

COMMUNITY-BASED HOUSING SOLUTIONS

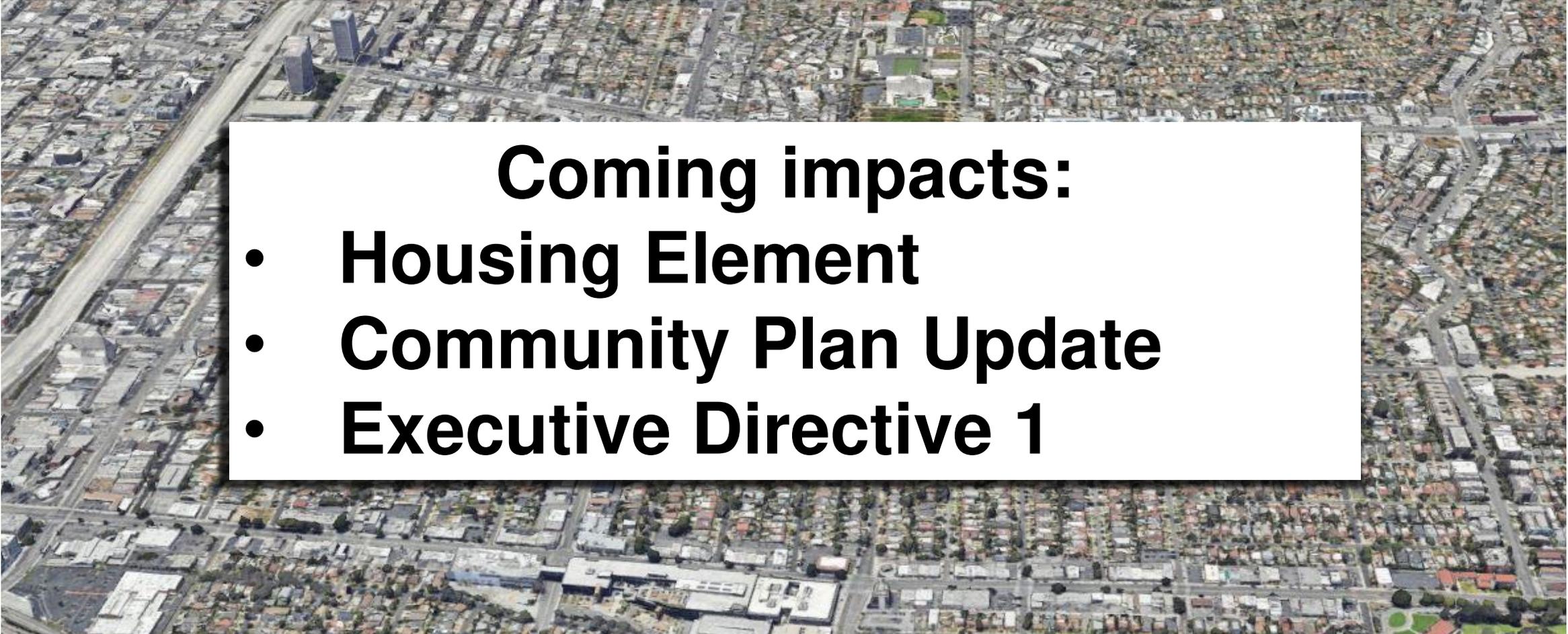


Presentation to
WSSM Annual Meeting

November 14, 2023

United Neighbors

COMMUNITY-BASED HOUSING SOLUTIONS

An aerial photograph of a densely populated urban neighborhood, showing a grid of streets and numerous buildings. A white rectangular text box is overlaid on the center of the image.

Coming impacts:

- **Housing Element**
- **Community Plan Update**
- **Executive Directive 1**

Methods by which the city can end single-family neighborhoods.

STATE MANDATE



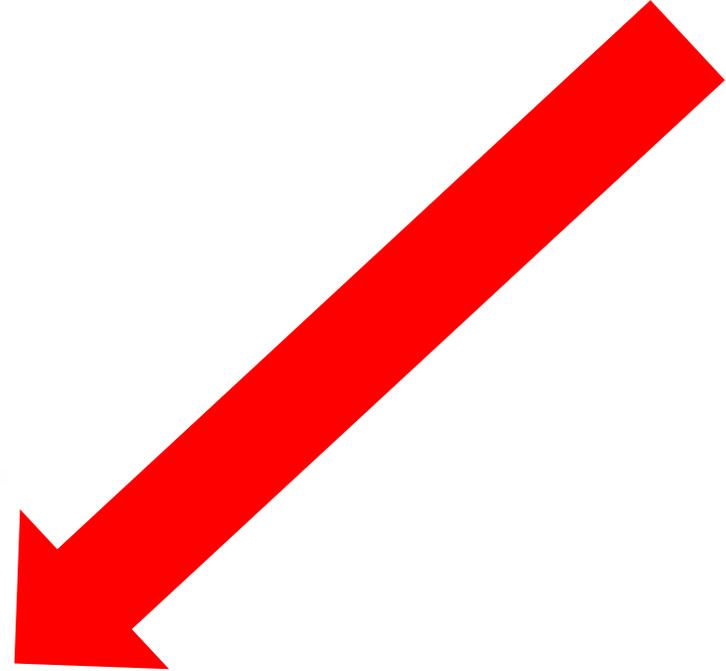
- LA is required to zone for 456,000 housing units in this RHNA cycle
- LA Planning added a 7% cushion making it 485,000 units
- LA identified existing zoning will accommodate 230,000 units.
- *LA must rezone for the remaining **255,000** units.*

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	4,141	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
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

