

COMMUNITY-BASED HOUSING SOLUTIONS



NHWNC TOWNHALL

November 16, 2023

COMMUNITY-BASED HOUSING SOLUTIONS



- Coming impacts:**
- **Housing Element**
 - **Community Plan Update**

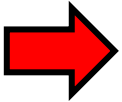
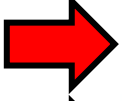
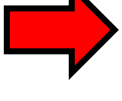
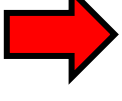
The residential areas of the Valley are actually very dense.

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.*

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
 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 EXP	11,792	287,811	27,811	0	94,780	150,402
 DB 50	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
 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 the 255,000 units required by RHNA, the Planning Department has identified zoning capacity for 1.4 million units.

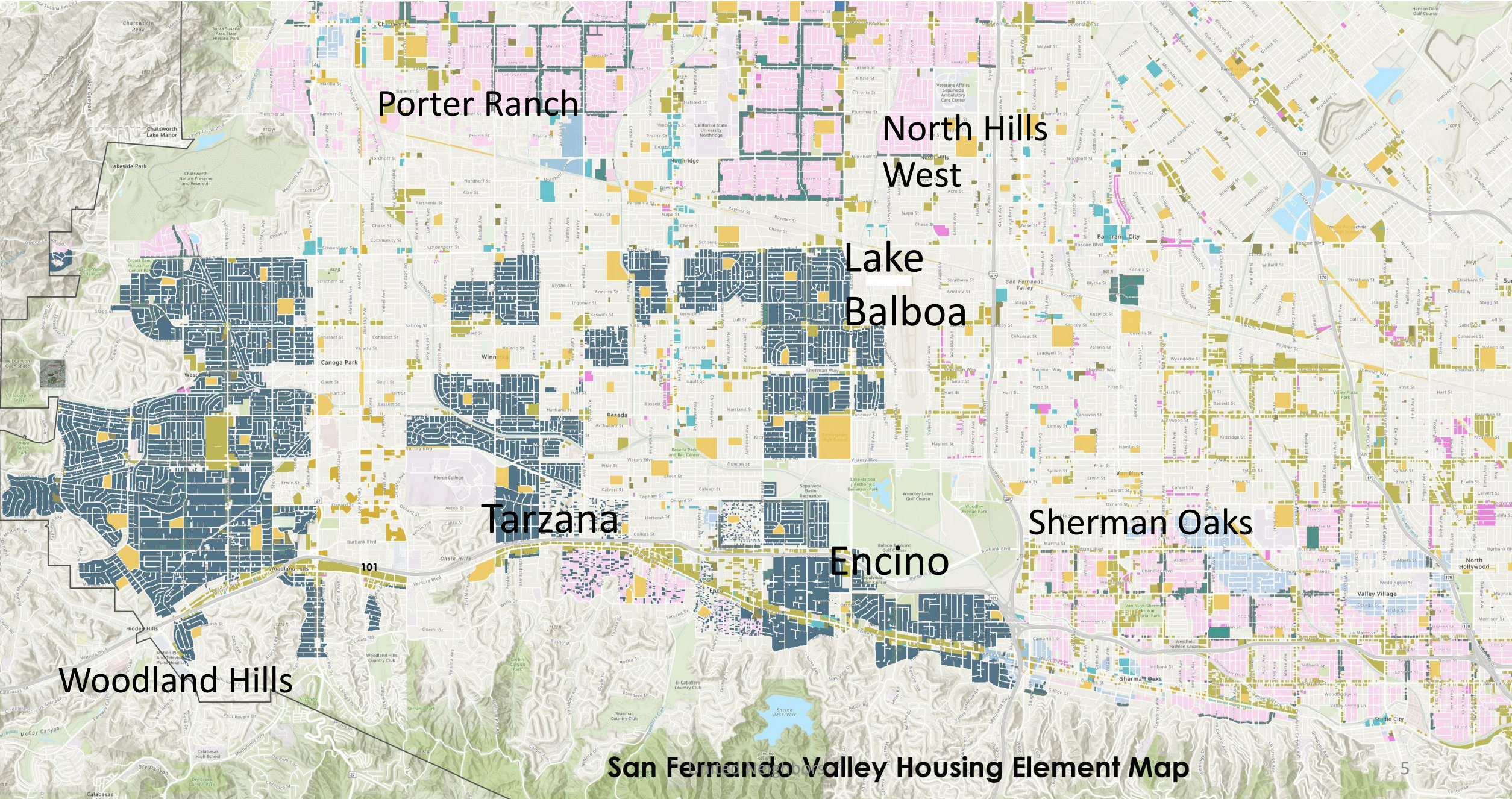
Eliminating overlays that affect residential neighborhoods, still leaves **760,000** units, much more than the 255,000 units required to meet RHNA.

