EXHIBIT B:
2021-2029 Update to the Housing Element of the General Plan

CPC-2020-1365-GPA, CPC-2021-5499-GPA, ENV-2020-6762-EIR

Recommended by the City Planning Commission on October 14, 2021.

October 20, 2021



Los Angeles

HOUSING ELEMENT

2021-2029

LOS ANGELES CITY PLANNING

LAHD
LOS ANGELES HOUSING DEPARTMENT

City of Los Angeles
Housing Element 2021 - 2029

The Housing Element is one of the eight State-mandated elements of the General Plan and identifies the City's housing conditions and needs, establishes the goals, objectives, policies, and programs that are the foundation of the City's housing strategy.

Adopted: TBD

CPC-CPC-2020-1365 GPA; ENV-2020-6762-EIR

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Executive Summary

Land Acknowledgment

The City of Los Angeles is situated in the ancestral and unceded lands of the Tongva (also known as Yaavitam), the Gabrieleños, the Kizh, the San Fernando Band of Mission Indians, and the Fernandeño Tataviam Band of Mission Indians peoples. We acknowledge their elders, past, present, and future, for their cultural resilience. They are the original caretakers of this land on which the central governing institutions of the City of Los Angeles are constructed. Today, the City of Los Angeles is home to the second largest community of Native Americans in the United States.

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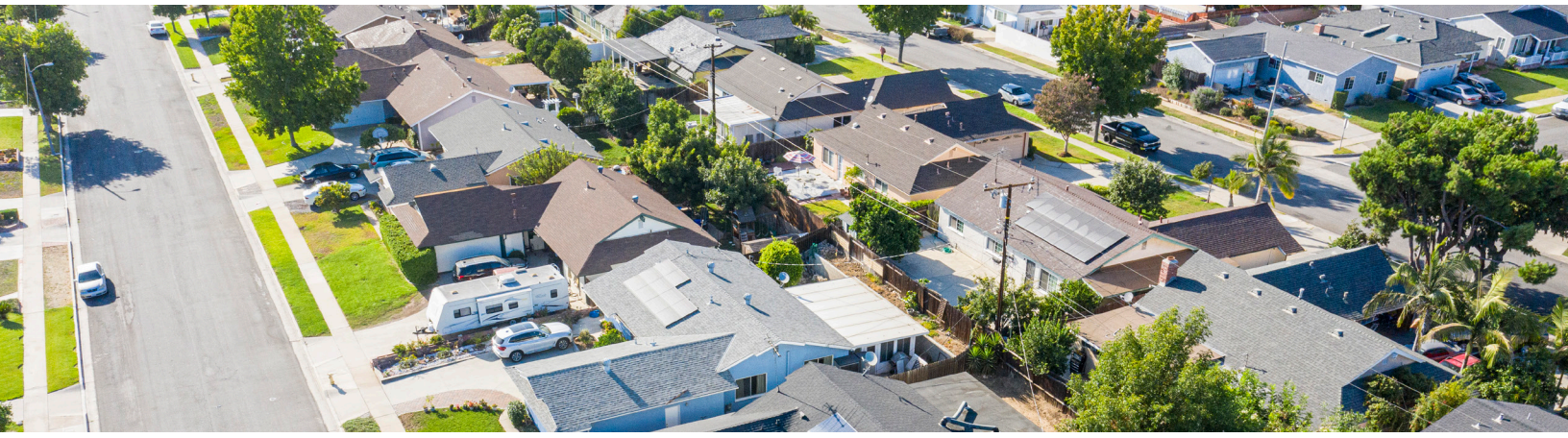


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Executive Summary

Introduction to the Plan to House LA

The City of Los Angeles has experienced the most severe housing crisis of any major city in the United States for some time now. With a wave of evictions threatening to further increase Los Angeles' homeless count and potentially move more families deeper into poverty, the devastating ways in which our housing crisis exacerbates existing disparities has become all too clear. The critical need for greater housing stability, affordability, equity and opportunity have never been more important.

The 2021-2029 Housing Element of the General Plan (The Plan to House LA) presents a vision where housing in Los Angeles is ample and affordable, where tenants and affordable housing are protected and preserved and where proactive efforts are made to reverse the legacies of discriminatory and racist policies.

In that regard, the Plan to House LA offers an important opportunity to center racial and social equity and to directly address the severe housing disparities and patterns of exclusion that continue to shape who can live where. It reflects a commitment to providing housing initiatives that expand and preserve our affordable housing stock, encourage greater access to housing, minimize the displacement of vulnerable residents, and reform policies and practices that have negatively impacted Angelenos, particularly Communities of Color, including Indigenous, Black, Latinx, and Asian communities.

This Housing Element updates the previous (2013-2021) Housing Element, keeping its general structure in place, while making changes to reflect evolving needs, priorities, resources, and conditions in the City.

"Loving Los Angeles means facing the bitter truth about our past that maps of our city were drawn to protect the wealth of white people and destroy the wealth of Black people and other people of color. Redlining and exclusionary zoning resulted in a city where today Black and Mexican origin families hold 1/90th of the wealth of white families on average, it's a city where Black people are overrepresented among those experiencing homelessness by a factor of four, and where Latino homelessness accounts for the greatest jump of newly homeless Angelenos."

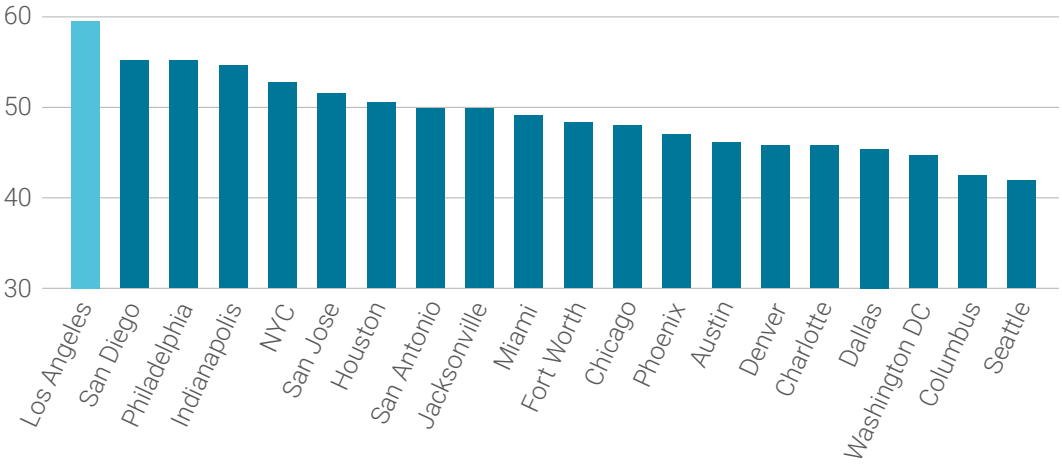
—Mayor Garcetti, State of the City 2021

Background — The Housing Crisis in Los Angeles

Los Angeles is one of the most dynamic cities in the world. However, with its continued growth and economic success has come increasing challenges relating to the need for more affordable housing and support to help homeless Angelenos off the street and into homes. Simply put, over the past 40 years, Los Angeles has welcomed more people without adding enough places for them to live. While the City has made significant progress in the last eight years, much more needs to be done to achieve the kind of City Angelenos have made clear they desire. Housing is key to this vision.

It is a cliché to say that the City of Los Angeles is in a housing crisis. However, the negative impacts resulting from the severe misalignment of housing costs and incomes in this City are hard to overstate. Angelenos pay more of their income on housing, live in more overcrowded conditions, and have the highest rates of unsheltered homelessness of any city in the country. Almost half of all households struggle to pay their rent and mortgage, with more than a third of renters spending half their paycheck on rent . Many workers in the City are forced to live far from their jobs, which worsens commute times, our air quality and greenhouse gas emissions.

Chart ES.1: **Percentage of Rent Burdened Households, Major US Cities**



Source: American Community Survey; 2019 ACS 5-Year Estimates

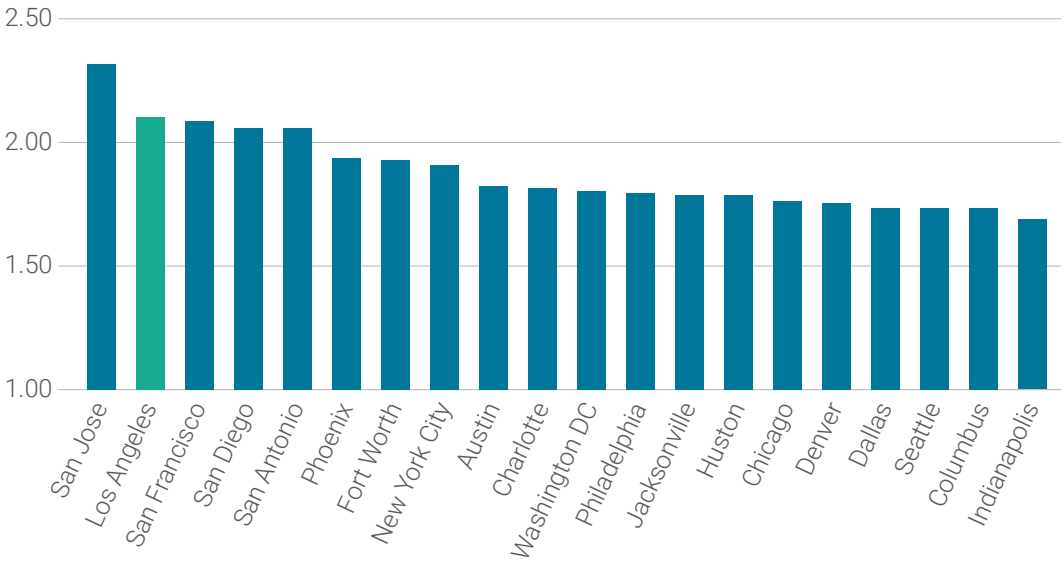
While rising housing costs impact all segments of the housing market, it is particularly dire for those with low incomes, the unhoused, and those with special housing needs. These populations frequently face discrimination, health conditions, lack of transportation, and unemployment that exacerbate difficulties in accessing permanent housing. Despite significant advances in housing individuals that may have lost their

home, and providing for special needs, homelessness continues to increase as people are losing their housing faster than new housing can be provided and obtained.

Displacement pressures are intensifying and Angelenos (particularly families with children) are increasingly leaving the City because, in part, they no longer find it possible to afford the cost of housing. Young people in particular, are not able to form households. With housing options so limited, many households are only able to find affordable housing in traditionally lower income neighborhoods, which intensifies gentrification pressures. Unequal access to neighborhoods with high resources and opportunities such as good jobs, transit, parks, and amenities exacerbates segregation, economic disparities, unhealthy living conditions, and commute times.

Most experts point to a lack of adequate, affordable housing for the population as the root of the local housing crisis. Los Angeles has the second fewest number of homes per adult of major US cities (see Chart ES.2 below). If the City of Los Angeles had the same number of homes per adult as the national average, the City would have an additional 129,000 homes (2019, American Community Survey). This shortage has developed primarily since the 1980s, as the population in Los Angeles grew much faster than the creation of new housing. Downzonings during this period limited the land area and intensities at which housing could be built.

Chart ES.2: **Adults (18+) per Housing Unit, Major US Cities**



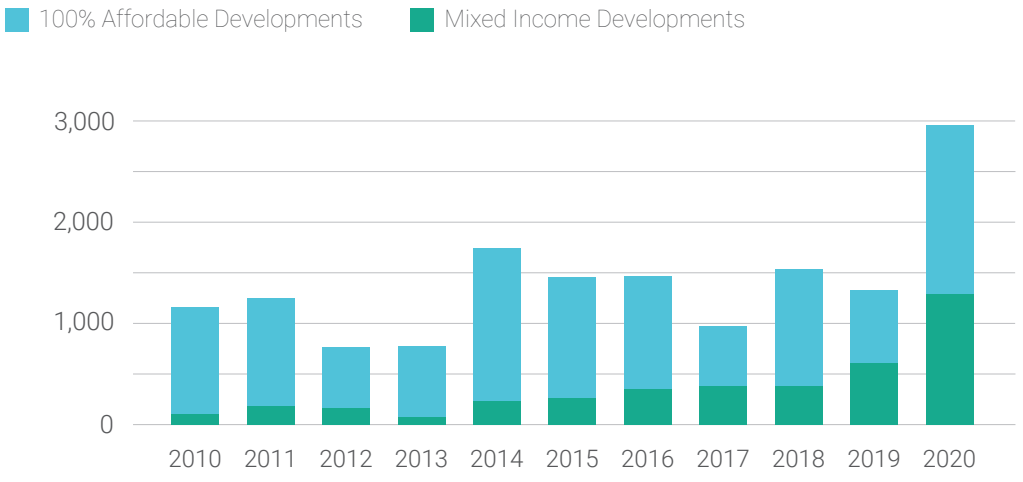
Source: 2019 ACS 5-Year Estimates

To address worsening statewide housing needs California's Housing Element Law has undergone numerous revisions in recent years. These changes include new requirements to account for existing unmet housing needs when planning for housing. As such, the City's new Regional Housing Needs Assessment (RHNA) allocation is significantly higher this cycle, reflecting the severe shortage of available and affordable housing in Los Angeles.

Identifying and addressing the causes of the housing shortage is a central part of the Housing Element process (see Constraints Chapter 2). Some factors are out of the City's control (increasing material costs; a shortage of construction labor, etc) but other areas present opportunities to alleviate constraints imposed by the City including regulatory burdens (lengthy approvals, fees), a deficiency of public subsidy, local processes that create risk and uncertainty; and an undersupply of land where affordable housing is allowed to be built. All of these factors overlap and impact where housing can be built, types of housing and local housing market conditions.

The City of Los Angeles has been taking bold strides to address the housing issues of residents, and has begun to see some positive results. Since the adoption of the prior Housing Element, the City has created several important funding and incentive tools that have significantly increased the production of affordable housing over prior levels (as shown in Chart ES. 3), while also adopting many additional tenant protection and affordable housing preservation policies (see Chapters 2 and 5).

Chart ES.3: **Affordable Housing Production by Source of Affordability | 2010-2020**



Source: LAHD and LACP, Annual Progress Reports of the Housing Element, 2010-2020

The Plan's detailed information on the City's housing needs (presented in Chapter 1) shows the considerable challenges but also notes some important progress in reversing some of the worst trends of prior decades (e.g. cost burden, overcrowding, and rent levels). Much more work is needed to make meaningful improvements in the lives of Angelenos.

This Housing Element presents a critical opportunity for the City to reverse housing disparities across geographies, incomes, and racial groups and guarantee the right of safe, secure and affordable housing for all Angelenos. This is not an easy task, as the challenges we face are deep rooted and transformative change is needed; however, the imperative is clear. We must work to build a more affordable, resilient, and just city for all.

Reader's Guide

While the Plan's narrative frames the key concepts and proposals of the Housing Element, the essence of the Plan lies in its goals, objectives, policies, andprograms. These declarative statements set forth the City's approach to variousissues. Goals, objectives, policies, and action programs are described below.

Goals: A goal is a statement that describes the future condition or "end" state. Goals are outcome-oriented and achievable over time, though not driven by funding.

Objectives: An objective is an aspirational measure of goal attainment. In the Housing Element, the objectives follow the goal and precede the policies. Meeting given objectives will depend on available funding to implement the proposed programs.

Policies: A policy is a clear statement that guides a specific course of action for decision-makers to achieve a desired goal. Each policy in the Plan is labeled with the goal and objective they refer to, and a unique number (e.g., 1.2.3).

Programs: An implementation program is an action, procedure, program or technique that carries out goals and policies. Implementation programs are comprehensive in nature, encompassing amendments of existing and preparation of new ones. Completion of a recommended implementation program will depend on a number of factors such as citizen priorities, finances, and staff availability. These recommendations are suggestions to future decision makers as ways to implement the goals and policies contained in this Housing Element. The listing of recommended implementation programs in the Housing Element does not obligate the City to accomplish them. Chapter 6 contains a list of all the Housing Element implementation programs.

Housing Element Organization

The Housing Element of the General Plan is organized into six chapters. Each chapter is further organized into sections that address specific topics described below:

Introduction and Orientation: This initial chapter describes the role and requirements for the Housing Element. The chapter also outlines the Plan's six goals, highlights the Plan's organizational format, describes the Plan's relationship to the City's General Plan as well as plans developed by other City agencies and regional jurisdictions and includes a glossary of terms. This chapter also includes a summary of the outreach completed while developing the draft.

Chapter 1 — Housing Needs Assessment: Provides a comprehensive overview of the City's population, household, and housing stock characteristics, and an analysis of these factors in order to identify housing needs of the variety of household types and special needs across the City. The analysis highlights low rates of housing affordability and the creation and loss of existing low-cost housing. In addition, demographic changes such as the increase in the senior population and decrease in young families and children are assessed. The Chapter also includes the summary of findings for the Housing Element Assessment of Fair Housing (Appendix 1.1) which includes an analysis of the disproportionate housing needs, segregation patterns, and disparities in access to opportunity by race, income, disability and familial status; along actions and programs intended to promote the City's goals of affirmatively furthering fair housing based on prioritized contributing factors.

Chapter 2 — Constraints on Housing Maintenance, Improvement, and Development: Addresses regulations and conditions that constitute constraints to housing production and preservation, including governmental regulations, infrastructure requirements and non-governmental market conditions such as land, construction and labor costs, opposition to housing, and restricted financing availability.

Chapter 3 — Opportunities for Conservation in Residential Development: State Housing Element law requires cities to identify opportunities for energy conservation in residential development. The City has broadened this analysis to include energy conservation, water conservation, alternative energy sources and sustainable development which supports conservation and reduces demand. These efforts reduce development costs and improve the long-term affordability of housing units. The enactment of the LA Green Building Code and other regulations like the Low-Impact Development Ordinance have greatly strengthened City efforts towards sustainability. Specific City programs include providing rebates for energy efficient appliances, shifting the time of energy use, using alternative sources of energy (i.e., solar power), installing green roofs, requiring more sustainable landscaping and site design, and adopting General Plan land use designations and zoning that facilitate higher-density, compact, infill development near transit.

Chapter 4 — Adequate Sites for Housing: State Housing Element law requires the City to show that it has adequate land zoned to accommodate expected population growth. For the 8-year plan period (2014-2021), the number of housing units estimated to be needed in Los Angeles is 456,643. The figure is called the Regional Housing Needs Assessment (RHNA).

This Chapter identifies the City's inventory of land suitable for residential development without the need for any legislative action by the City, identifies additional alternative methods of satisfying the RHNA and identifies the need for rezoning programs to accommodate the RHNA allocation. The analysis demonstrates that, during the 6th cycle, the City has an anticipated unit potential of 230,947 units, of which 72,650 units are Lower Income. As a result, the Plan identifies a need for a Rezoning Program to accommodate 255,432 units. The various rezoning strategies to meet this shortfall, as well as their assumptions, are also included. Finally, the Chapter includes an analysis of both the adequate sites and rezoning inventory's compliance with Affirmatively Furthering Fair Housing (AFFH) requirements, and finds that the rezoning program would substantially improve access to opportunity.

Chapter 5 — Review of the 2006-2014 Housing Element: Preparation of the Housing Element Update included the essential step of evaluating the previous 2006-2014 Housing Element in order to identify progress and evaluate the effectiveness of previous policies and programs. The review shows that building permits were issued for 117,088 new housing units. The City has therefore already met its overall RHNA target of 82,002 units; however, it is not expected to have produced enough housing in the affordable lower and moderate income categories. The review noted progress in increasing affordable housing production, particularly through mixed-income developments and showed that the goals, objectives and policies of the previous Housing Element remain largely relevant and important. This Housing Element Update builds upon them, reconfiguring and refining some of them to better focus the City's strategy. The updates focused on advancing citywide housing priorities that specifically address the housing shortage, advancing racial equity and access to opportunity, protecting Angelenos from displacement, and promoting sustainability and resilience. Similarly, the evaluation of programs provided insight into which efforts were more effective than others. As a result, many programs have been reconfigured so that going forward, more will be accomplished and a more accurate accounting can occur through the Housing Element's Annual Progress Report.

Chapter 6 — Housing Goals, Policies, Objectives and Programs: The objectives, policies and implementation programs under each goal speak to the diverse housing needs across the City. The City's approach to alleviating housing needs and of creating sustainable mixed-use, mixed-income neighborhoods across the City aim to provide opportunities for housing, jobs, transit and basic amenities for all segments of the population. Each program was crafted to meet particular housing needs of the City, whether they are renters or homeowners, or populations with special needs. The goals, objectives and policies are organized around five issues: housing production; housing preservation; livable and sustainable communities; housing opportunities for all; and ending homelessness.

Housing Element: Purpose and Process

Housing Element and the General Plan

In the State of California, all cities are required to develop a General Plan and the Housing Element is a required component of every city's General Plan. The General Plan can be thought of as a city's "constitution for development," or the foundation upon which all land use decisions are to be based. It establishes policies and programs that assist decision makers as they review planning approvals for a new project or consider a proposed ordinance or policy. As such, the General Plan provides the foundational guide for planning, outlining how land is used and how the City allocates its resources. The General Plan is, however, more than just the legal basis for all local land use decisions; it is the vision for how the City will evolve, reflecting the values and priorities of its communities.

The City of Los Angeles' General Plan consists of 12 Citywide Elements and 35 Community Plans, which collectively serve as the Land Use Element. The Framework Element establishes the overarching vision for the City's future growth, and the long-range strategies, goals, objectives, and policies to implement that vision. The General Plan also includes topic-specific elements, including the Housing Element, which provide detailed goals, policies and programs specific to each area of focus, in consistency with other elements. The Framework Element continues to provide policy direction for future amendments to the Housing Element and the Community Plans, which determine the zoning and land use for each parcel of land in the City.

The Plan to House LA update embodies the existing goals and policies of other General Plan elements and identifies the more detailed strategies the City will implement to achieve them with regards to housing. The update also ensures that housing goals, objectives and policies are integrated and consistent with all of the other elements of the General Plan. Recent changes to state law require the city to review, and update as necessary, the Safety Element alongside the Housing Element. The Safety Element is another topic specific element that details the city's approach to preventing, responding to and recovering from disaster events. Targeted amendments to the Safety Element are being adopted alongside the Plan to House LA to reflect the city's expanded focus on planning for hazards including wildfires, flooding and the impacts of climate change. Additionally, some minor amendments will be adopted into the Plan for a Healthy Los Angeles to clarify that the plan satisfies the state environmental justice requirements of SB 1000.

While fulfilling the statutory requirements of State Housing Element law, the policies and programs herein also foster on-going partnerships among City departments, with other governmental agencies, and with the private sector to respond to ever-changing housing demands and market conditions. The update provides policy guidance relating to housing issues to decision makers at all levels of City government.

State Law Framework

Statutory requirements for the Housing Element are delineated in California State Government Code Section 65580 – 65589.9. The Housing Element is required to be updated every eight years in accordance with a specific schedule of dates established by the State. ThisHousing Element therefore covers the period of October 1, 2021 through October 1, 2029.

Pursuant to State law, the Housing Element must include the following key components:

- An analysis of existing and projected housing needs
- An analysis of potential constraints on housing
- An analysis of assisted housing developments that are “at-risk” and eligible to change from low-income housing uses
- An inventory of land suitable for housing
- An affirmatively furthering fair housing (AFFH) analysis



- An analysis of any special housing needs
- An analysis of opportunities for residential energy conservation
- An evaluation of the previous Housing Element
- Goals, policies, and implementation programs

Because housing needs are recognized as a matter of statewide concern, the State, through the Department of Housing and Community Development (HCD), must certify the compliance of every jurisdiction's Housing Element upon adoption. Pursuant to AB 72 (2016), HCD also has new statutory authority to revoke Housing Element compliance if the local government's actions do not comply with state law. In addition, HCD may notify the California Office of the Attorney General that the local jurisdiction is in violation of state law for non-compliance with housing element law (or other state housing laws).

Affirmatively Furthering Fair Housing

Pursuant to Assembly Bill 686 (2018), the Housing Element must include an analysis and determination of consistency with Affirmatively Furthering Fair Housing (AFFH) requirements. AFFH is defined as "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. These actions must, taken together, address significant disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, and foster and maintain compliance with civil rights and fair housing laws."

To comply with these requirements, the implementation programs of the Housing Element must affirmatively further fair housing, and must include an Assessment of Fair Housing. Building on the adopted Assessment of Fair Housing plan (2018-2023), this document includes its own AFH with updated findings and contributing factors based on guidance from HCD, and sets the framework for the 2023-2028 AFH that will be submitted to HUD. Additionally, the adequate sites suitable for housing development must be identified throughout the City in a manner that affirmatively furthers fair housing (see Chapter Four).

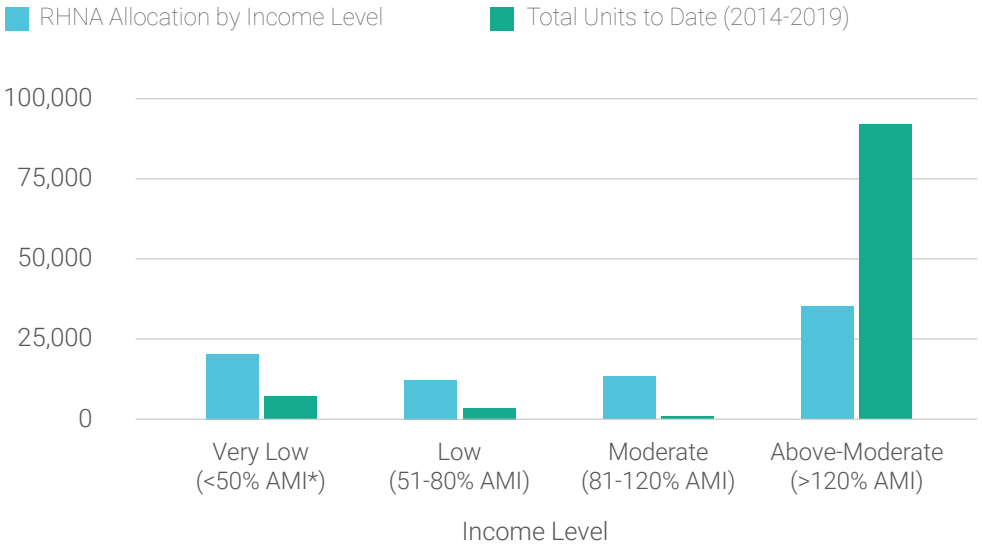
For purposes of the Housing Element sites inventory, this means that sites identified to accommodate the lower-income portion of the RHNA are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. A helpful resource is to conduct AFFH analysis is the California Tax Credit Allocation Committee (CTCAC)/California Department of Housing and Community Development (HCD) Opportunity Maps, which can be seen on Map 3.4 (Chapter Two) or accessed at: https://www.treasurer.ca.gov/ctcac/opportunity.asp.

Regional Housing Needs Assessment (RHNA) Summary

The Regional Housing Needs Assessment (RHNA) is the State required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The State assigns each region in California a housing target (RHNA Allocation) that is distributed to jurisdictions through a methodology prepared by the regional councils of government. The RHNA allocation is further segmented into four income categories based on area median income (AMI). Each local jurisdiction must then identify adequate sites with realistic development potential to demonstrate it can meet its share of the regional housing needs.

The City's RHNA allocation for the previous Housing Element planning period of January 1, 2014 to September 30th, 2021 was 82,002 new housing units. From 2014 to the end of 2020 (7 years), building permits were issued for 117,088 new housing units. The City has therefore already met its overall RHNA target of 82,002 units; however, it is not expected to have produced enough housing in the affordable lower and moderate income categories. Progress on meeting the 5th cycle RHNA is detailed more fully in Chapter 5 and summarized in Chart ES.4 below.

Chart ES.4: **RHNA Allocation by Income Level and Total Units to Date | 2014-2020**



For this current 2021-2029 Housing Element 6th cycle, the regional Southern California Association of Governments (SCAG) issued a target of 456,643 housing units for the entire City of Los Angeles, of which 184,721 units (40%) are designated for very low- and low-income households. These figures are more than five times higher than the prior 5th cycle allocation, as seen on Table ES.1 below. This significant increase is primarily the result of changes in state law that included new markers of existing housing needs such as overcrowding and cost burden in the RHNA.

Table ES.1: **Comparison of 6th vs. 5th Cycle RHNA Targets, by Income Level**

Income Level	2013-2021 Target Units	2021-2029 Target Units
Very Low-Income (0-50% AMI)	20,426	115,978*
Low-Income (51-80% AMI)	12,435	68,743
Moderate-Income (81-120% AMI)	13,728	75,091
Above Moderate-Income (Over 120% AMI)	35,412	196,831
Total Units:	**82,002**	**456,643**

**Note: 57,989 (50%) of the Very Low-Income units are considered to be Extremely Low-Income (ELI)*

Through the implementation of the policies and programs set forth in the *Plan to House LA,* the City will pursue the production and preservation of housing for all residents and will strive to meet its RHNA goal of 456,643 new units by October, 2029. However, the lack of adequate resources for Affordable Housing will likely lead to production levels of low and moderate income units that fall short of the RHNA goals.

As described more fully in the RHNA Section of Chapter 1, the City estimates that under current assumptions it will likely be unable to meet its total RHNA targets for new construction. The City is therefore projected to fall short at the affordable (below 120% AMI) income ranges, but may meet the above moderate (market-rate) production levels. While the RHNA allocation suggests that almost 260,000 units affordable to households earning less than 120% AMI will be needed, it is anticipated that approximately 51,000 affordable units may be constructed within the eight year RHNA period at this range (about 20% of the target). This is a reflection that total housing

needs for lower and moderate income households greatly exceeds the ability to meet those needs with existing financial resources and incentive programs. However, it is important to highlight that this Housing Element is projecting a significant increase in housing production at all income ranges compared to prior cycles.

Summary of the Plan to House LA

As described in more detail above (See *State Law Framework* above) Housing Element law requires that each City and County identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, programs and quantified objectives to further the development, improvement, and preservation of housing.

The *Plan to House LA* translates state law requirements into a document that is organized in a logical and readable manner that aligns with the City's General Plan format. The *Plan to House LA* is organized into six chapters and a series of appendices. Each chapter is further organized into sections that address specific topics.

The content of the *Plan to House LA* was influenced by the development of six key "Concepts." These Concepts integrated feedback from the public alongside citywide policy priorities to describe how the City intends to meet increasingly ambitious housing production goals. They center around access to opportunity, housing stability, anti-displacement, equity, affordability, well-being and sustainability. The Plan's six Concepts are listed below in the Public Participation section.

Housing Goals, Objectives, Policies and Programs

Los Angeles' housing goals, objectives, policies, and programs are guided by the City's overall housing vision:

It is the overall housing vision of the City of Los Angeles to create housing opportunities that enhance affordability, equity, livability and sustainability by remedying discriminatory housing practices and creating a city with a range of housing types, sizes, and costs in close proximity to jobs, transit, amenities, and services. In keeping with a fundamental belief that housing is a human right, the City will work towards ensuring that housing stability and affordability is provided to all residents.

In line with this vision, all goals, policies and objectives are intended to further certain Citywide Housing Priorities, defined below to include:

Addressing the Housing Shortage: Increase the production of new housing, particularly affordable housing.

Advancing Racial Equity & Access to Opportunity: Proactively address racial and economic segregation in the city by creating housing opportunities that address historic patterns of discrimination and exclusion.

Preventing Displacement: Protect Angelenos—especially persons of color—from indirect and direct displacement, and ensure stability of existing vulnerable communities.

Promoting Sustainability & Resilience and Environmental Justice through Housing: Design and regulate housing to promote health and well-being, increase access to amenities, contribute to a sense of place, foster community and belonging, and protect residents from existing and future environmental impacts.

The five goals that will guide the 2021-2029 Housing Element are as follows:

GOAL 1
A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

GOAL 2
A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.

GOAL 3
A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

GOAL 4
A City that fosters racially and socially inclusive neighborhoods and corrects the harms of historic racial, ethnic, and social discrimination of the past and present.

GOAL 5
A City that is committed to preventing and ending homelessness.

Each goal, along with major associated objectives, policies and programs will be summarized below. Please see Chapter 6 for the complete descriptions.

Goal 1 - Housing Production

Goal 1 emphasizes the importance of overall housing production in order to result in an ample supply of housing to better meet both existing and projected housing needs. This goal recognizes that rates of housing production have been insufficient historically and that in order to combat overcrowding and cost-burden, more housing options are needed, particularly those that are more affordable. A lack of adequate funding for deed-restricted Affordable Housing and other subsidies has limited the ability of the City to provide a critical social safety net for those at greatest risk of housing insecurity and homelessness. However, an increasing number of Affordable units are being created in mixed-income housing projects, often serving those at the lowest income categories (extremely low and very low).

Per the 2021-2029 RHNA, the City needs to produce about 57,000 units per year in the the 6th Housing Element Cycle; however, the City has only been producing an average of 16,700 units per year since 2014, indicating substantial changes are needed to achieve these housing goals. Of the City's 2021-2029 RHNA, about 23,000 units/year should be affordable to lower income households (80% AMI and below), however the City has only been producing an average of 1,650 affordable units per year since 2014. While significantly more housing at all income ranges is needed to address the current shortage, it will likely not be sufficient to serve those with the lowest incomes. Therefore, the particular importance of housing production that is affordable to lower income households is emphasized throughout Goal 1, while Goal 2 emphasizes that production must be balanced with strong preservation, replacement and tenant rights policies.

Objectives within the housing production goals are divided into three areas: forecasting and planning for changing housing needs (1.1), facilitating housing production, especially for affordable housing and housing meeting citywide housing priorities (1.2), and promoting a more equitable geographical distribution of affordable housing (1.3).

The policies and programs for production include locating new sources of local financing for affordable housing, targeted loan programs for homeowners and land use changes to increase sites where affordable housing can be built. Changes to production related policies from the prior Housing Element include a greater emphasis on producing a supply of housing that will alleviate existing housing needs, implementing strategies to better align citywide and community level housing planning efforts and reducing racial and economic segregation through a much stronger focus on locating Affordable Housing in all communities, particularly High Opportunity Areas. For example, Program 65 calls for allocating housing targets within Community Plan areas in a way that affirmatively furthers fair housing. Anti-displacement is added as a core component to future planning and land use strategies and the importance of more state and regional coordination is also strengthened.

Goal 2 - Housing Preservation and Housing Stability

The *Plan to House LA* establishes a new Goal 2 focusing on housing preservation and tenant protections in order to elevate critical City priorities around housing stability. This is a recognition of the importance of maintaining existing affordable housing and keeping people housed. Given the substantial cost benefits to preserving existing units as opposed to constructing a new unit, Los Angeles has long been committed to activities that support the preservation of affordable housing.

Objectives within the housing preservation and stability goal are divided into three topic areas: strengthening renter protections and preventing displacement (2.1), promoting more affordable ownership opportunities and ownership retention strategies (2.2), and conserving and improving the quality of housing (2.3). The overall policies within these objectives emphasizes the importance of prioritizing underserved communities and the most vulnerable.

Preservation related policies and programs include a combination of affordable housing preservation, habitability code enforcement, tenant protections, and ownership strategies; funding incentives to rehabilitate and maintain the housing stock; outreach, and education; as well as mechanisms to extend the affordability terms of units facing expiring covenants. There is also an overall increased emphasis on preventing displacement and protecting communities of color, which was not explicitly discussed in the previous Housing Element. New strategies include expanding "no net loss" requirements, affordable housing replacement policies, and a tenant's right to return to any replaced housing unit. Concepts such as extending affordability covenant terms, establishing community preference policies as well as promoting emerging ideas such as community land trusts and tenant/community opportunity to purchase programs were also added. One significant new preservation strategy involves the purchase of naturally affordable housing in order to remove units from the speculative market, help insulate tenants from price increases, and create housing for low-income families. Finally, there is an increased emphasis on education and empowerment for both tenants and homeowners. Specifically, language has been added to help promote homeownership as a wealth building strategy in communities of color through the prevention of predatory real estate practices and the promotion of education around enhancing home equity.

Goal 3 - Healthy, Livable, Sustainable, and Resilient Communities

Goal 3 emphasizes the important role of housing in creating a City that offers healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos. The goal encompasses an array of policies and actions that both enhance the quality of life and well-being of communities throughout Los Angeles as well as promote overall sustainability and resilience.

The objectives under this goal relate to the use of quality design (3.1), environmental sustainability (3.2) and promoting disaster and climate resilience in citywide housing

efforts (3.3). The design objective recognizes that housing can promote healthy communities and well-being, increase access to amenities, contribute to a sense of place, and foster community and belonging. Advancing environmentally sustainable residential buildings and land use patterns creates the path towards a low-carbon City, green energy future, and implements the City's Green New Deal (Sustainability pLAn) and Citywide Resilience Strategy.

The policies and programs falling under this goal will promote sustainable neighborhoods that lessen impacts on natural resource consumption by directing housing toward jobs and transit and by employing green-building techniques. These efforts will facilitate high quality, healthy housing in neighborhoods that mix incomes and improve accessibility to jobs and services in line with the Framework Element. The focus on health has increased, with new policies guiding development to better orient building siting and features toward beneficial uses and away from polluting or hazardous features. The prior Housing Element's focus on safety has more explicitly been linked to disaster resilience with several new policies on identifying risks to our housing stock and minimizing these risks for communities most at risk.

Goal 4 - Advancing Equity, Inclusion, and Access to Opportunity

Goal 4 strives towards a City that fosters racially and socially inclusive neighborhoods and corrects the harms of historic racial, ethnic, and social discrimination of the past and present. This goal recognizes that impacts of the affordable housing crisis are not equitably experienced by all Angelenos due to historic and ongoing structural inequities such as redlining, racially restrictive covenants, and exclusionary zoning. The effects of past systematic segregation and exclusion in housing are still apparent in many areas of Los Angeles today. Communities of color remain largely segregated and excluded from areas with more access to opportunities such as high performing schools and jobs. Lower income households, particularly Black, Indigenous, and People of Color, also have much higher rates of housing insecurity and a greater need for affordable housing.

The objectives under this goal relate to ensuring that housing opportunities are accessible to all residents without discrimination (4.1), promoting outreach and education on fair housing practices and accessibility (4.2) and a new affirmatively furthering fair housing objective committing to taking of proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing in Higher Opportunity Areas (4.3).

The policies and programs under this goal promote and facilitate equal opportunity practices in the construction, provision, sale and rental of housing; including ensuring accessibility to persons with disabilities in City funded affordable housing developments. Policies also aim to expand outreach and education for homebuyers and renters regarding fair housing and other protections in the purchase, rental, and/or modification of housing. Finally, under the third objective, policies and programs call for increasing access and transparency in the lease-up process for affordable housing,

ensuring that all neighborhoods have a range of housing typologies to provide housing options for all and examining land use practices that perpetuate racial exclusion and inequities. Related changes to production related policies and programs include a greater emphasis on locating Affordable Housing in all communities, particularly Higher Opportunity Areas and introducing context-specific land use reforms in a way that affirmatively furthers fair housing.

Goal 5 - Preventing and Ending Homelessness

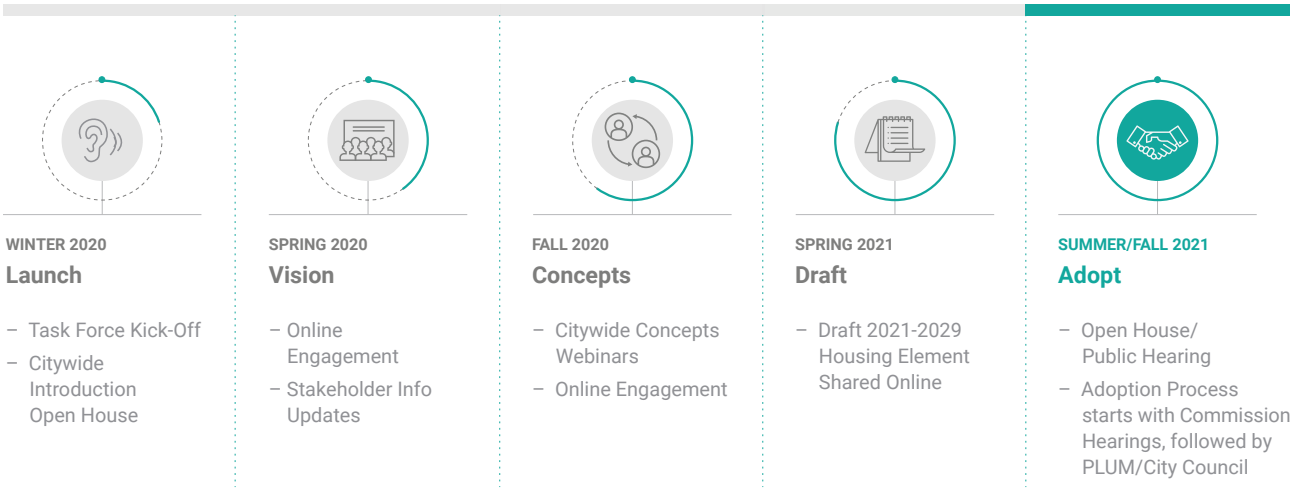
Goal 5 commits the City to preventing and ending homelessness based on the longstanding vision in Los Angeles that housing is a human right. This goal requires that every individual and family is housed by promoting strategies to prevent residents from losing their housing and by rapidly rehousing those who do fall into homelessness. Unfortunately, the drastic shortfall in affordable housing available to people with the lowest incomes throughout the region has led to more unhoused people in recent years even as the homeless services system has scaled up significantly and become more effective and efficient in response.

The homelessness policies and programs focus on a tiered approach that recognizes the need to provide sufficient temporary and emergency shelters to meet short-term needs while working toward a rapid return to more stable housing or permanent supportive housing over the longer-term. Programs emphasize the need and demand for supportive services and compassionate care as part of the commitment to prevent and end homelessness. Outreach and education efforts under this goal seek both to increase awareness for all City residents about the needs of the homeless and to inform the homeless about housing and service opportunities. More direct policy language was added to specify that supportive services, including housing and temporary facilities, need to be included in all neighborhoods of the City, and there is continued work to remove barriers to siting housing for homeless persons. Finally, policies were added to emphasize the need to compassionately care for individuals experiencing homelessness with facilities like restrooms, showers and drinking fountains.

The Plan's goals, objectives, policies, and programs collectively comprise the City's housing action plan for the 2021-2029 planning period. Together they will guide daily decision-making by City officials and staff, and provide benchmarks on the housing programs that the City carries out to meet its overall housing goals.

Summary of Public Participation

Figure ES.1: **Outreach Process**



Updating the Housing Element requires vital public and stakeholder input that can only be collected through public participation. Government Code 65583(c)(7) mandates local governments to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element" and to describe their public participation efforts. The Department of City Planning and the Los Angeles Housing Department of (LAHD) engaged the public through numerous digital and in-person events (prior to the Covid-19 pandemic), and through other innovative ways, to collect the public's input. This outreach, participation and input has been used to guide and inform the updating process of the Housing Element.

Tens of thousands of people participated in the Housing Element Update outreach process and represented the City's diverse racial and ethnic communities, as well as age groups, income levels, and different housing experiences (i.e. renter versus home-owner). Efforts were taken by staff to provide outreach in Spanish to reach the City's large mono-lingual community, including bilingual webinars, online tools and a statistically valid survey. An important engagement element was the participation of the Housing Element Task Force, a 63-member group of diverse housing-related professionals, experts and community leaders, to further reach all segments of the City. The different public participation phases of the Housing Element Update are illustrated in Figure ES.1 and are described below. As part of the City's commitment to affirmatively further fair housing, there is a language and culturally inclusive outreach program intended to engage historically underrepresented communities in long range housing and planning processes.

A more detailed description of the outreach methods summarized below, as well as many of the general comments and findings collected as a part of the public participation process, are provided in Appendix 0.1.

Launch/Vision Phase

In October 2019, the City of Los Angeles launched the 2021-2029 update to the Housing Element, also referred to as the Plan to House LA. The Launch phase focused on the citywide introduction of the Housing Element Update and on informing the public on how it shapes housing outcomes in the City. A call for applications to join the Housing Element Task Force was issued and more than 280 persons and organizations applied. A diverse, balanced group of 63 members were selected and a kick-off Task Force meeting was hosted in January 2020 by the City's Director of City Planning and General Manager of LAHD.

In early 2020, the City launched the Visioning phase for the Plan. This phase focused on broadening public participation in the housing conversation and on collecting public feedback and input critical to the Housing Element Update. Community engagement focused on understanding housing needs, reviewing existing goals, and developing a collective vision for housing in Los Angeles.

Between January and July 2020, over 1,800 people clicked, commented, and participated in the Launch/Vision phase of outreach. Participants at all events were asked to share their frustrations with the current housing landscape and their vision for future improvements. Specific feedback and comments received from the public and Task Force during the Launch/Visioning revealed the following common topics:

- Protecting renters & preventing displacement
- Producing more housing, especially affordable housing
- Zoning for inclusive communities
- Serving the most vulnerable
- Addressing the homelessness crisis
- Promoting livable and resilient neighborhoods
- Promoting ownership

Kick-Off Workshops

The City hosted three in-person open house Kick-Off Workshops in February and March 2020 for the public to learn about the current Housing Element and to provide a space where participants could ask questions and share their comments with staff. Participants were engaged in both English and Spanish by bilingual staff in content that

included information on the state of housing in Los Angeles, demographics and socio-economic characteristics, housing characteristics, the City's RHNA allocation and past progress in meeting goals, as well as the 2013-2021 Housing Element's vision, goals, and objectives. Over 150 people attended these Kick-Off Workshops.

People who were not able to attend the in-person Kick-Off Workshops, were able to access an online workshop that provided the same information, materials, and opportunities to submit feedback. This online workshop tool was launched in March 2020 in both English and Spanish, and was viewed over 3,100 times.

Bilingual Webinars with Live Q&A

The City hosted five webinars with live Q&A in May and June 2020. Over 300 people attended these digital meetings. Three webinars were held in English and two in Spanish. Participants at these events were provided information about the Housing Element update and asked to share their thoughts about the current housing landscape and their vision for future improvements. The English and Spanish webinar recordings were published on the DCP website for anyone to watch at a convenient time. City staff was available to take phone calls for participants who were having technical issues, lacked internet access or who are visually impaired.



Launch/Vision Phase Summary and Integration of Comments

These comments led to an early recognition that the prior Housing Element was insufficient with regards to many of the critical topics the public cared most about. Many of these issues were elevated and expanded upon as Plan Concepts (discussed below), which were used to help prioritize elements that would be centered and uplifted as part of the update. These Concepts then guided the update itself, including the creation of new Goals, Objectives, Policies and Programs. This is illustrated by the creation of the new Goal 2, which emphasizes housing stability, and the list of new and updated associated policies and programs that link back to this Goal (summarized under Goal 2 discussion above).

Early feedback also emphasized the need for zoning to foster inclusive communities and a more equitable distribution of affordable housing. This theme has similarly been centered and elevated throughout the Plan under the significantly strengthened Goal 4, along with a large number of associated policies and programs that are perhaps best summarized under the AFFH Program (124 in Chapter 6). More specific comments about serving the most vulnerable found their way into specific policies such as Policy 1.2.8 (target incentives for those with the lowest incomes) as well as the "housing first" Policy 5.1.4. An emphasis on more affordable forms of homeownership was also highlighted early on and led to new policies and significant policy updates under Objective 2.2, as well as some creative concepts reflected in Programs 3 and 4 (Innovation in Subdivisions and Shared Equity Models, respectively). Finally, the concern around the need to produce more housing to alleviate existing needs helped inform many of the new policies and programs associated with Goal 1.

Concepts Phase

In late 2020, the City launched the Concepts phase for the 2021-2029 Housing Element. During this phase, an ambitious outreach campaign helped to engage an unprecedented number of people through several targeted outreach efforts, including three webinars, neighborhood council and stakeholder meetings, a statistically valid poll, and a public survey. This phase focused on six Concepts that were developed based on the feedback the City collected during the Vision phase of outreach and the framework of state law.

The Concepts focus on how the Housing Element will address housing-related issues in the City. All six Concepts respond to urgent housing needs including: addressing the housing shortage, advancing racial equity and access to opportunity, and promoting sustainability and resilience. The six Concepts include:

- **Housing Stability and Anti-Displacement:** To protect Angelenos—especially persons of color—from indirect and direct displacement, and ensure stability of existing vulnerable communities.
- **Housing Production:** To increase the production of new housing, particularly affordable housing.
- **Access to Opportunity:** To increase access to opportunities and proactively desegregate the City by planning for more affordable and mixed-income housing in higher-resource areas.
- **Homelessness:** To prevent and end homelessness in a manner that centers human dignity and respect by developing early interventions, significantly expanding permanent housing options, and providing appropriate services and support.
- **Built Environment:** To design and regulate housing to promote health and well-being, increase access to amenities, contribute to a sense of place, foster community and belonging, and plan for a sustainable future.
- **Meeting the Needs of all Angelenos:** To build, operate, and maintain welcoming and accessible housing for Angelenos with unique needs, including those with disabilities, large families, older adults, and other people facing housing barriers.

Between January and July 2021, tens of thousands of people clicked, viewed, interacted, and participated in the Concepts phase of outreach. A more detailed description of the outreach methods summarized below and the findings collected during this outreach phase are provided in Appendix 0.1.

Bilingual Webinars with Live Q&A

The City held three webinars during the fall of 2020, two in English and one in Spanish, to introduce the Concepts and implementation strategies (potential programs) to the public. An audience of over 260 people was reached across all three events. Interactive polls and Q&A sessions were held during the webinars to encourage interactive participation. These webinars were accessible through GoToWebinar and live-streamed on the City's Facebook Page. The English and Spanish webinar recordings were published on the DCP website for anyone to watch at a convenient time. City staff was available to take phone calls for participants who were having technical issues, lacked internet access or are visually impaired. Prior to posting webinars were amended to include closed captioning to better accommodate diverse abilities.

Online Survey

In December 2020, the City released an interactive online digital survey that introduced the six Concepts along with the proposed housing strategies and asked respondents to weigh in with their reactions and suggestions. The survey was made available in English and Spanish. Over 1,800 people responded to the survey. Respondents were well represented from central, west and southwest LA, with less representation from harbor and valley communities. Responses were received from a variety of age groups and ethnicities, though respondents were slightly older and whiter than the City as a whole. Some survey results were de-aggregated to evaluate differences in responses based on criteria such as race or status as a renter or homeowner (tenancy).

Within the survey, each of the six Concepts received overall support from at least 70% of respondents. There was wide agreement among respondents that the availability of housing, and especially affordable housing, is poor within the City of Los Angeles. When asked how to address this shortage respondents demonstrated strong support for tools like adaptive reuse of existing buildings and setting neighborhood level housing production targets, with more divided opinions on tools like targeted rezoning of low density parcels. The results of the survey were published on the Housing Element website in March 2021.



Statistically Valid Poll

The Department of City Planning partnered with FM3 Research to conduct a poll of over 800 randomly selected City residents from November 5th to 18th, 2020, to assess their opinions on housing related issues and proposed responses to the strategies. These polls were conducted in both English and Spanish via email and text message as well as through the use of cell phones and landlines. To capture a statistically representative cross-section of residents, the poll respondents were consistent with the citywide racial, income, household size, renter, owner, and age demographics of the City.

The vast majority of respondents expressed support for the strategy of increasing and accommodating more housing near jobs, transit, and services, and for prioritizing tenant rights and the sheltering of people experiencing homelessness. This balanced group showed a stronger desire than the online Concepts Survey to see more housing near public transit, near job opportunities, high-performing schools, parks, and other amenities, even in areas of the City that comprise mostly of single-family homes.

Educational Video

On February 18, 2018, an animated, minute and a half long educational video was launched on the YouTube channel and social media platforms of the Department of City Planning and the Los Angeles Housing Department. The video explained the City's housing crisis, the on-going update, and participation opportunities in an effort to bring new audiences into the housing conversation. The video highlighted housing-related issues and laid a foundation for the intent and capacity of the goals, policies and programs comprising the Housing Element Update.

This video was viewed over 45,000 times, across all platforms, and generated hundreds of comments and reactions.

Community Stakeholder Meetings

Throughout the Concepts Phase, the Department of City Planning and the Los Angeles Housing Department appeared at eight local stakeholder meetings, including alliances of Neighborhood Councils, community organizations and other local groups. Staff shared the draft Concepts and spent as much time as was needed to answer questions and gather information on proposed housing strategies. These groups include the Alliance of River Communities (ARC): South Los Angeles Alliance of Neighborhood Councils (SLAANC), Los Angeles Neighborhood Council Coalition (LANCC), Plancheck Neighborhood Council Alliance, Harbor Gateway Planning and Land Use Committee, West Valley Neighborhood Alliance on Homelessness, Health Innovation Community Partnership and the Westside Regional Alliance of Councils (WRAC).

Concepts Phase Summary and Integration of Comments

The Concepts Phase was a critical time for gathering feedback on both the big themes and specific strategies under consideration. In recognition of the difficulty convening groups during the past year and a half, as well as the critical need to draw opinions from a diverse range of Angelenos, the plan employed innovative techniques including the sampling of public opinion through a statistically valid survey (SVS), an online survey tool and videos. The public was asked about specific potential policies and programs and made aware of the trade-offs associated with them. Overall, the Concepts received broad support from members of the public and Task Force, but opinions varied on ways to address them more specifically. Strategies that received strong support in this phase have been reflected in the Plan, including the prioritization of public land and new models for affordable housing production and acquisition (Programs 15, 16 and 30 respectively), as well as the potential for innovative housing typologies like small lots, micro units and coliving and community land trusts to ensure long term affordability (Programs 3, 62, ane 4 respectively). Other community members discussed concerns with the availability of public facilities and services to support significant amounts of new housing and to balance production with other citywide quality of life and sustainability goals. A program to comprehensively evaluate infrastructure needs associated with growth was added to Program 50 and the plan includes many updated policies and programs associated with the ways the production and maintenance of housing can also support goals around tree canopy preservation, parks, sustainable use of building materials, conservation, disaster resilience, good urban design, etc. (see Programs 73, 74, 75, 76, 78, etc). Commenters also stressed the importance of participation in plans for new housing, particularly more vulnerable communities of color, leading to several policies around inclusive outreach and education (Policies 1.1.10, 1.3.3, 2.2.5).

Draft and Adoption Phase

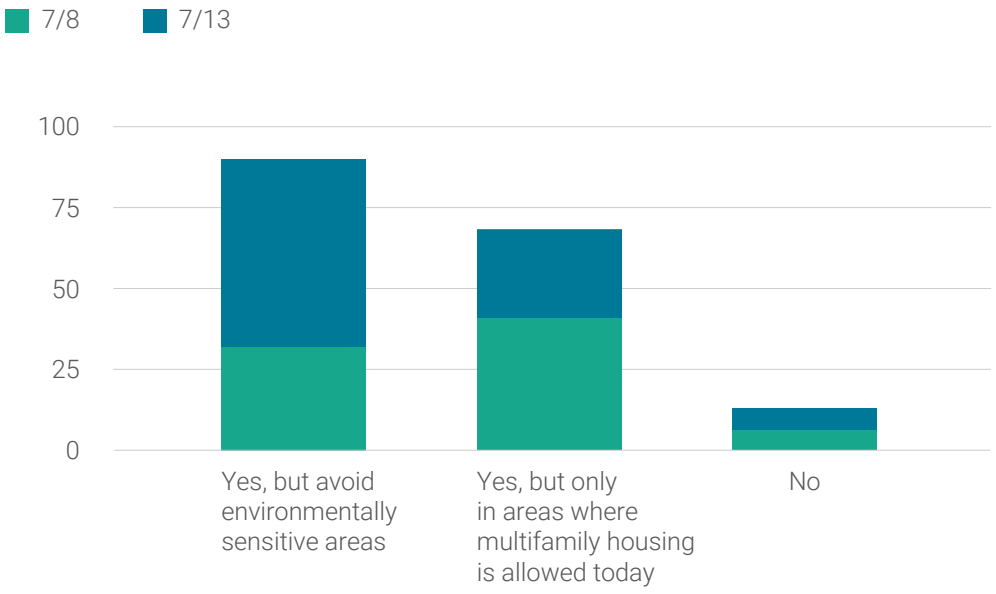
The Departments of City Planning and the Los Angeles Housing Department will continue the effort to maintain and broaden public engagement and participation during the current draft phase. The Housing Element was discussed at meetings of the City Council Housing Committee and Planning and Land Use Management (PLUM) Committee in June 2021.

The City held virtual Citywide workshops on July 8 and July 13, 2021 to accompany release of the Public Draft Housing Element. The workshop included a 45 minute presentation on the proposed elements of the draft and rezoning program, followed by over an hour of Q&A. Workshop materials were translated and interpretation services provided in Spanish. 353 individuals attended the webinars which were also streamed on Facebook Live. Over 176 comments/questions were submitted during the two

webinars. To better gauge public support for the City's rezoning strategies, the presentation included two interactive text based polls that allowed both webinar and facebook live attendees to participate. Polling showed more than 92% (Chart ES.5 below) of participants surveyed supported more housing in higher opportunity areas. Attendees were also polled on how they would prioritize rezoning strategies such as rezoning commercial and residential corridors, industrial areas, areas near jobs and transit, public and religious land, and existing lower density residential areas to create opportunities for "missing middle" or lower-scale multifamily housing. Results on this prioritization varied between the two webinars, with generally strongest support for rezoning areas near jobs and transit and commercial and residential corridors.

This feedback directly informed the rezoning strategies outlined in program 121 to prioritize rezoning in high opportunity areas, explore rezoning of corridors, areas near transit, public and faith based owned land, and explore missing middle strategies. Attendees also expressed concerns about the impacts of rezoning in Very High Fire Hazard Severity Zones (VHFHSZ) and on Historic Resources. As such sites in VHFHSZ were not included within the rezoning program and Historic Resources were generally excluded, with exceptions for programs that include protections and incentives for historic resources such as the Adaptive Reuse Strategy, and Community Plan Updates.

Chart ES.5: **Should the City Focus the Majority of its Rezoning in High Opportunity Areas?**



Webinar survey taken July8, 2021 and July 13, 2021. Total Respondes 161.

Outside of the public meetings, written comments were submitted requesting modifications to the site's inventory assumptions for ADUs and pipeline data as well as general requests to increase the number of parcels included in the rezoning program to 300,000. Staff reviewed the assumptions in the inventory of and made minor corrections to ensure their accuracy. Overall, between the July draft and the September draft release the rezoning number increased from 220,000 to 252,415. Additionally, while a minimum of 252,415 units are required to be rezoned to meet the RHNA, the candidate sites for rezoning identified as part of the draft rezoning program far exceed the required minimum. Comments were also received requesting expanded analysis for cognitive disabilities in the Needs Assessment, this request was reflected in Chapter 1 and in Appendix 1.1.

In addition to traditional notification methods, City staff attended additional stakeholder and community-based meetings to share information about the Housing Element and how to provide input on the plan. Staff attended meetings with Plancheck NC, the Valley Commerce Association, Center City Association, and Los Angeles Business Council.

In order to effectively affirmatively further fair housing and effectively reach communities in a culturally-appropriate, language-inclusive manner, the City utilized Local Early Action Planning (LEAP) grant funding to support outreach across many housing efforts including the Housing Element Update and other strategies initiated by the City of Los Angeles to accelerate housing production and promote equity-based models for increasing affordable housing development.

In August 2021, Liberty Hill Foundation conducted focus groups across four different communities in the City to gather feedback on the Draft Housing Element Plan released in July 2021. Participants were majority renters who reside in the communities of South LA, Pico Union, Westlake, Boyle Heights, Skid Row/Downtown, East Hollywood and North Hollywood. The curriculum, based on the Draft Housing Element, was developed for the program and organizations leading each focus group were encouraged to tailor the presentations to respond to the socioeconomic and geographic context for each neighborhood. The report outlining feedback and recommendations from participants on the Draft Housing Element Plan can be found in Appendix 0.1.

Additional opportunities for feedback occured through virtual public hearings for the Housing Element, Safety Element and Health Element on September 21st and 22nd, 2021. These hearings were conducted in both English and Spanish. A total of 67 people provided verbal comments with about 200 members of the public in attendance.

While there was a wide range of comments and concerns raised during the public hearing, key themes were identified and are presented below.

Several of the public comments reiterated the public need for the Housing Element to reinforce tenant protections, specifically in relation to eviction protection and education to facilitate greater understanding of tenant rights. The City will be exploring and studying ways to increase tenant protections, provide additional education and

outreach, and strengthen replacement requirements and right to return policies. As part of this effort, the City will continue to identify and seek funding to support enhanced tenant rights' enforcement and housing preservation and production.

Additionally, comments urged the City of Los Angeles to acknowledge its history of land use injustices and commit to center efforts around reversing racist land use designations. In response the City included a new program in the Housing Element to conduct a Historic Land Use Study to document the legacy of exclusionary and discriminatory land use and housing decisions in Los Angeles to inform future policies and programs (Program 130).

Many speakers from a local group requested that the Housing Element consider adding a program called the "Livable Communities Initiative," which was described as a way to better integrate planning for housing and transit in tandem on select corridors to include better mobility options and sustainability features along with upzoning for mixed-use and mixed-income housing. To reflect the importance of connecting housing to the public realm and mobility options, a new Program 131 Livable Communities Initiative has been added to the proposed Housing Element.

Comments were also raised in regards to the City's proposed Rezoning Program (121), specifically urging the City to address disparities in the distribution of housing opportunities and promote anti-displacement and protective measures for vulnerable and at-risk communities. The Rezoning Program emphasizes focusing on Higher Opportunity Areas and protection of vulnerable communities, including areas at risk of displacement and environmentally sensitive areas. The AFFH analysis of the Inventory of Candidate Sites for Rezoning (see Chapter 4) concludes the program will affirmatively further fair housing and create a more equitable set of land use regulations for the City.

Comments were also received requesting additional policies and programs that ensure the Housing Element supports place-based strategies in disinvested areas, including affordable housing and health promoting strategies. In response, a new Policy 4.3.2 was added as follows:

- Policy 4.3.2: Advance place based strategies that create opportunities and financial strength in areas of disinvestment and with a history of predatory financial practices through asset-building shared equity homeownership that creates stability and mitigates displacement pressures through community control.

In response to comments relating to persons with disabilities, a number of updates were made, including a revisions to the the program relating to Accommodations for Persons with Disabilities (Program 82) to include a new objective to revise the City Planning Reasonable Accommodation Form as suggested. Also language relating to persons with mental disabilities was revised to specify developmentally and intellectually disabled persons, including in Objective 4.1 and Program 11 and 18.

Common concerns raised included the need for more affordable housing with equitable distribution across the City of Los Angeles, including in high resource areas; going further with addressing climate change and environmental justice; and the implementation of a comprehensive fair share re-zoning strategy. Additional common public comment topics included consideration of community displacement and housing affordability, and infrastructure to support anticipated housing growth.

The majority of public comments pertained to the Housing Element, but topics related to the Safety and Health Elements including climate change, environmental justice, and limiting or prohibiting development in flood prone areas or Very High Fire Hazard Severity Zones.

Housing Element Task Force

A core contributor and guide throughout the update process of the Housing Element has been the Task Force. This 63-member Task Force is composed of a diverse group of housing professionals and community leaders, who were selected from over 280 applicants. This group assisted the City in evaluating the viability and impact of potential new and updated policies related to housing preservation and production, tenants' rights, homelessness prevention, zoning as it relates to housing matters, and other important housing-related issues.

The Task Force has four subcommittees representing different themes and needs within the Housing Element:

- Housing Stability and Tenure
- Housing Production and Construction Innovation
- Livability, Sustainability, and Resilience
- Homelessness and Special Needs

As previously mentioned, the Task Force has provided their input throughout the outreach phases of the update. The first Task Force meeting was held in January 2020, for members to share ideas for the 2021-2029 Housing Element update. In April, May, and July of 2020, staff hosted 12 subcommittee meetings to review and discuss:

- Feedback and key themes that emerged from community outreach events
- Visioning ideas for housing security, accessibility, production, and livability

- Existing housing constraints, such as land use and zoning, entitlement and permitting processes, financing, construction costs, and housing opposition
- The RHNA site selection methodology
- Current housing related policies and potential implementation programs
- Other topic areas and data for potential study

The full Task Force was convened again in October 2020 to begin reviewing draft themes and Concepts for the Housing Element Update. To help inform the Site Selection process, staff held a working group meeting for the Task Force members in November 2020. In July 2021 a full Task Force meeting was held to review the draft Housing Element and the Inventory of Adequate Sites.

The Housing Element benefited greatly from sustained and detailed input from the Housing Element Task Force. Early on several Task Force members, along with public comments, focused on the importance of the Inventory of Sites methodology in establishing an accurate baseline of existing zoning capacity to ensure the City can be in the best position to understand actions needed to meet the RHNA. These comments, along with changes in state law, influenced the decision to use an econometric (regression) model to evaluate realistic likelihood of developments based on past production trends. Task Force members also emphasized the equitable distribution of housing and how the Housing Element should establish a methodology to distribute local housing targets to communities based on citywide policy. This concept was incorporated in Program 49 - Targeted Zoning Allocations by Community Plan Area. Task Force members like ACT-LA, a coalition of housing and transportation justice advocates, wrote detailed comment letters with dozens of detailed policy and program prescriptions, emphasizing the need to balance production with deeper community benefits, more tenant protections and the preservation of affordable housing. The vast majority of these strategies have been reflected, in one way or another, in the Plan.



Housing Needs Assessment

Introduction

This chapter contains a comprehensive assessment of the various factors that influence and affect the City's housing needs. Understanding the unique housing needs of the City is vital to the development of housing policies and programs that further the City's housing goals for all residents.

The assessment of housing needs takes stock of the factors that illustrate the existing housing needs in Los Angeles, as well as those that help us identify and plan for future trends. The chapter is organized into the following topic areas:

- Population Characteristics (age, race, ethnicity, special needs, including the unhoused)
- Household Characteristics (household size and composition, tenure and ownership)
- Income and Employment Trends (median income, labor market characteristics, unemployment)
- Housing Stock Characteristics (building typologies, bedroom size, building age)
- Housing Costs and Overcrowding and Tenure (cost burden, overcrowding rates)
- Regional Housing Needs Assessment (RHNA)

Among other findings, this analysis indicates that the City's residents experience the highest rates of housing cost burdens and overcrowding in the nation, one of the lowest homeownership rates, and the rapid loss of existing lower-rent housing. These trends are being compounded by demographic and employment factors such as rapid aging of the population, the continued prevalence of poverty, and low-wage employment.

Data Sources And Select Terminology

This assessment is based on analyses of information from a variety of sources, but primarily the US Census Bureau's American Community Survey (ACS) 2019 5-Year estimates. Where otherwise unsourced, the ACS can be presumed to be the data source. The use of ACS 5-year estimates instead of 1-Year estimates is due to their increased statistical reliability and availability. However, the reader should note the limits of the ACS-based analysis because 5-Year estimates may not reflect the most current trends since they include data that was collected over the five years prior.[1] This analysis was prepared prior to the release of the 2020 Census data, and as such does not include 2020 data in the analysis.

To properly analyze the varying housing needs of the City's residents and to acknowledge the long-term housing effects of discriminatory policies, it is essential to examine race and ethnicity. New statutory requirements (Government Code Section 65583(c)(10)) added by AB 686 (2018) also call for a more thorough analysis of race and ethnicity data than previous Housing Elements. Sources such as the US Census rely on the term "Hispanic" to refer to people who speak Spanish, however in the City of Los Angeles, most people of Latin American descent self-identify as "Latino(a)." Throughout the document, we will use the gender-neutral and inclusive term "Latinx."

