

Equitable Development in Los Angeles

Ben Winter, Lead for Housing Policy

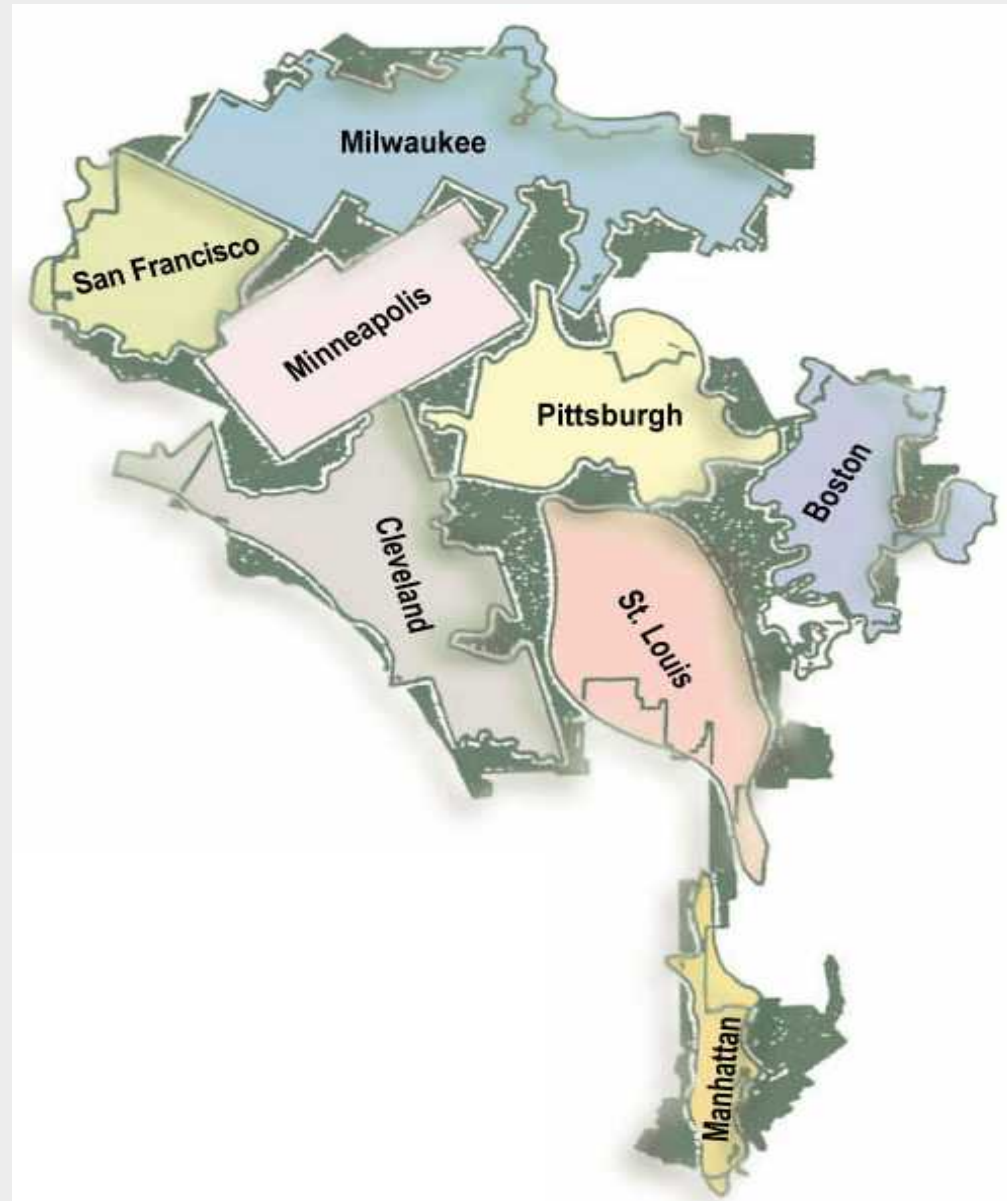
Mayor Eric Garcetti's Office of Economic Opportunity

Mayors Innovation Project: Burlington, VT

August 17, 2017

Eric
Garcetti
#lamayor

HOW
BIG
IS LOS
ANGELES?



