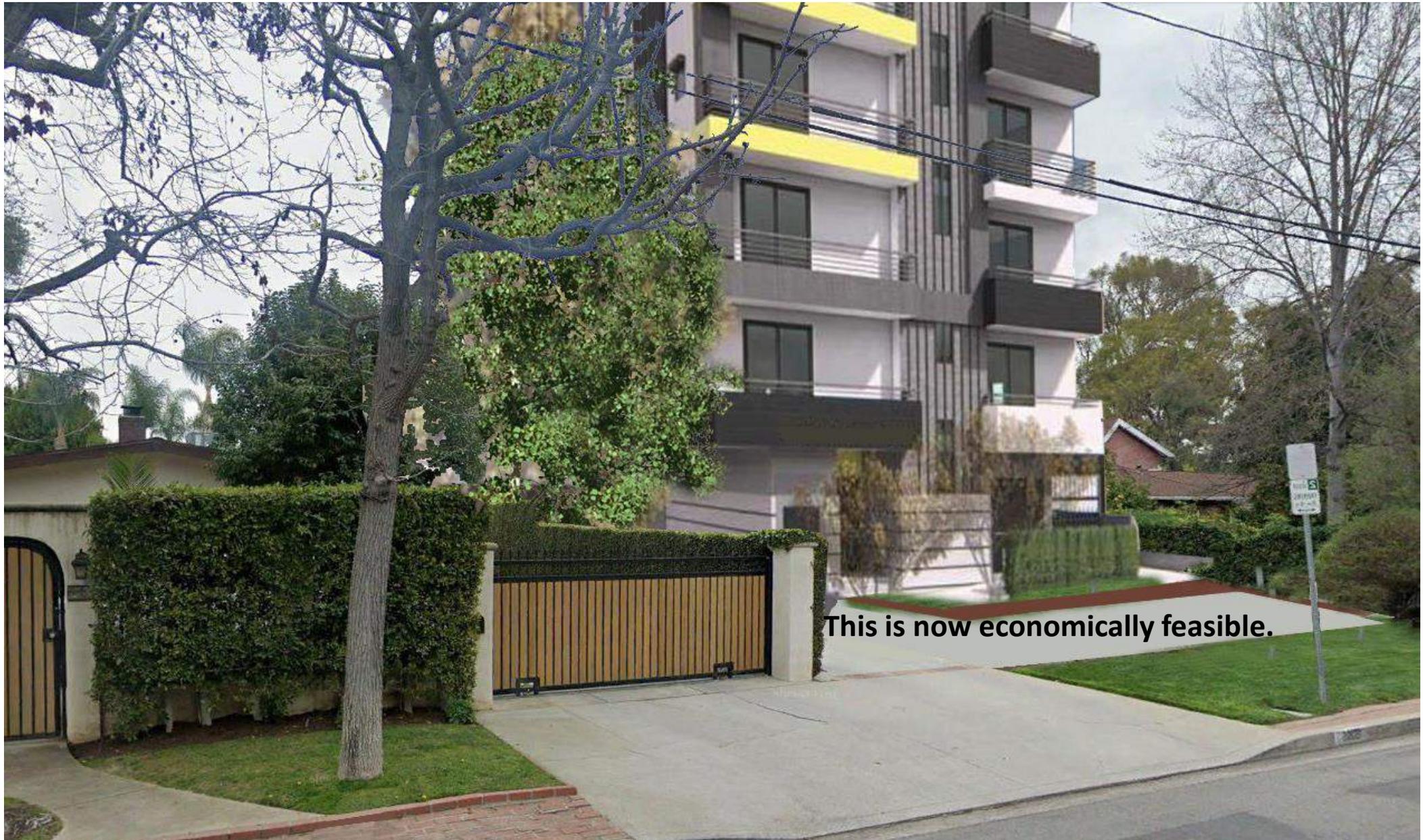
Westside Housing Element Map

Density Bonus 50 (DB50) will allow greater density in multi-family neighborhoods.



Eliminating older more affordable units and causing displacement.

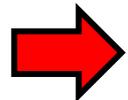
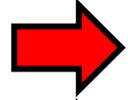
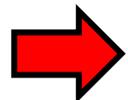
TOC EXP, OPP RC, & AHO will allow 4-6 story apartments in single-family neighborhoods



This is now economically feasible.

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TOC EXP	11,792	287,811	27,811	0	94,780	150,402
DB 50	18,908	123,699	123,699	250	153,892	401,540
Parking Zones (P)	1,032	1,978	1,978	0	780	4,736
Adaptive Reuse (ARO)	10,153	4,747	4,747	1,595	32,039	43,128
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Total	243,245	297,433	297,433	49,872	790,461	1,432,059

