

# COMMUNITY-BASED HOUSING SOLUTIONS

Presentation to

**VANC**

July 13, 2023



**Sherman Oaks  
Neighborhood Council**

# STATE MANDATE

A photograph of the California State Capitol building in Sacramento, California. The building is a grand, white, neoclassical structure with a prominent central dome. The dome is topped with a statue and surrounded by a circular colonnade. The main entrance is flanked by a portico with tall columns. The building is set against a clear blue sky, with green trees framing the scene on both sides.

- The State requires LA to zone for 456,000 housing units (with 7% cushion 485,000) to be built in the next eight years (RHNA mandate).
- LA existing zoning will accommodate 230,000 units.
- *LA must rezone for the remaining **255,000** units.*

When dealing with the Housing Element and Community Plan Updates, there is no need to up-zone single-family and multi-family neighborhoods to meet the RHNA mandate.



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	4,141	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
<b>Total</b>	<b>243,245</b>	<b>297,433</b>	<b>297,433</b>	<b>49,872</b>	<b>790,461</b>	<b>1,432,059</b>

**Planning Department's answer to meeting the zoning requirement of 255,000 units...**

**is rezoning for 1,400,000 units.**

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

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

Sherman Oaks Neighborhood Council





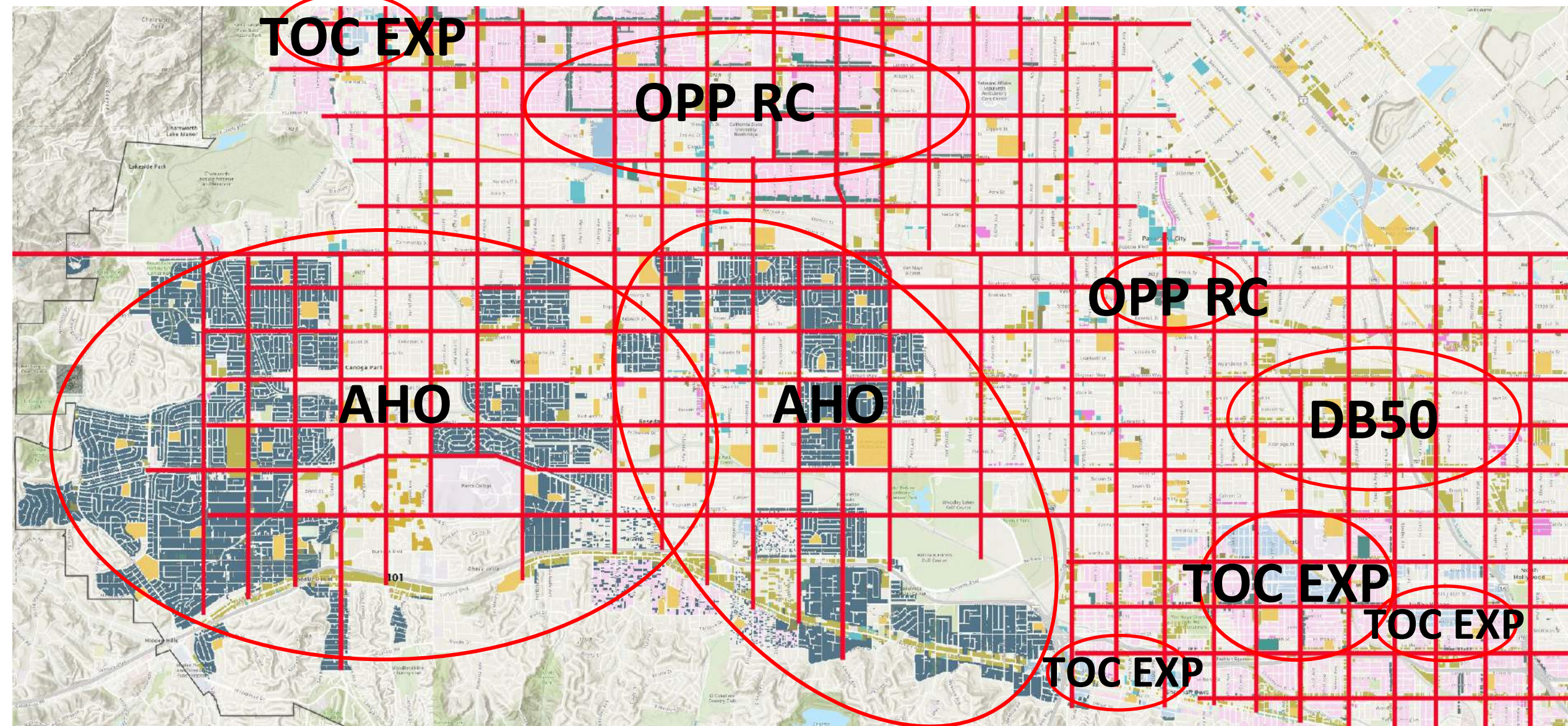
Single-Family

Commercial Corridor

**To reach the 1.4M units, Planning is up-zoning single-family and multi-family neighborhoods without fully identifying all the opportunities on the commercial corridors and public lands.**

