

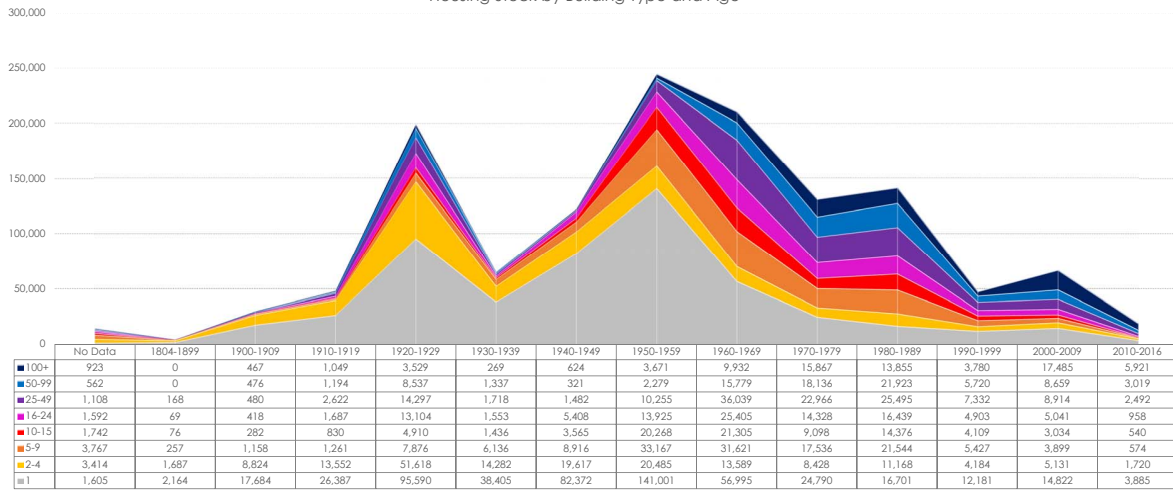
Appendix

HOUSING STOCK TRENDS IN LOS ANGELES 1804-2016

City of Los Angeles
Housing Stock by Building Type and Age

Building Type by # of DU/ Building	Number of Dwelling Units												TOTAL DU STOCK	SHARE OF DU STOCK		
	No Data	1804-1899	1900-1909	1910-1919	1920-1929	1930-1939	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999			2000-2009	2010-2016
1	1,605	2,164	17,684	26,387	95,590	38,405	82,372	141,001	56,995	24,790	16,701	12,181	14,822	3,885	534,582	39.7%
2-4	3,414	1,687	8,824	13,552	51,618	14,282	19,617	20,485	13,589	8,428	11,168	4,184	5,131	1,720	177,699	13.2%
5-9	3,767	257	1,158	1,261	7,876	6,136	8,916	33,167	31,621	17,536	21,544	5,427	3,899	574	143,139	10.6%
10-15	1,742	76	282	830	4,910	1,436	3,565	20,268	21,305	9,098	14,376	4,109	3,034	540	85,571	6.4%
16-24	1,592	69	418	1,687	13,104	1,553	5,408	13,925	25,405	14,328	16,439	4,903	5,041	958	104,830	7.8%
25-49	1,108	168	480	2,622	14,297	1,718	1,482	10,255	36,039	22,966	25,495	7,332	8,914	2,492	135,368	10.1%
50-99	562	0	476	1,194	8,537	1,337	321	2,279	15,779	18,136	21,923	5,720	8,659	3,019	87,942	6.5%
100+	923	0	467	1,049	3,529	269	624	3,671	9,932	15,867	13,855	3,780	17,485	5,921	77,372	5.7%
DU STOCK	14,713	4,421	29,789	48,582	199,461	65,136	122,305	245,051	210,645	131,149	141,501	47,636	66,985	19,109	1,346,503	
SHARE OF DU STOCK	1.07%	0.33%	2.21%	3.61%	14.81%	4.84%	9.08%	18.20%	15.65%	9.74%	10.51%	3.54%	4.97%	1.42%		