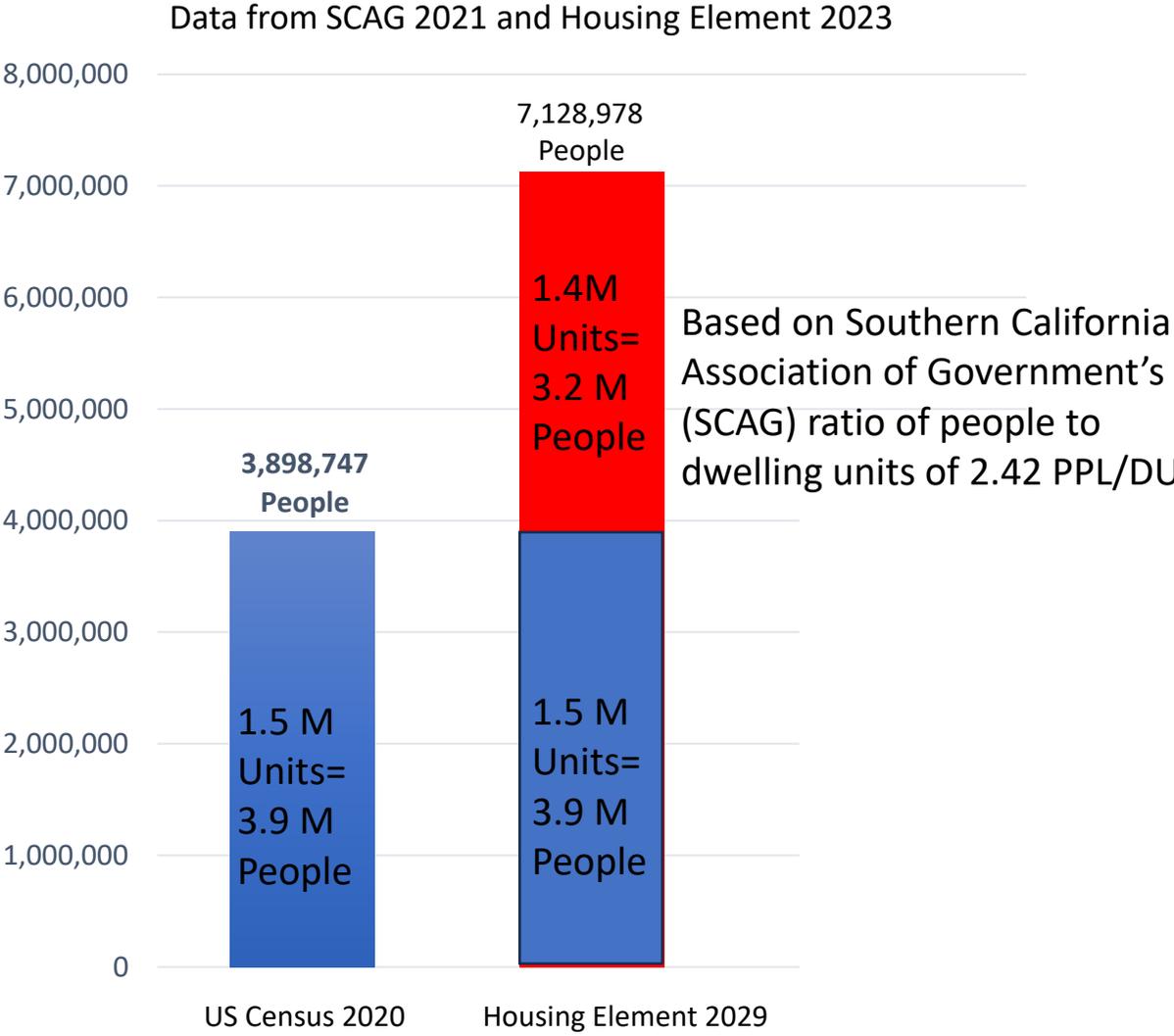


Eliminating overlays that affect residential neighborhoods, still leaves **760,000** units, much more than the 255,000 units required to meet RHNA.