1. US Census Bureau. Understanding and Using ACS Data: What State and Local Government Users Need to Know: Considerations When Working With ACS Data. August 2020: Page 4. https://www.census.gov/content/dam/Census/library/publications/2020/acs/acs_state_local_handbook_2020.pdf

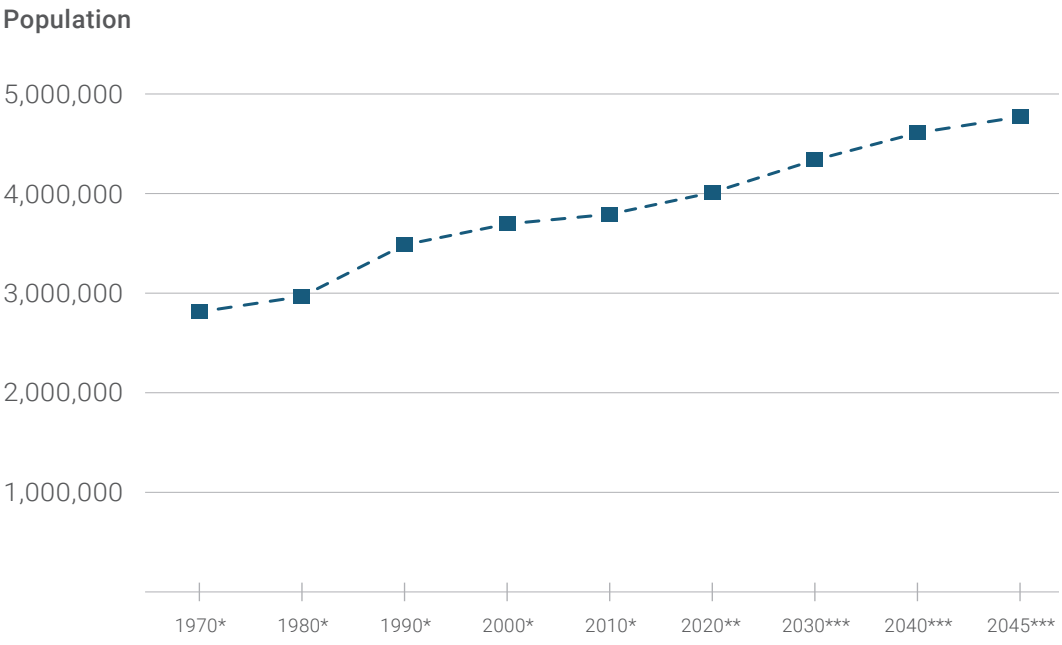


Population Characteristics

Population

Since its inception, the City of Los Angeles has remained a growing city. Overall, the City's population has increased by 42.6% since the 1970s. The 2019 ACS 5-year estimate reported a population of 3,966,366. While data from the 2020 decennial census was not available at the time of this document preparation, the City has grown faster this decade than the prior and is forecast to increase considerably faster in the following decades (see Char 1.1t). Specifically, the Southern California Association of Governments expects the City of Los Angeles population to grow by 8.15% during the 2020-2030 time period, with a population estimate of 4,337,394 residents in the City by the end of the Housing Element Cycle (2029). Chart 1.1 illustrates past population growth trends, current forecasts and future growth projections.

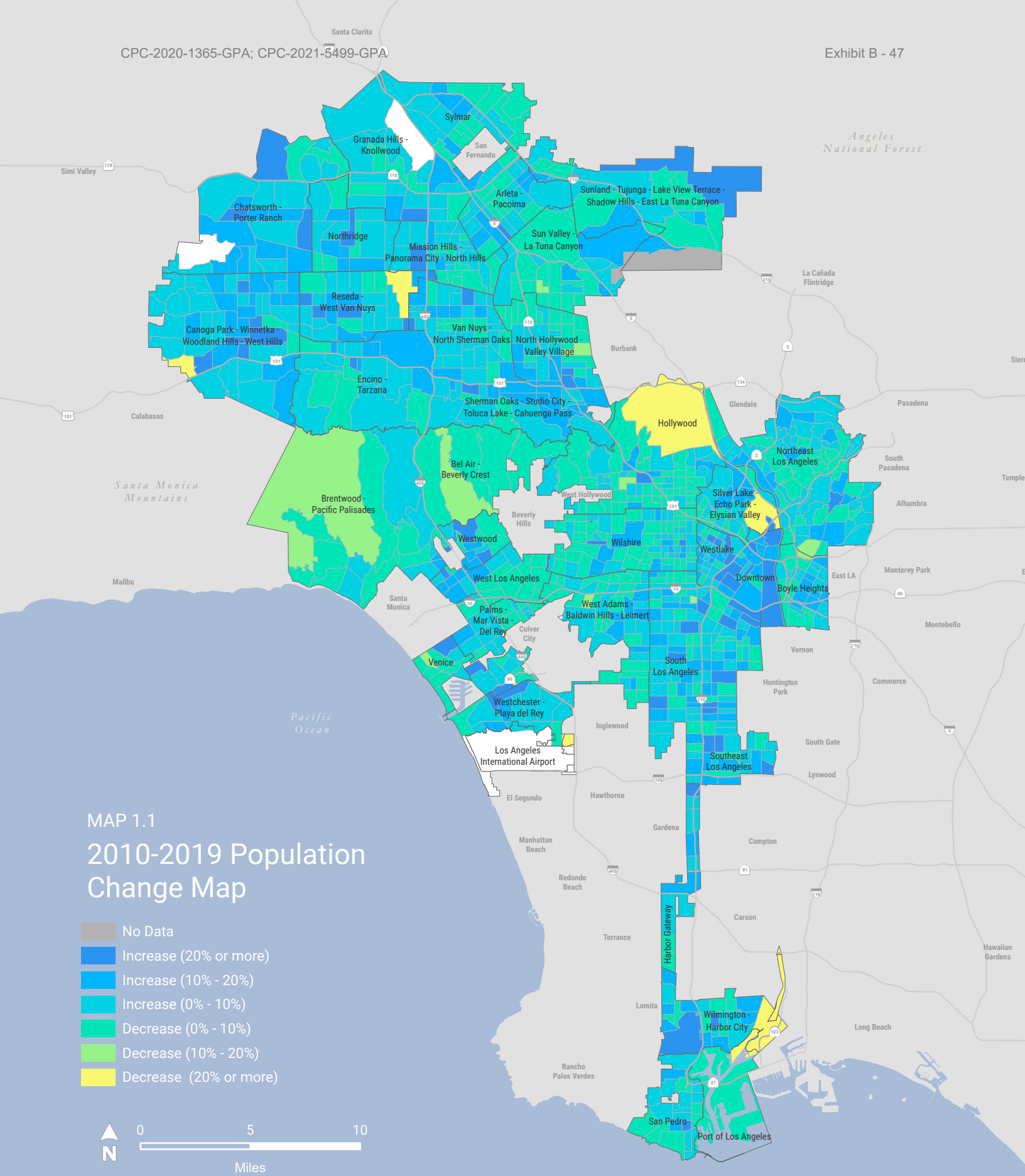
Chart 1.1: **Total Population Growth in Los Angeles | 1970-2045**



*Source: *US Decennial Census - Population Characteristics 1970-2010; **CA Department of Finance - 2020 Population Estimates; ***SCAG 2020 RTP/SCS - Demographic and Growth Forecast*

Map 1.1 shows the distribution of population increases in neighborhoods throughout the City of Los Angeles. Within the City, the fastest growing Community Plan areas are Central City and Central City North, followed by Chatsworth-Porter Ranch and Westchester-Playa Del Rey. The areas with negative growth since 2010 include the Bel Air-Beverly Crest, Sun Valley-La Tuna Canyon, Venice and West Adams Community Plan areas. The 2010-2019 figures reverse some of the trends of the prior decade, which saw population declines in the central and eastern areas of the City and most growth occurring in the San Fernando Valley. Though still, nearly half of citywide population growth since 2010 has been in the Valley.





MAP 1.1

2010-2019 Population Change Map

- No Data
- Increase (20% or more)
- Increase (10% - 20%)
- Increase (0% - 10%)
- Decrease (0% - 10%)
- Decrease (10% - 20%)
- Decrease (20% or more)

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Age

As the City's population increases, the age distribution range significantly affects the housing needs of the City's residents. For example, an aging population generally signals the need for more senior housing, while growing numbers of children and young families would point to the need for more family housing.

The City's population of people over the age of 60 continues to grow, and is estimated to continue to grow over the next few decades. Between 2010 and 2019, the City's population over 60 years old went from 14.3% to 17.6%, representing an increase of approximately 29.3% iWn the last decade (see Table 1.1). In contrast, the population of people under 19 years of age has decreased by 8.5% since 2010. This indicates a decline in families in the City which may be due to a scarcity of affordable housing options for families, in addition to trends towards fewer children.

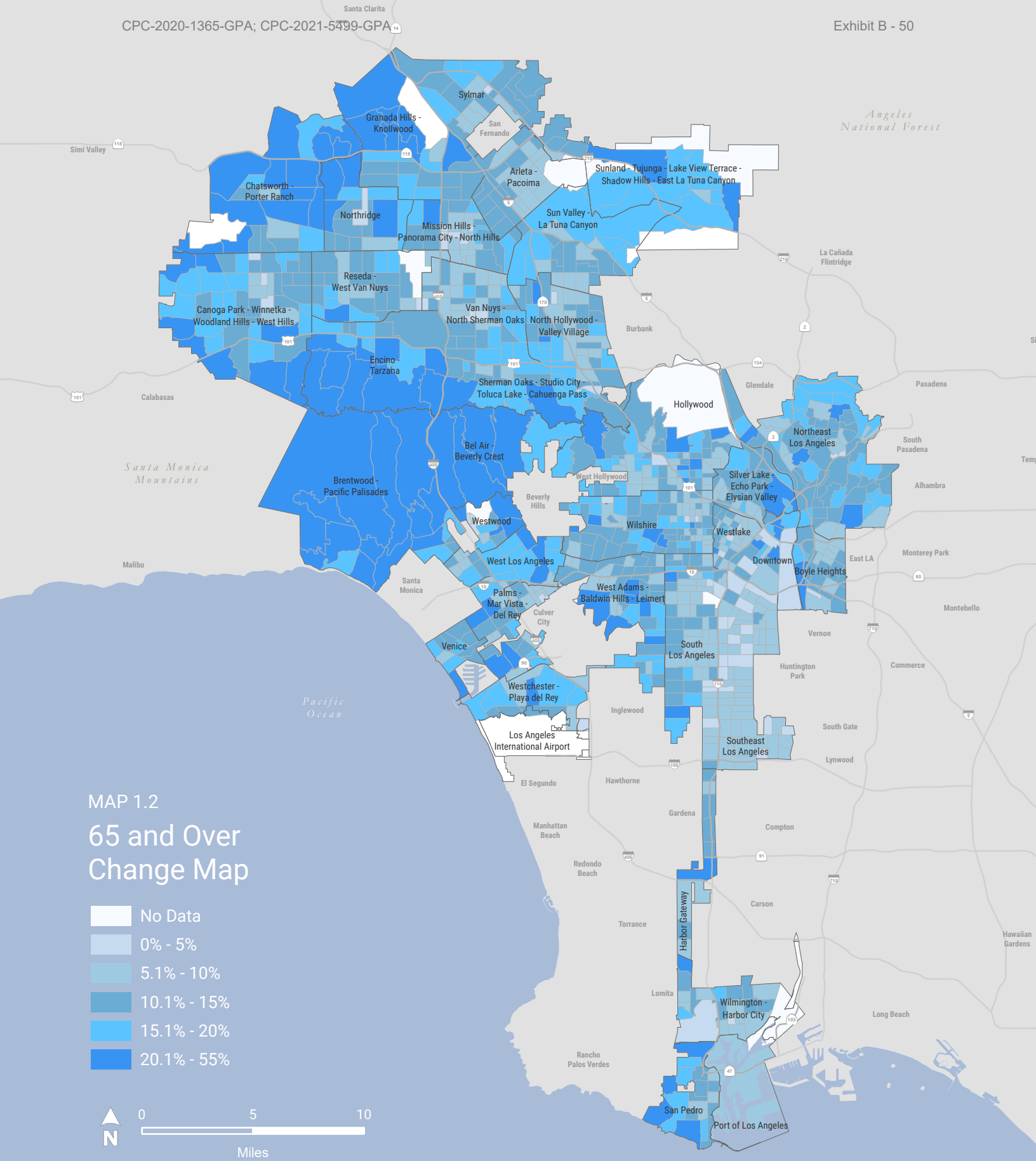
The City's median age continues to increase. In 2019 it was 35.4, whereas in 2010, the median age was 33.7. This compares to a national median age of 38.1, up from 36.9. This indicates that the City's population is still relatively young compared to the rest of the country, but is aging at a faster rate. Some neighborhoods in the City have higher numbers of seniors (65+) population, as indicated in Map 1.2 , particularly in the Valley, hillside areas and northeast and southwest LA.



Table 1.1: **Population Change by Age Group, 2010-2019**

Age	2010 ACS 5 Year Estimate	2010 Percent of Population	2019 ACS 5 Year Estimate	2019 Percent of Population	2010-2019 Percent Change
Under 5 years	256,940	6.8%	234,263	5.9%	-8.8%
5 to 9 years	236,291	6.3%	225,139	5.7%	-4.7%
10 to 14 years	247,215	6.6%	226,079	5.7%	-8.5%
15 to 19 years	273,419	7.2%	241,773	6.1%	-11.6%
20 to 24 years	304,368	8.1%	301,667	7.6%	-0.9%
25 to 34 years	643,125	17.0%	717,319	18.1%	11.5%
35 to 44 years	578,461	15.3%	569,174	14.3%	-1.6%
45 to 54 years	496,185	13.2%	521,846	13.2%	5.2%
55 to 59 years	196,508	5.2%	231,743	5.8%	17.9%
60 to 64 years	154,190	4.1%	206,335	5.2%	33.8%
65 to 74 years	200,155	5.3%	277,893	7.0%	38.8%
75 to 84 years	131,198	3.5%	144,289	3.6%	10.0%
85 years & up	54,431	1.4%	69,416	1.7%	27.5%

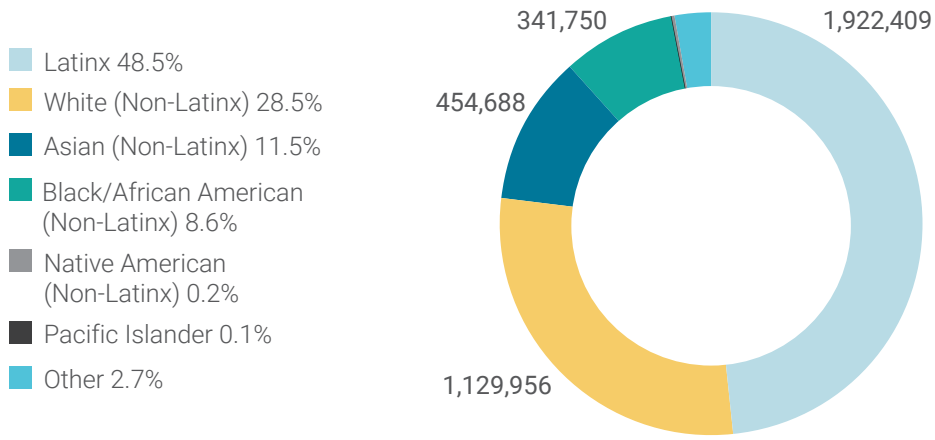
Sources: Us Census Bureau; American Community Survey; 2019 And 2010 Acs 5-Year Estimates, Table Dp05; <Https://Data.census.gov/Cedsci/>


Santa Clarita
Sylmar
Granada Hills - Knollwood
San Fernando
Angeles National Forest
Simi Valley
Arleta - Pacoima
Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
Chatsworth - Porter Ranch
Northridge
Sun Valley - La Tuna Canyon
Mission Hills - Panorama City - North Hills
La Cañada Flintridge
Reseda - West Van Nuys
Canoga Park - Winnetka - Woodland Hills - West Hills
Van Nuys - North Sherman Oaks
North Hollywood - Valley Village
Burbank
Encino - Tarzana
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Glendale
Pasadena
Calabasas
Hollywood
Northeast Los Angeles
South Pasadena
Bel Air - Beverly Crest
Santa Monica Mountains
Brentwood - Pacific Palisades
West Hollywood
Silver Lake - Echo Park - Elysian Valley
Alhambra
Beverly Hills
Westwood
Wilshire
Westlake
Monterey Park
Malibu
West Los Angeles
Downtown
East LA
Boyle Heights
Santa Monica
Palms - Mar Vista - Del Rey
West Adams - Baldwin Hills - Leimert
Culver City
Montebello
Venice
Vernon
South Los Angeles
Huntington Park
Commerce
Westchester - Playa del Rey
Pacific Ocean
Inglewood
South Gate
Los Angeles International Airport
Southeast Los Angeles
Lynwood
El Segundo
Hawthorne
Gardena
Manhattan Beach
Compton
Redondo Beach
Carson
Torrance
Harbor Gateway
Hawaiian Gardens
Lomita
Wilmington - Harbor City
Long Beach
Rancho Palos Verdes
San Pedro
Port of Los Angeles
MAP 1.2
65 and Over Change Map
No Data
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5.1% - 10%
10.1% - 15%
15.1% - 20%
20.1% - 55%
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Race, Ethnicity, and Immigration

The City of Los Angeles has a diverse population, with the majority of the population identifying as people of color. Latinx residents make up the largest demographic of the City's population with 1,922,889 persons (48.6%), followed by White residents, who make up over a quarter of the population at 28.5%. Asians make up 11.5% of the population, followed by Black or African Americans at 8.5% of the population, and Native Americans, Pacific Islanders and those who identify as Other make up the remaining 2.8%.

Chart 1.2: **Race and Ethnicity Demographics in Los Angeles**

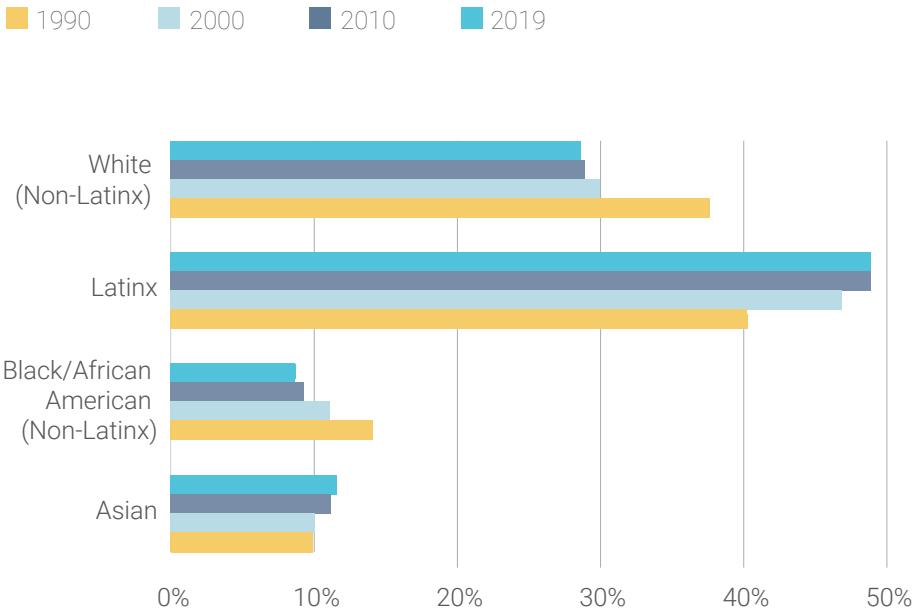


Source: US Census Bureau ; American Community Survey; 2019 ACS 5-Year Estimates,Table DP05



Chart 1.3 shows the racial and ethnic breakdown of the City over four decades (1990-2019). Since 2000 there has been a significant decline in the percent of the City's Black population (-15%) and increases among Asian (25%), Latinx (12%) and White populations (3%). Over the last decade, trends have stabilized, with more modest changes among racial and ethnic populations between 2010-2019.

Chart 1.3: **Change in Race and Ethnicity | 1990-2019**



Source: US Census ACS 5-Year Estimates, 2019

Much of the City's diversity is due to immigration. Table 1.2 shows that while the foreign-born population of the City is significant at 36.9%, it did decline by 2.74% between 2010 and 2019. This decline is at odds with the continued nationwide growth in foreign-born population, which increased by about five million (or about 1%) over the same period.

Nonetheless, Latin America and Asia continue to be the main geographies of origin for the City's foreign-born population. However, immigration from Latin America has decreased by approximately 3% while immigration from Asia has increased by approximately 2%, and now represents the fastest growing population of foreign-born residents nationally.

Table 1.2: **U.S. and Foreign-born Population in Los Angeles 2010-2019**

	2010 Population	**2010** Percent of Population	**2019** Population	**2019** Percent of Population	**2010-2019** Percentage Change
US Born	2,277,540	60.4%	2,504,590	63.1%	2.7%
Foreign Born	1,494,946	39.6%	1,462,346	36.9%	-2.7%

Sources: US Census Bureau; American Community Survey; 2019 and 2010 ACS 5-Year Estimates, Table DP02



The City of Los Angeles also has a notable population of undocumented immigrants. In 2019, there were 412,522 undocumented persons living in the City, which is equivalent to 10% of the population. The chart shows that most of this population has been living in the City for over 10 years. Being undocumented can affect a household's access to housing and stability. For example, undocumented immigrants are restricted from the following types of federal housing assistance programs: Public Housing, Housing Choice Vouchers, Section 8, Project-Based housing, and certain affordable housing developments built utilizing certain grant programs. With the rescission of the Trump-era Mixed-Status rule, which dramatically restricted access to critical assistance programs for families with one or more undocumented household members, families with U.S.-born or documented children can participate in housing assistance programs. Nonetheless, many immigrant households remain hesitant to participate in government programs because of Department of Homeland Security's or Department of State's public charge policies, which may impact individuals' ability to apply for legal residency in the future.

Table 1.3: **2018 Undocumented Immigrant Population in the City of Los Angeles**

Time Living in US	Number	Percentage
10 Years of Less	124,644	30.2%
11-20 Years	172,944	41.9%
21-30 Years	96,139	23.3%
30 Years of More	18,795	4.6%
Total Undocumented Population	**412,522**	**100%**

Source: California Immigration Data Portal: City of LA. Composition of the immigrant population by recency of arrival: Los Angeles; 2018.
Note: The California Immigrant Data Portal is an organization that utilizes micro-data from recent US Census 5-Year ACS estimates retrieved from IPUMS USA to provide estimates on the number of undocumented residents in major cities of the US.

Income and Employment

Employment and income play an important role in determining the City's housing needs. Due to the high costs of housing, jobs with higher wages provide greater housing opportunities; while low-paying jobs and access to employment limit housing options.

Jobs in the City of Los Angeles accounts for approximately 40.6% of all employment in the County (see Table 1.4). The City's civilian labor force consists of persons aged 16 and over who are either working or actively looking for work. Approximately 66.6% of the City's population is in the civilian labor force, up slightly from 66.5% in 2010.[2]

2. Source: US Census Bureau; ACS; 2019 and 2010 ACS 5-Year Estimates, TableID S2301..



Table 1.4: **Comparison of LA City and LA County Employment**

Jurisdiction	Employment Numbers	LA City's Employment Share
Los Angeles County	4,459,100	40.6%
Los Angeles City	1,811,600	

Sources: California Employment and Development Department. Labor Force and Unemployment Rate for Cities and Census Designated Places: Annual Averages Historical Data. 2020. https://www.labormarketinfo.edd.ca.gov/data/labor-force-and-unemployment-for-cities-and-census-areas.html#CCD

The 2019 ACS 5-year Estimate median annual household income in the City is $62,142, which represents an approximate increase of 26.5% from the 2010 median annual household income estimate of $49,138. Despite this percentage increase, Table 1.5 shows that the City's median household income is still less than that of the County, the State, and the Nation.

Table 1.5: **Median Annual Household Income**

Jurisdiction	2010 ACS 5-Year Estimate	2019 ACS 5-Year Estimate
City of LA	$49,138	$62,142
County of LA	$55,476	$68,044
State of California	$60,883	$75,235
National	$51,914	$62,843

Sources: US Census Bureau; American Community Survey; 2019 and 2010 ACS 5-Year Estimates, Table DP02

In determining housing needs, households are generally grouped into five income categories: extremely low-income (ELI), very low-income (VL), low income (Low), moderate-income (Mod), and above moderate-income (Above Mod). These income categories are used by federal, state and local agencies, with some variations, for various funding and incentive programs. Table 1.6 shows the definitions of these categories and the household distribution across the categories for the City.

Table 1.6: **2021 US HUD Income Limits for Households, Los Angeles County**

Income Limit Category	Persons in Family			
	1	2	3	4
Extremely Low Income	$24,850	$28,400	$31,950	$35,450
Very Low Income	$41,400	$47,300	$53,200	$59,100
Low Income	$66,250	$75,700	$85,150	$94,600

Source: US Housing and Urban Development, 2021



The top 5 projected occupations through 2028 in the County all have a median income of less than $31,250, indicating wages are not keeping up with the cost of living in Los Angeles. For example, the occupation with the most job openings (personal care aides) earns a median annual wage of only $24,491, meaning they could only comfortably afford spending approximately $600 a month in rent. This signals an urgent need for housing that is affordable to residents earning such low wages given the City's service-based economy.

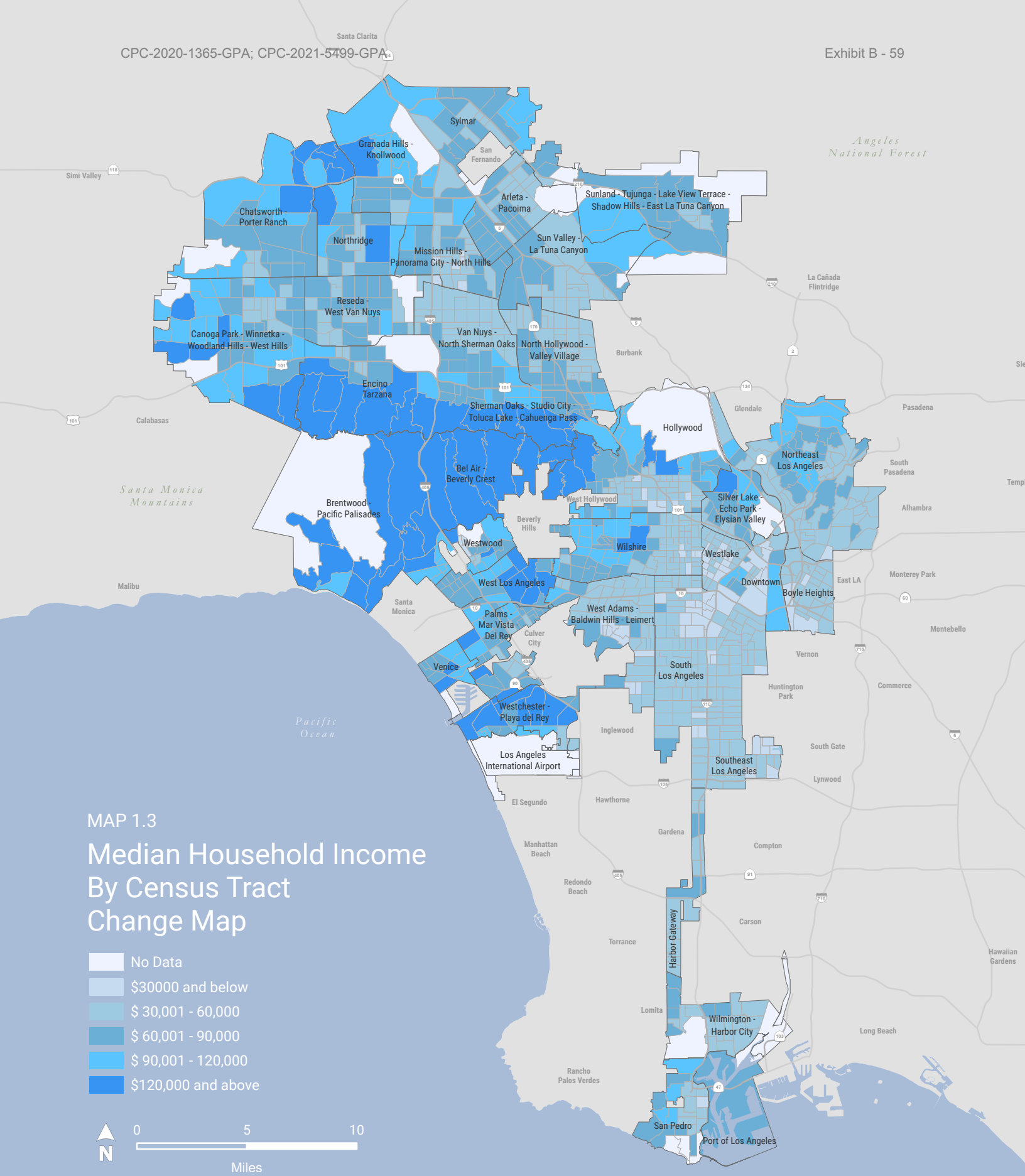
Table 1.7: **Top Five Projected Job Openings in Los Angeles County, 2018-2028**

Occupation	Job Openings	Median Income
Personal Care Aides	442,830	$24,491*
Combined Food Preparation and Serving Workers, Including Fast Food	221,570	$24,008*
Cashiers	212,980	$29,362
Retail Salespersons	166,200	$31,221
Waiters and Waitresses	163,210	$29,097

Source: California Employment and Development Department. 2018-2028 Local Employment Projections Highlights: LA County.

**Data retrieved from 2016-2026 projections due to unavailable data for 2018-2028 projections.*

Higher median annual household incomes tend to be concentrated in the western areas of the City, while lower median annual household incomes tend to be concentrated in the central, eastern and southern areas of the City. The median annual household income disparity in the City is geographically illustrated in Map 1.3.



MAP 1.3

Median Household Income By Census Tract Change Map

- No Data
- $30000 and below
- $ 30,001 - 60,000
- $ 60,001 - 90,000
- $ 90,001 - 120,000
- $120,000 and above

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Miles

Table 1.8 shows the wide variation of incomes present in the City and highlights the high percentage of households with very low incomes. About 22% of the City's households earn less than $25,000 a year and 42% of all households make less than $50,000 a year.

Table 1.8: **Household Incomes in the City of Los Angeles**

Income	2019 Percentage of Population
$10,000 to $14,999	5.8%
$15,000 to $24,999	9.3%
$25,000 to $34,999	8.7%
$35,000 to $49,999	11.5%
$50,000 to $74,999	15.4%
$75,000 to $99,999	11.4%
$100,000 to $149,999	14.4%
$150,000 to $199,999	6.9%
$200,000 or more	10.0%

Sources: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates, Table DP02



According to the California Economic Development Department (EDD), as of April 2021 the City's current unemployment rate is 10.9%.[3] In February of 2020, before the COVID-19 pandemic, the unemployment rate had been steadily falling to 4.6%, while during June 2020 the rate had spiked to nearly 20%. The unemployment rate in the City of Los Angeles, LA County and the State are presented in Table 1.9 . Generally, the City has had slightly higher unemployment rates compared to the State but appears to be recovering slightly better than the County as a whole.

Table 1.9: **Effects of Covid-19 Pandemic on Unemployment**

Month	City of LA	County of LA	State
Feb	4.6%	4.6%	4.3%
Jun	19.8%	19.5%	15.1%
April 2021	10.9%	11.7%	8.5%

California Employment and Development Department. Labor Force and Unemployment Rate for Cities and Census Designated Places: Annual Averages Historical Data. 2020 and 2021. https://www.labormarketinfo.edd.ca.gov/data/labor-force-and-unemployment-for-cities-and-census-areas.html#CCD

This employment data indicates that many residents in the City will continue to struggle to keep up with the City's high cost of living. The region is burdened by having extremely high housing costs in relation to incomes. The City of Los Angeles has median incomes similar to more economically depressed cities like Cleveland but has some of the highest housing costs in the country (see for more on cost burden trends). Trends towards increasing low-wage service sector jobs in the region will greatly affect the demand for housing, in particular affordable housing.

3. CA Employment Development Department, May 21, 2021 release; Seasonally unadjusted.

Household Characteristics

This section analyzes household formation and household characteristics, which are both very important to consider planning for housing. A household may be composed of single individuals, families, unrelated individuals, or combinations thereof, each of which have different needs. The analysis highlights trends towards smaller household sizes and non-family composition, continued movement towards rentals and away from ownership, as well as a "missing middle" in terms of both new building scale and affordability. This section also identifies the housing needs and characteristics of persons with special needs, including the unhoused, to better understand the varying housing needs of the City's diverse population.

Household Formation

Household formation (sometimes called "headship rate") measures the rate in which new households are being formed in relation to population growth. Household formation is an important housing indicator as the inability to form a new household indicates a lack of adequate affordable supply. Household formation has been declining in the Southern California region for many years, with younger Angelenos increasingly unable to afford their own housing. Relatedly, many households who historically would have been able to purchase a home or condo are being forced to remain in the rental market which adds pressure as more higher income households compete for limited rentals.[4]

There are approximately 1,383,869 households in the City. This represents an almost 5.0% increase over the approximately 1,318,168 households in 2010. This rate of household growth has largely kept up with population growth (4.7%) in the prior decade; However, there remains a significant longstanding regional deficit that creates systemic problems with regards to housing formation. For example, there are more than 75,000 more Angelenos aged 25-34 in 2019 than in 2010 but 5,000 fewer heads of household in this key age group that is usually at the forefront of starting new households.

4. Myers, Dowell, Ph.D., "Housing Interconnections in Los Angeles: Shortages, Affordability, and Displacement." Population Dynamics Research Group, Sol Price School of Public Policy, University of Southern California, October 2019. https://cpb-us-e1.wpmucdn.com/sites.usc.edu/dist/6/210/files/2020/04/Haynes-Final-Report-USC-Housing-Interconnections-submitted-100919.pdf

Household Composition and Size

Family sizes have become smaller since 2010, with almost 90,000 additional one and two person households in 2019, and about 43,000 fewer five and more person households (see Table 1.10). Approximately 30% of households consist of one-person, 29% are two-person, 15% are three-person and 26% of households have four or more persons. Smaller household sizes are a result of many social phenomena including the general forbearance of marriage and children. The United States has experienced a gradual decline in its fertility rate since the Great Recession.[5]

Table 1.10: **Number of Persons in Household, 2010-2019**

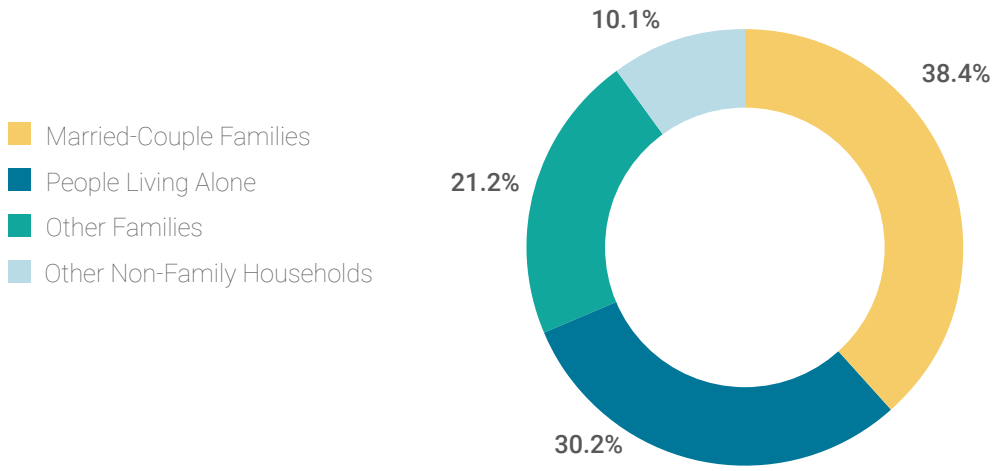
Number of Persons in Household	**2010** Number of Households	**2019** Number and Percentage of Households	**2019** Percentage of all Households	**2010-2019** Difference in the Number of Households
1 Person	373,529	418,680	30%	45,151
2 Person	356,194	399,841	29%	43,647
3 Person	200,443	212,742	15%	12,299
4 Person	174,043	180,936	13%	6,893
5 Person	101,385	94,650	7%	-6,735
6 Person	52,087	41,370	3%	-10,717
7 or More	60,487	35,650	3%	-24,837

Sources: US Census Bureau; ACS; 2019 and 2010 ACS 5-Year Estimates, Table B25009

5. "With a potential 'baby bust' on the horizon, key facts about fertility in the U.S. before the pandemic," Pew Research Center, May 7, 2021. https://www.pewresearch.org/fact-tank/2021/05/07/with-a-potential-baby-bust-on-the-horizon-key-facts-about-fertility-in-the-u-s-before-the-pandemic/#:~:text=The%20general%20fertility%20rate%20in,which%20the%20fertility%20rate%20declined

A "family" is defined by the Census as a household made up of two or more people living together who are related by blood, marriage, or adoption, one of whom is the Head of Household. A "non-family household" consists of a person living alone or a householder who shares the home with non-relatives only, such as roommates. As shown in Chart 1.4 , married couple families constitute approximately 38% of all households, followed by people living alone (30%), other families (21%) and other non-family households (10%). Non-family households have increased slightly since 2010, from 39% to 40% from 2010 to 2018.

Chart 1.4: **Household Type**



Source: US Census Bureau ; American Community Survey; 2018 ACS 5-Year Estimates,Table B11001

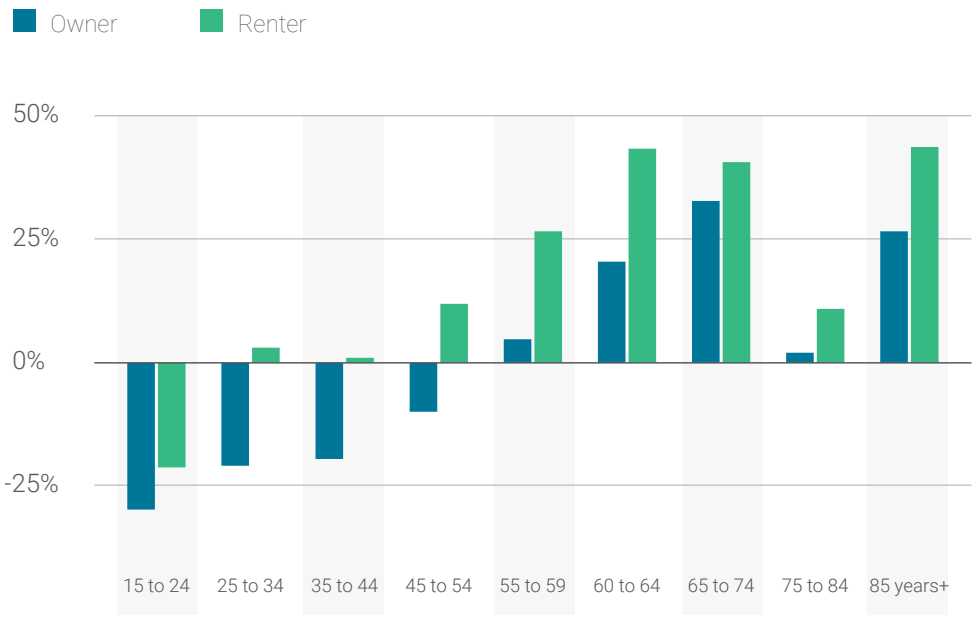


Owner and Renter Households

The vast majority of households in the City rent the homes they live in. About 868,282 households (approximately 63%) in the City rent their housing units, while approximately 505,582 households (approximately 37%) own their homes.

Changes in tenure have disproportionately affected younger Angelenos. From 2010 to 2019, the share of homeowners age 45 dropped dramatically, by over 25%. It's important to note that this 25% decline did not translate to any increase of renters under age 45 (see Chart 1.5). This indicates that most young people cannot afford to create a household in the City and may be more likely to migrate out to other cities or states, or to live with parents or family. These changes affecting younger residents are largely due to housing cost and availability.[6]

Chart 1.5: **Change in Tenure by Age | 2010-2019**



Sources: US Census Bureau; American Community Survey; 2019 and 2010 ACS 5-Year Estimates, Table DP05.

6. How Do Shortages Lead to Dislodgement and Disappearing Renters? (Housing Research Brief 6) by Dowell Myers and JungHo Park, August 2019, USC Sol Price School of Public Policy.

Households with Special Needs

Housing is not equally accessible for all residents throughout the City. Elderly, disabled individuals (including those with developmental disabilities), female-headed households, large families (5 or more persons), farmworkers, and homeless households often face significant barriers in obtaining affordable and accessible housing suitable to their specific needs. Residents in these special needs categories are also sometimes subjected to explicit housing discrimination and face unique housing challenges, also due to other zoning and regulatory barriers impacting access to housing and opportunity. Therefore state Housing Element law requires an analysis of the housing needs of people who have special needs. Significant portions of the City's population and households fall under this category, as indicated by Table 1.11.

Table 1.11: **Special Needs Populations, City of Los Angeles**

	Persons	Households
Seniors (65+)	491,598	281,001
Seniors with Disabilities	179,493	N/A
Non-Seniors with Disabilities (16-64)	217,738	N/A
Large Families (5 or More Persons)	N/A	172,811
Single Female-Headed Households w/ Related Children	N/A	111,054
Persons Living with HIV/AIDS	N/A	N/A
Homeless Persons	41,290**	N/A
Farm Workers	6,621	N/A

*Source: ACS 5-Year Estimate, 2019; * 2009 Estimate by AIDS Coordinator Office, City of Los Angeles; ** 2020 LAHSA Greater Los Angeles Homeless Count*

Senior-Headed Households

As mentioned earlier, the City's population is aging, and addressing the growing housing needs of seniors is imperative. For the purposes of this Housing Element, seniors include persons aged 65 years or older. The housing needs of seniors are particularly challenging and require special attention because of the combination of fixed incomes, varying physical and sensory disabilities, and mobility/transportation limitations, all of which limit access to appropriate, accessible, and affordable housing. Seniors comprise approximately 12% of the City's population (491,598 people), and nearly 20% of all households citywide (281,001) are headed by seniors. Over 44% of these households are seniors who live alone while the rest are households composed of senior heads of households living with other person(s). Over 58% (160,860) of seniors live in owner-occupied housing, while 42% (117,104) are renters.

Table 1.12: **Senior Households by Tenure and Age**

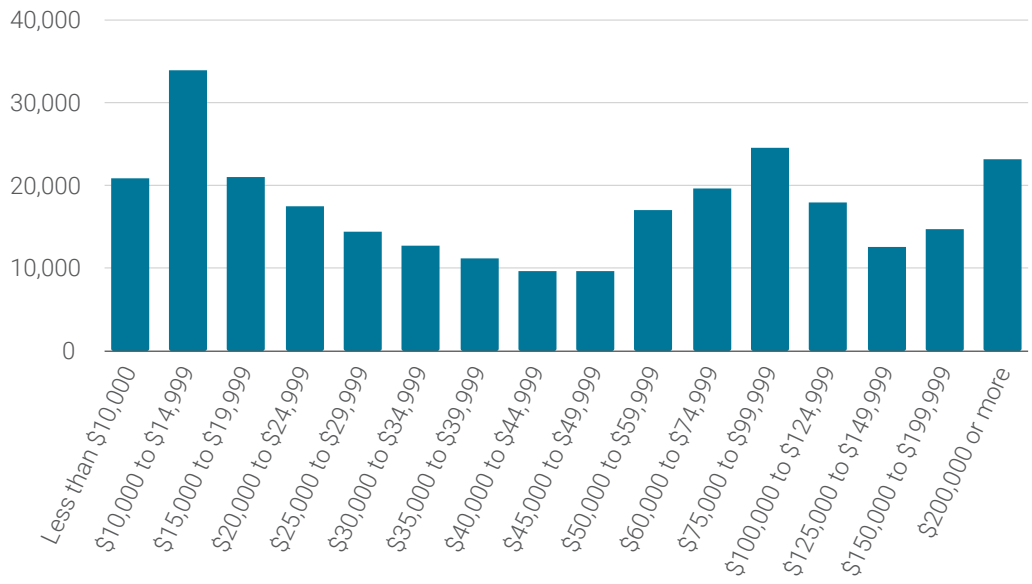
	Owner-Occupied	Renter-Occupied	Total
65-74 Years	88,303	69,687	**157,990**
75 Plus Years	72,557	50,454	**123,011**
Total	**160,860**	**117,104**	**277,964**

Source: US Census Bureau; ACS; 2019 ACS 5-Year Estimates, Table B25007



Of the City's 281,001 senior-headed households, approximately 34% earned less than $25,000 and 61% earned less than $60,000. However, the proportion of seniors living the federally-defined poverty level is lower than that of the total city population. Approximately 16% of the City's seniors were living the poverty level, compared to 19% of the City's working-age population (18-64) who live the poverty line.

Chart 1.6: **Senior Housing Income Distribution in the City of Los Angeles | 2019**



Sources: US Census Bureau; American Community Survey, 2019 and 2010 ACS 5-Year Estimates, Table DP05.

The percentage of adults over the age of 55 who are renting has increased much faster than the percentage owning. While the percentage of older adult homeowners has increased by approximately 15%, the percentage of older adult renters has increased by nearly 30%. This indicates rising demand for appropriate and accessible senior rental housing.

Cost Burdens for Seniors

Due to these lower incomes, seniors generally face a greater housing cost burden. Households that pay 30% or more of their monthly income for rent or for owning a home are deemed "cost-burdened," and those that pay 50% or more on rent or mortgage payments are "severely cost-burdened" (a deeper analysis of cost burden is provided later in this chapter). Of senior heads of households who are renters, nearly 65% pay more than 30% of their income on rent. This is a higher rate of rent burden than any other age group, except those between 18 and 24 years of age.

Cost burden is lower among senior homeowners, however still significant. More than 38% of senior homeowners spend over 30% of their income on owner-related housing costs. Households headed by seniors who own their home may face physical and financial barriers in maintaining their properties or retrofitting them to accommodate mobility limitations. Additionally, many senior-headed homeowners in the City are "home-rich and cash-poor," which means they have significant home equity but little income or savings. These seniors are often specifically targeted for reverse mortgages and other predatory home loans, which undermines long-term housing security for them and their families.

Persons with Disabilities

A disability is defined by the Federal Government as "a physical or mental impairment that substantially limits one or more major life activities of such an individual." (42 U.S.C. § 12102). People with disabilities, which include but are not limited to physical, sensory, or mental health disabilities, often require special housing accommodations. The US Census Bureau collects data on the prevalence of certain dDisability types include hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. This data may not capture other psychiatric disabilities or conditions like schizophrenia, bipolar disorder, or post traumatic stress, all of which can severely impact a person's ability to find and maintain housing. Based on the data collected by the Census Bureau, approximately 10% or 395,513 people in Los Angeles have a disability and live in a non-institutional setting. The largest numbers of persons with disabilities are adults aged 18 – 64 (192,460); however the percentage of seniors with disabilities (37%) is far greater than the percentage of non-senior adults with disabilities (7%).

The most common disabilities for people between 18 and 64, are ambulatory difficulties (serious difficulty walking or climbing stairs), cognitive difficulties (due to physical, mental, or emotional condition, having difficulty remembering, concentrating, or making decisions), and vision or hearing difficulties (deaf or having serious difficulty hearing, blind or having serious difficulty seeing, even when wearing glasses). For people over the age of 65, the most common disabilities are ambulatory, vision and hearing difficulties, living independently and difficulties providing self-care, see Table 1.13 . The Census defines people with independent living difficulties as those who need assistance with errands, such as visiting a doctor's office or shopping, due to a physical,

mental, or emotional issue. Similarly, difficulty with self-care is defined as having difficulty bathing or dressing.

Table 1.13 below shows the prevalence of each types of disability among the total population of each age group and among the overall population in the City.

Table 1.13: **Prevalence of Disability by Age and Type of Disability**

Type of Disability	% of the total population under 18	% of the total population Aged 18-64	% of the total population Aged 65+	% of the total population
Hearing Difficulty (Conditions that include blindness or a severe hearing impairment)	0.5	1.2	12.9	2.5
Vision Difficulty (Conditions that include deafness or a severe vision impairment)	0.6	1.6	7.6	2.1
Ambulatory Difficulty (any conditions that limits physical activities such as walking, climbing, stairs, reaching, lifting or carrying)	0.6	3.4	25.61	5.9
Cognitive Difficulty (Any condition that makes it difficult to learn, remember, or concentrate)	3.09	3.5	11.7	4.2
Self-Care Difficulty (Any condition that makes it difficult to dress, bathe, or get around inside the home)	1.1	1.5	12.5	2.8
Independent Living Difficulty (Any condition that makes it difficult to go outside the home alone or visit a doctor's office)	No data available	2.6	19.8	5.2

Source: US Census Bureau: ACS: 2019 ACS 5-Year Estimates. Table S1810

According to the 2012-2017 HUD CHAS Data, approximately 58% of the people with disabilities in the city rent, compared to 65% of people without disabilities. The rate of renters differs slightly by disability type with 55% of people with hearing or vision impairments renting, 58% of people with ambulatory limitations, 61% with cognitive limitations, and 58% with self-care or independent living limitations. Although people with disabilities are slightly less likely to rent than the overall population, they are more likely to be low-income and have higher rates of poverty than Angelenos without disabilities. For example, 35% of Angelenos with a disability are considered extremely low-income (earning 30% or less of the area median income) and 26% live below the federal poverty line.

People with vision and/or hearing disabilities often have particular housing needs, and may need accessible signage, auditory alarms, and service animal accommodations to access their housing. People with hearing disabilities, for example, may need visual alerts and accommodations to enable effective communication. Persons with physical or ambulatory disabilities often require housing with accessible features, such as ramps, grab-bars, and wider doorways. For more information on the housing affordability and accessibility needs of people with disabilities refer to the Affirmatively Furthering Fair Housing Appendix. For more information on housing constraints for persons with disabilities refer to Appendix 2.1.

Persons with Developmental Disabilities

A developmental disability is defined by the State as "a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes developmental and intellectual disability, cerebral palsy, epilepsy, and autism." In California, a system of regional centers is responsible for coordinating the delivery of supportive services primarily to individuals with intellectual and developmental disabilities. There are seven centers that serve LA County- The Frank D. Lanterman Regional Center, The Harbor Regional Center, The North Los Angeles County Regional Center, The South Central Los Angeles Regional Center, and the East Los Angeles Regional Center. Based on the 2020 data reported by the seven Regional Centers, approximately 114,000 residents received services of whom approximately 46% had autism, 38% had mild or moderate intellectual disabilities, 12% had cerebral palsy, 12% had epilepsy, and 9% had a severe or profound intellectual disability. Considering the City accounts for approximately 40% of the County's population, approximately an estimated 46,000 people with developmental disabilities live within the City boundaries.

Table 1.14: **Number of People Served by Regional Centers in Los Angeles County**

	Total	Percent
Moderate Intellectual Disability	43,153	37.85%
Autism	51,921	45.54%
Epilepsy	12,772	11.20%
Cerebral Palsy	13,053	11.45%
Severe/Profound Intellectual Disability	9,843	8.63%
Total	**114,000**	

Source: data from the 2020 Regional Performance Contract Reports filed with the Department of Developmental Services for the seven Regional Centers located in LA County

Of the people with developmental disabilities served by the Regional Centers, the vast majority (82%) live with parents or guardians and only 9% live in Community or Intermediate Care Facilities. Parents and guardians who care for people with disabilities are often unable to work full-time and may have to prioritize the cost of needed healthcare and services. This presents significant financial constraints that may make it difficult to find affordable and adequate housing that can serve the needs of the person(s) with developmental disabilities and the needs of the overall household. For a more detailed analysis of the demographics and needs of people with disabilities refer to the Affirmatively Furthering Fair Housing Appendix.

Table 1.15: **Living Arrangement of People with Developmental Disabilities in LA County**

	Number*	Percent
Live with Parent or Guardian	93,195	82%
Community Care Facility (CCF) or Intermediate Care Facility (ICF)	9,851	9%
Independent Living Skills (ILS)/ Supported Living Services (SLS)	7,548	7%
Foster Home	2,358	2%
Other	1,049	1%
Total	**114,000**	**100%**

** Estimates based on percentages reported in 2020 Regional Performance Contract Reports filed with the Department of Developmental Services for the seven Regional Centers located in LA County*

Persons with HIV/AIDS

For persons living with HIV/AIDS, access to safe, accessible and affordable housing is an important measure of overall well-being. For many, the shortage of such housing is a primary barrier to consistent medical care and treatment. According to the LA County Public Health's 2019 Annual HIV Surveillance Report, a total of 52,004 persons were living with a positive HIV diagnosis in Los Angeles County.[7] According to the 2018 Medical Monitoring Project's HIV Surveillance Special Report, four in ten persons with HIV lived in households at or the poverty threshold, and nearly one in 10 experienced homelessness.[8] Black men have the highest rates of HIV and the highest rates of homelessness in the City, which is reflective of the historic and ongoing impacts of systemic racism.

7. HIV Surveillance Annual Report 2019, Division of HIV and STD Programs, Department of Public Health, County of Los Angeles, May 19, 2020; Can be accessed here: http://www.publichealth.lacounty.gov/dhsp/Reports/HIV/2019Annual_HIV_Surveillance_Report_08202020_Final_revised_Sept2020.pdf

8. Centers for Disease Control

Large Households

Large households, defined as those with five or more persons, have special housing needs due to the lack of adequately sized and affordable housing. In 2019, there were 172,580 large family households, representing approximately 13% of total households in the City of Los Angeles. The majority of large households (98%) are family members living together, which could include multi-generational households. Since 2010, the number of large family households decreased by approximately 4% while the number of large non-family households increased by nearly 26%. These trends likely reflect the ongoing housing affordability crisis as larger units are increasingly occupied by adult roommates who typically have a combined household income greater than families, which may include children and elderly persons.

The trend towards more roommate housing arrangements exacerbates the shortage of appropriately-sized housing available to large families, particularly large families seeking rental housing. In 2019, only 12% (163,000) of combined renter- and owner-occupied units contained four or more bedrooms and only 30,000 of these were rentals.



Families with Female Heads of Households

Female-headed households also have specific housing needs given that they generally have lower incomes and higher living expenses, which could be attributed to the systemic gender pay gap that also varies greatly based on race and ethnicity. Female-headed households with minor children may also lack the resources needed for adequate child care or job training services, often making the search for affordable, decent and safe housing more difficult. In the City, there are over 477,000 female headed households, accounting for over 35% of all households. Of these households, over 111,000 households are caring for children (under 18) of relatives. Female Single Custodial Parent households tend to have lower incomes and higher rates of poverty.

Table 1.16: **Female Headed Household Types**

Type of Household	Total
Total Households	**1,373,864**
Total Female-Headed Households	**477,349**
Total Non-Family Households, Female Householder	**278,485**
Total Family Households, Female Householder	**198,864**
Female Heads with Related Children Under 18	**111,054**
Female Heads with Own Children Under 18	**90,658**

Source: US Census Bureau; ACS; 2018 ACS 5-Year Estimates, Tables B11003, B11004, B11005.

Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) Households

LGBTQ individuals and households also face higher rates of discrimination and homelessness, particularly transgender individuals, youth, and lower-income LGBTQ households. According to the 2020 LA City Point in Time Count, there are 666 individuals experiencing homelessness who identify as transgender, of whom 531 are unsheltered. The unsheltered rate among transgender homeless individuals is nearly double that of the overall unhoused population (43% compared to 80% respectively). This suggests that transgender people face significant barriers accessing emergency and temporary shelter, and experience serious challenges with housing instability. There are also 4,133 unhoused people who identify as gay, lesbian, bisexual, or queer, and 2,015 (49%) are unsheltered. Service providers and LGBTQ advocacy organizations report that homelessness is particularly common among LGBTQ youth who may be forced out of their homes and have nowhere else to live.

Not all LGBTQ households face the same level of housing barriers. A 2015 statewide study by the Williams Institute at UCLA School of Law found that LGBTQ women, Latinx and Black households, and those who are also undocumented, are all more likely to be lower-income. Approximately 30% of LGBTQ females have incomes under $24,000 a year compared to 23% of males. Similarly, 36% of Latinx and 30% of Black LGBTQ persons have annual incomes lower than $24,000 compared to 15% of White LGBTQ persons. Race, gender, and income disparities within the LGBTQ community are often compounding factors that make finding and maintaining affordable and welcoming housing even more difficult.

Farmworkers

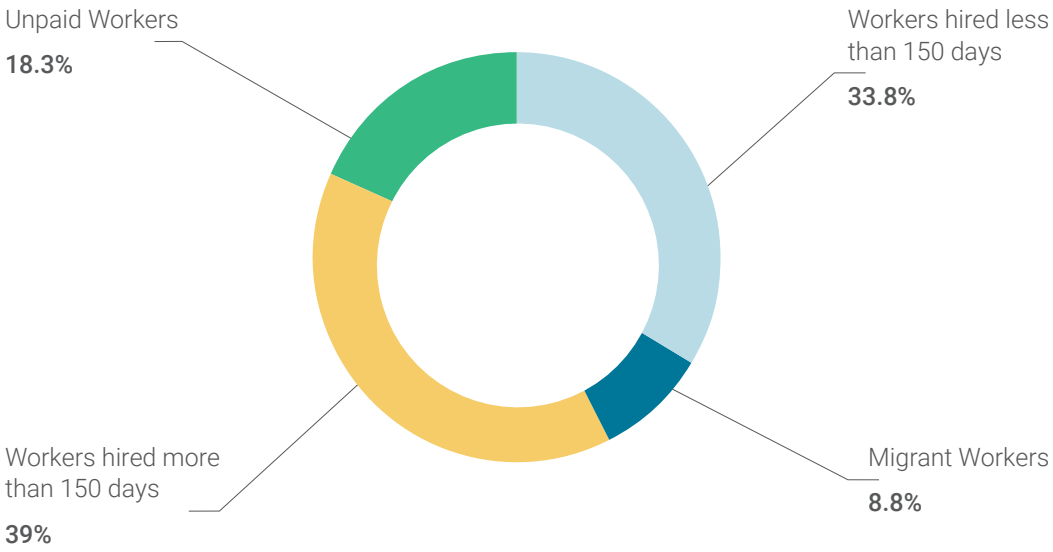
Farmworkers are defined by the Census as "agricultural workers and their supervisors," and represent a very small percentage of the City's total population. According to the Census, there are about 6,621 farmworkers employed in Los Angeles. This constitutes a very small portion of both the total jobs and workers in the City. Farmworkers generally receive much lower wages than other local occupations. Farmworkers and related laborers (agriculture, forestry, fishing and hunting) in the City had an annual mean wage of $21,328 in 2019, according to the 2019 ACS. These wages severely limit housing options for farmworkers in Southern California's expensive housing market. Overcrowding and substandard housing conditions are often the only option.



Labor Arrangements for Farmworkers

The USDA 2017 Census of Agriculture documents the labor arrangements between farmworkers and producers, shedding light on their precarious working conditions. Only 39% of workers reported working over 150 days, or roughly 5 months. Approximately 34% of workers working less than 150 days, slightly under 9 percent were contracted migrant workers and approximately 18% were unpaid workers.[9]

Chart 1.7: **Hired Farm Labor in LA County**



Source: 2017 Census of Agriculture, USDA

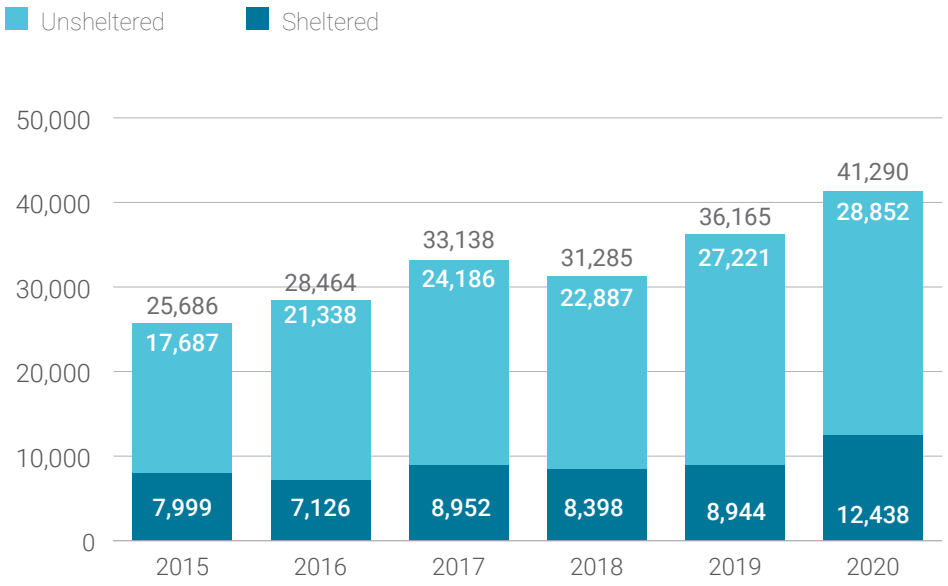
9. U.S. Department of Agriculture (USDA), 2017 Census of Agriculture, County Data; Table 7: Hired Farm Labor - Workers and Payroll.

Homeless Persons

The number of homeless individuals and households increased significantly since the previous Housing Element. According to the Point in Time Count, between 2015 and 2020, the total number of people experiencing homelessness rose from 25,686 to 41,290 persons, see Chart 1.8. The sheltered population rose in 2020, reflecting various city efforts to open new shelters and increase access to temporary housing; however, nearly 70% of the City's unhoused population still remains unsheltered. While the vast majority of those unhoused are single adults over the age of 25, there was a 56% increase in the number of families experiencing homelessness in a year, totalling 20% of those unhoused in the City of Los Angeles. See Chapter 5 for more information on the City's efforts on homelessness.

Individuals and families are generally considered homeless if they lack a fixed, regular, and adequate nighttime residence. Unhoused people who are sheltered include individuals or families in temporary living arrangements. This includes those who are living in transitional housing, whereas unsheltered people include individuals/families living in a place not meant for permanent human habitation (such as tents, boxes, recreational vehicles, or personal vehicles).

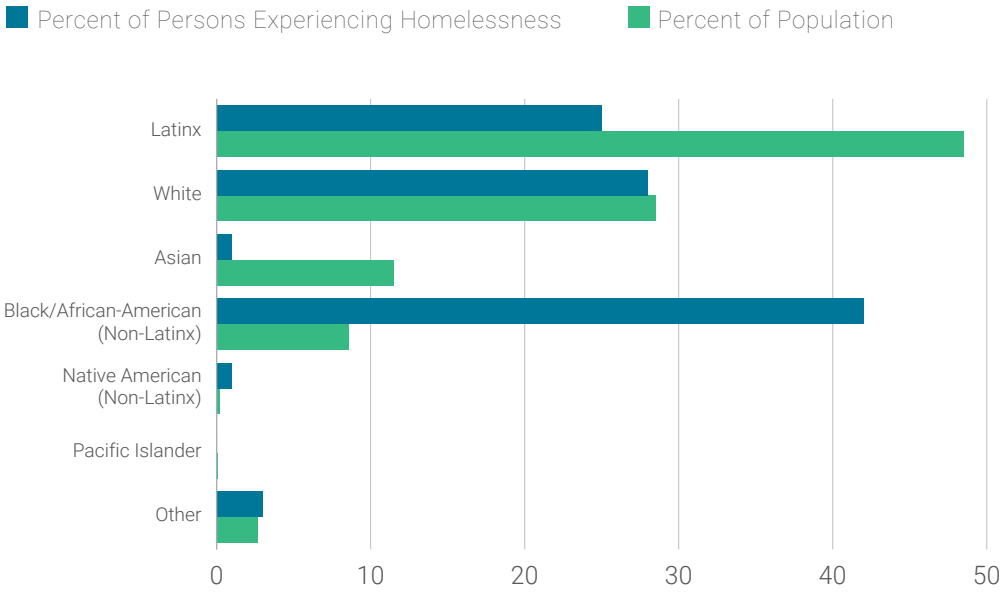
Chart 1.8: **Total Homeless Population**



Source: US Census Bureau ; American Community Survey; 2019 ACS 5-Year Estimates,Table DP05

Homelessness is not equally experienced across demographic groups. Black people, men, and survivors of domestic violence are disproportionately more likely to experience homelessness. Black residents constitute just 8.6% of the City's overall population, but make up at least 38% of all homeless individuals (see Chart 1.9). Latinx homelessness accounts for the greatest increase in homelessness. The racial disparities related to housing and homelessness are rooted in structural racism and historic and ongoing discrimination.

Chart 1.9: **Homelessness in LA**



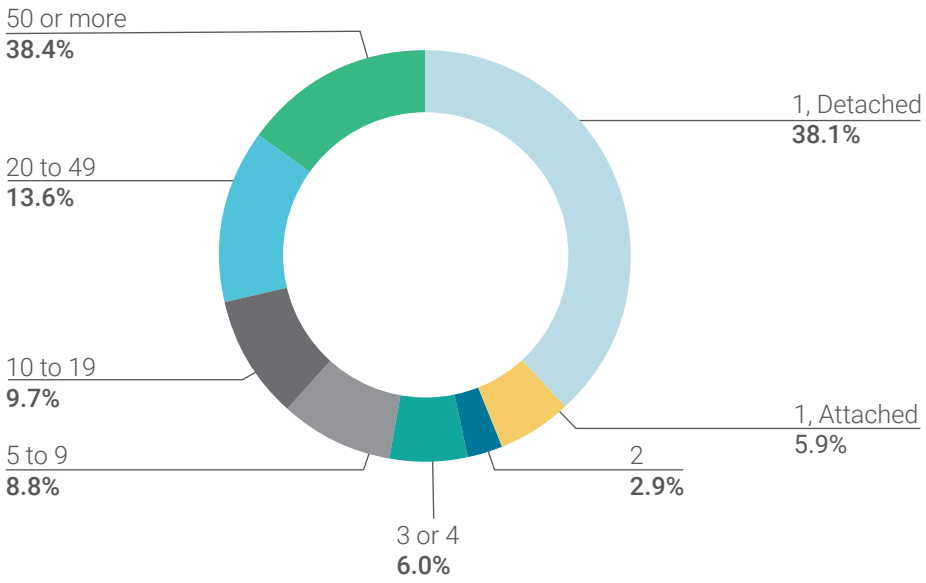
Source: 2020 LAHSA Homeless Count

Housing Stock Characteristics

Type and Size

Single-family dwelling units are the most common type of housing in the City. There are approximately 565,000 detached single-family dwelling units in the City, accounting for approximately 38% of the housing stock. One-third of the City's housing stock includes units in low-density, attached multi-family developments with less than 20 units per building. Approximately 28% of the housing stock includes units in larger multi-family housing, more than 20 units per building (See Chart 1.10).

Chart 1.10: **Total Units in Structure by Size of Structure | 2019**



Source: US Census Bureau ; American Community Survey; 2018 ACS 5-Year Estimates,Table B11001

From 2010 to 2019, more than half of all new housing units created have been in larger multi-unit buildings with more than 50 units. This is an increase of 50.6% in this category (see Table 1.17). The second fastest growing housing structure size are 20-49 unit developments, which grew 16.7%. In that same period, the City added 9,734 new single-family detached units, which is a significant numerical gain but represents an 11.5% increase. Units between 2 to 19 units grew between 3 and 6.7%, indicating modest gains in missing middle housing.

Table 1.17: **Change in Units in Structure, 2010-2019**

Number of Units	**2010-2019** Change in Units	**2010-2019** Percent Change
1, detached	9,734	11.5%
1, attached	541	0.6%
2	4,585	5.4%
3 or 4	2,528	3.0%
5 to 9	5,664	6.7%
10 to 19	3,996	4.7%
20 to 49	14,120	16.7%
50 or more	42,697	50.6%

Source: U.S. Census Bureau; ACS, 2019 ACS 5-Year Estimates, Table DP04



There is a fairly even distribution of housing with varying unit sizes. Nearly one quarter (24%) of all units have one bedroom, about one third have two bedrooms, and another quarter (24%) have three bedrooms. Renter-occupied units tend to be much smaller than owner-occupied housing, roughly half are studios or one-bedroom units. Just about 15% of the renter-occupied housing stock encompasses three or four bedroom units. This is a drastic difference compared to the 70% of owner-occupied housing having three or four bedrooms. As mentioned previously, the lack of three- and four-bedroom rental units makes it difficult for larger households to find appropriate and affordable rental housing.