City of Los Angeles
Housing Stock by Building Type and Age

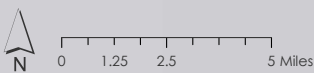
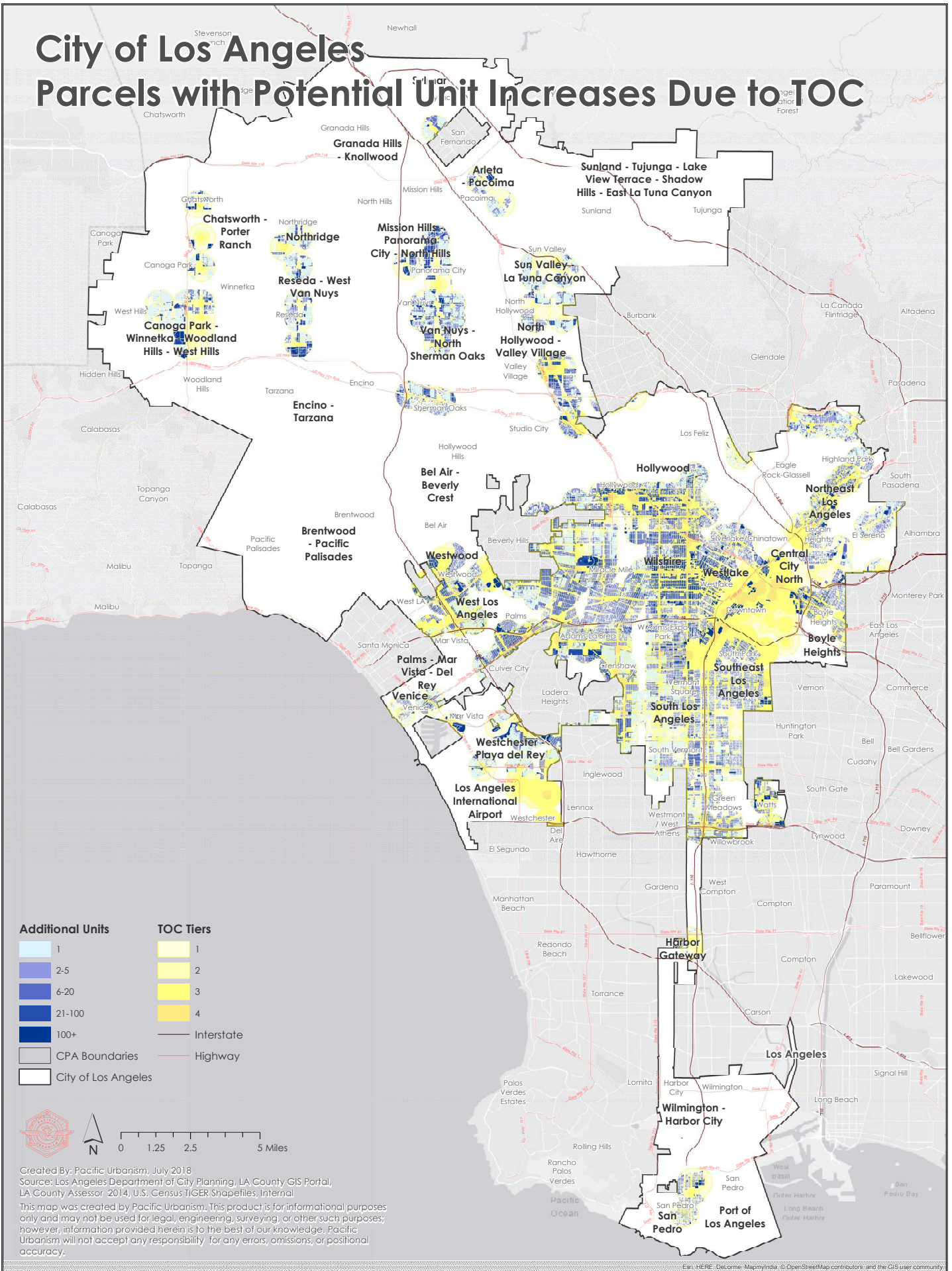


Source: Assessor Parcels from the Office of the Assessor 2016 Tax Roll, Los Angeles County GIS Data Portal, <https://agis3.lacounty.gov/datasports/2017/12/2/assessor-parcels-2016-tax-roll/>

INCREASE IN MAXIMUM CAPACITY BY TOC TIERS

Zoning Classification	Area (Acres)	Existing Units	Remaining Existing Capacity from Existing Units	Existing Maximum Zoned Capacity	Maximum Capacity Increase per TOC	Total Maximum Capacity (with TOC Bonus)	Remaining Capacity (with TOC Bonus) from Existing Units
0	102,351.97	660,814	695,296	1,356,111	0	1,356,111	695,296
Commercial	4,734.76	39,082	434,375	473,458	0	473,458	434,375
Residential	97,617.21	621,732	260,921	882,653	0	882,653	260,921
1	20,999.42	285,962	295,329	581,291	277,885	859,176	573,213
Commercial	1,878.41	19,027	173,447	192,474	96,237	288,712	269,684
Residential	19,121.01	266,935	121,881	388,816	181,647	570,464	303,529
2	9,266.10	149,713	254,092	403,804	232,219	636,023	486,311
Commercial	1,928.09	17,313	182,141	199,454	119,672	319,127	301,813
Residential	7,338.01	132,400	71,951	204,350	112,547	316,897	184,497
3	15,763.09	325,144	531,802	856,946	580,469	1,437,415	1,112,272
Commercial	3,902.20	54,665	354,828	409,493	286,645	696,139	641,473
Residential	11,860.89	270,478	176,975	447,453	293,824	741,276	470,798
4	1,181.94	32,145	82,456	114,601	91,244	205,845	173,700
Commercial	756.99	18,140	62,885	81,025	64,820	145,844	127,704
Residential	424.95	14,005	19,571	33,576	26,425	60,001	45,995
Grand Total	149,562.52	1,453,778	1,858,975	3,312,753	1,181,817	4,494,570	3,040,792

City of Los Angeles Parcels with Potential Unit Increases Due to TOC



Created By: Pacific Urbanism, July 2018
 Source: Los Angeles Department of City Planning, LA County GIS Portal, LA County Assessor 2014, U.S. Census TIGER Shapefiles, Internal
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COMMUNITY PLAN AREAS BY MAXIMUM CAPACITY INCREASE PER TOC