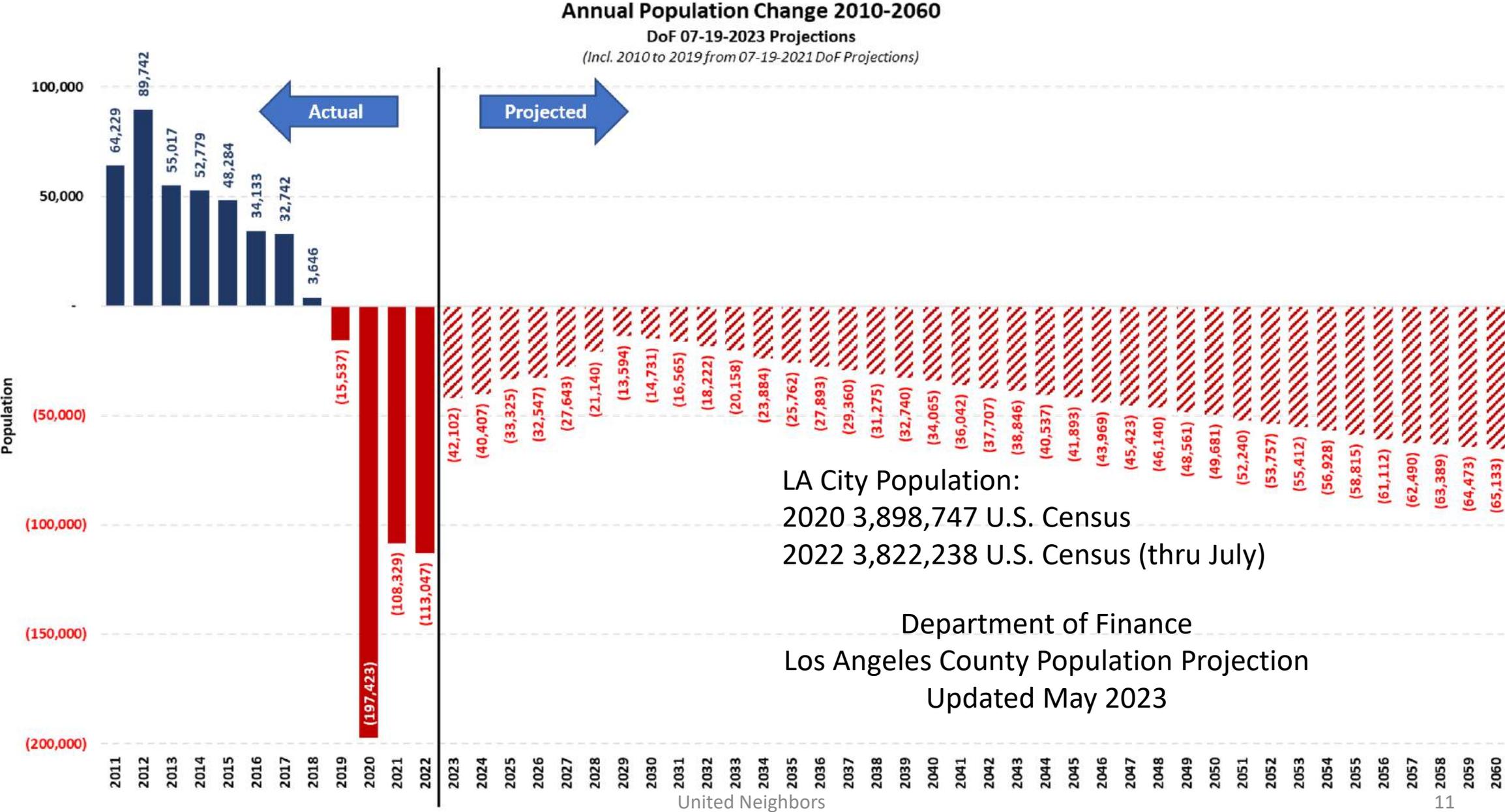
Dangers to over zoning: over zoning will result in over building causing unnecessary stress on the city's finances, environment, infrastructure and change the socio-economic make up of communities as they absorb more market-rate units.

New Total= 760,000 units **(3.3X more housing than required)**

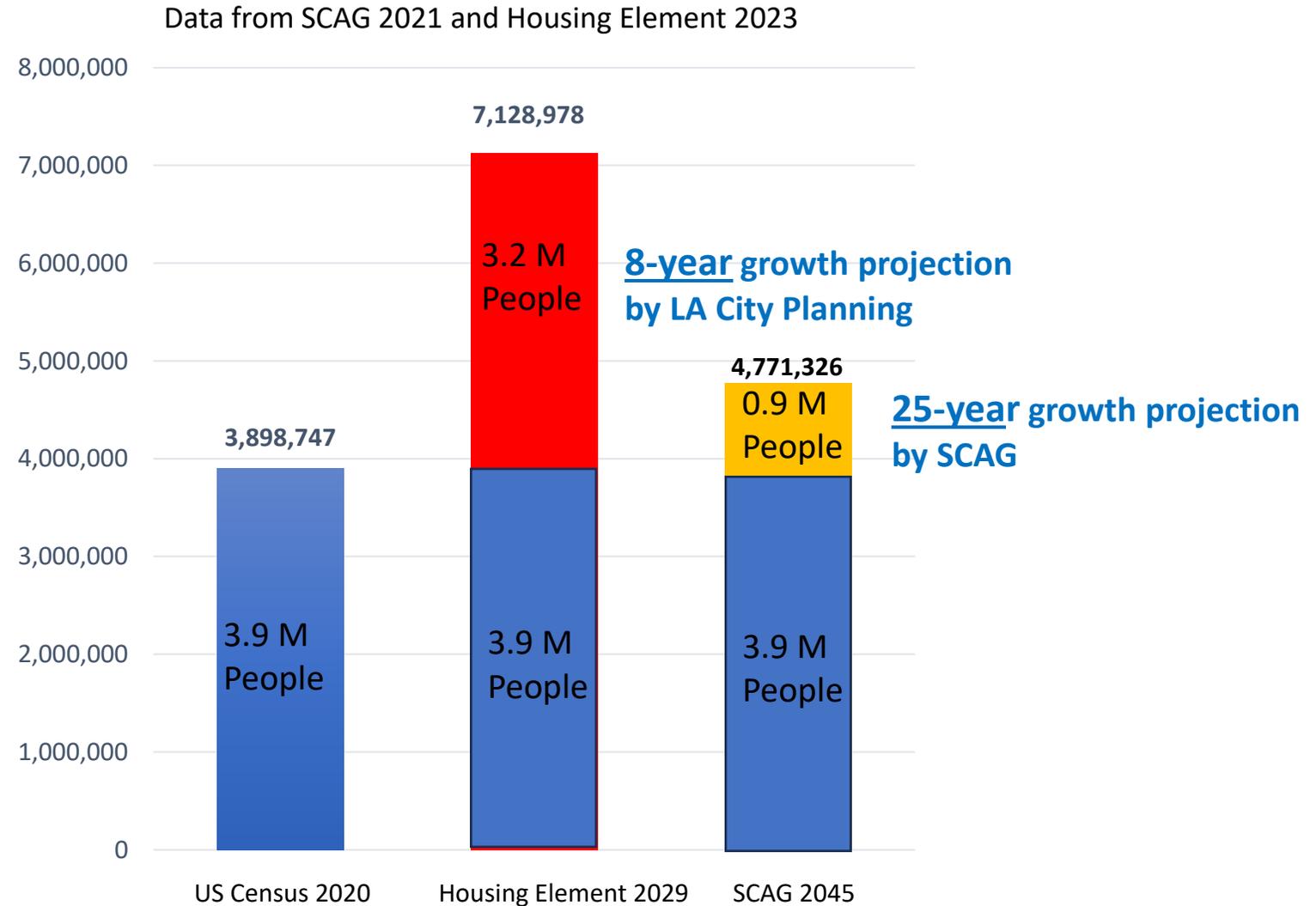
LA Planning Department is zoning for an additional 3.2 Million people in the next 8 years.