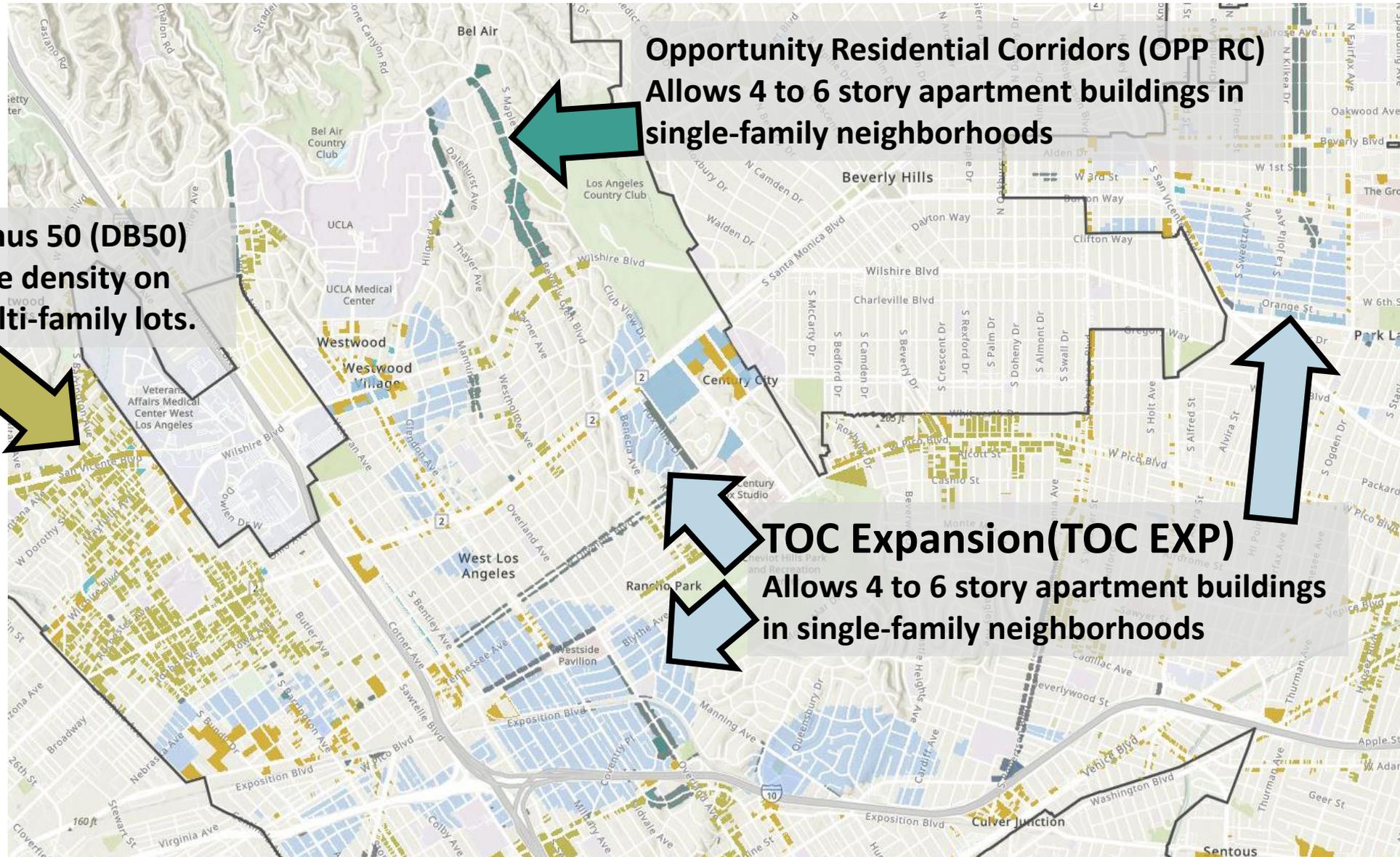


Single-Family

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.**

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



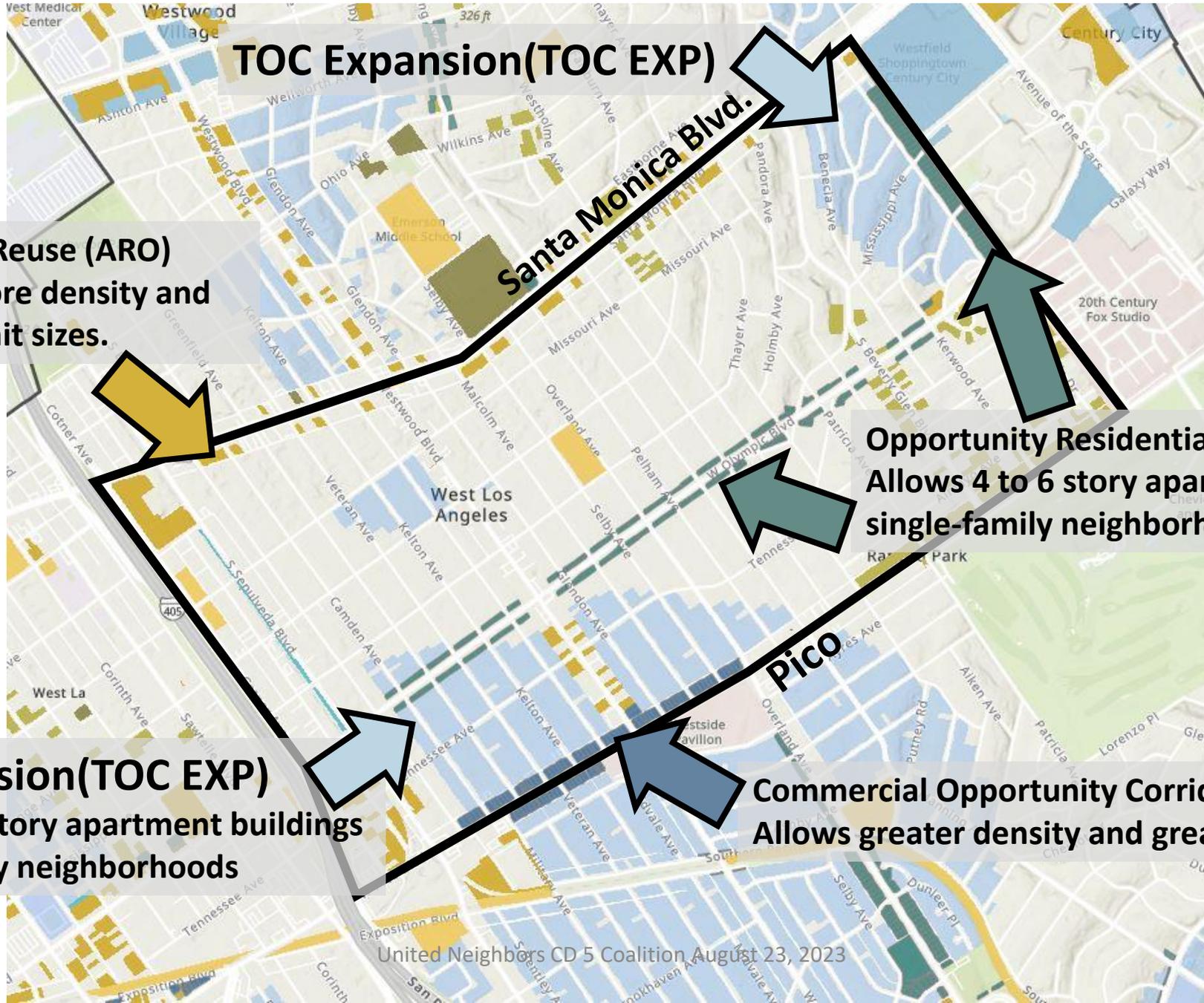
Opportunity Residential Corridors (OPP RC)
Allows 4 to 6 story apartment buildings in single-family neighborhoods