Zoning Classification	Area (Acres)	Existing Units	Remaining Existing Capacity from Existing Units	Existing Maximum Zoned Capacity	Maximum Capacity Increase per TOC	Total Maximum Capacity (with TOC Bonus)	Remaining Capacity (with TOC Bonus) from Existing Units
Wilshire	6,110.29	133,320	193,755	327,075	209,333	536,408	403,088
South Los Angeles	6,192.46	84,224	148,270	232,495	130,488	362,983	278,758
Hollywood	7,571.36	115,312	99,511	214,823	117,890	332,713	217,401
West Adams - Baldwin Hills - Leimert	5,370.09	68,313	110,311	178,624	92,997	271,621	203,308
Southeast Los Angeles	5,052.87	66,495	108,100	174,595	92,029	266,624	200,129
Central City	604.54	24,066	57,076	81,142	59,881	141,023	116,957
Northeast Los Angeles	8,505.04	81,374	84,723	166,098	50,733	216,831	135,457
Westlake	936.14	34,507	40,725	75,232	47,217	122,449	87,942
West Los Angeles	2,542.19	39,645	47,214	86,858	40,938	127,796	88,152
North Hollywood - Valley Village	4,053.87	58,236	76,428	134,664	32,016	166,680	108,444
Westchester - Playa del Rey	2,729.07	30,239	74,647	104,886	28,406	133,292	103,053
Van Nuys - North Sherman Oaks	4,913.71	64,071	69,316	133,387	26,968	160,355	96,284
Boyle Heights	1,516.73	22,605	42,004	64,609	26,276	90,885	68,280
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	6,278.13	45,217	64,738	109,955	25,166	135,122	89,905
Palms - Mar Vista - Del Rey	3,046.50	51,134	40,246	91,380	23,533	114,913	63,779
Westwood	1,126.30	22,055	23,206	45,261	22,013	67,273	45,218
Canoga Park - Winnetka - Woodland Hills - West Hills	10,583.99	60,492	63,410	123,901	20,535	144,436	83,945
Silver Lake - Echo Park - Elysian Valley	2,185.95	31,215	29,792	61,007	20,106	81,113	49,898
Mission Hills - Panorama City - North Hills	4,397.01	40,340	46,367	86,706	18,558	105,265	64,925
San Pedro	2,476.65	31,208	27,053	58,262	15,344	73,605	42,397
Central City North	234.56	5,195	16,404	21,600	14,725	36,324	31,129
Reseda - West Van Nuys	4,256.19	35,609	36,842	72,451	13,679	86,130	50,521
Sun Valley - La Tuna Canyon	3,331.74	23,033	29,230	52,263	10,729	62,992	39,959
Venice	1,078.67	22,274	13,499	35,773	9,475	45,248	22,974
Chatsworth - Porter Ranch	7,096.82	34,589	70,447	105,036	8,349	113,385	78,795
Northridge	3,938.95	23,858	18,300	42,158	8,229	50,387	26,529
Arleta - Pacoima	2,979.01	20,831	25,183	46,014	5,032	51,046	30,215
Encino - Tarzana	6,737.45	33,072	38,587	71,659	4,731	76,390	43,318
Sylmar	3,596.86	21,241	26,228	47,470	2,285	49,755	28,514
Brentwood - Pacific Palisades	8,889.91	27,491	23,344	50,834	1,618	52,452	24,962
Harbor Gateway	1,154.98	13,136	15,952	29,088	722	29,810	16,674
Bel Air - Beverly Crest	6,550.40	10,736	3,398	14,133	1	14,134	3,398
Wilmington - Harbor City	2,083.76	23,042	35,849	58,891	0	58,891	35,849
Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna	5,401.59	23,629	23,593	47,222	0	47,222	23,593
Granada Hills - Knollwood	4,193.44	21,380	22,384	43,764	0	43,764	22,384
Grand Total	147,717	1,443,186	1,846,131	3,289,317	1,180,001	4,469,318	3,026,132