However, the State does not even project that magnitude of growth in LA County.



And neither does SCAG that projects less than 1 Million people in the next 25 years



255,000 units are required to meet RHNA.

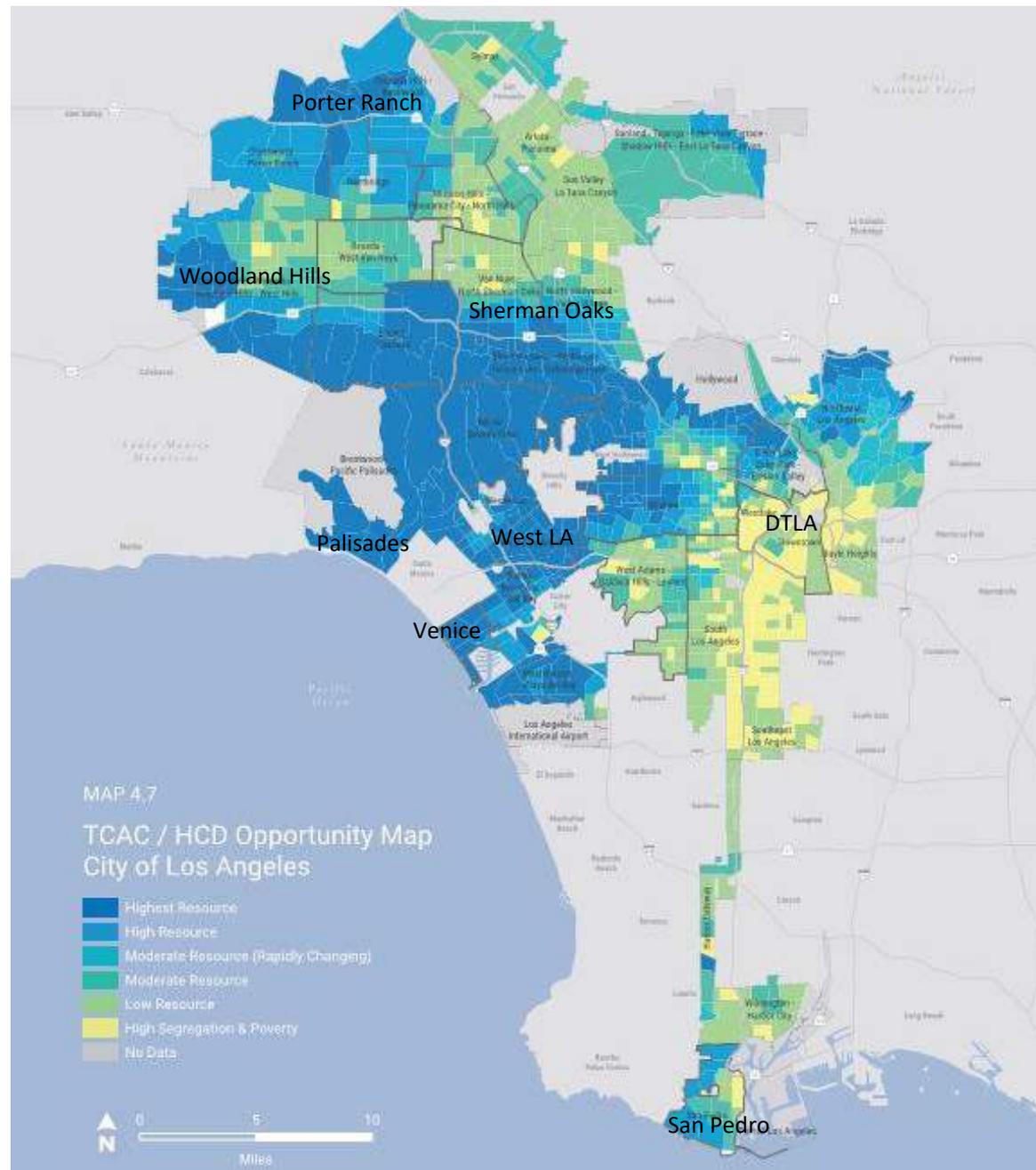
The recent Downtown and Hollywood Community Plans allow for a total of 259,500 new units.