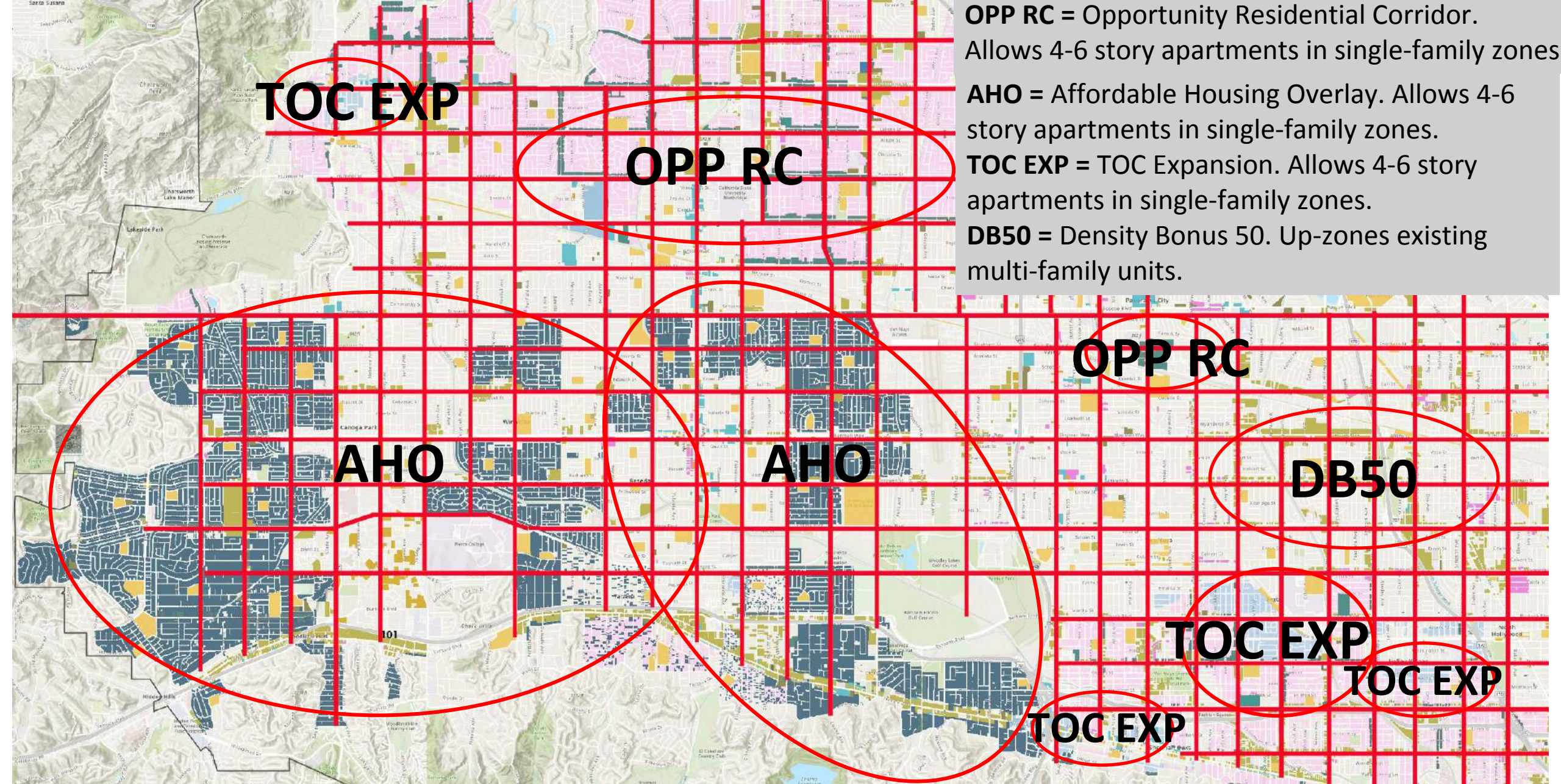


The Valley is laid out on a half-mile grid  
Instead of maximizing the potential of the grid, the Housing Element upzones single-family and multi-family neighborhoods.



This grid has the capacity, infrastructure, transit, economy of scale, and community support to build the needed housing while creating more walkable communities.





**OPP RC** = Opportunity Residential Corridor. Allows 4-6 story apartments in single-family zones

**AHO** = Affordable Housing Overlay. Allows 4-6 story apartments in single-family zones.

**TOC EXP** = TOC Expansion. Allows 4-6 story apartments in single-family zones.

**DB50** = Density Bonus 50. Up-zones existing multi-family units.

**This grid has the capacity, infrastructure, transit, economy of scale, and community support to build the needed housing while creating more walkable communities.**





**DB50 will allow greater density in multi-family neighborhoods.  
Eliminating older more affordable units and causing displacement.**





**This is not “gentle density”.**

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

(See pages 186-190 Housing Element 2021-2029)