Density Bonus 50 (DB50)
Allows more density on existing multi-family lots.

TOC Expansion (TOC EXP)
Allows 4 to 6 story apartment buildings in single-family neighborhoods

Westside Housing Element Map

Westwood South of SM / OAC/Century Glen– Housing Element Proposed Upzoning



TOC Expansion(TOC EXP)

Santa Monica Blvd.

Adaptive Reuse (ARO)
Allows more density and smaller unit sizes.

Opportunity Residential Corridors (OPP RC)
Allows 4 to 6 story apartment buildings in single-family neighborhoods

TOC Expansion(TOC EXP)
Allows 4 to 6 story apartment buildings in single-family neighborhoods

Commercial Opportunity Corridors (OPP C)
Allows greater density and greater floor area.

Pico

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



Eliminating older more affordable units and causing displacement.

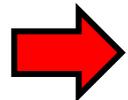
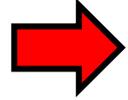
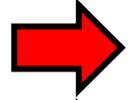
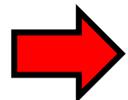
TOC EXP, OPP RC, & AHO will allow 4-6 story apartments in single-family neighborhoods



This will be allowed in any rezoned neighborhood.

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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)**

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Earth-Based Owned						

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But these are just two and Community Plan Updates are coming out in 2024

Single-family zones already allow 4 units

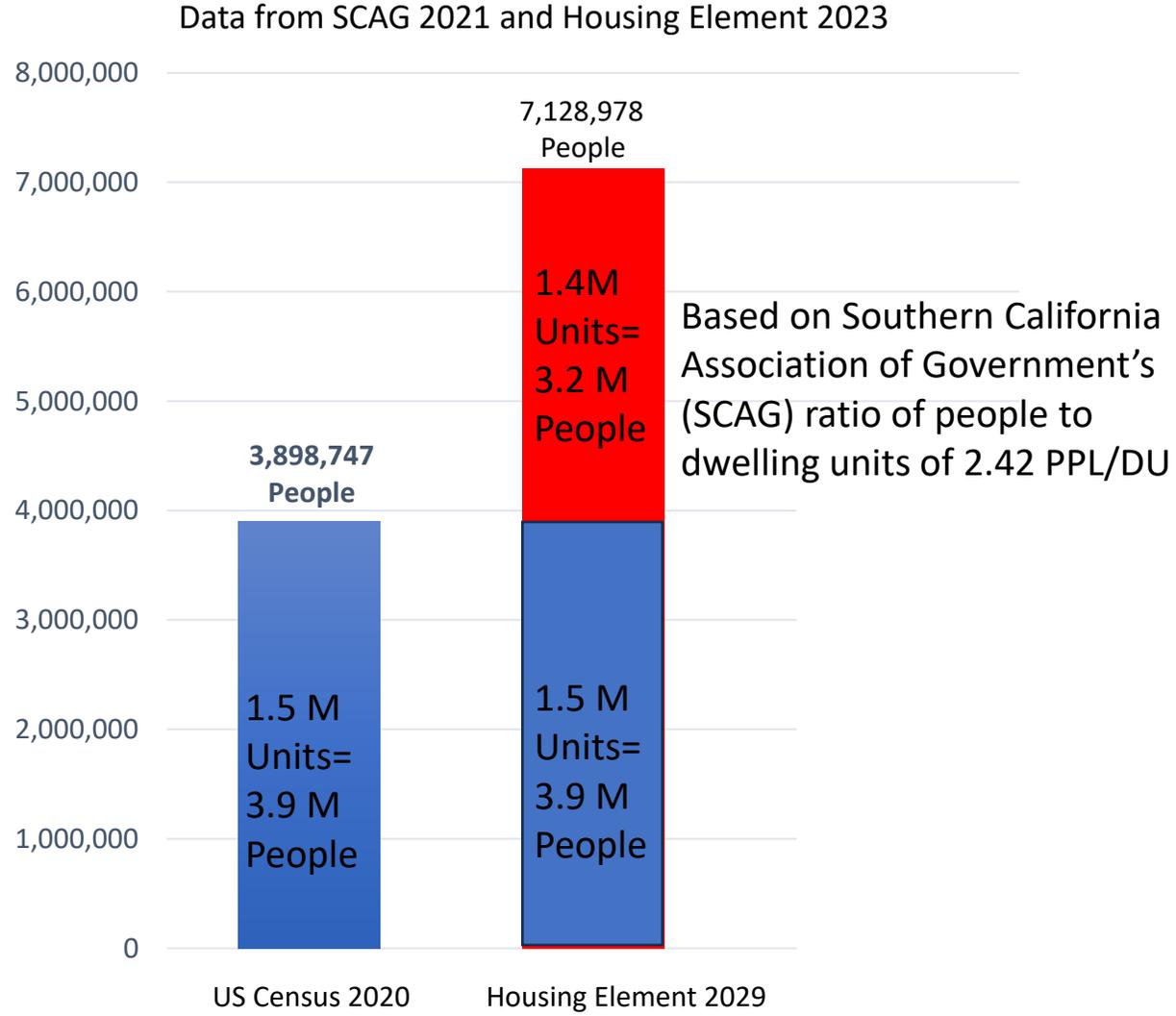


Senate Bill 9 (SB9) already allows for 4 units per lot. It also allows for a lot split with 2 units per lot.