TOP COMMUNITY PLAN AREAS BY UNMET CAPACITY IN RESIDENTIAL PARCELS

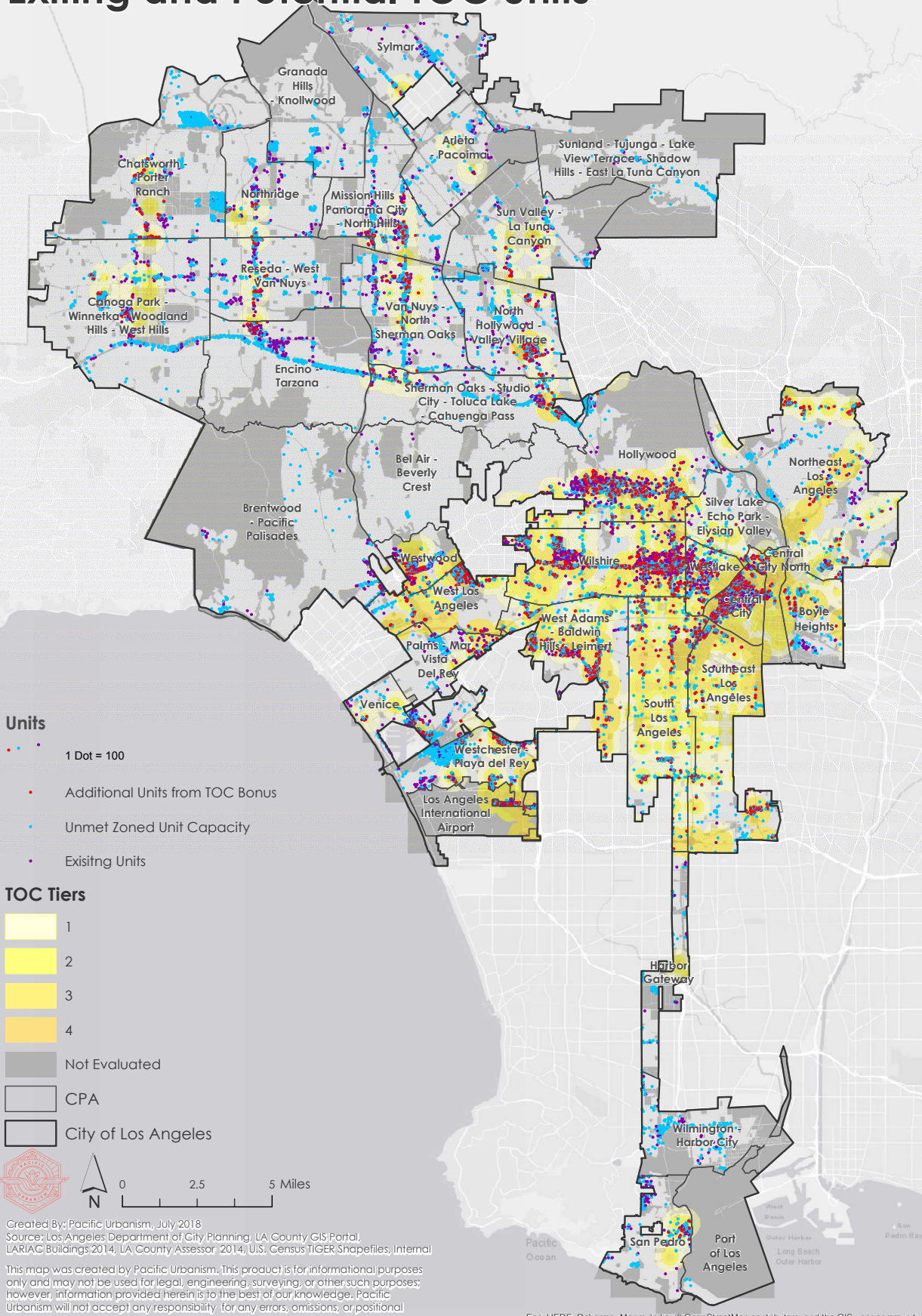
CPA	Area (Acres)	Existing Units	Remaining Existing Capacity from Existing Units	Existing Maximum Zoned Capacity	Maximum Capacity Increase per TOC	Total Maximum Capacity (with TOC Bonus)	Remaining Capacity (with TOC Bonus) from Existing Units
Wilshire	4,066	99,183	91,351	190,535	121,594	312,129	5,832
South Los Angeles	3,154	40,201	68,908	109,109	58,993	168,102	5,018
Hollywood	3,808	47,829	48,952	96,781	52,572	149,353	34,071
Southeast Los Angeles	2,862	29,583	47,246	76,830	39,951	116,781	13,688
West Adams - Baldwin Hills - Leimert	2,918	38,213	35,874	74,087	35,827	109,914	9,977
Westlake	536	19,512	19,643	39,156	23,726	62,881	45,433
Central City	138	6,846	23,258	30,104	22,175	52,279	15,276
West Los Angeles	1,353	23,031	14,629	37,659	19,782	57,441	23,092
Northeast Los Angeles	3,395	22,246	27,039	49,285	15,612	64,898	12,624
Westwood	779	17,529	15,498	33,028	15,260	48,288	2,642
North Hollywood - Valley Village	1,580	28,773	27,712	56,485	15,013	71,499	4,882
Palms - Mar Vista - Del Rey	957	22,392	20,067	42,459	13,740	56,199	101,524
Boyle Heights	910	11,286	20,345	31,632	13,725	45,357	18,214
Van Nuys - North Sherman Oaks	1,967	31,311	22,145	53,456	12,944	66,400	42,725
Westchester - Playa del Rey	1,293	12,316	38,453	50,769	9,767	60,535	42,652
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	2,740	20,550	17,116	37,665	9,178	46,843	6,147
Silver Lake - Echo Park - Elysian Valley	1,007	10,767	14,496	25,263	8,971	34,235	33,807
Mission Hills - Panorama City - North Hills	1,154	19,561	10,262	29,824	7,952	37,775	15,866
Canoga Park - Winnetka - Woodland Hills - West Hills	2,426	17,566	15,435	33,002	7,657	40,658	87,198
Reseda - West Van Nuys	978	13,018	9,598	22,616	6,268	28,884	26,293
Sun Valley - La Tuna Canyon	1,132	9,184	7,952	17,136	5,120	22,255	127,901
Central City North	98	3,029	4,870	7,900	5,106	13,006	9,350
San Pedro	934	9,424	10,286	19,709	4,116	23,825	23,468
Chatsworth - Porter Ranch	1,798	9,805	11,634	21,439	3,642	25,081	14,402
Encino - Tarzana	1,846	12,978	9,200	22,178	3,424	25,602	13,071
Venice	432	7,000	6,064	13,064	3,302	16,365	9,258
Northridge	569	8,199	3,297	11,496	2,850	14,346	9,366
Arleta - Pacoima	719	4,650	4,191	8,841	1,641	10,482	35,089
Brentwood - Pacific Palisades	5,088	8,207	12,722	20,929	966	21,895	71,701
Sylmar	1,223	6,774	8,364	15,138	893	16,031	48,220
Harbor Gateway	304	3,358	4,401	7,759	481	8,240	212,945
Bel Air - Beverly Crest	3,360	1,399	5,018	6,418	0	6,418	34,411
Granada Hills - Knollwood	532	3,652	2,642	6,294	0	6,294	43,369
Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna	2,092	4,600	9,350	13,949	0	13,949	10,847
Wilmington - Harbor City	614	5,338	10,847	16,185	0	16,185	30,758
Grand Total	59,622	631,452	706,191	1,337,643	542,273	1,879,916	1,248,463