Here is the impact to our neighborhoods if these overlays are not removed...

New

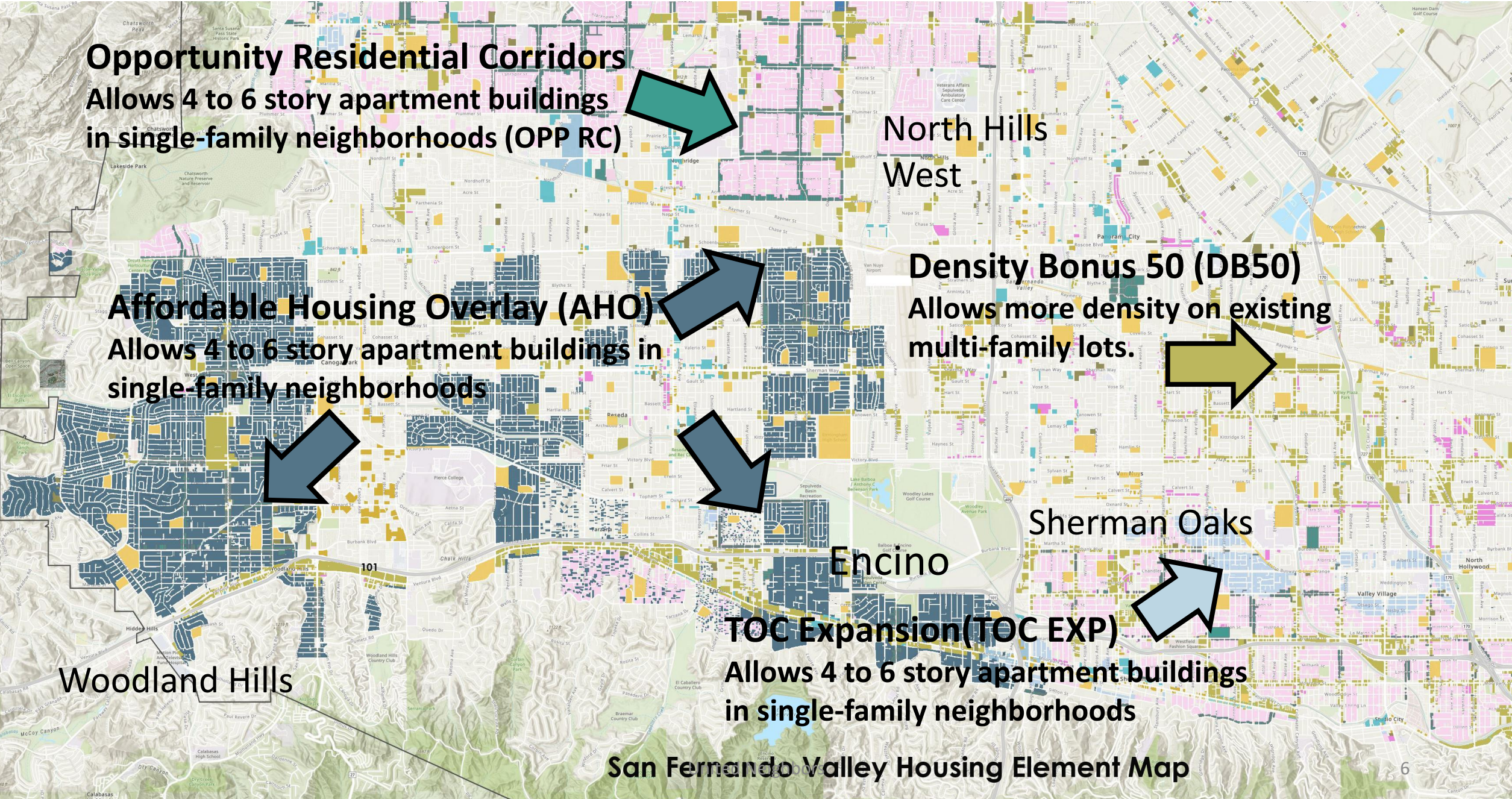
Total= 760,000 units (**3.3X more housing than required**)