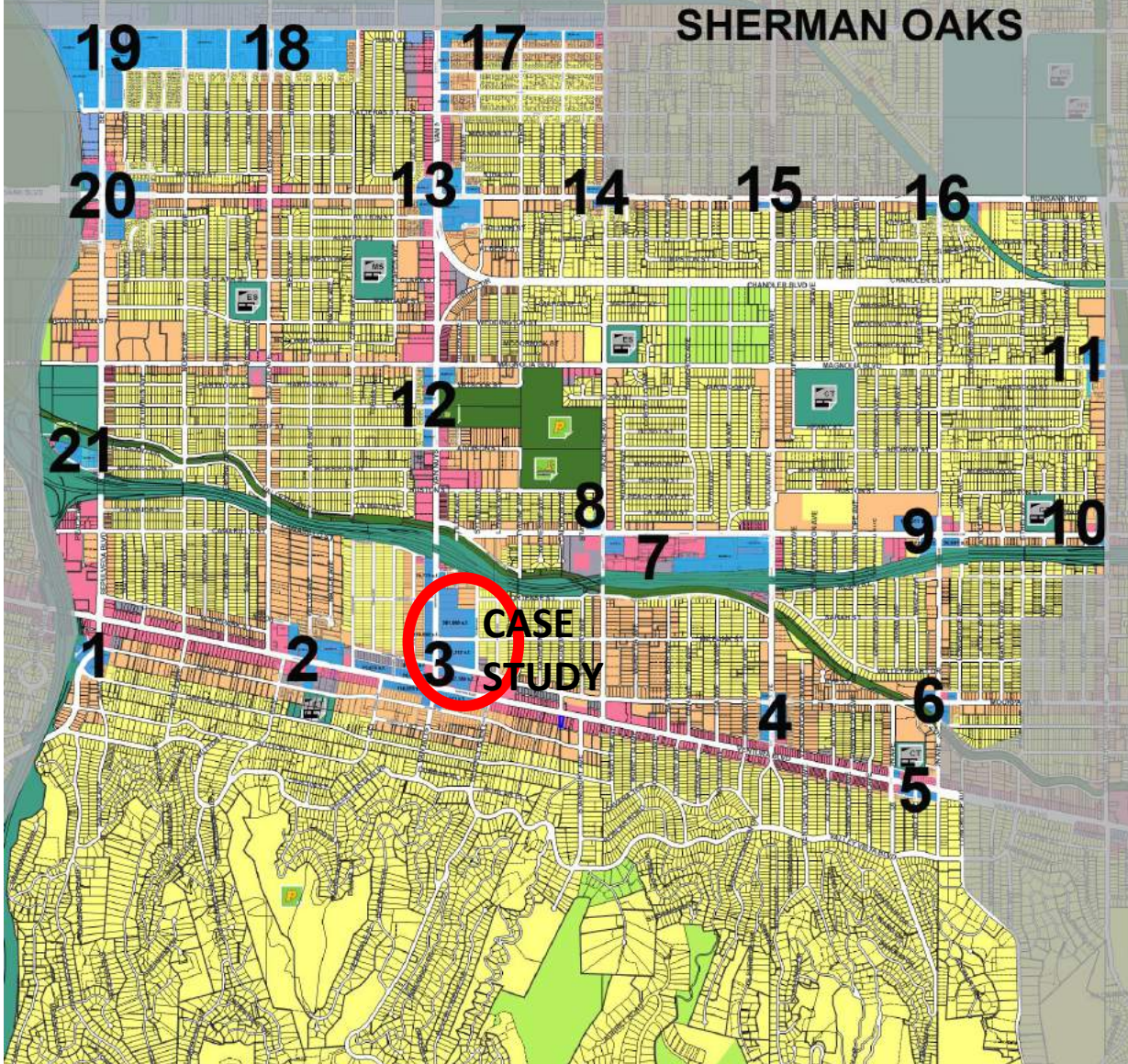
Sherman Oaks Neighborhood Council





**Planning has proposed densifying commercial corridors throughout LA but has left many sites unidentified that could yield tens of thousands of units.**





**UNITS**

1.	326
2.	860
3.	3,068
4.	534
5.	198
6.	284
7.	1,756
8.	126
9.	529
10.	183
11.	451
12.	509
13.	1,253
14.	180
15.	136
16.	326
17.	1,049
18.	3,345
19.	3,602
20.	934
21.	394

TOTAL = 20,043 R-4 UNITS R4 = 400 S.F. OF SITE PER UNIT  
 10,022 R-3 UNITS R3 = 800 S.F. OF SITE PER UNIT  
 GOAL = 9,000 UNITS

 UP-ZONED SITES

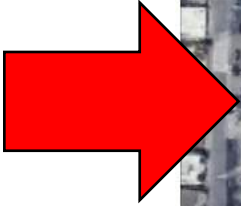
These sites are one-story, underutilized developments with vast areas of surface parking... and not identified for upzoning in the Housing Element

**An example of “community-based housing” that meets the RHNA mandate by focusing on commercial corridors without touching single-family or multi-family areas, while Affirmatively Furthering Fair Housing.**