Table 1.18: **Housing Tenure by Unit Size, 2019**

	Owner-Occupied		Renter-Occupied		Total	
	Units	**Percentage**	**Units**	**Percentage**	**Units**	**Percentage**
0 Bedrooms	5,437	1%	130,570	15%	136,007	10%
1 Bedroom	19,599	4%	309,594	36%	329,193	24%
2 Bedrooms	128,217	25%	302,105	35%	430,322	31%
3 Bedrooms	218,297	43%	96,287	11%	314,584	23%
4+ Bedrooms	134,565	27%	29,193	3%	163,758	12%
Total Units	**506,115**	**100%**	**867,749**	**100%**	**1,373,864**	**100%**

Source: U.S. Census Bureau; ACS, 2019 and 2010 ACS 5-Year Estimates, Table B25042

Tenure

The majority of housing units in the City are renter-occupied (approximately 63%). From 2010 to 2019, the total number of renter-occupied housing units increased by 8.9% (71,652 more units) while owner-occupied housing decreased by less than 1% (1,981 fewer units).

Table 1.19: **Change in Tenure, 2010-2019**

	Renter-Occupied	Owner-Occupied
2019	874,365	509,504
2010	802,713	511,485
2010 - 2019 Change	71,652	-1,981
% Change	**8.9%**	**-0.4%**

Source: U.S. Census Bureau; ACS, 2019 and 2010 ACS 5-Year Estimates, Table B25032

This continued shift in tenure towards rentals is due in large part to the construction of primarily rental units as well as continued conversions of owner-occupied single-family dwellings to rentals. This includes a loss of almost 5,000 owner-occupied single-family (detached and attached) units and a simultaneous increase of over 10,000 in renter-occupied single-family units. Conversion of single-family homes to rentals continues a trend that began during the Great Recession and foreclosure crisis in the latter part of the prior decade, whereby homes were often bought by corporate investors (such as private equity firms and hedge funds) and turned into rental properties. See Table 1.20 to see the change in tenure by size of structure.



Table 1.20: **Tenure by Size of Structure, 2010-2019 Change**

	Owner-Occupied		Renter-Occupied		Total	
	Units	**Percentage**	**Units**	**Percentage**	**Units**	**Percentage**
1 unit detached	-2,386	-0.6%	7,549	6.2%	5,163	1.0%
1 unit attached	-2,545	-7.1%	2,686	5.9%	141	0.2%
2 units	101	1.5%	3,188	10.9%	3,289	9.2%
3 or 4 units	-71	-1.1%	3,173	4.4%	3,102	4.0%
5 to 9 units	1,864	26.7%	3,360	3.1%	5,224	4.5%
10 to 19 units	-156	-1.5%	3,947	3.3%	3,791	2.9%
20 to 49 units	740	5.3%	12,010	7.6%	12,750	7.4%
50 or more units	1,166	6.0%	34,874	24.5%	36,040	22.3%
Mobile home, or Boat, RV, van, etc.	-675	-10.3%	690	31.5%	15	0.2%
Total Occupied	**-1,962**	**-0.4%**	**71,477**	**8.9%**	**69,515**	**5.3%**

Source: U.S. Census Bureau; ACS, 2019 and 2010 ACS 5-Year Estimates, Table B25032

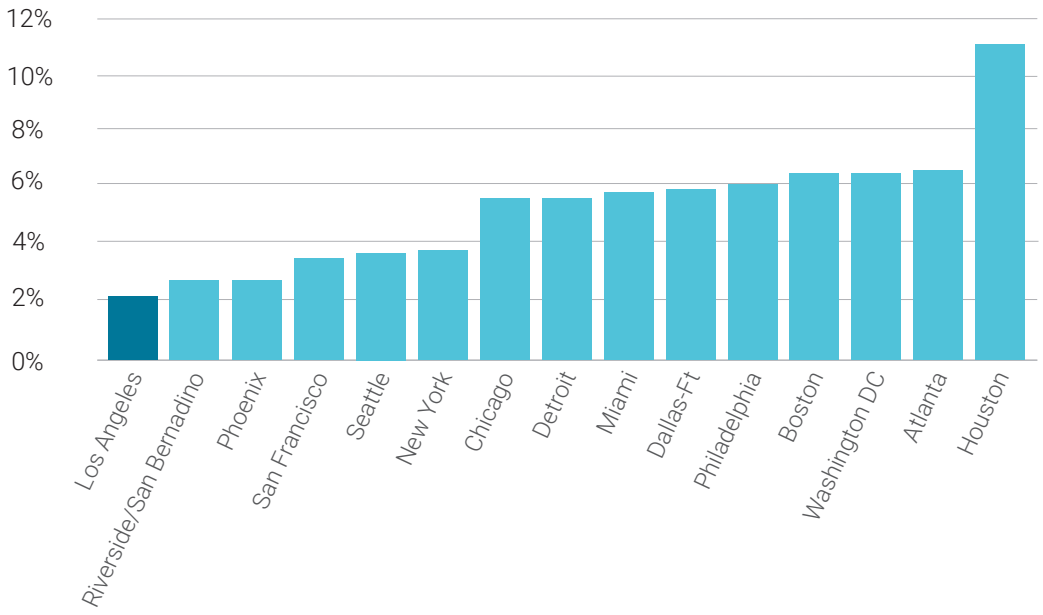
Ownership trends vary significantly by age and race/ethnicity. Homeownership is becoming particularly out of reach for younger families, with a 13% decline in the number of owner-occupied households headed by individuals under 45 years old since 2010. With regards to race and ethnicity, the number of Black homeowners has decreased by 11%, while the number of Asian homeowners increased by 14% and Latinx by 4%. White homeownership fell by about 1%, while White renters increased by 14%.

Vacancy Rate

For a housing market to function smoothly, a healthy amount of vacant units are needed. Too low of a vacancy rate means demand is outstripping supply and housing prices therefore typically rise.

The Los Angeles region has had very low vacancy rates for a long time. Prior to COVID-19 (1Q 2020), the Los Angeles metro area had the second lowest rental vacancy rate in the United States and the lowest of major metropolitan areas (2.3%—see Chart 1.11). Vacancy rates have risen since then, as they have in many major cities, due in part to the COVID-19 pandemic.[10] The first quarter vacancy rate of 5.5% is the highest in the last six years. The rise in vacancies since 2020 has coincided with a recent decrease in rents in Los Angeles and many other high-cost cities where vacancies have risen.

Chart 1.11: **Vacancy Rates by Metropolitan Statistical Area | 2020 Q1**



Source: US Census Bureau, Current Population Survey/Housing Vacancy Survey, April 2020

10. As of the publication/writing of this document, it is still unclear what the long-term impacts of the COVID-19 pandemic will be on vacancy rates in the City.

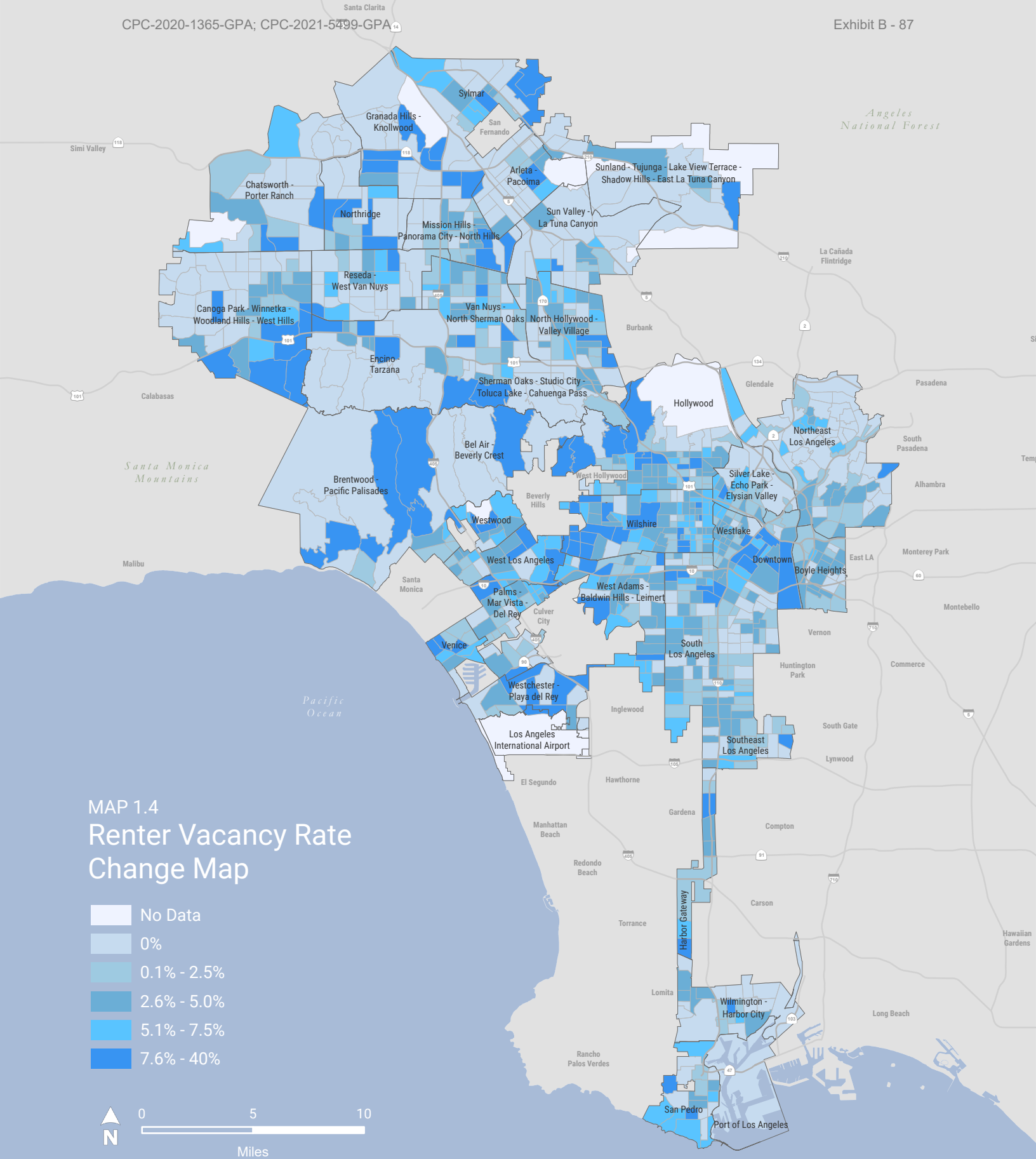
In the 5-year period prior to the COVID-19 pandemic, the rental vacancy rate was 3.7%. The distribution of rental vacancy rates throughout the City are shown in the Map 1.3. Analysis conducted by HCIDLA shows vacancies are lowest among rent stabilized and older housing units. Newer units have higher vacancy rates due in part to the lag time in lease-up, as well as the often higher rents found in new construction as compared to older housing stock.

Vacancy is the result of different factors, including the natural turnover of units, but also use for other purposes (e.g., short term rentals). About one-half of all vacant units in Los Angeles are actively for rent or for sale, or already rented or sold but not occupied (see Table 1.21). The "seasonal, recreation or occasional use" vacancy category has increased most from 2010 to 2019, while the "for rent" category has decreased the most. The rental vacancy rate in the ACS (reported above) is the proportion of the rental inventory which is vacant "for rent."

Table 1.21: **Vacancy Status by Housing Type**

Housing Type	Total	Percent
For rent	34,278	31.4%
Rented, not occupied	9,998	9.2%
For sale only	5,636	5.2%
Sold, not occupied	4,500	4.1%
For seasonal, recreational, or occasional use	13,850	12.7%
For migrant workers	92	0.1%
Other vacant	40,885	37.4%
Total	**109,239**	**100%**

Source: Source: US Census Bureau; American Community Survey; 2019 and 2010 ACS 5-Year Estimates, Table DP02.



MAP 1.4

Renter Vacancy Rate Change Map

- No Data
- 0%
- 0.1% - 2.5%
- 2.6% - 5.0%
- 5.1% - 7.5%
- 7.6% - 40%

N

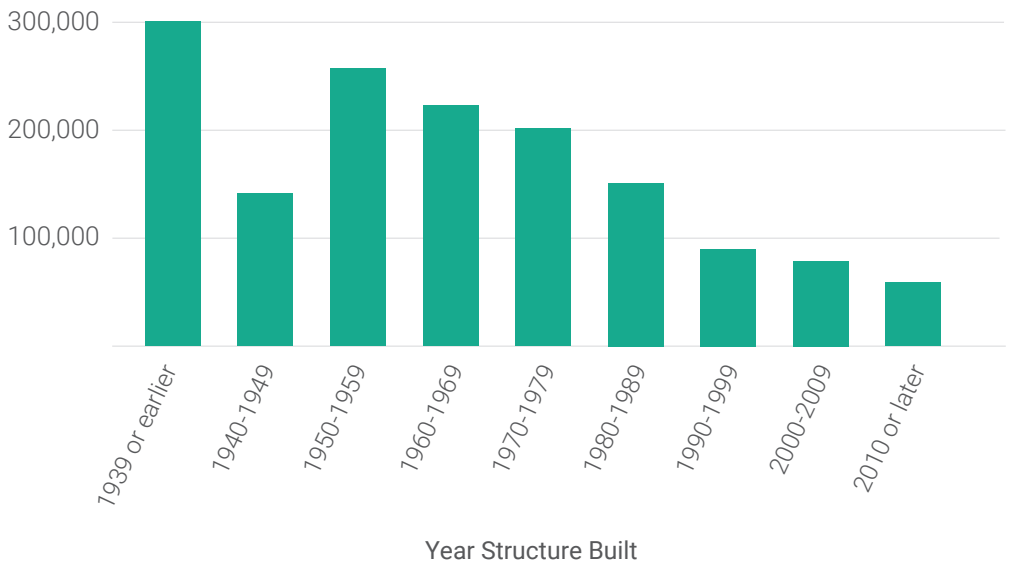
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Miles

Age and Condition

Nearly half of the City's housing stock was built prior to 1960 and is now over sixty years old. Approximately one in five housing units (20%) were built before 1939 (See Chart 1.12). The percentage of housing built in the 1990s and 2000s is the lowest of any decade. Rental housing tends to be a bit newer than owner-occupied housing.

Chart 1.12: **Age of Housing Units**



Source: US Census Bureau, American Community Survey 2014-2018

An aging housing stock requires continual maintenance and is more likely to have significant habitability issues. For example, housing built prior to the 1940s is more prone to have lead paint, mold, and other hazards that can cause significant neurological and respiratory health issues, especially for younger children aged 1 to 5. Older housing is also likely to have significant structural issues and inadequate or unsafe plumbing and electrical systems.

Due to the housing affordability crisis in the City, many residents end up renting unregistered and illegally-constructed units, many of which do not have kitchens and lack proper infrastructure like plumbing. There are also at least 300 single-room occupancies (SROs), also known as residential hotels, with more than 10,000 units (guest rooms) that lack kitchen facilities. In total, nearly 25,000 renter-occupied units in the City do not have a complete kitchen and approximately 7,400 units do not have working plumbing. Many of these units without kitchen facilities are heavily concentrated in the central areas of the City, which historically have a larger share of SROs and residential hotels.

Table 1.22: **Housing Units Lacking Complete Facilities, 2019**

	Owner-Occupied		Renter-Occupied	
	Units	**Percentage**	**Units**	**Percentage**
Plumbing	1,161	0.2%	7,441	0.9%
Kitchen	1,776	0.4%	24,524	2.8%

Source: U.S. Census Bureau; ACS, 2019 ACS 5-Year Estimates, Table B25053

Data from the City's Systematic Code Enforcement Program (SCEP) and Rent Escrow Account Program (REAP) further illustrates the dire habitability issues facing many tenants in the City. Based on 2021 SCEP data, there are over 409 multi-family properties in the City that have severe habitability issues and violations (these properties are referred to as "Tier 2"). Most of these properties are concentrated in the neighborhoods of Westlake, East Hollywood, South Park, Vermont Square, and Florence in South and Southeast Los Angeles. If a property owner fails to respond to and correct habitability violations, the property is put into the Rent Escrow Account Program (REAP) which requires that all rent revenue be used to address outstanding violations. As of late 2020, nearly 700 properties throughout the City have been placed into REAP. These properties are disproportionately located in the central and southern neighborhoods of the City.

Protected Units

There are over 620,000 rental units in the City that are regulated by the Rent Stabilization Ordinance (RSO), which limits rent increases, protects tenants from arbitrary eviction, and requires that evicted tenants receive relocation assistance. The RSO covers most multi-family rental properties constructed before October 2, 1978. As shown in the charts , the older core of the City (including the Wilshire, Hollywood, and South Los Angeles areas) have the most RSO units in the City. By Council District, the highest number of RSO units are located (in order) in Districts 13, 10, 4, 5, 1 and 11.

Table 1.23: **Top Ten Community Plan Areas by Number of RSO Units**

Community Plan Area	Total RSO units
Wilshire	87,415
Hollywood	68,359
South Los Angeles	50,739
West Adams/Baldwin Hills/Leimert	42,218
Southeast Los Angeles	37,251
Northeast Los Angeles	33,238
Van Nuys/N. Sherman Oaks	29,133
Westlake	28,624
North Hollywood/Valley Village	25,917
Palms/Mar Vista/Del Rey	25,837

Source: Housing and Community Investment Department of Los Angeles



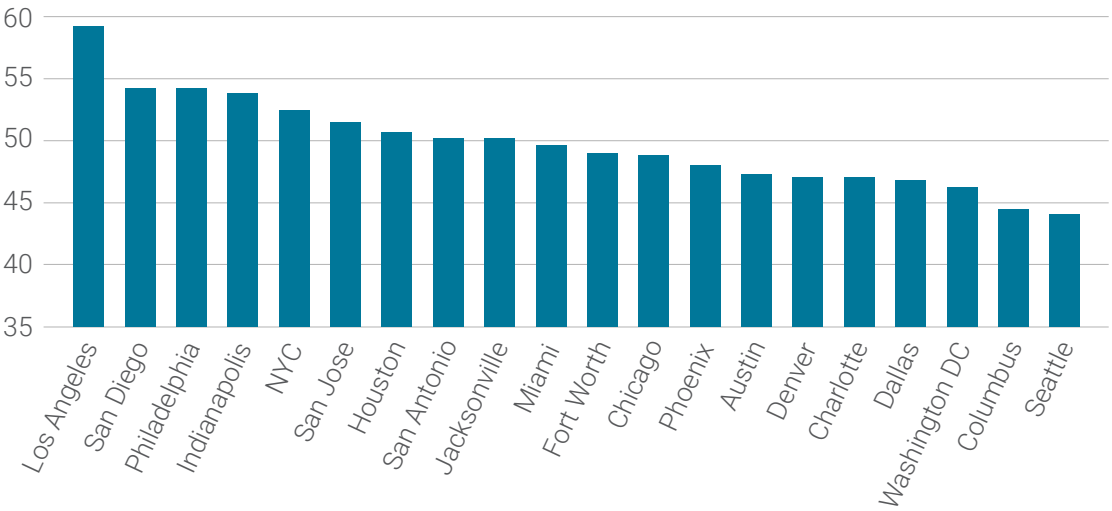
Housing Costs and Overcrowding

Housing is generally the largest single expense facing American households. In Los Angeles, the extremely high cost of housing in relation to incomes is a primary cause of many of the City and region's most intractable problems (see the Executive Summary). Better understanding of these costs, both for rental and for-sale housing, is important to making progress to make more housing affordable and attainable. This section will include analysis of past cost trends and comparisons to other major cities in order to provide perspective to the scale of the affordability crisis in the City.

Cost Burden

While housing costs may be higher in some other major cities, the City of Los Angeles has long been one of the least affordable areas in the country when comparing housing costs to median incomes. When households pay more than 30% of their income for housing costs, they are considered "rent burdened" or "cost burdened" because the amount is considered unaffordable. If the total payment is 50% or more of the household's monthly income the term is "severely cost burdened." In 2019, Los Angeles had a higher percentage of cost burdened renter households (59.2%) than any other major American city (see Chart 1.13.)

Chart 1.13: **Percentage of Rent Burdened Household, Major US Cities**



Source: American Community Survey; 2019 ACS 5-Year Estimates

In Los Angeles, almost 52% of total households are considered cost burdened. The overall percentage of cost burdened households has fallen three percentage points since 2010, but risen slightly for renters and decreased significantly for owners (see Table 1.24). The decrease in owner cost burdens is also seen nationwide and may reflect the large number of over-extended owners that existed in the 2010 data and changes to lending standards put in place since the subprime mortgage crisis.

Table 1.24: **Percentage of Cost Burdened Households by Tenure, 2010 and 2019**

	2010	2019
Renter Occupied	58.0%	59.3%
Owner Occupied	49.9%	39.3%
Total Households	**54.8%**	**51.7%**

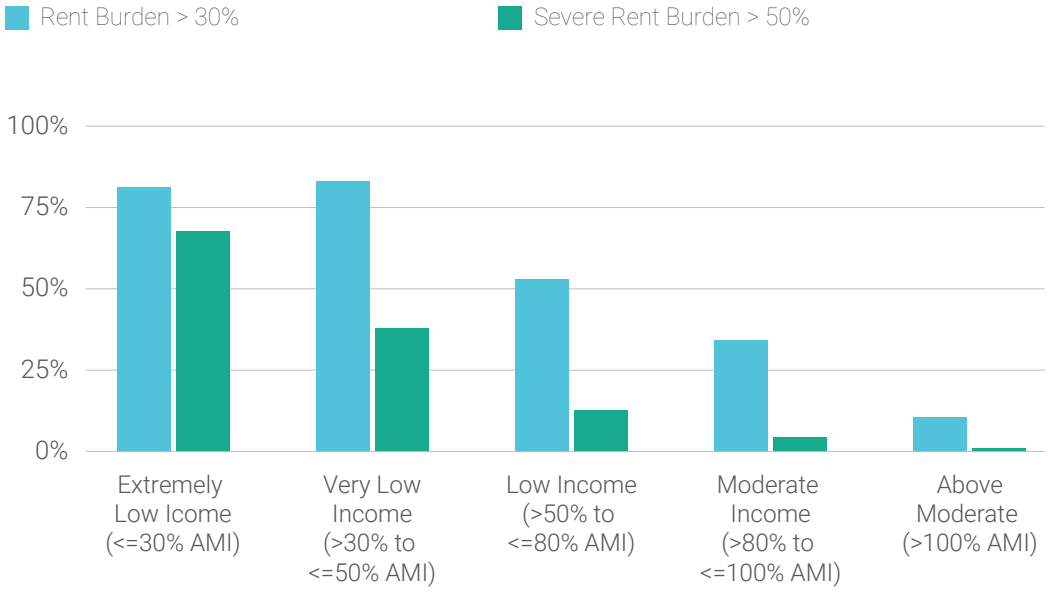
Source: U.S. Census Bureau; ACS, 2019 ACS 5-Year Estimates, Tables B25091 and B25070

Households are most at risk of housing instability if they are paying more than 50% of their income for housing costs. In Los Angeles, there are 362,000 severely cost burdened households (27%). About 32% of renters are severely cost burdened and about 19% of owners.

Housing cost burden is most severe for low- and extremely low-income households. Based on the 2013-2017 HUD CHAS Database, there are approximately 45,345 extremely low-income homeowners in the City, of whom 78% are cost burdened and 67% are severely cost burdened. Similarly of the 261,995 extremely low-income renters, 82% are cost burdened and 69% are severely cost burdened.

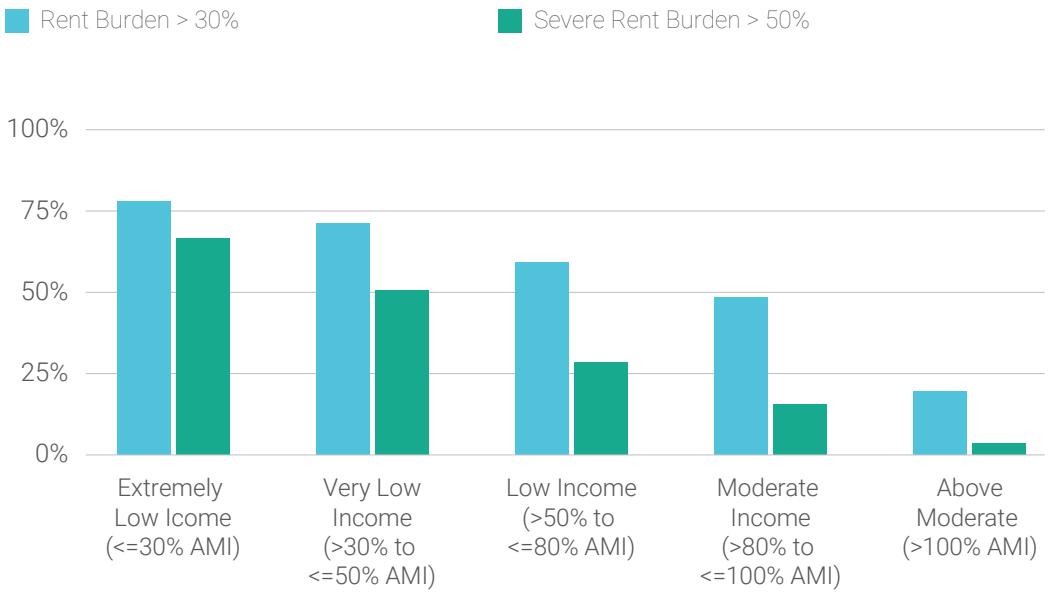


Chart 1.14: **Cost Burden by Income for Renters**



Source: HUD CHAS Data 2013-2017

Chart 1.15: **Cost Burden by Income for Owners**



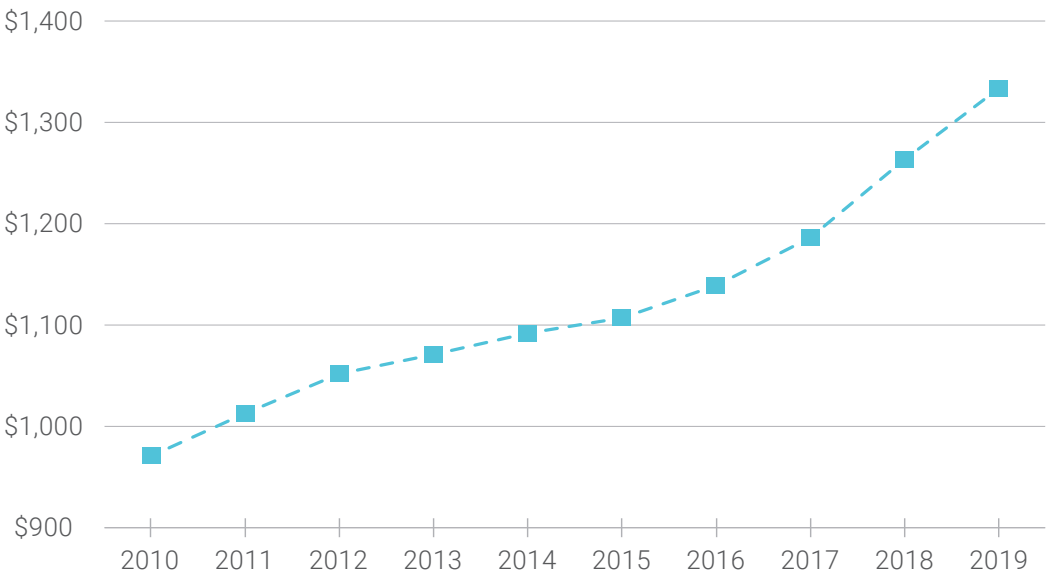
Source: HUD CHAS Data 2013-2017

Rents

Rents in Los Angeles have increased significantly since 2010, though have fallen somewhat over the last couple years. There exists a sizable difference between what households in Los Angeles are paying for rent and current market prices for a new apartment. The 2019 Census (ACS) captures what all Angelenos are paying for rent over a 5-Year period. Online listing platforms like Zillow and Zumper maintain current (and historical) listings for thousands of apartments for rent in the City of Los Angeles but not the actual price the apartments are rented for. Since each source has pros and cons, data from both sources are included in this discussion.

The ACS 5-Year median contract rent reflects the monthly rental cost expenses for renters, not counting utilities, during the period of 2015-2019. Chart 1.16 shows the median rent paid by Angelenos has been increasing steadily. The rise in rents has outpaced the rise in wages for renter households. From 2010 to 2019, contract rents in the City increased by 37% while median income of renters increased by 29%. While this continues to add to the renter cost burden, the ratio is not as unbalanced as it had been in the prior decade, when the figures were a 31% increase in rents and 1% increase in incomes.

Chart 1.16: **Median Contract Rent | 2010-2019**



Source: 2010 and 2019 ACS 5-Year Estimates

More recent market data shows that asking rents for two-bedroom units have fallen about 17% since highs in 2018, although they appear to be rebounding. The median rent list price for a 2-bedroom apartment in Los Angeles as of June 2021 was $2,750, requiring a household income of about $111,000 annually to be considered affordable, or not cost burdened (Zumper, see Table 1.25). Fewer than 29% of households in the city can afford this median rental rate.

Table 1.25: **Average Rental Listing Prices and Income Needed to Afford Rent**

Unit Size	Average Monthly Rent	Monthly Income Needed to Afford Rent	Annual Income Needed to Afford Rent
Studio	$1,495	$4,980	$59,800
1 Bedroom	$1,995	$6,650	$79,800
2 Bedroom	$2,750	$9,170	$111,000
3 Bedroom	$3,995	$13,320	$159,800
4 Bedroom	$6,750	$22,500	$270,000

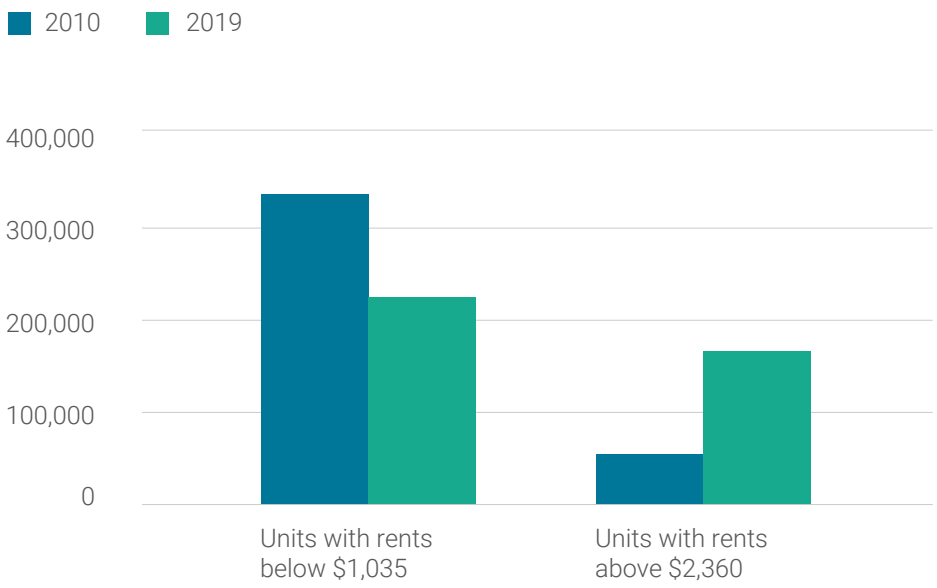
Source: Zumper, June 2021 (based on 3,258 listings)

Note: Income needed to afford rent is based on not paying more than 30% of monthly and annual income for rent.



Since 2010, the City has continued to lose thousands of lower cost rental units. Chart 1.17 shows a net reduction of more than 111,000 units with rents $1,035 from 2010 to 2019 (inflation adjusted). During the same period, almost the same amount of units were added in the category of renting above $2,360. The City has experienced a loss of a number of lower priced rental units that have been reset to market rate upon a new occupancy. Over 8,000 RSO units have been removed from the rental market through the Ellis Act and therefore reflect a portion of the loss.[11]

Chart 1.17: **Number of Rental Units with Contract Rents Above or Below Certain Points | 2010-2019**



Source: 5-Year ACS (2010 and 2019); Inflation Adjusted Dollars

Home Prices

For sale home values (including single-family homes, condominiums and other homeownership typologies) have reached historic levels in mid-2021 to an median price of over $864,000 as of May 31, 2021 according to Zillow.com. To afford this median price a household would need to make at least approximately $130,000 and be

11. HCIDLA Ellis Act Data Analysis, 2014-2020.

able to afford a 20% down payment, or $170,000.[12] Only about 23% of households in Los Angeles earn this amount, and many fewer have the needed down payment. This means that the vast majority of homes that are placed on the for-sale market are well out of reach for most residents. Median home prices have doubled since the lows of the foreclosure crisis in 2012, according to Zillow. Changes in home prices vary greatly in different areas of the City. In order to illustrate differences at a census tract level, changes to median home values from the 2010 and 2019 ACS are hown in the Map 1.5.

Overcrowding

Another direct result of not having enough homes for the population is overcrowding. Many families and individuals find themselves forced to live in crowded conditions due to the mismatch between housing costs and incomes discussed above. According to the Census overcrowding occurs when a dwelling unit is occupied by 1.01 or more persons per room (including bedrooms and living spaces). Severely overcrowded units are defined as those occupied by 1.51 persons or more per room.

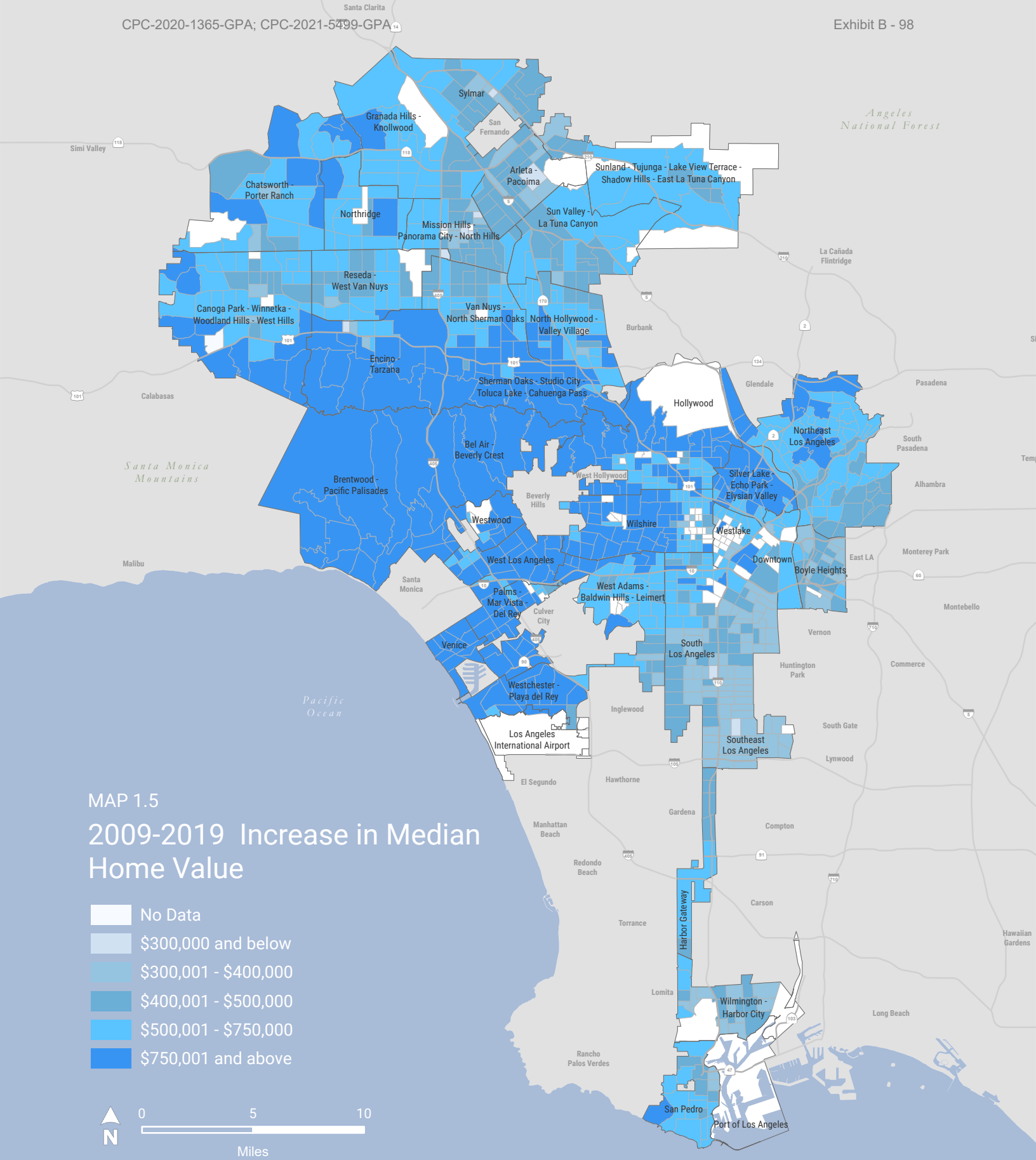
In 2019, nearly 14% of all households in Los Angeles (approximately 270,000) were overcrowded or severely overcrowded, including 17% of all renter-occupied households (approximately 153,000) and 6% of all owner-occupied households (approximately 29,000). About 80,000 renter households (9%) are considered severely overcrowded (see Table 1.26). This is a much higher rate of overcrowding than any other major city in the United States (see Chart 1.18).

Table 1.26: **Overcrowded Households by Tenure**

	Renter-Occupied	Percentage of Renter-Occupied	Owner-Occupied	Percentage of Owner-Occupied
Overcrowding	152,791	17%	29,365	6%
Severe Overcrowding	80,150	9%	8,297	2%

Source: U.S. Census Bureau; ACS, 2019 ACS 5-Year Estimates, Table B25014

12. Nerdwallet Affordability Calculator; Can be accessed here: https://www.nerdwallet.com/mortgages/how-much-house-can-i-afford/calculate-affordability

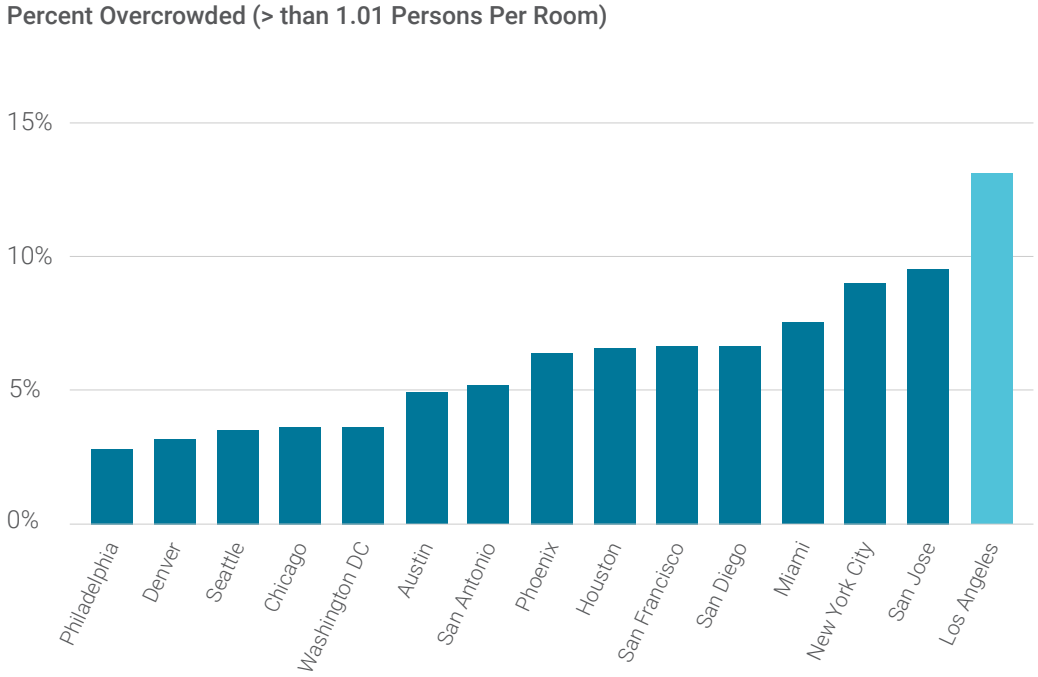


MAP 1.5

2009-2019 Increase in Median Home Value

- No Data
- $300,000 and below
- $300,001 - $400,000
- $400,001 - $500,000
- $500,001 - $750,000
- $750,001 and above

Chart 1.18: **Percentage of Housing that is Overcrowded, Major US Cities**

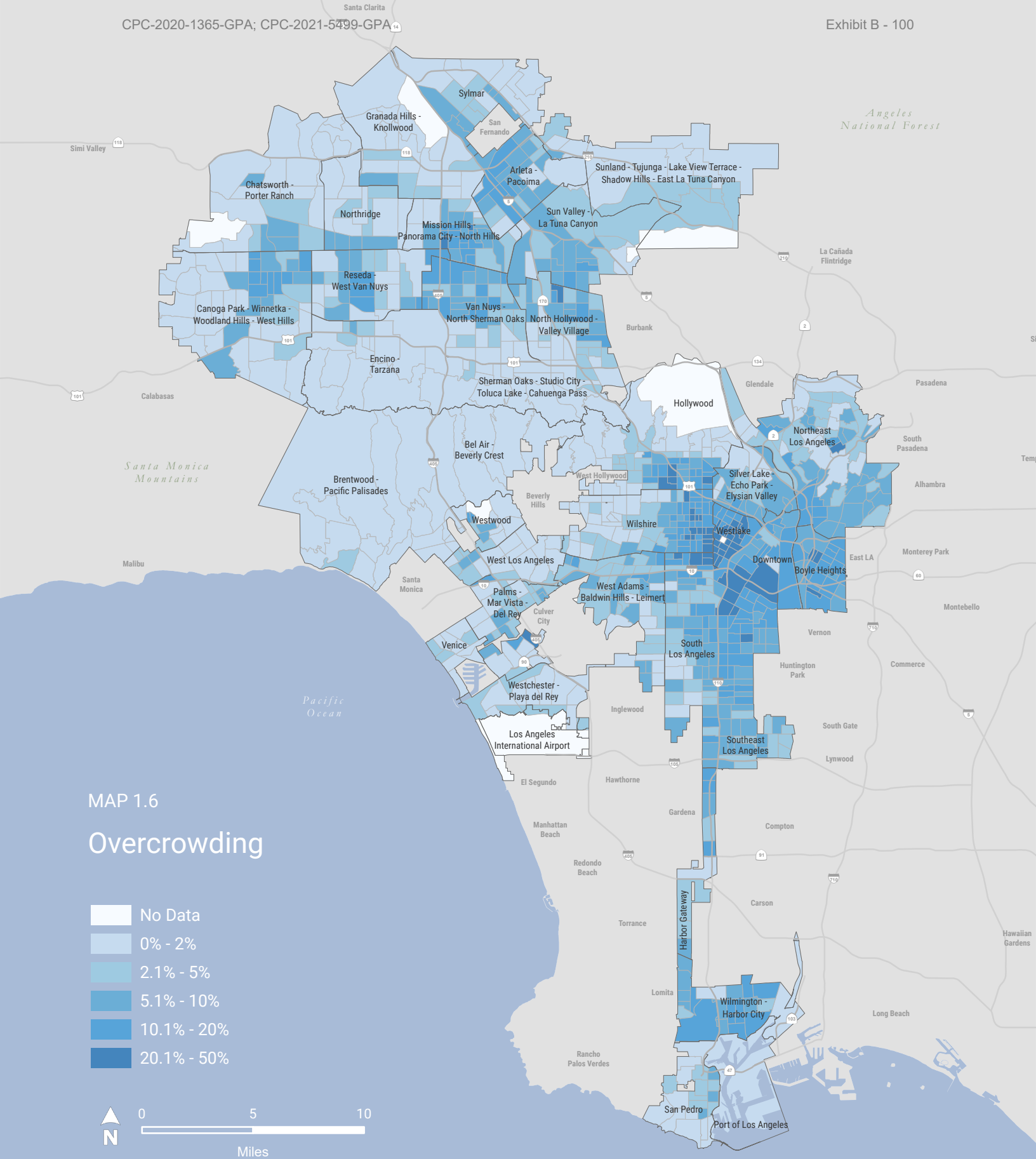


Source: US Census Bureau ; American Community Survey; 2018 ACS 5-Year Estimates,Table B11001

Overcrowding significantly contributes to health and education inequities. Health experts believe that overcrowded conditions in the City facilitated the spread of the COVID-19 virus during the recent viral pandemic that began in early 2020.[13] Latinx and Black communities in the City disproportionately experienced high COVID-19 infections and mortality rates, due a number of compounding factors, including overcrowding.[14] Communities where the highest proportions of residents are experiencing overcrowding are shown on Map 1.6.

13. The neighborhoods where COVID collides with overcrowded homes," CalMatters, June 26, 2020. https://calmatters.org/projects/california-coronavirus-overcrowded-neighborhoods-homes/

14. See also "When coronavirus invaded their tiny apartment, children desperately tried to protect dad," ***Los Angeles Times,*** January 29, 2021



MAP 1.6

Overcrowding

- No Data
- 0% - 2%
- 2.1% - 5%
- 5.1% - 10%
- 10.1% - 20%
- 20.1% - 50%

N

0 5 10

Miles

The Regional Housing Needs Assessment (RHNA)

The amount of housing the City of Los Angeles is obligated to plan for depends highly on its Regional Housing Needs Assessment (RHNA) allocation. The RHNA allocation is set by the California Department of Housing and Community Development (HCD) and distributed by the Southern California Association of Governments (SCAG). Every eight years HCD allocates a regional housing target for each region in the State. SCAG is then responsible for allocating a share of the regional housing target to each local jurisdiction within the Southern California region. The 6th RHNA allocation cycle covers the planning period from October 2021 to October 2029.

In the previous 5th Housing Element cycle, projected household growth was used to determine a jurisdiction's allocation. In this cycle, existing unmet housing needs, taking into account factors such as overcrowding and cost burden, were included to better account for the housing deficit. These new factors resulted in significantly larger 6th RHNA cycle allocations

Table 1.27: **Regional Housing Needs Assessment**

	2013-2021 Allocation	**2021-2029** Draft
SCAG Region	421,137 units	1,341,827 units
Los Angeles	82,002 units	456,643 units
Lower Income Units (0-80% Area Median Income)	32,862 units	184,721 units

Source: SCAG and Los Angeles Department of City Planning

The City's 2021-2029 RHNA allocation of 456,643 units is five times greater than the previous allotment and represents approximately 34% of the region's total share. Under State Housing Element Law, local jurisdictions must show that they have adequate land zoned to accommodate the RHNA allocation, or must rezone within three years in order to accommodate the assigned allocations. The methodology used to identify these sites is described in Chapter Three.

In addition to planning for market rate development, roughly 40%, or 184,721 units, of the RHNA allocation are dedicated to planning for lower-income housing (0-80% Area Median Income). This target is also significantly greater than the previous cycle's targets. See the 5th vs. 6th Cycle comparison in Table 1.26 . The RHNA allocation is further segmented into four income categories based on area median income (AMI) according to the chart . The total units are divided by income level as follows: approximately 25.4% Very Low Income, 15.1% Low Income, 16.5% Moderate Income, and 43.1% Above Moderate Income. State law also requires the City to identify the projected need for extremely low-income housing. The City assumes that 50% of the very low-income housing need is equal to the extremely low-income housing need. As such, there is a projected need for 57,989 extremely low-income housing units.

Table 1.28: **RHNA Targets and Progress for 5th and 6th Housing Element Cycles**

Income Level	**2014-2021** RHNA Goal*	**2014-2020** Total Units Permitted	**2014-2020** Average Units Permitted/	**2021-2029** Draft Allocation	**Units/Year Needed to Meet 21-29 RHNA**	**Annual Percentage Increase Needed**
Very Low Income*	20,427	7,012	1,002	115,978	14,497	1347%
Low Income*	12,435	3,727	532	68,743	8,593	1514%
Moderate Income	13,728	827	118	74,091	9,261	7739%
Above Moderate Income	35,412	92,407	13,201	196,831	24,604	86%
Total	**82,002**	**103,973**	**17,329**	**456,643**	**57,080**	**229%**

Source: Permit Data Department of City Planning

** The RHNA goal is for the period between January 1, 2014 to October 1, 2021.*

As described in Chapter 2, the City has limited funding for the construction of Affordable Housing, which means that achieving the RHNA allocation would require substantial legislative reform and public subsidy. A 2019 joint report by the Departments of City Planning and Housing + Community Investment, along with the Office of the Chief Administrative Officer, estimated that approximately $3.8 billion in City funds per year and $12 billion in private, state and federal funding would be needed per year to ensure full project financing for the buildout of the RHNA.[15] As this funding is not available, the City is constrained by its financial resources.

The following chart quantifies the units anticipated through implementation of all of the Housing Element programs by income and by type of program. The estimate of the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period is called "quantified objectives" under state law. These objectives do not represent a ceiling on development, but rather set a reasonable target goal based on needs, resources, and constraints. The quantified objectives for new construction are compared to the RHNA goals in Table 1.29.

Table 1.29: **Quantified Objectives for New Construction vs. RHNA Goals**

	Extremely Low Income*	Very Low Income*	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	21,000	12,000	29,000	10,000	247,000	310,000
RHNA GOALS	57,989	57,989	68,743	75,091	196,831	456,643

**Note: Extremely Low Income and Very Low Income goals reflect a split of the Very Low income RHNA allocation*

As shown in Table 1.29 above, the City estimates that, under current assumptions, it will likely be unable to meet its total RHNA targets for new construction. The City is projected to fall short at the affordable (120% AMI) income ranges, but meet the above moderate (market-rate) production levels. While the RHNA allocation suggests that almost 260,000 units affordable to households earning less than 120% AMI will be needed, it is anticipated that approximately 62,000 affordable units may be constructed within the eight year RHNA period at this range (about 34% of the target). This is a reflection that total housing needs for lower and moderate income households greatly

15. Office of the City Clerk, City of Los Angeles. ***Comments on the 6th Cycle Regional Housing Needs Assessment Methodology.*** https://clkrep.lacity.org/onlinedocs/2019/19-0773_misc_10-25-2019.pdf

exceeds the ability to meet those needs with existing financial resources and incentives. However, it is important to highlight that this Housing Element is projecting a significant increase in housing production at all income ranges compared to prior cycles, due in part, to many of the Programs identified in Chapter 6.

The total projected quantified objective for new construction is based on the amount of housing development potential identified in the adequate sites analysis in Chapter 4 (266,647), along with an increase based on the RHNA Rezoning Program and other Housing Element Programs anticipated to be accomplished during the period (see Chapter 6). The adequate sites figure reflects an analysis of available land, constraints, reasonable development potential, and potential housing projects in the development pipeline. The figures for the affordable income categories are based on the approximate percentages of affordable housing being proposed in housing entitlement applications the last two years (2019-20), broken out by income categories, adjusted based on anticipated fluctuations based on future funding and incentive programs. Objectives for Moderate income units are based on already planned and approved projects, ADUs and public land programs described in Chapter 4 as well as an estimate of market rate new construction. Housing needs and implementation programs described in Chapter Six also help inform the amount of lower and moderate income housing that can potentially be developed through a coordinated effort.



In addition to the required RHNA allocation, the City intends to rehabilitate and conserve/preserve existing housing stock (see Table 1.30). Rehabilitation includes light, moderate and substantial physical rehabilitation of existing housing units in order to improve the condition of the housing units, including through the Systematic Code Enforcement Program (SCEP). Conservation includes the preservation of existing housing through activities that prevent the loss of housing units, such as zoning provisions that allow for legalization of residential uses, funding strategies and preservation of affordable housing at risk of losing government subsidies and converting to market rate housing. Units that are listed for rehabilitation may also be counted as units under conservation/preservation and vice-versa.

Table 1.30: **Quantified Objectives for Rehabilitation and Conservation/ Preservation vs. RHNA Goals**

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Rehabilitation	280	280	280	*800,000	800,840
Conservation/ Preservation	1,084	2,904	250	250	4,488
RHNA Goals	**115,978**	**68,743**	**75,091**	**196,831**	**456,643**

**The figure refers to the number of housing units inspected every four years as part of the Systematic Code Enforcement Program, which results in compliance with maintenance, use and habitability codes. The exact income break-down of these units is not collected, so all were placed in Above Moderate.*

In addition to the housing units reflected in the above tables, the City is committed to implementing a number of programs that preserve and maintain significant additional housing that cannot be quantified using the State's definition. These include the maintenance and conservation of multi-family buildings by preserving residential and SRO hotels, completing urgent repairs and enforcing nuisance abatement. In addition, these numbers do not reflect the funding and maintenance of short-term housing for homeless persons or rental subsidies provided through various U.S. Department of Housing and Urban Development (HUD) funding sources.

Reference Chapter Four, Five, and Six for more information on Site Selection, RHNA progress and Rezoning programs.

Summary of Housing Element Assessment of Fair Housing

The need to build a more just and equitable Los Angeles has never been more urgent nor more opportune. Mass mobilizations around racial justice have heightened the awareness of structural racism in urban planning and policy making. Skyrocketing homelessness and a growing affordability crisis has forced cities to reimagine how to accomodate more housing and identify strategies for ending exclusionary zoning. And in the midst of the COVID-19 pandemic, all levels of government have enacted renter protection and support programs that seemed impossible just a year prior.

The imperative to change housing policy is in direct response to decades of discrimination and racial segregation, inequitable zoning practices, lack of tenant protections, and unjust patterns of investment and disinvestment. Although Los Angeles is a diverse city and home to people from over 140 countries who speak 224 languages, racial and ethnic segregation remains highly entrenched throughout the city, leading to inequitable access to job centers, high performing schools, and environmentally healthy neighborhoods. Seventy years ago the patterns of racial, ethnic, and economic segregation were established by law through financial practices like redlining and restrictive covenants and today these patterns are perpetuated through zoning, inequitable investment, and housing discrimination. By planning for land use reforms and tenant protection policies and programs, the Housing Element can address these historic and ongoing patterns of inequity and create a blueprint for a more inclusive, equitable, and prosperous city.

Through the Housing Element update, the City continues its efforts to better understand and address the racial and socioeconomic disparities stemming from the land use planning and housing investment practices embedded in LA's history. Implicit and explicit forms of discrimination practiced nationwide and goes back to the origins of this country, has excluded communities of color and special needs populations from homeownership and wealth-building opportunities; denied access to educational resources, jobs and healthy neighborhoods; and perpetuated segregation, displacement, inequity and exclusion. In addition to the Housing Element Assessment of Fair Housing described below, LACP has secured consulting services through the Regional Early Action Planning Grant (REAP), to prepare a Historical Housing and Land Use Study detailing the patterns of discriminatory housing and land use policies that have furthered segregation and inequities in Los Angeles, as is described in program 130. This study seeks to evaluate and document the role of city planning, the zoning code, deeds and covenants, lending practices, city investment, urban renewal, housing policy and the siting of and disinvestment in affordable housing in creating and furthering inequities in the City. The findings of this study will inform RHNA related rezoning and our efforts to affirmatively further fair housing.

The Affirmatively Furthering Fair Housing Assessment includes an analysis of the disproportionate housing needs, segregation patterns, and disparities in access to opportunity by race, income, disability and familial status using data from HCD and the American Community Survey (See Appendix 1.1, forthcoming). A summary of the results, included below, illustrate that reducing racial and economic disparities, increasing access to accessible housing for people with disabilities, and designing housing for various family configurations must be the cornerstones of future housing policies in the city.



AFFH Data Findings

Summary of Findings by Race and Ethnicity:

Housing insecurity affects Latinx, Black, and Asian communities distinctly.[16] The Latinx community has the lowest median income (slightly over $36,500), lowest rates of homeownership (28%), highest rates of overcrowding (26%), largest average household size (3.67), and second highest rate of rent burden (60%). The Black community has similarly high rates of rent burden (66%) and the second lowest median incomes behind Latinx households (at $41,500), and the second lowest homeownership rate (29%). However, unlike Latinx households, Black households have a smaller average household size (2.24) and are not as impacted by overcrowding, with only 5% of households considered overcrowded. Black households are, however, more likely to be impacted by homelessness, more likely to rely on public transit and more likely to have a disability than any other racial group in the city. More than 20% of Black households do not have access to a vehicle (compared to 13% of Latinx and Asian residents and 9% of white residents) and 17% of Black residents have a disability (compared to 8% of Latinx residents, 10% of Asian residents, and 11% of white residents). The rate of Black homelessness is most alarming with over 38% of the unhoused population identifying as Black compared to just 8% of the overall population.

Among the Asian community, there are significant disparities by ethnicity. For example, Filipino and Korean households have significantly lower per capita income than Chinese households ($39,334 and $38,671 respectively compared to $48,503) and much higher rates of overcrowding (14.7% and 10.9% compared with 5.9%). Compared to the Filipino population, Chinese and Korean residents are more likely to live in poverty and rely on public transit. Nearly 20% of Korean residents and 15% of Chinese residents do not have access to a vehicle, compared to 6% of Filipino residents, and the poverty rate of Koreans and Chinese residents is over twice that of Filipino residents (20% and 18% respectively compared to 7%). These differences speak to the need to develop specific and catered strategies to meet the unique needs of each racial and ethnic group. Understanding the nuanced needs by race and ethnicity, including within each ethnic group, will become increasingly important as the city plans for the growing Latinx and Asian populations and develops policies and programs to slow the exodus of Black residents from the city.

16. All statistics are based on ACS 2019 1-Year Summary Data

Analyzing dissimilarity and isolation indices—key demographic measurements of segregation—further reveals the entreched level of racial segregation in the city. They help determine what percentage of a racial and ethnic group would need to move in order to have a distributive population across the city. Black/white and Latinx/white groups each surpass the dissimilarity index threshold score of 60 defining them as highly segregated. Although segregation patterns between Black and white residents have declined since the 1990s, they still remain the largest segregated group in the city. The decreased levels of Black segregation may be less due to increased integration and more due to displacement and out-migration. Since 1990, the share of the Black population has declined by over 35% and nearly 154,000 fewer Black people live in Los Angeles today than did 30 years ago. For Latinx residents, while they have accounted for the largest growth in population within the past three decades, the Latinx/white dissimilarity score has essentially remained the same demonstrating the current pathway towards integration is inadequate. The isolation index scores reinforce comparable findings with the Latinx population having the highest level of isolation of any racial group and steadily increasing within the past four decades. And while the white isolation score has declined during the same period, the City's white residents still rank second highest in isolation.

Economic segregation combined with racial segregation results in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) defined by HUD as census tracts with a majority non-white population and at the minimum 40% of individuals live at or below the poverty line. Geographically concentrated and racialized poverty has increased substantially since the 1990s and the city now has a greater share of the population living in R/ECAPs than the rest of the metropolitan region. Approximately one in five Black and Latinx residents in the city live in areas considered High Segregation and High Poverty by HCD's Opportunity Map and 15% live in R/ECAPs.

As discussed in a recent paper published by the U.S. Housing and Urban Development Department, Racially or Ethnically Concentrated Areas of Poverty are enabled and perpetuated through the ongoing segregation of white, affluent residents who have historically used their influence and privilege over land use and zoning to maintain exclusive neighborhoods and form what are called Racially Concentrated Areas of Affluence (RCAA).[17] Approximately 7.5% of the census block groups in the city have a majority white population and a median income more than twice that of the rest of the city. As detailed in Chapter 4, approximately 95% of the residentially developable land in these census tracts is zoned for single-family uses, thereby prohibiting multi-family housing, supportive housing or group housing that command lower rents and can house lower-income individuals and families. The presence of these Racially Concentrated Areas of Affluence, which have some of the highest performing schools, greatest access to employment, and greatest access to environmental health, reinforce power imbalances and inhibit the equitable redistribution of resources and amenities.

17. Goetz, Edward et al, "Racially Concentrated Areas of Affluence: A Preliminary Investigation" . The Fair Housing Act at 50. Volume 21 No 1 https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/article4.html

As a result, neighborhoods that are majority Black and Latinx have lower performing schools, less access to employment, and higher levels of environmental contamination than majority white neighborhoods, and white residents are more likely to live in higher resource areas. Approximately 65% of the white population live in High or Highest Resource areas (as defined by HCD) compared with 41% of Asian residents, 18% of Black residents, and 13% of Latinx residents.

The racial disparities between white and non-white households is evident in the city of Los Angeles. Robust housing policies backed by AFFH analyses will be required to halt and reverse the ongoing trends of Black households rapidly exiting the city, Latinx households continuing to enter the city but remain isolated from white neighbors, and white households almost exclusively thriving in areas of affluence. Racial segregation has clear consequences in harming key qualities of life for lower-income, Black, Indigenous and People of Color (BIPOC) while the majority of the city's benefits remain with affluent white households. As discussed more in the contributing factors section of this appendix, ongoing segregation and racialized disparities in access to opportunity is due to exclusionary zoning and land use, a lack of affordable housing, overinvestment in RCAAs and a lack of investment in lower-income, non-white neighborhoods. Evictions and displacement further exacerbate racial inequality and limit the ability of lower-income, BIPOC residents to benefit from greater neighborhood investment.

Summary of Findings by Income

The majority of Angelenos are considered lower-income and the city has a higher proportion of extremely low-income people and people in poverty than the rest of the metro region. Over half (55%) of the households in the city are considered lower-income (meaning they have incomes below 80% of the area median) and 23% are considered Extremely Low-Income (ELI) (meaning they have incomes below 30% of area median). Not surprisingly, low-income people have the highest rates of housing insecurity and over 68% of ELI households spend more than half of their income on rent.

The city's collapse of the aerospace industry in the 1990s led in large part to the exodus of many middle-income jobs. As a result, neighborhood-level income disparities have increased throughout the city, with a greater proportion of people living either in high poverty neighborhoods or very affluent neighborhoods. Then most recently, the severe economic impact of the COVID-19 pandemic and the subsequent uneven economic recovery threatens to further exacerbate these trends. Pockets of concentrated wealth are primarily located in West Los Angeles and the West and South San Fernando Valley. In contrast, the greatest concentrations of low and moderate-income households are located in South Los Angeles (particularly Southeast Los Angeles), Boyle Heights, Westlake/Pico Union, Chinatown, and parts of the San Fernando Valley including Pacoima, Panorama City, and Van Nuys.

Economic segregation primarily results in disparities in access to opportunity which perpetuates existing and generational poverty. Over half (58%) of low and moderate-income households in the city live in areas defined by the State of California as "Low Resource" or "High Segregation and Poverty" and nearly two thirds (65%) of people in poverty live in these areas. At the regional level, low and moderate-income residents have slightly more access to higher resource areas than they do within the City of Los Angeles. It is important to note that while economic and racial segregation are highly correlated, racial segregation is more pronounced than economic segregation in the city (based on statistical indices) and research shows that economic factors alone cannot account for the extreme racial disparities described.

Summary of Findings for People with Disabilities

Approximately 10%, or nearly 400,000 residents, have a disability and live in a non-institutional setting in the city. The three largest disability types are ambulatory (26%), independent living (20%), and cognitive (19%). Households with one or more people with disabilities often face significant financial difficulties that limit their ability to find suitable housing. Nearly two-thirds of working-aged people with disabilities in the city are not in the workforce and those who are working have median earnings that are 27% lower than individuals without disabilities. Based on State data, only 16% of people with developmental disabilities work and earn an annual income of just $10,317. As a result of lower labor market participation, lower incomes, ongoing discrimination and ableism, people with disabilities have much higher rates of poverty and are more likely to be homeless.

Although people with disabilities live throughout the city, nearly half of people with disabilities (49%) live in designated Low Resource or High Segregation and High Poverty areas. Most notably, the Skid Row neighborhood of Downtown has a far higher concentration than any other neighborhood of the city, with nearly 45% of residents in the southern portion of Skid Row living with a disability. Many of the residents in Skid Row are unhoused and based on the 2020 Point in Time Count, 38% of unhoused residents living in Skid Row had a serious mental illness, 26% had a physical disability, and 18% had a developmental disability. Because the majority of unhoused residents in Skid Row are also Black, addressing the housing needs of this community requires addressing the ongoing and intersecting role of racism (particularly anti-Black racism), ableism, and classism in housing and service provision.

The disproportionate concentration of people with disabilities in lower resource areas of the city is due both to more accessible housing built in these areas and to a lack of affordable accessible housing in the Higher and Highest resource areas. Of the nearly 2,500 permanent supportive housing units financed through proposition HHH, 76% are located in Low Resource or High Segregation and High Poverty areas. Increasing access for people with disabilities to higher resource areas with higher performing schools is particularly important in order to reduce educational disparities. As detailed in the City's 2018-2023 Assessment of Fair Housing (AFH), people with disabilities have

low levels of academic achievement and face significant barriers accessing needed educational services.

Summary of Findings by Household Size and Type

Of all household types, elderly households and large family households have the highest rates of cost burden at 65% and nearly 60%, respectively, and are the most likely to be low-income. However, while elderly households and large family households have higher rates of housing insecurity, small families and other non-family households (which include non-elderly people living alone or with roommates) still make up the majority of lower income households. Together, they constitute 64% of the total extremely low-income population.

Single-parent households also face significant financial challenges and have a poverty rate nearly triple that of two-parent households (38% compared to 13%). Single-parent households are very common in the city and found in nearly all neighborhoods, but are more concentrated in South Los Angeles. The spatial concentration of single-parent households results in lower access to opportunity. Nearly one-third (30%) of children in single-parent households live in High Segregation and High Poverty areas while only 17% of single-parent households live in High or Highest resource areas.

Large family households are primarily concentrated in the Northeast Valley (including Pacoima and Arleta) and Southeast LA. As discussed previously, these areas are majority Latinx and have higher rates of overcrowding, substandard housing conditions, and lower access to opportunity. Many larger family households also include adult children living with their parents and more than half (54%) of the households live in Low Resource or High Segregation and High Poverty areas.

Summary of Additional Analysis Including Displacement

The city has recently seen an increase in Rent Stabilization Ordinance (RSO) complaints, Ellis Act evictions, and tenant buyout filings. For example, RSO complaints have increased by nearly 40% from 2015 to 2019 and the number of RSO demolitions doubled during the same time period. These trends demonstrate a spike in new development and real estate speculation, which often results in the demolition or remodeling of RSO units and the displacement of long-term tenants to capitalize on rising market rents.

Displacement is often a neighborhood-level phenomenon sparked by changing preferences among higher income people that move into lower income areas and change the financial landscape and/or increased private or public investment (such as public transit, green space, or commercial revitalization efforts). Although the city has not yet developed a methodology to evaluate neighborhood-level displacement risk, initial research by the LAHD and by the Urban Displacement Project suggests that certain neighborhoods in the central part of the city (including East Hollywood, Pico

Union, and Westlake), South LA (including West Adams, Leimert Park, and Jefferson Park) and East/Northeast LA (including Lincoln Heights, Glassell Park, and Boyle Heights) experience some of the greatest displacement pressures. As described in Program 122 in Chapter 6, the city will be conducting a more thorough analysis of displacement and integrating the results in new or enhanced tenant rights and land use policies.

The need for stronger anti-displacement policies is even more urgent now due to the disproportionate impacts of the COVID-19 pandemic and the ongoing economic vulnerability experienced by many low-income Black, Indigenous and People of Color in the city. Data from the 2021 Emergency Rental Assistance Program (ERAP) indicates that tenants owe nearly $500 million in back rent. Latinx tenants reported the greatest share of back rent at over $149 million and larger families also appear disproportionately impacted by the pandemic. Federal, State and local eviction protections combined with rental assistance and unemployed assistance have helped keep families in place; however, when the protections are lifted, the city may experience a spike in evictions and further displacement.