Do *not* let the Council Office or the Planning Department talk you into accepting 5 units per lot.

That opens single-family zones to State laws that will define your property as multi-family zones, opening you up to even more density.

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

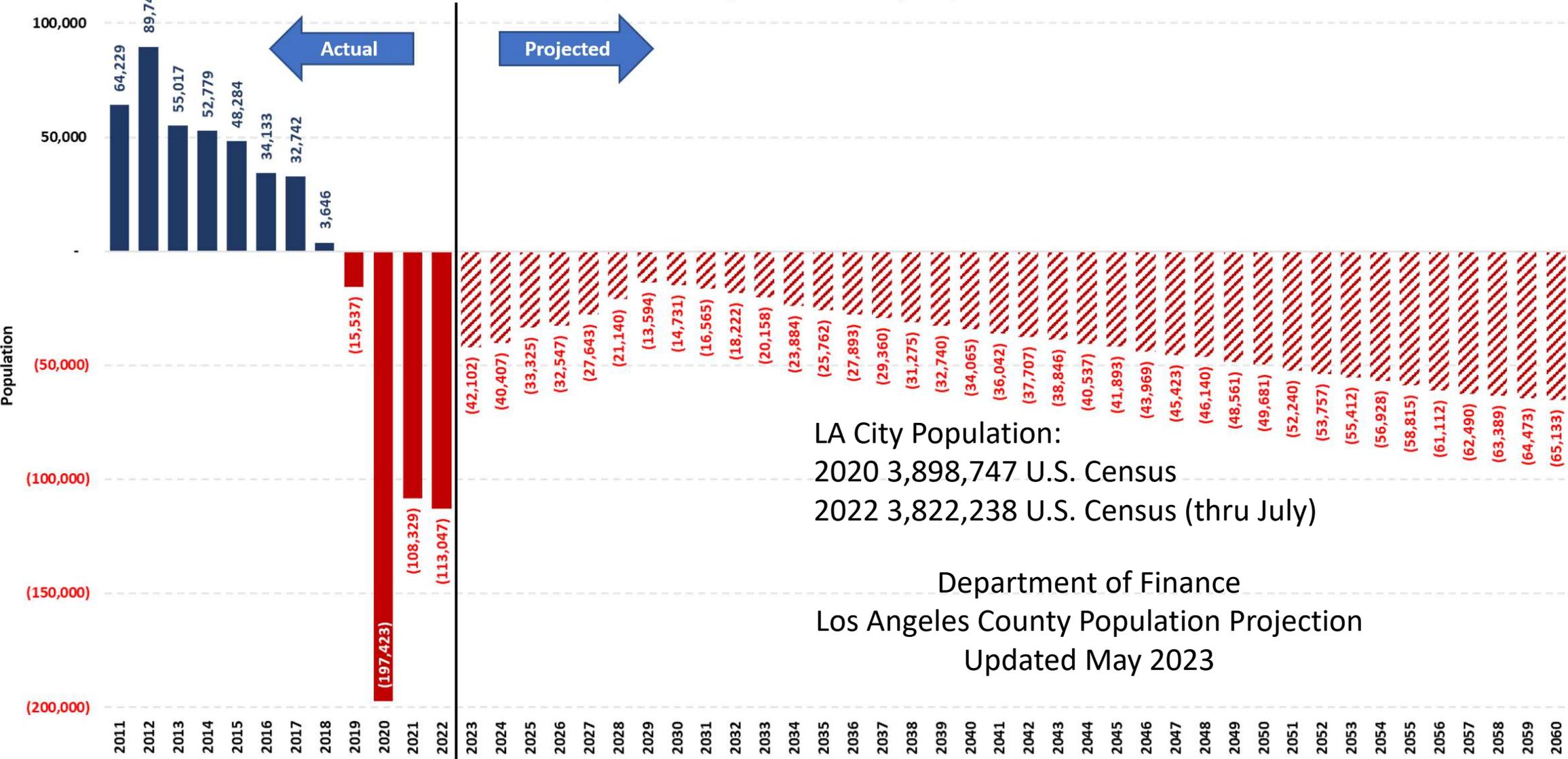


However, the State does not even project that magnitude of growth in LA County.