Statistical, the RHNA goal has been met.

Table 4.19

Rezoning Strategy (RZ)	RZ				Moderate		Reconciling	Total Units	Market Rate	Affordable	Hollywood		Total	Remaining
	Abbrev.	Parcel Count	VLI Units	LI Units	Units	Market Rate	Items				Downtown	Plan (Mid Pt)	Planned	
Community and Neighborhood Planning	CPU	33,749	90,473	90,473	2,121	444,572	(1)	627,638	70.8%	29.2%	133,000	126,500	259,500	368,138
Residential Opportunity Corridors	OPP RC	3,477	29,093	29,093	-	16,901	(184)	74,903	22.6%	77.4%	-	-	-	74,903
Opportunity Avenues	OPP RC2	5,316	-	-	23,643	12	(12)	23,643	0.1%	99.9%	-	-	-	23,643
Commercial Opportunity Corridors	OPP C	667	1,194	1,194	-	2,859	1	5,248	54.5%	45.5%	-	-	-	5,248
Transit Opportunity Corridor Areas	TOPP C	272	-	-	-	1,022	-	1,022	100.0%	-	-	-	-	1,022
TOC Expansion in Higher Opportunity Areas	TOC EXP	11,792	27,811	27,811	-	94,780	-	150,402	63.0%	37.0%	-	-	-	150,402
50% Density Bonus (DB50)	DB50	18,908	123,699	123,699	250	153,892	-	401,540	38.3%	61.7%	-	-	-	401,540
Parking Zones	P	1,032	1,978	1,978	-	780	-	4,736	16.5%	83.5%	-	-	-	4,736
Adaptive Reuse	ARO	10,153	4,747	4,747	1,595	32,039	-	43,128	74.3%	25.7%	-	-	-	43,128
Micro Unit Regional Center	MURC	1,250	3,417	3,417	43	14,518	244	21,639	67.1%	32.9%	-	-	-	21,639
Accessory Dwelling Units	ADU	48,797	-	-	4,141	-	-	4,141	-	100.0%	-	-	-	4,141
R2/RD Zone Update	R2RD	64,570	-	-	18,079	-	(1)	18,078	-	100.0%	-	-	-	18,078
Affordable Housing Overlay	AHO	34,034	10,198	10,198	-	25,120	-	45,516	55.2%	44.8%	-	-	-	45,516
Public Facility Zone	PF	6,407	2,072	2,072	-	2,972	-	7,116	41.8%	58.2%	-	-	-	7,116
Faith-Based Owned Properties (FBO)	FBO	2,865	1,273	1,273	-	1,006	-	3,552	28.3%	71.7%	-	-	-	3,552
Total (a)		243,289	295,955	295,955	49,872	790,473	47	1,432,302	55.2%	44.8%	133,000	126,500	259,500	1,172,802
RHNA			115,979	68,744	75,091	196,832	n/a	456,646	43.1%	56.9%	133,000	126,500	259,500	197,146
Rezoning Strategy Difference to RHNA			179,976	227,211	(25,219)	593,641	n/a	975,609	60.8%	39.2%				
Percent of RHNA			155.2%	330.5%	(33.6%)	301.6%	n/a	213.6%						

Unit totals do not agree to LA City Table 4.19 due to LA City table errors



Our concepts:

1. Locating density on corridors in high opportunity zones as required
2. Follow Affirmatively Furthering Fair Housing guidelines
3. Meet RHNA requirements on these corridors
4. Meets the State law 65583.2(h) for the location of affordable units

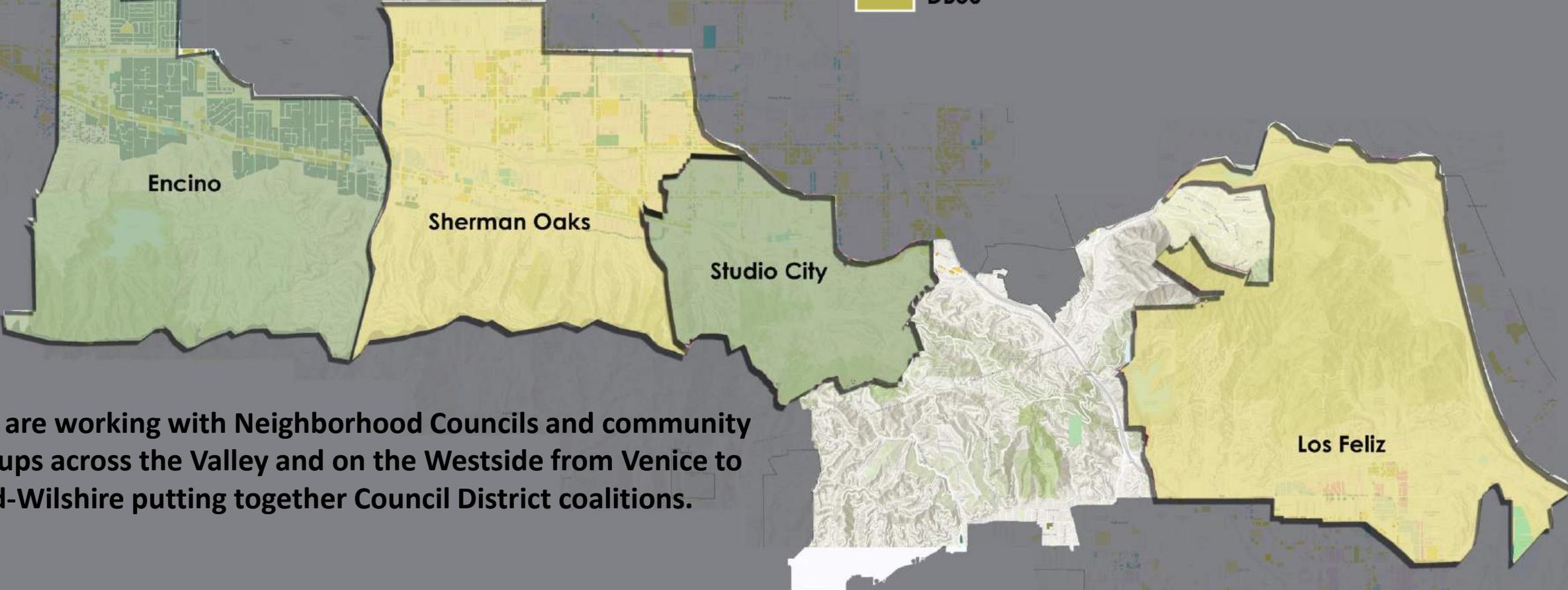
Commercial corridors are where we have the space, infrastructure, transit and the economy of scale to build meaningful amounts of affordable housing