Contributing Factors

Summary of Contributing Factors

AB 686 requires an identification and prioritization of contributing factors to fair housing issues based on all the previously required analysis (outreach, fair housing assessment, site inventory). This identification and prioritization must give highest priority to factors that limit or deny fair housing choice or access to opportunity or negatively impact fair housing or civil rights. The following factors are listed in order of priority based on an analysis of housing cost burden, housing needs by protected class, displacement risk, and access to opportunity. The analysis also looks particularly at contributing factors for persons with disabilities.

Lack of Access to Opportunity Due to High Housing Costs

Los Angeles has some of the highest rates of housing insecurity in the region, with 68% of ELI households spending more than half of their income on rent. While affordable housing incentive programs such as the Transit Oriented Communities (TOC) and Density Bonus programs have had success in increasing the production of affordable housing units in market rate development, studying the feasibility of establishing a citywide or geographically specific, on-site affordable housing requirement could allow the city to develop a more nuanced and geographically specific approach to maximizing inclusive affordable development and create a permanent program that can expand on the TOC program incentives.

Assessing mandatory affordable housing requirements in higher opportunity areas where market-rents are out of reach could open access to ELI households in larger numbers--especially for the disabled community who require housing to meet physical

specifications for complete access and enjoyment to their tenancies. The types of housing that are most likely to be accessible to people with disabilities include multi-family housing that is subject to the design and construction requirements of the Fair Housing Amendments Act of 1988, as well as housing that has received Federal financial assistance and is subject to the requirements of Section 504 of the Rehabilitation Act of 1973. These types of housing exhibit patterns of concentration. The areas with the highest concentrations of multi-family housing in the city are Downtown Los Angeles; neighborhoods immediately to the west of Downtown such as Pico-Union, Westlake, and Koreatown, East Hollywood; and areas of the San Fernando Valley. The neighborhoods that are likely to have more accessible and affordable housing tend to have low levels of access to high performing schools, greater exposure to poverty, and reduced environmental health.

Land Use and Zoning Laws

Land use and zoning laws are a significant contributing factor to disproportionate housing needs in the city of Los Angeles and the broader region. As stated in Chapter 2, Federal and State laws have been enacted which require updating local regulations to ensure that no city procedures or development standards pose obstacles to the production or preservation of housing for people with disabilities. This includes a variety of housing types, treatment facilities, community facilities, and short- and long-term housing. Protected classes disproportionately occupy high-density housing, and land with zoning to accommodate this type of housing is not widely available.

For purposes of the Housing Element's Inventory of Adequate Sites for Housing (Chapter 4), as advised by HCD, sites identified to accommodate the lower-income portion of the RHNA are to not be concentrated in low-resource areas (lack of access to high performing schools, distant from job centers, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. Sites identified to accommodate the lower income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing. Considering all land zoned for residential uses, approximately 76% of residential parcels in High and Highest Resource Areas are limited to single-family uses and approximately 20% are zoned to allow multi-family housing. In contrast, just 18% of the residentially zoned land in the areas considered High Segregation and Poverty is allocated to single-family uses, whereas over 80% allows multi-family development. Strategically rezoning portions of High and Highest Resource areas, while ensuring there are affordable housing requirements and protections for existing residents, would contribute to a more balanced and accessible housing stock in those neighborhoods and would create opportunities to foster residential integration within those neighborhoods, which are predominantly white and are least likely to have restricted, publicly funded affordable and accessible housing for persons with disabilities. This approach is reflected in the Rezoning Program, as discussed in Chapter 4 and Program 121 in Chapter 6.

Availability of Units in a Range of Sizes

The availability, or lack thereof, of affordable housing in a range of family sizes is a significant factor to housing burden and overcrowding among Black and Latinx households, and large families with children in the city. The shortage of affordable housing in Los Angeles is particularly acute for people with disabilities. A significant portion of the affordable, accessible housing in the city consists of Single-Room Occupancy (SRO) units and one-bedroom and studio units in more integrated developments with a permanent supportive housing component. These units meet critical needs, but are not adequately sized and as such do not provide access to affordable housing for families including people with disabilities or for people with disabilities who need the services of a live-in aide to allow persons to live independently in non-institutional settings. The settlement agreement in Independent Living Center of Southern California, et. al v. City of Los Angeles resulted in the creation of the Accessible Housing Program (AcHP) to carry out the obligations under the Corrected Settlement Agreement. The Settlement Agreement requires the city to produce 4,000 accessible units through new construction, substantial rehabilitation or retrofit of existing developments over a ten year period from the effective date of September 6, 2016. For units produced through new construction and substantial rehabilitation, 10% must be mobility units and 4% must be hearing/vision units.

Tenant Protections

Evictions or the threat of eviction causes severe housing instability for thousands of Los Angeles tenants each year, often resulting in displacement or homelessness. Prior to the COVID-19 pandemic, approximately 60,000 evictions were filed annually countywide. Of this number, an estimated 30,000 were filed in the city of Los Angeles. Early negotiations between landlords and tenants in units subject to the city's Rent Stabilization Ordinance (RSO) can help resolve eviction-related issues before an unlawful detainer is issued. This kind of early intervention, particularly if it is combined with flexible rental assistance, provides a faster and less costly response for tenants and landlords. More than 620,000 of the city's 800,000 multifamily rental units are covered by the RSO. The adoption of AB 1482, effective January 1, 2020, provides some rent stability for units not covered by the RSO by prohibiting landlords from increasing rents beyond five percent plus inflation annually. In addition, the new law's strong renter protections that extend Just Cause protections to tenants that have lived in their units for at least one year will be integrated into the city's Eviction Defense Program, also known as Stay Housed LA. This program consists of a partnership between Los Angeles County, the City of Los Angeles, local community, and legal service providers who assist tenants in understanding their rights and responsibilities as renters and provide legal assistance to ensure residents can remain in their homes.

Violations of the RSO are also a significant contributing factor to disproportionate housing needs. For the 2018-2023 AFH, LAHD analyzed RSO cases by Council District in 2017. This data is consistent with the possibility of racial, ethnic, and national origin disparities in the incidence of violations of the RSO. The Valley and West districts, which have higher concentrations of white residents, have by far the lowest rates of open cases. The East, South, and Wilshire districts, which have a larger concentration of residents of color, have much higher rates of open cases. The especially high rate of open cases in the Wilshire district may reflect higher concentrations of rental housing than in East and South LA along with greater gentrification pressures that incentivize landlords to break the law. Additionally, between 2014 and 2020, there was nearly a 40% increase in the number of RSO open cases. The city's recently adopted Tenant Anti-Harassment Ordinance provides additional protections for tenants experiencing unlawful harassment, and landlords may be fined up to $5,000 if the tenant is older than 65 years or is living with a disability.

Housing Discrimination

Residents that fall into protected classes face disproportionate housing needs due to housing discrimination. The City of Los Angeles relies primarily on a contract with the Housing Rights Center (HRC) to enforce fair housing laws and conduct proactive outreach on fair housing issues. Between 2013-2019, HRC reported over 5,200 fair housing complaints, with close to 80% involving discrimination on the basis of a physical disability, 12% on family status, and 8% on the basis of race. In 2019, the City of Los Angeles entered into a Voluntary Compliance Agreement (VCA) with the U.S. Department of Housing and Urban Development (HUD) and its Office of Fair Housing and Equal Opportunity (FHEO) to provide greater access to affordable housing for Angelenos with disabilities through a multi-billion-dollar program. The VCA, which was executed subsequent to the settlement agreement with the Independent Living Center of Southern California, et al. , requires the city to produce 4,031 accessible units over a ten-year period from an effective date of August 2, 2019. Of the total accessible units, 3,100 must be through the retrofit of existing developments. For the new construction and substantial alteration of developments, 11% must be mobility units and 4% are to be for hearing/vision units.

Under the ten-year VCA the City has agreed to:

- Retrofit hundreds of existing multifamily housing developments across the city to provide 3,100 accessible housing units designed for persons with mobility disabilities, individuals who are deaf or hard of hearing, and individuals who are blind or have low vision, as well as accessible public and common use areas;
- Produce accessible units in new construction and substantial alteration developments at a higher percentage rate than required by State (10% mobility and 4% hearing/vision units) and Federal (5% mobility and 2% hearing/vision units) minimums, to yield an anticipated 1,500 new accessible housing units over ten years from the effective date of August 2, 2019;

- Implement a new Enhanced Accessibility Program to produce state-of-the-art, "super-accessible" units with features that provide greater accessibility than currently required by Federal standards;
- Implement policies to ensure that accessible units designated for occupancy by individuals with disabilities are actually made available for occupancy by the persons who need the accessibility features they provide; and
- Allocate substantial financial resources to provide the funding necessary to accomplish the actions required by the agreement.

In December 2020, The State's TCAC regulations increased the minimum accessible units in new construction developments to 15% mobility units and 10% hearing/vision units. The City of Los Angeles ensures the compliance with these accessibility requirements in TCAC funded affordable housing developments and compliance with the accessibility requirements for senior housing developments set forth in the Unruh Act.

Displacement of Residents Due to Economic Pressures

Displacement of residents due to economic pressures is a significant factor to disproportionate housing needs in the City of Los Angeles, and across Southern California. Loss of affordable housing is a significant contributing factor resulting in displacement of residents and, in particular, housing cost burden continues to be a major issue facing Black and Latinx households. More than one in four Latinx households is overcrowded, and the rate of overcrowding for Latinx households is seven and a half times greater than that of White households and five times the rate of Black households. Overall, Los Angeles County has lost 6,156 of covenanted affordable units between 1997 and 2020.[18] The city currently has 9,412 housing units at risk of losing their affordability use restrictions between October 1, 2021 and September, 30, 2031. Dedicated funding from state and federal funding sources for preserving expiring affordable housing will prove necessary to maintain housing stability for low income residents.

18. California Housing Partnership, "Affordable Homes at Risk," February 2021; https://1p08d91kd0c03rlxhmhtydpr-wpengine.netdna-ssl.com/wp-content/uploads/2021/02/Affordable-Homes-At-Risk-Report-2021.pdf

Moreover, unless steps are taken to mitigate the effects of development on low-income BIPOC renters, the city's development policies could have unintended consequences. The continued expansion of LA Metro's transit system with upcoming openings of the Crenshaw/LAX Line, Regional Connector, and construction of the Purple Line to the Westside has increased opportunities for housing development along these transit corridors. If new development is going to further the goals of fair housing and desegregation, measures must be taken to ensure that new development is both available to members of protected classes and benefits are spread widely throughout the city. The city will need to continue to take proactive steps to protect more vulnerable renters, such as ongoing enforcement of the RSO, a robust Eviction Defense Program, and stricter enforcement of Ellis Act provisions to ensure that any new development does not substantially reduce the stock of affordable housing, and additional resources to preserve affordable housing.

Lack of Investment in Communities of Color

The lack of private investments in specific neighborhoods is a significant contributing factor to disproportionate housing needs in the City of Los Angeles and the broader region. Specific neighborhoods with low-income, predominantly people of color populations have the greatest need for private investments to construct or rehabilitate housing, investment in new small businesses, and increased access to community amenities, such as supermarkets, pharmacies, and banks. When assessing the various metrics that reflect lack of private investment in specific neighborhoods, it is predominantly low-income, and predominantly communities of color, that suffer the greatest consequences and are often left without an opportunity for economic mobility.

Lack of affordable in-home or community-based supportive services is a significant contributing factor to segregation for people with disabilities in Los Angeles. For example, of those experiencing homelessness, 29% have serious mental illness, 22% have physical disability, and 13% have a developmental disability. Permanent supportive housing units are also highly concentrated in Skid Row and in neighborhoods near Downtown that include R/ECAPs and offer limited access to opportunity for residents, especially for persons with disabilities. Clearly, there is an unmet need for affordable, integrated housing for individuals who need supportive services.

Greater economic mobility and access to inclusive community amenities for protected class members would reduce rent burden. Generally, the distribution of community problems such as the lack of adequate housing, the lack of high-quality education, the lack of investments in small businesses, and the lack of access to community amenities, impedes economic mobility for low-income people of color and prevents them from accessing high opportunity areas, thus perpetuating patterns of segregation.

Goals and Actions

Select programs identified in Chapter 6 intended to promote the city's goals of affirmatively furthering fair housing are identified below for prioritized contributing factors. Specific actions are either ongoing activities or will be undertaken by LAHD and/or LACP as part of actions to address AFFH issue areas in partnership with key local stakeholders. See Program 124.

Conclusion

More than four decades after Congress passed the Fair Housing Act, fair housing issues remain critical to the pursuit of strong, sustainable, inclusive communities and equal opportunity for all residents. Racial segregation in housing has not only endured, but along with increasing income segregation, has also created areas of concentrated poverty populated predominantly by people of color. Residential segregation carries high costs for individuals, families, and society as a whole, constricting opportunity and life chances and limiting economic growth. These impacts have disproportionate consequences for Black and Latinx residents, low income families, as well as persons with disabilities. The City of Los Angeles aims to increase access to opportunity for all residents by reforming land use policies, prioritizing housing production, especially affordable housing, promoting housing stability for all residents, especially renters, and correcting the harms of explicit and implicit forms of discrimination in housing choice by prioritizing development in high opportunity, high resource areas. Housing production that proactively desegregates parts of the city must be balanced with the significant needs and challenges faced by residents that are part of protected classes residing in distressed, low resource areas and R/ECAPs. This can be accomplished by setting priorities that expressly alleviate the disproportionate factors that negatively impact the quality of life for residents of color in the city through prioritizing more resources and investments in these areas.



Constraints on Housing Maintenance, Improvement, and Development

Introduction

As described in the Executive Summary and Chapter One, the City of Los Angeles is facing a severe housing crisis that negatively affects the health and safety of its residents, the environment, the City's economic and social health, its racial justice and equity goals, and has created a humanitarian emergency on our streets. The dire situation requires a robust analysis of the challenges to producing, maintaining and improving housing that is affordable to households of all income levels and appropriate for special needs populations.

This chapter provides a summary of governmental constraints, non-governmental constraints and constraints for housing for people with disabilities and special needs. This includes an analysis of the preservation of at-risk expiring affordable units. A complete analysis of constraints can be found in Appendix 2.1.

Many housing constraints are out of the City's direct control, while others are due in part to the local requirements and conditions that pose constraints to the production and preservation of housing. Some of the most important constraints include governmental regulations, such as zoning, land use requirements, entitlement and permitting procedures, infrastructure requirements, and fees; as well as non-governmental

constraints such as market conditions, financing, source of funding requirements, opposition to housing, and environmental conditions. There are often sound policy reasons for current fees and regulations, so any changes should be carefully considered with regards to expected effectiveness to meet housing needs and the potential impacts to other General Plan goals.

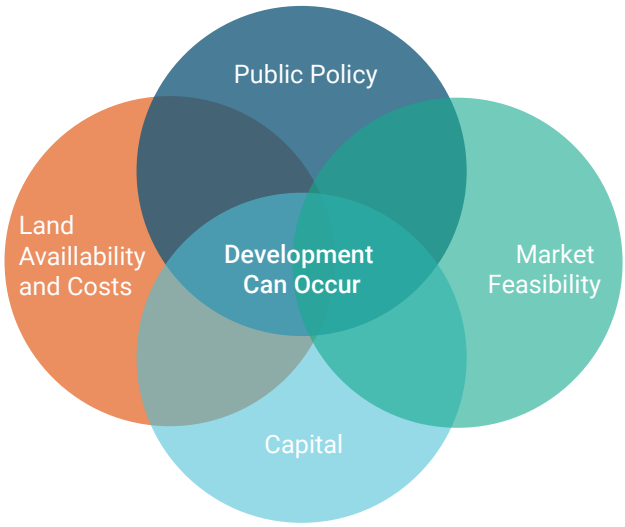
The City has developed a wide array of responses to counter housing constraints and to facilitate residential development. This section summarizes the key governmental and non-governmental constraints that impact and limit the potential of housing production and preservation in the City, and then the City's strategies to address them. The City continues to proactively explore additional responses to these housing obstacles in the form of new efforts and programs identified in Chapter Six.



Constraints Overview

Constraints are factors that impact the feasibility, costs, and timelines of housing projects, which in turn affect the City's ability to meet the housing needs of all its residents and to affirmatively further fair housing goals. Constraints affect a housing development's location selection, density, design, and permitting process--all of which impact whether or not housing can be developed, maintained or improved. The presence of any one constraint has the potential to prevent housing from being produced or preserved, as illustrated below. Constraints to production also include essential regulations and requirements that provide community benefits such as open space, infrastructure, and design standards. In evaluating constraints, this chapter will also consider the services and benefits that constraints to production provide as well.

Chart 2.1: **Housing Development Constraints**



Source: Los Angeles City Planning

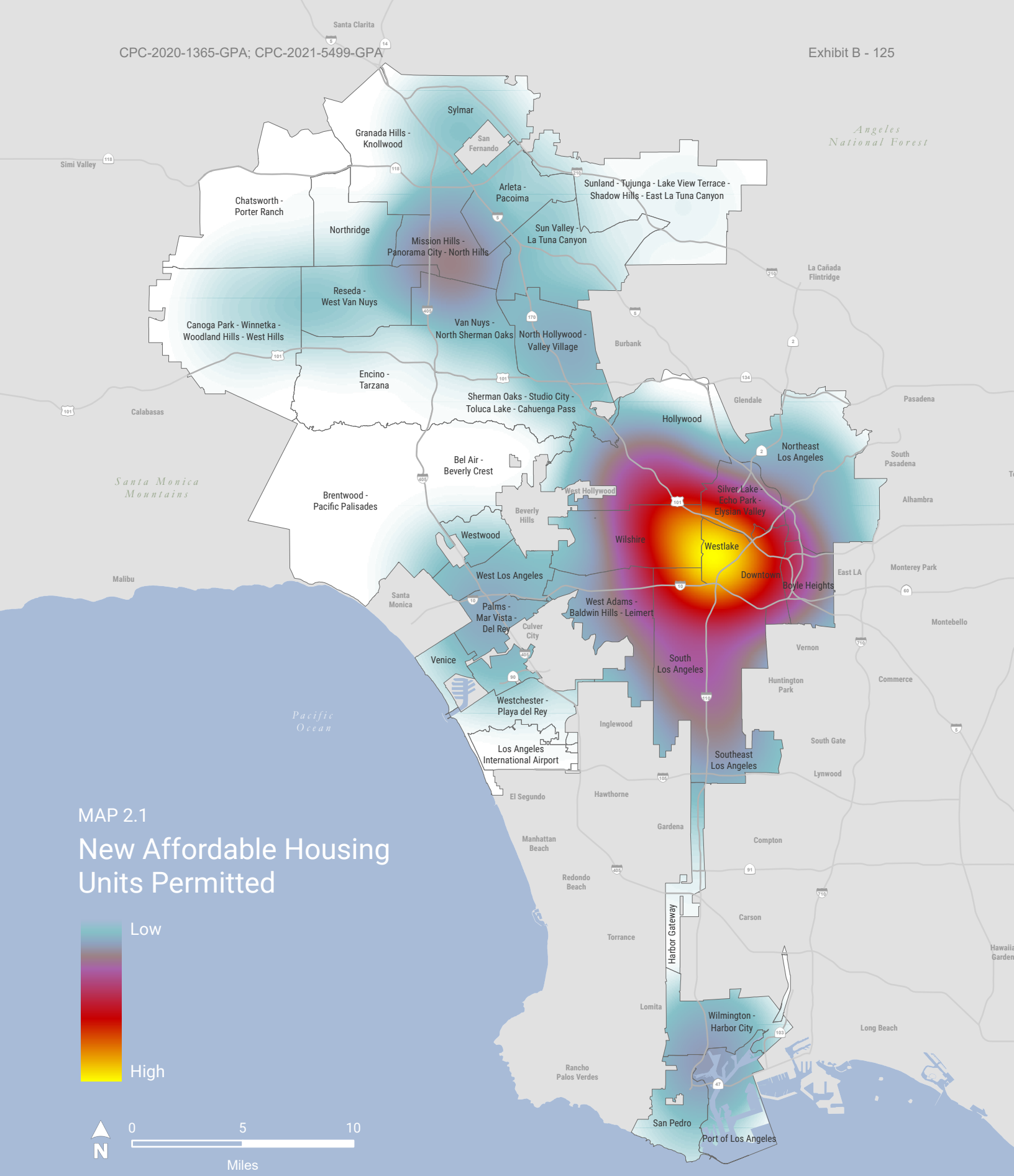
Federal, state, and local land use regulatory requirements, permitting fees, and public funding availability can constrain housing development in the City. Key regulations include the Zoning Code and local planning documents, the Building Code, and the California Environmental Quality Act (CEQA). For example, zoning limits where residential uses are permitted in the City, as well as maximum height, required parking and maximum densities. Lengthy and complicated entitlement and permitting

processes lead to delays and uncertainty, driving up costs and preventing many potential projects from being realized. Environmental constraints can also affect and limit housing production, especially in the Very High Fire Severity Zones and the Coastal Zone.

Non-governmental constraints, such as market conditions can increase the cost of land, building materials, and labor necessary for the production of housing. Public opposition to new housing is often strong, and has led to decades of policies that have made housing creation harder and often increased development risk and timelines, particularly in the higher resource areas of the City.

Housing constraints have especially impacted affordable housing production. Zoning capacity and its inequitable distribution throughout the City has limited the production of affordable housing in higher resource areas, and instead concentrated its production in the areas with the lowest resources (see Map 2.1). Existing land use and zoning, combined with high land values, have resulted in conditions that make it infeasible to develop affordable housing in many areas of the City which have the highest incomes, resources, amenities, and access to economic opportunity.




Santa Clarita
Simi Valley
Angeles National Forest
Sylmar
Granada Hills - Knollwood
San Fernando
Chatsworth - Porter Ranch
Northridge
Arleta - Pacoima
Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
Sun Valley - La Tuna Canyon
Mission Hills - Panorama City - North Hills
La Cañada Flintridge
Reseda - West Van Nuys
Canoga Park - Winnetka - Woodland Hills - West Hills
Van Nuys - North Sherman Oaks
North Hollywood - Valley Village
Burbank
Encino - Tarzana
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Calabasas
Glendale
Pasadena
Hollywood
Northeast Los Angeles
South Pasadena
Bel Air - Beverly Crest
Santa Monica Mountains
Brentwood - Pacific Palisades
West Hollywood
Silver Lake - Echo Park - Elysian Valley
Alhambra
Beverly Hills
Westwood
Wilshire
Westlake
Malibu
West Los Angeles
Downtown
East LA
Monterey Park
Boyle Heights
Santa Monica
Palms - Mar Vista - Del Rey
West Adams - Baldwin Hills - Leimert
Culver City
Montebello
Venice
Vernon
South Los Angeles
Huntington Park
Commerce
Pacific Ocean
Westchester - Playa del Rey
Inglewood
South Gate
Los Angeles International Airport
Southeast Los Angeles
Lynwood
El Segundo
Hawthorne
Gardena
Manhattan Beach
Compton
Redondo Beach
Carson
Harbor Gateway
Torrance
Lomita
Wilmington - Harbor City
Long Beach
Rancho Palos Verdes
San Pedro
Port of Los Angeles
MAP 2.1
New Affordable Housing Units Permitted
Low
High
N
0
5
10
Miles

In addition, certain types of zoning laws have played an important role in causing racial disparities in housing. There is now ample research finding a relationship between restrictive land use regulations and racial segregation, higher housing prices, a worsening racial wealth gap and disparities in many other measurable social outcomes.[1]

Appendix 2.1 includes an analysis of an array of potential constraints to the production, maintenance and improvement of housing. This includes the following governmental and non-governmental issues:

Governmental Constraints

- General Plan, Land Use, the Zoning Code, and Neighborhood Implementation Tools.
- Entitlement Process
- Building Code and Building Permit Procedures
- On-/Off-Site Improvements and Infrastructure
- Entitlement Appeals
- Fees Affecting Housing Development
- Creation of Affordable Housing Covenants
- Availability of Public Funding for Housing
- Inadequate Public Funding for Homelessness Housing

Non-Governmental Constraints

- Land Costs
- Construction Costs
- Financing Availability

Furthermore, State law requires that jurisdictions demonstrate how they provide for, and do not duly constrain, a variety of important housing types including multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy (SRO) units, emergency shelters, and

1. Rouse, C., Bernstein J., Knudsen H., and Zhang J., White House Article, June 17, 2021. "Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market," located: https://www.whitehouse.gov/cea/blog/2021/06/17/exclusionary-zoning-its-effect-on-racial-discrimination-in-the-housing-market/

transitional housing. The full constraints analysis in Appendix 2.1 describes where these uses are permitted and how the City provides for these and other housing types.

The City has taken many actions over the last eight years to alleviate constraints, including many that were prior Housing Element programs. These include a variety of actions including ordinances, directives, planning efforts, implementation memos, administrative actions and other implementation steps. The following efforts to alleviate constraints are identified and described in Appendix 2.1:

Alleviating Constraints Due to the General Plan, Land Use, Zoning Code, and Neighborhood Implementation Tools

- Mayoral Executive Directives (ED) 13 and 19
- The New Zoning Code (recode:LA)
- Community Plan Updates
- The Density Bonus Ordinance
- Transit Oriented Communities (TOC) Program
- Accessory Dwelling Units (ADUs)
- Unpermitted Dwelling Units (UDUs)
- Emergency Homeless Shelters
- Permanent Supportive Housing (PSH) Ordinance
- Interim Motel Conversion (IMC) Ordinance
- Floor Area Averaging and Transfer of Floor Area Ratios (TFAR)

Alleviating Constraints Due to the Entitlement Process

- Community Plan Updates and the New Zoning Code
- Process and Procedures Ordinance
- Land Use Incentives Programs
- Density Bonus Memo: Ministerial Review Process for On-Menu Incentives
- Senate Bill 375 and CEQA
- Streamlined Infill Projects (SIP) per Senate Bill 35 and Assembly Bill 2162
- Assembly Bill 1179 and CEQA Exemption for Supportive Housing and Emergency Shelters
- The Expedited Processing Section

- Development Services Case Management (DSCM) Office
- The Priority Housing Project (PHP) Program
- Housing Services Unit
- Implementation of State Law (Housing Accountability Act, The Housing Crisis Act of 2019

Alleviating Constraints due to the Building Code and Building Permit Procedures

- Accessory Dwelling Unit (ADU) Standard Plan Program
- The Parallel Design-Permitting Process
- Development Services Case Management (DSCM)
- Preliminary Plan Check Service
- Early Start Permits

Alleviating Constraints due to On-/Off- Site Improvements and Infrastructure

- Exemptions and Reductions to Improvement Requirements
- Waiver of Dedication and Improvement (WDI)
- Deferring Costs of Required Improvements

Alleviating Constraints Due to Entitlement Appeals

Alleviating Constraints Due to Fees Affecting Housing Development

- Exemptions from Park and Quimby Fees
- Affordable Housing Linkage Fee (AHLF) Exemptions and Credits/Deductions

Alleviating Constraints in the Coastal Zone

- The City's Mello Act Ordinance
- The Venice Local Coastal Program
- Land Use Incentives Programs

Alleviating Constraints due to Inadequate Public Funding for Housing

Alleviating Constraints due to Inadequate Public Funding for the Homeless Housing and Prevention

- Waiting List Limited Preference: Homeless Program
- Waiting List Limited Preference: Tenant-Based Supportive Housing Program
- Permanent Supportive Housing Project-Based Voucher Program
- HUD-VASH Program
- Emergency Housing Vouchers (EHVs)
- Waiting List Limited Preference: Homeless Veterans Initiative
- Continuum of Care (Shelter Plus Care) Program
- Moderate Rehabilitation Single Room Occupancy (SRO) Program
- Moving On Program
- Home For Good
- Homeless Incentive Program (HIP)



Constraints for Housing for People with Disabilities and Special Needs

Federal and State laws have been enacted which require updating local regulations to ensure that no City procedures or development standards pose obstacles to the production or preservation of housing for people with disabilities. This includes a variety of housing types, treatment facilities, community facilities, and short- and long-term housing. In line with those efforts, every five years the City of Los Angeles previously completed an Analysis of Impediments to Fair Housing Choice (AI), as required by the U.S. Department of Housing and Urban Development (HUD). This study and subsequent updates assess land use and zoning constraints on housing for individuals with disabilities and compliance with Fair Housing laws, Americans with Disabilities Act (ADA), and other housing laws and court decisions affecting housing rights.

More recently, per HUD's final 2015 Affirmatively Furthering Fair Housing (AFFH) rule, the City developed and submitted to HUD its first Assessment of Fair Housing (AFH) Plan in 2017, which replaced the previous AI requirement. Los Angeles' 2018-2023 AFH Plan was completed in partnership between the Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA). The City's AFH Plan was adopted by City Council and Mayor in October 2017.

Persons with ambulatory disabilities, including people who use wheelchairs, and people with hearing and vision disabilities often require special housing to accommodate their special conditions. For many who have ambulatory disabilities, features such as handrails, ramps, wider doorways, specially designed cabinetry and electrical outlets, special door and faucet handles, and non-skid flooring are necessary. People who have hearing disabilities may require doorbells and emergency alarms that use flashing light instead of sound, and people who are blind or have a visual disability may require that large print, braille labels, or tactile dots be placed on equipment, tools, facilities, and documents. In addition, people with developmental disabilities may live in small group homes or with a roommate and be provided with support services.

The City's Zoning Code has been developed over many decades and sometimes includes obsolete terminology and provisions that may have unintentionally diminished housing opportunities for people with disabilities. The City's Code includes the following definition of a person with disabilities as a person who has: (a) physical or mental disabilities, which seriously restricts that person from operating a motor vehicle; (b) is expected to be of long, continued and indefinite duration; (c) substantially impedes his or her ability to live independently; and (d) is of a nature that the ability to live independently could be improved by more suitable housing conditions (LAMC Section 12.21 A.4 (u))".

The siting of disability-related special needs housing is not restricted regarding location. There are no distance requirements in the City regulating the siting of any type of disability-related housing. The Los Angeles Building Code (LABC) incorporates provisions of the California Building Code (CBC) related to needs of people with disabilities. Local amendments to CBC tailor the LABC to local conditions but do not diminish the ability to accommodate people with disabilities.

Another regulatory and practical constraint impacting housing for people with disabilities is the unwillingness of some landlords to comply with state and federal fair housing laws by providing reasonable accommodations and allowing reasonable modifications. Based on data collected citywide, ambulatory disability was the leading cause of fair housing complaint inquiries, accounting for 47% of all inquiries from 2013-2021. Most of these complaints were from in-place tenants requesting assistance with a reasonable accommodation or modification request. Common requests included: a closer or more accessible parking space, breaking the lease, and a companion or service animal in a building that does not allow pets. Requests made after April 2020 are often related to COVID-19 pandemic issues such as restricting entry to units or requiring that management/maintenance wear PPE and maintain social distancing.

The following efforts to alleviate constraints to providing housing for people with disabilities are identified and described in Appendix 2.1:

Alleviating Constraints to Providing Housing for People with Disabilities

- The Reasonable Accommodation Request Ordinance
- Reasonable Accommodation, Congregate and Group Living Arrangements
- Accessible Housing Program (AcHP)
- AcHP Grievance Procedures
- The Enhanced Accessibility Program
- Trainings and Outreach Campaigns
- Services for Homeless Households
- AcHP Challenges

Analysis of Preservation of At-Risk Units

State law requires local governments to include in their Housing Element an analysis of existing, multi-family affordable housing units at risk of conversion to market-rate housing within the next ten years due to termination of a public funding subsidy contract, mortgage prepayment, or expiring use restrictions. While the production of new, affordable housing is critical, so is the preservation of existing affordable units to maintain a stock of affordable housing.

The City of Los Angeles currently has approximately 56,698 affordable housing units in more than 1,426 developments, serving very-low, low and moderate-income households (see Appendix 2.6). The majority of these affordable housing units are owned and operated by private entities, and were financed with local, State and Federal public subsidies, administered by State agencies or locally through the LAHD, the Community Redevelopment Agency of the City of Los Angeles (CRA/LA), the Housing Authority of the City of Los Angeles (HACLA), and the Los Angeles Homeless Services Authority (LAHSA). The requirements of the public funding include (but are not limited to) maintaining the affordability for a specific, extended number of years.



The City currently has 9,412 housing units at risk of losing their affordability use restrictions between October 1, 2021 and September, 30 2031. These units were designated as at-risk based on the restrictions established by the primary government funding program used to build or rehabilitate the unit, use agreement, covenant and/or rental subsidy program. In 2020, the average rehabilitation cost per unit to preserve an affordable multi-family building was approximately $108,000 and the construction cost per unit for a new affordable multi-family building in Los Angeles was $353,000. A combination of financial and non-financial strategies for preserving expiring affordable housing will prove necessary for this undertaking.

The affordability of the City's affordable housing units is not permanently assured. Based on the current expiring portfolio, the three major threats to preservation in the City are:

- prepayment or maturity of federally-subsidized mortgages;
- expiration and termination of subsidy contracts (Project-Based Section 8 rental subsidy contracts), and;
- the expiration of use restrictions of City-funded projects.

With most of the at-risk developments under ownership of private entities and the high demand for housing at all income levels across the City, expiring affordable units are at serious risk of converting to market rate units. The continuous demand for rental housing leads to higher rents and therefore a more compelling incentive for landlords who own buildings with at-risk affordable units to pursue opportunities for market-rate rents.

Under the Preservation program, LAHD will focus on preserving 300 units annually. Preservation will happen through various efforts including (a) facilitating the renewals of Project-based Section 8 (or similar) contracts, (b) facilitating the re-structure and/or purchase of properties with Project-based Section 8 (or similar) contracts, and (c) re-capitalizing existing affordable housing projects in exchange for lengthening their current affordability restrictions. Preservation projects will target all populations, including homeless, large families, and seniors. Preservation projects will also have varying levels of affordability citywide or within designated transit-oriented districts (TOD).

The City, through the LAHD, will also continue to dedicate staff time to support the L.A. Preservation Working Group (LAPWG) and other related activities. The LAPWG's mission and goals are to protect and preserve the City's affordable housing stock by sharing information, tracking the expiring inventory, and developing creative preservation strategies and transactions. LAHD will continue to dedicate staff time to support the L.A. Preservation Working Group, and provide information and continue with efforts to establish partnerships with entities qualified to acquire and manage at-risk units.


Metro
Entrance to Canoga Station
PET WASTE

Opportunities for Conservation in Residential Development

Introduction

This chapter delineates the opportunities that exist for water and energy conservation in residential development as required by California Government Code §65583(a)(8), all of which can reduce development costs and improve the affordability of housing units. The discussion highlights the conservation efforts being made by the City of Los Angeles, which aim to both reduce energy and water consumption at the consumer end through regular usage, as well as to minimize the need or demand for traditional energy and water sources. This chapter also addresses building design and land use planning initiatives which contribute to conservation such as green building programs, the promotion of infill projects and mixed-use development, and transit-oriented sustainable development. Additionally, to comply with SB 379 and related state legislation, the City of Los Angeles details additional goals, policies and programs related to sustainability, resilience and climate change in the Safety Element of the General Plan. Coordination with our public agencies overseeing water and sewer infrastructure requirements, including procedures to grant priority water and sewer service to developments with units affordable to lower-income households is pursuant with SB 1087 (Gov. Code § 65589.7).

Comprehensive Plans

In Los Angeles several City departments and agencies work collectively to advance citywide goals around sustainability, resilience, and conservation. The Mayor's Office works to coordinate these interrelated efforts through citywide plans and implementation efforts.

Sustainability pLAn

The City of Los Angeles released the ever first Sustainable City pLAn in 2015 under leadership of Mayor Garcetti, and has committed to annual progress reports and an update to the pLAn every four years. This has become more prescient for the City of Los Angeles due to the immediate and evolving challenges facing our environment and economy. The 2019 Sustainability pLAn, also known as the Los Angeles Green New Deal (GND) is a collection of policies and programs that provides a City-wide, interdepartmental framework for conservation and sustainable development. The GND lays the foundation for creating a more resilient and sustainable city by establishing four key principles:

1. A commitment to the Paris Climate Agreement and to act urgently with a scientifically-driven strategy for achieving a zero carbon grid, zero carbon transportation, zero carbon buildings, zero waste, and zero wasted water.
2. A responsibility to deliver environmental justice and equity through an inclusive economy, producing results at the community level, guided by communities themselves.
3. A duty to ensure that every Angeleno has the ability to join the green economy, creating pipelines to good paying, green jobs and a just transition in a changing work environment.
4. A resolve to demonstrate the art of the possible and lead the way, walking the walk and using the City's resources—our people and our budget—to drive change.[1]

The goals and targets outlined in the GND include renewable energy targets, increased goals for locally-sourced water, reducing building energy use, strategies to reduce Vehicle Miles Traveled (VMT) and increasing housing production near public transit.

1. See https://plan.lamayor.org/sites/default/files/pLAn_2019_final.pdf for the complete LA Green New Deal.

Resilient Los Angeles

In addition to the Sustainability pLAn, the Mayor's Office produces and implements the Resilient Los Angeles Plan. While the Sustainability pLAn creates a roadmap to further carbon sequestration and clean energy in an effort to diminish the impacts of climate change, the Resilient LA plan provides guidance on how the city will respond to disaster impacts that cannot be avoided. Through 4 chapters, 15 goals, and 96 actions the Resilient LA Plan outlines a path to address underlying vulnerability in the city's infrastructure and social structure to ensure we are able to prevent, respond to and recover from physical and economic shocks to our city. Specifically, Goal 11 to "Restore, rebuild and modernize Los Angeles' Infrastructure" presents a key strategy to improve water and energy conservation across the city.



Los Angeles General Plan

The Housing Element is one of several elements of the City's General Plan. Similar to the planning efforts from the Mayor's Office, General Plan Elements include goals, objectives, policies and programs that reflect the work of several departments. Many of the City's other adopted Elements also touch on efforts to conserve energy and water in residential buildings.

Land Use: The 1996 Framework Element of the General Plan is the City's strategy for growth, setting a citywide context to guide decision-making. The Plan clearly sets forth a vision of sustainable growth in that it focuses on growth occurring in specific areas linked to existing and planned infrastructure and services, with a strong emphasis on creating growth near public transportation and job centers. This vision is carried out each time a Community Plan is updated, where growth considerations including proximity to transit and jobs shape land use designations and zoning. Collectively the City's 35 Community Plans serve as the Land Use Element of the General Plan.

Health: The Plan for a Healthy Los Angeles, adopted in 2015, lays out the City's vision of healthy neighborhoods and satisfies the environmental justice requirements of SB 1000. The plan focuses on several aspects of health, including access to clean and healthy housing, buildings and open spaces. In an effort to meet these health goals the plan establishes programs and quantifiable targets around energy and water conservation to ensure lasting access to clean and healthy buildings.

Mobility: The Mobility Plan serves as the City of Los Angeles' Transportation Element. The plan sets a vision for a comprehensive mobility system that allows people to move around the city through many modes of travel. Combined with the smart growth strategy detailed above, this represents a significant effort to enhance energy and water savings by enabling reduced use of single occupancy vehicles. The plan also has strategies for green enhancements to car infrastructure, such as improved access to electric vehicle charging.

Safety: The Safety Element of the General Plan details the city's efforts to prevent, respond to and recover from disaster events such as fires, earthquakes and floods. In keeping with recent state legislation the Safety Element is being updated alongside the Housing Element, including updates to better reflect efforts to prevent and respond to climate change. Many of the goals, policies and programs detailed in the Sustainability pLAn and Resilient LA will be formally integrated into the Safety Element to satisfy these requirements, ensuring that the water and energy savings framework thoroughly established through these Mayoral plans is additionally reflected in the City's official General Plan.

Targeted Initiatives

In addition to these comprehensive planning efforts, many departments and agencies within the City of Los Angeles undertake targeted campaigns and long range planning campaigns to realize specific conservation goals. The methods described below, as well as those described in Chapter 6, are specific efforts that the City is currently undertaking to reduce energy and water consumption, thereby working towards further reducing greenhouse gas emissions, while investing in critical infrastructure and sustainable housing development. Please note that specific objectives, policies and programs relating to conservation are detailed in Chapter 6 under Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

Los Angeles Green Building Code

On January 1, 2011, the Los Angeles Green Building Code (LA Green Code) went into effect citywide. The Code is based primarily on the 2010 California Green Building Standards Code (CALGreen), the nation's first statewide green building standards code. Both were direct responses to meeting the goals of Assembly Bill 32 (AB 32), California's landmark greenhouse gas legislation, which seeks to reduce the energy and water use of construction; reduce waste; and reduce the carbon footprint. The Greenhouse Gas Reduction Fund (GGRF), established through the State's budget process utilizing cap-and-trade proceeds, is a significant source of funding for vital programs within the City of Los Angeles to reach sustainable development and transportation improvements at the community level, as well as clean energy and energy investments.

The LA Green Code expands upon CALGreen's policies and regulations, incorporating some earlier green provisions in the pre-existing LA Code, as well as replacing some overlapping provisions requiring that certain projects meet a LEED® standard. The LA Green Code exceeds CALGreen by applying not only to all new residential structures, but also to all building additions and alterations with a value in excess of $200,000. It also incorporates some green provisions in the pre-existing Code by requiring "solar ready" roofs and electric vehicle-ready components for all new buildings. In addition, the LA Green Code attempted to clarify various code sections within the CALGreen Code to make it easier to understand and implement.

Since its adoption in 2011, the LA Green Code has undergone multiple revisions during the 2013-2021 Housing Element cycle -- in 2014, 2017 and 2020. The following types of projects are subject to the Los Angeles Green Code:

- All new buildings (residential and non-residential)
- All additions (residential and non-residential)
- Alterations with building valuations of $200,000 or more (residential and non-residential)
- Residential alterations that increase the building's conditioned volume

Updates to the LA Green Code include standards in the following areas:

Solar Energy: Production of electricity from fossil fuels creates pollution, including smog and greenhouse gas emissions. By having a municipally-owned utility, Los Angeles' investment in solar is generating clean power, reducing pollution, and improving grid reliability. This includes incentives to expand solar energy in commercial and multi-family development, as well as opportunities to allow renters to tap into renewable energy programs through programs such as Community Solar. In 2017, the Los Angeles Department of Water and Power (LADWP) launched the Solar Rooftops Program (SRP) designed to expand solar access to Residential Customers who would otherwise not be able to install solar panels due to cost. The program launched in early 2017 and as of May 2019 the SRP has been revised to expand eligibility and the overall scope of the initial program. If approved, customers can get a fixed roof lease payment from LADWP. Agreements are valid for up to 20 years. In 2018, Shared Solar, under the umbrella of LADWP's Community Solar initiatives, enabled residential customers living in multifamily dwellings (apartments, condominiums, duplexes) to fix a portion of their electric bill against rising utility costs for 10 years, as well as support renewable energy, help create local jobs, help reduce the carbon footprint of LADWP's generation portfolio and lessen the impact of global warming. Program participants subscribe for either the minimum of 50 kWh or the maximum of 100 kWh of energy on a monthly basis.

Water Conservation: As drought conditions continue and Los Angeles looks to increase its own local water supply, long-term water conservation changes are needed at every level. New building codes and rebates provide incentives to conserve and adapt to a changing climate. For example, Angelenos can save thousands of gallons by installing water-efficient fixtures/appliances and drought-tolerant landscaping. In 2017, amendments to the LA Green Code also included standards for greywater systems in residential development.

Other Green Building Programs

Electric Vehicle (EV) Charging Stations: Transportation is one of the largest and fastest growing contributors to greenhouse gas emissions associated with climate change. In California, the transportation sector contributes more than 40% of statewide greenhouse gas emissions.[2] Through LADWP, the City of Los Angeles provides rebates for commercial and residential customers investing in EV infrastructure. For example, the Charge Up LA! program offers LADWP residential customers rebates to help offset the cost of charging stations for electric vehicles (EV).

Existing Buildings Energy and Water Efficiency Program (EBEWE): On December 13, 2016, the City Council adopted Ordinance No. 184674, establishing the Existing Buildings Energy & Water Efficiency Program to reduce energy and water consumption in buildings within the City of Los Angeles.[3] These efficiency improvements will lower energy use, water use, and greenhouse gas emissions citywide.

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2. Assessing California's Climate Policies, Legislative Analyst's Office, 2018, https://lao.ca.gov/Publications/Report/3912

3. Ordinance No. 184674 can be found here: https://www.ladbs.org/docs/default-source/forms/green-building-2017/ord_184674.pdf?sfvrsn=fd6cfe53_12



Cool Roofs: The Los Angeles City Council approved a Cool Roofs Ordinance (Ord. No. 183149) in 2014 that incentivizes this conservation strategy by reducing the need for running air conditioning systems. Cool roofs also are available in a variety of styles: shingle, shake, tile, membrane, and spray-on liquid coatings in residential and commercial buildings.

Waste Hauling: On March 5, 2010, the Los Angeles City Council approved Council File No. 09-3029 pertaining to a Citywide Construction and Demolition (C & D) Waste Recycling Ordinance that requires all mixed C & D waste generated within city limits be taken to City-certified C & D waste processors. LA Sanitation and Environment (LASAN) is responsible for the C & D waste recycling policy. This is an ongoing program that requires an annual certification of approved haulers and reporting of their C & D diversion rate. As of December 2020, all the City's certified haulers had an over 75% diversion rate of C & D material.[4]

Fireplaces: The South Coast Air Basin presently has some of the highest levels of fine particulate pollution in the United States. Public health and air pollution concerns led to the adoption of Rule 445 by the South Coast Air Quality Management District (SCAQMD), allowing that only install gaseous-fueled fireplaces and stoves in any new residential or commercial development that begins construction on or after March 9, 2009. In addition, other elements of the SCAQMD's Healthy Hearts program ensure that residential building components such as wood-burning devices do not continue to be significant sources of air pollution and pollute indoor air with fine particulates and toxic air pollutants.[5]

Adaptive Reuse: Over the past several decades, the Los Angeles Departments of City Planning, Building and Safety, and others collaborated to remove zoning and building code barriers that prevented developers from retaining existing structures and converting them to a new use. This strategy reduces materials consumption and the overall carbon footprint of a project.

4. See LA Sanitation's reporting under the Citywide Construction and Demolition Waste Recycling Ordinance here: https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-s/s-lsh-wwd-s-r/s-lsh-wwd-s-r-cdr?_adf.ctrl-state=2ql4h0anf_544&_afrLoop=9460429905574954#!

5. Rule 445 adopted by the South Coast Air Quality Management District can be found here: http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-445.pdf

Water Management Plans

One Water LA

The One Water LA 2040 Plan (One Water LA) is a comprehensive planning process designed to increase sustainable water management for the City of Los Angeles.[6] In 2018, LASAN and LADWP completed the final draft of the One Water LA Plan, a more comprehensive water management plan for the City of Los Angeles that builds off of the Sustainability pLAn. The total estimated cost of the projects and programs developed for the plan is roughly $13 billion. The Department of City Planning was also involved in the development of the plan.

Urban Water Management Plan

An Urban Water Management Plan (UWMP) is prepared and adopted by LADWP every five years to forecast the future water demands and water supplies under average and dry year conditions. The Plan includes sections on water conservation, water recycling, water quality and rates. In regards to water conservation, the plan formally adopts goals detailed in Executive Directive 5, which mandated City goals and actions in response to the drought, as well as goals from the Sustainability pLAn that pertain to water conservation.

6. The complete One Water LA 2040 Plan can be accessed through LA Sanitation here: https://www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-es-owla-r?_adf.ctrl-state=2ql4h0anf_234&_afrLoop=9458442747542397#!



Residential and Commercial Rebate Programs for Efficient Appliances

Implementing conservation measures with regard to energy use will decrease the operating costs of a home or apartment, making it more affordable for the tenant or owner. One means of lowering energy costs is by using more efficient appliances. The US Environmental Protection Agency's Energy Star rating program identifies specific manufacturers' appliances that use between 10% and 50% less energy and water than other manufacturers. There are periodic manufacturer's rebates available for these products to off-set their initial cost. In addition, as of April 2013, LADWP offers rebates for the purchase of energy efficient appliances that include refrigerators, air conditioning, weatherization and retrofits, and window upgrades.[7]

7. The complete list of rebates available to residential customers through LADWP can be found here: https://www.ladwp.com/ladwp/faces/ladwp/residential/r-savemoney/r-sm-rebatesandprograms?_adf.ctrl-state=1dvtzc9a0k_4&_afrLoop=496043549217702



Greenhouse Gas Reduction Strategies

Land use patterns and development can occur in ways that are more sustainable and help to conserve resources. Sustainable development recognizes the connections between land use, natural resources and transportation to reduce energy consumption, reduce dependence on the automobile, and provide long term environmental benefits, health benefits, and cost savings. The 1996 Framework Element of the General Plan is the City's strategy for growth, setting a citywide context to guide decision-making. The Plan clearly sets forth a vision of sustainable growth in that it focuses on growth occurring in specific areas linked to existing and planned infrastructure and services, with a strong emphasis on creating growth near public transportation and job centers. The primary objectives of the policies in the Framework Element's Land Use chapter are to support the viability of the City's residential neighborhoods and commercial districts, and, when growth occurs, to encourage sustainable growth in a number of higher-intensity commercial and mixed-use districts, centers and boulevards and industrial districts particularly in proximity to transportation corridors and transit stations.

Since the adoption of the 2013-2021 Housing Element, the City of Los Angeles has implemented several key programs to holistically address the need for accelerating affordable housing production along with transportation and other infrastructure investments that complement evolving design standards to improve the lives of Angelenos in the most vulnerable communities. This vision is carried out each time a Community Plan is updated, where growth considerations including proximity to transit and jobs shape land use designations and zoning. Similarly, the Transit Oriented Communities (TOC) Affordable Housing Incentive Program has built on the overall vision of the framework to ensure that much of our recent growth in housing, especially affordable housing, occurs near existing and planned transit.

Measure JJJ & Transit Oriented Communities (TOC) Program

In 2016, Los Angeles voters approved Measure JJJ (also known as "Build Better LA"), which among other provisions, required the Department of City Planning (DCP) to create a program to further incentivize affordable housing near transit. DCP developed program guidelines for what is now the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, which became effective on September 22, 2017 (for more information see Appendix 2.1). The program encourages affordable housing within one-half mile of major transit stops by providing for additional density, reduced parking, and other zoning incentives for projects that include covenanted affordable units. The TOC program is now a major way to produce transit-oriented, mixed-income housing in Los Angeles. Between 2017 and December 2020, the TOC program produced applications for more than 35,000 housing units throughout the City. More than 7,500 (or 22%) of these units are restricted affordable units.

State and Local initiatives

State grant programs are an important component of funding local and community-based initiatives. The programs listed below are examples of local implementation aimed at improving sustainability and affordable housing production in low-income, frontline environmental justice communities.

Transformative Climate Communities

The Transformative Climate Communities Program (TCC) funds community-led development and infrastructure projects that achieve major environmental, health and economic benefits in California's most disadvantaged communities. TCC empowers the communities most impacted by pollution to choose their own goals, strategies and projects to enact transformational change with data driven milestones and measurable outcomes. The California Strategic Growth Council (SGC) awards TCC grants and partners with the California Department of Conservation to implement them. TCC is part of California Climate Investments (cap-and-trade dollars at work). Within the City of Los Angeles, two communities have been part of the TCC program, Watts and the Northeast San Fernando Valley.



Affordable Housing and Sustainable Communities (AHSC) Program

The AHSC Program is a competitive state funding program with the primary objective to reduce greenhouse gas (GHG) emissions by providing funding for investments in affordable housing development, transportation, and programs that encourage residents to walk, bike, and use public transit. Funded by the Greenhouse Gas Reduction Fund (GGRF) auction proceeds from California's Cap-and-Trade program, AHSC awards funding to create holistic communities with affordable housing and transportation options near jobs and other key destinations. Established in 2014, AHSC is administered by the SGC and implemented by the California Department of Housing and Community Development (HCD). More recently, the SGC has established an annual cycle of AHSC award rounds, with applications due every February and funding awards announced in June. The AHSC Program receives an annual statutory allocation (per Senate Bill 862) of 20% of the GGRF auction proceeds through 2030. To date, the AHSC Program has awarded over $1.1 billion in grant funds for projects across the state, with much more to follow as this program continues. Successful projects are defined as those that substantially reduce GHG emissions by increasing access to affordable housing, employment centers, and key destinations through sustainable transportation options. As a result, projects include both an affordable housing component and a sustainable transportation scope of work. Projects are competitively scored based on established scoring criteria, including GHG emissions reductions efficiency, length of active transportation improvements, and green building status. Combined with the prior AHSC awards, the City has successfully secured approximately $330.8 million to support 28 developments with 2,943 new housing units, of which 2,668 are affordable, and an array of GHG emission-reducing transit infrastructure projects.


307 N. WILMINGTON

Adequate Sites for Housing

Introduction

Under Housing Element law, the City must demonstrate that it has adequate land zoned to accommodate the entirety of its 2021-2029 Regional Housing Needs Assessment (RHNA) allocation of 456,643 housing units. This Chapter identifies the City's inventory of land suitable for residential development without the need for any legislative action by the City (in accordance with CA Government Code §65583.2), identifies additional alternative methods of satisfying the RHNA (pursuant to CA Government Code §65583.1), provides an analysis of the inventory's compliance with Affirmatively Furthering Fair Housing (AFFH) requirements, and identifies the need for rezoning programs to accommodate the RHNA allocation. The methodology used to identify these sites and conduct the AFFH analysis is also described here. This Chapter also includes information on the availability and suitability of infrastructure to support the development of housing.

The analysis demonstrates that, during the 6th cycle, the City has an anticipated unit potential of 230,947 units, of which 72,640 units are lower-income. As a result of the gap between the 6th cycle RHNA Allocation and the City's anticipated unit potential, the City's Housing Element identifies a need to create a Rezoning Program to meet the 255,432-unit shortfall. To accommodate this shortfall, the City proposes a Rezoning Program that prioritizes additional housing capacity, particularly lower-income capacity, in Higher Opportunity Areas, promotes housing near transit, and protects environmentally sensitive areas. The Rezoning Program also proposes to integrate value capture strategies and utilize affordable housing overlays to maximize affordable housing production, promote mixed-income communities, and provide advantages to majority affordable projects. A detailed description of the proposed Rezoning Program, including the methodology used to develop the Inventory of Candidate Sites for Rezoning, is also provided in this Chapter.

This approach to rezoning is informed by an AFFH analysis of the Adequate Sites Inventory, which found that the existing Sites Inventory largely reflects existing disparities in the city's zoning and development patterns. In contrast, AFFH Analysis of the Rezoning Program finds that the proposed approach would significantly improve these conditions and address residential segregation patterns by creating substantial new housing capacity in Higher Opportunity Areas and in Racially Concentrated Areas of Affluence. The analysis also highlights concerns about potential displacement, providing support for a strong set of anti-displacement policies and programs. This includes policies and programs described in Chapter 6, such as enforcement of tenant protections, no-net-loss and replacement provisions, and forthcoming anti-displacement strategies that will be studied prior to completion of the Rezoning Program.



RHNA Allocation and Target Capacity for Adequate Sites Inventory

Background on RHNA

The RHNA is the California State-required process that seeks to ensure cities and counties plan for enough housing to accommodate all economic segments of the community. There are three key steps in the RHNA Allocation process.

1. **Regional Determination:** The California Department of Housing and Community Development (HCD) provides each region a Regional Determination of housing need, which includes a total number of units split into four income categories and considers measures of existing housing need in addition to forecast population growth. The City of Los Angeles is within the region covered by the Southern California Association of Governments (SCAG). HCD provided SCAG a Regional Determination of 1,341,827 units for the 6th Cycle RHNA (2021-2029). This is the total number of units that the cities and counties in the SCAG region must collectively plan to accommodate.
2. **RHNA Methodology:** Councils of Governments (COG), including SCAG, are responsible for developing a RHNA Methodology for allocating the Regional Determination to each city and county in the COG's region. This methodology must further specific state objectives, including but not limited to: promoting infill, equity, environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing.
3. **Housing Element Updates:** Each city and county must then adopt a housing element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning or potential rezoning program. HCD reviews each jurisdiction's housing element for compliance with state law.

City of Los Angeles RHNA Allocation

The City of Los Angeles's share of the regional housing need was determined by a RHNA Allocation Methodology prepared by SCAG, adopted in March 2020. In accordance with SCAG's RHNA Allocation Plan, the City must plan to accommodate a total of 456,643 housing units during the sixth cycle. This is equal to a yearly average of approximately 57,080 housing units. Table 4.1 shows the City's RHNA Allocation by income category.

Table 4.1: **City of Los Angeles 6th Cycle RHNA Allocation**

Income Category	Number of Units	Percent of Total
Very Low Income	115,978	25.4%
Low Income	68,743	15.1%
Moderate Income	75,091	16.4%
Above Moderate Income	196,831	43.1%
Total RHNA Allocation	**456,643**	**100.0%**

The City's Housing Element is required to identify sufficient sites that are available and suitable to accommodate the RHNA by income level, or to identify a rezoning program to accommodate any shortfall (Government Code 65583(c)(1)(A)). Sites identified to accommodate the lower-income portion of the RHNA are required to meet specified criteria to demonstrate adequacy of the site for lower income housing, including a requirement that the site be zoned for multi-family densities of 30 dwelling units per acre (du/acre) or greater. The lower-income portion of the RHNA includes the very low-income and low-income categories shown in Table 4.1.

While the City is not required to physically construct the units, it is required to show that adequate zoning capacity exists and to show the sites where that capacity is located.

Target Capacity for Adequate Sites Inventory and Rezoning Program

Senate Bill 166 (No Net Loss Law) requires sufficient adequate sites to be available at all times throughout the RHNA planning period to meet a jurisdiction's remaining unmet housing needs for each income category. During the 8-year cycle, if sites are developed with a non-residential use, developed with a lower number of units at each income level than identified in the Adequate Sites Inventory, or rezoned, the City must demonstrate that there are adequate remaining sites in the inventory to accommodate the remaining RHNA Allocation. If the City finds there is insufficient remaining capacity at each income level, it would be subject to further rezoning requirements.

To ensure that sufficient sites are available in the Housing Element to accommodate the RHNA throughout the planning period, the City has followed HCD guidance and set a target capacity that is 10% higher than the RHNA for lower-income units, and 15% higher than the RHNA for moderate-income units. The buffers are based on anticipated need for additional capacity, based on anticipated production levels of lower-income and moderate-income housing units during the planning period. In addition, the sites included on the Adequate Sites Inventory have an anticipated development potential that is lower than the maximum zoned capacity on each site, which creates an additional buffer at the site-level. This results in a target capacity for the Adequate Sites Inventory and Rezoning Program of 486,379 units. The target capacity by income category is summarized in Table 4.2.

Table 4.2: **Target Capacity for Inventory of Sites and Rezoning Program**

Income Category	**RHNA Allocation**	**Target Buffer** (% above RHNA)	**Target Capacity**
Lower Income	184,721	10%	203,193
Moderate Income	75,091	15%	86,355
Above Moderate Income	196,831	0%	196,831
Total	**456,643**	**7%**	**486,379**



Overview of Adequate Sites Inventory

The Adequate Sites Inventory presents an inventory of land suitable and available for residential development to meet the City's RHNA Allocation at all income levels.

Per State law, the City's Inventory consists of undeveloped and underdeveloped sites upon which the required number of housing units is reasonably likely to be built during the planning period without the need for any legislative action (such as a zone change) by the City. The Inventory includes sites that were identified through three key components, including expected development potential on vacant and underutilized sites, planned and approved development projects, and non-site-specific development potential that provide additional alternative means of meeting the RHNA. These components, along with their anticipated capacity, are summarized in Table 4.3. The methodology and conclusions of each component are further discussed in this Chapter.

Table 4.3: **Summary of Adequate Sites for Housing, by Income Category**

Component	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
		Vacant and Underutilized Sites		
Expected Unit Potential	16,965	5,039	20,770	**42,764**
Warner Center 2035 Specific Plan	0	0	10,491	**10,491**
		Planned and Approved Projects (Development Pipeline)		
Public Land	5,606	12	2,273	**7,891**
Private Development Projects	18,987	1,352	97,475	**117,814**
		Additional Means of Meeting the RHNA - Non-Site-Specific		
ADU Development	24,592	2,459	13,935	**40,987**
Project Homekey Expansion	1,000	0	0	**1,000**
Public Land Programs	5,500	4,500	0	**10,000**
Total Development Potential	**72,640**	**13,362**	**144,944**	**230,947**

Vacant and Underutilized Sites

Recent changes to state Housing Element law have strengthened requirements related to the Adequate Sites Inventory. In particular, AB 1397 (2017) requires that, for each site included in the inventory, the City identifies the realistic development potential for the site within the 8-year planning period. In instances where non-vacant sites comprise over 50% of the Adequate Sites Inventory, existing uses are presumed to impede development unless findings with substantial evidence are provided that the use is likely to be discontinued. The City of Los Angeles is predominantly built out, and the majority of sites are non-vacant; therefore, the methodology used to identify realistic development potential must consider factors such as existing uses, past development trends, market conditions, and the availability of regulatory and/or other development incentives.

Due to the complexity of the new statutory requirements and the scope of analysis needed for the large number of potential vacant and underutilized parcels (over 700,000 potential residentially zoned sites), the City consulted with the Terner Center for Housing Innovation, an academic research center at UC Berkeley, to assist in methodology development. Through this partnership, the Terner Center and MetroSight developed an econometric approach for estimating realistic development potential based on the City's past experience, as reflected in building permit data. The model incorporates several factors which are designed to address the state requirements for non-vacant sites.

Methodology

The model draws upon five years of past housing development permits to create a two-step regression model that indicates (1) the likelihood of new housing development occurring on each parcel, and (2) the number of new units that would be expected if development were to occur. The model accounts for a parcel's actual zoned capacity before and after development bonuses, as well as market conditions and various other factors which impact the likelihood for a site to develop into housing, including those the City is required to address per state law. The two-step model is run separately for low density sites (1-4 units), medium density sites (5-50 units), and higher density sites (50+ units), and considers how the factors shown in Table 4.4 influence the likelihood of development occurring on an individual site.

Table 4.4: **Regression Model Variables**

Factors Considered in Model	Included in Step 1	Included in Step 2
Number of base-zoned units allowed (per zoning)	✓	✓
Number of bonus-zoned units allowed (the sum of base-zoned units and any additional units allowed per development bonus)	✓	✓
Ratio of existing units to base-zoned units	✓	
Indicators for residential market area type	✓	✓
Existing use	✓	
Age of existing structure	✓	
Floor Area Ratio (FAR) utilization of existing structure	✓	
Applicability of City's Rent Stabilization Ordinance (RSO) to existing structures	✓	
Ratio of total permitted units to total based-zoned units in the Community Plan Area (CPA), over a 5-year period	✓	✓
Typical estimated home value in the zip code area (Zillow Home Value Index)	✓	✓
Typical estimated asking rent in the zip code area (Zillow Observed Rent Index)	✓	✓
Average rental vacancy rate in the Census Public Use Microdata Area (PUMA) during the prior 5-year period	✓	✓
Average remaining commercial lease duration in the CPA (Compstak)	✓	

Results

The results of both steps of the model are then applied to potential sites that are zoned to permit residential development, to determine the realistic development potential on each site during the 8-year planning period (2021-2029). Every parcel is assigned a maximum density considering any available density bonus (including the City's Transit Oriented Communities Affordable Housing Incentives (TOC)). The model applies the factors in Table 4.4 above to create two percentages that are applied to every parcel: 1) a probability the site will develop into housing in the 8-year period, and 2) the percentage of maximum capacity expected to be built, if developed as housing.

Site Example: A typical R3 zoned site in South LA is allowed 10 units after a density bonus through the TOC program. The regression model assumes the site will get built out at 78% of its allowable density (rounded to 8 units) but only have a 1% chance of being redeveloped into new housing. The site is therefore assigned a realistic development potential of 0.08 units during a 5-year period (10 units x 80% x 1%). Adjusted to 8 years, the site is assigned a realistic development potential of 0.13 units.

Table 4.5 shows how the results are applied to this site example. The full list of sites and their realistic development potential is provided in Appendix 4.1. Importantly, the outcome of the model is that each site is assigned an anticipated development potential that is well below the zoned capacity for the site, as there are many factors which make it difficult to identify precisely which sites will develop with housing over the 8-year period. It is not expected that all sites identified using this model will redevelop with their identified realistic development potential; rather, the much more likely outcome is that a smaller number of sites are developed with their expected build out (outcome of step 2 of the model). To further illustrate, for the site example provided above, the model shows that given 100 similar sites, it would be expected that one site would develop with 8 units during the planning period. As it is not possible to identify precisely which site would redevelop, the model indicates that each site has a small percent chance of redeveloping. This approach inherently incorporates a buffer on each site, consistent with HCD suggested guidance for compliance with SB 166.



Table 4.5: **Application of Model Results to Sample Site**

Model Steps	Sample Site
Community Plan Area	South LA
Zone	R3-1
Base-zoned units	6
Bonus-zoned units	10
Probability site will develop with housing (Step 1)	1.0%
Percent of bonus-zoned capacity expected to be built, if developed (Step 2)	78%
Predicted number of new units, conditional on development occurring (rounded)	8.00
Expected Unit Potential (5-year period)	0.08
Expected Unit Potential (8-year period)	0.13

When applied to vacant and non-vacant sites that permit residential development without legislative action, the model results in an overall expected development potential of 42,764 new units over 8 years, distributed over 198,139 potential sites. Most sites zoned for residential use without known constraints were included in the initial model. Additional sites were removed based on the model results, as they were not found to have a likelihood of redeveloping. In addition, sites which do not permit a net increase in residential units were excluded from the final inventory, as well as vacant sites located in a Very High Fire Hazard Severity Zone (VHFHSZ). Additional sites were removed where the existing use is presumed to be unlikely to be discontinued, including institutional uses such as cemeteries, colleges, hospitals, and schools, and active government-owned or -operated uses such as libraries, recreation centers, and police and fire stations.

Table 4.6 shows the total number of units that are expected at each income level. Lower-income units were assigned to sites with qualifying minimum residential densities (a minimum of 30 du/acre permitted by base zoning), and which are of an adequate size to accommodate development of lower-income housing.

There is demonstrated experience of lower-income housing units being built on sites of varying sizes, including small sites of less than a half-acre in size, if the lot permits 5 or more units of base density.[1] This experience includes both 100% affordable housing development, but more commonly, mixed-income housing development. Almost all of Los Angeles multifamily zones that permit at least 30 units/acre (R3+) accommodate at least 3.0:1 FAR (Floor Area Ratio), allowing three times the lot size as a buildable area. Allowable densities are easily buildable within the allowable building envelope, even on relatively small lots. Even the lowest density zoning (R3 and C1) sites used to accommodate the lower-income need can accommodate at least five units, which qualifies for a seven-unit density bonus or TOC project, if the lot is larger than 3,200 square feet (about eight percent of an acre). The next major zoning class (R4 and C2) allows twice this density, thereby allowing sites larger than 1,600 square feet to qualify for incentive programs. Recently created parking reductions through TOC and density bonus projects located near transit have also opened up many small lots that were previously constrained by parking requirements. Furthermore, the Affordable Housing Linkage Fee (2018) established a strong additional incentive to create mixed income projects on properties that meet these criteria, providing on-site affordable units to qualify for fee exemption. A review of the 108 construction permits for multifamily projects (7+ units) that have been subject to the Linkage Fee shows that all but 3 (97%) provided at least one on-site affordable unit. Due to the low predictive values used in the regression model to establish Site Inventory capacities, the number of on-site affordable lower-income units constructed will almost always exceed the figures provided in the Inventory.

The methodology uses the above logic to exclude small sites that are ineligible for the City's incentive programs from being considered as lower-income sites, using a five-unit base density (rounded up) assumption. In making this assumption, it is also important to note that the Sites Inventory lists sites by the smallest possible parcel identification number (PIN), rather than as part of a larger parcel (APN), which is how most small properties are used, sold, and developed. Viable development sites are often either already tied together or can be easily tied, requiring only a "Lot Tie Affidavit" to proceed with development across multiple lots.