Annual Population Change 2010-2060

DoF 07-19-2023 Projections

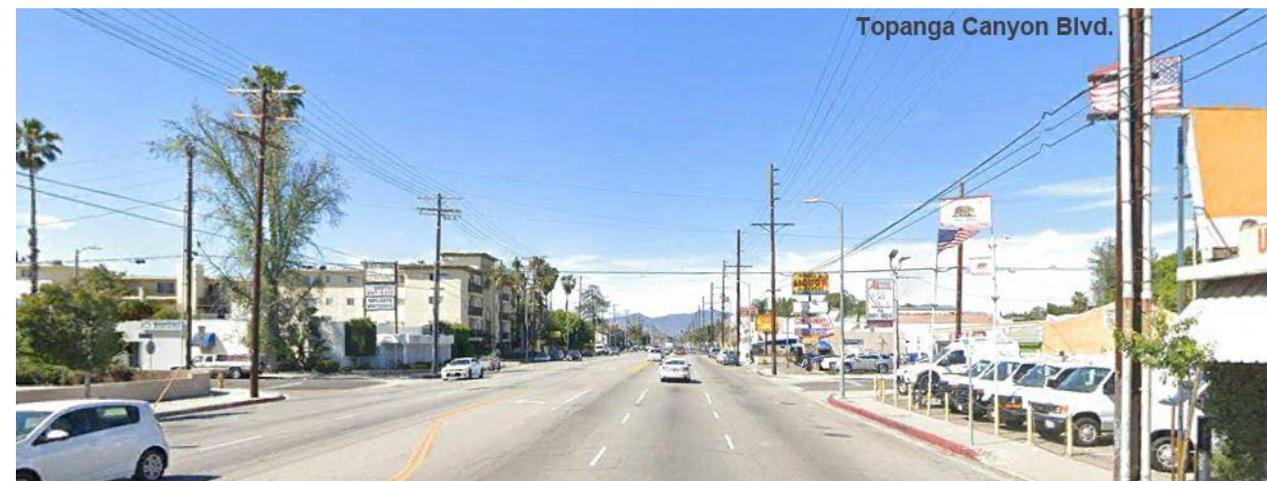
(Incl. 2010 to 2019 from 07-19-2021 DoF Projections)



LA City Population:
 2020 3,898,747 U.S. Census
 2022 3,822,238 U.S. Census (thru July)

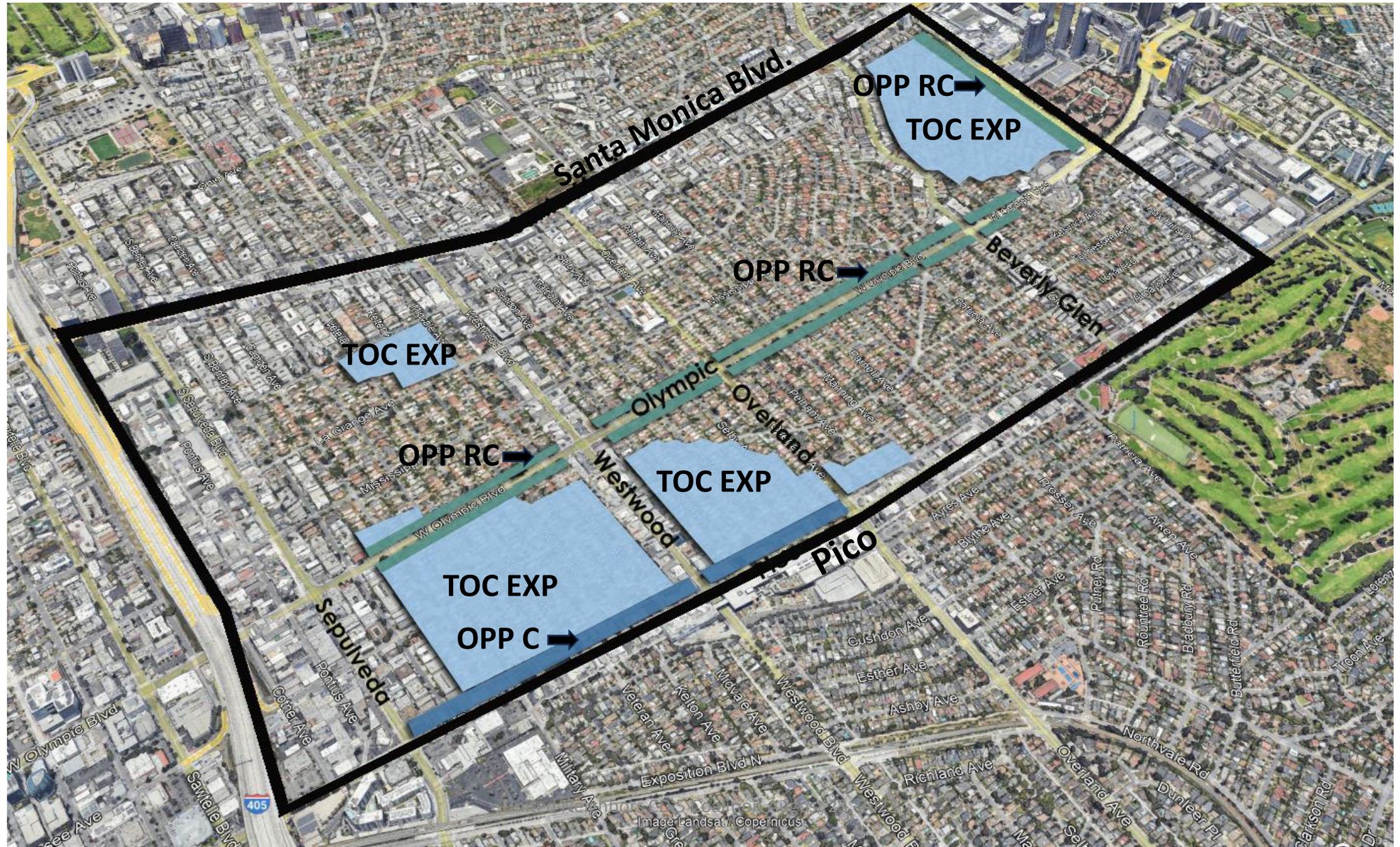
Department of Finance
 Los Angeles County Population Projection
 Updated May 2023

The density belongs on commercial corridors where we have the space, infrastructure, transit and the economy of scale to build meaningful amounts of affordable housing

