

In June 2024, L.A. City Planning released the revised Housing Element Rezoning Program draft ordinances. A public hearing was held on July 25<sup>th</sup>. Public comment is now closed. If you have questions about the next steps in the adoption process for the proposed ordinances associated with the Housing Element Rezoning Program, email: [housingelement@lacity.org](mailto:housingelement@lacity.org)

On August 29, 2024 City Planning announced the September 26, 2024 meeting for the City Planning Commission (CCP) to consider the proposed draft ordinances.

**Meeting Subject: City Planning Commission to consider the proposed draft ordinances**

<https://planning.lacity.gov/plans-policies/housing-element-rezoning-program#draft-ordinances>

**When:** Thursday, September 26, 2024, meeting to begin after 8:30am

**Where:** L.A. City Hall, John Ferarro Council Chamber, Room 340, 3<sup>rd</sup> floor City Hall, 200 N. Spring Street (entrance on Main St.) Los Angeles 90012.

**How To Attend:** In person, virtually, or via telephone.

*\*Additional information on how to participate in the meeting virtually or via phone will be available on the meeting agenda released approximately 72 hours before the meeting. <https://planning.lacity.gov/about/commissions-boards-hearings>*

**Citywide Housing Incentive Program Ordinance (CPC-2023-7068-CA)**

***State Density Bonus Program:*** Since the adoption of the City's Density Bonus Ordinance in 2008, numerous state bills have made significant amendments to the State's Density Bonus Law. The program aims to make key revisions to align with the State Density Bonus Law.

***Mixed-Income Incentive Program:*** The Mixed-Income Incentive Program intends to codify new incentives for housing development projects along Opportunity Corridors and projects constructing Missing Middle typologies in Higher Opportunity Areas. Additionally, this program will memorialize transit-based incentives currently housed in the Transit Oriented Communities (TOC) Affordable Housing Incentive Guidelines.

***Affordable Housing Incentive Program:*** The Affordable Housing Incentive Program offers new incentives for 100% Affordable Housing Projects with additional incentives for Higher and Moderate Resource areas. This program will also provide citywide tailored incentives for sites where residential uses are currently restricted, including sites owned by faith-based organizations, publicly owned land, and sites zoned for parking.

**Housing Element Sites and Minimum Density Ordinance (CPC-2024-387-CA)**

The Housing Element Sites and Minimum Density Ordinance is intended to enact state housing element law for different types of sites related to the most recent Housing Element of the General Plan. In particular, it addresses housing element law requirements around housing replacement, no net loss, by-right development for 20% affordable housing projects, and minimum densities. The various requirements apply to three different kinds of Housing Element Sites, including the Inventory of Sites, sites located on Prior Inventory of Sites, and Lower Income Rezoning Sites. In addition, the draft ordinance would add minimum density requirements to various multifamily zone classifications to facilitate the implementation of state law as well as ensure new development in these areas complies with policy objectives.

**Resident Protections Ordinance (CPC-2024-388-CA)**

The Resident Protections Ordinance would establish consistent protections for residents citywide and would expand access to new affordable housing for Angelenos. The ordinance would establish longer affordability terms (99 years), and ensure the equitable distribution and quality, including the size, location and amenities, of affordable units. It would also strengthen and expand housing replacement requirements for all housing development projects. Strengthened occupant protections would include a tenant's right to remain, right to return if demolition does not proceed, right to relocation, and right to return.