ZONING CLASSIFICATIONS BY MAXIMUM CAPACITY INCREASE PER TOC

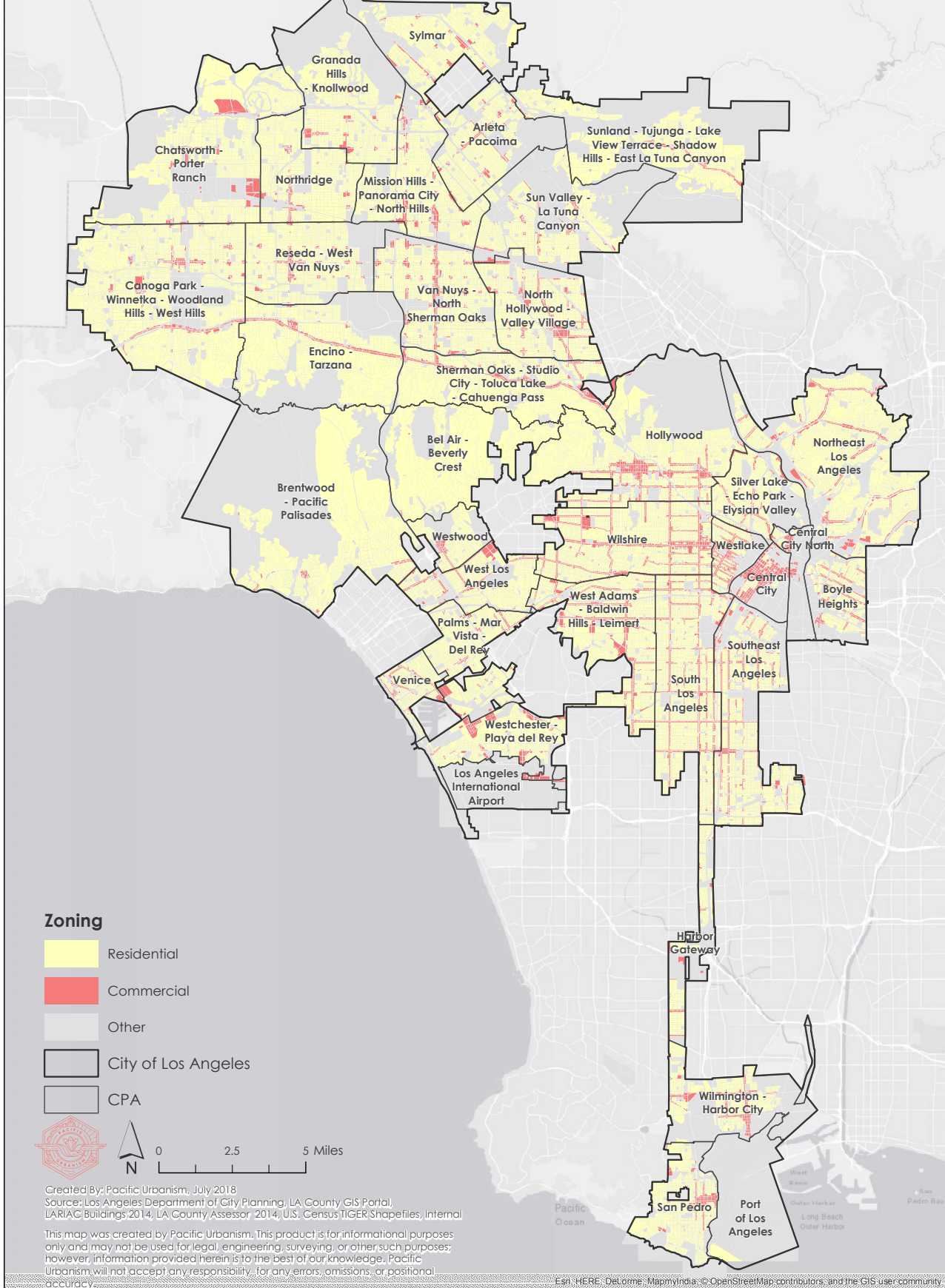
Zoning Classification	Area (Acres)	Existing Units	Remaining Existing Capacity from Existing Units	Existing Maximum Zoned Capacity	Maximum Capacity Increase per TOC	Total Maximum Capacity (with TOC Bonus)	Remaining Capacity (with TOC Bonus) from Existing Units
C2	8,749.74	98,662	855,066	953,728	419,015	1,372,743	1,274,081
R3	10,071.45	362,491	181,342	543,832	197,512	741,344	378,854
R4	2,690.94	119,914	173,394	293,308	164,988	458,295	338,382
C4	2,139.67	25,498	207,715	233,213	100,566	333,779	308,281
R1	42,330.19	289,234	91,664	380,899	67,021	447,920	158,686
R2	6,985.82	92,688	26,081	118,769	53,483	172,252	79,564
RD1.5	6,140.77	144,078	34,000	178,078	43,321	221,399	77,322
R5	286.18	18,354	44,034	62,388	39,695	102,084	83,729
RD2	4,363.84	71,866	24,128	95,994	22,647	118,641	46,775
CM	965.73	6,063	46,079	52,141	19,029	71,170	65,108
C1.5	354.39	2,798	35,825	38,623	8,134	46,757	43,959
CR	154.60	1,717	15,133	16,850	5,719	22,569	20,852
C1	531.85	4,948	23,781	28,729	5,332	34,061	29,113
R1V2	2,589.90	17,422	5,879	23,301	4,785	28,086	10,664
C5	52.70	3,078	2,662	5,740	4,187	9,927	6,849
RD3	1,654.01	18,953	5,855	24,808	3,642	28,450	9,497
RAS4	75.23	2,516	5,687	8,203	3,536	11,739	9,224
RS	10,836.38	55,585	9,410	64,996	3,193	68,189	12,603
CR(PKM)	52.26	367	5,326	5,693	2,723	8,415	8,049
C2(PV)	157.97	3,193	14,026	17,219	1,778	18,996	15,804
R5P	8.73	613	1,290	1,902	1,340	3,242	2,630
R4P	18.36	431	1,571	2,002	1,306	3,308	2,877