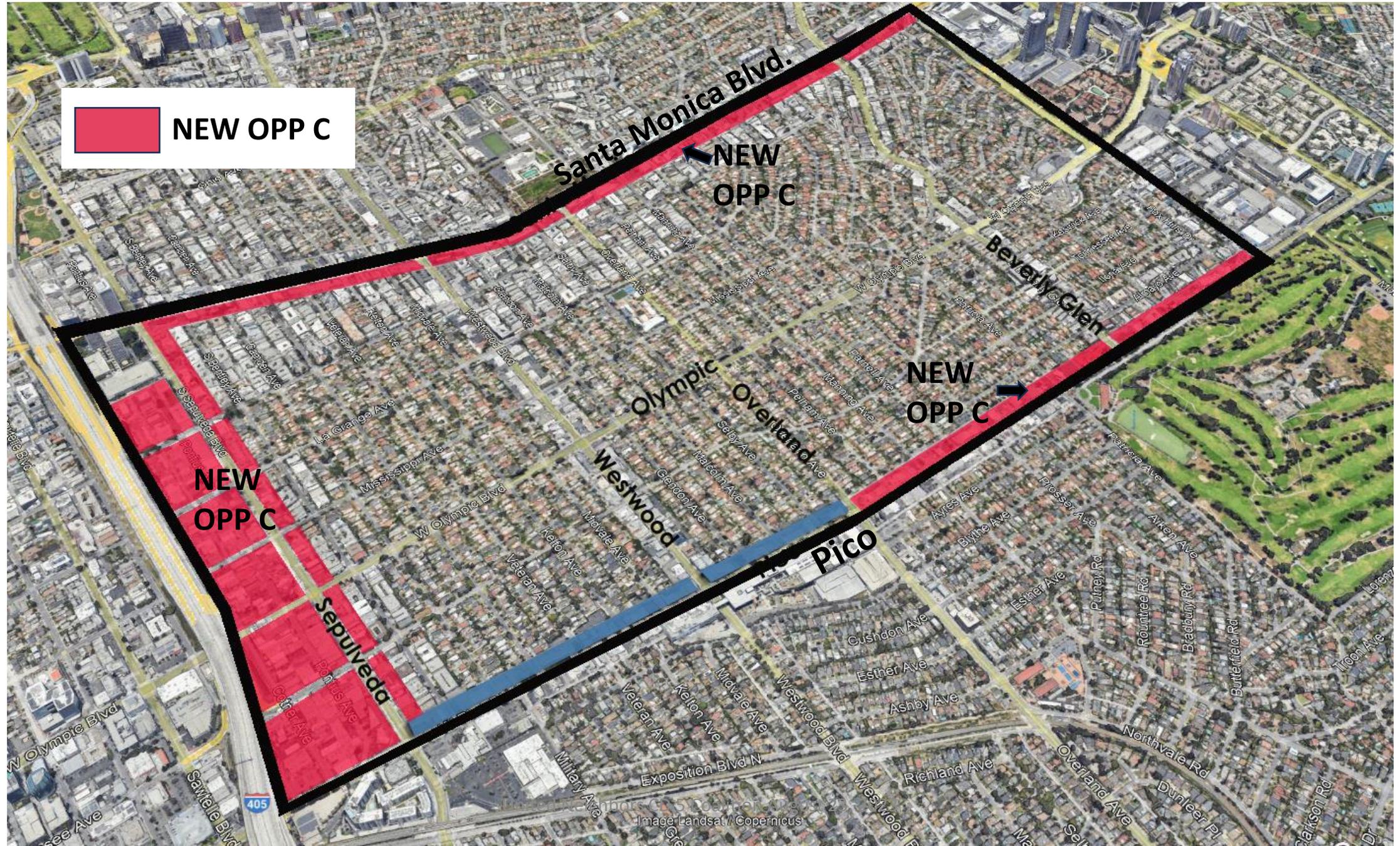


The city can demand a greater percentage of affordable housing by incentivized rezoning, fee waivers, priority processing and financial assistance.

Westwood South of SM / OAC/Century Glen– Housing Element Proposed Upzoning



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



WHY PUT APARTMENTS HERE?

WHEN THERE ARE LARGE UNDERUTILIZED COMMERCIAL SITES



**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



- **Respect adjacent single-family and multi-family neighborhoods and can add missing middle housing**
- **Build density where sufficient infrastructure exists**
- **Meet Affirmatively Furthering Fair Housing by integrating significant amounts of mixed income housing throughout communities instead of concentrating development in one area**
- **Locate density where there is transit and makes communities more walkable**
- **Revitalize commercial corridors making communities economically viable**