1. There are many examples of proposed and permitted small-site affordable housing developments provided in the Housing Element Annual Progress Reports (APRs) prepared for the 5th Cycle. Some examples include: a 6 unit mixed-income development built on a 0.14-acre site, with 1 very low income unit and 5 above moderate income units (APN: 5154005004); a 21-unit, 100% affordable development built on a 0.22 acre site, with 1 very low income unit, 20 low income units and 1 above moderate income manager's unit (APN: 6048004025); and a 57-unit, 100% affordable development built on a 0.26 acre site, with 56 very low income units and 1 above moderate income manager's unit (APN: 5101030030).

Moderate-income units were assigned to sites located in low and medium residential market areas, which are zoned for lower density multi-family residential uses (at least 4 units, up to 30 du/acre permitted by base zoning). Above moderate-income units were assigned to all remaining sites identified through the model, including any multi-family zoned sites that are subject to the City's Rent Stabilization Ordinance (RSO). This step was taken based on feedback from tenants' rights advocates and other stakeholders to ensure that tenant-occupied properties are not specifically targeted for redevelopment, particularly given the by-right provisions that would result from re-use of lower-income sites. Still, the expectation is that these sites, if they do redevelop, will include deed restricted lower-income housing. This reallocation of RSO sites can also be considered an additional conservative assumption with regards to lower-income sites.

Table 4.6: **Expected Unit Potential, Vacant and Underutilized Sites (Regression Analysis)**

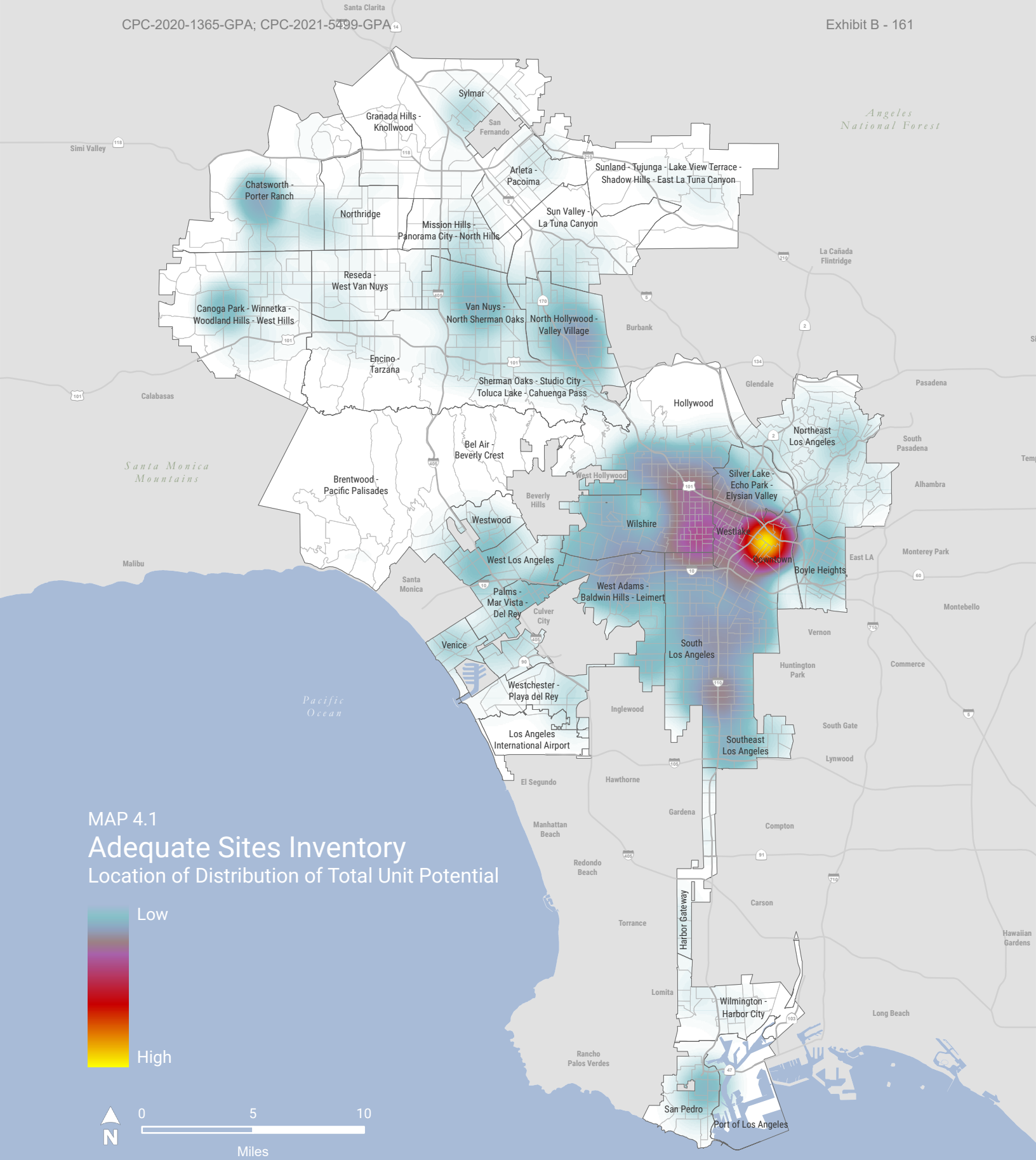
	Lower Income	Moderate Income	Above Moderate Income	Total Development Potential
Expected Unit Production	16,955	5,039	20,770	**42,764**

Map 4.1 shows the location and distribution of the total expected unit potential resulting from the regression model. The location and distribution of the lower income units resulting from the analysis is shown in Map 4.2.

Appendix 4.1 includes the detailed list of all sites. The general plan land use designation and zoning capacity are identified for each site, as well as the number of housing units that the site can realistically accommodate during the planning period.

The inventory also includes the following information for each site:

- Size, in acres
- A description of the existing use
- Whether the site is publicly owned or leased
- Whether the site has available or planned and accessible infrastructure
- Whether the site was identified in a previous planning period site inventory



MAP 4.1

Adequate Sites Inventory

Location of Distribution of Total Unit Potential

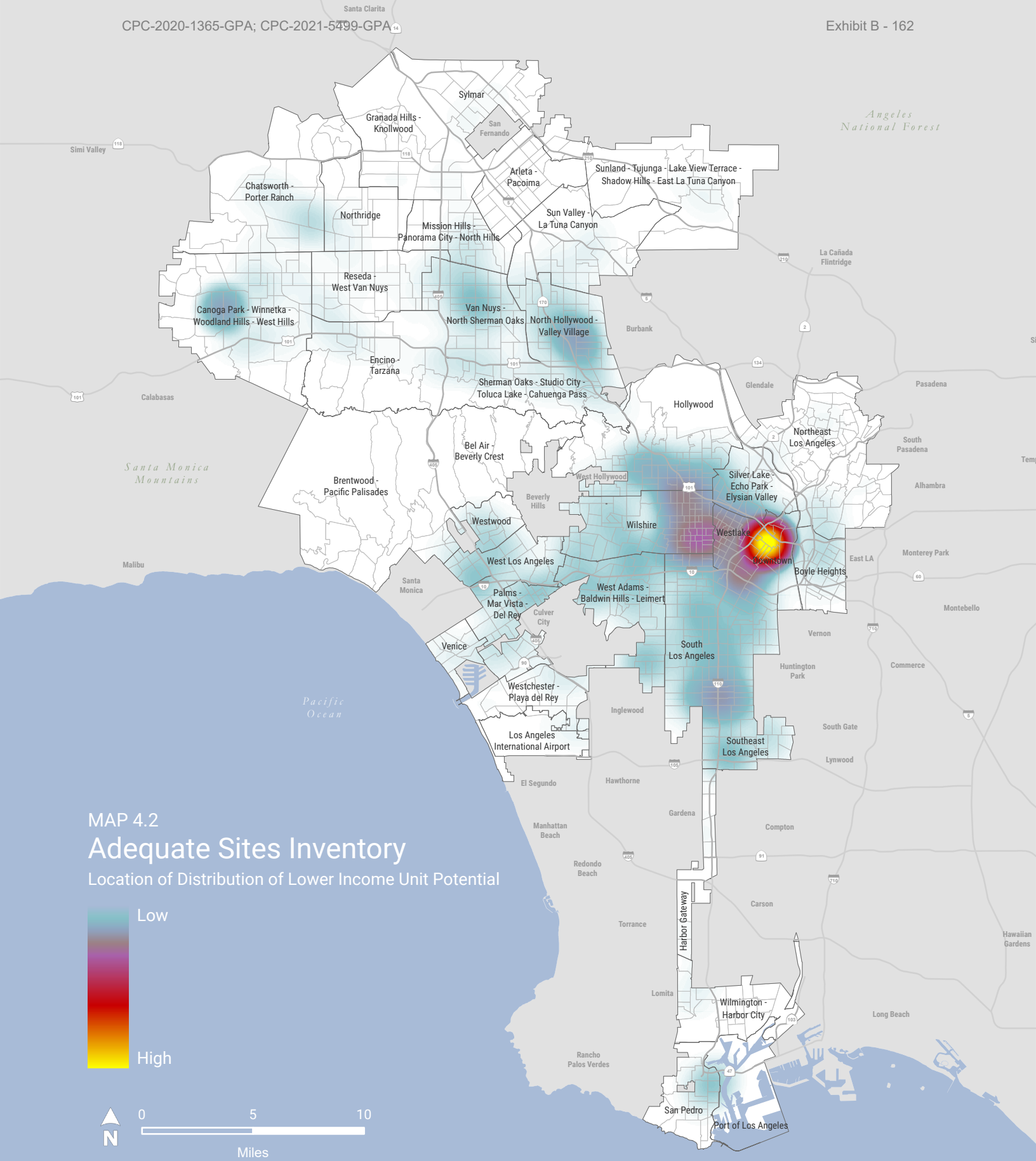
Low

High

N

0 5 10

Miles



MAP 4.2

Adequate Sites Inventory

Location of Distribution of Lower Income Unit Potential

Low

High

N

0 5 10

Miles

Sites Suitability Analysis and Availability of Infrastructure

All identified parcels are suitable for development in the current planning period, pursuant to zoning and building code requirements, and are not subject to any general environmental constraints that would preclude development. Streets and highways are available to all sites in the inventory and in most cases, transit is within close proximity. In addition to its streets and freeways the City of Los Angeles has a heavy rail, light rail, rapid bus, fixed guideway, and an extensive bus transit system.

Parcels included in the inventory have sufficient water, sewer, and dry utilities available to support housing development. Water, sewers, and other utilities are available throughout the City of Los Angeles as an urbanized area. The City's infrastructure capacity and availability are being analyzed in the environmental analysis prepared for this Update to the Housing Element.



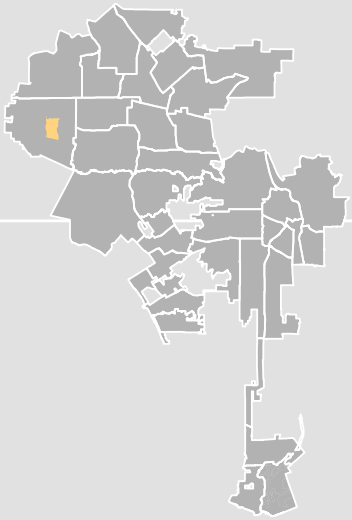
Environmental or other known features (e.g., presence of floodplains, protected wetlands, VHFHSZ) are not anticipated to impact the development viability of the identified sites on the sites inventory. The City of Los Angeles has a presence of many known environmental features and sites located within those that preclude residential development were removed from the inventory. For example, vacant sites were excluded from the inventory if they were located in the VHFHSZ, as those sites are presumed to have additional environmental conditions such as slopes that have made residential development infeasible up until now. The presence of certain environmental or other known features is not anticipated to preclude development on the identified sites.

The methodology used to develop the Adequate Sites Inventory is designed to consider the suitability and availability of each site for residential development during the planning period. The methodology takes into consideration the suitability of the parcel's size as part of the evaluation of whether a site is likely to be redeveloped, including many suitability factors such as the allowable density and realistic capacity of the site, the existing use, age of existing structure, and the current utilization of existing buildings.

Each housing development will be granted a permit on a site-by-site basis, at which time it is possible that some projects may be required to improve the existing infrastructure or comply with specific environmental regulations (such as certain types of roofing materials in high fire hazard areas). However, the City's environmental laws in general do not preclude development. A project proposed on any site in the Inventory would be allowed if consistent with the zoning provisions for that site, and would be issued a permit by the Department of Building and Safety (provided no extraordinary site-specific health and safety circumstances were found to exist).

Warner Center 2035 Specific Plan

In addition to the sites resulting from the methodology described above, the Adequate Sites Inventory includes development potential located within the boundaries of the Warner Center 2035 Specific Plan Area. The Warner Center 2035 Specific Plan (adopted 2013) adopted zoning regulations in the Warner Center Plan area, in order to promote a mixed-use, transit-oriented district for the Plan area and surrounding communities. The Warner Center Plan area is located in the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan Area in the west San Fernando Valley and is served by the Metro Orange Line (see Map 4.3).



Vanowen St

27

Victory Blvd

De Soto Ave

Canoga Ave

Oxnard St

Oxnard St

Canoga Ave

Warner Ranch Park

De Soto Ave

Burbank Blvd

27

101

Woodland Hills

N

0 5 10

Miles

Ventura Blvd

MAP 4.3

Warner Center

Metro Station

Metro - Orange Line

Warner Center

Among other strategies, the Warner Center 2035 Specific Plan aims to promote dense, mixed use neighborhoods by establishing unlimited residential density on most sites located within the plan area, until the plan's build-out limitation is reached, or the plan horizon year of 2035 is reached. Under the plan, total dwelling units within the plan area can increase from the baseline development condition of 6,200 in 2008 to a maximum of 26,048 in 2035. After the build-out limitation of 26,048 units is reached, sites within the plan area revert to R3 residential density, which is a density equivalent to approximately 54 dwelling units per acre.

In the first 7 years of the 22-year plan period, nearly 60% of the residential build-out limitation has been met through existing, completed, and pending new development (see Table 4.7). By 2029 (the end of the 6th cycle RHNA planning period), there would only be 6 years remaining until the Warner Center Specific Plan horizon is reached in 2035. Given the rate of development activity in the Warner Center Specific Plan Area, the plan is on track to reach the build-out limitation in advance of the plan horizon year. As such, it is reasonable to anticipate that the build-out limitation is likely to be reached during the 6th cycle RHNA planning period. Additional development may occur after the build-out limitation is met and development standards revert to R3 residential density; however, it is not currently possible to estimate the level of development that would occur at that time.

Table 4.7: **Warner Center 2035 Specific Plan, Residential Build-Out Limitation**

	Housing Units	Residential Square Footage (sq. ft.)
Plan Build-Out Limitation (2035)	26,048	32,600,000
Current Existing Development plus Entitled Development Not Yet Built	15,557	19,459,521
Remaining Plan Capacity	10,491	13,140,479

As a result, it is anticipated that a total of 10,491 housing units are reasonably likely to occur in the Warner Center Specific Plan Area during the 6th cycle. Due to the nature of the development regulations in this area, it is anticipated that this development potential is likely to occur, but it is difficult to identify specific sites that are likely to be developed. For the purposes of the Inventory of Adequate Sites, the Warner Center Specific Plan Area is therefore considered to be one master-planned site with a total expected development potential of 10,491 units.

While all sites in the Warner Center 2035 Specific Plan have sufficient density to accommodate development of lower-income housing, based on current development activity in the plan area, no new housing has been developed for lower-income households (although some development projects have proposed to include workforce housing units). The City Council has called for a study of the feasibility of incorporating an inclusionary housing requirement in the plan area; however, this inclusionary requirement has not yet been adopted. As a result, at this time there is no evidence to support an estimate of the future development of lower-income housing in the Warner Center 2035 Specific Plan Area. Table 4.8 displays the anticipated capacity by income category located in the Warner Center 2035 Specific Plan Area.

Table 4.8: **Warner Center 2035 Specific Plan, Anticipated Capacity by Income Category**

	Lower Income	Moderate Income	Above Moderate Income	Total Development Potential
Warner Center 2035 Specific Plan	0	0	10,491	**10,491**



Planned and Approved Projects (Development Pipeline)

The housing element may satisfy its RHNA requirement through a variety of methods other than identifying specific sites (Government Code Section 65583.1). This includes the identification of units permitted, built, entitled, or pending that may occur through planned and approved projects that are already in the development pipeline within the jurisdiction. Following is an analysis of planned and approved projects that are anticipated to occur during the 6th cycle on publicly owned land and through other private development projects.

Publicly Owned Land

There are several ongoing programs at local agencies for the development of affordable and supportive housing on publicly owned land. The Adequate Sites Inventory includes pipeline development projects from three public agencies, including Los Angeles County Metropolitan Transit Authority (Metro), the Housing Authority of the City of Los Angeles (HACLA), and the City of Los Angeles. Specifically, the inventory includes development projects that are part of the following programs:

- **Metro Joint Development Program:** A real estate development program through which Metro collaborates with qualified developers to build transit-oriented developments on Metro-owned properties.
- **HACLA-Project Homekey Sites:** Motels and hotels that will be converted to permanent housing as a part of the first round of the State's Project Homekey program.
- **HACLA-Public Housing Redevelopment:** A program to develop new housing units at existing public housing locations.
- **City of Los Angeles—City Owned Sites development:** The City's program to develop affordable housing and supportive housing on City-owned properties, in partnership with qualified local affordable housing developers.

All included development projects are expected to be completed within the 6th cycle, as they represent projects which have a defined development program, a commitment of public funds and/or land, a selected developer and development agreement, and/or have received necessary approval from the appropriate oversight board or council to move forward for development. Affordability levels are established by the respective programs and will be ensured by a combination of land use covenants and public subsidy requirements. As shown in Table 4.9, these development projects account for a total of 7,891 housing units, of which 5,606 are lower-income. The full list of development projects, with information on the current project stage and project schedule, is provided in Appendix 4.2.

Table 4.9: **Summary of Pipeline Development Projects on Public Land, Anticipated Development by Income Level**

	Lower Income	Moderate Income	Above Moderate Income	Total Development Potential
Metro Joint Development (JD)	1,047	0	1,520	**2,567**
Housing Authority of the City of Los Angeles (HACLA)	2,002	0	0	**2,002**
City Sites - Affordable and Supportive Housing	2,557	12	753	**3,322**
Total	**5,606**	**12**	**2,273**	**7,891**

Other Pipeline Residential Development

The City of Los Angeles has a significant pipeline of development projects that are seeking entitlements or are actively pursuing construction. Table 4.10 summarizes the current inventory of residential and mixed-use development projects with active entitlements or pending building permits. As of Fall 2021, there were an estimated 117,814 housing units in the pipeline that are expected to be completed during the planning period and are therefore counted toward meeting the RHNA.

To estimate the number of proposed pipeline development projects that are expected to reach completion during the 6th cycle, the City examined completion rates of pipeline development projects from 2015, which is the earliest date that complete and accurate pipeline data is available. For discretionary entitlements, completion rates were found by drawing upon a representative sample of planning entitlement applications and approvals and finding the percentage of those projects which have obtained a certificate of occupancy and therefore reached completion. This analysis found that entitlement applications had a completion rate of 64%, while approved entitlements had a completion rate of 70%. For building permit applications and approved permits, completion rates were established based on existing methodology utilized by the Department of Building and Safety in regular reporting of building permit data for new housing units, which found that building permits have a 97% completion rate for issued permits. Those completion rates were then applied to the current pipeline to determine the number that would be expected to be completed within the next eight years.

Table 4.10: **Summary of Expected Pipeline Residential Projects**

Project Type By Income Category	Proposed Units Added	% Units Expected to be Completed	Units Expected to be Completed
	Active Planning Entitlements		
Lower Income	7,704	64%	4,931
Moderate Income	199	64%	128
Above Moderate Income	32,759	64%	20,966
Total Units	**40,662**	**64%**	**26,025**
	Approved Planning Entitlements with No Building Permit		
Lower Income	11,372	70%	7,961
Moderate Income	748	70%	524
Above Moderate Income	72,605	70%	50,824
Total Units	**84,725**	**70%**	**59,309**
	By-Right Building Permit Applications (Permit not Issued)		
Lower Income	3,360	95%	3,192
Moderate Income	260	95%	247
Above Moderate Income	7,955	95%	7,558
Total Units	**11,575**	**95%**	**10,997**
	Approved Building Permits with No Certificate of Occupancy (Since April 2020)		
Lower Income	2,992	97%	2,903
Moderate Income	466	97%	453
Above Moderate Income	18,687	97%	18,127
Total Units	**22,145**	**97%**	**21,483**

Table 4.11 shows the expected breakdown of this pipeline development potential, by expected income category. The income categories for individual development projects are based on the actual proposed affordability level requested or approved as part of the entitlement request. The full list of pipeline development projects, including expected unit counts by income category, is provided in Appendix 4.3.

Table 4.11: **Total Pipeline Development Potential, by Income Category**

	Lower Income	Moderate Income	Above Moderate Income	Total Development Potential
Active Planning Entitlements	4,931	128	20,966	**26,025**
Approved Planning Entitlements with No Building Permit	7,961	524	50,824	**59,309**
By-Right Building Permit Applications (Permit not Issued)	3,192	247	7,558	**10,997**
Approved Building Permits with No COO (Since April 2020)	2,903	453	18,127	**21,483**
Total Pipeline Development Projects	**18,987**	**1,352**	**97,475**	**117,814**

Additional Means of Meeting the RHNA (Non-Site-Specific)

In addition to identifying pipeline development, the housing element may satisfy its RHNA requirement through a variety of methods other than identifying specific sites (Government Code Section 65583.1). Following is an analysis of additional housing units that are anticipated to occur during the 6th cycle through programmatic or other non-site-specific activities, including through Accessory Dwelling Unit (ADU) production, an expansion of Project Homekey, and new public land development programs.

Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)

In addition to considering planned and approved development projects as additional means of meeting the RHNA, cities may also consider the potential for accessory dwelling units (ADUs) or junior accessory dwelling units (JADUs).

Since 2017, the State Legislature has passed a series of new laws that have significantly increased the potential for development of new ADUs and JADUs by removing development barriers and requiring their approval through ministerial permits. To determine the potential for ADU and JADU development during the 6th cycle, the City analyzed trends in ADU and JADU production since January 2018. Table 4.12 shows ADU permits issued from 2018 to 2020, during which period an average of 4,099 permits were issued per year.



Table 4.12: **ADU and JADU Permits Issued, City of Los Angeles 2018 to 2020**

Year	2018	2019	2020	Annual Average 2018-2020
Total ADU/JADU Permits Issued	4,079	4,792	3,425	**4,099**

State ADU law was further amended (effective 2020) to allow multiple ADUs on single-family lots and multi-family lots, and these amendments have been incorporated into the City's Zoning Code in LAMC 12.22 A.33. This amendment has dramatically expanded the potential for ADU production within the City of Los Angeles. Additionally, the City continues efforts to expand awareness of new ADU laws and to further facilitate the permitting process. The City's ADU Ordinance allows for Movable Tiny Houses to be used as ADUs, helping to expand the available housing typologies that can be used for ADUs. In March 2021, the City launched the ADU Standard Plan program, which provides a simplified permitting process for the design and construction of ADUs. The use of standard plans reduces the time required for plan check resulting in faster permit issuance, as plans are pre-approved for compliance with the Building, Residential, and Green Codes. As the market is maturing, the city is seeing new innovative ADU typologies and financing models that have further expanded the ability for homeowners to build ADUs.

Based on current interest and demand for ADUs, and ongoing and planned future programs to promote ADU development in the city (see Programs 63 and 64 in Chapter 6), it is anticipated ADU production is reasonably likely to increase by at least 25% above the current annual average, to approximately 5,123 ADUs per year during the 6th cycle.

To provide local governments in the region with assumptions for ADU affordability, SCAG recently conducted a study of ADU market rents.[2] This study was reviewed and pre-certified by HCD on August 27, 2020[3] as compliant with statutory requirements and may be used in 6th cycle Housing Element Updates as the required analysis of ADU affordability. The study reflects the geographic distribution, size, and other characteristics of ADUs across the counties and subregions of SCAG. For purposes of the study, the City of Los Angeles was included in LA County Region 1, which also included Las Virgenes-Malibu, South Bay Cities, and Westside Cities subregions. The results of the study for the City of Los Angeles are summarized in Table 4.13.

2. SCAG, SCAG Regional Accessory Dwelling Unit Affordability Analysis, https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

3. HCD letter to SCAG: August 27, 2020, https://scag.ca.gov/sites/main/files/file-attachments/hcd_precertified_localhousingdata_letter082720.pdf?1602114715

Table 4.13: **ADU Affordability Assumptions, LA County Region 1 (Including City of Los Angeles)**

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Percent of ADUs/JADUs	15%	2%	43%	6%	34%

Source: SCAG, 2020

Based on the current annual average production of ADUs, the anticipated increase in ADU production due to recent state amendments, and the ADU affordability assumptions shown above, the total anticipated ADU capacity by income category for the 6th cycle is found in Table 4.14.

Table 4.14: **Anticipated ADUs and JADUs, by Income Category**

	Lower Income	Moderate Income	Above Moderate Income	Total Development Potential
ADUs and JADUs	27,592	2,459	13,935	**40,987**

Project Homekey Expansion

Project Homekey is a central part of the state's response to providing housing for persons experiencing homelessness who are at high risk for serious illness and are impacted by COVID-19. Administered by HCD, Project Homekey makes grant funding available to local public entities to purchase and rehabilitate housing, including hotels, motels, vacant apartment buildings, and other buildings and convert them into interim or permanent, long-term housing.

State law allows a credit of up to 25% of the adequate sites requirement per income category to the number of units in a motel, hotel, or hostel that are converted from nonresidential to residential and made available at an affordable cost for lower-income households experiencing homelessness as part of a long-term recovery response to COVID-19.

On September 9, 2021, the Governor announced the release of $2.75 billion to expand the statewide Project Homekey Program. This new funding commitment is expected to fund the creation of 1,000 units of permanent supportive housing in the city, through the purchase and rehabilitation of hotels, motels, and other nonresidential uses. This figure is based on the available committed assistance, including the state funding, project based vouchers, and $60 million in City funds. The figure also aligns with an alternative methodology provided by HCD that includes projecting forward the creation of 150 permanent supportive housing units from nonresidential uses, anticipated in 2021. While it is too early to identify sites to be acquired by the new funding at this time, plans around the number of 55-year, covenanted permanent supportive housing units are reflected as part of Program 89. Table 4.15 shows the anticipated unit potential from the expansion of Project Homekey, by income category.

Table 4.15: **Project Homekey Expansion, Anticipated Capacity by income Category**

	Lower Income	Moderate Income	Above Moderate Income	Total Development Potential
Project Homekey Expansion	1,000	0	0	**1,000**

Public Land Programs

The City was recently awarded a Local Early Action Planning (LEAP) Grant to help develop a program that would streamline and scale up the production of affordable housing on public land, beyond the current levels of anticipated pipeline development discussed under Publicly Owned Land, above. The program is a strategic plan to create 10,000 units of equitable housing on public land within five years. The plan focuses on using 300 acres of public land to drive a scaled housing solution that would utilize modular housing typologies to create ten housing development opportunities with 1,000 units each. The plan would also create a $500 million infrastructure fund to address funding gaps. While the program is currently in the planning process, and no sites have been secured at this time, the City has conducted a preliminary analysis of potentially available City-owned land. A list of potential candidate sites for the Public Land Program is provided in Appendix 4.8.

Preliminary analysis indicates that these sites collectively contain sufficient potential capacity to realistically accommodate the 10,000-unit goal for this program. An initial set of availability criteria has been applied to the potential candidate sites listed on the Public Land Program inventory Appendix 4.8. A more detailed analysis to narrow this list to the sites with the best suitability for housing has not yet been conducted as part of the LEAP grant; however, this work is funded and must be completed by 2023. More than fifty of these sites are under the control of the LAHD and have been identified already for affordable housing use, and therefore have a higher likelihood of moving more quickly as they do not require negotiation with other City Departments who may own the land.

The program focuses on providing equitable housing opportunities that prioritize community engagement in the planning process. As part of this effort, the program proposes to create housing for a mix of incomes that range from extremely low-income housing (30% AMI) to moderate-income workforce housing (150% AMI), and would encompass rental, homeownership, and community land trust opportunities. Table 4.16 shows the anticipated unit potential of this public land program by income category. The land for lower-income housing will be rezoned at required density levels and be subject to other state requirements, as further described below and in the Rezoning Program (121).

Table 4.16: **Public Land Programs, Anticipated Capacity by income Category**

	Lower Income	Moderate Income	Above Moderate Income	Total Development Potential
Public Land Programs	5,500	4,500	0	**10,000**

Summary of Adequate Sites for Housing and Identification of Rezoning Need

Table 4.17 provides a summary of the total anticipated development potential in the inventory of adequate sites for housing, compared to the City's 6th Cycle RHNA Allocation and the target capacity. After consideration of all three components of the Inventory — including development potential on vacant and underutilized sites, planned and approved development projects, and non-site-specific development potential that provide additional alternative means of meeting the RHNA — the City has identified a



total development potential of 230,947 units, which is insufficient capacity to accommodate both the RHNA Allocation of 456,643 units and the target capacity of 486,379 units. Based on the criteria in state Housing Element law, the land inventory includes capacity for 72,640 lower-income units, 13,362 moderate-income units, and 144,944 above moderate-income units. As a result, the Housing Element identifies a shortfall at all income levels. Overall, there is an identified shortfall of 255,432 units, including a shortfall of 130,553 lower-income units, 72,993 moderate-income units, and 51,887 above moderate-income units.

Table 4.17: **Summary of Residential Capacity Compared to 6th Cycle RHNA and Target Capacity by Income**

	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
RHNA Allocation	184,721	75,091	196,831	**456,643**
Target Capacity	203,193	86,355	196,831	**486,379**
Total Development Potential	72,640	13,362	144,944	**230,947**
Shortfall	130,553	72,993	51,887	**255,432**

Chapter 6 provides an overview of the programs needed to be completed by October 2024 in order to accommodate the identified shortfall. The RHNA Rezoning Program (Program 121) describes the rezoning efforts that will be undertaken to accommodate the shortfall. The Program describes the concepts and strategies that were used to identify sites that have the potential to be rezoned and developed for housing within the planning period pursuant to subdivision (h) of Section 65583.2. It has been informed and refined by continued public input, City Council direction, and the conclusions of the AFFH Analysis provided in Chapter 1 and below.

Pursuant to state law, two types of properties will be rezoned to allow by-right (ministerial) approvals when they include 20% or more of the total units as affordable housing for lower-income households. The first set of properties include all sites rezoned to accommodate the shortfall for lower-income households, which will include a minimum density of 20 units per acre and 16 units per site, per CA Govt. Code § 65583.2(i) and will be selected from sites identified in the parcel listing (Appendix 4.7). The second set of sites are those sites identified to meet the lower-income portion of the RHNA that were previously identified on prior Housing Elements, pursuant to Government Code section 65583.2(i). This includes both non vacant sites identified on Appendix 4.1 previously identified in the 5th cycle Housing Element, and the vacant sites identified on Appendix 4.1 as previously identified for both the 4th and 5th cycle housing elements (see Program 61).

The following Rezoning section of this chapter describes the Rezoning Program assumptions and the resulting list of candidate sites to accommodate the rezoning need.



Rezoning Program and Inventory of Candidate Sites to Accommodate the Rezoning Need

Background on the Rezoning Program and Candidate Sites Inventory

According to the analysis of Adequate Sites above, it has been determined there are insufficient sites to accommodate the City's RHNA allocation of 456,643 units. Table 4.17 above identifies a shortfall of 130,553 units for lower-income households, 72,993 units for moderate-income households, and 51,887 units for above moderate-income households. This results in the need for a Rezoning Program and identification of candidate sites for rezoning in order to accommodate the total rezoning need of 255,432 units. The Rezoning Program can be found in Chapter 6 (Program 121), and the Rezoning Program Candidate Sites Inventory is provided in Appendix 4.7.

Housing Element law requires that jurisdictions identify and analyze the candidate sites that will be considered for this future rezoning and include an analysis of suitability and availability. State law requires actions be adopted to make sites available with appropriate zoning, development standards, and infrastructure capacity to accommodate the housing need. These requirements are outlined above under Overview of Adequate Sites Inventory.

Sites identified to meet the lower-income RHNA need have separate requirements. In particular, these sites (identified in Appendix 4.7, columns E and F) must be zoned to permit code compliant multifamily use through a by-right planning process for 20% lower-income affordable housing and be zoned with a minimum density and development standards that permit at least 20 units per acre and 16 units per development site. If at least 50% of the lower-income shortfall (130,553 units) cannot be accommodated on sites designated for residential use (R zones), there are additional requirements to ensure 100% residential use can be allowed on all sites. Of the identified lower-income sites for rezoning more than 200,000 units are located on sites designated for residential use (R Zones), therefore the Rezoning Program meets this 50% threshold, as summarized below.

The Rezoning Program (Program 121) identifies the concepts and strategies that were used to identify candidate sites that have the potential to be rezoned for housing at different income levels within the planning period pursuant to subdivision (h) of Section 65583.2. Rezoning ordinances must be adopted separately through the processes prescribed in the Los Angeles Municipal Code and will include extensive outreach and community input and participation.

Key elements of the rezoning strategy have been informed by public input and City Council direction, as well as the results of the AFFH Analysis. In general, the program emphasizes increasing access to Higher Opportunity areas of the city, particularly near

jobs and transit and along major corridors, while protecting environmentally sensitive areas such as fire zones and areas susceptible to sea level rise. The Program also emphasizes the continued development of innovative value capture strategies to deliver more affordable housing, stronger anti-displacement protections and other community benefits.

The Rezoning Program Candidate Sites Inventory (Candidate Sites Inventory) (Appendix 4.7) identifies potential sites for future rezoning along with state-required information on each of the properties, including the realistic number of housing units that can be accommodated on each site. Sites were selected based on the criteria included in the Rezoning Program description. Because many different strategies and work efforts are planned as a part of the program, the various components are broken out into unique rezoning strategies, which are individually discussed further below (see *Rezoning Program Strategies and Key Assumptions*).

Rezoning Program and Candidate Sites Inventory Assumptions

The following section describes the assumptions that were developed to determine how the number of units (total capacity) were determined for the different types of sites, including the use of minimum densities and adjustments to total capacities based on existing uses, realistic development potential, etc. Sites identified to meet the lower-income RHNA need have separate requirements (described above) and therefore have their own individualized assumptions, which is described as well.

Given the size of Los Angeles, the large rezoning need, and desire to include multiple pathways to achieve the RHNA goals, the Candidate Sites Inventory includes a wide array of sites, with a total of 243,254 sites that were selected based on a variety of criteria and with many different characteristics. It includes most multifamily sites and includes as many site-specific characteristics into the development assumptions as possible to promote accuracy. The various rezoning strategies also include their own set of individualized assumptions regarding availability and suitability of sites and overall capacity. In addition, the following general citywide criteria has also been developed and applied to all candidate sites on the Inventory.

The sites have been analyzed to ensure they have sufficient water, sewer, and dry utilities available and accessible. In an urbanized area like Los Angeles, the only sites that lack availability for basic infrastructure are located in remote, fire-prone undeveloped hillside areas, which have been removed from the rezoning inventory by excluding all parcels located in Very High Fire Hazard Severity Zone Areas. In addition, sites in environmentally sensitive areas susceptible to sea level rise or located in zones that do not already allow for residential development (such as Open Space, Public Facilities, or Manufacturing) were generally removed (exceptions include areas that are anticipated to be rezoned to allow residential use, as described below). Adequate water and sewer service is required to obtain building permits in Los Angeles, with a priority for developments with units affordable to lower-income households.

While Los Angeles sees almost all types of sites turn into housing, certain types of uses can be assumed to be extremely unlikely to be discontinued, such as cemeteries, colleges, hospitals, schools (except for the PF Zone strategy described below), condominium sites, libraries, recreation centers, recreational and police and fire stations, as well as a variety of other uses, were excluded altogether. Sites identified in Appendix 4.2 and Appendix 4.3 as pipeline development projects were additionally removed as they cannot be counted twice. Properties located in Historic Preservation Overlay Zones (HPOZs) were also removed from Candidate Sites, and other Historic Cultural Monuments are discounted as less likely to redevelop, as described in Table 4.18.

Non-vacant sites included in the Inventory are not precluded from being developed into housing at the capacities identified in Appendix 4.7, Column Q because existing barriers are being removed by the individualized approaches taken by each rezoning strategy. Sites with no reasonable likelihood or realistic capacity are excluded from the Inventory both through the initial selection criteria, as well as a site-based series of suitability adjustment factors that were selected to ensure potential impediments regarding existing use and market demand are applied to the analysis (see Table 4.18). These additional adjustment factors create the methodology used to determine overall development potential and are designed to account for the major factors that most impact suitability and availability - and therefore likelihood of new housing development. The factors are based in part on some of the strongest findings from the regression model used for the Sites Inventory,[4] as well as knowledge of local development trends.

The model considers the extent to which existing uses may constitute an impediment by incorporating the city's past experience with converting existing uses to higher density multifamily housing, including market-based factors. It also is based on the overall set of existing regulatory standards and incentives, and those proposed in conjunction with the Rezoning Program, to encourage additional residential development on these sites. Assumptions regarding affordability levels are built into specific rezoning programs as described below, but will be individually tailored based on the results of a feasibility analysis the City has secured through a REAP grant to carry out as part of the rezoning effort. Generally, the aim is to require more affordable housing than is typically achieved through existing incentive programs, particularly in Higher Opportunity Areas.

For all candidate sites within the rezoning inventory, the base and maximum allowable number of units is calculated using the following assumptions at a PIN level. Density for residential and commercially zoned parcels is divided by the lot area to result in the Maximum Potential Units. If the proposed FAR is less than or equal to 2:1, FAR is considered a limiting factor; therefore, Maximum Potential Units is calculated by

4. The regression model was unable to be used for this different type of capacity analysis due to resource limitations.

multiplying the proposed FAR by PIN area and dividing by 1,150.[5] In instances where proposed density is unlimited (density noted as "FA" in Appendix 4.7) the same formula is utilized. In Plans and areas that limit the percentage of residential use, such as the Cornfield Arroyo Specific Plan (CASP), density is discounted to account for the percentage of residential area permitted. In most instances, Base and Max Density are calculated utilizing the same assumptions, exceptions include the Boyle Heights Community Plan which proposeds Density increases as a percentage of existing.

In general, development potential on every site is reduced from the maximum allowable units on a site by 80% to result in an expected buildout or realistic capacity figure. The 80% figure is taken from the Sites Inventory regression model's findings that, on average, sites in Los Angeles developed for multifamily (5+ units) housing since 2015 have been built at 80% of the maximum allowable density. This standard capacity reduction is applied to most of the rezoning strategies, apart from Accessory Dwelling Units, R2/RD Zone Update, Adaptive Reuse, Faith-Based Organization, Parking Facility and Parking Zone which are assigned individual assumed reduction factors (see below for explanation).

Lower-income sites (VLI and LI) are allocated according to the State-required minimum density of 20 units per acre and 16 units per site. Unique affordability assumptions areincluded in many of the diverse rezoning strategies described below, but an additional assumption is included for high-rise development. Due to the additional cost and lack of experience of Los Angeles in building lower-income housing through high-rise developments, sites exceeding 4.5 FAR are assumed to include only 10% of total capacity as lower-income housing (the remaining 90% are assumed to be above moderate). In addition, consistent with the Adequate Sites Inventory, sites subject to the RSO are assigned as moderate- and above moderate-income (see discussion above). Moderate-income sites are allocated assuming a density between two units a site to 20 units an acre. In addition to this criteria, sites within certain programs (see ADU, R2RD, and OPPRC2 below) are assigned as moderate-income. Above moderate-income sites include all sites not meeting the criteria listed above, as well as all sites over 10 acres.

5. This figure is based on a sample of typical multifamily housing in Los Angeles.

After the realistic capacity is established, the result is subtracted from the number of existing units on a site, to establish potential net gain in units. If the net is less than or equal to zero, the site is removed from the list. The remaining figure is then adjusted based on a series of suitability adjustment factors, selected due to their particular likelihood to impact the potential of housing development.

The suitability adjustment factors described in Table 4.18 are applied to the realistic capacity figures in a cumulative fashion, based on the application of a composite percentage score resulting from the applicable factors on each site. In instances where the application of several factors results in more than a 100% reduction in site suitability, the site is removed from consideration.



Table 4.18: **Suitability Adjustment Factors**

Percentage Adjustment	Suitability Adjustment Factor	Explanation of Adjustment
-50%	Presence of a Historic Cultural Monument (HCMs)	Sites with designated HCMs are removed altogether from most strategies, except where preservation, adaptive reuse and TFAR tools that encourage proximate development are applicable (including Adaptive Reuse and the Downtown and Hollywood Plan Updates). HCMs include demolition restrictions but are incentivized for adaptive reuse and, in some cases, may be incorporated into larger housing development projects but at a lower likelihood.
-35%	The ratio of maximum allowable units compared to the number of existing units is less than 4:1	Housing replacement requirements in the City's RSO and State law require most demolished RSO units to be replaced as restricted affordable housing, which likely results in lower redevelopment feasibility as seen in the regression model. Permit data suggests a lower likelihood of new housing being built on sites where the ratio of new to existing homes is less than 4:1. Still the city sees many projects with lower ratios, so these sites cannot be precluded altogether. Was not applied to the ADU or the R2/RD strategies.
-35%	On commercial sites, a lot area utilization rate equal to or greater than 2.0.	Commercial sites with high lot area utilization are less likely to be redeveloped to housing. However, high lot utilization does not preclude redevelopment, particularly as increasing types of uses become less valuable compared to residential use. Assessor valuations are also imperfect as they may reflect older assessments and not current values.
-20%	Sites with buildings constructed in the last 25 years (2000-2021, taken from the mid-point of planning period)	Recently constructed buildings are less likely to be redeveloped overall; however, the regression model found that for higher-density sites the year built did not appear to be statistically significant.
+20%	Sites located in a Higher Opportunity Area (High and Highest Resource Areas using the TCAC/HCD Opportunity Maps)	The regression analysis found that higher-market areas, which correspond to Higher Opportunity Areas, saw a significantly increased likelihood of development compared to all other market areas.
-10%	Property is subject to the Rent Stabilization Ordinance (RSO)	The regression analysis found that properties subject to the RSO experienced less development at the most common middle density range of housing projects; however, the impact was negligible on higher density sites and positive on the much more numerous lower density development sites. Therefore, a lighter reduction is applied.

The City's Rezoning Program is largely based on the strategy of incentivizing affordable housing production alongside market rate housing. This is done by developing unique sets of development standards and affordability requirements like those that have proven to be successful in Los Angeles in creating mixed-income affordable housing at densities that exceed base zoning allowances. In 2020, the vast majority (more than 70%) of units created in 5+ unit multifamily projects in the city utilized development bonuses and built beyond the base density allowed by the site's zoning. This figure is expected to increase significantly to include almost all projects moving forward, as all permitted projects become subject to the City's Affordable Housing Linkage Fee. This is due to the significant shift (also noted above) where nearly all multifamily projects subject to Linkage Fee opt to include on-site affordable units.[6] While not all new development builds to the maximum capacity allowed by the incentives, the density levels are typically beyond the base number of units allowed prior to receipt of a bonus or incentive. These maximum allowable densities are included as part of determining the total site capacity because development trends demonstrate densities higher than the maximum allowable densities, especially for housing including units affordable to lower-income households.

This trend is due to the successful usage of affordable housing incentive programs in Los Angeles, which are somewhat unique to Los Angeles[7] due to careful design of incentive programs, which target common zoning barriers and provide alternative development standards to ensure the maximum densities can be achieved. City programs are tailored to allow for larger density increases than allowed by state density bonus law, particularly at transit-rich locations through use of the City's Transit Oriented Communities (TOC) program; through a citywide Value Capture Ordinance, which provides unlimited density though provision of additional affordable housing; and through Community Planning Implementation Overlays (CPIOs), which refine and often exceed the densities allowed in existing citywide incentives in the TOC. Other residential uses, such as 100% affordable housing and permanent supportive housing, have unlimited densities in most multi-family zoned parts of the city (through AB 1763 and the City's PSH Ordinance). The Rezoning Program anticipates an expansion of these types of successful incentive programs, primarily in Higher Opportunity Areas.

Projects using the City's incentive programs to exceed base density are generally processed ministerially, or through a transparent, objective standard-based discretionary process. Larger projects trigger a discretionary Site Plan Review (discussed as a constraint in Chapter 2), but as part of the Rezoning Program, incentive programs will allow for a larger unit threshold, as bonus units are not included in the

6. A review of the 108 construction permits for multifamily projects (7+ units) that have been subject to the Linkage Fee shows that all but 3 (97%) provided at least one on-site affordable unit.

7. A study by the Terner Center for Housing Innovation at UC Berkeley found that more than 35% of all density bonus projects in the state are located in the City of Los Angeles (despite accounting for about 10% of the state population). Since that time the City has developed the TOC Program, which is resulting in three times as many units as Density Bonus and further reinforces this trend.

discretionary threshold (see discussion under *Plan Updates,* below). The Rezoning Program also plans to address Site Plan Review, as well as other barriers to housing production, through a comprehensive citywide update to the City's incentive programs (see Programs 48 and 54), which will further enhance their utilization.

Because the methodology does not separately count the unique capacity created by various rezoning strategies that may all apply to a given site , but only counts the largest applicable rezoning strategy, the methodology is inherently conservative. In addition, having several new zoning strategies available on a given parcel (e.g., adaptive reuse or building new micro units) increases the likelihood that the site will roduce new housing.

Rezoning Program Strategies and Key Assumptions

Each site identified as a candidate site in Appendix 4.7 is linked to one or more of the following rezoning strategies. Each strategy below includes an abbreviated identifier in parenthesis next to the title (e.g., PU for Plan Update, see below), which is linked to the Appendix in column V). Because each strategy is different, they require several different types of assumptions, though an overall consistency in approach is also applied. Each strategy is presented in more detail below, including the key eligibility criteria and assumptions regarding the types of sites included and the number of units that can be accommodated through the strategy.

It is important to note that the Inventory of Candidate Sites for Rezoning lists many more sites and potential units than are necessary to satisfy the RHNA requirements. This expansive approach is purposeful to allow the flexibility for future refinement of the rezoning strategies and sites. As such, sites included on the list should be considered as potential sites for rezoning consideration, not a final list of sites that will be rezoned. Other sites may be added, and listed sites may be removed or amended. A public review process will help guide future recommendations as to which sites are rezoned at which densities, but should follow the Housing Element's objective of an equitable rezoning program that furthers fair housing goals.

The City has three years to complete required rezoning, and many of the work efforts under the larger Rezoning Program are only now being initiated and developed and will be refined through a community engagement process. As such, important details such as densities, location, development standards and affordable housing requirements are estimated based on reasonable assumptions.

As described above, the density and capacity figures associated with each site and strategy below are based on unique criteria in state Housing Element law and do not directly correspond to other density or capacity figures typically used by the City. For example, the Inventory presents density as a number of units per acre (not number of dwelling units per square foot of lot area, as expressed in the Zoning Code), and overall capacity resulting from the Rezoning Program is calculated based on the number of proposed units compared to the number of existing units on the site. The final capacity

figures therefore are not directly comparable to capacity numbers presented in other General Plan documents such as Community Plans or the Framework Element.

Plan Updates (PU) (e.g., Community Plans and Specific Plans) – 627,638 units

A total of 16 Community Plans (four West Los Angeles plans, three Southeast Valley plans, three Southwest Valley plans, two Downtown plans, the Boyle Heights plan, the Hollywood plan, the Harbor-Gateway plan and the Wilmington plan); as well as three neighborhood Plans (the Orange Line Transit Neighborhood Plan (TNP), the Cornfields Arroyo Seco Specific Plan (CASP) and the Slauson TNP) will be in the process of being updated during the three-year rezoning period. These plans are in various phases of the adoption process, with the Downtown and Hollywood plans in the legislative process and the West LA plans in their concept phase (see timeline of plan schedules in Program 65). Reflective of this, information provided in Appendix 4.7 varies between the proposed plan areas, for instance for 12 of the Community Plans the proposed zoning field is blank because the new zoning code form and frontage standards are still being developed through the comprehensive zoning code revision (Program 60). Six of the proposed plans (two in Downtown LA, Boyle Heights, Hollywood, Harbor-Gateway, and Wilmington) include proposed General Plan Land Use designation (GPLU), Base Density, and Bonus Density, while the 10 other plans (West Los Angeles, Southeast Valley, Southwest Valley) are still refining proposed densities and therefore provide base density as a potential range. To reconcile the differing level of detail between the various plan areas, as well as rezoning strategies, density is calculated as a range. The low range is reflective of the lowest proposed base density and the high range reflective of the maximum density allowed either through a bonus program or the proposed high end of the base density range. Discounted realistic capacity assumptions detailed above are calculated using the maximum allowable density or high end of the range.

Along with other elements of the Rezoning Program, the City's Plan Updates are based upon incentivizing affordable housing production alongside market rate housing. Plan Updates support affordable housing by providing increased development rights through a finely calibrated community benefits system, usually contained in the plan's Community Plan Implementation Overlay (CPIO). CPIO community benefits systems do not undermine or otherwise affect a project's ability to use the state's density bonus law but do include often more refined incentives and ministerial processing for compliant projects using objective standards. For example, the proposed Downtown and Hollywood Community Plans are changing the Site Plan Review (SPR) thresholds for projects in Multi-family Residential and Regional Center CPIO subareas, to increase the SPR thresholds from 50 units up to 200 units in Hollywood and 500 units in Downtown. This incentive is only available for those projects using the draft Plan's CPIO community benefits program. In areas targeted for growth, the CPIO benefits system often results in the doubling (or more) of allowable density and/or floor area. In many CPIOs, base zoning standards are intentionally left lower to ensure residential projects find it advantageous to participate in the incentive program. In these areas, base standards are not used for housing development, particularly as they would result in projects being subject to the Affordable Housing Linkage Fee. Plan Updates in earlier phases

have not yet established whether they intend the proposed maximum densities found in Appendix 4.7 to be achieved through an adjustment to base zoning, or through a CPIO community benefits system. For all these reasons, it would be inappropriate to rely upon base densities in determining realistic capacities for the Plan Updates. Maximum allowable densities are therefore utilized in determining the total capacity because the City has clear reason to assume projects subject to rezoning will be built at densities higher than the base densities when bonuses are being provided. The usual adjustment factors, including the standard 80% maximum capacity reduction and standard suitability/availability discount factors, are applied to these maximum allowable densities.

The Plan Updates will continue to be refined and developed through extensive community outreach over the next three years. Site locations and proposed development standards may vary from those proposed in Appendix 4.7, as a result of continued plan development.

Proposed Zoning Code Amendments and Affordable Housing Incentive Program Updates

Opportunity Corridors. A major focus of the rezoning is on major thoroughfares located in Higher Opportunity Areas (see Key Definitions in Chapter 6). A variety of approaches can be developed through the rezoning to reflect differences in commercially (C) zoned stretches compared to residential (R) zoned areas, reflect the importance of transit-rich locations, and plan around mobility options including corridor/network designations in City's 2035 Mobility Plan. Development standards will be further refined, but the following reasonable assumptions regarding allowable densities and floor area ratios (FAR) are made in order to assess the potential number of units on candidate sites for rezoning.

1. **Residential (R Zoned) Opportunity Corridors (OPP RC and OPPRC2) – 98,546 units.** Residential (R) zoned lots in Higher Opportunity Areas along certain corridors can be rezoned to allow for multi-family development, with an affordable housing requirement. The strategy assumes rezoning will occur on qualified sites fronting all major Boulevards, as well as certain Avenues located on a High Quality Transit Corridor (with 15-minute service all day, including Metro NextGen Lines). Boulevards and Avenue designations are indicated in the City's 2035 Mobility Plan. All Boulevards and Avenues on a High Quality Transit Corridor would qualify for a higher tier of incentives to allow multifamily buildings with minimum densities and mid-rise floor area ratios (3.0:1). Avenues without high quality transit would qualify for a lower scale standard, permitting at least four units per lot with a density bonus to allow six units building to certain contextual low and mid-rise forms (designated as OPP RC2). Sites allowing R3 or less restrictive R zoning are excluded from this Rezoning Program as they largely already allow this intensity of development and will likely qualify for other Citywide Zoning Ordinance incentives (e.g., DB50).

2. **Commercial (C Zoned) Opportunity Corridors (OPP C) – 5,248 units.** Commercial (C) zoned corridors in Higher Opportunity Areas may be rezoned to allow the densities generally allowed by all Commercial General Plan Land Use designations (1 unit per 400 feet of lot area), and mid-rise floor area ratios (3.0:1), with an affordable housing requirement. This density level already exists on a majority of commercially zoned lots, which are excluded from this list of sites. The increase in site capacity was determined by the difference in the number of currently allowable units under the base density and the rezone to the 1:400 standard. This reflects a more conservative approach to net capacity calculation, compared to finding the difference from the number of existing units, which is used more commonly for other strategies. This is reasonable due to the lack of residential units on most commercial sites.
3. **Transit Opportunity Corridor Areas (TOPP C) – 1,022 units.** Commercially (C) zoned sites in Higher Opportunity Areas located on a High Quality Transit Corridor can be provided additional development bonuses in exchange for affordable housing. The analysis assumes a blend of TOC Tier 3 (height, parking) and Tier 4 (density, floor area) affordable housing incentives.

TOC Expansion in Higher Opportunity Areas (TOC EXP) - 150,402 units. Most Higher Opportunity areas are currently unable to take advantage of the Transit Oriented Community (TOC) Affordable Housing Incentive Program due to density limitations and the five-unit base density threshold needed to qualify for the program. As part of the Rezoning Program, residentially zoned sites including Residential (R) and Commercial (C) zones may be permitted at higher minimum intensities (mid-rise FAR levels up to 2.5) with higher affordability requirements. This strategy includes residentially zoned areas that fall within current TOC Tier 3 or 4 Areas but are presently unable to construct affordable housing or utilize incentives. Later refinement may limit this strategy to particular Tier 3 or 4 Areas based on other policy criteria.



50% Density Bonus (DB50) – 401,540 units. The Rezoning Program includes a potential update of the City's Density Bonus ordinance to allow for up to 50% density increases citywide in exchange for the maximum amount of affordable housing economically feasible (as determined by a feasibility study). Currently, state law (AB 2345) allows for a similar 50% density bonus; however, due to concerns about undermining the City's existing incentive programs, the state law was designed to not apply to the City of Los Angeles. The City can create its own version of the bonus that does not undermine existing programs by aligning incentives and requirements with the City's programs. An 11% increased capacity assumption was applied to account for the difference between an assumed 35% bonus to a 50% bonus on sites currently eligible for Density Bonus (but not eligible for the TOC Program).

Parking Zones (P) – 4,736 units. Another strategy would allow residential uses on all Parking (P) and Parking Building (PB) zones at the use, area and density standards of any adjacent commercial zone, with a transitional height component in some areas. The capacity figure reflects strong demand to utilize these sites, which are usually adjacent to commercially zoned corridor sites, and that existing parking can typically be replaced without triggering Zoning Code floor area limitations. In addition, this policy anticipates some right- sizing of replacement parking standards where existing parking spaces exceed demand, as well as the development of complementary programs to rezone commercial corridor sites, particularly in Higher Opportunity Areas (see Corridors strategy above). Still, the inventory uses a conservative 20% suitability and availability factor, which assumes that demand for existing commercial use parking may limit redevelopment potential in many areas. In addition, transitional height limits that apply when adjacent to single-family zones leads to a further limiting assumption that only 50% of the lot area of the available sites will be available for housing. An average of 2.5:1 FAR was applied based on the assumption this incentive will work most often in areas already zoned for at least 3.0:1 FAR, as are many commercial areas are (particularly with existing available floor area incentives).

Adaptive Reuse (ARO) – 43,128 units. The Rezoning Program's Adaptive Reuse strategy would expand the current Adaptive Reuse Incentive Areas to apply citywide, and remove additional barriers to streamline the conversion of vacant office and commercial properties to housing, when affordable housing is provided, through a by-right conversion process. It would also expand adaptive reuse incentives to allow higher densities and smaller unit sizes, the conversion of hotels, more recently constructed buildings (more than 25 years in age, or constructed prior to 2000, assuming a 2025 mid-cycle point in time), as well as allow ground floor commercial in most areas.

The capacity assumptions for each adaptive reuse site reflect a heavily discounted portion (10%) of eligible building area asbeing suitable for residential conversion. This assumption acknowledges that many commercial/office buildings are not physically suitable for housing, and that existing leases and the presence of existing businesses provides an additional limitation. However, it is also important to note that similar by-right adaptive reuse has proven attractive in areas where it is currently permitted

(including Downtown and the other Incentive Areas). This strong experience with implementing adaptive reuse in Los Angeles provides an assurance that many of the common code difficulties have already been addressed by City Departments. As such, most non-residential buildings that meet the age threshold and are included in the rezoning inventory are expected to be eligible to convert to housing. To limit the inventory to the most realistic sites, only certain types of commercial/office building uses were selected as being available and suitable for adaptive reuse. Existing uses such as existing shopping centers, big box stores, theatres, restaurants, small buildings, and other uses not as likely to turn into housing were excluded from the inventory.

Micro Units (MURC) – 21,395 units. On properties with a Regional Center General Plan Land Use designation (which includes many of the city's most intensive areas such as Downtown, Hollywood, and Century City), this strategy would revise development standards to facilitate the creation of smaller, more affordable housing typologies (micro units). This strategy will likely entail relaxing density standards, while requiring affordability set asides, to rely on form-based controls, reducing parking to account for smaller household sizes, as well as prioritizing open space and other per-unit requirements that add limitations to the creation of smaller units. This change will facilitate additional lower-income capacity in the areas of the city where highest intensities are already planned for, and demand is generally strong. The methodology added 50 percent to the current maximum densities, based on removing both direct and indirect density limits, and applied a reduction factor of 25% to account for program utilization, in addition to the standard 80% reduction mentioned above. Sites were removed if they are located in areas where form-based codes allowing micro units already exist, or if they are covered under another rezoning strategy (e.g., Downtown LA and Warner Center).

Missing Middle (Low Scale Infill Housing). Another key focus of the Rezoning Program is on missing middle strategies, which aim to increase opportunities for lower scale infill housing in existing residential areas.

1. **Accessory Dwelling Units (ADU) – 4,141 units.** One missing middle rezoning strategy involves an update to the City's ADU Ordinance to add an additional allowable ADU on larger sized lots in Higher Opportunity areas, and reduce existing unnecessary barriers that limit ADU development on single-family and multifamily lots. Allowing an extra attached or detached ADU on lots greater than 6,500 sq. ft in Higher Opportunity Areas will create the opportunity for an additional ADU on about 79,000 lots located in Higher Opportunity Areas, once more sensitive areas like Very High Fire Hazard Severity Zones and historic districts are removed from consideration. A feasibility study will examine whether any type of affordability requirement (including an in-lieu fee) can be applied to the extra ADU without impairing feasibility. While a large number of sites are eligible for this program, only 10% of eligible parcels were assumed to redevelop based on ADU figures presented above, with a slightly higher percentage due to the higher market rent areas being targeted by this strategy.

2. **R2/RD Zone Update (R2RD) – 18,079 moderate-income units.** Current laws permit the construction of two ADUs on a lot with an existing multiple dwelling structure. This allowance is used most commonly in lower density multi-family R2 (Two-Family) and RD (Restricted Density) zones. These state ADU rules can be modified at the local level to permit more flexibility to achieve better results. For example, current rules incentivize the removal of existing parking for the existing units and prevent the creation of a second story. Backyard duplexes can be bettr facilitated through targeted zoning code amendments through this strategy. With Senate Bill (SB) 9 now passed into law, there may be a desire to try to improve upon the state law and address community concerns, as raised in Program 3. The methodology assumes that only 25% of R2 and RD zoned sites would be suitable and available for housing and an overall suitability discount of 70%.
3. **Opportunity Avenues. (OPP RC2) – 23,643 units.** As already included under Opportunity residential Corridors above, certain designed Avenues will be rezoned to allow an average of six units per lot intended to facilitate new missing middle forms, including historical/contextual typologies from Los Angeles, largely within existing allowable buildable floor area limits.

Affordable Housing Overlay (AHO) – 45,516 units. Projects that commit to significantly deeper levels of affordable housing should qualify for the largest development incentives. The Rezoning Program anticipates creating development incentives for projects that include at least 50% affordable housing in a wider array of areas of the city. Because this tool will likely only be available to majority deed restricted affordable projects, capacities are heavily adjusted (-80%). Recent experience with a similar state bonus for 100% affordable projects (AB 1763) indicates the private market can find opportunities to build deeply affordable buildings if they are afforded ample incentives and a streamlined, transparent approval process. The overlay is expected to apply on any commercially or residentially zoned parcel, with varying allowable height and floor area depending on the type of site. While the state density bonus law already provides significant incentives for 100% affordable housing on sites that qualify under AB 1763, including, unlimited density, additional height, and parking reductions, the Rezoning Program would extend incentives into other areas of the city and complement state rules. It is anticipated that these projects will not require a discretionary action, even when it would otherwise be required (similar to streamlining provisions in SB 35). Sites would allow at least 2.5 stories, 1.75:1 FAR, and mid form-based density limits for affordable housing development in most residentially zoned areas of the city. The development standards would allow for the assumed densities described in the inventory and density bonuses will be included. The affordable housing overlay would not be applied in High Segregation and Poverty or Low Resource Areas identified on the TCAC/HCD Opportunity Maps.

1. **Public Facility Zone (PF) – 7,116 units.** The Affordable Housing Overlay portion of the Rezoning Program will also allow a wider array of 100% affordable housing typologies on a set of publicly owned Public Facility (PF) zoned properties. The allowance is expected to permit joint public-private housing development on publicly owned PF zoned sites at the use, area and density standards of any adjacent zone, along with a minimum set of alternative development standards for other sites where adjacent standards would not permit affordable housing. The capacity figure reflects only sites owned by Los Angeles City or County, Los Angeles Unified School District (which has expressed a commitment to build affordable housing on their land) and Metro. Sites adjacent to heavy manufacturing sites and with joint open space or agricultural designations were removed as were all Very High Fire Hazard Severity Zones. The capacity assumptions recognize that the vast majority of public land (99%) is not suitable for housing development due to existing public use and insufficient public resources to develop 100% affordable housing. When these public lands are built for lower-income housing, they will likely be smaller units and be built to a mid-rise 3.0:1 FAR.

2. **Faith-Based Owned Properties (FBO) – 3,552 units.** Many faith-based organizations have underutilized properties, like parking lots that are empty most of the time, as well as a social mission to provide affordable housing. On land owned by a religious or faith-based institution, as part of the Affordable Housing Overlay, the Rezoning Program would allow affordable housing development at densities required for affordable (lower-income) housing sites. Allowable densities, heights and floor area can be based on the least restrictive adjacent zone, with a minimum FAR and density to permit affordable housing development of at least 20 units per acre and 16 units per development site. This incentive would be paired with local and state incentives including AB 1851 (2020), which provides parking replacement incentives. The methodology assumes that only a small percentage (3%) of faith-based owned sites would be suitable and available for housing and 15% of the land would be available due to pre-existing uses. Buildable area on this limited area would be assumed to be built to an average of a low rise 2.0:1 FAR, recognizing some housing will be built in lower density areas where height will be more limited. The list provided in Appendix 4.7 is based on a religious use identifier from County Assessor data, and did not include a large number of additional sites that appear to be owned by faith-based organizations, so the list likely represents a conservative estimate of total potential capacity that could result from this strategy.

Results of the Rezoning Program and State Law Compliance

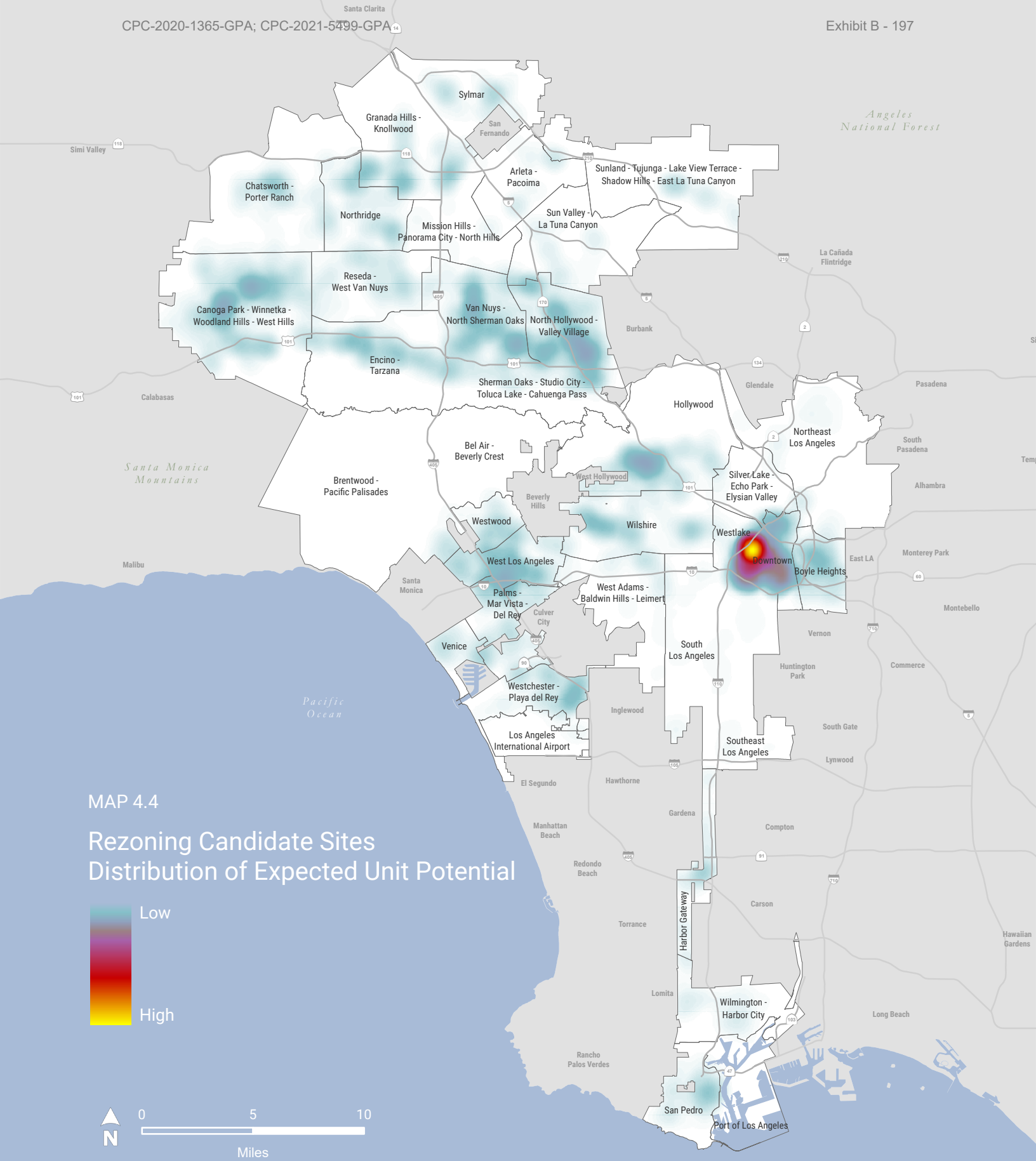
A total of at least 243,254 sites containing 1,432,059 units have been identified as part of the Rezoning Program (see Table 4.19 below).[8] These units have been distributed to different income categories using the methodology described above. At least 36,446 sites containing 591,726 units have been identified as meeting the state law criteria as lower-income, meaning they can accommodate at least 16 units per site and can include minimum densities of at least 20 units/acre. At least 130,553 units will be rezoned as lower-income sites at these densities and will permit a multi-family use by-right when at least 20% of the total units are dedicated as lower-income affordable housing. More than fifty percent of the lower-income shortfall is accommodated on sites designated for residential use (R zones). As shown in Maps 4.4 and 4.5, the Rezoning Program primarily creates new development potential in areas located within a Regional Center (such as Downtown Los Angeles), near public transit, along corridors, and in areas of high opportunity (such as in West Los Angeles and the South Valley).