R4(PV)	91.23	494	9,449	9,943	1,270	11,213	10,719
RE11	7,682.08	25,271	5,441	30,712	1,123	31,835	6,564
R1V3	214.04	1,520	404	1,924	1,100	3,023	1,503
C4(OX)	31.34	1,904	1,512	3,416	866	4,282	2,377
RAS3	39.42	650	1,478	2,128	752	2,880	2,230
R3(PV)	122.81	7	6,625	6,632	547	7,179	7,172
RE9	1,701.83	6,169	2,343	8,512	541	9,053	2,883
RA	12,616.86	27,880	3,651	31,531	397	31,929	4,049
RD4	249.54	2,368	369	2,737	341	3,078	710
RE15	8,290.07	20,455	4,420	24,875	333	25,209	4,754
R3P	13.61	242	491	733	313	1,046	804
R3(UV)	17.99	0	971	971	301	1,272	1,272
RD5	329.52	3,225	-260	2,965	243	3,208	-17
RW1	27.29	580	-64	517	222	739	158
RE20	2,980.35	5,004	958	5,962	186	6,148	1,144
RD6	903.35	4,233	2,542	6,775	89	6,864	2,631
RAS3(UV)	11.04	0	596	596	78	674	674
RE40	11,865.12	8,926	2,937	11,864	52	11,916	2,989
R2P	6.34	0	108	108	49	157	157
C1(PV)	10.23	0	552	552	27	579	579
R1P	13.84	29	95	124	14	138	110
RZ3	12.21	134	49	183	14	197	63
RZ2.5	10.76	174	10	184	7	191	17
RAP	1.19	10	-8	2	1	3	-7
R1H1	147.58	722	607	1,329	0	1,329	607
R1V1	236.79	1,444	684	2,128	0	2,128	684
RE	531.91	883	1,778	2,660	0	2,660	1,778
RSP	0.92	0	5	5	0	5	5
RU	8.29	14	85	99	0	99	85
RW2	5.31	118	83	201	0	201	83
RZ4	165.06	746	1,070	1,817	0	1,817	1,070
RZ5	13.92	109	43	152	0	152	43
Grand Total	149,562.52	1,453,778	1,858,975	3,312,753	1,181,817	4,494,570	3,040,792
Total Commercial	13,200.46	148,228	1,207,676	1,355,904	567,375	1,923,279	1,775,051
Total Residential	136,362.06	1,305,550	651,298	1,956,849	614,442	2,571,291	1,265,741

