In November 2016, City of Los Angeles voters approved Measure JJJ, which added provisions to the municipal code to require developers requesting certain entitlements for residential projects to either provide affordable units or pay an in-lieu fee. These requirements generally apply to applications for Zone Changes or General Plan Amendments that increase residential density and were deemed complete on or after December 13, 2016.

Measure JJJ also required the Department of City Planning to create a program to further incentivize affordable housing near transit. Accordingly, the Transit Oriented Communities (TOC) Affordable Housing Incentive Program became effective on September 22, 2017. The program encourages affordable housing within a half mile of major transit stops by providing additional density, reduced parking, and other incentives for projects that include covenanted affordable units.

The report provides an overview of the housing outcomes of these measures and programs through June 30, 2018.

**HIGHLIGHTS**

There was a high volume of housing units proposed in late 2016 and early 2017 — as well as a significant increase in General Plan Amendments and Zone Changes — in anticipation of Measure JJJ and Measure S.

While housing proposed through Zone Changes and General Plan Amendments has declined since the passage of Measure JJJ, the TOC program has accounted for 19% of all units for which entitlements were filed in the past 9 months.

To date, the TOC program has facilitated 5,571 proposed housing units — 1,145 of which are covenanted affordable.

The TOC program has incentivized 417 Extremely Low Income (ELI) units, representing 36% of all proposed affordable units during that same period. These are available to individuals who are at the greatest risk of becoming homeless. To qualify for an ELI unit, a one-person household would be earning a salary of no more than $18,250 — or 30% of the Area Median Income.

The average timeframe for the completion of a discretionary TOC application is 3 months, compared to 7 months for a stand-alone Density Bonus case — 57% faster.

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**HOUSING PROGRESS REPORT**

JULY 2018

**Project:** 88th & Vermont

**Developer:** Community Build and WORKS

**Description:** A mixed-use project with 62 units reserved for formerly homeless and Very Low Income Households. Completion is expected at the end of 2019. This is the first project under the TOC program to receive building permits.
MEASURE JJJ HOUSING UNITS IN PROGRESS

<table>
<thead>
<tr>
<th>Year Filed</th>
<th># of Projects</th>
<th># of Housing Units Proposed</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Market Rate</td>
</tr>
<tr>
<td>2016 and Prior</td>
<td>13</td>
<td>1,434</td>
</tr>
<tr>
<td>2017</td>
<td>18</td>
<td>2,470</td>
</tr>
<tr>
<td>2018 YTD</td>
<td>3</td>
<td>904</td>
</tr>
<tr>
<td>TOTAL</td>
<td>34</td>
<td>4,808</td>
</tr>
</tbody>
</table>

* This represents the number of projects currently proceeding subject to Measure JJJ.

33% of projects (15 of 45) were filed before the effective date of the measure on December 13, 2016, but were not deemed complete until after that date.

53% of projects (24 of 45) were filed between the effective date of Measure JJJ and the March 7, 2017 election in which Measure S was decided. This accounts for 61% of the housing units proposed.

13% of projects (6 of 45) have been filed since the March 7, 2017 election. Seven applications have been terminated, withdrawn, or converted to other cases. Four others are on hold, leaving 34 active or approved JJJ cases as of June 30, 2018.
of TOC projects that have applied for building permits (29 of 43) are by-right, reflecting the strong incentive offered by the by-right provisions of the TOC Guidelines.

<table>
<thead>
<tr>
<th>Level of Review</th>
<th># of Cases</th>
<th># of Housing Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Market Rate</td>
</tr>
<tr>
<td>Discretionary Cases</td>
<td>83</td>
<td>3,461</td>
</tr>
<tr>
<td>By-Right Building Permits*</td>
<td>29</td>
<td>935</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>112</strong></td>
<td><strong>4,396</strong></td>
</tr>
</tbody>
</table>

*Does not include permits filed for which housing unit information is not available.

19% of all proposed housing units for which entitlements were filed in the last 9 months have been facilitated by the TOC program.

836 Affordable Units have been proposed through TOC discretionary cases since October 1, 2017, as compared to:

245 affordable units proposed under Measure JJJ
503 affordable units proposed under the Density Bonus Program

21% of proposed units filed under the TOC program are restricted affordable, compared to:

26% subject to Measure JJJ
14% under the Density Bonus Program

36% of all restricted affordable housing units that have been proposed under TOC are reserved for Extremely Low Income (ELI) households. For comparison, ELI units comprise:

5% of affordable units subject to Measure JJJ
2% of affordable units under the Density Bonus Program

67% of TOC projects that have applied for building permits (29 of 43) are by-right, reflecting the strong incentive offered by the by-right provisions of the TOC Guidelines.

3 months is the average timeframe for completion of discretionary TOC cases, compared to 7 months for stand-alone density bonus cases.