8. Please note this number has been reduced since the September 15th draft, due to further refinement of the inventory to exclude parcels erroneously identified such as certain sea level rise parcels, parcels in HPOZs, and parcels with incompatible existing uses.



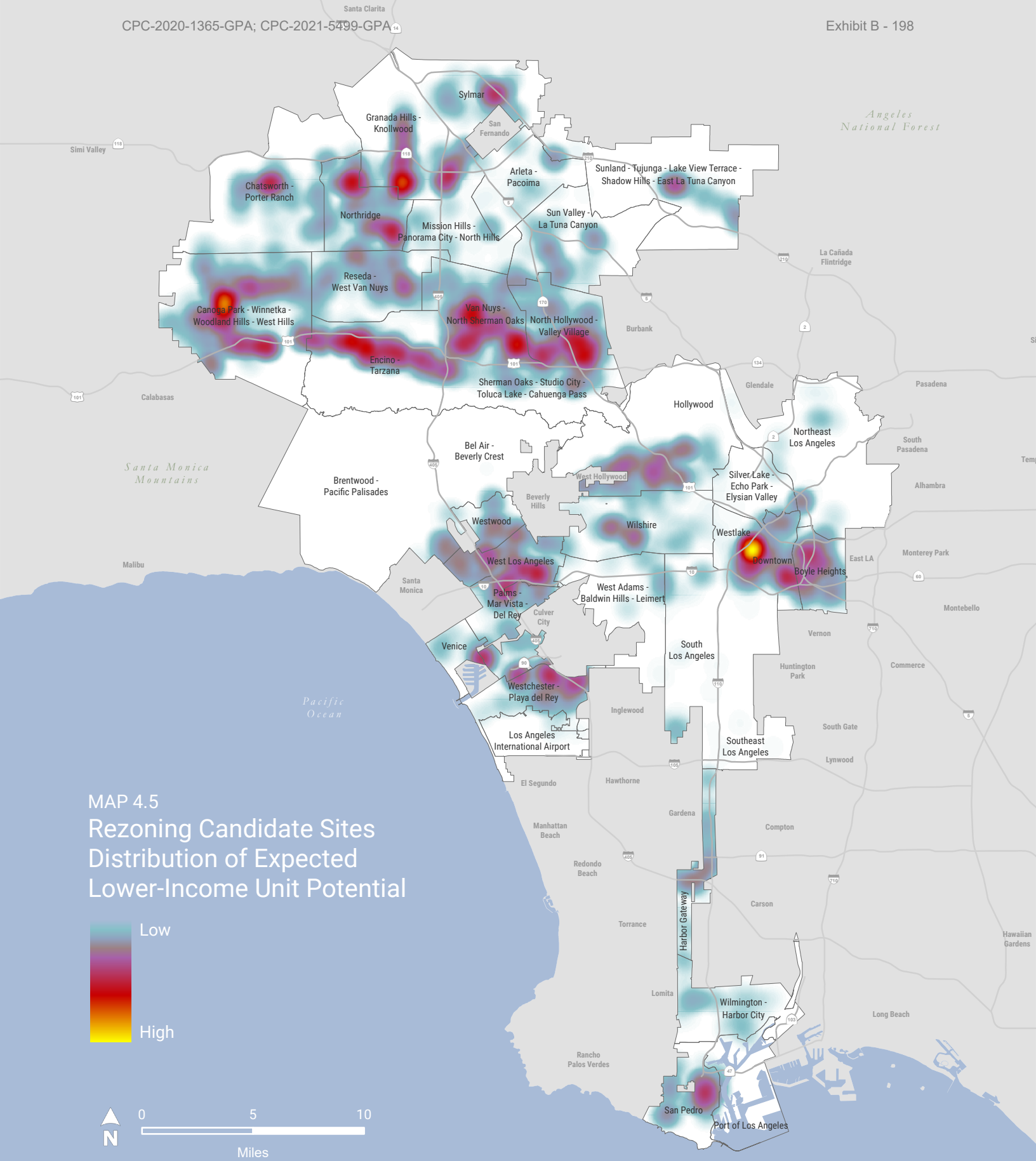
Table 4.19: **Results from Rezoning Inventory Model**

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	449,572	**627,638**
Residential Opportunity Corridors (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 Expansion in Higher Opportunity Areas (TOC EXP)	11,792	287,811	27,811	0	94,780	**150,402**
50% Density Bonus (DB50)	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**
Affordable Housing Overlay (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**



MAP 4.4

Rezoning Candidate Sites Distribution of Expected Unit Potential


Santa Clarita
Sylmar
Granada Hills - Knollwood
San Fernando
Angeles National Forest
Simi Valley
Arleta - Pacoima
Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
Chatsworth - Porter Ranch
Northridge
Mission Hills - Panorama City - North Hills
Sun Valley - La Tuna Canyon
La Cañada Flintridge
Reseda - West Van Nuys
Canoga Park - Winnetka - Woodland Hills - West Hills
Van Nuys - North Sherman Oaks
North Hollywood - Valley Village
Burbank
Encino - Tarzana
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Glendale
Pasadena
Calabasas
Hollywood
Northeast Los Angeles
South Pasadena
Bel Air - Beverly Crest
Santa Monica Mountains
Brentwood - Pacific Palisades
West Hollywood
Silver Lake - Echo Park - Elysian Valley
Alhambra
Beverly Hills
Westwood
Wilshire
Westlake
Monterey Park
Malibu
West Los Angeles
Downtown
East LA
Boyle Heights
Santa Monica
Palms - Mar Vista - Del Rey
West Adams - Baldwin Hills - Leimert
Culver City
Montebello
Vernon
Venice
South Los Angeles
Huntington Park
Commerce
Westchester - Playa del Rey
Pacific Ocean
Inglewood
South Gate
Los Angeles International Airport
Southeast Los Angeles
Lynwood
El Segundo
Hawthorne
Gardena
Manhattan Beach
Compton
Redondo Beach
Carson
Torrance
Harbor Gateway
Hawaiian Gardens
Lomita
Wilmington - Harbor City
Long Beach
Rancho Palos Verdes
San Pedro
Port of Los Angeles
MAP 4.5
Rezoning Candidate Sites Distribution of Expected Lower-Income Unit Potential
Low
High
N
0
5
10
Miles

Affirmatively Furthering Fair Housing (AFFH) Analysis

Background on Affirmatively Furthering Fair Housing and the Sites Inventory

Pursuant to Assembly Bill (AB) 686, the Housing Element must include an analysis and determination of consistency with Affirmatively Furthering Fair Housing (AFFH) requirements. AFFH means:

"[T]aking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. (Government Code Section 8899.50(a)(1).)

The duty to affirmatively further fair housing extends to a public agency's activities and programs relating to housing and community development, including the Housing Element's analysis of adequate sites for housing. Specifically, the Inventory of Sites suitable for housing development must be identified throughout the City in a manner that affirmatively furthers fair housing opportunities. The goal is to have identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, and ultimately transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

For purposes of the housing element site inventory, as advised by HCD, this means that sites identified to accommodate the lower-income portion of the RHNA are not concentrated in low-resourced areas (lack of access to high performing schools, distance from jobs centers, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. Sites identified to accommodate the lower income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing.

HCD has provided additional guidance on topics that should be addressed as part of the AFFH Analysis for the Adequate Sites Inventory. This includes the following components:

- **Improved Conditions:** A discussion of how the sites are identified in a manner that better integrates the community with a consideration for the historical patterns and trends, number of existing households, the magnitude (e.g., number of units) of the RHNA by income group and impacts on patterns of socio-economic and racial concentrations.
- **Exacerbated Conditions:** Similar to above, an explanation of identified sites relative to the impact on existing patterns of segregation and number of households relative to the magnitude (e.g., number of units) of the RHNA by income group.
- **Isolation of the RHNA:** An evaluation of whether the RHNA by income group is concentrated in areas of the community.
- **Local Data and Knowledge:** A consideration of current, planned, and past developments, investment, policies, practices, demographic trends, public comment, and other factors.
- **Other Relevant Factors:** Any other factors that influence the impacts of the identification of sites to accommodate the regional housing need on socio-economic patterns and segregation. This requirement should address any pending or approved plans, other elements of the general plan and relevant portions of the housing element and site inventory analysis requirements including, but not limited to, effectiveness of past programs in achieving the goals of the housing element, suitability of sites, existing uses and impacts of additional development potential, including potential for displacement of residents, businesses and other community amenities and infrastructure capacity.

Summary of Conclusions and Approach to Policies and Programs: Based on the outcomes of the analysis, the element must summarize conclusions and directly identify policies and programs needed to address identifying and making available adequate sites to accommodate the RHNA in a manner that affirmatively furthers fair housing.

Methodology

To evaluate the location and concentration of sites identified through the Adequate Sites Inventory and the Rezoning Program, the AFFH Analysis consists of two key steps. First, the analysis presents an examination of current conditions, as reflected in the components of the Adequate Sites Inventory, as well as recent development trends and existing residential zoning patterns. Second, the analysis presents an examination of the proposed Rezoning Program (Program 121), and evaluates how existing conditions are anticipated to be improved as a result.

The information presented in this Chapter represents the key findings of the analysis, including those that most clearly convey how the Adequate Sites Inventory and Rezoning Program work together to improve conditions related to fair housing, segregation, and access to opportunity. Further data analysis that responds to all topics required to be addressed as part of the AFFH Analysis is provided in Appendix 4.4.

Data sources used to conduct the analysis include U.S. Census American Community Survey data, including household level demographic data and data on protected classes, such as population by race, disability, and familial status.

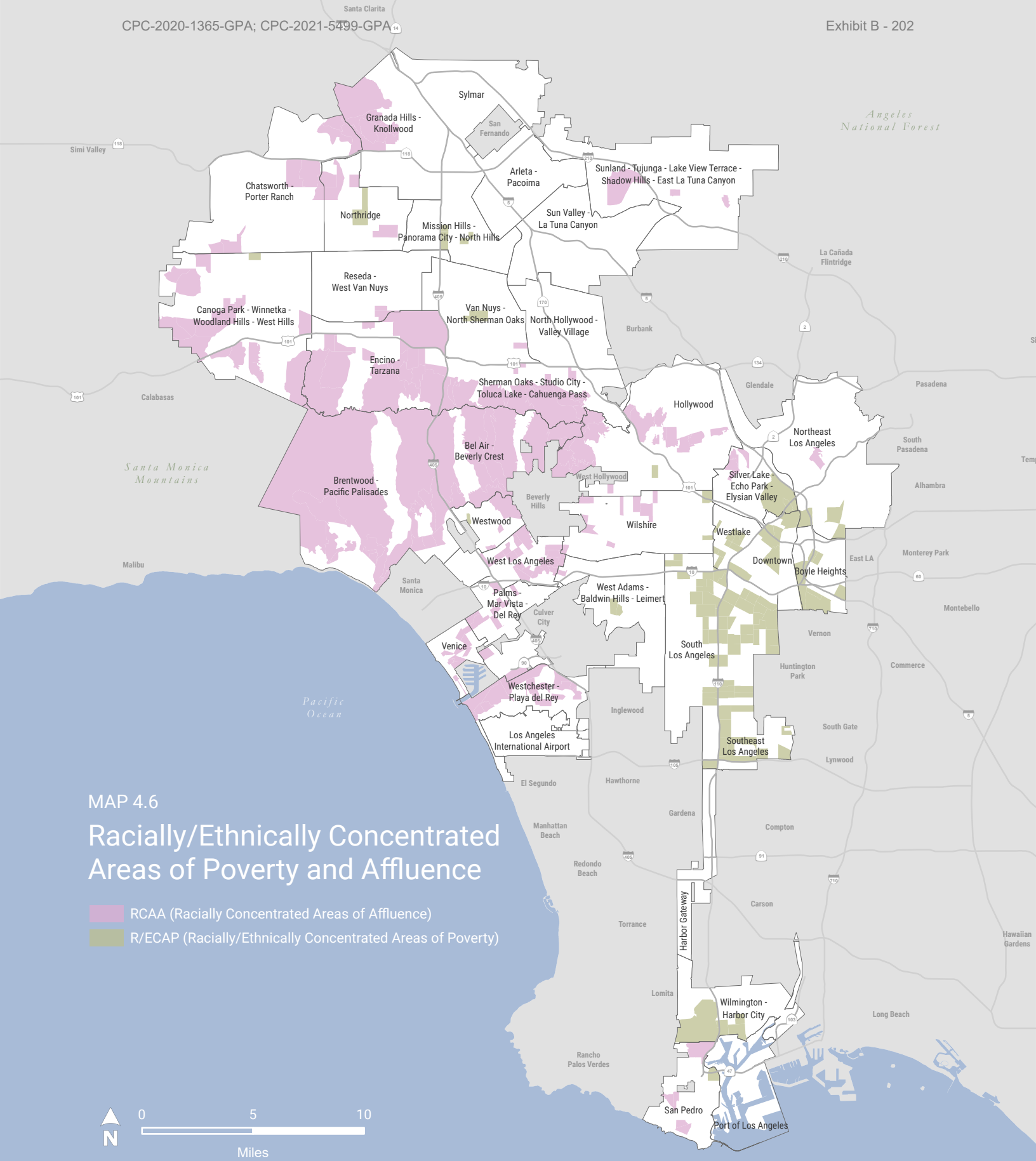
As required by Housing Element law, the analysis also includes an assessment of the share of identified development potential in Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) and Racially Concentrated Areas of Affluence (RCAA). Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) is a category of neighborhood defined by the U.S. Department of Housing and Urban Development (HUD) to measure neighborhoods that experience both racial and ethnic concentration as well as high rates of poverty. According to HUD, R/ECAP Census Tracts must meet two criteria: (1) have a majority non-white population of over 50%, and (2) have 40% or more of individuals living at or below the poverty line, or have three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.[9] At the time of preparing this analysis, the State had not issued a final methodology to define Racially Concentrated Areas of Affluence (RCAA). Based on the demographic data in the City of Los Angeles, staff have chosen to define RCAAs as Census Block Groups with a median income greater than $125,000 and are of more than 50% white. The $125,000 income threshold is roughly double the median income of the city and the 50% white threshold represents significant concentration since the population of the city overall is only 28% white.

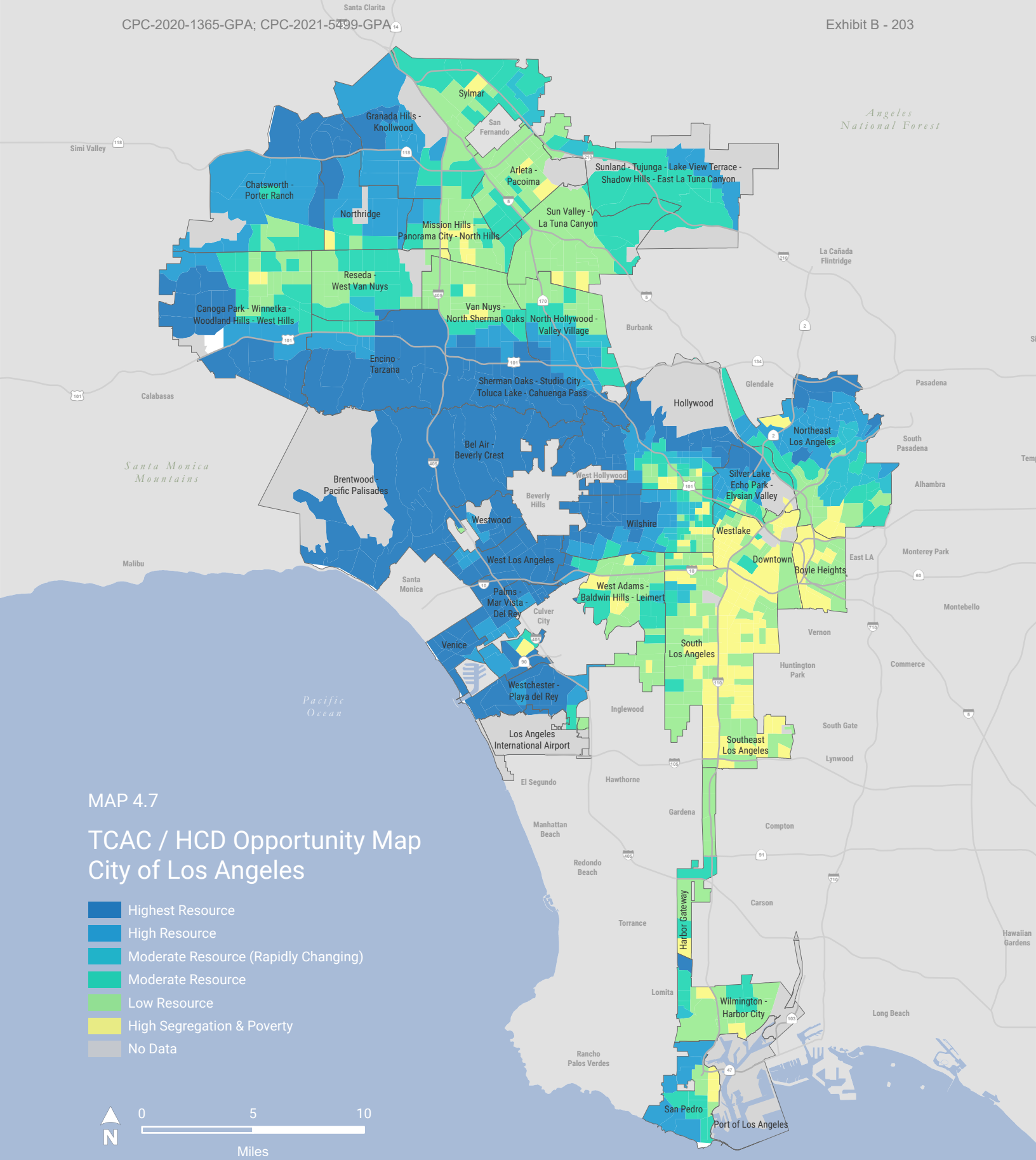
As shown in Map 4.6, R/ECAPs are primarily located in Southeast LA, Westlake, parts of Downtown, Boyle Heights, and Wilmington, while RCAAs are primarily located in West LA, the Southernmost San Fernando Valley (in and around Encino, Tarzana, Sherman Oaks, and Studio City), and the Northwest Valley (in and around Woodland Hills, Porter Ranch, and Granada Hills).

The analysis also utilizes the 2021 California Tax Credit Allocation Committee (TCAC)/California Department of Housing and Community Development (HCD) Opportunity Map, which is shown in Map 4.7.

The TCAC/HCD Opportunity Map is developed by the state as a way to measure and visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility. The Opportunity Area categories are assigned based on a composite score that considers

9. "Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)," arcgis.com (US Department of Housing and Urban Development (HUD), 2017), https://www.arcgis.com/home/item.html?id=56de4edea8264fe5a344da9811ef5d6e.


Santa Clarita
Sylmar
Granada Hills - Knollwood
San Fernando
Angeles National Forest
Simi Valley
Arleta - Pacoima
Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
Chatsworth - Porter Ranch
Northridge
Mission Hills - Panorama City - North Hills
Sun Valley - La Tuna Canyon
La Cañada Flintridge
Reseda - West Van Nuys
Canoga Park - Winnetka - Woodland Hills - West Hills
Van Nuys - North Sherman Oaks
North Hollywood - Valley Village
Burbank
Encino - Tarzana
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Glendale
Pasadena
Calabasas
Hollywood
Northeast Los Angeles
South Pasadena
Bel Air - Beverly Crest
Santa Monica Mountains
Brentwood - Pacific Palisades
West Hollywood
Silver Lake - Echo Park - Elysian Valley
Alhambra
Beverly Hills
Westwood
Wilshire
Westlake
Monterey Park
East LA
Malibu
West Los Angeles
Downtown
Boyle Heights
Santa Monica
Palms - Mar Vista - Del Rey
West Adams - Baldwin Hills - Leimert
Culver City
Montebello
Venice
South Los Angeles
Vernon
Huntington Park
Commerce
Pacific Ocean
Westchester - Playa del Rey
Inglewood
Los Angeles International Airport
South Gate
Southeast Los Angeles
Lynwood
El Segundo
Hawthorne
Gardena
Manhattan Beach
Compton
Redondo Beach
Carson
Harbor Gateway
Torrance
Hawaiian Gardens
Lomita
Wilmington - Harbor City
Long Beach
Rancho Palos Verdes
San Pedro
Port of Los Angeles
MAP 4.6
Racially/Ethnically Concentrated Areas of Poverty and Affluence
RCAA (Racially Concentrated Areas of Affluence)
R/ECAP (Racially/Ethnically Concentrated Areas of Poverty)
N
0
5
10
Miles



MAP 4.7

TCAC / HCD Opportunity Map City of Los Angeles

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- No Data

indicators from three domains: economic, environmental, and education. The data and mapping tool are updated annually by the state. Additional information on the methodology used to create the map can be accessed at https://www.treasurer.ca.gov/ctcac/opportunity.asp.

Existing Conditions: Analysis of Adequate Sites Inventory

The following analysis relates to the existing development potential that is found in the Inventory of Adequate Sites to accommodate a portion of the RHNA. The AFFH Analysis of existing conditions was conducted by considering locations and concentrations of the total expected development potential identified in the Adequate Sites Inventory, as well as the locations and concentrations of the lower-income development potential. This analysis includes locations and concentrations of development potential that resulted from the vacant and non-vacant site analysis. To analyze data compared to Census data, expected development potential was aggregated from all individual sites identified within a census tract boundary. Census tracts were then categorized based on their total expected unit potential into three categories, from the lowest capacity neighborhoods to the highest, as shown in Table 4.20. Selected tables resulting from the AFFH analysis are included in this Chapter. For the full data results, see Appendix 4.4. Because the distribution of lower-income development potential is consistent with the overall distribution of total expected development potential, a detailed data analysis of the lower-income development potential is provided in Appendix 4.4. The findings presented in this Chapter are applicable to the locations of lower-income development potential as well.

Table 4.20: **Existing Conditions Analysis: Census Tracts by Expected Unit Potential and Expected Lower-Income Unit Potential**

Census Tract Category	Total Unit Potential	Total Lower Income Unit Potential
Low Capacity Neighborhoods	0 - 15	0 - 5
Medium Capacity Neighborhoods	15 - 50	6 - 25
Higher Capacity Neighborhoods	50+	26+

Concentration of Development Potential

Table 4.21 shows a summary of the share of census tracts assigned to each category based on total existing development potential, as well as their respective share of the total expected unit potential identified in the Adequate Sites Inventory. Most of the

expected development potential identified in the Adequate Sites Inventory is concentrated in a relatively small proportion of neighborhoods in the city. The higher capacity neighborhoods account for 67% of the city's expected production of new units, despite comprising just 30% of the total census tracts in the city. Meanwhile, the low-capacity neighborhoods comprise a larger share of the city's geography (33%) but have very little expected development potential (5%).

Table 4.21: **Existing Conditions Analysis: Summary of Census Tracts by Assigned Category, Total Development Potential**

Census Tract Category	Percent of Total City Census Tracts	Percent of Total Unit Potential
Low Capacity Neighborhoods	33%	5%
Medium Capacity Neighborhoods	37%	28%
Higher Capacity Neighborhoods	30%	67%

When considering only the lower-income unit potential identified in the Adequate Sites Inventory, this trend is similarly pronounced. Table 4.22 shows the respective share of the total expected unit potential identified in the Adequate Sites Inventory for each Census Tract category. The neighborhoods with the highest capacity for lower-income housing account for 64% of the city's expected production of new units, despite comprising just 19% of the total census tracts in the city. Meanwhile, the neighborhoods with the lowest capacity for lower-income housing comprise nearly half of the city's geography (41%) but have very little expected potential for lower-income housing (4%).

Table 4.22: **Existing Conditions Analysis: Summary of Census Tracts by Assigned Category, Lower-Income (LI) Development Potential**

Census Tract Category	Percent of Total Census Tracts	Percent of Lower Income Unit Potential
Low LI Capacity Neighborhoods	41%	4%
Medium LI Capacity Neighborhoods	39%	32%
Higher LI Capacity Neighborhoods	19%	64%

Race/Ethnicity

Table 4.23 shows the share of total population in each group of census tracts that identify as white, Black/African American, Latinx, or Asian, compared to citywide racial/ethnic demographics. With the city's current zoning designations, this analysis shows that neighborhoods with the lowest identified development potential have a higher share of white residents, compared to the city. By contrast, the neighborhoods with the highest share of identified development potential have a substantially higher share of population of Black/African American residents, compared to the rest of the city. Latinx residents are relatively dispersed throughout, though are somewhat overrepresented in the higher capacity neighborhoods.

Table 4.23: **Existing Conditions Analysis: Racial / Ethnic Composition of Neighborhoods Identified in Existing Sites Inventory**

Census Tract Category	Percent Population White (Non-Latinx)	Percent Population Black/African American (Non-Latinx)	Percent Population Latinx	Percent Population Asian (Non-Latinx)
Citywide Average	28%	9%	49%	11%
Low Capacity Neighborhoods	35%	5%	45%	12%
Medium Capacity Neighborhoods	30%	8%	49%	11%
Higher Capacity Neighborhoods	20%	14%	52%	11%

Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.

Tenure and Income

Table 4.24 shows the tenure and median household income of neighborhoods identified in the Sites Inventory. All neighborhoods except those with the lowest identified total development potential have a higher share of renters than the citywide average. In addition, there is a clear relationship between anticipated development potential and median household income. Lower capacity neighborhoods have a disproportionately higher median household income ($81,913, compared to $64,065 citywide), while the higher capacity neighborhoods have a disproportionately lower median household income ($50,660). While renter households have a lower overall median household income, the data follow the same trend across lower and higher capacity neighborhoods.

Looking at the distribution of low- and moderate-income households, the data follow a similar trend. Citywide, 61% of households are considered low- and moderate-income. Neighborhoods with the lowest identified development potential have a lower percentage of low- and moderate-income households (50%), while the highest capacity neighborhoods have a disproportionately high share of low- and moderate-income households (71%).

Table 4.24: **Existing Conditions Analysis: Tenure and Median Household Income of Neighborhoods Identified in Existing Sites Inventory, Total Unit Potential**

Census Tract Category	Percent Renter Households	Median Household Income	Median Household Income - Renter Households	Percent Low/ Moderate Income Households
Citywide Average	63%	$64,065	$50,404	61%
Low Capacity Neighborhoods	44%	$80,913	$59,281	50%
Medium Capacity Neighborhoods	68%	$59,284	$45,548	63%
Higher Capacity Neighborhoods	76%	$50,660	$43,430	71%

Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.

Racially/Ethnically Concentrated Areas of Poverty and Affluence

These trends are more evident when considering the share of identified development potential located in Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs), compared to that within Racially Concentrated Areas of Affluence (RCAAs). Table 4.25 shows that, compared to the overall share of the city located within a R/ECAP (10.5%), the total development potential and lower-income development potential are disproportionately located in these areas, at 13.9% and 15.6% respectively. Even more dramatic is the underrepresentation of development potential identified in RCAAs, which comprise over 7 percent of the city but less than 3 percent of the identified development potential.

Table 4.25: **Share of Development Potential Located in a R/ECAP or RCAA, Existing Sites Inventory**

	Percent of City's Census Tracts	Total Development Potential	Lower-Income Development Potential
R/ECAP – Racially/Ethnically Concentrated Areas of Poverty	10.5%	13.9%	15.6%
RCAA – Racially Concentrated Areas of Affluence	7.5%	2.2%	2.3%

Source: HUD, ACS 2019 5-year Summary Data



Transit Access

Overall, the majority of housing units anticipated as part of the Adequate Sites Inventory are expected to be located in areas with high quality transit access. Table 4.26 demonstrates that, considering both the total unit potential as well as the total lower-income unit potential, 99% is located within a High Quality Transit Area (HQTA), meaning that it is within one half-mile of a well-serviced transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours.

Table 4.26: **Transit Access, Existing Sites Inventory**

	Total Unit Potential	Lower-Income Unit Potential
Located within a High Quality Transit Area (HQTA)	99%	99%
Located outside a High Quality Transit Area (HQTA)	1%	1%

Source: HQTA 2045, SCAG

Opportunity Areas

Table 4.27 shows the distribution of the total sites, total existing development potential, and total lower-income development potential by TCAC/HCD Opportunity Area. For most TCAC/HCD Opportunity Area categories, the share of total development potential and total lower-income development potential by TCAC/HCD Opportunity Area is consistent with the city as a whole; however, the High Segregation and Poverty tracts are overrepresented in terms of overall unit potential as well as lower-income unit potential. In addition, the Moderate, High and Highest Resource tracts are underrepresented in terms of lower-income development potential.

Table 4.27: **Existing Conditions Analysis: Existing Sites Inventory Analysis by TCAC/HCD Opportunity Area**

TCAC/HCD Opportunity Area	Percent of City's Census Tracts	Percent of Sites on Inventory	Percent of Total Unit Potential	Percent of Lower Income Unit Potential
Highest Resource	19%	17%	18%	15%
High Resource	15%	11%	11%	10%
Moderate Resource	17%	15%	14%	14%
Moderate Resource Rapidly Changing	5%	5%	6%	6%
Low Resource	28%	29%	28%	27%
High Segregation and Poverty	16%	22%	23%	27%
Unknown	1%	1%	1%	1%

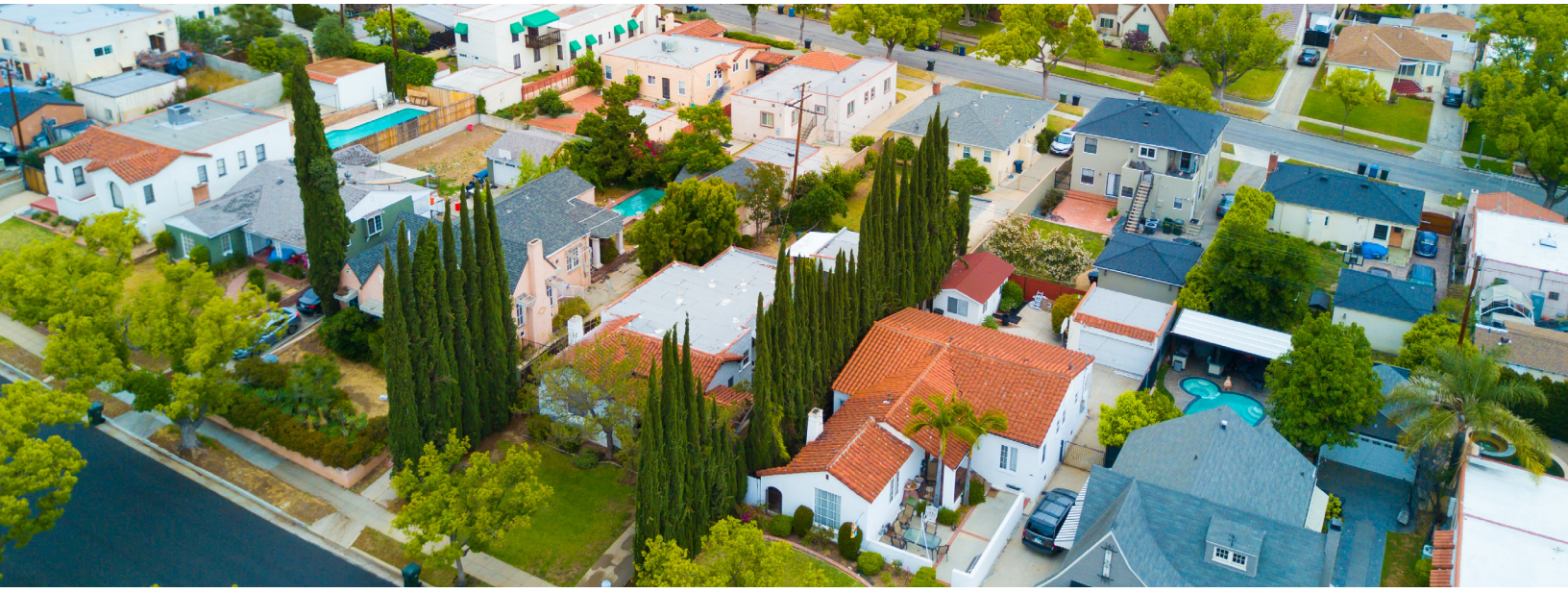
Source: TCAC/HCD Opportunity Area Map, 2021

As a point of comparison, Table 4.28 shows the distribution of pipeline development potential by TCAC/HCD Opportunity Area categories. This reflects actual locations of anticipated pipeline development that is expected to occur during the sixth cycle. Compared to the distribution of the development pipeline by opportunity area, the Sites Inventory represents a modest improvement in terms of providing greater development in High and Highest Resource Areas; however, both disproportionately anticipate development in the Low Resource and High Segregation & Poverty areas of the city. This pattern is reflected in residential zoning patterns, as shown in Table 4.30, below and is further reflected in recent trends in affordable housing financing and development, as shown in Table 4.31. This suggests that while the Sites Inventory does not actively improve conditions, it does not exacerbate them. Rather, it is a fairly accurate representation of existing conditions in the city.

Table 4.28: **Existing Conditions Analysis: Pipeline Development by TCAC/HCD Opportunity Area**

TCAC/HCD Opportunity Area	Percent of City's Census Tracts	Percent of Sites on Inventory	Percent of Total Unit Potential	Percent of Lower Income Unit Potential
Highest Resource	**19%**	23%	15%	11%
High Resource	**15%**	16%	13%	7%
Moderate Resource	**17%**	19%	15%	10%
Moderate Resource Rapidly Changing	**5%**	4%	5%	7%
Low Resource	**28%**	27%	21%	31%
High Segregation and Poverty	**16%**	11%	29%	33%
Unknown	**1%**	1%	2%	1%

Source: TCAC/HCD Opportunity Area Map, 2021



These disparities are also evident when considering the component scores within the three domains that comprise the overall Opportunity Area score, as shown in Table 4.29. Lower capacity neighborhoods are found to have higher environmental domain and educational domain scores than the rest of the city (0.53 and 0.48 respectively, compared to 0.44 and 0.39 average citywide), while higher capacity neighborhoods are lower than the citywide average (0.34 and 0.29, respectively). The economic domain score is relatively consistent across all neighborhood types but is slightly higher in the medium capacity neighborhoods (0.55).

Table 4.29: **Existing Conditions Analysis: TCAC/HCD Opportunity Area Domains, Average Score by Neighborhoods Identified in Existing Sites Inventory**

Census Tract Category	Average Economic Domain Score	Average Environmental Domain Score	Average Educational Domain Score
Citywide Average	**0.53**	**0.44**	**0.39**
Low Capacity Neighborhoods	0.52	0.53	0.48
Medium Capacity Neighborhoods	0.55	0.44	0.40
Higher Capacity Neighborhoods	0.53	0.34	0.29

Source: TCAC/HCD Opportunity Area Map, 2021

Existing Conditions: Analysis of Zoning

Overall, the findings above are reflective of overall discrepancies in the distribution of residential zoning in the city. Considering all land zoned to allow residential uses, approximately 81% of residentially zoned land in the Highest Resource Areas is limited to single-family uses and approximately 19% is zoned to allow multi-family (see Table 4.30). In contrast, just 18% of the residentially zoned land in the areas considered High Segregation and Poverty is allocated to single-family uses, whereas 82% allows multi-family development. This disparity is starker when considering residentially zoned land in Racially Concentrated Areas of Affluence, where 95% is limited to single-family use and only 5% permits other residential uses.

Additional details with respect to ecologically sensitive or hazardous areas, including high risk for fire and sea level rise, as well as impacts on communities of color, should also be noted. Much of the city's single-family zoning is in ecologically sensitive and hazardous areas of the city. In fact, approximately 35% of the parcels of the city's single-family zoning are in Very High Fire Hazard Severity Zones (VHFHSZ) or areas with vulnerability to Sea Level Rise (SLR) exposure.[10] In addition, the prevalence of single-family housing in Los Angeles means that this component of the housing stock exists across nearly all communities in the city, including many established Black communities and communities of color.

Table 4.30: **Existing Conditions Analysis: Share of Residential Land Zoned for Single-Family Residential Use by TCAC/HCD Resource Category**

Resource Category	Percent of Residentially Zoned Land Restricted to Single-Family Housing*	Percent of Residentially Zoned Land that Allows Multifamily Housing**
Citywide	**72%**	**28%**
Racially Concentrated Areas of Affluence	95%	5%
Highest Resource	81%	19%
High Resource	74%	26%
Moderate Resource (Rapidly Changing)	51%	49%
Moderate Resource	74%	26%
Low Resource	54%	46%
High Segregation & Poverty	18%	82%

**Single-family residential use includes all zones in which residential uses are restricted to one-family dwellings (as well as accessory dwelling units).*

***Includes all other zones where residential uses are permitted, including Commercial (C) zoned parcels, which generally allow 100% residential uses.*

Source: TCAC/HCD Opportunity Area Map, 2020; U.S. Census

10. Areas with vulnerability to SLR exposure are identified as 100-year SLR areas. University of Southern California Sea Grant Program, Sea Level Rise Vulnerability Study for the City of Los Angeles, 2013, https://dornsife.usc.edu/assets/sites/291/docs/pdfs/City_of_LA_SLR_Vulnerability_Study_FINAL_Summary_Report_Online_Hyperlinks.pdf.

As will be further explored in the Historic Land Use Study (Program 130), these disparities are the direct result of past and continuing inequitable land use practices. As discussed below, the Rezoning Program has an obligation to reverse these harms and affirmatively further fair housing.

Existing Conditions: Analysis of Development Trends

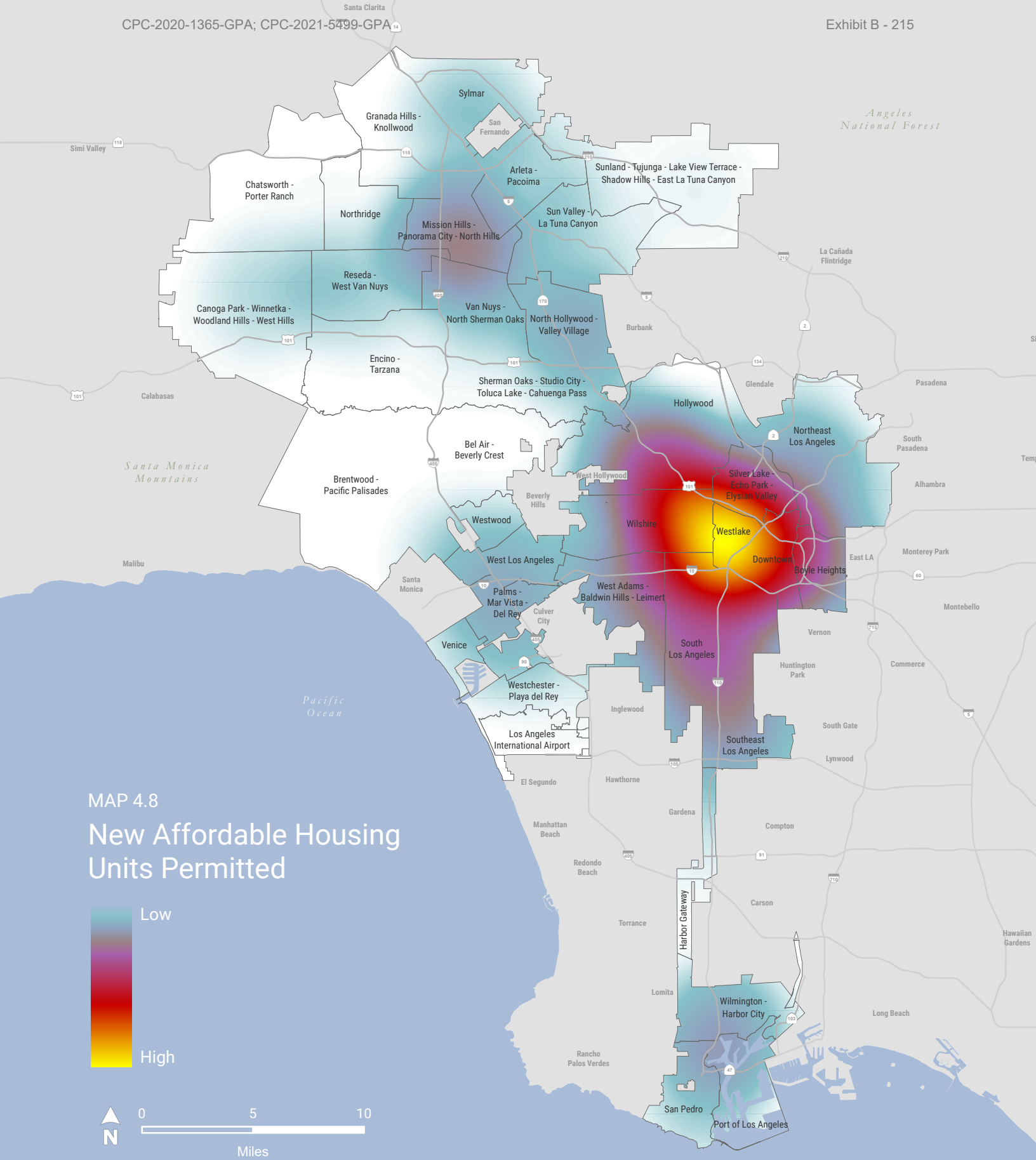
Recent development trends have shown similar discrepancies. Map 4.8 shows the location and distribution of affordable housing development from 2009 to 2020. As shown in Table 4.31, relatively little affordable housing has been developed in Higher Opportunity Areas (including High and Highest Resource Areas). Of the affordable units permitted in the last ten years, only 14% (almost 1,600 units) were produced in the city's High or Highest Resource Areas, while 62% were located in the Low Resource and High Segregation and Poverty areas. In Higher Opportunity Areas, mixed-income affordable housing is more likely to be built than 100% affordable housing developments. Overall, mixed-income projects supported by land use incentives have a much higher rate of producing affordable housing in Higher Opportunity Areas, compared to those produced through financial subsidy alone. Nearly half (46%) of the non-subsidized affordable housing units produced through land-use incentives were in the Higher Opportunity Areas, whereas only 6% of subsidized affordable projects were built in these areas. Overall, subsidized affordable developments are overwhelmingly located in lower resourced neighborhoods.

Table 4.31: **Affordable Units Permitted in the City by TCAC/HCD Resource Category, 2009-2018**

Resource Category	Affordable Units	% of Total	% of City Tracts*
High Segregation & Poverty	4,104	35%	24%
Low Resource	3,160	27%	23%
Moderate Resource	2,737	24%	18%
High Resource	1,038	9%	18%
Highest Resource	553	5%	17%
Insufficient/Missing Info*	11	<1%	0%
Total	**11,603**	**100%**	**100%**

**Excludes 13 census tracts that were not evaluated because of insufficient data*

Source: TCAC/HCD Opportunity Area Map, 2019



MAP 4.8

New Affordable Housing Units Permitted

Low

High

Analysis of Additional Alternative Means of Meeting the RHNA

Another component of the Adequate Sites analysis is the non-site-specific development potential that exists as additional alternative means of meeting the RHNA. These include the Warner Center 2035 Specific Plan area, Accessory Dwelling Units (ADUs), and ongoing programs at local agencies for the development of affordable and supportive housing on publicly owned land (see above for more detail on each of these components).

- The **Warner Center 2035 Specific Plan** area is an area zoned largely for higher capacity located in an area with a mix of Highest, High, Moderate and Low Resource Areas (per the TCAC/HCD Opportunity Maps). As such, the analysis for those factors described above is relevant.
- **Accessory Dwelling Units (ADUs)** are being constructed in a variety of mostly lower capacity neighborhoods in Los Angeles. As such, the conclusions should not be significantly different from those described for those areas above.
- **Public land programs** are intended to facilitate the identification of less costly housing typologies, conduct modeling and site analysis of publicly owned land, and negotiate and execute interagency agreements to maximize the construction of affordable housing on public land. The locations are not known at this time; however, it is anticipated that development resulting from the public land programs will be distributed throughout the city in a manner consistent with the overall distribution of expected development potential. As a result, it is premature to draw substantially different conclusions regarding these programs.
- Established during the Covid-19 pandemic, **Project Homekey** is a state program that provides funding to cities to acquire hotels, and motels for the purpose of housing homeless individuals to expedite access to housing for the most vulnerable residents. The City is in the process of developing a more robust program to acquire, or through exploring Lease to Own agreements, hotels, and motels to expand the pipeline of Permanent Supportive Housing. The locations are not known at this time; however, it is anticipated that development resulting from an expansion of Project Homekey will be distributed throughout the city in a manner consistent with the overall distribution of expected development potential. As a result, it is too soon to draw substantially different conclusions regarding this program.

Analysis of Candidate Sites for Rezoning

The AFFH Analysis of candidate sites for rezoning follows a similar methodology as that described above for the Adequate Sites Inventory. The analysis considers the locations and concentrations of the total added rezoned development potential identified as part of the RHNA Rezoning Program (Program 121) in Appendix 4.7, as well as the locations and concentrations of the lower-income development potential. This analysis includes locations and concentrations of development potential that resulted from the identification of candidate sites for future rezoning, and represents the net expected development potential (i.e., added capacity) attributed to those candidate sites. To analyze data compared to Census data, expected development potential was aggregated from all individual sites identified within a census tract boundary. Census tracts were then categorized based on their total expected unit potential into five categories, from the lowest capacity neighborhoods to the highest, as shown in Table 4.32. Selected tables resulting from the AFFH analysis are included in this Chapter. For the full data results, see Appendix 4.4.

Table 4.32: **Rezoning Analysis: Summary of Census Tracts by Assigned Category, Total Rezoned Development Potential**

Census Tract Category	Total Rezoned Development Potential	Percent of Total City Census Tracts	Percent of Total Rezoned Development Potential
Lowest Capacity Neighborhoods	0 - 50	19%	0.2%
Lower Capacity Neighborhoods	51 - 500	31%	4%
Moderate Capacity Neighborhoods	501 - 1,500	21%	11%
Higher Capacity Neighborhoods	1,501 - 5,000	21%	35%
Highest Capacity Neighborhoods	5,001+	8%	49%

Tenure and Income

Table 4.33 shows the tenure and median household income of neighborhoods identified in the Inventory of Candidate Sites for Rezoning. This shows a clear reversal of the trend found in the Inventory of Adequate Sites, above. Considering rezoned sites, neighborhoods with the highest added development potential have a lower share of renters compared to the citywide average. In addition, there is a clear relationship between rezoned development potential and median household income. Neighborhoods with higher and highest added development potential have median household incomes well above the citywide average ($70,276 to $83,332). Again, while renter households have a lower overall median household income, the data follow the same trend.

Table 4.33: **Rezoning Analysis: Tenure and Median Household Income of Neighborhoods Identified in Rezoning Inventory, Total Rezoned Development Potential**

Census Tract Category	Percent Renter Households	Median Household Income	Median Household Income-Renter Households	Percent Low/Moderate-Income Households
Citywide Average	**63%**	**$64,065**	**$50,404**	**61%**
Lowest Capacity Neighborhoods	68%	$60,965	$47,828	66%
Lower Capacity Neighborhoods	63%	$54,494	$42,663	69%
Moderate Capacity Neighborhoods	63%	$67,631	$54,205	58%
Higher Capacity Neighborhoods	62%	$70,276	$55,924	55%
Highest Capacity Neighborhoods	60%	$83,332	$63,178	46%

Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.

Race/Ethnicity

Table 4.34 shows the extent of over- and underrepresentation of each neighborhood racial type (as determined by HCD), based on the amount of expected development potential identified in both the Adequate Sites Inventory and the Inventory of Candidate Sites for Rezoning. Representation is based on the percentage of the identified development potential in each neighborhood type compared to the share of that neighborhood overall in the city. For example, "Mostly white" neighborhoods make up 5.2% of the total census tracts but are estimated to accommodate 6.6% of the overall rezoning capacity and 9.8% of the lower-income rezoning capacity. As a result, these neighborhoods are overrepresented in the overall rezoning effort by 1.4% and overrepresented by 9.8% for lower-income rezoning. As another example, Black-Latinx neighborhoods make up approximately 12.4% of the total census tracts in the city but are estimated to have approximately 2.2% of the total rezoning capacity and 1.8% of the lower-income rezoning category. This means that the Black-Latinx neighborhoods are underrepresented by 10.2% in overall rezoning and 10.6% for lower-income rezoning capacity. Underrepresentation is indicated in Table 4.34 using negative percentages.

Compared to their relative share of the city, the overall rezoning effort would shift a much larger share of capacity towards neighborhoods considered "Asian-white", "Diverse" (meaning they contain a sizable percentage of Black, Latinx, white, and Asian residents), "Black-Latinx-white", "Latinx-white", and "Mostly white." The increased share of capacity in "Mostly white," "Latinx-white," and "Asian-white" neighborhood types is a notable change since these neighborhoods are among the most underrepresented areas in the existing Sites Inventory. This pattern is due to the significant additional zoning capacity proposed to be added in West LA and the South Valley. As shown in Map 4A-2 in Appendix 4.4, the West LA and South Valley areas have the greatest concentrations of "Mostly white" and "Asian-white" neighborhoods. The San Fernando Valley neighborhoods in and around Van Nuys, North Hollywood, Panorama City and Northridge contain the largest portion of Latinx-white neighborhoods. All (100%) of the "Mostly white" census tracts are considered High or Highest Resource, as are 97% of the "Asian-white" census tracts, 52% of the "Diverse" census tracts and 37% of Latinx-white census tracts.

The rezoning effort also identifies a lower proportional share of added housing development potential in "Black-Latinx," "Majority Latinx," "Asian-Latinx", and "Asian-Latinx-white" neighborhoods. The decreased share of capacity in "Black-Latinx" neighborhoods is particularly notable since these areas are found to be overrepresented in the existing Sites Inventory. "Black-Latinx" neighborhoods are almost entirely located in South LA and there are no "Black-Latinx" census that are considered High or Highest Resource. "Mostly Latinx" neighborhoods are primarily located in Historic South Central and Southeast LA, Boyle Heights/East LA, the Northeast San Fernando Valley, and Wilmington. Like "Latinx-Black" neighborhoods, there are no High or Highest Resource neighborhoods that are majority Latinx. "Asian-Latinx" neighborhoods are primarily located in and around Koreatown, Historic Filipinotown, and Northeast LA and only 1% of these kinds of neighborhoods are

considered High or Highest Resource. Asian-Latinx-white neighborhoods located primarily in Northeast LA and the Northwest Valley and approximately half of these areas are High or Highest Resource. These areas are underrepresented in the rezoning effort because a significant share of the Higher Opportunity “Asian-Latinx-white” areas are located in Very High Fire Hazard Severity Zones.



Table 4.34: **Comparative Representation of Neighborhood Types by Development Potential, Candidate Sites for Rezoning Compared to Existing Sites Inventory**

	Total Development Potential		Lower-Income Development Potential	
Neighborhood Type	**Rezoning**	**Existing Inventory**	**Rezoning**	**Existing Inventory**
Asian-white	6.3%	-0.6%	4.1%	-0.3%
Diverse	5.7%	4.4%	2.6%	3.2%
Black-Latinx-white	4.3%	1.6%	0.0%	1.5%
Latinx-white	2.8%	-4.0%	4.8%	-4.1%
Mostly white	1.4%	-3.0%	4.6%	-3.4%
Mostly Asian	0.3%	0.1%	0.0%	0.4%
Black-Asian-white	-0.1%	0.0%	-0.1%	0.1%
Other-white	-0.1%	-0.1%	0.0%	-0.2%
Black-white	-0.2%	-0.2%	-0.2%	-0.1%
Mostly Black	-0.2%	0.0%	-0.2%	0.0%
Black-Asian-Latinx	-0.6%	1.0%	-0.6%	0.1%
Black-Asian-Latinx	-0.6%	1.0%	-0.6%	1.1%
Asian-Latinx-white	-3.2%	-4.5%	-0.2%	-4.1%
Asian-Latinx	-4.9%	1.3%	-4.8%	3.9%
Mostly Latinx	-7.7%	-1.8%	-7.1%	-3.0%
Black-Latinx	-10.2%	7.9%	-10.6%	5.3%

Source: HCD categories based on ACS 2019 5-year summary data

Racially/Ethnically Concentrated Areas of Poverty and Affluence

Table 4.35 shows that, compared to the overall share of the city located within a R/ECAP (10.5%), a similar share of the total development potential created through the Rezoning Program (11.3%) is located in these areas, but a much lower share of the lower-income rezoned development potential (6.3%) is located in a R/ECAP. Considering RCAAs, a roughly equal share of total rezoned development potential is located in these areas, based on their overall share of the city (both approximately 7%); however, a substantially larger share of lower-income rezoned development potential is located in a RCAA (10.9%).

Compared to the existing Sites Inventory, this analysis shows there is a significantly greater share of capacity, particularly lower-income capacity allocated to RCAAs. There is also significantly less lower-income capacity identified in R/ECAPs. Because a significant number of RCAAs are located in Very High Fire Hazard Severity Zones, it is difficult to add substantial amounts of additional housing capacity in these areas while balancing environmental and climate change considerations. The rezoned development potential that is identified in R/ECAPs is primarily a result of the Downtown and Boyle Heights Community Plans, which are in-progress work efforts that reflect additional policy priorities such as promoting a jobs/housing balance, reducing VMT, and planning for additional housing capacity near transit. These examples reflect the importance of balancing a range of policy considerations and reflect the need to increase fair housing choice by providing both residential opportunities in Higher Opportunity Areas and investing holistically in lower-income, Black, Indigenous and People of Color Communities to meet the needs of the existing residents.

Table 4.35: **Share of Development Potential Located in a R/ECAP or RCAA, Candidate Sites for Rezoning Compared to Existing Sites Inventory**

		Total Development Potential		Lower-Income Development Potential	
	Percent of City	**Rezoning**	**Existing Inventory**	**Rezoning**	**Existing Inventory**
R/ECAP - Racially/Ethnically Concentrated Areas of Poverty	**10.5%**	11.3%	13.9%	6.3%	15.6%
RCAA - Racially Concentrated Areas of Affluence	**7.5%**	7.3%	2.2%	10.9%	2.3%

Source: HUD, ACS 2019 5-year Summary Data

Transit Access

Considering the locations of housing units expected as part of the Candidate Sites for Rezoning, the majority are expected to be located in a High Quality Transit Area (HQTA). Table 4.36 shows that 95% of the overall rezoned development potential is located in a HQTA, while 92% of the lower-income rezoned development potential is located in these areas. While this is a significant majority of the added development potential, it is somewhat lower than the share of existing development potential located in a HQTA. This analysis shows that, to increase housing potential in Higher Opportunity Areas, there may be a slight dip in overall transit access.

Table 4.36: **Transit Access, Candidate Sites for Rezoning**

	Total Rezoned Development Potential	Lower-Income Rezoned Development Potential
Located within a High Quality Transit Area (HQTA)	95%	92%
Located outside a High Quality Transit Area (HQTA)	5%	8%

Source: HQTA 2045, SCAG

Displacement Risk

In 2016, the Mayor's Office's Innovation Team (I-Team) developed a Displacement Pressure Index to predict where displacement may be most likely to occur.[11] The methodology uses a combination of factors such as transportation investment, home price appreciation, percent of rent-burdened households, and affordable units at risk of converting to market rate. Each factor is weighted based on its predictive power and then each neighborhood is given a composite score based on the sum of all weighted factors. The areas identified as being at the highest risk of displacement are primarily located in Downtown, Hollywood, Baldwin Village, Crenshaw corridor, North Hollywood, East LA, and Northeast LA. This methodology is somewhat outdated and does not include data on actual displacement such as Ellis evictions and Tenant Buyout Agreements. It also does not consider existing policies such as the Residential Hotel Conversion Ordinance that prevents displacement in many parts of Downtown. As described in Program 122, the City will be conducting an additional analysis of

11. https://www.arcgis.com/apps/mapviewer/index.html?panel=gallery&suggestField=true&layers=70ed646893f642ddbca858c381471fa2

displacement which will further inform the Rezoning Programs. However, for the purposes of this analysis, the Displacement Index is the best available source of data to conduct a preliminary analysis of the displacement risk associated with the existing Sites Inventory and the candidate sites for rezoning.

Table 4.37 shows that approximately 23% of the total rezoning capacity and 10% of the total low-income rezoning capacity is located in areas considered by the methodology to be "very high displacement pressure" and an additional 8% of total rezoning capacity and 7.5% of lower-income capacity is located in areas considered to have "high displacement pressure." This is due in part to the significant amount of capacity proposed for the Downtown area as part of the Downtown Community Plan update. When compared to the existing Sites Inventory, the proposed Rezoning Program somewhat shifts development capacity (particularly lower-income development capacity) away from areas with displacement pressure. Whereas 41% of the existing inventory's capacity and 46% of the existing inventory's lower-income capacity was located in areas with very high or high displacement pressure, only 31% of overall rezoning capacity and 17% of lower-income rezoning capacity are located in these areas.

Table 4.37: **Comparative Distribution of Neighborhood Displacement Pressure by Development Potential, Candidate Sites for Rezoning Compared to Existing Sites Inventory**

	Total Development Potential		Lower-Income Development Potential	
Displacement Index	**Rezoning**	**Existing Inventory**	**Rezoning**	**Existing Inventory**
Very High Displacement Pressure (>.377)	23.0%	22.1%	9.8%	27.3%
High Displacement Pressure (.284-.377)	8.0%	18.5%	7.5%	18.3%
Medium Displacement Pressure (.203-.284)	6.2%	16.9%	5.8%	16.0%
Medium/Low Displacement Pressure (.162-.203)	9.5%	14.1%	10.5%	12.7%
Low Displacement Pressure (<.162)	9.7%	8.3%	12.8%	7.1%
Above Income Threshold	32.5%	27.6%	53.7%	17.9%

Source: LA Mayor's Office I-Team Index of Displacement Pressure

Opportunity Areas

Table 4.38 shows the distribution of the total candidate sites for rezoning, total added rezoning development potential, and total added lower-income rezoning development potential by TCAC/HCD Opportunity Area. Compared to the same analysis presented above for existing conditions, the analysis reflects a reprioritization in creating new development potential, especially lower-income development potential, in the High and Highest Resource areas. Combined, these areas represent 55% of the total added development potential, and 66% of the total added lower-income development potential. While the Rezoning Program includes efforts that would increase development potential in the other Opportunity Area categories, these areas are deprioritized and are underrepresented in terms of their overall share of the city's census tracts.

Approximately 20% of the total rezoned capacity and 11% of lower-income capacity is located in High Segregation and Poverty areas. This is primarily due to the fact that some portions of the city currently undergoing Community Plan Updates include areas considered High Segregation and Poverty. Community Plan Updates provide an opportunity to create more nuanced land use strategies focused on meeting the overall needs of residents in these areas that are disproportionately impacted by overcrowding, rent burden, environmental contaminants, and substandard housing conditions. Overall, these results indicate that the proposed Rezoning Program would create a balanced strategy that would create significant new housing capacity in Higher Opportunity Areas, while accounting for existing housing need in neighborhoods.

Table 4.38: **Rezoning Analysis: Candidate Sites for Rezoning by TCAC/HCD Opportunity Area**

TCAC/HCD Opportunity Area	Percent of City's Census Tracts	Percent of Candidate Sites	Percent of Rezoned Development Potential	Percent of Lower-Income Rezoned Development Potential
Highest Resource	**19%**	23%	22%	29%
High Resource	**15%**	23%	21%	27%
Moderate Resource	**17%**	14%	12%	11%
Moderate Resource Rapidly Changing	**5%**	2%	2%	2%
Low Resource	**28%**	18%	21%	20%
High Segregation and Poverty	**16%**	20%	20%	11%
Unknown	**1%**	1%	1%	1%

Source: TCAC/HCD Opportunity Area Map, 2021

Key Conclusions and Summary of Actions Needed to Affirmatively Further Fair Housing

Because the Sites Inventory is so reliant on existing zoning capacity as well as recent development patterns, it is largely a reflection of these existing conditions. As a result, the disparities found in the Sites Inventory reflect existing disparities in the city's zoning and development patterns. Therefore, as stated, the Sites Inventory does not exacerbate existing conditions. However, there is significant opportunity for programs and rezoning efforts to improve these conditions which is required to affirmatively further fair housing.

Additionally, the analysis shows that the RHNA is largely accommodated in relatively few parts of the city, which are primarily those that are zoned for multi-family residential uses and have more active residential development activity.

The results of the rezoning analysis show that, with implementation of the Rezoning Program, there would be an overall improvement to existing conditions. The Rezoning Program places a strong emphasis on expanding housing capacity — especially affordable housing capacity — in Higher Opportunity Areas. As a result of this emphasis, the analysis finds that the Rezoning Program provides substantially more affordable housing opportunities in Racially Concentrated Areas of Affluence (RCAAs), which are majority white.

The Rezoning Program will also add capacity in areas considered High Segregation and Poverty and areas considered Racially/Ethnically Concentrated Areas of Poverty; however, most of the added capacity in these areas is proposed through the current Community Plans underway, in particular in Downtown Los Angeles. Community Plans, unlike citywide housing initiatives, can be more responsive to the place-based needs of residents and plan for other amenities such as increased green space, mobility improvements, and employment centers. Thoughtful planning for additional housing and amenities in majority low-income, Black, Indigenous, and People of Color neighborhoods is essential in meeting the needs of these communities' residents and essential in meaningfully advancing fair housing choice.

With implementation of the Rezoning Program, it is anticipated that the plan will affirmatively further fair housing and work to create a more equitable set of land use regulations for the City. However, due to the pervasive risk of displacement, it is critical that the Rezoning Program is paired with a robust set of programs aimed at protecting existing housing stock and increasing tenant protections.

Chapter 6 introduces the Goals, Objectives, Policies, and Programs centered in racial equity, environmental justice, and resilience pertaining to deficiencies found in the city's zoning and Inventory of Adequate Sites for Housing. In particular, the analysis provided in this Chapter provides support for a strong set of anti-displacement policies and programs, paired with the need for a citywide Rezoning Program that focuses on creating significant new opportunities for housing development, particularly affordable

housing development, in areas of High Opportunity. Together, these goals, objectives, policies, and programs comprise the City's housing action plan for the 2021-2029 planning period. Informed by this chapter's analysis, Chapter 6 is designed to guide daily decision-making by City officials and staff and will provide benchmarks on the housing programs that the City initiated to meet its overall housing goals.


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Review of the 2013-2021 Housing Element

Introduction

This chapter provides a review of the 2013-2021 Housing Element and evaluates the City's progress in meeting its housing needs during the planning period. It identifies the number of housing units built compared to the City's target for new construction, as established through the 2013-2021 Regional Housing Needs Assessment (RHNA) allocation, and evaluates the progress, effectiveness and appropriateness of each of the Housing Element goals, objectives and policies in meeting identified needs and quantified objectives. This chapter is organized by the four housing goals established in the previous Housing Element.

A detailed evaluation of each policy and program within the four goal areas is included as **Appendix 5.1**.

The review of the previous Housing Element helps shape the Update in four key ways: (1) It identifies goals, objectives, policies and programs that were either missing or inadequate to address Los Angeles' housing needs; (2) it identifies policies that needed to be strengthened or clarified to better reflect their importance; and (3) it identifies redundancies and areas of overlap and confusion that should be eliminated in order to provide a clearer focus on programs and policies that are the most significant. The goals, objectives and policies that are being carried over into the 2021-2029 Housing Element Update uphold the strategies to address the City's housing needs defined in this cycle.

Progress in Meeting the Regional Housing Needs Assessment

The City's Regional Housing Needs Assessment (RHNA) allocation for the previous Housing Element planning period of January 1, 2013 - September 30th, 2021 was 82,002 new housing units. This is broken down by income categories, into 46,590 affordable units and 35,412 market rate units. The affordable units are further broken out into 20,427 very low income units, 12,435 low income units and 13,728 moderate income units. More information on RHNA, including how goals are allocated and definitions of income categories, are available in Chapter 1: Needs Assessment Analysis and Chapter 4: Inventory of Sites.

From 2014 to the end of 2020 (7 years), building permits were issued for 117,088 new housing units. The City has therefore already met its overall RHNA target of 82,002 units; however, it is not expected to have produced enough housing in the lower and moderate income categories. Table 5.1 presents the City's progress towards meeting its RHNA through 2020, which is one year short of the full eight year RHNA period.

Table 5.1 : **New Housing Units by Income Category, 2014-2020**

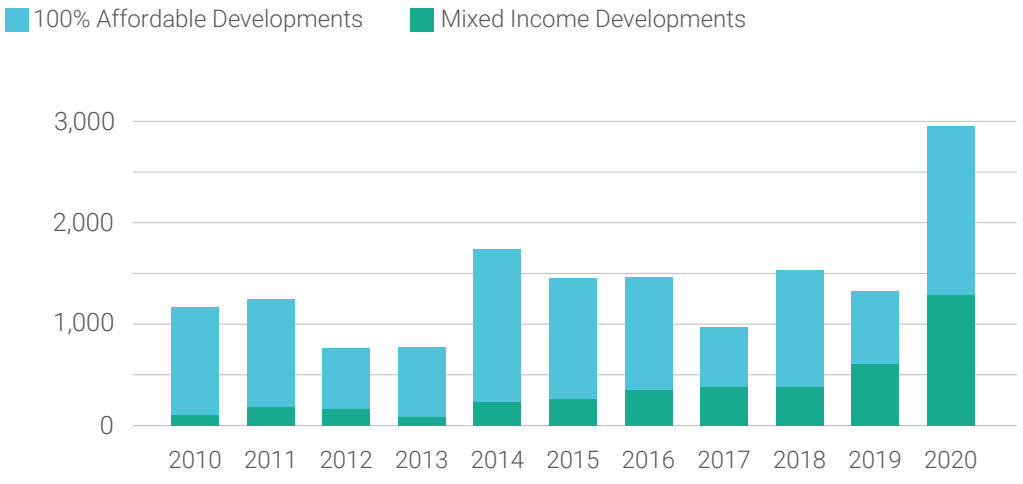
RHNA Income Category	RHNA Goal (2014 -2021)	Units Built (2014-2020)	Remaining RHNA
Very Low	20,427	7,012	13,415
Low	12,435	3,727	8,708
Moderate	13,728	827	12,901
Above Moderate Rate	35,412	105,522	-
Total	82,002	117,088	-

Source: LAHD, DCP.
**The RHNA goal is for the period between January 1, 2014 to October 1, 2021.*

In 2018 and 2019, the City permitted the highest number of units the City has seen since the mid 1980s. This is largely due to a strong economy and high housing prices, in addition to continued efforts by the City and State to promote housing production. However, the majority of new construction during the 2014-2020 period was for above moderate, or market-rate, housing. As illustrated in Table 5.1 above, the RHNA goals target nearly 40% of all new units for households with low incomes or below, whereas only about 9% of the actual new units produced in the prior RHNA served these households. The gap is even larger at the moderate income category. This distribution reflects the current orientation of housing funding sources and other incentives and highlights the ongoing need for significantly more funding and additional land use incentives and requirements to achieve the City's housing goals.