The city can demand a greater percentage of affordable housing by incentivized rezoning, fee waivers, priority processing and financial assistance.

HOUSING ELEMENT - CD4

-  TOC EXP 2.5:1 FAR 13-32 Units/site
-  AHO 1.75:1 FAR, 2.5 Stories, plus Density Bonus
-  DB50



We are working with Neighborhood Councils and community groups across the Valley and on the Westside from Venice to Mid-Wilshire putting together Council District coalitions.

CD2

Valley Glen

Valley Village

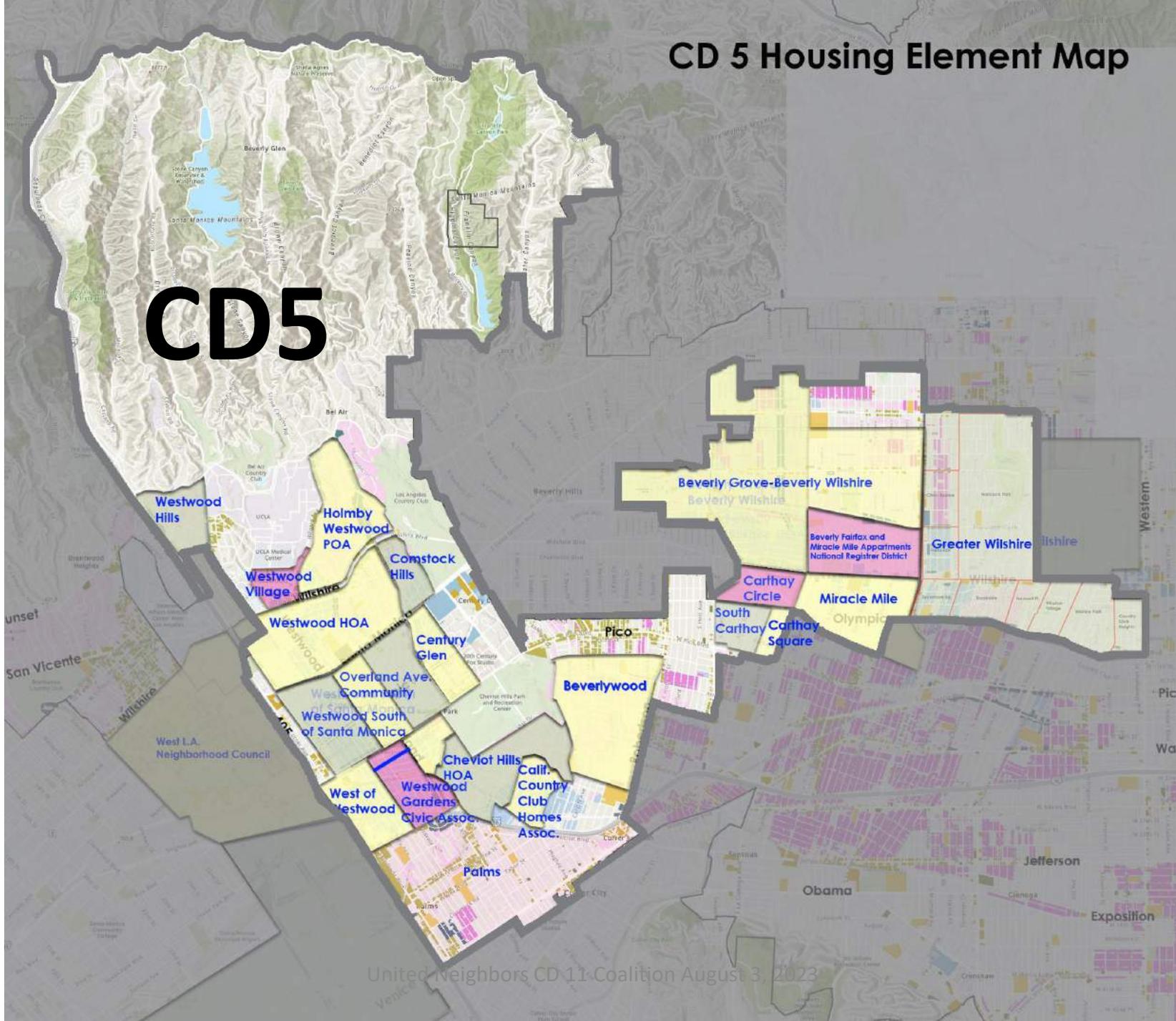
West Toluca Lake

Studio City

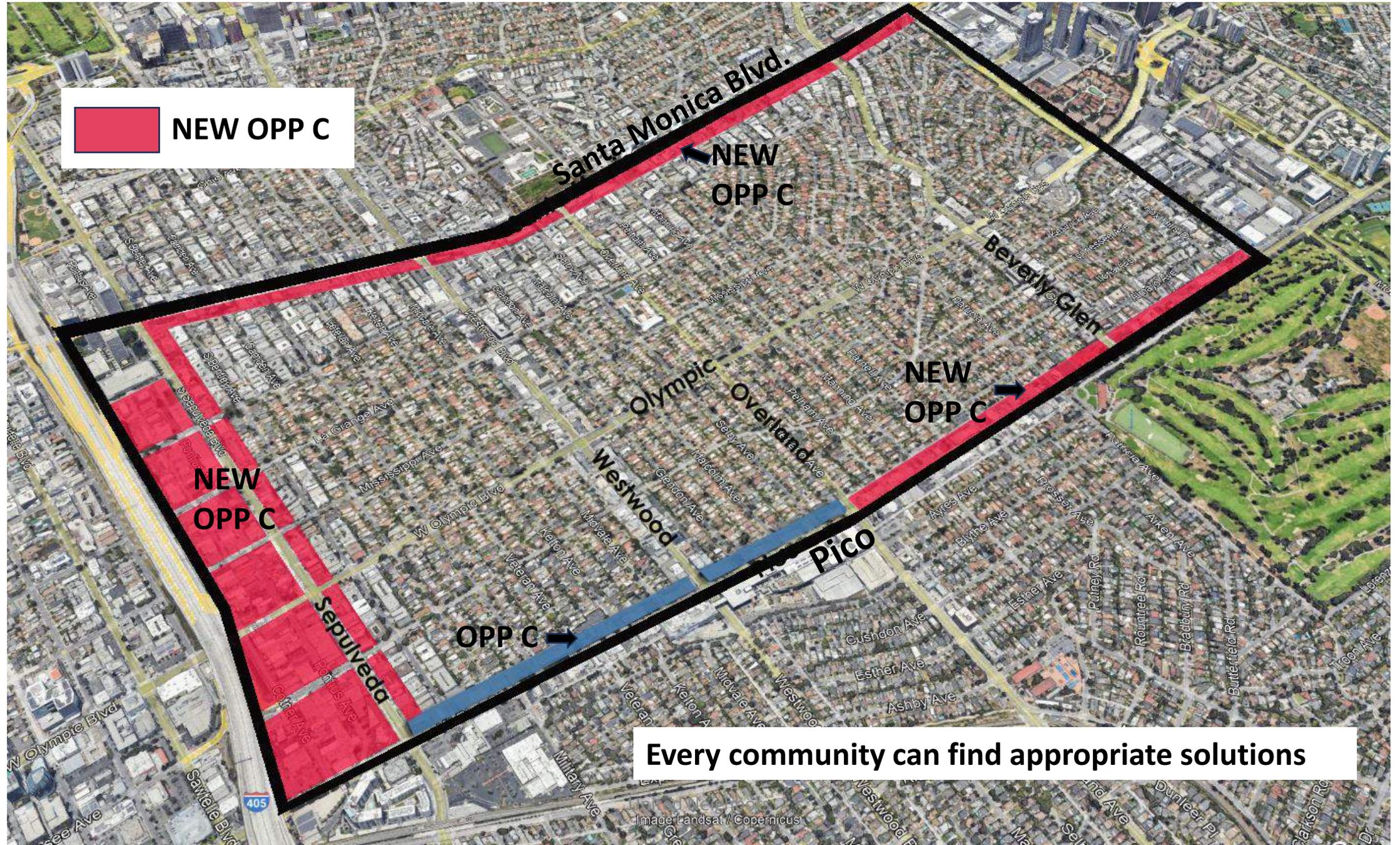
CD2 Housing Element
Interactive Map

CD 5 Housing Element Map

CD5



Westwood South of SM / OAC/Century Glen – Do not upzone residential, upzone commercial



Every community can find appropriate solutions

Image Landsat / Copernicus

Why would anyone put an apartment building here...

when you have underutilized commercial centers nearby



Why would anyone put an apartment building here...

We propose developing commercial areas first

when you can have attached single-family townhouses here



**CREATING NEW AFFORDABLE, MIXED-INCOME ROW HOUSES
THIS IS AN OPPORTUNITY TO BUILD GENERATIONAL WEALTH**

United Neighbors



Including mixed income multi-family apartments...



