

Rezoning Program

Under state Housing Element law, when insufficient sites are identified to accommodate the RHNA during the eight-year planning period, the Housing Element must include a Rezoning Program to identify and make available additional sites to accommodate those housing needs early within the planning period. Rezoning should be complete no later than three years and 120 days from the beginning of the planning period (October 15, 2021). A one-year extension to the deadline to complete required rezoning may be allowed if a local government has shown sufficient progress in rezoning.

After consideration of all three components of the Adequate Sites Inventory, the Housing Element identifies a total development potential of 230,964 units, which is insufficient to accommodate both the RHNA Allocation of 456,643 units and the target capacity of 486,379 units. As a result, the Housing Element Update identifies a shortfall of 255,415 units, which must be accommodated by a rezoning program.

The Housing Element's Rezoning Program (see Program 121 in Ch. 6) identifies the concepts and strategies that were used to identify candidate sites that have the potential to be rezoned for housing at different income levels. Rezoning ordinances must be adopted separately through the processes prescribed in the Los Angeles Municipal Code and will include extensive outreach and community input and participation to refine the strategies in the Rezoning Program. The Rezoning Program includes existing work efforts such as updates to up to 16 Community Plans (four West Los Angeles plans, three Southeast Valley plans, three Southwest Valley plans, two Downtown plans, the Boyle Heights plan, the Hollywood plan, the Harbor-Gateway plan and the Wilmington plan), three neighborhood Plans (the Orange Line Transit Neighborhood Plan (TNP), the Cornfields Arroyo Seco Specific Plan (CASP) and the Slauson TNP), as well as new citywide zoning ordinances and updates to affordable housing incentive programs (e.g. Density Bonus, Transit Oriented Communities (TOC)).

In alignment with the proposed citywide priorities, goals, objectives, and policies, the Housing Element proposes an equitable rezoning strategy that focuses the majority of additional capacity in Higher Opportunity Areas and areas near jobs and transit, protects vulnerable populations from displacement and housing pressures, and avoids additional capacity in environmentally sensitive communities — such as areas vulnerable to sea level rise and Very High Fire Hazard Severity Zones (VHFHSZs). The program also envisions higher affordable housing requirements than are typically achieved through existing incentive programs, particularly in the Higher Opportunity Areas. It will also explore the provision of additional enhanced community benefits for rezoned properties, including longer affordability terms, a greater income mix, strengthened housing replacement and right of return requirements, sustainability features, as well as additional incentives for housing being developed by community land trusts, public agencies, cooperatives, and nonprofits.

→ The Inventory of Candidate Sites for Rezoning (Appendix 4.7, in Exhibit B) identifies potential sites for future rezoning along with information on each of the properties, including the realistic number of housing units that can be accommodated on each site, as required by state law. Sites identified to be rezoned to meet the lower income RHNA must meet additional requirements. In particular, these sites must be zoned to permit multifamily use by-right for projects that include at least 20% of the units for lower-income households, and must be zoned with a minimum density and development standards that permit at least 20 units per acre and 16 units per development site. Additionally, at least 50% of the lower income rezoning need must be accommodated on sites designated for residential use (R zones).

Att #3 →

Candidate Sites for rezoning were selected based on the criteria included in the Rezoning Program description in Chapter 6. Because many different strategies and work efforts are planned as a part of the program, the various components are broken out into unique rezoning strategies, which are individually discussed in Chapter 4 (See Rezoning Program Strategies and Key Assumptions). Plan updates anticipated over the next three years are included and combined to represent the largest rezoning strategy. In addition, strategies focus on residential and commercial corridors in Higher Opportunity Areas (Opportunity Corridors), expansion of existing Density Bonus and Transit Oriented Communities (TOC) incentives and incentive areas, missing middle strategies looking at R2 and RD zones as well as additional ADUs in some areas. Additional unique strategies include expanding adaptive reuse, micro unit development, and allowing multifamily housing in Parking (P) zones adjacent to commercial areas. Finally, a series of affordable housing specific strategies are included in the program, including an Affordable Housing Overlay strategy that would allow 50-100% affordable housing on faith-based (religious) owned properties, public land (PF Zones) as well as in a wider variety of residential areas (but not Lower Resource or High Segregation and Poverty Areas).

The various rezoning strategies include their own set of individualized assumptions regarding availability and suitability of sites and overall capacity. Sites where no reasonable likelihood or realistic capacity exists are either excluded from the inventory through the initial selection criteria, or heavily discounted according to a site-based series of suitability adjustment factors (see Table 4.18 in Chapter 4). Downward capacity adjustments were made for sites with high existing site utilization (> 2.0 FAR), a higher ratio of existing units compared to allowable ($< 4:1$), recently built buildings (< 25 years), as well as those with buildings subject to the RSO or designated as Historic Cultural Monuments. In addition to these exclusions and adjustments, expected capacity is typically reduced to 80% of a site's maximum allowable density based on results from the sites inventory regression model discussed below. Pre-adjusted capacities are calculated based on the difference between the number of existing units on a site, to establish potential net gain in units. If the net gain is less than or equal to zero, the site was removed from the list.

After these adjustments, a total of at least 243,587 sites with the potential for 1,444,413 units have been identified as part of the Rezoning Program. These units have been distributed to different income categories using the methodology summarized above. At least 24,587 sites containing 594,865 units have been identified as meeting the state law criteria as lower income, meaning they can accommodate at least 16 units per site and can include minimum densities of at least 20 units/acre. At least 130,543 units must be accommodated as lower income sites at these densities. Rezoning of lower income sites requires the site be permitted to allow a multi-family use by-right when at least 20% of the total units are dedicated as lower income affordable housing. As shown in Map 3, the Rezoning Program primarily creates new development potential in areas located within a Regional Center (such as Downtown Los Angeles), near public transit, along corridors and in areas of Higher Opportunity (such as in West Los Angeles and the South Valley).

Citywide: 6.5x

Required: 219,732 units rezoned

Provided: 1,444,413 units rezoned

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