In 2020, the City saw a significant increase in affordable housing production - to nearly 3,000 units, more than double the prior five-year average (see Chart 5.1 below) and triple the figures seen from 2010-2014. The significant increase in affordable housing production in 2020 is attributed primarily both to the permitting of Measure HHH projects, as well as a doubling in unsubsidized affordable units in incentivized mixed-income projects. Both types of development have been facilitated by the introduction of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program in 2017. The TOC program has resulted in approvals of projects containing over 35,000 housing units approvals, almost 25% of which are affordable (mostly for extremely low income households). The introduction of the Affordable Housing Linkage Fee has also compelled many projects into using the City's housing incentive programs such as TOC or Density Bonus to provide on-site units and avoid the fee.

Chart 5.1: Affordable Housing Production by Source of Affordability | 2010-2020



Source: HCID and LACP, Annual Progress Reports of the Housing Element, 2010-2020

Future housing pipeline indicators such as recent planning approvals also indicate that greater increases in affordable units may be possible in future years. For example, City Planning has approved an average of more than 5,200 affordable units per year in 2019 and 2020, compared to about 1,300 affordable units in 2014-2016. Again, these figures are likely the positive result of Measure HHH as well as the TOC and Linkage Fee programs. If these positive affordable housing production trends continue, the City could see an increase in the number of affordable units produced in the next RHNA period.

The development of Accessory Dwelling Units (ADUs) has also increased housing production since state reforms were introduced in 2017. Since that time, the City has permitted more than 14,000 ADUs through December 2020, with more than 19,000 total permit applications. Based on recent research by SCAG, 55% of these ADUs are believed to be rented at affordable income levels (15% Extremely Low, 1% Very Low, 27% Low and 12% Moderate) but are not counted towards the RHNA progress since these units are not typically deed restricted.[1]

Although the number and percentage of non-subsidized affordable units produced through land use incentives has increased substantially in recent years, the majority of affordable units produced since 2014 have been through a public subsidy. Since 2013, the City and County have approved a variety of local funding sources to support affordable housing development including Proposition HHH, Measure H, and the Affordable Housing Linkage Fee. The funding from Proposition HHH and Measure H is now fully allocated and the City will need to identify additional funding sources to maintain current affordable housing production levels. To increase affordable housing production to a level required to meet the new RHNA goals will require significant resources.

1. SCAG Regional Accessory Dwelling Unit Affordability Analysis. 2020



Review of 2013-2021 Housing Element Goals, Objectives, and Policies

The City began the Housing Element update process by revisiting the 2013-2021 Goals, Objectives, Policies and Programs, sharing them at public workshops, online webinars and with the Housing Element Task Force. Individuals were asked to comment on which aspects of the 2013-2021 framework worked well, and which considerations needed to be better emphasized or were missing entirely.

Based on this process the City developed six *"Concepts"* to guide the Housing Element Update. These Concepts integrate feedback from the public alongside requirements from the state to illustrate how the City will shift its policy focus to meet increasingly ambitious housing goals.

Housing Element *Concepts* to Guide the Housing Element Review and Update

- Housing Stability and Anti-Displacement: Protect Angelenos - especially persons of color - from indirect and direct displacement, and ensure the stability of existing vulnerable communities.
- Housing Production: Increase the production of new housing, particularly affordable housing.
- Access to Opportunity: Increase access to opportunities and proactively desegregate the City by planning for more affordable and mixed-income housing in higher-resource areas.
- Homelessness: Prevent and end homelessness in a manner that centers human dignity and respect by developing early interventions, significantly expanding permanent housing options, and providing appropriate services and support.
- Built Environment: Design and regulate housing to promote health and well-being, increase access to amenities, contribute to a sense of place, foster community and belonging, and plan for a sustainable future.
- Meeting the Needs of all Angelenos: Build, operate, and maintain welcoming and accessible housing for Angelenos with unique needs, including those with disabilities, large families, older adults, and other people facing housing barriers.

The prior Housing Element's Vision, Goals, Objectives, Policies and Programs were all evaluated against these six *Concepts* to determine how best to update this policy framework for the 2021-2029 Housing Element.

Housing Element Vision

Los Angeles' housing Goals, Objectives, Policies, and Programs are guided by the City's overall housing Vision. The Vision established in the prior Housing Element read:

It is the overall housing vision of the City of Los Angeles to create for all residents a city of livable and sustainable neighborhoods with a range of housing types, sizes and costs in proximity to jobs, amenities and services. In keeping with decades of federal Housing Acts and the Universal Declaration of Human Rights that declared housing as a human right, the City will work towards ensuring that housing is provided to all residents.

The prior vision included the importance of viewing housing as a human right that must be provided for all residents. It also stressed the importance of housing in meeting the City's important livability and sustainability goals as well as the need for an array of housing types in proximity to amenities and jobs to meet these goals. However, when compared to the Housing Element *Concepts* above, the importance of undoing past discriminatory practices and creating greater access to housing opportunities were perhaps not sufficiently emphasized. In addition to adding these *Concepts* into the Vision, a new term called Citywide Housing Priorities has been created to help summarize the mix of *Concepts* and introduce them into selected policies below to better implement the Vision. These Citywide Housing Priorities specifically address the housing shortage, advancing racial equity and access to opportunity, protecting Angelenos from displacement, and promoting sustainability and resilience.



Prior Goal 1: Housing Production and Preservation

The goal established to address housing production and preservation was as follows:

A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy, and affordable to people of all income levels, races, ages, and suitable for their various needs.

The Previous Housing Element combined housing production with housing preservation in Goal 1 to consider them together as encompassing the total housing supply. The results of the production part of the goal can be seen as progress toward RHNA (see above).

The City also made significant progress toward preservation. The Rent Stabilization Ordinance (RSO) was updated several times, and LAHD undertook an ambitious campaign to better inform tenants of RSO protections. Housing replacement requirements that ensure a "no net loss" and a tenant's "right of first refusal" are now in place for most, but not all, types of projects. Short-term rentals are now regulated through the Home-Sharing Ordinance and the number of online listings in the City has dropped by about 90%, though enforcement challenges remain. The City also adopted an Unpermitted Dwelling Unit (UDU) Ordinance that provides a pathway for units to be legalized instead of vacated.

An adequate supply of homes is necessary to achieving both housing affordability and greater stability. The 2013-2021 goal recognizes the importance of both constructing new units and preserving those affordable units we already have. The two issues are often intertwined; however, they do require distinct strategies. The 2013-2021 Objectives, Policies and Programs beneath Goal 1 are largely separated as either related to production or preservation/protection. To more clearly expand upon and delineate both Goals, production and preservation have been separated as individual Goals for 2021-2029.

The production related parts of the Goal have been modified in a number of key ways. First, the 2013-2021 document consistently targeted an "adequate" supply of housing. In keeping with the RHNA discussion above, this language has been modified to target an "ample" supply of housing that also meets the tremendous existing housing needs, as expressed through rates of overcrowding and cost burden, not just those a result of projected (future) growth. The production focus of Goal 1 also requires less emphasis on health and safety, as these elements are covered by the building code and are more relevant to the preservation and livability goals. Instead, equity and affordability are highlighted in the revised goal and its related objectives.

The production related objectives listed under Goal 1 largely remained relevant and were retained, including the focus on forecasting and planning for changing housing needs (1.1), facilitating housing production, especially for Affordable Housing and housing meeting Citywide Housing Priorities (1.2), and promoting a more equitable

distribution of housing (1.3). The prior order was changed to place planning for housing first to reflect its order in the chronology of addressing housing needs, as well as the increased importance of the RHNA. The importance of creating affordable housing was clarified by adding a newly defined term "Affordable Housing," which refers specifically to income-restricted units. Finally, the defined term Citywide Housing Priorities was also added to all three Objectives to ensure each one reflects the need to address the overarching Housing Element vision and Concepts described above.

Policies and programs that focused on housing production have largely remained relevant and are continuing in the Housing Element Update. However, the scale of the housing crisis and its impact on already marginalized communities requires further advancements.

Changes to production related policies and programs include a greater emphasis on alleviating existing housing needs and implementing strategies to better align citywide and community level housing planning efforts. To reduce racial and economic segregation, this update includes a much stronger focus on locating Affordable Housing in all communities, creating more housing in Higher Opportunity Areas and allocating housing targets within Community Plan areas in a way that Affirmatively Furthers Fair Housing. Anti-displacement is added as a core component to future planning and land use strategies and the importance of more state and regional coordination is also strengthened.

The new Goal 2 related to preservation has been restructured to reflect the broader emphasis on promoting housing stability, which requires a combination of affordable housing preservation, habitability code enforcement, tenant protections, and homeownership strategies. There is an overall increased emphasis on preventing displacement and protecting communities of color, which was not explicitly discussed in the previous Housing Element. New strategies include an Eviction Defense Program, a Just Cause Eviction Program, adopting a Tenant Anti-Harassment Ordinance, a Housing Stability Program, strengthening enforcement of the Ellis Act and RSO, and expanding "no net loss" requirements, affordable housing replacement policies and a tenant's right to return to any new housing construction on the site of a demolition. Concepts such as extending affordability covenant terms, establishing community/tenant preference policies as well as promoting emerging ideas such as community land trusts and tenant/community opportunity to purchase programs were also added. One new preservation strategy involves the purchase of naturally affordable housing in order to remove units from the speculative market, help insulate tenants from price increases, and create housing for low-income families. Finally, the focus on promoting homeownership has been broadened and relocated from the production goal to this goal, with a new focus on protecting communities (especially communities of color) from predatory real estate practices and using homeownership as a tool to increase community stability and build intergenerational wealth.

Prior Goal 2: Creating Safe, Livable Communities

The livable communities goal sought to preserve, stabilize and enhance livability/ sustainability in all neighborhoods throughout the City as follows:

A City in which housing helps to create safe, livable, and sustainable neighborhoods.

The second goal of the 2013-2021 Housing Element placed a strong focus on complete communities, illustrating the role of housing in creating and preserving vibrant neighborhoods. The city has seen advancement in many of the programs under this goal. The TOC program continues to concentrate housing growth near transit, working toward the city's Sustainability objectives. The focus on health, wellness and equity was further emphasized in the Plan for a Healthy Los Angeles (The Health and Wellness Element of the General Plan) when it was adopted in 2015. A revised Baseline Mansionization Ordinance, Citywide Design Guidelines, and the adoption of five new HPOZs helped further some of the design objectives of this goal. Finally, Community Plans drafted and adopted during this cycle each introduced a local set of design guidelines and requirements for each geography.

The policies and programs falling under this goal promote sustainable neighborhoods that lessen impacts on natural resource consumption by directing housing toward locations near jobs and transit and employing green-building techniques. These efforts to facilitate high quality, healthy housing in neighborhoods that mix incomes and improve accessibility to jobs and services have been carried over into the 2021-2029 Housing Element.



While the general focus of this goal on equity, livability and sustainability has been preserved, a few key details have been further developed for the 2021-2029 update. The focus on health has increased, with new policies guiding development to better orient building siting and features toward beneficial uses and away from polluting or hazardous features. The existing focus on safety has shifted to disaster resilience and has been elevated to a unique objective with several new policies. References to "neighborhood character," which have been criticized as being too vague, have been replaced with language about architectural context and diverse cultural heritages within communities.

Prior Goal 3: Housing Opportunity

The housing opportunity goal addressed the provision of equal housing opportunities for everyone as follows:

A City where there are housing opportunities for all without discrimination.

Evaluating and responding to fair housing issues and meeting the varied needs of special needs households is a continued priority for the City of Los Angeles. During the prior Housing Element Cycle, LAHD (now LAHD) and HACLA conducted an extensive Assessment of Fair Housing that for the first time included an assessment of racial and economic segregation and analyzed racial and ethnic disparities in accessing opportunity. The goals, objectives, and strategies from that document helped inform and lay the foundation for the City's 2021 Housing Element Update.

The City's policies and programs relating to the housing needs of persons and households with special needs made significant progress during the planning period. For example, the City has initiated a wide-ranging Accessible Housing Program (AcHP) that applies to new and existing developments to add to the supply of affordable accessible units and ensure compliance with the City's Fair Housing Policies. The City has committed to retrofitting hundreds of existing multifamily housing developments across the cCity to provide 3,100 accessible housing units designed for persons with mobility disabilities. In addition, the LAHD has implemented policies to ensure that accessible units designated for occupancy by individuals with disabilities are actually made available for occupancy by the persons who need the accessibility features they provide. LAHD has enhanced training for the public and landlords/developers on Fair Housing and updated and improved the grievance tracking system. A live hotline and public counters for assistance in applying for affordable and accessible housing has also been created. The City's recently adopted Tenant Anti-Harassment Ordinance provides additional protections for tenants with special needs experiencing unlawful harassment, including fines up to $5,000 if the tenant is older than 65 years or is living with a disability. Additionally, the LAHD renewed and expanded a contract with the Housing Rights Center (HRC) to conduct fair housing testing and respond to fair housing complaints by people of protected classes, including people with disabilities. Through Mayor Garcetti's Executive Directive 17 a Purposeful Aging LA initiative was launched, convening a Purposeful Aging Task Force among many stakeholders including AARP. The task force completed a Purposeful Aging AgeFriendly Action Plan, which was used to help to refine programs for the next housing element cycle.

A new Objective (4.3) was added that commits the City to proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing. Given changes to federal and state law, including a State requirement to Affirmatively Further Fair Housing and a statewide ban on discrimination based on source of income, it is essential that the City continue to implement and expand effective programs that prevent and respond to individual and systemic-level discrimination. As such, previous policies and programs such as facilitating access to equal housing opportunities by promoting responsible community lending, encouraging education about fair housing practices, and collecting and reporting data on housing discrimination complaints have been continued here, as well as added to other Goals, Objectives and Policies (discussed above).

Many programs have been added or expanded to overcome patterns of segregation and foster inclusive communities. All Housing Element programs that have been identified to affirmatively further fair housing (AFFH) are identified as part of the AFFH Program (126) in Chapter 6. These include programs that range from creating more affordable housing opportunities in Higher Opportunity Areas, to protecting tenants, and ensuring broader and more transparent access to the affordable housing opportunities that are created.

Revisions for the Housing Element update include the addition of policies that take proactive measures to affirmatively further fair housing and promote diverse and inclusive communities by developing housing solutions that increase access to opportunity in high resource areas. To emphasize the importance of these new policies they have been developed under a new objective specifically focused on affirmatively furthering fair housing. Additionally, revisions to the policies place emphasis on identifying unmet housing needs (especially for large families, multigenerational households, and aging populations) which were not clearly addressed in the previous Housing Element. Finally, language has been added to address populations that face housing discrimination but fall outside of the definition of a "protected class," such as individuals that have been formerly incarcerated.

Prior Goal 4: Ending and Preventing Homelessness

The goal to end and prevent homelessness is as follows:

A City committed to preventing and ending homelessness.

The previous Housing Element (2013-2021) made it clear that the issue of homelessness should be elevated in importance and confronted as a problem that can be solved. This goal reiterates the City's vision to see every homeless individual and family housed by preventing them from becoming homeless and by rapidly rehousing those who do fall into homelessness. Despite this, homelessness in the City of Los Angeles has risen sharply since the last Housing Element, reaching a total of 41,290 people experiencing homelessness in the city according to the 2020 Greater Los Angeles Homeless Count. While the continued increase has come as a result of several

factors, most notably including a drastic shortfall in available affordable housing available to people with the lowest incomes throughout the region, the homeless services system has scaled up and become more effective and efficient in response.

The policies and programs focus on a tiered approach that recognizes the need to provide sufficient temporary and emergency shelters to meet short-term needs while working toward a rapid return to more stable housing or permanent supportive housing over the longer-term. Outreach and education efforts under this goal seek both to increase awareness for all City residents about the needs of the homeless and to inform the homeless about housing and service opportunities. These policies and programs also strive to remove barriers to siting housing for homeless persons throughout the city. This focus is largely maintained in the 2021-2029 policy framework.

Most objectives and policies from the previous Housing Element were preserved in the current cycle. However, revisions were made to emphasize the need and demand for supportive services and compassionate care as part of the commitment to prevent and end homelessness. Additionally, revisions were made to enhance outreach and education on the root causes of homelessness and effective approaches to help as a means to correct common misconceptions. More direct policy language was added to specify that supportive services, including housing and temporary facilities, need to be included in all neighborhoods of the city. Finally, policies were added to emphasize the need to compassionately care for individuals experiencing homelessness with facilities like restrooms, showers and drinking fountains.

Programs relevant to Goal 4 were largely retained but revised to address changing needs and approaches. In an effort to further streamline programs and combine efforts aiming to achieve similar goals, many programs were combined to strike an efficient balance. For example, programs relating to rental assistance for homeless households, supportive services for persons living with HIV/AIDS and certain homeless count services were combined. Additionally, the City of Los Angeles' Comprehensive Homeless Strategy, adopted by the Los Angeles City Council in 2016, serves as a comprehensive approach to address short- and long-term homelessness issues and is adopted in tandem with the Homeless Initiative approved concurrently by the County of Los Angeles Board of Supervisors. It reflects the collaborative efforts of the City Council, its Homelessness and Poverty Committee, the Office of the Mayor, City Departments, the Los Angeles Homeless Services Authority, the County of Los Angeles, homeless service providers and the public. With inflow into homelessness identified as a key driver of the increasing number of people on the street, the City began scaling more homelessness prevention programs to prevent people from falling into homleessness before they enter the homeless services system. Some examples include the Problem Solving program led by LAHSA, which identifies people experiencing a housing crisis by working with mainstream social services systems to provide support before they fall into homelessness. In identifying similar homlessness prevention programs, like LAHSA'S Problem Solving Program or Coordinated Entry System Program (see Appendix 2.1), the City aims to slow inflow into homelessness and allow the interventions moving people out of homlessness — like rapid rehousing or

supportive housing — to actually reduce the overall numbers of people experiencing homelessness.

The City of LA has also worked to instill a data-driven approach to the Homeless Services System, conducting annual "gaps analysis" to determine what interventions are most needed in the system, and what balance between different interventions (such as shelter vs. rental assistance) can best maximize the number of housing placements. All of this has coincided with rapid increases in funding for service providers, which has enabled the City of LA to invest in capacity building for existing service providers while lowering barriers to bring new service providers into the system.


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Housing Goals, Policies, Objectives, and Programs

Background

The Housing Element plays a unique role in charting the course for a more fair, equitable, and just Los Angeles for future generations.The City of Los Angeles is committed to providing housing initiatives that expand and preserve our affordable housing stock, encourage greater access to housing, minimize the displacement of vulnerable residents, and dismantle policies and practices that have negatively impacted Angeleno communities of color, including Indigenous Peoples, Black, Latinx, and Asian communities.

In the last eight years, the severity of the housing crisis has continued to grow. The most stark consequences of LA's housing issues are reflected by the over 40,000 Angelenos that are homeless or sleeping in temporary shelters at any given night. Additionally we see that, while not homeless, more than thirty percent of Angelenos see more than half of their paychecks going towards rising housing costs. This cost burden is most disproportionately felt by women, the disabled, and communities of color who are already at a greater risk of displacement and gentrification pressures. We also find that an entire generation of middle-class and higher-income Los Angeles residents are afflicted by the housing crisis. Today, the average home in LA costs more than seven times what the average household makes. While high costs make saving for down payments that much more difficult, the opportunities for renting for middle income households are just as unaffordable.

The events of the past year have been a moment of reckoning for our City and created an opportunity for planners to acknowledge the role the planning profession has played in creating and implementing discriminatory practices in both the past and present that leave communities of color vulnerable to homelessness, displacement, and limit access to opportunities, advancement and achievement. Coupled with the COVID-19

pandemic, 2020 not only exacerbated LA's long standing housing needs but also magnified housing disparities as outlined in the Needs Assessment Chapter/Appendix.

To respond to the increasing housing pressures facing Los Angeles, the Housing Element Update presents goals, objectives, policies and programs centered in racial equity, environmental justice, and resilience pertaining to housing access, preservation, stability, and production. Together, these goals, objectives, policies and programs comprise the City's housing action plan for the 2021-2029 planning period. The content of this Chapter will guide daily decision-making by City officials and staff and will provide benchmarks on the housing programs that the City initiated to meet its overall housing goals.



What is a Goal, Policy, Objective and Program?

The Goals, Policies and Objectives of this document serve as the foundational components that transform City's progressive rhetoric into impactful action.

Goal: A goal is a statement that describes a desired future condition or "end" state. Goals are meant to be aspirational and are change and outcome oriented, based on a combination of needs and constraints.

The five goals that will guide the 2021-2029 Housing Element are as follows:

GOAL 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

GOAL 2: A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.

GOAL 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

GOAL 4: A City that fosters racially and socially inclusive neighborhoods and corrects the harms of historic racial, ethnic, and social discrimination of the past and present.

GOAL 5: A City that is committed to preventing and ending homelessness.

Objective: An objective is a statement of specific actions that assist in reaching its goals.

Policy: A policy is a clear statement that guides a specific course of action for decision makers to achieve a desired goal. Policies may refer to existing programs or call for the establishment of new ones.

Programs: An implementation program is an action, procedure, program or technique that carries out goals and policies. The listing of recommended implementation programs does not obligate the City to accomplish them.

The Housing Element 2021-2029 policies and programs that support these goals will be implemented by many City Departments and agencies. Programs are subject to the review and direction of the City Council and Mayor, as well as the relevant City Departments, subsequent to City's approval of the Housing Element 2021-2029 Update. With each program description herein, the City Departments responsible for implementation are identified as "Lead Agencies" and "Supporting Agencies." A brief description of each of these Departments is contained in Appendix 6.1.

Program implementation actions include a combination of ordinances, programs, policies, resolutions, and incentives, as well as outreach and education activities. Successful program development is often contingent on the availability of funding and staff resources, which is likely to change over time due to economic conditions, the priorities of federal and regional governments and funding agencies, and other conditions. The programs will be reviewed annually through an Annual Progress Report (APR) and prioritized, where necessary, to reflect funding limitations and the City's objectives. When General Plan Updates are considered, they will have to be evaluated for consistency with the Housing Element. Not all plan policies can be achieved in any single action, and, in relation to any decision, some goals may be more compelling than others. On a program-by-program basis, taking into consideration factual circumstances, decision makers will determine how best to implement the adopted policies of the General Plan in any way which best serves the public health, safety, and general welfare. The City also recognizes that upon further outreach and monitoring, it may become necessary to modify certain actions as circumstances change over time as there may be multiple ways to achieve the desired outcomes. Amounts and sources of funding, initiation dates, responsible agencies, and the detailed work scope of programs may be changed without requesting amendments to the Housing Element. Before items are presented to the City Council, a robust outreach effort will take place for each proposal. Anticipated timelines and schedules of specific actions are indicated alongside program objectives, or if not, it can be assumed the word will continue throughout the eight year planning period.

Citywide Vision and Housing Priorities

Los Angeles' housing goals, objectives, policies and programs are guided by the City's overall housing vision:

It is the overall housing vision of the City of Los Angeles to create housing opportunities that enhance affordability, equity, livability and sustainability by remedying discriminatory housing practices and creating a city with a range of housing types, sizes, and costs in close proximity to jobs, transit, amenities, and services. In keeping with a fundamental belief that housing is a human right, the City will work towards ensuring that housing stability and affordability is provided to all residents.

In line with this vision, the goals, policies and objectives are intended to further certain Citywide Housing Priorities, defined below to include:

- Addressing the Housing Shortage: Increase the production of new housing, particularly affordable housing.
- Advancing Racial Equity & Access to Opportunity: Proactively address racial and economic segregation in the city by creating housing opportunities that address historic patterns of discrimination and exclusion.
- Preventing Displacement: Protect Angelenos—especially persons of color and the disabled—from indirect and direct displacement, and ensure stability of existing vulnerable communities.
- Promoting Sustainability & Resilience and Environmental Justice through Housing: Design and regulate housing to promote health and well-being, increase access to amenities, contribute to a sense of place, foster community and belonging, and protect residents from existing and future environmental impacts.



Key Definitions

Throughout this document terms that are formally defined are noted through capitalization:

- "Affordable Housing," used with capitalization in this document, is any housing unit that has a formal covenant or other legal protection that guarantees that the housing unit can only be occupied by someone within a set schedule of income. These units can be located in a building that is entirely income restricted, or in a mixed income building where only a certain percentage of the units are restricted.
- "affordable housing," used without capitalization in the document, refers to housing that is affordable or rented at below market rates to residents with or without a formal covenant or regulatory agreement (unsubsidized), and includes Affordable Housing, naturally occurring affordable housing (NOAH) and rent stabilized (RSO) housing.
- "Higher Opportunity Areas" have a dense concentration of place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, health and life expectancy, and economic mobility. Each year the California Tax Credit Allocation Committee and the California Department of Housing and Community Development release maps that identify "high resource " and "highest resource," areas state-wide, called TCAC/HCD Opportunity Areas Maps. These maps can be used to guide local jurisdictions in identifying Higher Opportunity Areas, though other growth considerations outlined in the General Plan, including the location of high quality transit, jobs, hazard areas, and ecologically sensitive areas, also need to be considered.
- "Citywide Housing Priorities" are defined as: addressing the housing shortage, advancing racial equity & access to opportunity, protecting Angelenos, and promoting sustainability & resilience through housing. More detail on these priorities is included in the introduction to this chapter.

Goals, Objectives and Policies

GOAL 1

A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

Objective 1.1:

Forecast and plan for existing and projected housing needs over time with the intention of furthering Citywide Housing Priorities.

Policies

1.1.1: Collect, report, and analyze existing housing needs (such as overcrowding, cost burden and vacancy rates) and use this information to project and plan for housing needs at a local and citywide level balancing other factors such as job and transit access.

1.1.2: Plan for appropriate land use designations and density to accommodate an ample supply of housing units by type, cost, and size within the City to meet housing needs, according to Citywide Housing Priorities and the City's General Plan.

1.1.3: Account for existing housing needs when planning for future development by conducting analysis to develop and incorporate a buffer above household projections.

1.1.4: Plan for and provide sufficient services and amenities to support the existing and planned population.

1.1.5: Strengthen efforts to achieve regional housing goals by collaborating, planning and advocating at regional, state and federal levels.

1.1.6: Allocate citywide housing targets across Community Plan areas in a way that seeks to address patterns of racial and economic segregation, promote jobs/housing balance, provide ample housing opportunities, and affirmatively further fair housing.

1.1.7: Incentivize production of mixed income and 100% Affordable Housing projects by rezoning for more inclusive development at densities that enable their construction in every geography.

1.1.8: Introduce more flexible zoning and incentives for existing lower density residential areas to create opportunities for more "missing middle" low-scale housing typologies, particularly in Higher Opportunity Areas.

1.1.9: Develop and integrate anti-displacement strategies that further Citywide Housing Priorities into land use and planning strategies.

1.1.10: Amplify and prioritize underrepresented voices and communities of color in the City's planning engagement processes to result in more equitable outcomes.

Objective 1.2:

Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.

Policies

1.2.1: Expand rental and for-sale housing for people of all income levels. Prioritize housing developments that result in a net gain of Affordable Housing and serves those with the greatest needs.

1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.

1.2.3: Facilitate innovative housing models and promote regulatory reforms that reduce the costs of housing production while also promoting broader Citywide Housing Priorities.

1.2.4: Strengthen the capacity of housing providers to build Affordable Housing.

1.2.5: Streamline the housing approval process, particularly for Affordable Housing, throughout City departments.

1.2.6: Create new citywide and local land use incentives and programs that maximize the net gain of affordable housing and produce housing that meets Citywide Housing Priorities. Explore varied affordability ratios, the feasibility of inclusionary zoning requirements, and a greater mix of income based on market areas.

1.2.7: Develop and facilitate the dedication of financial resources for new construction of Affordable Housing.

1.2.8: Develop and implement new land use and financing tools to promote more housing that is affordable to those with the lowest incomes and for longer periods of time.

1.2.9: Allow for zoning flexibility for Affordable Housing at the project review and planning levels when broader Citywide Priorities are being advanced.

1.2.10: Prioritize the development of Affordable Housing on public land.

Objective 1.3:

Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on increasing Affordable Housing in Higher Opportunity Areas and in ways that further Citywide Housing Priorities.

Policies

1.3.1: Prioritize housing capacity, resources, policies and incentives to include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas.

1.3.2: Prioritize the development of new Affordable Housing in all communities, particularly those that currently have fewer Affordable units.

1.3.3: Provide accessible and inclusive outreach and education to community members on the history of racist policies, planning, zoning and real estate practices and how they are reflected in today's land use patterns and socio-economic disparities.



GOAL 2

A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.

Objective 2.1:

Strengthen renter protections, prevent displacement and increase the stock of affordable housing.

Policies

2.1.1: Incentivize and/or require the preservation and replacement of affordable housing, so demolitions and conversions do not result in the net loss of the City's stock of accessible, safe, healthy and affordable housing.

2.1.2: Preserve the affordability of publicly assisted rental and ownership housing.

2.1.3: Provide resources that enable the creation of Affordable Housing from existing unrestricted housing, including facilitating community stewardship and control, tenant management and/or tenant ownership.

2.1.4: Strengthen tenant protections by expanding tenants rights, enforcement, and legal assistance needed to access those rights.

2.1.5: Expand the right of first refusal to ensure displaced households may occupy replacement housing units that are comparable in size, location, cost, and rent control protection.

2.1.6: Promote the use of housing for long-term residents and limit practices such as short-term rentals, conversions to hotels, and prolonged vacancies.

2.1.7: Develop localized anti-displacement strategies to accompany new transformative investments.

2.1.8: Facilitate the renewal of existing Affordable Housing covenants and promote opportunities for acquisition of units with expiring covenants to preserve affordability.

Objective 2.2:

Promote more affordable ownership opportunities and ownership retention strategies, with an emphasis on stability and wealth building for underserved communities.

Policies

2.2.1: Expand ownership models that increase the ability for households to attain homeownership, including alternative forms of shared and limited equity ownership.

2.2.2: Develop strategies that support current homeowners in retaining their homes, protect tenants from eviction if a property is foreclosed, and prevent neighborhood instability resulting from foreclosures.

2.2.3: Expand ownership and wealth generation opportunities through accessible education and technical assistance, especially in communities of color.

2.2.4: Partner with homeowners and community organizations, especially in communities of color, to expand knowledge and dialogue about land use regulations and individual and community equity.

2.2.5: Protect communities, especially communities of color, from predatory lending, land acquisition, speculative real estate transactions, and any other practices that undermine intergenerational wealth accumulation and housing stability through outreach and education programs.

Objective 2.3:

Preserve, conserve and improve the quality of housing.

Policies

2.3.1: Enforce and facilitate the maintenance of existing housing in decent, safe and healthy conditions.

2.3.2: Rehabilitate and/or replace substandard housing with housing that is decent, safe, healthy and affordable.

2.3.3: Strengthen the capacity of the owners of existing rental housing to preserve and manage rental housing.



GOAL 3

A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

Objective 3.1:

Use design to create a sense of place, promote health, foster community belonging, and promote racially and socially inclusive neighborhoods.

Policies

3.1.1: Provide incentives and financial support for the preservation of historic residential structures, particularly for lower income households.

3.1.2: Promote new development that furthers Citywide Housing Priorities in balance with the existing architectural and cultural context.

3.1.3: Develop and implement design standards that promote quality residential development.

3.1.4: Site buildings and orient building features to maximize benefit of nearby amenities and minimize exposure to features that may result in negative health or environmental impacts.

3.1.5: Develop and implement environmentally sustainable urban design standards and pedestrian centered improvements in development of a project and within the public and private realm such as shade trees, parkways and comfortable sidewalks.

3.1.6: Establish plans and development standards that promote positive health outcomes for the most vulnerable communities and populations.

3.1.7: Promote complete neighborhoods by planning for housing that includes open space, and other amenities.

3.1.8: Expand designation of historic, architectural, and cultural resources in neighborhoods with a high concentration of historic properties and few historic protections, particularly in communities of color.

3.1.9: Encourage "convertible design" of above ground parking structures in transit rich areas so they can later be converted to housing.

Objective 3.2:

Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.

Objective 3.3: Policies

3.3.1: Promote the integration of housing with other compatible land uses at both the building and neighborhood level.

3.3.2: Promote new multi-family housing, particularly Affordable and mixed income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.

3.3.3: Provide outreach and education to the public about the need to address housing needs in relation to other important outcomes, including health, transportation, and the environment, to support overall sustainability goals.

3.3.4: Provide streamlining, incentives and flexibility for residential buildings that promote energy and resource conservation particularly those that exceed existing green building standards.

3.3.5: Promote and facilitate reduction of water, energy, carbon and waste consumption in new and existing housing.

3.3.6: Promote outreach and education to property owners, tenants and homebuilders regarding environmentally sustainable residential development practices.

3.3.7: Provide environmentally sustainable development standards and incorporate sustainable best practice in building and zoning code updates.

3.3.8: Provide incentives and promote flexibility for the conversion of non-residential structures to new housing in order to reduce the carbon footprint resulting from demolition and new construction.

3.3.9: Consider accommodating new residential uses, including live/work and mixed-use, in less-productive industrial, office, and commercial areas when the site can accommodate housing in keeping with citywide industrial land, jobs-housing and jobs preservation priorities, and when sites have been appropriately tested and remediated, if necessary.

Objective 3.4:

Promote disaster and climate resilience in citywide housing efforts.

Policies

3.4.1: Identify risks to our housing stock related to disasters and other unplanned events, especially those likely to accelerate as a result of climate change.

3.4.2: Establish plans, incentives, and development standards that eliminate or minimize disaster risk and promote positive health outcomes for communities most at risk.

3.4.3: Plan for emergency housing needs that will result from disasters and climate events.

3.4.4: Plan for post-disaster housing recovery that promotes equity, resilience, environmental sustainability and safety. Work to ensure a right of return to existing residents if housing is retrofitted or reconstructed after a disaster.

3.4.5: Identifying funding and other resources to support the retrofitting of existing buildings to improve resilience and health.

3.4.6: Educate homeowners, tenants and landlords about disaster risk and mitigations.

3.4.7: Provide assistance to mitigate the impacts and financial disruption of emergencies in order to support Angelenos to stay in their homes.

GOAL 4

A City that fosters racially and socially inclusive neighborhoods and corrects the harms of historic racial, ethnic, and social discrimination of the past and present.

Objective 4.1:

Ensure that housing opportunities are accessible to all residents without discrimination on the basis of race, color, ancestry, sex, national origin, color, religion, sexual orientation, gender identity, marital status, immigration status, family status, age, intellectual, developmental, and physical disability, source of income and student status or other arbitrary reason.

Policies

4.1.1: Promote and facilitate equal opportunity practices in the construction, provision, sale and rental of housing.

4.1.2: Promote responsible mortgage lending that meets community credit needs and the Community Reinvestment Act (CRA).

4.1.3: Ensure that people with disabilities have an equal opportunity to rent, use, and enjoy Affordable Housing that has received financial or other assistance from the City or the former CRA/LA.

4.1.4: Identify and assist populations that are experiencing systemic housing discrimination, including those outside of designated protected classes.

4.1.5: Eliminate housing accessibility barriers that disproportionately affect populations in protected classes and special needs populations.

Objective 4.2:

Promote outreach and education on fair housing practices and accessibility among residents, community stakeholders and those involved in the production, preservation and operation of housing.

Policies

4.2.1: Provide outreach and education for homebuyers and renters regarding rights, financing options, rental subsidies available and protections in the purchase, rental, and/or modification of a housing unit.

4.2.2: Provide outreach and education for the broader community of residents, residential property owners and operators regarding fair housing practices and requirements.

4.2.3: Collect and report findings on discrimination in the sale and rental of housing.

Objective 4.3:

Affirmatively further fair housing in all housing and land use programs by taking proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing, particularly in Higher Opportunity Areas, increase place-based strategies to encourage community revitalization and protect existing residents from displacement.

Policies

4.3.1: Increase access and transparency in the lease-up process for restricted Affordable Housing units, particularly for those who have experienced or are at-risk of displacement and those who may not be aware of Affordable Housing choices.

4.3.2: Ensure that all neighborhoods have a range of housing typologies to provide housing options for residents to remain in the same community, when and if their needs change.

4.3.3: Examine land use practices that perpetuate racial exclusion and inequities including but not limited to: single family / low density zoning, minimum lot size requirements, location of noxious uses, and subjective design review standards. Introduce context specific reforms that further Citywide Housing Priorities

4.3.4: Advance place based strategies that create opportunities and financial stregnth in areas of disinvestment and with a history of predatory financial practices through asset-building shared equity homeownership that creates stability and mitigates displacement pressures through community control

GOAL 5

A City that is committed to preventing and ending homelessness.

Objective 5.1:

Provide an adequate supply of short-term and permanent housing in addition to supportive services throughout the City that are appropriate for and meet the specific needs of all persons who are homeless or at-risk of homelessness.

Policies

5.1.1: Ensure an adequate supply of emergency and transitional housing for people who are homeless or are at a risk of becoming homeless, including people with disabilities.

5.1.2: Promote and facilitate prevention, placement and support programs and strategies that reduce the likelihood of residents experiencing homelessness, as well as shorten the time someone experiences homelessness.

5.1.3: Expand permanent supportive housing options with services for homeless persons, particularly chronically homeless individuals and the most vulnerable, to ensure that they remain housed and get the individualized help they may need.

5.1.4: Implement a Housing-First approach and coordinate service provision, appropriate housing and the efficient access to information so as to rapidly match available services and housing to those most in need.

5.1.5: Expand housing, shelter, and supportive services for the homeless and special needs populations in all communities, and reduce zoning and other regulatory barriers to their placement and operation.

5.1.6: Invest in additional accommodations such as water fountains, showers, kitchen facilities, storage, cooling centers, and restrooms to care for the needs of unhoused residents.

Objective 5.2:

Promote outreach and education to: homeless populations; community stakeholders; health, social service and housing providers and funders; criminal justice system agencies; and communities in which facilities and services for unhoused populations will be located.

Policies

5.2.1: Identify and assess the needs of people living in unsheltered locations and connect them to services and housing opportunities including security, hygiene, and safe sleeping resources.

5.2.2: Provide a high level of outreach targeted to chronically homeless people to inform them of their rights and opportunities to move into safe, permanent housing with appropriate support services.

5.2.3: Provide opportunities for communities to dialogue and learn about root causes of homelessness, ways to help, and effective approaches to preventing and ending homeless, in an effort to correct common misunderstandings.

5.2.4: Strengthen the capacity of the Affordable Housing development community to locate, construct and manage housing facilities for the homeless.

5.2.5: In accordance with the Federal HEARTH Act, target outreach and permanent supportive housing resources to the chronically homeless so as to assist them in moving from the streets into permanent housing with appropriate supportive services.

5.2.6: Promote and facilitate a planning process that includes input from homeless persons, formerly homeless and providers of housing and services for the homeless.

5.2.7: Identify and remove barriers to permitting, preserving, and expanding licensed community care facilities such as Adult Residential Facilities and Residential Care Facilities for the Elderly that provide a significant housing resource for people at risk of homelessness, with special needs or who benefit from alternative and group living arrangements.



Programs

1. HOMEBUYER FINANCIAL ASSISTANCE

Goal #: 2

Lead Agencies: LAHD

Funding Source: Federal: CDBG, HOME, ADDI, ARRA. State: BEGIN, CalHOME, CDLAC, SB 2 PLHA

Objective: Annually, provide 75 loans for first-time low-income homebuyers earning up to 80% of the Area Median Income (AMI) and 75 loans for first-time moderate-income homebuyers earning between 81% - 150%. Coordinate homebuyer education courses to help homebuyers prepare for and attain homeownership.

Respective Policy: 2.2.1, 2.2.3

Provide assistance in the form of subordinate, deferred-payment "soft second" loans to cover down-payment, closing costs, and acquisition. Currently, lends up to $90,000 for low-income households earning up to 80% of the Area Median Income (AMI), up to $60,000 for moderate-income households earning between 81%-120% of AMI, and up to $35,000 for households earning between 121% - 150% of AMI.

2. HOMEOWNERSHIP FOR VOUCHER HOLDERS

Goal #: 2, 4

Lead Agencies: HACLA

Funding Source: HUD

Objective: Increase homeownership opportunities among voucher holders.

Respective Policy: 2.2.1, 2.2.3

Allow Section 8 participants to become homeowners by using their Vouchers to purchase a home. Depending on funding levels and lender support, HACLA will continue to explore the feasibility of utilizing the homeownership program within the context of public housing revitalization activity.

3. INNOVATIONS IN SUBDIVISIONS

Goal #: 1, 3, 4

Lead Agencies: LACP

Funding Source: General Fund

Objective: For Small Lot Subdivisions: facilitate development of 800 market-rate units and; 90 lower income units each year; Report and make recommendations on new types of standards and procedures by 2023. Amend the zoning code by 2023 to facilitate further innovation in small lot subdivisions. With SB 9 (2021) adopted into law, consider adopting a local implementation ordinance to maximize potential positive benefits and address community concerns.

Respective Policy: 2.3.1

Facilitate the development of smaller and new types of subdivisions that permit detached, fee simple home ownership, thus providing more affordable alternatives of for-sale housing types. Identify continued obstacles and opportunities in developing Small Lot Subdivisions and propose measures to improve results, with a particular aim on increasing affordability, reducing displacement, increasing replacement requirements, and expanding the use of this tool to preserve existing properties. Evaluate whether to extend (or revise, if needed) SB 330 replacement and tenant protections past SB 330's sunset date in 2030 for Small Lot projects (see Program 29). Additionally, consider new types of subdivision standards and procedures for lot splits in areas where potential for displacement would be lessened and opportunity for affordability would be increased. Review minimum lot size requirements for standard projects to identify potential opportunities for more affordable housing typologies. Explore creating a ministerial process for smaller subdivisions to facilitate more affordable ownership opportunities. If SB 9 (2021) is adopted into law, adopt a local implementation ordinance to maximize potential positive benefits and address community concerns. The Department of City Planning will continue to provide site specific consultation and advice to prospective subdividers.

4. SHARED EQUITY MODELS

Goal #: 2, 4

Lead Agencies: LACP

Supporting Agencies: CLA, LAHD, HACLA, CAO

Funding Source: General Fund

Objective: CLA will report on the feasibility of developing a citywide Community Land Trust (CLT) program in 2022. Include into Rezoning Program (#121) by 2024. Use these models as a tool to facilitate affordable homeownership.

Respective Policy: 2.2.1

The CLA, in consultation with the LA CLT Coalition and other City agencies, will report on the feasibility of developing a citywide Community Land Trust (CLT) program, including the resources needed to acquire land, enter into long-term leases, or partner with existing CLTs to develop multifamily housing that would be maintained affordable in perpetuity, and include a review of CLT best practices. In addition, consider new ways to incentivize the development of shared-equity ownership models such as Limited Equity Housing Cooperatives (LEHCs), Community Apartments and housing owned by CLTs or Tenancy in Common (TICs) in the Zoning Code and housing funding processes. Potential policies could include special incentives for shared equity development and a new requirement that on-site affordable for-sale units in mixed-income projects be sold to a qualified nonprofit, with an emphasis on CLTs. Promote the State property tax exemption for property that is owned by a CLT and that is being—or will be—developed or rehabilitated as rental housing, LEHCs, or owner-occupied housing per Section 214.18 of the Revenue and Taxation Code. Explore securing tax-defaulted properties through Chapter 8 Agreement Sales for Community Land Trusts (CLTs) to create long-term affordable housing. Explore conveying public land / tax foreclosed / receivership properties to CLTs and prioritize CLTs in current acquisition and rehabilitation programs.

5. PRE-DEVELOPMENT/ACQUISITION FINANCING FOR THE DEVELOPMENT OF AFFORDABLE HOUSING

Goal #: 1, 4

Lead Agencies: LAHD

Supporting Agencies: Outside City agencies

Funding Source: New Generation Fund, Supportive Housing Loan Fund

Objective: Provide acquisition and pre-development funding through the New Generation Fund and the Supportive Housing Loan Fund

Respective Policy: 1.2.4, 1.2.7, 4.1.1

In 2008, a public-private partnership consisting of the LAHD, the Enterprise Community Partners, Inc, and syndication of private banks created the New Generation Fund (NGF) to provide flexible acquisition, predevelopment, and moderate rehab financing for affordable housing developers. Eligible affordable housing projects can include rental units targeted to households earning at or below 80 percent of AMI levels established by the U.S. Department of Housing and Urban Development (HUD). The low-interest rate loans are to be repaid once developers qualify for permanent financing.

Also in 2008, a partnership between the LAHD and the Corporation for Supportive Housing (CSH) created the Supportive Housing Loan Fund (SHLF) to deliver flexible acquisition and pre-development financing to developers to help them acquire prime properties for supportive housing and to cover the costs of developing architectural plans and obtaining entitlement approvals. Eligible projects can also target the same income levels as the NGF.

Both the NGF and SHLF support the City's Affordable Housing Managed Pipeline (AHMP) and Proposition HHH Supportive Housing Loan Program (HHH) and promote new loan transactions. Since its inception, the NGF has loaned more than $185 million to 31 affordable housing developments; and SHLF has loaned more than $171 million to 69 supportive housing developments. Several projects include on-site services that extend benefits to the surrounding community - including health clinics, grocery stores, pharmacies, and community rooms that serve both building residents and neighbors. The NGF and SHLF have had good utilization due to the pipeline of projects that are developed through the AHMP and HHH.

6. NEW PRODUCTION OF AFFORDABLE HOUSING THROUGH THE AFFORDABLE HOUSING MANAGED PIPELINE

Goal #: 1, 4

Lead Agencies: LAHD

Funding Source: HOME, HOPWA, City's Affordable Housing Linkage Fee, and eventually state SB2 funds are used to leverage millions of dollars from other public and private lenders and tax credit investors

Objective: Prepare annual NOFA biannually, 500 units produced per year. Set-aside of 250 units of supportive housing

Respective Policy: 1.2.4, 1.2.7, 4.1.1

In 2013 with the approval of the Mayor and City Council, LAHD established the Affordable Housing Managed Pipeline Program (AHMP), formerly known as the Affordable Housing Trust Fund. The AHMP was created to provide for the ability to leverage and attract the investment dollars of other public and private entities for the development of affordable housing within the City. In addition, on January 23, 2013, the City of Los Angeles was designated by California Tax Credit Allocation Committee (CTCAC) as the 11th region to have its own geographic allocation of nine percent (9%) Low Income Housing Tax Credit (LIHTC). The City's goal, through the AHMP is to create housing for low and very-low income households within the City. The housing created through the AHMP is intended to serve all populations identified by the California State Tax Credit Allocation Committee (CTCAC), the California Debt Limit Allocation Committee (CDLAC), the California Department of Housing and Community Development (HCD), and HUD. The housing created should not only provide additional housing opportunities, but should also attempt to revitalize neighborhoods and remove blight. Irrespective of the funding scenarios, all projects should seek to leverage limited City funding to the greatest extent possible.

7. OPPORTUNITIES TO INCREASE THE PRODUCTION OF AFFORDABLE HOUSING AND PROMOTE EQUITY THROUGH MAJOR ENTITLEMENTS

Goal #: 1, 2, 3, 4

Lead Agencies: LACP

Supporting Agencies: LAHD

Funding Source: General Fund

Objective: Evaluate and prepare code amendment prior to Measure JJJ's 2026 sunset date; Increase the supply of affordable and mixed-income housing in evaluation of displacement risk and major zone changes.

Respective Policy: 1.1.2, 1.1.7

Continue to follow the proportional approach to density and affordable housing used in the Value Capture Ordinance. Explore opportunities to add significant amounts of affordable housing when considering larger projects. Require higher levels of affordable housing and other community benefits for projects that receive major entitlements (such as a Zone Change, or Specific Plan exception), require a Development Agreement, or require a project-based Specific Plan. Continue the affordability requirements for projects requesting a Zone Change pursuant to Measure JJJ and explore expanding and deepening the current affordability requirements past the current sunset date in 2026. Consider new requirements for certain types of major projects to require applicants assess displacement risk, housing impacts, racial impact, and historic exclusion in the areas where they plan to build. Based on these assessments, and an analysis of how the proposed project relates to the goals and strategies to affirmatively further fair housing, staff would recommend appropriate affordability and anti-displacement options, including more affordable housing, payment of linkage fees, deepening the level of affordability, creating more family-size units, instituting a preference policy for housing voucher-holders, and/or other measures.

8. ACCESSIBLE HOUSING PROGRAM (AcHP)

Goal #: 2, 3, 4, 5

Lead Agencies: LAHD

Supporting Agencies: LACP, LADBS, DOD

Funding Source: General Fund

Objective: Work with new and existing developments to add to the supply of accessible units in affordable housing developments. Ensure that all affordable housing developments comply with the City's Fair Housing Policies. Conduct training on Fair Housing; update and improve the Grievance tracking system. Improve the online Affordable & Accessible Housing Registry; establish public counters for assistance in applying for affordable and accessible housing.

Respective Policy: 1.2.2, 4.1.1, 4.1.3, 4.1.4, 4.2.2

LAHD's accessible Housing Program (AcHP) ensures that people with disabilities have equal opportunity to rent, use, and enjoy housing that has received financial or other assistance from the City of Los Angeles (City) or the former Community Redevelopment Agency of the City of Los Angeles (CRA/LA). The AcHP covers 700+ affordable rental housing developments, including those built before April 2016, and new housing developments with five or more housing units that are designed, constructed, altered, operated, administered, or financed by the City. Specifically, the program reviews plans for new developments; assists developers in retrofitting existing properties; provides training to project and City staff related to Fair Housing policies for people with disabilities; monitors compliance with and enforces the City's Fair Housing Policies; processes and tracks tenant grievances; and maintains the online Affordable & Accessible Housing Registry.

9. AHSC (AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM) (NEW)

Goal #: 3

Lead: LAHD

Funding Source: Affordable Housing and Sustainable Communities (AHSC)

Objective: The Affordable Housing and Sustainable Communities (AHSC) Program is a competitive state funding program. Its primary goal is to reduce greenhouse gas emissions by funding the creation of new affordable housing along public transit in conjunction with sustainable transportation improvements to reduce vehicle miles traveled and to increase pedestrian and bike pathways to access public transportation. The City has applied for AHSC funding since the first round of funding in 2015, and to date it has been successful in securing over $330 Million in both loan and grant funding. The AHSC program funding is available on an annual basis and every year the City sets a goal to successfully secure a minimum of 15% of all AHSC funding available per NOFA round.

Respective Policy: 3.1.5, 3.1.6, 3.2.1

The Affordable Housing and Sustainable Communities (AHSC) Program provides funding for affordable housing development and related infrastructure, as well as transportation-related amenities, and programs that encourage residents to walk, bike and use transit. Funded by auction proceeds from California's Cap-and-Trade program, AHSC helps create holistic communities with affordable housing and transportation options near jobs and other key destinations. AHSC is administered by the Strategic Growth Council (SGC) and implemented by the California Department of Housing and Community Development. With the extension of Cap-and-Trade through 2030, the AHSC Program will continue to receive a 20 percent appropriation of Greenhouse Gas Reduction Funds. Since launching in 2015, AHSC has invested over $1.7 billion in affordable housing and sustainable transportation improvements across the state. AHSC awarded over $1.2 billion to support 102 projects in the first four rounds of the program. These 102 awards will support over 9,400 housing units, more than 85 percent of which are affordable; more than 150 miles of new or improved bike lanes; and more than 1,000 new or improved crosswalks. Overall, this has led to a reduction of 2.1 million metric tons of CO2-equivalents and about 223,000 pounds of criteria air pollutants. From Round 1 to Round 5, the City Of Los Angeles has successfully secured approximately $330.8 million to support 28 developments with 2,943 new housing units, of which 2,668 are affordable, and an array of GHG emission-reducing transit infrastructure projects.

10. AFFORDABLE HOUSING LINKAGE FEE (NEW)

Goal #: 2

Lead: LAHD

Supporting: LADBS, LACP

Funding Sources: AHLF

Objectives: Subsidize the production and preservation of affordable rental and homeownership units annually based on annual revenues collected.

Respective Policy: 1.2.4, 1.2.7, 2.2.4

The Los Angeles City Council adopted the Affordable Housing Linkage Fee Ordinance (AHLF) (No. 185342) on December 13, 2017. The Ordinance places a fee on certain new market-rate residential and commercial developments to generate local funding for affordable housing production and preservation. The fee was phased in beginning on June 18, 2018 and the amount of the fee varies by the type of use and by geography across the city. The AHLF also includes various exemptions and deductions based on certain characteristics. The Affordable Housing Linkage Fee provides the City of Los Angeles a permanent and self-sustaining local resource that will create long-term and innovative housing funding programs. Based on projected development activity, over the next decade the Affordable Housing Linkage Fee is anticipated to bring in tens of millions of dollars to the city's affordable rental and homeownership housing programs.

11. LAND USE AND BUILDING CODE POLICIES TO SUPPORT AGING IN PLACE AND SPECIAL NEEDS HOUSING

Goal #: 1, 2, 3, 4

Lead Agencies: LACP

Supporting Agencies: LADoA, LADBS, DOD, LAHD

Funding Source: General Fund

Objective: Incentivize and streamline affordable, accessible units occupied by persons with special needs particularly through land use incentive programs; Produce 1,750 Eldercare units to meet different senior housing needs; Create new incentives for senior and other special needs housing through the update to the Density Bonus Ordinance by 2024.

Respective Policy: 1.1.3, 4.1.4, 5.2.6

Assist developers in creating housing for seniors and for physically, intellectually, and developmentally disabled persons through streamlined land use entitlement procedures for a variety of housing types, including: Independent Senior Housing, Assisted Living Care Housing, Skilled Nursing Care Housing and Alzheimer's/ Dementia Care Housing, pursuant to the Eldercare Facilities Ordinance. Give senior and physical, intellectual, and developmental disabled housing projects preferential access to Development Services Case Management (development review service). Implement form-based codes, which can be used to promote livable, age-friendly communities that integrate diverse housing types and mixed-use developments; universal design, which ensures housing can be used by people throughout their lifespan; and support multigenerational urban planning, which incorporates an age-friendly approach into community development, so that communities have the features and resources to support aging in place (in keeping with the Age Friendly Action Plan Recommendation #25). Use data collected through program 51, Database of Housing Need, to identify sections of the city where demographics do not align with housing stock, such as areas with large aging populations and exclusively larger housing units. Incentivising housing that meets these changing needs. Further incentivize physically, intellectually, and developmentally disabled and senior housing through density bonus update (see program #48).

12. INTERNATIONAL BUILDING EXHIBITION (IBA) FOR LOS ANGELES (NEW)

Goal #: 3

Lead Agencies: Mayor's Office

Supporting Agencies: LACP, LAHD, HACLA

Funding Source: General Fund

Objective: Create a cross sectoral dialogue and visioning process for Los Angeles housing leaders with their counterparts in other cities in 2022. Recommendation document for use in rezoning efforts and policy development by Summer 2023.

Respective Policy: 1.2.3

Collaborate in pursuit of the creation of an International Building Exhibition (IBA) for housing in Los Angeles. In the tradition of IBAs across Europe and Australia, the goal of an IBA is to develop evidence-based toolkits and frameworks that policymakers can access to plan for their future, particularly with regards to

issues of housing. IBA Los Angeles is proposed as a city-wide, cross-institutional project that aims to bring international perspective and new ideas to affect the transformation of housing provision in Los Angeles through demonstration and engagement with the public, academics and researchers, architects, planners, housing advocates, etc. To pursue this goal the City will seek support from educational, business and philanthropic institutions; create a cross sectoral dialogue and visioning process for Los Angeles housing leaders with their IBA counterparts in other countries; initiate a series of convenings to study alternative housing models (such as social housing) and place it in the context of Los Angeles's housing industry; hold professional exchanges for practitioners; engage in dialogue with community members, and hold a cross sector symposium on affordable housing in different cities such as Vienna that showcases best practice place making and housing while supporting diversity, social inclusion and well-being. The research and learning from this learning experience will be captured and disseminated through a mixed media report that includes the perspectives of those involved.

13. ADAPTIVE REUSE

Goal #: 1, 3

Lead Agencies: LACP

Funding Source: General Fund

Supporting Agencies: LADBS

Objective: Revisions to the Citywide Adaptive Reuse Ordinance and/or the Density Bonus Ordinance, to include incentives and provisions for adaptive re-use by 2023.

Respective Policy: 1.1.2, 1.1.6, 3.2.8

Expand the opportunities for adaptive reuse of commercial and office buildings for housing. Explore additional incentives to facilitate affordable unit and supportive housing production and additional adaptive reuse projects through the expansion of by-right processes, reduced minimum unit sizes, reduced parking standards, flexible building standards, and increased flexibility on the types of uses (e.g. hotels/motels, office and commercial) and locations that can be converted to support proposed developments.

14. REDEVELOPMENT OF BROWNFIELD SITES

Goal #: 1, 3

Lead Agencies: DPW (LASAN)

Funding Source: General Fund

Supporting Agencies: LACP, LAHD

Objective: Environmental clean-up of at least five brownfield sites; 50 environmental assessments, create opportunity for 100 units, including 10 very-low and 10 low-income units. Identify new or increased sources of funding for brownfield clean up.

Respective Policy: 1.1.4, 3.1.4

Through LASAN's Citywide Brownfields Program, provide technical assistance and resources to combat challenges associated with brownfields, primarily in underserved areas with Environmental Justice concerns within the City. Conduct environmental assessments and cleanups to enable the reuse and redevelopment of brownfields into affordable housing projects, mixed-use projects, public amenities, and parks. Advocate for the funding that would be necessary to clean up the several thousands of brownfield sites in the City of Los Angeles. Build partnerships across departments and sectors to facilitate brownfield transformation. Explore ways to improve notification about environmental assessment and brownfield recovery funds to aid developers in building housing on formally contaminated sites.

15. PUBLIC LAND FOR AFFORDABLE HOUSING

Goal #: 1, 4, 5

Lead Agencies: CAO, City Council

Supporting Agencies: GSD, LAHD, LACP, Mayor's Office

Funding Source: General Fund, LEAP

Objective: Increase the utilization of public land for affordable housing; identify publicly owned housing opportunity sites and issue RFPs to develop the sites by 2023; Maintain a publicly accessible citywide inventory of publicly owned sites.

Respective Policy: 1.2.10

Expand the redevelopment of publicly owned land, as well as joint use of other public facility sites, which may be appropriate for housing. Assess and report on the underutilization of all City-owned properties and the feasibility of using them for Affordable Housing Opportunity Sites. In general, the CAO is responsible for identifying and evaluating City-owned sites for development, and the LAHD is responsible for selecting developers and negotiating disposition development agreements. The agencies and departments that own public sites within the City limits include, but are not limited to, the U.S. Army Corps of Engineers (U.S. ACE), California Department of Transportation (Caltrans), the Los Angeles County Metropolitan Transportation Authority (LA Metro), the Los Angeles Unified School District (LAUSD), the Housing Authority of the City of Los Angeles (HACLA), the Los Angeles County Flood Control District (LA Flood) and more. The Office of the Controller will maintain a database and map of publicly owned land, currently called Property Panel LA. This inventory should be periodically reconciled with inventories of other city owned land kept by other departments, including GSD and LAHD. Additional City departments will work to create inventories of underutilized land under their control that may be appropriate for affordable housing development. Examine site suitability under the City's Asset Management Framework. The CAO and LAHD will additionally work to expand the City's capability to assess properties identified by City departments, convey identified City-owned properties for affordable housing development, and to streamline the City' management of its real estate assets and allow for a more proactive approach to land acquisition that can leverage the City's existing resources. City Planning will continue to facilitate changes to zoning and/or create incentives to ensure that public land, when it has been designated for housing, can be efficiently used to maximize the number of affordable units appropriate for the site. City Planning and LAHD will ensure that City-owned land used for housing is 100% affordable, or otherwise maximizes the number of affordable units. In conjunction with LAUSD, explore the potential to rezone and reconfigure older school sites in order to make land available for affordable housing. Additionally, support the use of existing capital tools such as the New Generation Fund (NGF), Metro Affordable Transit Connected Housing Program (MATCH), and Golden State Acquisition Fund (GSAF) are used efficiently to purchase vacant land, finance pre-development activities, and acquire multifamily properties of all sizes.

Building on the recently passed AB 1486 (which amended the Surplus Land Act), LAHD intends to create, using Local Early Action Planning (LEAP) grant funds, an interdisciplinary team to identify opportunity sites, and build partnerships with public agencies with surplus public land available for affordable housing development. Developers for these sites will be chosen through a competitive Request for Proposals (RFP). The goal for the first RFP is to release sites entitled for 1,000 affordable housing units, while the strategy aims to develop at least 10,000 housing units affordable to households earning very low, low, or moderate incomes on public land with limited reliance on public subsidies.

16. NEW MODELS FOR AFFORDABLE HOUSING (NEW)

Goal #: 1

Lead Agencies: LAHD

Supporting Agencies: CLA, CAO, LACP

Funding Source: General Fund

Objective: Report back to City Council on social/public housing models to consider in Los Angeles and necessary resources in 2022. Begin construction of at least 1,000 restricted affordable units on public owned or leased land. Strengthen the existing Public Land Multi-Departmental Workgroup.

Respective Policy: 1.2.5. 1.2.10

Pursue new models and approaches to developing affordable housing on public land. Including identifying the most likely sites for rapid housing development, rezoning the sites to maximize by-right development, grouping the sites into a "Scattered Site Development Opportunities" plan, and conducting program environmental review and clearance on multiple sites. The program also seeks to identify less costly housing typologies, conduct parametric modeling and site analysis of publicly owned land, and negotiate and execute interagency agreements for housing development on public land and explore considerations for the prioritization of public land for new models of affordable housing development and control, including Community Land Trusts or social/public housing.

17. ADVOCATE FOR HOUSING FUNDS

Goal #: 1, 2, 5

Lead Agencies: CLA / Mayor's Office

Supporting Agencies: LACP, LAHD

Funding Source: General Fund

Objective: Support State and Federal bills that provide funds for affordable housing development and preservation in Los Angeles City in each legislative session; Increase the Affordable Housing Trust Fund.

Respective Policy: 1.1.5

Advocate for adequate levels of affordable housing development and preservation funds from State, Federal and local sources. Support a permanent source of funding for the City, State and Federal housing trust funds and explore new methods for generating funds locally (see Program 20). Obtain City Council support for State and Federal legislation and voter initiatives that create funding programs, create new sources of funds (i.e., bond initiatives, tax increment, etc.) and ensure that ongoing updates to funding regulations do not disadvantage the City. Advocate for changes in the state property tax welfare exemption to allow more affordable housing to qualify.

18. FINANCE THE CONSTRUCTION AND MAINTENANCE OF PERMANENT SUPPORTIVE HOUSING FOR HOMELESS PERSONS (NEW)

Goal #: 5

Lead: LAHD

Supporting Agencies: HACLA, LAHSA

Funding Source: HHH, AHLF, SB 2, HOME, and Section 8 Vouchers

Objective: Finance an average of 500 units per year

Respective Policy: 5.1.3

Finance long-term housing with supportive services designed to enable homeless persons with developmental, intellectual, and physical disabilities to live as independently as possible in a permanent setting.

19. STREET OUTREACH (UNIFIED HOMELESSNESS RESPONSE CENTER) (NEW)

Goal #: 5

Lead Agencies: Mayor's Office, LAHSA

Supporting Agencies: CAO, BOS, LAFD, RAP

Funding Source: General Fund

Objective: Increase the number of people engaged who are linked to housing resources by City Funded Outreach Teams, as well as the number of people connected to CES as measured by a new VI-SPDAT survey.

Respective Policy: 5.1.2, 5.1.4, 5.2.1

The Mayor's Office Coordinates the City's Unified Homelessness Response Center (UHRC), which co-locates leadership from critical City departments, LAHSA, and other partners in the same room at the Emergency Operations Center to respond to the street-based homelessness crisis together, in real-time, with services and engagement to bring people indoors. The UHRC provides a space for a more timely and effective response to street-based homelessness, leading with services and grounded in a unified incident command structure. LAHSA and other outreach partners will identify and assess the needs of people living in unsheltered locations and connect them to services and housing opportunities including security, hygiene, and safe sleeping resources. LAHSA provides: 1) Homeless outreach services via its Homeless Engagement Teams (HET) generalists, CARE-assigned outreach teams, and its Homeless Roadmap teams, 2) Participates in the UHRC, 3) Macro outreach coordination 4) Broader Coordinated Entry System (CES) and programmatic support for programs that serve people who are experiencing street-based homelessness, 5) supports the City's connection to, and integration with, other homeless service providers, and 6) homeless program guidance. LAPD officers work with LAHSA and BOS and other City departments in support of the Cleaning and Rapid Engagement (CARE) program and other UHRC functions. LAPD regularly engages with the community around the impact of unsheltered homelessness. RAP coordinates with LAHSA and UHRC to provide services to encampments located in parks and provides resources at public facing counters. LAFD's EMS provides first-response medical services for health emergencies for the people that are unsheltered, collaborates with LAHSA to link people to services, and provides support during Red Flag days and during actual emergency situations, like brush fires, heavy rain, and extreme heat or cold. UHRC COVID-19 Response, which includes a number of the aforementioned departments, as well as other partners, like Community Organized Relief Effort (CORE), provides on-going testing and vaccinations for people experiencing homelessness.

20. NEW LOCAL REVENUE PROGRAMS TO INCREASE AFFORDABLE HOUSING

Goal #: 1, 2, 5

Lead Agencies: Mayor's Office

Supporting Agencies: LACP, EWDD, CLA, LAHD, HACLA

Funding Source: General Fund

Objective: Support State and Federal bills that provide funds for affordable housing development and preservation in Los Angeles City in each legislative session. Increase the Affordable Housing Trust Fund.

Respective Policy: 1.1.4, 1.1.5

Support additional permanent sources of affordable housing and renter protection funding for the City. Explore options for generating funds locally, including a progressive real estate documentary transfer tax, vacancy/empty land tax or speculation/flipping tax. Obtain City Council support for County, State and Federal legislation and voter initiatives that create funding programs or new sources of funds (i.e., bond initiatives, tax increment financing, support removal of barriers for affordable housing (e.g., repeal Article 34), upzoning programs, state surplus funding, new state affordable housing bonds, increasing HTF funding, etc.). Continue to advocate to allocate General Plan funding to new and existing affordable housing and housing stability programs.

21. INNOVATIVE PARKING / MOBILITY STRATEGIES IN HOUSING

Goal #: 1, 3

Lead Agencies: LACP

Supporting Agencies: LADBS, LADOT

Funding Source: General Fund, Parking Revenue Bonds, Special Parking Revenue Fund

Objective: Incorporate updated parking recommendations and strategies into Community Plans, Specific Plans, the revised zoning code and Transit Neighborhood Plans. Monitor the effects of reduced parking incentives in programs such as TOC, 100% Affordable Housing and micro-unit development projects. Adopt a revised Transportation Demand Management (TDM) Ordinance including new requirements or incentives by 2022.

Respective Policy: 1.1.6, 1.1.2, 1.1.4

Encourage the utilization of alternatives to current parking standards that lower the cost of housing, support GHG and VMT goals and recognize the emergence of shared and alternative mobility. This includes provisions in the Modified Parking Requirements District Ordinance (2012), the updated Bicycle Parking Ordinance (2018), state Density Bonus law, affordable housing incentive programs, the development of mechanical and automatic parking structures and the establishment of parking impact trust funds as a means to fund shared parking facilities/structures. Establish new options for parking minimums in the new Zoning Code and evaluate the appropriateness of existing parking minimums citywide and during Community Plan Updates. Monitor the experience of low or no parking TOC and PSH developments, as well as changes in other major CA cities that have removed residential parking requirements and proposed recommendations to expand similar standards citywide. With new planning efforts, evaluate the current practice of counting above grade structures towards Floor Area Ratio (FAR), or instituting parking maximums in transit-served areas. Include, as a part of future planning efforts, the exploration of ways parking structures can more easily be converted to housing in the future as needs change, particularly in transit-rich areas. Explore removing covered parking requirements and prohibitions on parking in driveways. Encourage unbundling the cost of parking from the cost of housing. Enact a Transportation Demand Management (TDM) Ordinance to require certain new development projects to implement strategies such as supporting transit, telecommuting, walking, carshare, neighborhood shuttles, parking management and other strategies that reduce vehicle trips. Consider regulations or incentives to improve mobility access to housing for people with disabilities, beyond existing requirements, including through accessible bicycle and vehicle parking. Accommodate alternative mobility devices, including bicycles and scooters, in parking facilities. Consider provision of discount parking passes or other incentives for shared vehicles. Facilitate the use of electric cars, shared vehicles and mobility devices. Prioritize parking for sustainable mobility modes, including private and shared bicycles and scooters, in parking facilities. Facilitate the use of electric cars, e-bikes, shared vehicles, and micro mobility devices.