Zoning Classification	Area (Acres)	Existing Units	Remaining Existing Capacity from Existing Units	Existing Maximum Zoned Capacity	Maximum Capacity Increase per TOC	Total Maximum Capacity (with TOC Bonus)	Remaining Capacity (with TOC Bonus) from Existing Units
C1	531.85	4,948	23,781	28,729	5,332	34,061	29,113
C1(PV)	10.23	0	552	552	27	579	579
C1.5	354.39	2,798	35,825	38,623	8,134	46,757	43,959
C2	8,749.74	98,662	855,066	953,728	419,015	1,372,743	1,274,081
C2(PV)	157.97	3,193	14,026	17,219	1,778	18,996	15,804
C4	2,139.67	25,498	207,715	233,213	100,566	333,779	308,281
C4(OX)	31.34	1,904	1,512	3,416	866	4,282	2,377
C5	52.70	3,078	2,662	5,740	4,187	9,927	6,849
CM	965.73	6,063	46,079	52,141	19,029	71,170	65,108
CR	154.60	1,717	15,133	16,850	5,719	22,569	20,852
CR(PKM)	52.26	367	5,326	5,693	2,723	8,415	8,049
R1	42,330.19	289,234	91,664	380,899	67,021	447,920	158,686
R1H1	147.58	722	607	1,329	0	1,329	607
R1P	13.84	29	95	124	14	138	110
R1V1	236.79	1,444	684	2,128	0	2,128	684
R1V2	2,589.90	17,422	5,879	23,301	4,785	28,086	10,664
R1V3	214.04	1,520	404	1,924	1,100	3,023	1,503
R2	6,985.82	92,688	26,081	118,769	53,483	172,252	79,564
R2P	6.34	0	108	108	49	157	157
R3	10,071.45	362,491	181,342	543,832	197,512	741,344	378,854
R3(PV)	122.81	7	6,625	6,632	547	7,179	7,172
R3(UV)	17.99	0	971	971	301	1,272	1,272
R3P	13.61	242	491	733	313	1,046	804
R4	2,690.94	119,914	173,394	293,308	164,988	458,295	338,382
R4(PV)	91.23	494	9,449	9,943	1,270	11,213	10,719
R4P	18.36	431	1,571	2,002	1,306	3,308	2,877
R5	286.18	18,354	44,034	62,388	39,695	102,084	83,729
R5P	8.73	613	1,290	1,902	1,340	3,242	2,630
RA	12,616.86	27,880	3,651	31,531	397	31,929	4,049
RAP	1.19	10	-8	2	1	3	-7
RAS3	39.42	650	1,478	2,128	752	2,880	2,230
RAS3(UV)	11.04	0	596	596	78	674	674
RAS4	75.23	2,516	5,687	8,203	3,536	11,739	9,224
RD1.5	6,140.77	144,078	34,000	178,078	43,321	221,399	77,322
RD2	4,363.84	71,866	24,128	95,994	22,647	118,641	46,775
RD3	1,654.01	18,953	5,855	24,808	3,642	28,450	9,497
RD4	249.54	2,368	369	2,737	341	3,078	710
RD5	329.52	3,225	-260	2,965	243	3,208	-17
RD6	903.35	4,233	2,542	6,775	89	6,864	2,631
RE	531.91	883	1,778	2,660	0	2,660	1,778
RE11	7,682.08	25,271	5,441	30,712	1,123	31,835	6,564
RE15	8,290.07	20,455	4,420	24,875	333	25,209	4,754
RE20	2,980.35	5,004	958	5,962	186	6,148	1,144
RE40	11,865.12	8,926	2,937	11,864	52	11,916	2,989
RE9	1,701.83	6,169	2,343	8,512	541	9,053	2,883
RS	10,836.38	55,585	9,410	64,996	3,193	68,189	12,603
RSP	0.92	0	5	5	0	5	5
RU	8.29	14	85	99	0	99	85
RW1	27.29	580	-64	517	222	739	158
RW2	5.31	118	83	201	0	201	83
RZ2.5	10.76	174	10	184	7	191	17
RZ3	12.21	134	49	183	14	197	63
RZ4	165.06	746	1,070	1,817	0	1,817	1,070
RZ5	13.92	109	43	152	0	152	43
Grand Total	149,562.52	1,453,778	1,858,975	3,312,753	1,181,817	4,494,570	3,040,792
Total Commercial	13,200.46	148,228	1,207,676	1,355,904	567,375	1,923,279	1,775,051
Total Residential	136,362.06	1,305,550	651,298	1,956,849	614,442	2,571,291	1,265,741

City of Los Angeles Exiting and Potential TOC Units



City of Los Angeles Residential and Commercial Zones



ANNOTATED BIBLIOGRAPHY

Through researching the goals and current state of the TOC program in Los Angeles, our team has compiled a list of sources which shed light on the goals and status of TOC. Academic and governmental sources provide the clearest and most verifiable information from which to evaluate the success of TOC, however journalistic sources are also included to provide insight on how community stakeholders and advocacy groups are responding to the program.

CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT. (2017). CALIFORNIA'S HOUSING FUTURE: CHALLENGES AND OPPORTUNITIES

Existing land use plans have created barriers for development to meet housing demand.

CALIFORNIA LEGISLATIVE ANALYST'S OFFICE. (2015). CALIFORNIA'S HIGH HOUSING COSTS: CAUSES AND CONSEQUENCES

Housing prices near job centers are causing workers to commute farther to find adequate housing within their budget.