LA City:

- 469 square miles (1,215 sq km)
- 3.97m ppl

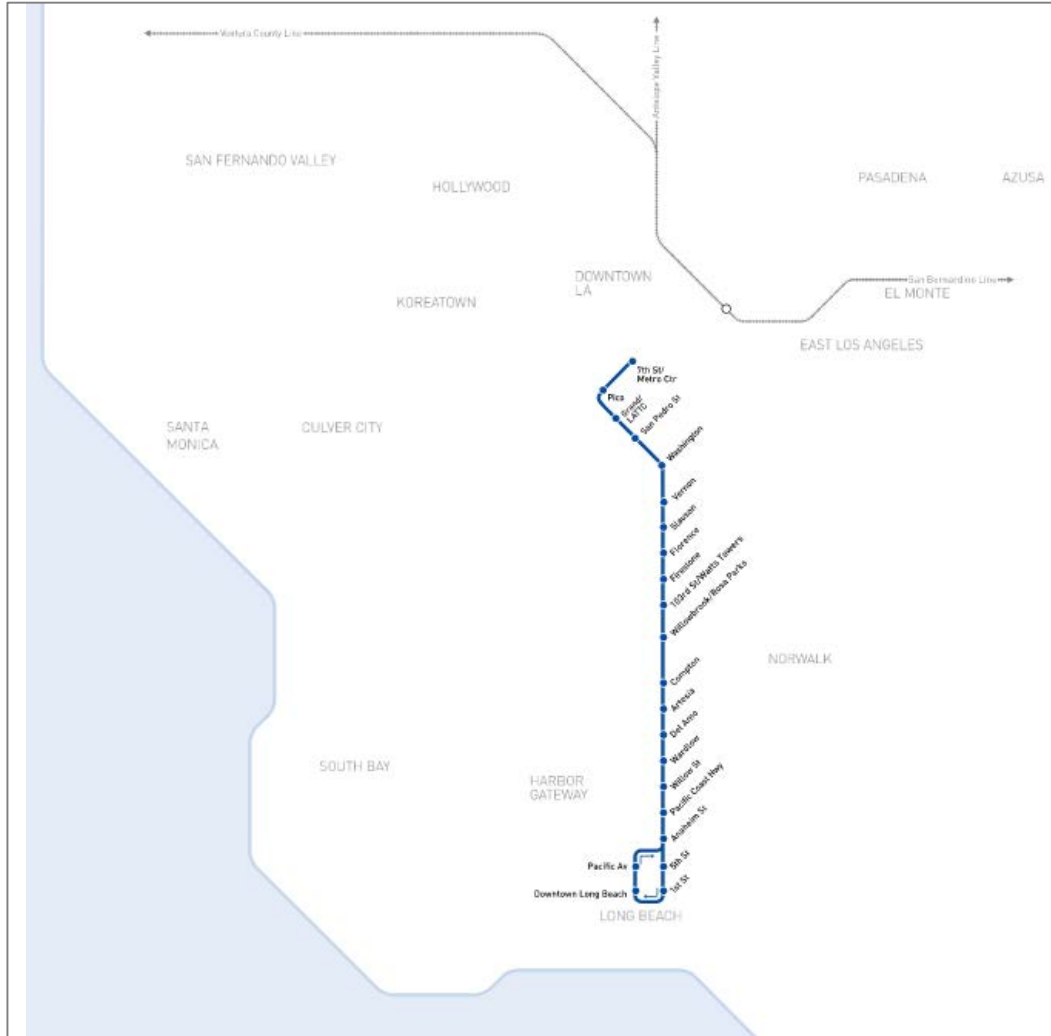
Balance of LA
County:

- 87 other Cities
- 6.2m ppl

Development Boom



Transportation Boom

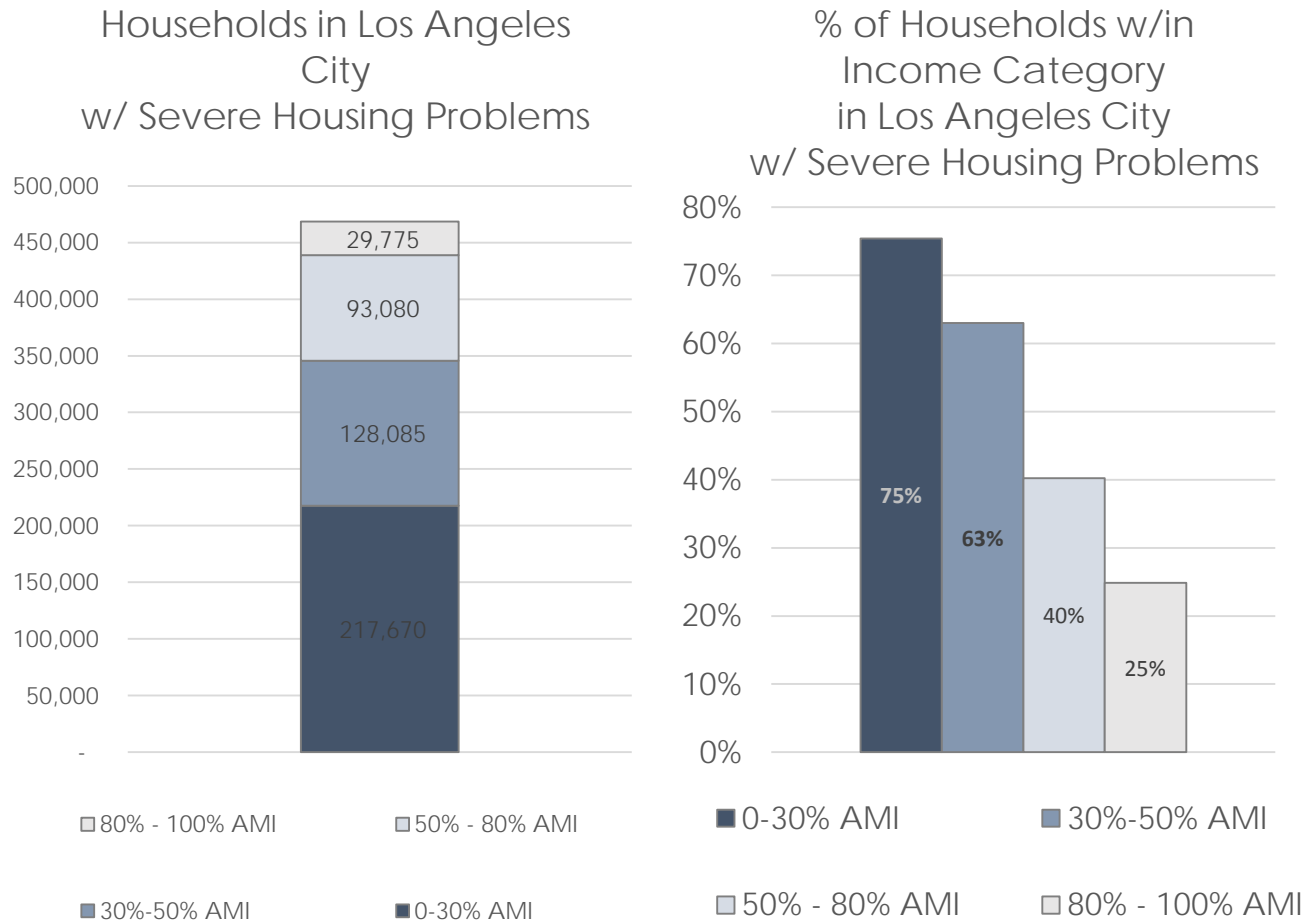


Los Angeles Rail in 1992



Los Angeles Rail Current and Proposed

LA remains one of the least affordable housing market in the country, when comparing rent to median income:



Causes:

- Restrictive land-use practices: In 1960, LA had space for 10 million people and 4.3 million in 2010
- Flat/declining incomes, income volatility for renters

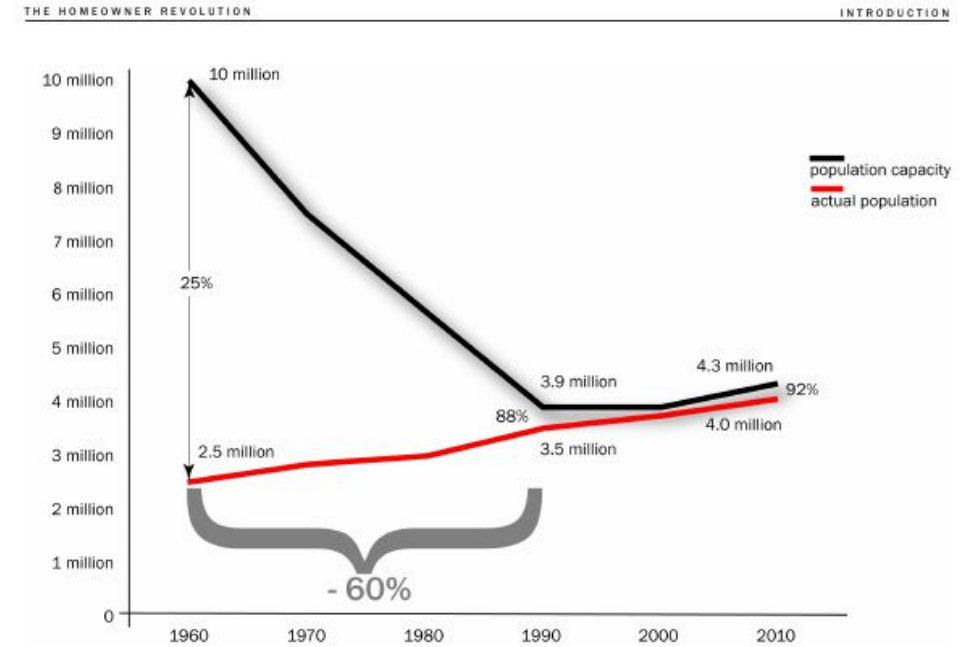


Fig. 1-1: Down-Zoning versus Population Growth

Data Sources: Census and all 104 Community Plans (cumulative population capacity)

Solutions

- Grow housing capacity around transit
- Double production and preservation of affordable housing
- Strengthen the safety net for the homeless
- Protect rent-stabilized housing



Strategies

- Development Reform
 - Streamlining the permitting process
 - Updating 30 year old Community Plan Updates
- City-wide housing policies
 - Transit Oriented Communities
 - Accessory Dwelling Units
 - Smarter enforcement of rent stabilization
- Local Sources of Funding
 - Affordable Housing Linkage Fee
 - Proposition HHH and Measure H