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

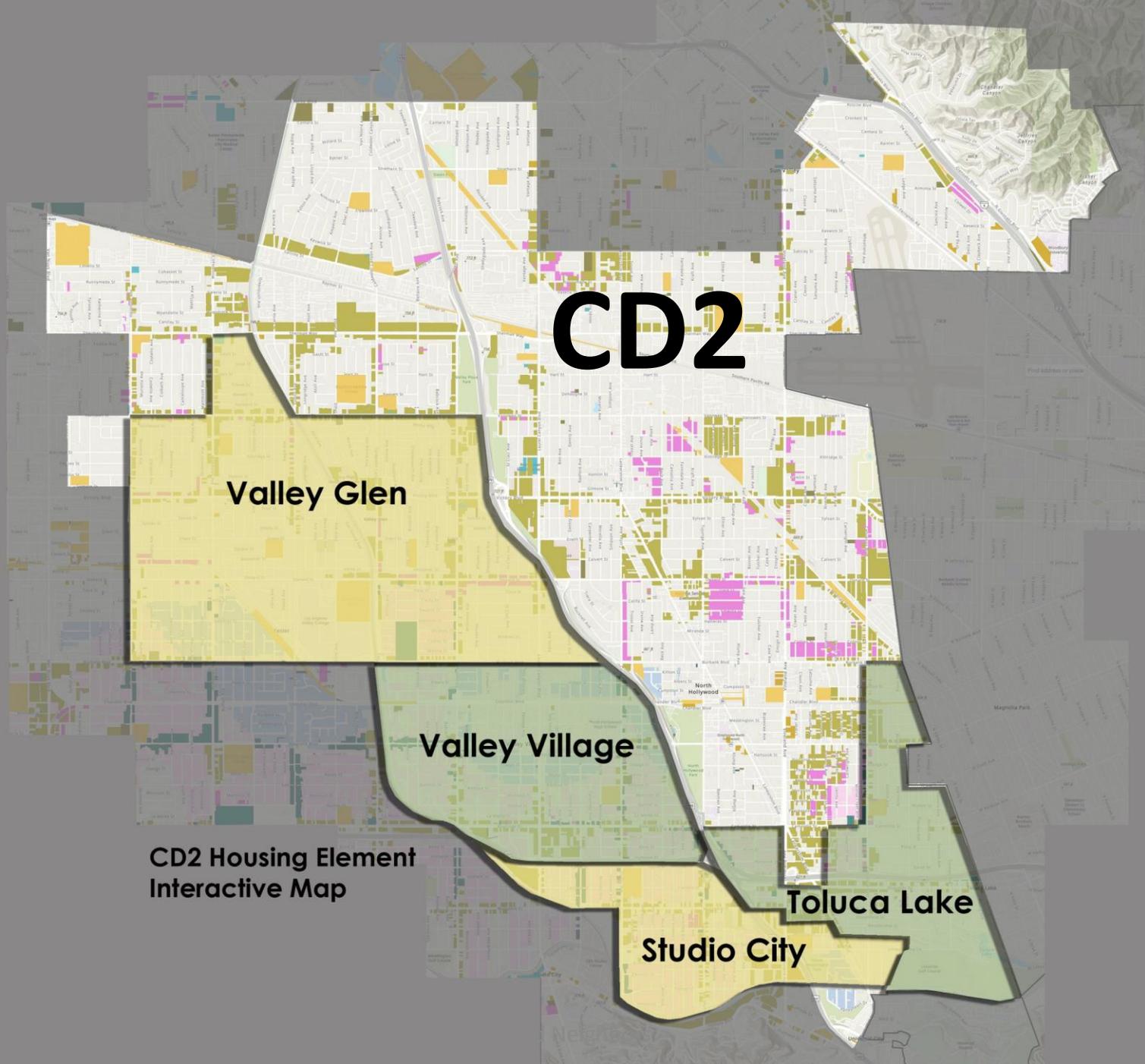
Encino

Sherman Oaks

Studio City

Los Feliz

Working with other communities we found similar unidentified commercial sites perfect for more housing and for satisfying AFFH criteria that requires revitalizing communities, no displacement and not creating areas of segregation (economic)