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



San Fernando Valley Housing Element Map

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



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



**North Hills
West**

Affordable Housing Overlay (AHO)
Allows 4 to 6 story apartment buildings in
single-family neighborhoods



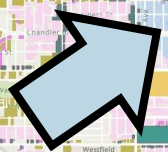
Woodland Hills

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



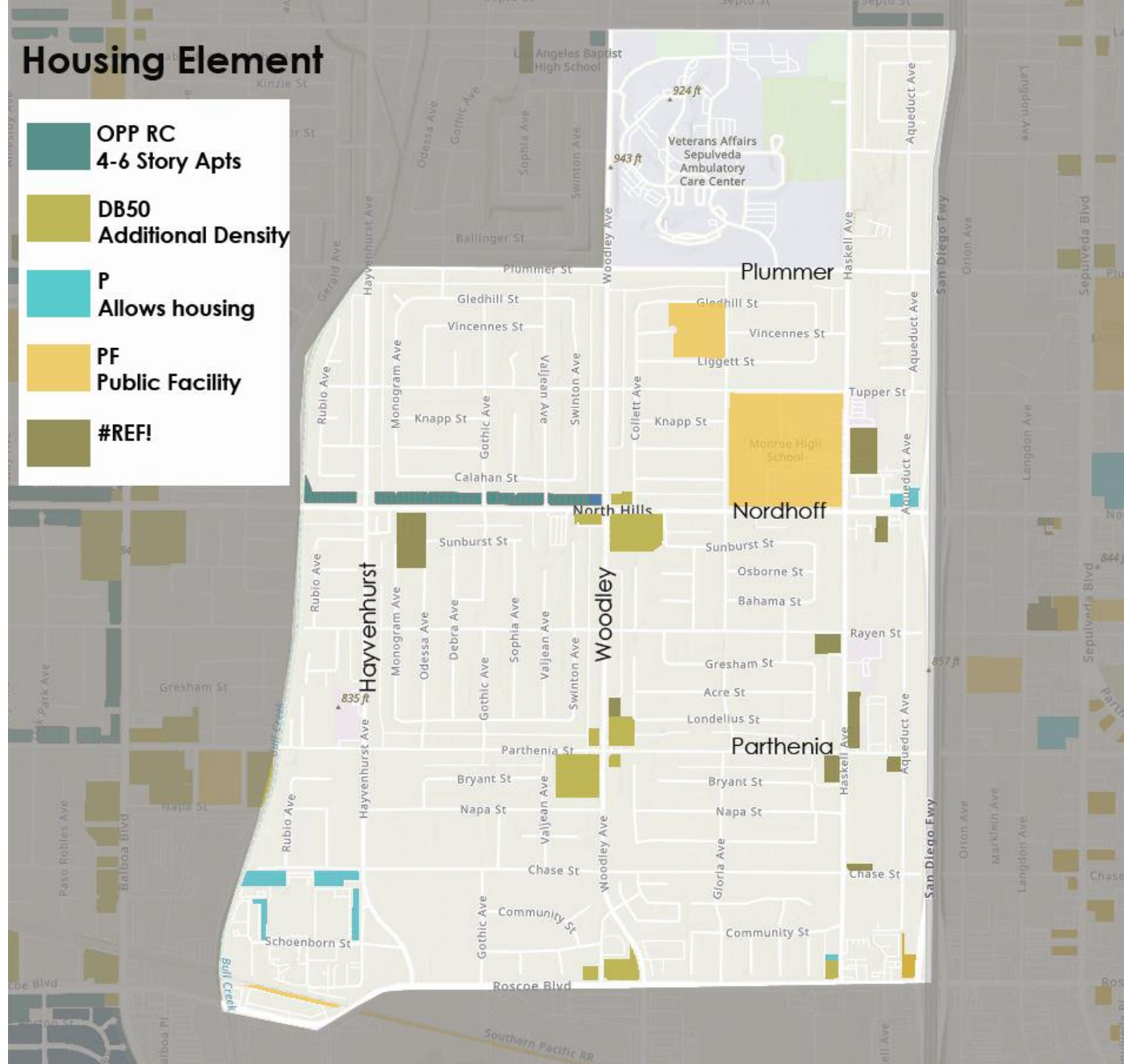
Sherman Oaks

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



Encino

Housing Element