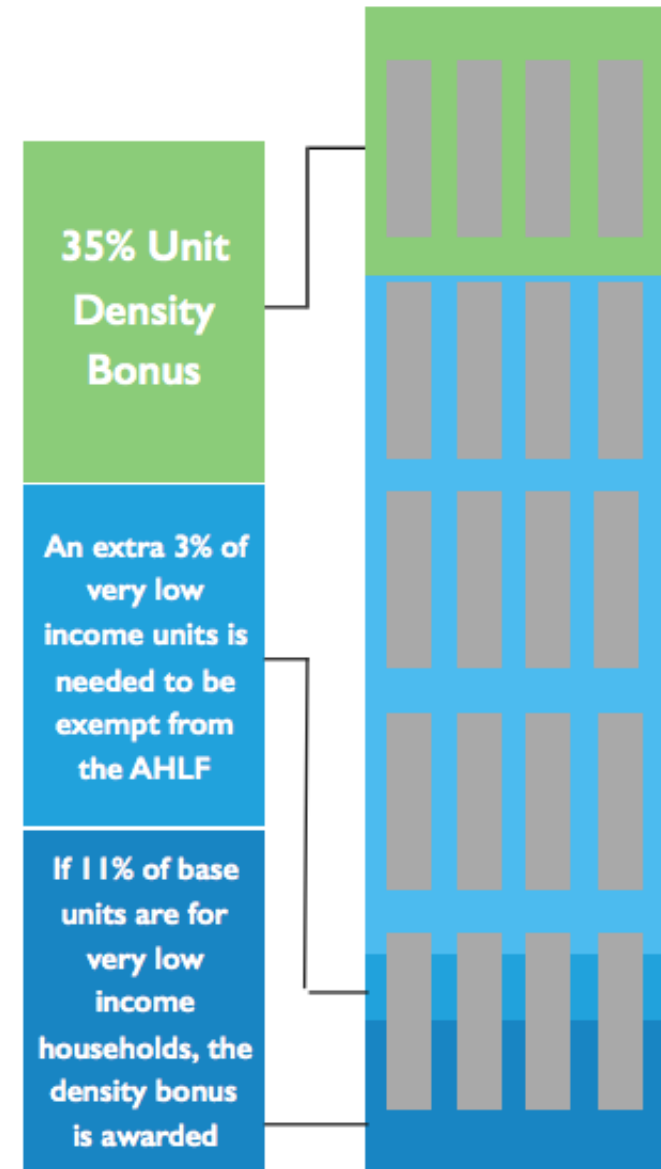
Transit Oriented Communities

- Passed w/ Measure JJJ – Build a Better LA Initiative
- New incentives around transit
- Utilized by-right when affordable housing is included on site
- Capacity increase: 73,360 units

Type of Major Transit Stop	Low (Tier 1)	Medium (Tier 2)	High (Tier 3)	Regional (Tier 4)
Major Bus (intersection of 2 bus lines w/ 15 min. peak headways)	750 - 2640 ft.	< 750 ft.	-	-
Rapid Bus and Metrolink Rail Stations	1500 - 2640 ft.	750 ft. - 1500 ft.	< 750 ft, or < 1500 ft. from intersection of two Rapid Bus Lines	-
Rail Stations (Metro)			<2640 ft.	<750 ft from intersection with another train line or Rapid Bus stop
	Low (Tier 1)	Medium (Tier 2)	High (Tier 3)	Regional (Tier 4)
Increase in Maximum Allowable Number of Dwelling Units^a	50%	60%	70%	80%
Increase in Floor Area Ratio (FAR)^b	Up to 35%, or at least 2.5:1 in commercial zones ^c	Up to 40%, or at least 3.0:1 in commercial zones ^c	Up to 45%, or at least 3.5:1 in commercial zones ^c	Up to 50%, or at least 4.0:1 in commercial zones ^c
Residential Minimum Parking Requirements	0.5 spaces per bedroom		1 space per unit	0.5 spaces per unit

Affordable Housing Linkage Fee

- Would require on-site inclusion of affordable housing, or an in-lieu fee of \$12 per sq foot
- \$5 per sq foot for commercial development
- Estimated to generate \$100m per year
 - New construction of affordable rental housing
 - New preservation loans (including NOAH)
 - Expansion of homeownership programs



Permanent Supportive Housing

- \$1.2 Billion from General Obligation bonds will build up to 10,000 units in 10 years
- Improve Geographic Dispersion
 - New land-use ordinance that would decrease entitlement process from 3/5 years to < 1 year
 - Double our PSH pre-development, acquisition loan fund w/ philanthropic support



Contact

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