# EXISTING

Underutilized commercial properties



**Library Square**  
Current Zoning R1-1  
Height = 33 feet  
ADUs allowed  
SB9 allows 4 units per lot

Designated for  
TOC EXP and AHO

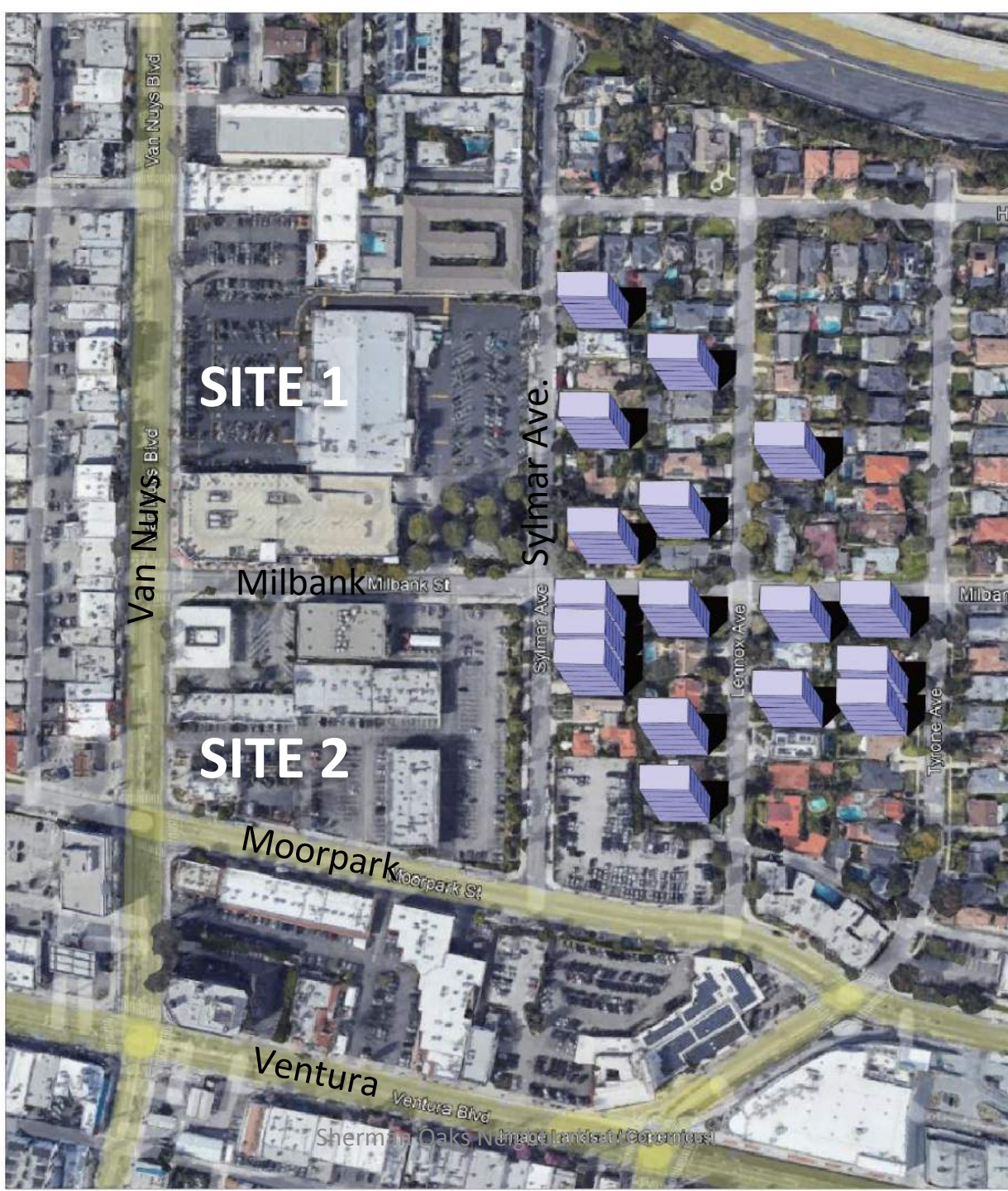




# HOUSING ELEMENT

## AFFORDABLE HOUSING OVERLAY & TOC EXP

Piecemeal development  
has no accountability for  
infrastructure costs



**Current Zoning R1-1**  
**Height = 33 feet**  
**ADUs allowed**  
**SB9 allows 4 units per lot**

**Housing Element –  
Affordable Housing Overlay  
& TOC EXP**

- 100% affordable units
- Additional 33 feet high allowing for a 66-foot height limit
- Unlimited density
- Zero parking required

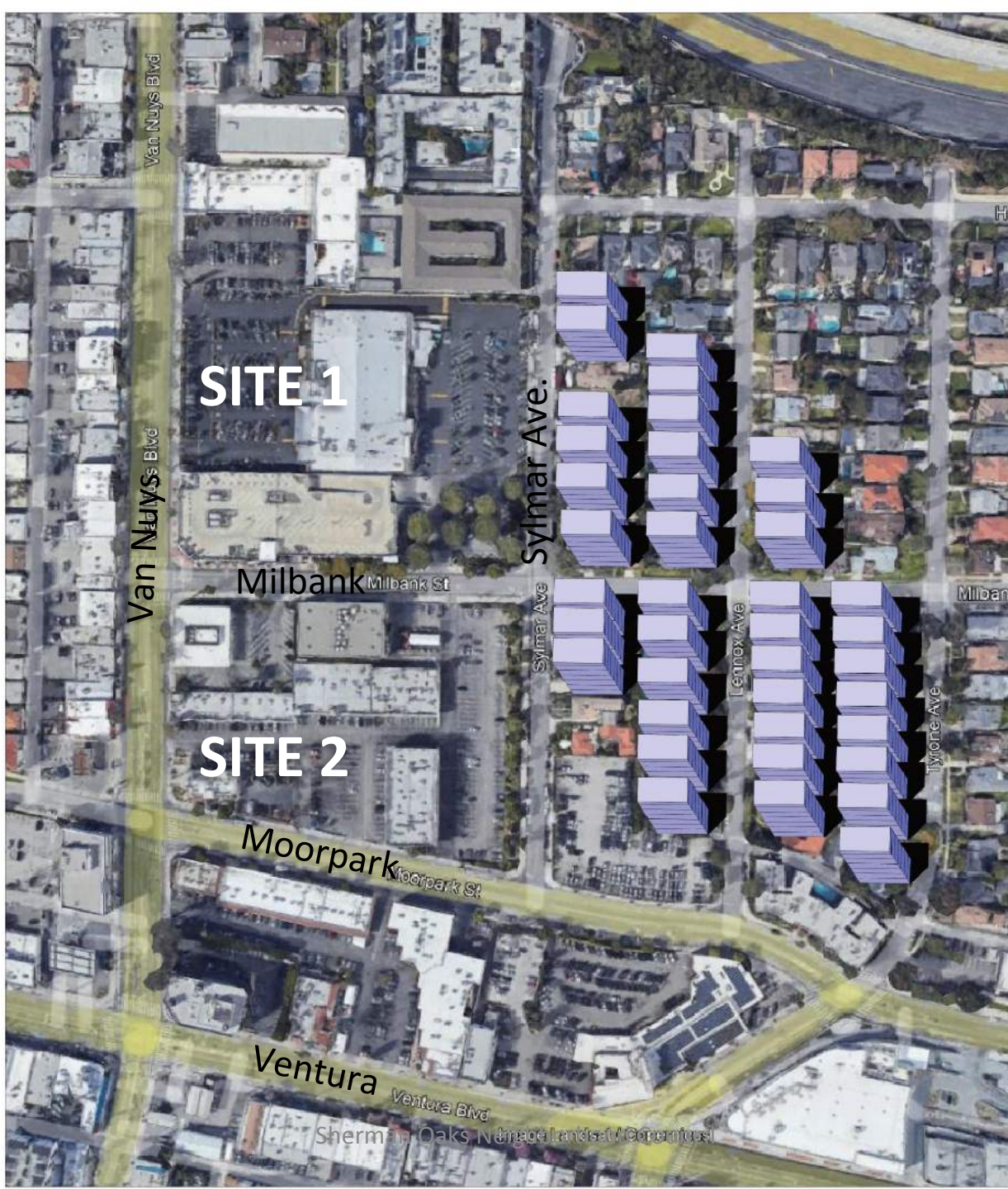
**Shown:**

- Six story apartments



# HOUSING ELEMENT

AFFORDABLE  
HOUSING OVERLAY  
& TOC EXP



ESTABLISHES  
A POCKET OF  
ECONOMIC  
SEGREGATION



# HOUSING ELEMENT ALTERNATIVE

## Layered Zoning:

- ★ MISSING MIDDLE
  - Mixed-income row houses along Sylmar Avenue 33' high
- ★ MULTI-FAMILY
  - Mixed-income, multi-family development
  - 45 feet – 60 feet
- ★ FAR = 3:1  
COMMERCIAL
  - Commercial use along the boulevard 45' high



**SITE 1 & SITE 2**  
Current Zoning C2-1VL  
Height = 45 feet, 3 stories  
FAR = 1.5:1

**SITE 1 & SITE 2**  
Housing Element = 91 units

SONC proposal could yield  
up to 1200 units.