Although NHWNC does not have a huge adverse impact in the Housing Element, the Community Plan Update can still rezone single-family neighborhoods.

Once any single-family neighborhood is opened to apartments there is no stopping higher density in any single-family neighborhood.

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



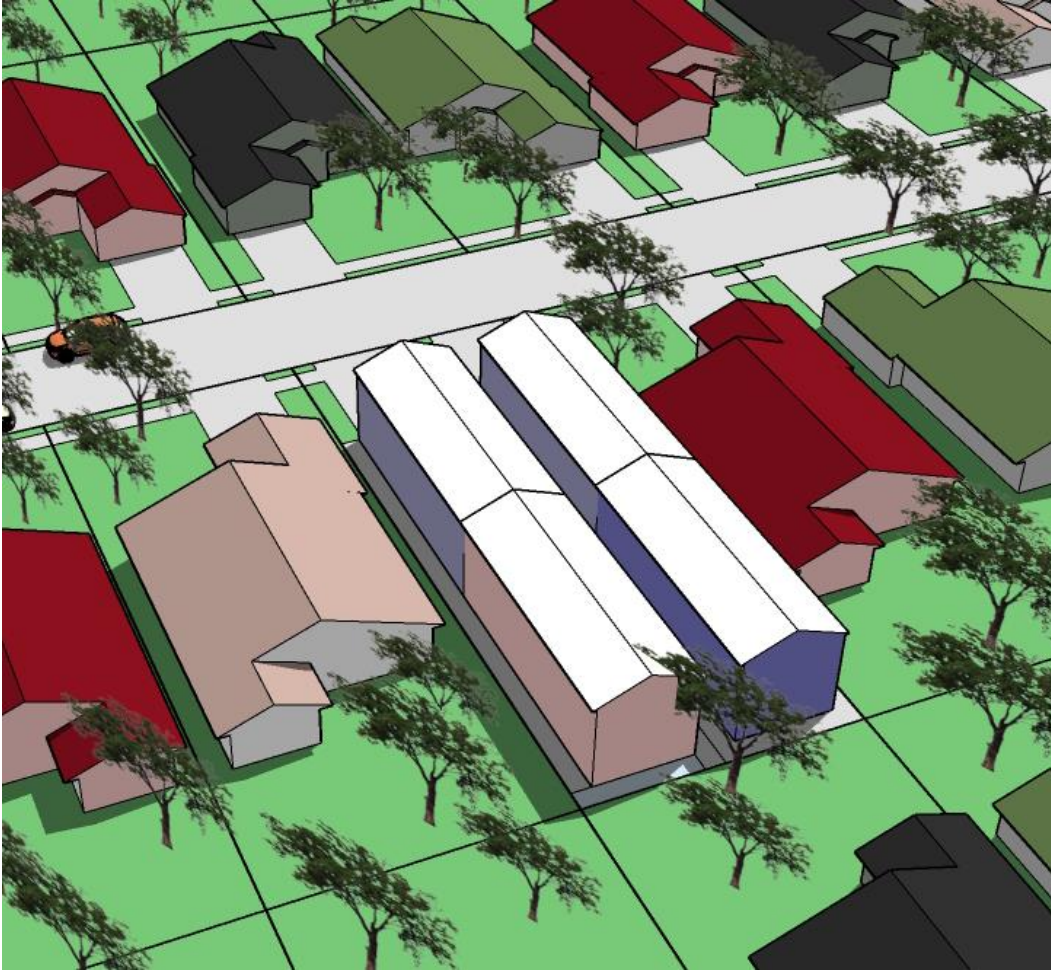
This will be allowed in any rezoned neighborhood.

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.

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.

Let's stand together as



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