**CREATING NEW AFFORDABLE, INTEGRATED NEIGHBORHOODS
WHILE REVITALIZING THE COMMERCIAL AREAS**

United Neighbors



and carefully rezone the corridors where we can



- **Revitalize communities**
- **Provide significant amounts of mixed income housing, including enabling home ownership**
- **Respect existing neighborhoods and integrate significant amounts of affordable housing**

There are no laws or data requiring the upzoning of residential areas



- Revitalize communities
- Provide significant amounts of mixed income housing, including enabling home ownership
- Respect existing neighborhoods and integrate significant amounts of affordable housing

**Let's demand Planning does the smart thing and develop commercial areas
while leaving single-family and multi-family areas alone!**

Don't trust the Planning Department to change their rezoning maps. We must insist our Councilmembers advocate for their communities and gets these maps changed.

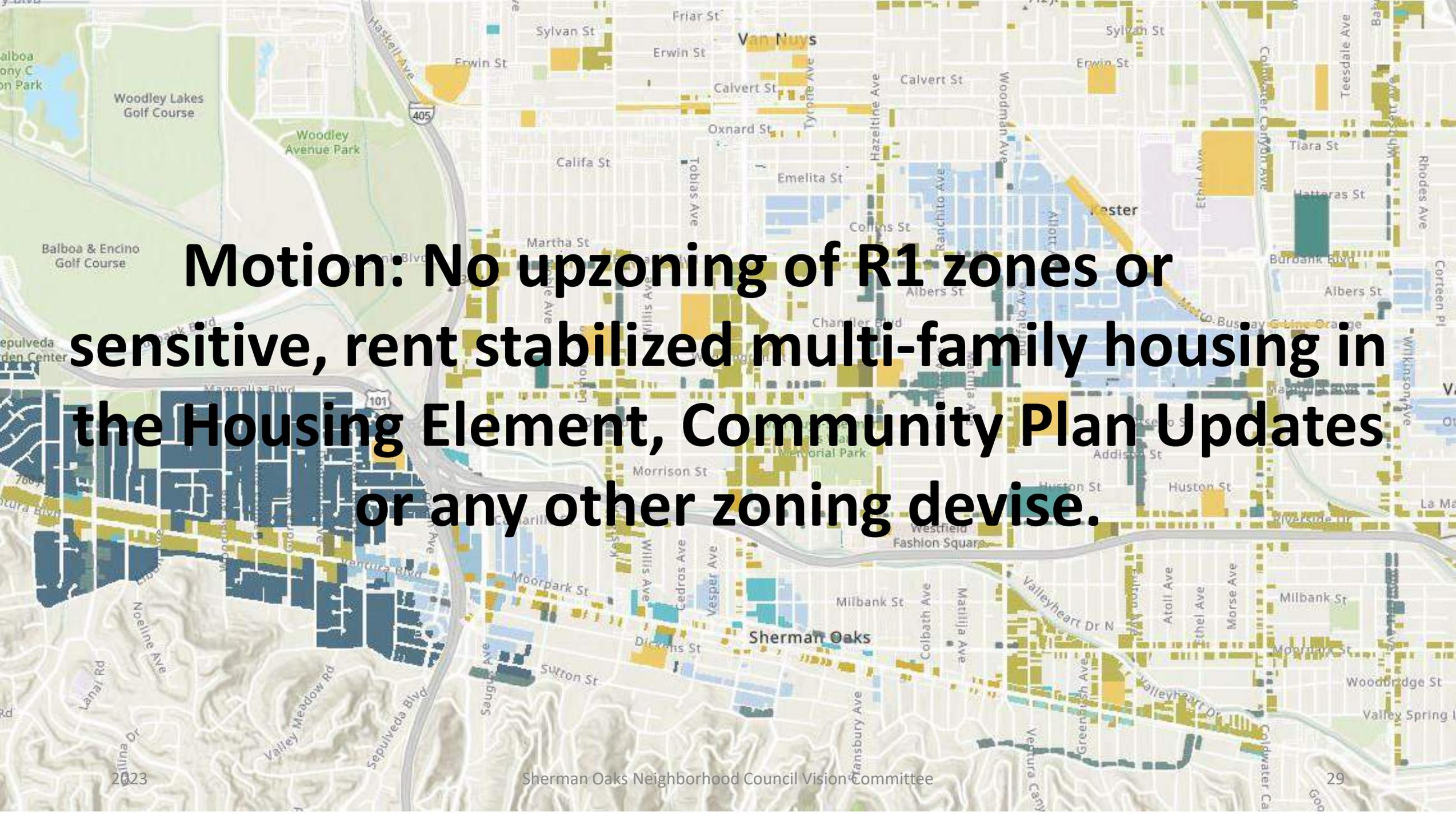


Akhilesh Jha plans to build a 67-unit apartment building to replace this single-family home in Woodland Hills, one of three major redevelopment projects he's proposing in Los Angeles. (Mel Melcon / Los Angeles Times)

This could be the fate of all LA

Inform your communities of the Planning Department's current plan to upzoning single-family and sensitive multi-family areas which is unnecessary based on all the data.

Remember, once a property is upzoned it cannot be down zoned.



**Motion: No upzoning of R1 zones or
sensitive, rent stabilized multi-family housing in
the Housing Element, Community Plan Updates
or any other zoning devise.**