**Why support this approach? Piecemeal development has no accountability for infrastructure costs, creates segregated living patterns, and with no parking criteria this creates barriers to access job opportunities throughout the City.**





# MISSING MIDDLE



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





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



# Corridors Can Do Everything That Needs To Be Done



- **Respects adjacent single-family and multi-family neighborhoods**
- **Creates opportunities for new affordable missing middle housing that enables home ownership**
- **Builds density where sufficient infrastructure exists**
- **Affirmatively furthering fair housing by integrating significant amounts of mixed income housing in communities**
- **Locates density where there is transit and makes communities more walkable**
- **Revitalizes commercial corridors making communities economically viable**



# Putting RHNA and Planning Department Numbers in Perspective

Data from SCAG 2021 and Housing Element 2023

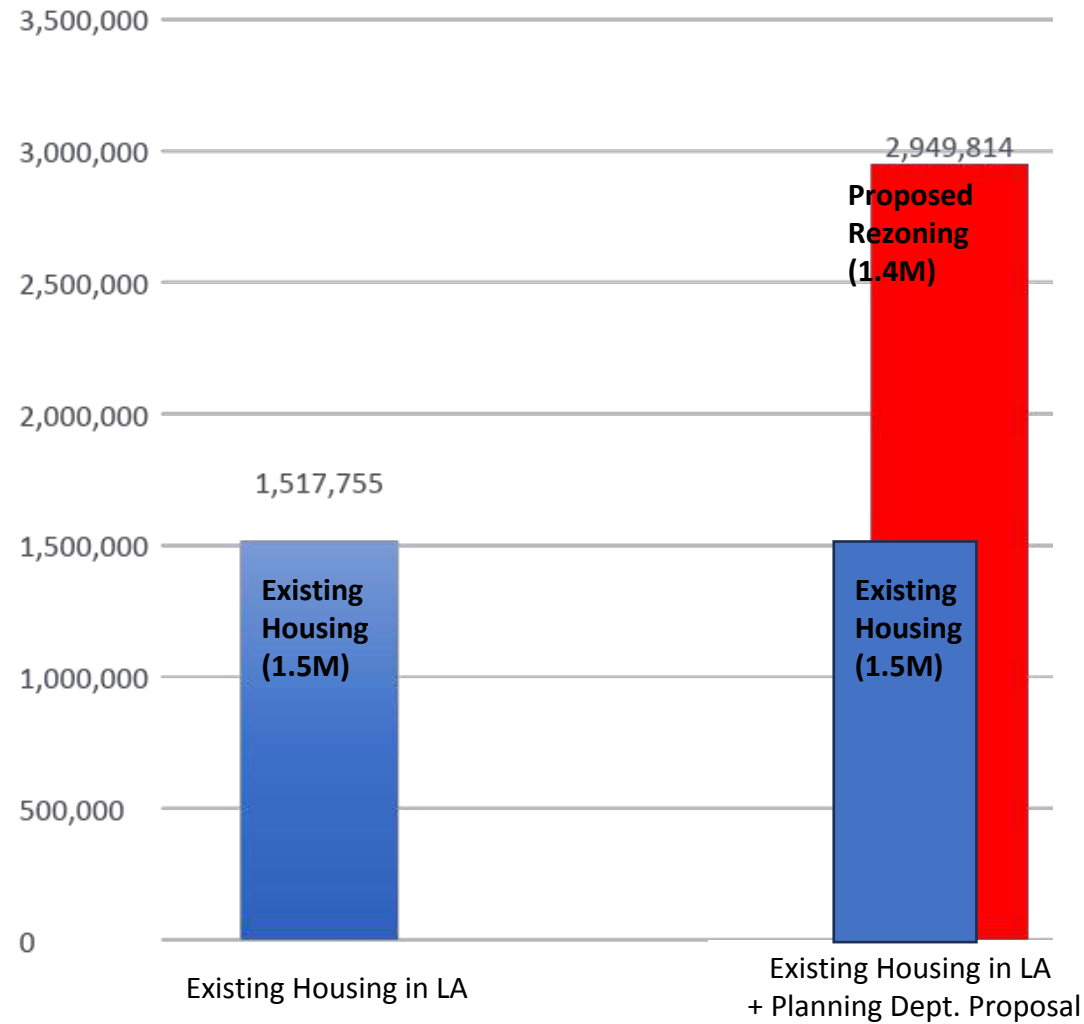
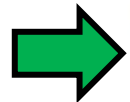
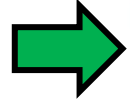
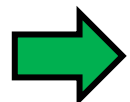
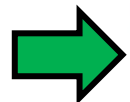




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Eliminate OPP RC, TOC EXP, DB50 and AHO

