LA County Corridors

SCENARIO CONCEPTS AND ANALYSIS

Move LA: Boulevards of Equity & Opportunity

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16 July 2020
BACKGROUND

The housing crisis in Southern California
California’s Housing Crisis

Ventura County
Los Angeles County
San Bernardino County
Riverside County
Orange County
Imperial County

SCAG 6 COUNTIES

2010-2017
+ 1.2M jobs
+ 162K housing units

REGIONAL NEED 2021-2029*
+ 1.3M housing units
58% moderate income or lower
42% low and very-low income

* 6th cycle RHNA allocation

Sources: SCAG local profiles (2019), HCD SCAG RHNA (2019)
California’s Housing Crisis

California’s Housing Crisis

CITY OF LOS ANGELES

4.1 jobs per home (since 2010)

$750K median home price

$2,500 median rent

REGIONAL NEED 2021-2029*

+ 455K housing units

(40% low and very-low income)

* SCAG draft 6th cycle RHNA allocation

The UrbanFootprint Software Platform

Powering Scenarios and Analytics
CONTEXT SETTING

Transit- vs. auto-oriented areas in the county today
Per household performance compared to countywide averages

- Energy (BTUs): 67M (Transit-oriented) vs. 72M (Auto-oriented)
- Water (Gallons): 67,000 (Transit-oriented) vs. 99,000 (Auto-oriented)
- Driving (Vehicle Miles Traveled): 12,000 (Transit-oriented) vs. 21,000 (Auto-oriented)
- Emissions (Metric tons of CO₂ equivalent): 9 (Transit-oriented) vs. 13 (Auto-oriented)
- Household costs (USD): $12,000 (Transit-oriented) vs. $19,000 (Auto-oriented)

Savings:
- 15M BTUs savings
- 32K gal savings
- 9K miles savings
- 4 MT savings
- $7K savings
Countywide Corridor Concepts
Qualifying parcels

- On qualifying corridors
- Land use is commercial, office or vacant
- 0.5 FAR or less
- 0.2 acres or greater

19,700 acres of low intensity commercial land
Transit corridors

½ mile TOD areas
½ mile high-quality transit areas

9,200 acres of commercial land upzoned countywide

COUNTYWIDE
Up to 840 K new housing units

CITY OF LA
Up to 360 K new housing units
Development on transit corridors as proportion of current annual countywide household averages

<table>
<thead>
<tr>
<th>Category</th>
<th>Savings Equivalent To</th>
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<tbody>
<tr>
<td>Energy (BTUs)</td>
<td>328K homes powered for 1 year</td>
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<tr>
<td>Water (Gallons)</td>
<td>516K homes water use for 1 year</td>
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<tr>
<td>Driving (Vehicle Miles Traveled)</td>
<td>364K cars off the road for 1 year</td>
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<tr>
<td>Emissions (Metric tons of CO₂ equivalent)</td>
<td>765K cars off the road for 1 year</td>
</tr>
<tr>
<td>Household costs (USD)</td>
<td>263K homes costs for 1 year</td>
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A closer look at three corridors

Atlantic • Venice • Slauson
Qualifying parcels

350 acres of commercial land upzoned
Up to 24K new housing units
<table>
<thead>
<tr>
<th>High capacity</th>
<th>Small parcels (less than 1 acre)</th>
<th>Large parcels</th>
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<tbody>
<tr>
<td>4 lane boulevards</td>
<td>Live/Work townhomes 32 units/acre</td>
<td>3-5 story wrap 80 units/acre</td>
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<tr>
<td>6+ lane boulevards</td>
<td>4-story tuck under 60 units/acre</td>
<td>4-story + 1 podium 100 units/acre</td>
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<tr>
<td>TOD areas on boulevards</td>
<td>4-story + 1 podium 100 units/acre</td>
<td>5-story + 2 podium 150 units/acre</td>
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Venice
22 miles long
Qualifying parcels

120 acres of commercial land upzoned

Up to 14K new housing units