COSMAN, J. & QUINTERO, L. (2019). FEWER PLAYERS, FEWER HOMES: CONCENTRATION AND THE NEW DYNAMICS OF HOUSING SUPPLY.

Decreased competition between homebuilders has created an inefficient market and led to an overall reduced amount of housing being built. Per their model, increased concentration in the housing construction industry results in 150,000 fewer units being built per year than otherwise would be if the industry remained at its pre-recession competitive height. These 150,000 units represent \$106 billion of housing going unbuilt every year. While this study is not specific to Los Angeles, it is possible that the larger building types that are common in TOC zones are reflective of this uncompetitive market.

KHOURI, A. (2019). A LITTLE-NOTICED ZONING TWIST IS SET TO SPARK A HOME-BUILDING BOOM IN L.A.

Between the guidelines' implementation in September of 2017 and May of 2019, more than 12,000 housing units were proposed through the guidelines, and 2,300 of these units were for low-income families. Critics of the TOC guidelines say the guidelines permit buildings that are too large and out of character for the neighborhoods they occupy.

LOS ANGELES CITY PLANNING. (2020). HOUSING PROGRESS REPORTS.

The amount of units approved under TOC had swelled to 20,397, of which 4,192 were affordable.

LINTON, J. (2020). L.A. CITY'S TRANSIT-ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVES ARE WORKING.

TOC "really works" and noted that since 2017, 27,000 units had been permitted under its rules. Critics of the TOC program say the guidelines incentivize the destruction of already-existing rent-controlled housing units near transit

MCKINSEY INSTITUTE. (2016). TOOLKIT TO CLOSE CALIFORNIA'S HOUSING GAP

California needs to produce 3.5 million homes by 2025 to "satisfy pent-up demand and meet the needs of a growing population."

MORROW. (2013). THE HOMEOWNER REVOLUTION: DEMOCRACY, LAND USE AND THE LOS ANGELES SLOW-GROWTH MOVEMENT, 1965-1992

Housing supply has been concentrated on lower-income communities of color in the City of Los Angeles, while more affluent white neighborhoods have not provided their fair share of housing.

NICHOLAS W. & MULLHOLLAND GRAVES E. (2016). INITIATIVE ORDINANCE JJJ: AFFORDABLE AND TRANSIT-ORIENTED HOUSING POLICIES FOR LOS ANGELES—A HEALTH IMPACT ASSESSMENT.

Lauds the program's goal of providing affordable housing near transit and predict positive health and wellbeing outcomes.

SCHUETZ, J. (2017). DOES ZONING HELP OR HINDER TRANSIT-ORIENTED (RE)DEVELOPMENT?

Near some rail stations in Los Angeles, existing buildings have a higher density than allowable capacity per TOC guidelines.

STEIN, JULIA. (2019). LOS ANGELES'S TRANSIT-ORIENTED COMMUNITIES PROGRAM: CHALLENGES AND OPPORTUNITIES.

TOC program faced "certain structural and legal constraints" that may hamper its effectiveness. The first of these constraints is that the TOC guidelines (and indeed all city planning guidelines) are subordinate to the successor to the Community Redevelopment Agency (CRA), which still oversees 19 redevelopment plan areas. This means that density limits set by the former CRA supersede new TOC density bonuses whenever the two are in conflict, which serves as a chilling effect on TOC's ability to produce housing. The second constraint Stein notes is that TOC projects can still be forced to undergo discretionary review. This can happen if a project utilizes certain TOC incentives or if a project exceeds certain densities. The third constraint Stein identifies is that TOC incentives cannot be used in addition to a zoning change. This means that any industrial land in a TOC zone would be ineligible for TOC bonuses if it first had to request a zone change to a residential zone type. The combined effect of these three constraints is a reduction of the number of housing units (including affordable units) that can be built in TOC zones.

US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. (2019). MARKET PREDICTORS OF HOMELESSNESS

Housing market dynamics and the availability of affordable housing are closely tied to homelessness

VALLIANATOS, M., SMITH, M., MORROW, G., MENDEL, J., & WANG, J. (2018). MEASURE JJJ: AN EVALUATION OF IMPACTS ON RESIDENTIAL DEVELOPMENT IN THE CITY OF LOS ANGELES.

Evaluated the rates of housing production in Los Angeles immediately before and after the passage of Measure JJJ and found that while the TOC program incentives are frequently used, the overall rate of housing production was lower after the passage of the measure as developers stopped requesting zoning changes and general plan amendments. The authors argue that this is because of the restrictions on zoning changes JJJ imposed, though other analyses (Stein, 2019) noted that a surge in applications for zone changes just before JJJ went into effect may be skewing the numbers for pre-JJJ construction. The authors found that post-JJJ, the number of new units in projects of over 100 units fell by 26%, but the number of new units in projects of 50-100 units rose by 35% and the number of new units in projects of 10-49 rose by 57%. They describe the 10-40 unit category as the TOC program's "sweet spot" for housing production and cite Stein's (2019) observation that a 50+ unit building would trigger public review.



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