Still leaves 760,000 units when only 255,000 units are required to meet RHNA

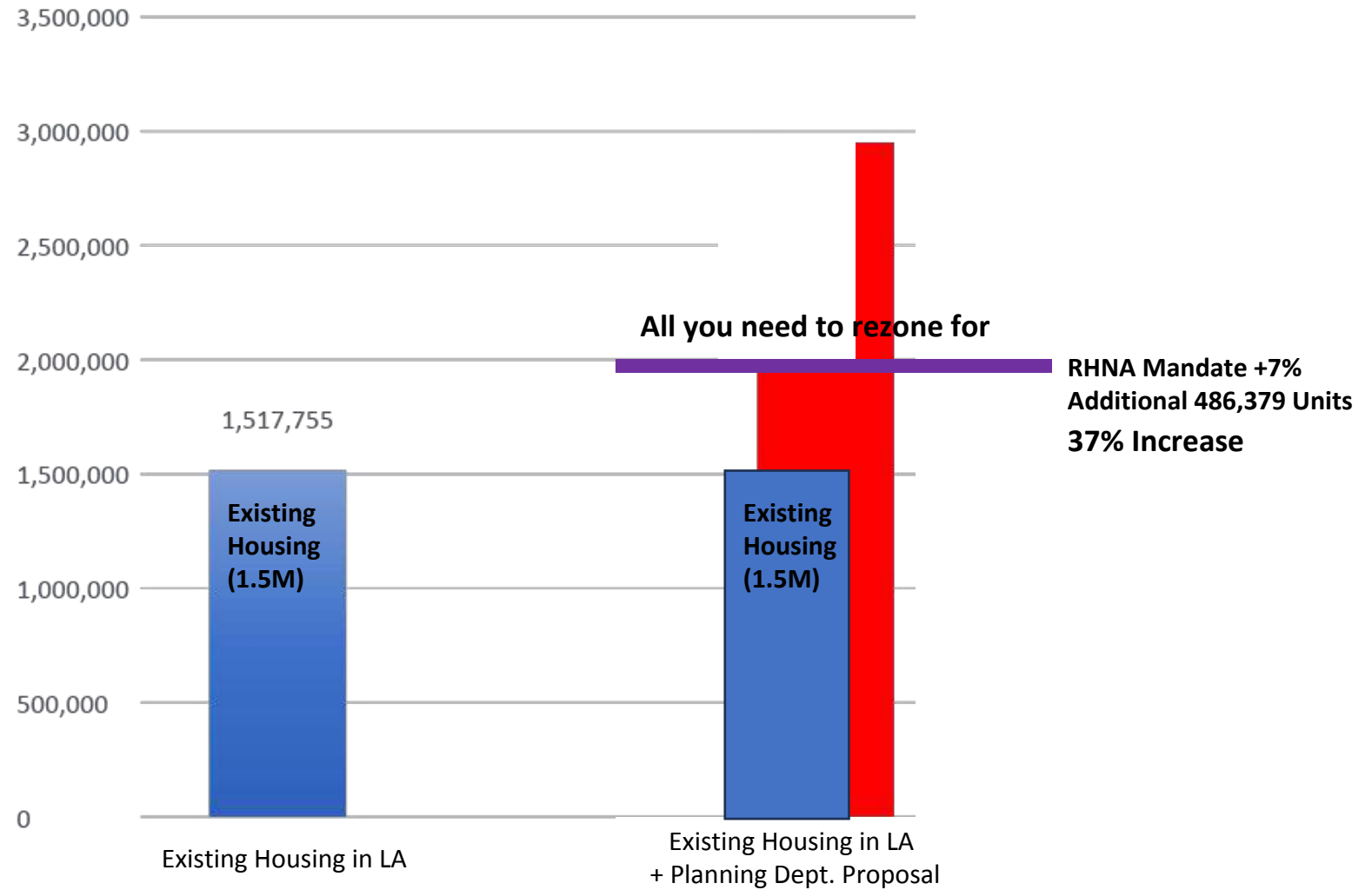
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Total= 1,432,059 units (5.6X more housing than required)



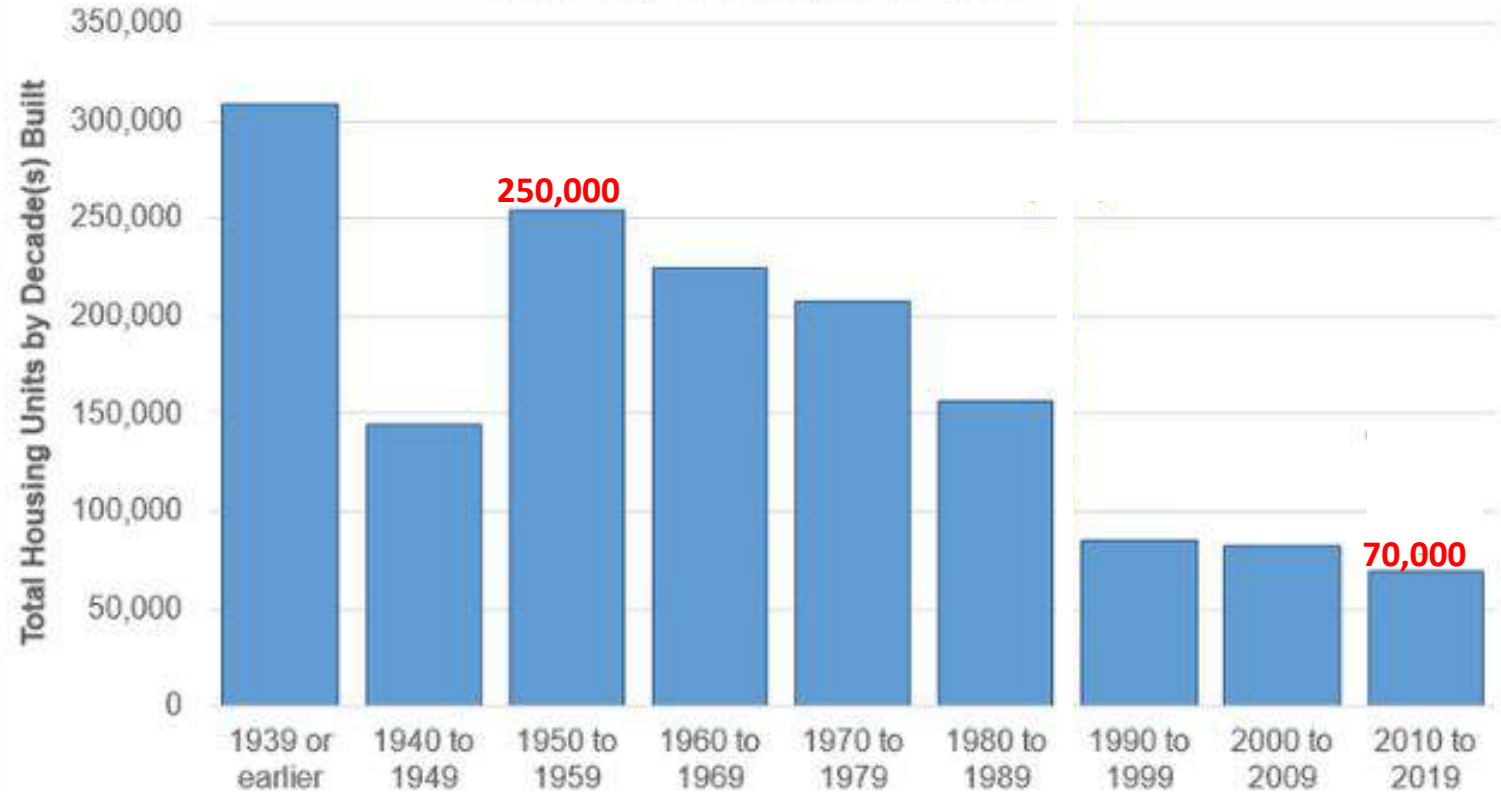
# Putting RHNA and Planning Department Numbers in Perspective