CD2

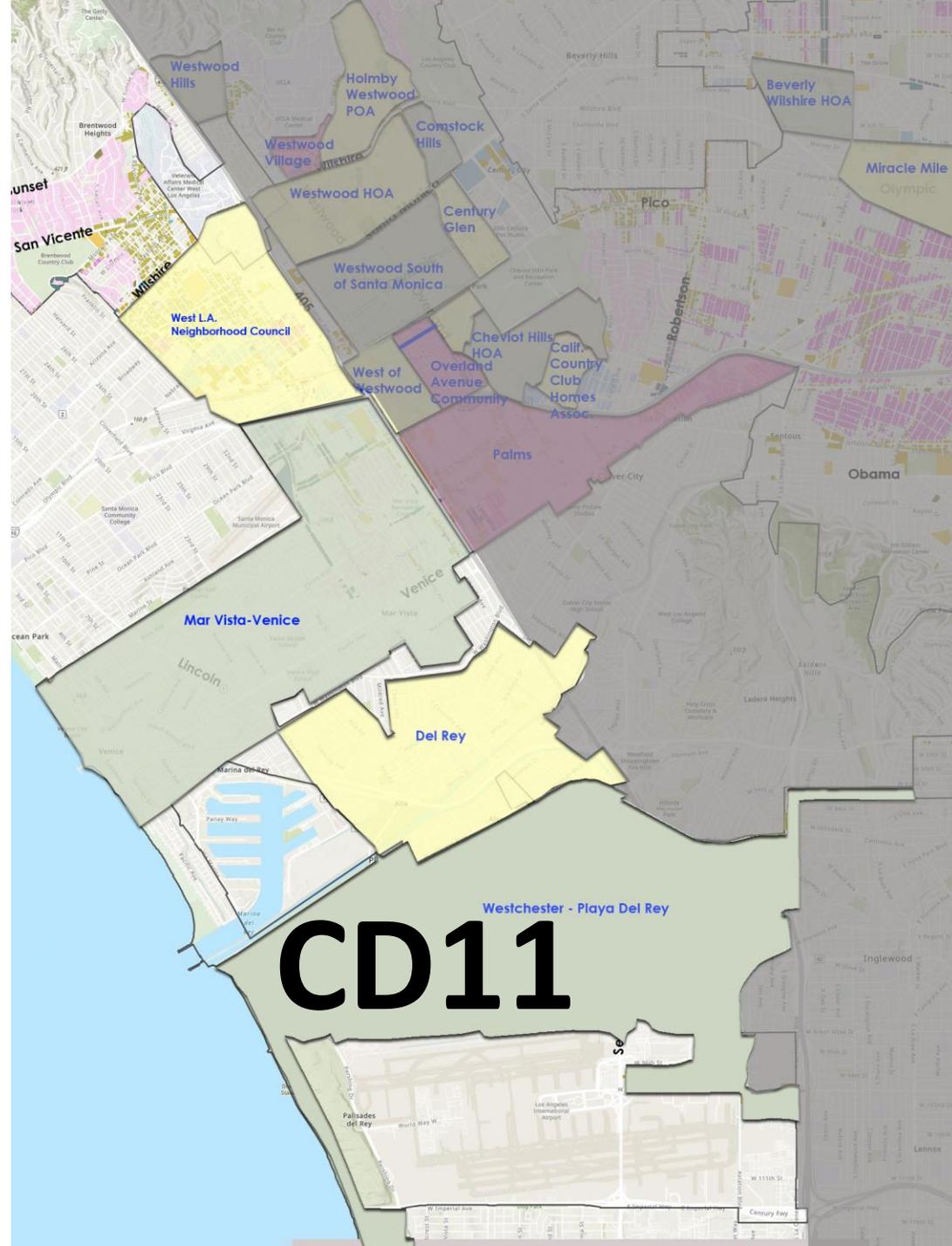
Valley Glen

Valley Village

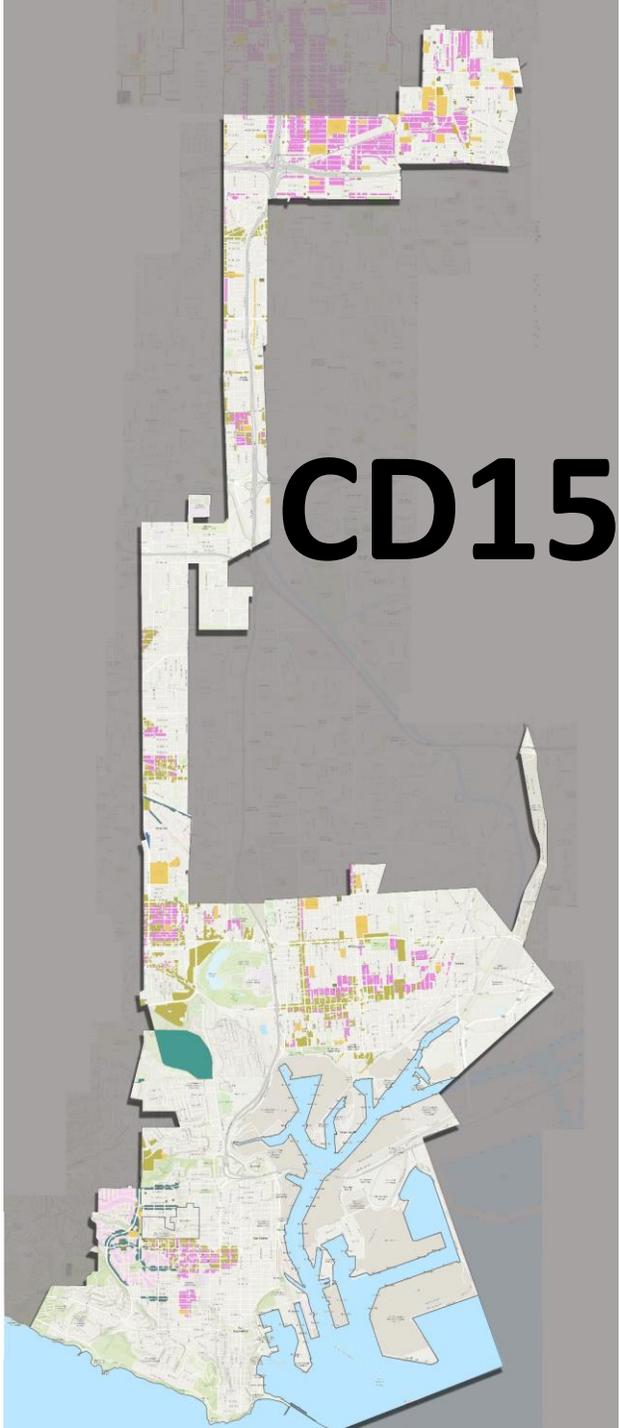
Toluca Lake

Studio City

CD2 Housing Element
Interactive Map



CD11



CD15

Mayor Bass said “ I would not and I do not believe you force things on people. But you do involve people and let them come up with their own solutions. The attitude has to be “we all have skin in the game” and given that how do you deal with it in your neighborhood.”

We simply ask our mayor: Remove R1 from the rezoning strategy.

What do we do?



Send a letter to Mayor Bass and your Councilmember

For a copy of this call to action,
contact Barbara or Maria at:

wncluc@gmail.com

mpkalban@gmail.com



One month ago, we started a letter writing campaign asking the mayor to direct the Planning Department to remove the three zoning overlays that would allow apartments in our single-family neighborhoods. We explained to the Mayor that the City's own data showed the city had **three times the required zoning capacity** to meet the State housing mandate without rezoning single family neighborhoods. In fact, the State itself identified our commercial business-zoned corridors as highest resource opportunity sites that could accommodate much needed affordable housing... **without needing to add apartments in our single-family neighborhoods.**

Because of the thousands of letters sent by all of us and all our community engagement, the Planning Department is now eliminating two of the three rezoning overlays that threatened our single-family neighborhoods. **YOU MADE THIS HAPPEN.**

The third overlay ("Opportunity Residential Corridor") is inexplicably still in place; we **MUST** continue to fight to have it eliminated as well.

With an abundant supply of the highest quality suitable sites available for housing, it seems entirely capricious that the City of Los Angeles's Planning Department is proposing **4-6 story apartments in our single-family neighborhoods** that would have tremendous negative impact for no net community benefit. So our neighborhoods are not yet safe from rezoning.

We are now asking the Mayor to **confirm** that she will exempt our single-family neighborhoods in both the Housing Element (currently being finalized) and the Community Plan Updates (in various stages of readiness) from **all three overlays**. As both the Housing Element and Community Plan Updates can be used to rezone our communities, getting that exemption confirmed is critical to our efforts.

Please take the time once again to communicate your concerns to the Mayor, by clicking on the E-MAIL button below. THERE IS STRENGTH IN NUMBERS!

Here's to building our numbers and our strength.

[Email the Mayor](#)

Click Your Council Member Below to Generate an email to them.

- CD1 - Eunisses Hernandez
- CD2 - Paul Krekorian
- CD3 - Bob Blumenfeld
- CD4 - Nithya Raman
- CD5 - Katy Yaroslavsky
- CD6 - Imelda Padilla
- CD7 - Monica Rodriguez
- CD8 - Marquese Harris-Dawson
- CD9 - Curren Price Jr
- CD10 - Heather Hutt
- CD11 - Traci Park
- CD12 - John Lee
- CD13 - Hugo Solo-Martinez
- CD14 - Kevin De Leon
- CD15 - Tim McOsker

United Neighbors

Time is running out!

We must have the Planning Department's rezoning maps changed by the end of Fall.

Let's stand together as



we say “yes” to more housing but
“no” to bad planning of our
neighborhoods!