Data from SCAG 2021 and Housing Element 2023





### HOUSING UNITS BY DECADE(S) BUILT, CITY OF LOS ANGELES



Created by Shane Phillips

Data: American Community Survey 1-year sample, 2019



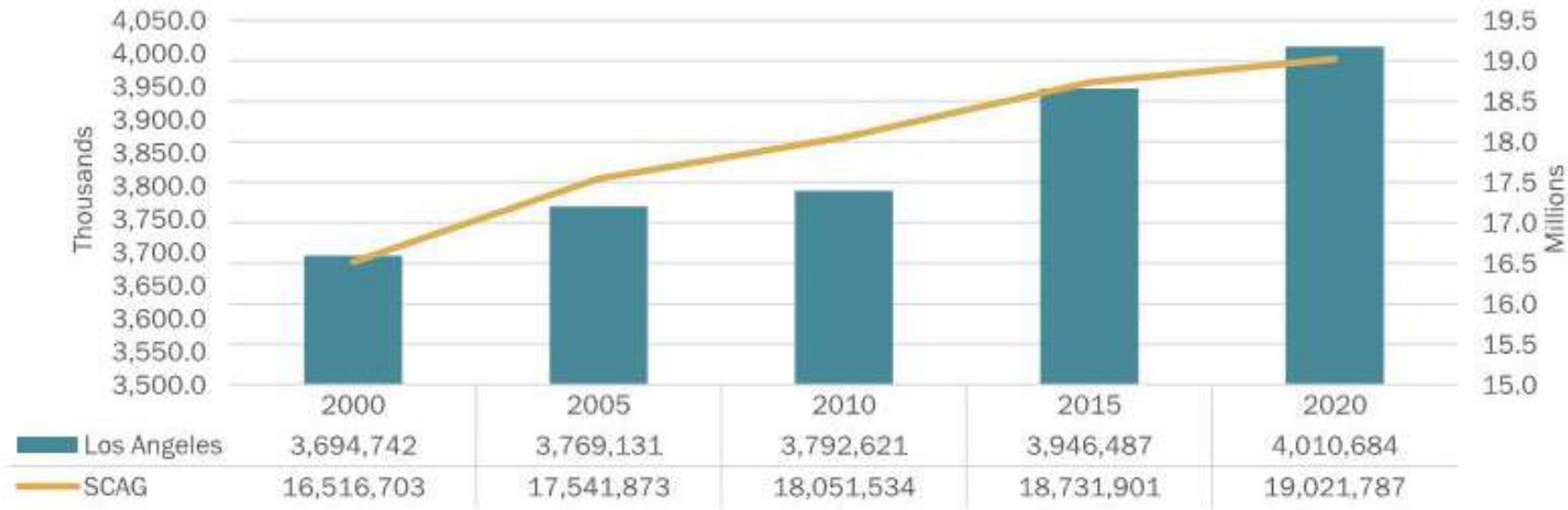




# CHART 3

## I. POPULATION, EMPLOYMENT, AND HOUSEHOLDS

### Population Trend, 2000-2020



CA DOF E-5 Population and Housing Unit Estimates

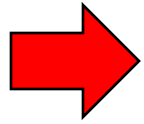
Data from SCAG 2021

Los Angeles has a 2020 total population of 4,010,684 including 96,355 living in group quarters according to the California Department of Finance. The chart above describes the population trend in Los Angeles from 2000 to 2020. Over this period Los Angeles had an annual growth rate of 0.4% compared to 0.7% for the region.

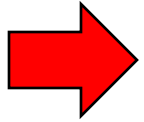
**Los Angeles Housing Units = 1,500,000; 0.4% growth = 6,000 units needed per year;  
8-year cycle = 48,000 new housing units...not 1,400,000 as proposed in the Housing Element**



# Housing supply: 60 years of Balance



- 2.88 people per housing unit in 1960



- 2.74 people per housing unit in 2020



**This is not a supply problem: it is an affordability problem.**

*Source: California Census Data*



# HOUSING ELEMENT - CD4

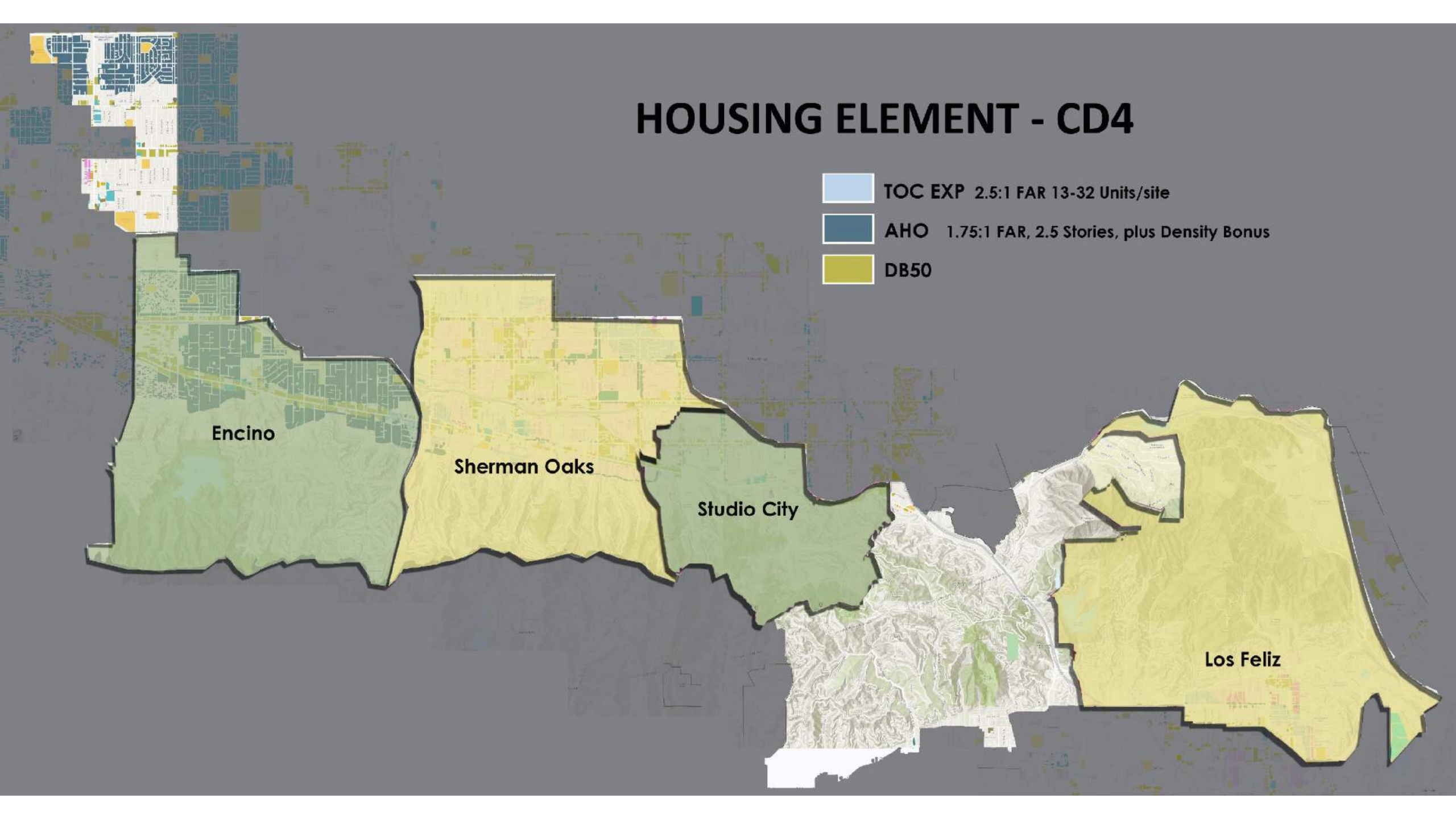
-  TOC EXP 2.5:1 FAR 13-32 Units/site
-  AHO 1.75:1 FAR, 2.5 Stories, plus Density Bonus
-  DB50

Encino

Sherman Oaks

Studio City

Los Feliz





## Summary -- Goals

- Limit the upzoning to the required number of units to meet the RHNA target of 486,379 units
  - Upzoning for 255,000 units, not 1.4 million units
- Maintain and protect single-family and multi-family neighborhoods
- Focus development along major corridors
- Thoughtful and intelligent growth that considers access to transportation, walkability, open spaces and parks, vibrant retail/commercial corridors, economic development and growth, affordability, and equality, while enhancing livability for all



## Where We Are Now

- Currently the focus of Neighborhood Councils is mostly short-term
  - ❖ NCs focus on immediate issues important to their communities
  - ❖ NCs work individually to influence their electeds and City policies
  
- The impact of the Housing Element and Rezoning Program is long-term
  - ❖ Zoning decisions made in the next six months to a year will have a lasting impact on how our City develops and grows over the coming decades – that will affect the quality of life for communities
  - ❖ Feedback and recommendations are needed now
  - ❖ Once parcels are upzoned they cannot easily be downzoned
  - ❖ There is enough underutilized capacity along commercial corridors and industrial parcels to meet the RHNA numbers
    - Single-family and multi-family parcels can be protected
    - Corridors currently have the necessary infrastructure for development
  
- The Housing Element as presented and passed, and the impacts that it will have on our communities is not well understood



## Next Steps – Challenges

- Individual Neighborhood Councils
  - ❖ Review the proposed Housing Element and zoning
  - ❖ Understand how the current Housing Element will change your communities
  - ❖ Develop preferred local community-based alternative solutions
    - You know your community – how should it grow
    - Protect single-family and multi-family housing
    - Focus growth where needed, close to services
  
- We can help and guide you as you develop your local community-based alternatives
  
- Our Councilmembers can change the Housing Element

- Increasing the visibility and influence of Neighborhood Councils
  - ❖ Mostly ignored – as individual NCs
  - ❖ Suggestions
    - 34 Neighborhood Councils in the Valley
    - 6 Council Members
    - Work collaboratively with NCs that have the same Council Member
      - CD2 – 10 NCs
      - CD3 – 5 NCs
      - CD4 – 6 NCs (plus 5 NCs over the hill)
      - CD6 – 9 NCs
      - CD7 – 6 NCs
      - CD12 – 9 NCs
  
- We must be just as vigilant with our Community Plan Updates





**This is not necessary to  
meet the State mandate**

**We must save our communities.**

# COMMUNITY-BASED HOUSING SOLUTIONS

We support the appropriate rezoning of commercial corridors.  
There is no data supporting the need to rezone or place overlays on single-family neighborhoods.

**If neighborhoods matter, Neighborhood Councils must stand up for them.**