22. SYSTEMATIC CODE ENFORCEMENT PROGRAM (SCEP)

Goal #: 2, 3

Lead Agencies: LAHD

Funding Source: SCEP Fees

Objective: Inspect up to 200,000 multi-family residential rental units annually for compliance with state health and safety codes and the Los Angeles Housing Code. Achieve code compliance with habitability standards within 120 days of systematic inspection. Initiate contact for complaint inspections within 72 hours of complaint receipt 80% of the time.

Respective Policy: 2.3.1

SCEP conducts proactive inspection of all multi-family rental housing regarding maintenance, use and habitability for compliance with the Housing Code and the California Health and Safety Code at least once every four years. Re-inspection of non-compliant properties is conducted until compliance is achieved. In addition to regular systematic inspections, complaints about code violations in individual units or common areas can be filed at any time by renters or property owners. In 2019 LAHD launched a TIER-based inspection program that establishes a two year frequency of inspections for properties that performed poorly in the previous 4 year cycle. In addition, SCEP provides an opportunity to property owners who are willing and able to legalize their illegal units through UDU and/or ADU Programs (see Programs 56 and 64 respectively), thereby avoiding displacement of occupants.

23. HANDYWORKER PROGRAM

Goal #: 2, 3, 4

Lead Agencies: LAHD

Funding Source: CDBG

Objective: Enroll and assess potential repairs for a minimum of 120 households annually

Respective Policy: 2.3.2, 4.1.4

Provide up to $5,000 in home repairs for homeowners to improve safety, security

and comfort for older adults age 62+. Some of these home improvements include wheelchair ramps, disabled access toilets, handrails, quick releases for bars on windows, ground fault circuit interrupter outlets, smoke and carbon monoxide detectors. Some services are also available to renters for up to $300 of repairs (hand held showers, bath/shower seats, and grab bars)

24. RESIDENTIAL REHABILITATION OF PUBLIC HOUSING

Goal #: 2,4

Lead Agencies: HACLA

Funding Source: Public/Private Mix

Objective: 2,401 housing units replaced, created, or rehabilitated for low income and moderate income households (185 units developed on Rose Hill Courts site; 1,329 units developed on Jordan Downs site; 274 units developed through initial three phases of Rancho San Pedro; 377 units rehabilitated at Pueblo Del Sol; and 236 units rehabilitated at first two phases of Dana Strand)

Respective Policy: 2.1.1, 2.1.2

Identify public housing sites in need of major rehabilitation, redesign, and/or demolition and replacement, including modifications to housing units, office and community spaces. Improvements include changes in density, unit mix, site design, amenities, traffic circulation, and parking patterns without a net loss of affordable housing at current levels of affordability. Integrate enhanced programming, community and recreational spaces, and a mixture of uses in certain locations to promote community economic development. Promote the HACLA Vision Plan goals of preserving affordability, increasing the number of Affordable Housing units, revitalizing communities, strengthening partnerships and improving housing stock. Provide new construction affordable homeownership options as part of repositioning public housing sites. Complete rehabilitation of Pueblo Del Sol and Dana Strand. Complete all phases of revitalization efforts at Rose Hill Courts and Jordan Downs, and complete initial phases of Rancho San Pedro revitalization. Complete transformation plan, specific plan, and program plan for William Mead, identify funding sources, and begin initial phases of revitalization.

25. UTILITY MAINTENANCE PROGRAM

Goal #: 2, 3

Lead Agencies: LADWP

Supporting Agencies: LAHD

Funding Source: RSO Fees and SCEP Fees

Objective: LADWP-referred cases annually: 30; DWP utility shut-offs prevented through issuance of payments annuallly: 130

Respective Policy: 2.3.3

Prevent termination of utility service and displacement of tenants in multi-family master-metered properties when owners fail to pay utility bills. Apartment buildings are referred to the program, and tenants pay rent to the City and avoid utility shut-off, until the property owner pays all delinquent utility bills. If tenants choose not to participate in UMP, electric and water services are subject to disconnection.

26. MOBILE HOME PARKS

Goal #: 2

Lead Agencies: LACP

Funding Source: General Fund

Objective: Assist 100 mobile park tenants. 250 market-rate mobile home park pads in residential areas are preserved.

Respective Policy: 2.1.1, 2.2.5

Preserve and expand residential use of mobile home parks within residential areas. Identify mobile home parks, including non-conforming, and identify protections through the community planning process. Support legislation that expands local authority over conversion of mobile home parks to ownership structures. Provide relocation benefits to mobile home park occupants. Facilitate access to purchase and mortgage assistance to tenants in the event of conversion to ownership. Consider expanding areas and zoning designations where mobile homes, park trailers (tiny homes) and recreation vehicles can

be used for habitation. Protect mobile home tenants from predatory housing practices, including buying mobile home land and evicting tenants. Consider expansion of RSO provisions (cross reference RSO program).

27. PRESERVATION OF RESTRICTED UNITS AT-RISK OF CONVERTING TO MARKET RATE

Goal #: 2, 4

Lead Agencies: LAHD

Funding Source: AHLF and SB 2

Objective: Preserve and/or extend the affordability of 300 deed-restricted affordable housing units annually. Monitor the risk of converting to market rate for 9,412 units. Contract a non-profit to enforce state noticing laws.

Respective Policy: 2.2.1

The City's Preservation Program, administered by LAHD, is focused on maintaining the livability and affordability of units "at-risk" of conversion to market rate due to expiring covenants. The Preservation Program uses HUD's definition of "at-risk units," which is those with covenants set to expire in five years or less. HCD defines "at-risk" as those units set to expire in ten years or less. The program provides gap financing to projects using 4% LIHTC financing, which are occupied. Rehabilitation is defined as repairs, improvements, replacements, alterations, and additions to existing properties. The purpose of the program is to monitor and report on assisted affordable housing at-risk of conversion; involve property owners and residents of identified at-risk units in preservation efforts; create non-financial strategies and support Citywide and inter-agency efforts to create strategies for preserving at-risk housing; and provide gap financing to affordable housing developments at risk of converting to market rate within the next five to ten years.

LAHD is pursuing initiatives, which include research of legislative and administrative measures to require that rental housing with expiring federal and/or state subsidies and/or affordability protections are offered for sale first to qualified preservation purchasers at market value. In addition, LAHD will secure an entity to design the program guidelines of the Preservation Program that will be used to direct future AHLF and SB 2 PLHA (Permanent Local Housing Allocation) funding. Guidelines will identify the target population, type of financial assistance that will be provided, eligible uses, and requirements for eligibility.

28. REPLACEMENT UNIT PROGRAM FOR SELECTED SITES (NEW)

Goal #: 2

Lead Agencies: LACP, LAHD

Supporting Agencies: LADBS

Funding Source: General Fund, LAHD Replacement Determination Fees

Objective: In order to mitigate the loss of affordable housing units, require new housing developments on selected sites to replace all affordable housing units lost due to new development. Adopt policy and implementation guidance upon Housing Element Adoption in 2021.

Respective Policy: 2.2.1

The City will, upon adoption of the Housing Element, adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65583.2, subdivision (g)(3) on all sites identified in the site inventory when any new development (residential, mixed-use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions: 1) currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and 2) was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or 3) subject to any other form of rent or price control through a public entity's valid exercise of its police power, or 4) occupied by low or very low-income households

29. ENFORCEMENT OF NO NET LOSS AND AFFORDABLE HOUSING REPLACEMENTS REQUIREMENT

Goal #: 2, 4

Lead Agencies: LACP, LAHD

Funding Source: General Fund, Developer Fees

Supporting Agencies: LADBS

Objective: Complete approximately 92 new AB 2556/AB 2222 replacement determinations per year. Complete approximately 200 new SB 330 replacement determinations per year. Prepare and record approximately 200 affordable

housing covenants per year. Consider extending SB 330 requirements in 2030 and changing to 1:1 requirements as part of the Density Bonus update by 2024.

Respective Policy: 2.2.1

Implement no net loss and affordable housing replacement requirements for CA HSC §65915(c)(3)(A) for affordable housing incentive program projects (Density Bonus, TOC, etc,) and projects built on any property in the Inventory of Sites (see Appendix 4.1). In addition, through 2029, enforce these same state requirements for all discretionary multifamily projects subject to SB 330 (2019), as well as enforce a tenant's right to return to a comparable unit in the new building and the right to remain in a unit for up to six months prior to demolition. Evaluate whether to extend (or revise, if needed) SB 330 replacement and tenant protections past SB 330's sunset date in 2030. Also study the financial and programmatic feasibility of amending the City's policy regarding replacement of RSO units to require 1:1 replacement as lower income units under the existing optional provisions of CA HSC §65915(c)(3)(A).

The City will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory (see Program 28 and 46).

30. NEW MODELS OF ACQUISITION, REHABILITATION AND PRESERVATION (NEW)

Goal #: 2

Lead Agencies: HACLA

Funding: HACLA and City sources such as the Affordable Housing Linkage Fee. Additional private and non-profit debt and equity partners will be identified in the strategy.

Objective: HACLA will aim to increase its portfolio through acquisition with a goal of 750 units by 2022, 2,500 units by 2025, and 5,000 units by 2030.

Respective Policy: 2.2.2

Explore public and private partnerships to facilitate the preservation of naturally occurring affordable housing. Explore new models to preserve affordable housing by taking it off the private market and into public ownership, community land trusts or other socially-minded entities by leveraging available resources such as the low-income housing welfare tax exemption, HACLA's local government ownership property tax exemption and housing revenue bond issuance authority

for low- to moderate-income housing, new SB 1079 (2020) requirements around foreclosed small multifamily properties, as well as other programs. HACLA will utilize its own financial resources, including its line of credit, internal reserves, and/or its ability to issue mortgage revenue bonds, to pilot and advance acquisition and infill strategies to increase the number of units HACLA offers for affordable housing. Additionally, HACLA will explore mixed-income acquisitions, with a portion of market rate units that will generate revenue to subsidize income restricted units. HACLA will work to expand access to capital by forging new partnerships with conventional equity investors, lenders, nonprofit and for-profit sponsors, funds, and developers seeking to leverage HACLA's resources and/or development and asset experience to create and preserve affordable housing. HACLA will also work to identify partnership projects in which it will hold an equity position that will allow for it to receive acquisition and developer fees and a share in ongoing cash flow, which it may reinvest into additional properties.

31. RENT ADJUSTMENT PROGRAM FOR RSO HOUSING

Goal #: 2

Lead Agencies: LAHD

Funding Source: RSO Fees

Objective: Process approximately 1,200 rent adjustment applications annually; Approve $80 million in property improvements annually.

Respective Policy: 2.1.2

Administer six RSO programs that permit owners to recover partial costs and adjust rents through either temporary or permanent rent increases. These programs work to preserve the City's rental housing stock by encouraging landlords to reinvest in their rental units by providing a reasonable return on their investments, while protecting tenants against unwarranted rent increases.

32. RSO ENFORCEMENT

Goal #: 2

Lead Agencies: LAHD

Supporting Agencies: OCA

Funding Source: RSO Fees

Objective: Investigate and identify violations of the RSO in order to ensure tenant protections afforded under the RSO. Ensure renters can maintain residence in safe rental units without the threat of arbitrary eviction. Ensure renters can afford to stay in their rental residences by stabilizing rents. Investigate and enforce 10,000 annual complaints of RSO violations and refer non-compliant cases to the City Attorney's office for further enforcement.

Respective Policy: 2.2.1

Enforce registration of rental units and rent levels, prevent unlawful evictions, identify illegal rent increases and preserve stabilized rents, obtain reimbursements for any and all overpayment in rent beyond the allowable annual percentages, obtain monetary or service replacements for services reduced or lost, ensure relocation assistance monies for eligible tenancies, enforce posting of RSO notice on site, and enforce lawful methods of rent payment.

33. RSO INVENTORY MONITORING (NEW)

Goal #: 2

Lead Agencies: LAHD

Objective: Identify properties newly subject to the RSO and make the information publicly accessible on an ongoing basis.

Respective Policy: 2.2.1

Research and investigate property records, such as properties with new additions/construction, or property RSO designation disputes to identify properties subject to the RSO. Issue RSO determinations and require registration of RSO units and payment of annual fees. Maintain records of properties exempt from the RSO and rent registration requirements. Track demolitions and conversions of RSO properties. Monitor rental units removed from the rental housing market. Share RSO information with the public through an RSO hotline an on the ZIMAS website.

34. PUBLIC HOUSING ANNUAL INSPECTIONS

Goal #: 2, 3

Lead Agencies: HACLA

Funding Source: HACLA Operating Funds

Objective: All public housing units are inspected annually. All Section 8 units inspected annually. Abate lead-based paint hazards in 280 units.

Respective Policy: 2.1.1

Conduct annual inspections of public housing units and ensure that needed repairs are completed. Conduct annual/biennial inspections of units supported by Section 8 rental assistance. Conduct environmental assessments and testing for lead-based paint at public housing sites and within individual units as necessary and abate lead-based paint hazards as identified.

35. HEALTHY HOMES AND LEAD-SAFE HOUSING

Goal #: 2,3

Lead Agencies: LAHD

Funding Source: HUD rehabilitation loan sources

Objective: 80 households will be remediated annually and made lead safe to prevent lead poisoning in children under the age of six.

Respective Policy: 1.2.1

Provides grants to property owners to make their properties lead-safe and to eliminate health and safety hazards. Grants are primarily targeted to low-income families with children under the age of six. The program also provides education regarding the dangers of lead-based paint and health and safety hazards.

36. URGENT REPAIR PROGRAM

Goal #: 2,3

Lead Agencies: LAHD

Funding Source: CDBG, SCEP Fees

Objective: To immediately address critical habitability problems in multi-family buildings, such as lack of heat, lack of sanitation, and lack of weather protection, where the landlords have refused to address these problems thereby preventing substandard/hazardous living conditions.

Respective Policy: 2.1.2

The Urgent Repair Program addresses immediate critical habitability issues in multi-family buildings where the landlords have refused to address these issues, and thereby protects tenants from living in substandard/hazardous conditions.

37. VIRTUAL INSPECTION PILOT PROGRAM (NEW)

Goal #: 3

Lead Agencies: LADBS

Funding Source: General Fund

Objective: Perform 8,000 virtual inspections annually

Respective Policy: 2.1.2

The Virtual Inspection (VI) Program was launched on June 11, 2020 in response to Mayor Garcetti's Safer at Home emergency order to provide LADBS customers and inspection staff with an innovative way to achieve timely inspections through real-time video streaming from construction sites. The VI Program is anticipated to reduce wait times, improve efficiency, and promote the health and safety of LADBS customers and staff. Since the VI Program inception to March 1, 2021, LADBS has successfully conducted 2,485 inspections. This new method will improve customer service with a more convenient and timely process for inspections related to smoke/CO detectors, residential photovoltaic systems, water heathers, electrical panel, and HVAC replacement, temp power pole (CTS), residential solar water heating systems, patios/decks, demolitions and sewer caps, reroofing, window replacemnts, minor pad footings, masonry walls, and re-inspection of corrections.

38. RENT ESCROW ACCOUNT PROGRAM (REAP)/UTILITY MAINTENANCE PROGRAM

Goal #: 2, 5

Lead Agencies: LAHD

Objectives: Monitor active REAP Cases and ensure timely closure for compliance. Prevent 50 essential service shut-offs annually through the release of REAP/UMP funds.

Respective Policy: 2.1.2

With the Rent Escrow Account Program (REAP), established in 1988, tenants may voluntarily place their rents into an escrow account when the landlord has failed to correct cited housing code violations and other deficiencies within the time permitted (LAMC Section 162.00 et seq.). REAP provides a just, equitable and practical method, in conjunction with and in addition to existing City and State Building and Safety Codes, to provide economic incentives for a landlord to quickly bring their buildings into compliance. The REAP program administers escrow accounts for substandard residential buildings and prevents termination of essential services when owners fail to pay utility bills. The REAP program contracts with landlord and tenant outreach organizations to provide educational information to landlords and tenants in the REAP program.

39. MAINTAIN PROPERTY OWNERSHIP DATA FOR LOS ANGELES RENTAL PROPERTIES

Goal #: 2

Lead Agencies: LAHD

Objective: Maintain current and historical property ownership data records for all Los Angeles residential rental property for program revenue purposes and a reference source to support other LAHD programs.

Respective Policy: 1.1.1

The Billing Information Management System (BIMS) application was designed and developed to monitor, track, and interact in the billing and collections of RSO, SCEP, and Code Services' Program fees. BIMS houses critical data on property profiles, along with historical and current ownership data for more than 1.2 million residential units' subject to these Programs. Additionally, the data is validated to ensure the integrity in the issuance of Certificates of RSO Registration, that

lawfully permits the collection of rents in the City of Los Angeles. BIMS provides historical data on program and unit-specific subjectivity and eligibility; ownership, fees billed/paid, APN status (active/obsolete) and supports the goals and mission of the Department.

40. DUE PROCESS HEARING

Goal #: 2

Lead Agencies: LAHD

Objectives: Conduct 1,300 hearings annually.

Respective Policy: 2.1.2

The LAHD administers General Manager (GM) hearings and Rent Adjustment Commission (RAC) appeal hearings under the authority of and in accordance with the Housing Regulations (Chapter XVI), Rent Stabilization Ordinance (LAMC, Chapter XV) and the RAC Regulations, thus affording the landlords, tenants and other interested parties their due process rights. At the hearings, parties have the opportunity to present their case in a public and safe forum. Due to the COVID-19 pandemic, hearings have been converted to remote hearings with parties participating by phone or computer. Translation services are provided if needed for any party in dozens of languages. There are 14 types of hearings, which include: Code; Rent Escrow Account Program (REAP); Utility Maintenance Program (UMP); REAP and UMP Release of Escrow; Urgent Repair Program (URP), Tenant Relocation Assistance; Tenant Habitability Program (THP); Primary Renovation; Capital Improvement; Just and Reasonable; Luxury Exemption; Income-Based Relocation Payment; Residential Hotel; and Relocation Assistance.

41. HOUSING CHOICE VOUCHER PROGRAM

Goal #: 2, 4

Lead Agencies: HACLA

Funding: HUD Section 8 funds

Objective: Maintain 51,163 Section 8 vouchers for very low-income households over an eight-year period.

Respective Policy: 2.2.1, 2.2.2

Provide rental assistance to 51,163 very low-income families in the form of vouchers that cover a share of the monthly rental payment of privately-owned market rate rental housing. Continue outreach to potential landlords and to streamline the program administration. HACLA will continue to assess effectiveness of voucher assistance and mobility-related services to families with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity areas, and to evaluate the effectiveness of the strategies pursued under HUD's Mobility Demonstration Voucher NOFA.

42. SECTION 8 VOUCHERS FOR DISABLED AND ELDERLY HOUSEHOLDS

Goal #: 4

Lead Agencies: HACLA

Objective: Continue to provide 375 vouchers annually.

Respective Policy: 4.1.3, 5.1.1

Under specialized programs, provide rental assistance to very low-income persons with disabilities and to elderly persons in the form of vouchers that cover a share of the monthly rental payment of privately-owned market rate housing. Specialized programs include: Aftercare Program for persons in rehabilitation programs and/or receiving supportive services related to their disability; Hope for Elderly Independence Program for frail elderly persons who have difficulty performing daily living activities; Mainstream Housing Opportunities for Persons with Disabilities; Medicaid Waiver Program for Medicaid-eligible disabled persons to continue living in their homes rather than being placed in care facilities.

43. HISTORIC PRESERVATION

Goal #: 3

Lead Agencies: LACP

Funding Source: General Fund

Objective: Expand the number of HPOZs and HCMs. Process 25 Mills Act applications each year. Conduct an assessment of the Mills Act program to inform new implementation and processing strategies (including a consideration of waiving fees to lower income applicants). Expand the use of objective standards. Launch of a historic rehabilitation grant program for low-income homeowners in HPOZs. Partner with a non-profit beginning in 2021 to create a historic property

rehabilitation technical assistance program to encourage and facilitate maintenance and restoration of historic properties in lower income communities.

Respective Policy: 3.1.1

Designate historic and culturally significant neighborhoods as Historic Preservation Overlay Zones (HPOZs) and individual buildings as Historic-Cultural Monuments (HCMs). Such designations allow historic residential buildings to qualify for tax incentives and other incentives for their rehabilitation and adaptive reuse. Prioritize the initiation of proactive nominations of new Historic-Cultural Monuments that reflect the histories of communities of color within Los Angeles. Explore the provision of additional incentives for the rehabilitation of affordable housing and for low-income homeowners of historic properties in HPOZs. Expand the use of objective review standards in HPOZ Preservation Plans for Accessory Dwelling Units and other entitlements that require ministerial review. Administer the Mills Act to allow qualifying owners of historic properties to receive a potential property tax reduction and use the savings to help rehabilitate, restore and maintain their homes. Utilize the results of Survey LA to inform future preservation decisions including identifying future HPOZs, conservation districts or HCM designation for single-family and multi-family buildings.

44. PROPERTY MANAGEMENT TRAINING PROGRAM

Lead: LAHD

Objective: Advise property owners on how to improve the management of their properties.

Respective Policy: 2.1.3

The Property Management Training Program instructs property owners on how to improve the management of their properties. The training encompasses marketing, preparing units for rental, repair and maintenance of the property, techniques on early detection of drug and gang activity, and the use of rental agreements and leases to enforce house rules.

45. ENFORCE, MONITOR, AND PRESERVE AFFORDABLE HOUSING COVENANTS

Goal #: 2

Lead Agencies: LAHD

Supporting Agencies: LACP, HACLA

Objective: Maintain a database to monitor affordable housing covenants, Annual reports on the status of the affordable housing inventory (Housing Element APR); Monitor and enforce compliance with affordability covenants and accessibility covenants (LAHD); Preserve and/or extend the affordability of 500 units annually currently part of the City of Los Angeles affordable housing stock.

Funding Source: General Fund

Respective Policy: 1.1.1

LAHD will continue to maintain a database of existing housing units citywide serving very low-, low- and moderate-income households, including the location, affordability expiration date, income level served and mechanism used to create the units. Ensure affordable units are occupied by tenants that income-qualify to live in the unit. Provide occupancy monitoring for the City's deed-restricted affordable and accessible housing stock. Track new construction, conversion, preservation affordability and accessibility covenants, and demolition of affordable housing units, including affordable housing production in relation to the City's Article 34 production targets. Create and monitor regulatory agreements and land use covenants for compliance with affordability and accessibility restrictions which have been produced with loans, grants and/or land use incentives/requirements. Monitor and report on identified assisted affordable housing at-risk of conversion annually through the Annual Progress Report. Involve property owners and residents of identified at-risk units in preservation efforts. Create non-financial strategies and support Citywide and inter-agency efforts to create strategies for preserving at-risk housing. Publish annual reports on the creation of affordable and accesible housing, i.e. the Annual Progress Report on the Housing Element (APR). Adjust goals and program priorities in accordance with changing needs and resources. Facilitate reports that include information on the local and citywide affordable housing inventory.

46. HOUSING ELEMENT SITES INVENTORY UPDATE

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LAHD

Funding Source: General Fund

Objective: Housing Element Site Identification added onto ZIMAS in 2021. Create a guide for Project Planners to make findings on Inventory Parcels. Develop internal tracking of development on Housing Element Sites (2021-2022).

Respective Policy: 1.1.1

Identify parcels that have been included in the Housing Element inventory of sites on ZIMAS with a Zoning Information (ZI) designation indicating the number of units at each income category as well as any additional Housing Element law allowances and requirements (e.g., replacement requirements for all sites and a by-right allowance with 20% affordable at Lower income for sites identified in two consecutive cycles). Monitor and track the redevelopment of sites on the inventory to maintain adequate sites throughout the planning period. If approving a development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level, or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category. Make adjustments in the next inventory of sites to better reflect realistic capacity and likelihood of redevelopment and inform the development of the citywide growth strategy in Program 50.

47. MONITOR AND REPORT ON HOUSING PRODUCTION GOALS

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LAHD, HACLA, LADBS

Funding Source: General Fund

Objective: Quarterly and annual summaries on residential building activity. Annual

Progress Report on the City's housing production and preservation goals and accomplishments (Housing Element APR). Maintain interactive housing dashboard websites and open data portals to display some of the most commonly requested and important housing related information. Expand sharing of public data on other topics.

Respective Policy: 1.1.1

Track progress toward Housing Element programs for each department (Housing Element APR). Identify and track new residential development, including affordable housing (by income category), single family and multifamily units, additions and alterations. Monitor and track demolitions and conversions citywide and by Community Plan Area. Publish regular summaries and reports on changes in the residential stock. Monitor housing production in relation to RHNA goals through the Annual Progress Report (APR), and publish data for the public through the Open Data website as well as agency websites, such as the LACP Data Dashboard. Monitor the inventory of affordable and RSO units within Community Plan Areas subject to Measure JJJ. Maintain and expand citywide housing data dashboards for topics of public interest and develop tracking systems and reporting to facilitate monitoring housing production and preservation programs. (LAHD's dashboard currently tracks Measure HHH, Ellis Act removals, RSO units and THP; City Planning's tracks Density Bonus, TOC, ADUs, as well as units proposed and approved). Continue to staff the Eviction Data Task Force (LAHD, LACP, LADBS) to better monitor and report data related to Ellis Act removals, particularly with regards to development activities. Use this data to inform policy. Continue to maintain the Citywide Housing Production System and develop reports to facilitate tracking the City's housing production and any covenants which address affordability requirements, such as restrictions on land use, occupant income, rent levels and sales prices.

48. UPDATE DENSITY BONUS AND OTHER AFFORDABLE HOUSING INCENTIVE PROGRAMS

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LAHD

Funding Source: REAP, SB 2

Objective: Develop annual reports on affordable housing units produced as a result of land use incentives. Make revisions to the density bonus provisions in the Code. Update the Affordable Housing Incentives Guidelines by 2024.

Respective Policy: 1.1.1

As part of the RHNA Rezoning Program 121, pursue an update to the Density Bonus Ordinance, which should also seek to incorporate other citywide land use incentive programs such as Transit Oriented Communities (TOC), Value Capture Ordinance, CPIO, PSH Ordinance, etc. Develop strategies to promote greater affordability, particularly in strong market areas; strengthen anti-displacement, housing replacement and right to return requirements, and explore ways to prioritize those who were displaced by Ellis Act no-fault evictions in the rental of affordable units. Explore permanent or 99-year affordability terms for affordable units in mixed-income projects; and create more incentives for certain important housing typologies including 50%-100% affordable projects, senior/disabled/large family housing, housing along Commercial corridors and adjacent Parking (P/PB) zones, micro units in Regional Centers, missing middle housing typologies, and affordable housing on public land, religious and educational institutional land, land donation, CLTs etc. Also update the Affordable Housing Incentives Program Guidelines to provide greater guidance and clarity about available incentives and requirements. Consider ways to satisfy affordable housing requirements through alternative means that result in greater benefit, including the preservation of affordable units. Track the production of affordable housing units produced as a result of density bonus requests.

49. TARGETED ZONING ALLOCATIONS BY COMMUNITY PLAN AREA

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LAHD

Funding Source: REAP

Objective: Create a Citywide Housing Needs Assessment by Community Plan Area, including a methodology to allocate housing targets, including Affordable Housing units regarding equity, access to opportunity, and anti-displacement by 2024 as part of Framework Element (or equivalent) update to citywide growth strategy.

Respective Policy: 1.1.1

Pursue the creation of a community housing needs assessment process that allocates the citywide RHNA to Community Plan Areas based on a methodology that reflects citywide priorities, including traditional growth criteria (proximity to

transit, jobs and amenities) as well as considerations regarding equity, access to opportunity, and anti-displacement. More guidance should also be provided regarding the development of local incentive programs and policies to address local needs. Consider other ways to align regional, citywide, and local planning for housing, such as aligning capacity methodologies and assumptions. Identify the housing needs of each community when each Community Plan is updated and address them in alignment with Citywide Housing Priorities. Concurrently, LAHD is developing an Affordable Housing Sites Analysis tool, intended to complement citywide RHNA, that will identify parcels that are most competitive for local, state and federal funding programs and meet low-income housing goals.

As part of the current Housing Element update, adopt a program for the future update to the City's General Plan growth strategy to create a new community housing needs assessment methodology to establish housing goals and zoning targets for each Community Plan Area, by income category. The process could be based upon citywide housing production goals and utilize a methodology that would balance traditional factors such as job and transit access and evironmental concerns with a new prioritization for high opportunity areas, preventing displacement and other fair housing considerations. The outcome of this process would include the creation of numerical housing goals and zoning targets for each Community Plan Area, and subareas, by income category.

50. UPDATE THE CITYWIDE GROWTH STRATEGY TO MEET HOUSING NEEDS (NEW)

Goal #: 1

Lead Agencies: LACP,

Supporting Agencies: All (ED 19 Cabinet)

Funding Source: REAP, General Fund

Objective: Prepare background studies and create an engagement tool to help evaluate and communicate the trade offs of different growth scenarios; Draft and adopt an updated growth strategy (Framework Element) by 2028.

Respective Policy: 1.1.1

Update the citywide growth strategy (currently called the Framework Element) as part of an update to the citywide Land Use Element of the General Plan. With regards to housing, prepare background studies on historical land use/housing inequities, infrastructure needs to support housing, economic/market demand, anti-displacement strategies, sustainability, resilience and other important issues.

Organize information into a web-based format that allows the public to explore different growth considerations and offer feedback on which criteria they would like to see prioritized. Evaluate total citywide capacity for housing in relation to existing and proposed citywide housing needs and establish production targets to ensure that the City can realistically accommodate the planned housing. Ensure that the growth and land use distribution strategy aligns with citywide goals around equity and sustainability. Implement strategies to better align the citywide housing needs assessment with citywide and community level housing growth targets and priorities (see Programs 49 and 65).

51. DATA FOR EVALUATING HOUSING NEED

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LAHD, ITA, SCAG

Funding Source: General Fund,

Objective: Maintain database of current socioeconomic and demographic data on the LACP website. Publish periodic reports of socioeconomic and demographic data, including updates based on Census / ACS data. Collaborate on regional demographic projections every four years as part of the RTP/SCS.

Respective Policy: 1.1.1

Maintain a public database of demographic data (including population, employment, income, and housing) within the City and within each Community Plan Area to enable the ongoing evaluation of citywide and local housing needs. Publish regular reports of socioeconomic and demographic data on a citywide basis and by Community Plan Area. Publish special reports of socioeconomic and demographic data in response to unique requests. Provide socioeconomic and demographic data to the public through various outlets, including the LACP website. Assist the U.S. Census Bureau with outreach and education to the community in order to obtain more complete and accurate data collection and reporting in the 2030 Census, particularly with regard to data necessary for assessing the City's Housing needs. Collaborate with Federal, State, regional and County agencies to produce and collect data to support the City's planning purposes and to provide local inputs to ensure accuracy. Track data that correlates with an unhealthy housing market, such as high rates of overcrowding and low rates of vacancy, to understand the changing severity of the housing crisis. LAHD will continue to assist with providing local housing data such as the Affordable Housing Registry, RSO, and Ellis Eviction data.

52. INTEGRATE THE HOUSING ELEMENT AND THE CONSOLIDATED PLANNING PROCESS

Goal #: 1, 2, 3

Lead Agencies: LAHD

Supporting Agencies: LAHSA, HACLA

Funding Source: CDBG, HOME, ESG, and HOPWA General Fund

Objective: Integrate the Housing Element with the 1 and 5-year Consolidated Plan (2022 and 2027).

Respective Policy: 1.1.1

The Consolidated Plan is an assessment of affordable housing and community development needs and market conditions required by HUD to help make data driven, place-based investment decisions. The Plan requires the City to assess housing needs and barriers to housing and outlines the funding priorities for the use of Federal programs including CDBG, HOME, ESG and HOPWA. The next 5-year plan (2023-2027) will integrate the needs and constraints section of this Housing Element and build off the goals, policies, and programs outlined in this report.

53. DISASTER RESILIENCE AND RECOVERY

Goal #: 3

Lead Agencies: LACP

Supporting Agencies: LAHD, HACLA, LADBS, EMD, LAFD

Funding Source: General Fund, DHS/FEMA, AHTF

Objective: Support property owners in safely rebuilding residential properties after a disaster. Support tenants in finding and maintaining safe, permanent housing following a disaster. Ensure that hazard information from safety documents is integrated into land use decisions.

Respective Policy: 3.3.2, 3.3.3, 3.3.4

Provide assistance in obtaining land use entitlement approvals, building permits, emergency funds, coordinating inspections and other necessary activities in

order to facilitate the required demolition of hazards and the repair, restoration and rebuilding of damaged structures when it is safe to rebuild (as provided for in L.A.M.C. Sections 12.23 A.4, 12.23 A.5, and 12.24 X.16). Allow for a temporary use of land permit to allow a Recreation Vehicle to be used for temporary shelter when the existing dwelling on the same lot has been destroyed by a disaster LAMC 12.22 A.17. Assist tenants displaced by a disaster in obtaining the right to return for rebuilt units. In the event of a natural disaster, connect tenants and landlords with resources to repair buildings quickly and return residents to their homes as soon as it is safe. Seek emergency funds from Federal and State sources. Integrate hazard information into the process of making land use decisions. Evaluate how best to adapt housing to changing climate conditions and protect vulnerable residents from repeat loss events through programs included in the Venice Local Coastal Program, Community Plan Updates and other geographically specific plans. Use local pilot programs to inform broader citywide considerations of climate change and hazard areas. Explore ways to amend codes in very high fire hazard severity zones and other hazard areas to better protect life and safety.

54. EXPEDITE AFFORDABLE HOUSING PROJECTS

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LADBS, LAHD

Funding Source: General Fund

Objective: Prioritize affordable housing projects to expedite processing of permits and any related entitlements. Reduce the need for entitlements and reduce entitlement and permit processing times for affordable housing projects by up to 12 months, as part of Programs 48 and 121, by 2024. Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate better understanding of the various affordable housing incentive programs by 2024. Assist 50 affordable housing projects per year through the Priority Housing Program. Reduce entitlement processing time for PHP projects by up to three months.

Respective Policy: 1.1.1

All City agencies will assist publicly-assisted affordable housing projects to receive priority treatment in the building permit and entitlement process. LACP will provide priority case processing under the Priority Housing Program (PHP) program for 10+ unit projects that provide at least 20% lower income affordable

housing as well as provide one-on-one assistance to all affordable housing projects. Assign additional staff when case demand is high to ensure at least 25% faster timelines than regular projects. Create processes that allow projects within a certain threshold of affordability to proceed along a faster entitlement path, avoiding discretionary review. LADBS will provide expedited services through their Affordable Housing Section under the Housing Streamlined Approval Process (HSAP), which is an optional streamlined process that allows applicants to submit the project in phases (zoning only, architectural, structural) instead of requiring a full complete set of plans for submittal. Departments will follow the inter-departmental coordinated review plan contained in the 2020 Funding Form Instructions for Affordable Projects memo (until superseded). Allow projects to take advantage of the Parallel Design Permitting Program (PDPP) and Development Services Case Management (DSCM) at lower thresholds than projects without affordable housing. Explore creation of a homeless and affordable housing strike team, working across departmental and jurisdictional lines to speed up every aspect of the process. Consider unique procedural requirements for qualified Affordable Housing projects including shorter appeal times and modifying Site Plan Review thresholds to an administrative review process.

55. IMPLEMENT CEQA STREAMLINING MEASURES

Goal #: 1

Lead Agencies: LACP

Funding Sources: General Fund

Objective: Allow for streamlined environmental review (e.g. SCEA required for Infill and Transit Priority Projects). Assist 10 Transit Priority Projects and Infill Projects per year. Adopt "uniformly applicable development policies" as well as additional CEQA streamlining tool and templates by 2026.

Respective Policy: 1.2.5, 1.2.1, 3.2.2

Facilitate the utilization of Statewide CEQA streamlining measures, including those that implement the regional Sustainable Communities Strategy (SB 375) and those that promote infill projects (SB 226). Promote Transit Priority Projects by completing program-level Environmental Impact Reports that analyze potential impacts when undertaking community planning efforts. Adopt "uniformly applicable development measures" that would substantially mitigate the effects of infill projects. Create necessary policies and procedures to facilitate streamlining efforts. Develop templates for such streamlining tools as SCEAs and SCPEs. Aim to make more projects that achieve Citywide Housing Priorities to be exempt from or receive CEQA streamlining.

56. UNAPPROVED DWELLING UNITS (UDU)

Goal #: 2

Lead Agencies: LACP

Funding Source: General Fund

Objective: Process 65 applications per year to preserve 100 affordable units. Identify requirements that pose compliance difficulties for legalization projects. Adopt amendments to the Zoning Code to alleviate challenges as needed.

Respective Policies: 2.2.3

Identify Zoning Code requirements that typically pose challenges in the preservation, rehabilitation and legalization of existing housing. Amend the Zoning Code to facilitate rehabilitation of housing to habitable levels rather than encouraging demolition or disinvestment. Examine the effectiveness of the Unapproved Dwelling Unit (UDU) Ordinance and identify remaining barriers towards the preservation of unpermitted units. Promote legalizations of existing units through ADU law, and implement state law on allowing time to legalize illegal ADUs and unpermitted dwelling units.

57. IMPROVEMENTS TO DEVELOPMENT PROCESSING

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LADBS, LADOT, Bureau of Engineering, LAFD

Funding Source: General Fund

Objective: Increase the number of cases processed as ADM Clearances and Ministerial cases, while decreasing the percent of projects processed as discretionary entitlements through a variety of efforts. Development of a multi-departmental case clearance system by 2026.

Respective Policies: 1.2.5

Look for opportunities to reduce project review time. Coordinate the review and clearance process across departments, allowing applicants to easily identify which clearances are needed and how to obtain them through an all

inclusive, clear, predictable, customer-based, project-oriented process from pre-development to occupancy. Provide more centralized information sources on the housing development process. Identify opportunities to place projects on a faster city planning review timeline, reducing the total number of discretionary entitlements in favor of objective standards, ministerial entitlements and administrative clearances that achieve better results. Foster more regular information sharing between departments at the Development Services Center. Undertake regular fee studies in order to achieve full cost recovery and timely processing of applications. Revise procedures to ensure processing time limits in accordance with the Permit Streamlining Act and Housing Accountability Act. Transition applications to electronic review and stamping.

58. DEVELOPMENT AND DESIGN STANDARDS

Goal #: 3

Lead Agencies: LACP

Supporting Agencies: LADBS, LADOT, BOE and Bureau of Street Services (Streets LA)

Funding Source: General Fund

Objective: Develop new frontage regulations and CPIOs in all Community Plans adopted by 2029.

Respective Policies: 1.2.5, 3.1.2, 3.1.3, 3.1.5

Adopt implementation tools, such as form and frontage regulations, Community Plan Implementation Overlay districts zones and design standards, to guide new development, create objective standards, promote pedestrian oriented design, and acknowledge existing architectural context. Utilize the new zoning code to explore mechanisms to address better transitions between single family and multi-family development, between commercial and residential development, and between industrial and residential development. Promote the use of the Citywide Design Guidelines and develop new design tools and overlays to better regulate the design of buildings at all scales. Introduce character frontages, in areas with unique character to better regulate the design of infill structures. Support the work of the Urban Design Studio (see Program 79).

59. LOW-RISE INFILL HOUSING RESEARCH AND DESIGN INITIATIVE (NEW)

Goal #: 3, 1

Lead Agencies: Mayor's Office

Supporting Agencies: LACP, LAHD, HACLA

Funding Source: Mayor's Fund

Objective: Create a White Paper with at least five potential high value recommendations regarding low-rise infill housing alongside new findings on the underlying economics and market potential of such housing for potential use in rezoning efforts and policy development by 2022

Respective Policies: 3.1.3

As a partner component to the Mayor's Low Rise Design Competition (2021), the Mayor's Office has been working with the Urban Institute Housing Finance Policy Center to conduct quantitative and qualitative research and will be publishing a White Paper in 2021 to articulate the potential of housing units produced at a low-rise moderate-density scale and to identify high-potential policies at the local and state level to maximize these benefits. This paper will help guide the focus, priorities, and projects for future policies and programs related to approximately 2-4 unit (per lot) housing development within low-rise neighborhoods. The overall initiative has a goal of improving knowledge and awareness of the potential affordability, ownership accessibility, sustainability, and public health benefits that new housing units produced in low-rise, moderate-density contexts could provide for low- and moderate- income households in Los Angeles and demonstrating how innovative design can help increase the housing supply, build agency, prevent displacement of existing communities, and reduce overcrowding that poses a threat to public health and well-being.

60. ZONING CODE REVISION

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LADBS

General Fund: General Fund

Objective: Adopt ordinances and a brand new Zoning Code that establishes clear and predictable regulations. Apply to all Community Plans adopted by 2029. Facilitate 2,000 housing units in mixed use developments.

Respective Policies: 1.1.2, 1.1.6

Complete a comprehensive revision of the City's Zoning Code that includes the following major deliverables: a clear and predictable Zoning Code that will apply to Los Angeles's diverse needs and neighborhoods; and an online Zoning Code that will allow for a customized and interactive online experience. Among other improvements, the new Zoning Code is anticipated to improve flexibility in creating new Zones with variable density, forms, frontages, transitions, and design standards. Facilitate the development of mixed-use projects through the use of incentives and regulations, such as Residential Accessory Services (RAS) zones, Community Plan Implementation Overlay districts (CPIOs), ground floor commercial requirements and Mixed-Use Overlay Districts, density bonus and TOC incentives and other citywide ordinances (Affordable Housing Linkage Fee). Utilize the new zoning system to adopt appropriate ordinances, guidelines, and implementation mechanisms in conjunction with Community Plans. Encourage and incentivize community amenities such as day care, green space, grocery stores, etc. as part of housing developments. Work alongside communities to identify which amenities are most desirable. Completion of this project will result in transparent, more accessible land use regulations, understandable to stakeholders at all levels of familiarity with the Zoning Code.

61. PROVIDE ADEQUATE SITES FOR LOWER INCOME HOUSEHOLDS ON NONVACANT AND VACANT SITES PREVIOUSLY IDENTIFIED (NEW)

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LAHD

Funding Source: General Fund

Objective: Create opportunity for at least 98,806 units of rental housing for lower income households on at least 16,918 sites by 2024. Develop process for identifying sites for development by 2024.

Respective Policies: 1.1.6, 1.2.1

The City will rezone to allow developments by-right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified in Appendix 4.1 Table A to accommodate the lower income RHNA that was previously identified in past housing elements. Specifically, the City will rezone the non vacant lower income sites identified on Appendix 4.1 previously identified in the 5th cycle housing element, and the vacant lower income sites identified on Appendix 4.1 as previously identified for both the 4th and 5th cycle housing elements.

62. FACILITATE HOUSING INNOVATION

Goal #: 1

Lead Agencies: LACP

Funding Sources: General Fund

Objective: Adopt various amendments to the Zoning Code to accommodate innovative multifamily housing types.

Respective Policies: 1.1.2,1.2.3

Identify modifications needed in the Zoning Code to incentivize and facilitate innovative housing types, such as shared housing (co-living), cooperative housing, modular and prefabricated housing, adaptive reuse, interim housing, tiny homes, micro units, ADUs, co-living and group quarters.

63. ACCESSORY DWELLING UNITS

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: Mayor, LADBS

Funding Source: General Fund

Objective: 5,668 ADUs annually; Adopt amendments to the Zoning Code to alleviate challenges by 2024; Continue to produce new information to assist homeowners and ADU builders in understanding their options, and partner on programs to incentivize and accelerate the production of Affordable ADUs. Continue the work of the multi-agency ADU Quarterly Roundtable, convened by the Mayor's Office to identify and resolve barriers.

Respective Policies: 1.1.2, 2.3.1

Identify development standards and code requirements that pose unnecessary compliance difficulties to additional ADUs and propose ways, including code amendments and public information, to address these obstacles. Provide greater resources and support to applicants who are seeking City approval for ADUs. Continue to expand the ADU Accelerator program to incentivize use of ADUs to house lower-income seniors. Expand incentives for affordable ADUs, including exploring a density bonus program and ADU innovation program funded by the Linkage Fee. Partner with community organizations and nonprofits to promote the production of ADUs and Affordable Housing. Expand the use of ADU's in multi-family properties. LADBS will implement the ADU Standard Plan Program (Program 64 below).

64. ACCESSORY DWELLING UNIT (ADU) STANDARD PLAN PROGRAM (NEW)

Goal #: 1

Lead Agencies: LADBS, Mayor's Office

Supporting Agencies: LACP

Funding Source: General Fund

Objective: Creation of 200 Standard Plan ADUs per year.

Respective Policies: 1.1.2, 2.3.1

The ADU Standard Plan Program launched on March 5, 2020 to provide customers a simplified permitting process for the design and construction of ADUs. The program offers builders and homeowners a variety of pre-approved ADU building plans and designs, which reduces the time required for plan check resulting in faster permit issuance. Under the ADU Standard Plan Program, plans are designed by private licensed architects and engineers to accommodate various site conditions. Plans are then reviewed and pre-approved by LADBS for compliance with the Building, Residential, and Green Codes. When the applicant selects an approved Standard Plan, LADBS staff will review site-specific factors for the property, including compliance with the Zoning Code and foundation requirements.

65. TARGETING GROWTH IN COMMUNITY PLAN AREAS

Goal #: 4,3,1

Lead Agencies: LACP

Supporting Agencies: LAHD

Funding Source: General Fund

Objective: Identify targeted growth areas and incorporate appropriate land use designations in 16 Community Plans adopted by 2029.

Respective Policies: 1.1.2, 1.1.6, 3.2.2, 4.3.2

Update Community Plans, Transit Neighborhood Plans, Specific Plans and citywide ordinances to establish appropriate land uses, densities, and mixes

of housing types and levels of affordability in areas targeted for growth by the General Plan, including areas well served by public transit, and employment/ activity centers, particularly in higher resource areas and areas where potential for displacement is minimized. Evaluate existing housing needs when planning for future development by conducting analysis to develop and incorporate a buffer above household projections. Conduct studies to identify housing opportunities and market potential for the neighborhoods around rail and bus rapid transit stops in the City. Evaluate housing production barriers such as Q limitations, D limitations, and general plan footnotes and remove as part of Community Plan Updates. Change land use designations, initiate zone changes and adopt Community Plan Implementation Overlay districts. Explore minimum density requirements and reduced or zero parking requirements. Aim to attach community benefits, including affordable housing, to significant bonuses in floor area and density. Evaluate specific plans and overlays that may be limiting the production of housing and work toward revisions that allow for greater housing opportunity while maintaining community and design concerns (e.g. CASP). Identify areas of high opportunity where development potential is limited by hazard concerns and ecological conservation priorities. Study and explore alternative tools that allow for the development of more affordable housing in these areas, such as affordable ADUs, subdividing larger properties and clustering or planned unit development.

Currently there are 16 active Community Plan Updates and 3 Neighborhood Plans. Active plans are clustered into the following geographic programs with varying timelines for adoption. As timing for completion is dependent on the legislative adoption process, timelines listed below are reflective of when programs are expected to begin the adoption process with a City Planning Commission (CPC) Hearing:

- Hollywood, CPC held in 2021, currently in the adoption process
- Downtown (Central City, Central City North), CPC held in 2021, currently in the adoption process
- Boyle Heights, adoption process beginning in 2021-2022
- Harbor Plans (Harbor Gateway, Wilmington-Harbor City), adoption process beginning in 2022
- Southeast Valley (North Hollywood - Valley Village, Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass, Van Nuys - North Sherman Oaks), adoption process beginning in 2022-2023
- Southwest Valley (Encino - Tarzana, Reseda - West Van Nuys, Canoga Park - Winnetka - Woodland Hills - West Hills), adoption process beginning in 2022-2023

- West Los Angeles (West Los Angeles, Palms - Mar Vista - Del Rey, Venice, Westchester - Playa del Rey), adoption process beginning in 2023

In addition to current Community Planning efforts described above, updates to the following plans will also be initiated during the Housing Element Cycle: Wilshire & Westlake CPA, Northeast Los Angeles & Silverlake CPA, the Northwest Valley geography, the Northeast Valley geography, and the Westside North geography.

Active Neighborhood Plans include the Cornfields Arroyo Seco Specific Plan (CASP) which, the Orange Line Transit Neighborhood Plan, and the Slauson Transit Neighborhood Plan, all which will begin the adoption process in 2022.

66. REDEVELOPMENT TOOLS (TAX INCREMENT FINANCING) (NEW)

Goal #: 1,3

Lead Agencies: CAO

Supporting Agencies: EWDD, HACLA, LAHD, LACP, Mayor

Funding Sources: General Fund, Metro TOD Grant

Objective: Create new funding sources through tax increment financing and associated bond issuance by 2029.

Respective Policies: 1.2.6, 1.2.7, 3.2.2

Reinstate funding sources that can be obtained through tax increment financing and associated bond issuance powers based on the newer state legislative mechanisms that have materialized in the wake of redevelopment agency dissolution. These new tools include Enhanced Infrastructure Financing Districts and Community Revitalization Investment Areas (CRIAs). Tax increment financing allows agencies to utilize growth in tax revenue, or tax increment, to finance certain projects, including at least 20% for affordable housing, within a limited geographic area. EWDD has established a process and criteria to pursue an EIFD (EIFD Establishment and Investment Policy). HACLA will explore utilizing its bond authority and legislation promoting infrastructure to develop finance districts to create new mechanisms to help fund affordable housing. HACLA, together with its development partners, has received a grant from SCAG to plan for the establishment of an EIFD for the Harbor Area around Rancho San Pedro and continues to explore new opportunities to issue bonds for affordable housing production. Additionally, the City will consider the results of a Downtown Los Angeles TIF Feasibility Study that is currently underway that is examining areas

around transit stations to determine how the City may finance transit-supporting infrastructure and affordable housing. HACLA and the City will engage in extensive stakeholder outreach before intent to form any specific redevelopment tool.

67. EDUCATION ON HOUSING TOPICS INCLUDING: GROWTH, DISCRIMINATORY HOUSING PRACTICES, HOUSING NEED, MIXED USE AND MIXED-INCOME NEIGHBORHOODS

Goal #: 4

Lead Agencies: LACP

Supporting Agencies: HACLA, DONE

Funding Source: General Fund

Objective: Provide 50 training sessions/workshops; 100 participating neighborhood council members and community organization members annually.

Respective Policies: 1.1.10, 1.3.3, 4.2.2

Provide training to neighborhood councils, public housing resident advisory councils, community groups, and the general public regarding the planning process and accommodating and responding to growth, including the siting of housing, affordable housing and special needs housing, mixed-use and mixed-income development. LACP will provide “Planning 101” training and focus groups to residents and stakeholders on issues such as zoning, housing and mobility, as well as provide access to data and information on entitlements and land use decisions. Expand the curriculum of existing training to include a focus on educating homeowners about the development potential of their sites, including ADU or potential for a second unit. Prepare materials that describe and analyze past racist housing and land use practices and how they shape today’s land use patterns. Partner with Community Based Organizations and utilize technology to reach individuals and groups who historically have not been represented in planning efforts. Share information on social media platforms and via email to engage a broader audience in the housing conversation. The EmpowerLA Leadership Academy provided by DONE will provide training to neighborhood councils on issues of City governance, conflict resolution, planning and development as well as provide a reference library and online classroom for instant access to helpful topics.

68. SERVICES IN PUBLIC HOUSING

Goal #: 2,4

Lead Agencies: HACLA

Funding Source: Public Housing Budget, CDBG, Grants

Objective: Provide 50 residential clients served by educational assistance Programs annually; 100 residential clients served by computer training programs annually; 100 youth served by recreational, educational and cultural programs annually; 1,600 residential clients served by career assistance programs annually; Submit application for Workforce Investment Act Recertification as required.

Respective Policies: 2.2.3, 4.1.4

Provide educational and career assistance including tutoring, assistance with financial aid applications, help to re-enter school and college, computer training, job training, mentoring and career counseling in publicly assisted housing developments. Incorporate recreational, education and cultural programs into publicly assisted housing for youth ages 8-21.

69. ACHIEVING WATER USE EFFICIENCY WITH CONSERVATION PROGRAMS

Goal #: 3

Lead Agencies: LADWP

Supporting Agencies: Metropolitan Water District of Southern California (MWDSC)

Objective: Achieving water use efficiency and increasing water savings through outreach, education, and incentives in order to achieve the goal of 100 gallons per capita per day (GPCD) by 2035.

Respective Policies: 3.2.6

LADWP promotes and advances water conservation and water use efficiency to make LA more sustainable in its water use. Educational and public awareness/ support campaigns are promoted to empower customers to become water use efficiency advocates. Additionally, measures for water savings have been implemented by incentivizing customers to install water saving devices in their homes and businesses. The water saving measures include premium high efficiency toilets, waterless urinals, low-flow showerheads, low-flow faucet

aerators, high-efficiency clothes washers, rain barrels, cisterns, weather-based irrigation controllers, efficient sprinkler nozzles, and turf replacement. These multifaceted programs of incentives, education, and outreach continue to effectively reduce water demand despite LA's growing population and help LADWP achieve its goal of 100 GPCD by 2035.

70. INCENTIVES TO CONSERVE ENERGY

Goal #: 3

Lead Agencies: LADWP

Supporting Agencies: SOCAL GAS

Funding Source: LADWP Public Benefit Program

Objective: Seek out and install cost-effective electric solutions that will improve the performance of customers' homes and give them additional control over their energy expenses throughout the eight-year period.

Respective Policies: 3.2.6

LADWP's overarching energy efficiency strategy is to utilize various delivery channels and partners to ensure that it has something to offer to all its customers and provide maximum benefit to all its customer segments in all Council Districts. Programs are designed to educate and encourage LADWP residential customers to purchase and install qualifying products in their homes. The Department offers incentives for measures for whole-house solutions, including but not limited to Energy Star® dual pane windows, room and central air conditioners, cool roofs, refrigerators, pool pumps, programmable thermostats, and the turn-in old refrigerators and freezers, for recycling. Eligible low-income customers under LADWP's Low-Income Program or its Senior Citizen/Disability Lifeline Rates will also receive tangible economic benefits of energy efficiency through the mass adoption of proven, economical low-income energy efficiency measures. The Refrigerator Exchange Program (REP) provides free new and efficient refrigerators and pick-up and recycling of existing refrigerators. The benefits to the environment are the permanent reduction of GHGs from older, inefficient refrigerators, as well as recycling of materials such as Chlorofluorocarbon (CFC) refrigerants, mercury, polyurethane foam insulation with CFC 11, glass, oil and steel that can be safely recycled at recycling centers for new uses, diverting these potential pollutants from our landfills.

71. ENCOURAGE ENERGY CONSERVATION THROUGH PRICING

Goal #: 3

Lead Agencies: LADWP

Funding Source: Rate Payer Fee

Objective: Charge 10,000 residential customers on the Time-Of-Use (TOU) rate annually.

Respective Policies: 3.2.5

Reduce electricity use by adjusting the pricing and timing of use by customers. Propose rate restructure to shift rate from demand based pricing to energy based pricing, so customers can manage their usage and save money. Set rate policy to Time-Of-Use (TOU) Rate, which charges a higher price for energy during the peak period, and reduces the price during the base period to encourage conservation. Residential customers whose monthly energy use exceeds 3,000 kWh are now required to use TOU pricing.

72. RENEWABLE ENERGY PROGRAMS

Goal #: 3

Lead Agencies: LADWP

Funding Source: Supplemental Rate Payer Fee

Objective: The Renewable Energy programs were designed to increase renewable power generation in LA and to help the City meet its renewable portfolio standard goals; help customers join the solar economy and benefit from renewable energy projects. Increase renewable power generation in LA. Help the city meet its renewable portfolio standard goals.

Respective Policies: 3.2.5

LADWP continues to continue implementing initiatives to help customers join the solar economy and benefit from renewable energy projects, as shown in the programs outlined below. The programs were also designed to increase renewable power generation in LA and to help the City meet its renewable portfolio standard goals. Implement Several Programs to increase the supply of renewable energy: Green Power for a Green LA offers households the opportunity

to subscribe to programs that purchase energy from renewable energy sources (e.g. solar, wind and water) in place of traditional sources for a small premium. LADWP distributed free energy efficient products to encourage customers to take advantage of this program. Solar Rooftops Programs (SRP) offers residential customers a fixed roof lease payment from the LADWP. Solar Rooftops installations provide energy directly to the grid to help LADWP meet the clean energy goals of Los Angeles and California. LADWP performs home evaluations, issues permits, develops designs, and installs the SRP systems at zero cost to customers. The Shared Solar Program enables residential customers living in multifamily dwellings (e.g. apartments, condominiums, duplexes) to fix a portion of their electric bill against rising utility costs for 10 years. Solar Feed-in Tariff incentivizes local renewable development through public-private partnerships while helping LADWP to achieve its Renewable Portfolio Standard mandates and overall clean energy goals. LADWP's customer-based Net Energy Metering Program (NEM) is a program that helps to offset our customer's energy use with local solar resources. LADWP provides streamlined interconnection services to enable customers to tap into the City's abundant sunshine and provide residents and businesses alike with the ability to generate their own power. The Virtual Net Energy Metering (VNEM) allows property owners and developers to install solar photovoltaic systems on multifamily dwellings. The solar energy generated is then sold to LADWP.

73. CITY PLANTS

Goal #: 3

Lead Agencies: LACP, LADBS, LADWP

Supporting Agencies: Mayor's Office

Funding Source: CDBG, Cal Fire Grants, CA Natural Resources Agency Grants, Private Donations, LADWP Funds

Objective: Provide free shade trees for residents and property owners along with information on where to plant the trees for maximum energy efficiency benefits throughout the eight-year period.

Respective Policies: 3.1.5

In partnership with the Board of Public Works, LADWP offers the City Plants (CP) Program. The program provides free shade trees for residents and property owners in Los Angeles to promote the planting of trees to improve the City's tree canopy, air quality, stormwater retention, and importantly, building energy efficiency. Through City Plants, City residents and property owners are eligible to

request and receive up to seven shade trees to plant on their property. Property owners may also request trees to be planted in the parkway in front of their house or business with a commitment to water and care for the tree for three years until the root system is well established.

74. BUILDING DESIGN AND MATERIALS FOR SUSTAINABILITY

Goal #: 3

Lead Agencies: LACP, LADBS, LADWP

Supporting Agencies: Mayor's Office

Funding Source: General Fund, LADWP Funds

Objective: Ensure guidelines are developed and updated. Integrate guidelines into all project reviews. Develop and maintain an outreach website.

Respective Policies: 3.1.5, 3.2.5

Provide technical assistance and disseminate information and guidelines to residential developers to encourage energy-efficient residential building design, including: systems that reduce the need for energy use (such as tankless water heaters, green roofs, shade trees, operable windows); building orientation that takes advantage of solar and natural ventilation opportunities; energy-efficient building products for windows, insulation, roofing and other building components. Implement the sustainable building materials requirements of the new LA Green Building Code. Provide technical assistance and disseminate information and guidelines to the residential development community to encourage the use of quality building materials, sustainable materials and practices to protect air quality, water conservation, energy efficiency, etc. Develop and maintain outreach websites on LA's sustainability programs. Publish data regarding energy and water consumption and the need to reduce consumption. Conduct workshops and other education forums.Provide technical assistance and disseminate information and guidelines to residential developers to encourage improved air quality in residential development, including: building orientation that takes advantage of natural ventilation opportunities; filtered air systems; landscaping, venting appliances to the outside; use of low-emitting construction and finish materials.

LADWP's programs encourage developers to build more sustainably by providing financial incentives for commercial and high-rise multifamily new construction projects which exceed Title 24 or industry standards. The program design offers incentives for property owners and design teams. The owner incentives help offset the added costs of building more efficiently. The design teams' incentives

encourage attaining aggressive energy savings goals. In addition, applicants receive complimentary design assistance and review to aid them in realizing their projects' maximum efficiency potential.

75. RECYCLING COLLECTION IN RESIDENTIAL DEVELOPMENT

Goal #: 3

Lead Agencies: DPW (LASAN), Mayor's Office

Funding Source: Citywide Recycling Trust Fund (Private waste hauler fees)

Objective: Provide on-site recycling bins and weekly pickup for all residential developments, Increase landfill diversion to 90% by 2025, Launch residential food scrap collection, by 2025.

Respective Policies: 3.2.5

Provide on-site recycling bins and weekly curbside pickup for all residential developments. Single-family homes and multi-family complexes under five units are provided with recycling service directly from the City's Bureau of Sanitation. Expand recycling programs citywide to all multi-family complexes on a voluntary basis through a City-contracted waste hauler. In keeping with Targets set through the 2019 Green New Deal improve residential waste diversion through programs like composting, recycling and landfill diversion.

76. DIRECT INSTALLATION TO CONSERVE ENERGY AND/OR WATER

Goal #: 3

Lead Agencies: LADWP

Funding Source: LADWP

Objective: Offer ongoing energy efficiency and water conservation opportunities to all of LADWP's residential customers either by energy and water efficiency upgrades, home energy and water assessments with conservation recommendations, or participation in another program. Develop green building incentives programs for existing buildings.

Respective Policies: 3.2.5

LADWP offers its customer free installation service to help residential customers to better control their energy and water consumption and costs. Program offerings include:

- The Home Energy Improvement Program (HEIP) is a comprehensive direct install whole-house retrofit program that offers residential customers a full suite of free products and services to improve the energy and water efficiency in the home by upgrading/retrofitting the home's envelope and core systems. HEIP also reduces water usage resulting in energy savings along with a reduction in associated greenhouse gas emissions. These energy savings and reduction in greenhouse gas emissions are reported as Embedded Energy in Active Water Measures.
- The Air Conditioning Optimization Program (ACOP) provides services by certified Air Conditioning technicians to analyze cooling systems and provide basic maintenance and efficiency services.
- The Residential Lighting Efficiency Program (RLEP) provides free light-emitting diode (LED) lamps to customers to assist in reducing their home electrical use. The distribution of the LED lamps is by way of Direct-to-Door to residential customers in LADWP service territory

Explore ways to encourage additional green building solutions in existing buildings. Strategies might include incentives for existing buildings to perform energy audits and retrofits to Green Building Program standards. Develop a funding program to support green retrofitting of residential structures.

77. COMMUNITY AND NEIGHBORHOOD COUNCIL DEVELOPMENT REVIEW

Goal #: 4, 3

Lead Agencies: LACP

Supporting Agencies: DONE

Funding Source: General Fund

Objective: Duplicate case files provided to CNCs for proposed projects. Provide notifications to CNCs for filed applications bi-weekly. Post case filing activity on LACP website bi-weekly.

Respective Policies: 4.1.1, 3.2.6, 4.2.2

Maintain the Early Notification System to inform Angelenos and Neighborhood Councils of applications filed at City Planning and completed discretionary cases that have been approved or denied by the Department. Continue providing direct links between City Planning's case reports and Planning Documents Information System (PDIS) to allow Neighborhood Councils and others to obtain project information online. In addition to paper mailings, continue emailing hearing notices and Letters of Determination (LODs) to applicants, interested parties, relevant council offices, and Neighborhood Councils. Continue posting all public hearing notices and LODs on the Planning website as soon as they are mailed out. Facilitate access to and communication with the Department of City Planning through a Neighborhood Council Liaison position in LACP.

78. URBAN DESIGN STUDIO

Goal #: 3

Lead Agencies: LACP

Supporting Agencies: LADBS, BOE, LADOT, Mayor's Office (Chief Design Officer),

Funding Source: General Fund

Objective: Maintain Urban Design Studio as a division within the LACP; Maintain the Professional Volunteer Program (PVP) and Urban Design Advisory Committee. Develop a Healthy Building Design toolkit by 2022.

Respective Policies: 3.1.3, 3.1.4

Continue to promote and maintain the Urban Design Studio as a resource to review and provide early consultation and guidance on the design of residential and mixed-use projects centered on three design approaches: Pedestrian First Design, 360 Degree Design, and Climate Adapted Design. Continue to utilize the Professional Volunteer Program (PVP) and Urban Design Advisory Committee as a forum for raising the quality of design and enhancing sustainability standards in private development equally throughout the City. Develop a Healthy Building Design toolkit that implements the Health Element to enhance opportunities for healthy and sustainable design in new construction. Identify opportunities to promote environmental justice through design, building on work including the Freeway Adjacency advisory and Clean Up Green Up (CUGU) program.

79. HOUSING AND ECOLOGY

Goal #: 3

Lead Agencies: LACP

Supporting Agencies: LADWP, LADBS

Funding Source: General Fund

Objective: Integrate Landscape Ordinance and Low Impact Development ordinance into project review process. Adopt Wildlife Pilot Study by 2022.

Respective Policies: 3.1.3, 3.1.4, 3.1.5

Plan for housing that accommodates the unique ecological needs of the City and responds to the climate crisis. In accordance with the City's Landscape Ordinance, promote and facilitate landscape design standards that reduce heat island effects and reduce water and electricity consumption through the inclusion of non-paved areas, shade-producing trees and drought-resistant landscaping. Capture, treat and infiltrate stormwater and urban runoff utilizing the Low Impact Development Ordinance, as well as additional water conservation measures outlined in Programs 70, 77, and 80. Develop and implement design standards that foster ecological diversity in the City's hillsides, riverine and coastal areas, open spaces and Significant Ecological Areas through programs including the Wildlife Pilot Study Ordinance. Evaluate opportunities to further conservation and ecological goals in tandem with housing goals through programs like the Los Angeles River Overlay (RIO). Continue to study and explore how to retain trees and open spaces in new developments to facilitate enhanced health and environmental benefits through collaboration on the Urban Forestry Master Plan. Potentially expand to include passive heating and cooling integration into new developments to ensure health benefits to new inhabitants as well as lower pollution from traditional heating and cooling practices.

80. AFFORDABLE HOUSING IN THE COASTAL ZONE (MELLO ACT IMPLEMENTATION)

Goal #: 1,2

Lead Agencies: LACP, LAHD

Supporting Agencies: LADWP

Funding Source: General Fund

Objective: Adopt amendments to the Zoning Code in 2021 to implement inclusionary and replacement housing requirements in the Coastal Zone (Mello Act Ordinance) that result in 250 very low income units; 100 low income units; 75 moderate income units over the course of this Housing Element Cycle.

Respective Policies: 1.1.9, 2.1.1

In accordance with State law (the "Mello Act"), the proposed ordinance aims to to help protect and ensure access to affordable housing in the city's coastal zones by preserving existing affordable housing as well as building the supply of new affordable units. The permanent Ordinance would amend the Zoning Code and the Affordable Housing Incentives Program Guidelines to create requirements for all residential units to either be preserved or replaced onsite at the same income category. Additionally, projects including 5 or more new units would be required to provide new inclusionary units at the same rates required by the Density Bonus Ordinance. Replacement Units and Inclusionary units require recordation of covenants to ensure provision of the required affordable housing units for at least 55 years.

81. COMMUNITY LEVEL AFFORDABLE HOUSING PROGRAMS

Goal #: 1,2

Lead Agencies: LACP, LAHD

Funding Source: General Fund

Objective: Establish affordable housing programs when Community Plans are updated and other local level plans are created. Track affordable housing production in areas with community level affordable housing programs alongside identified goals. Track housing production in established overlays to ensure they are meeting housing goals. Identify plans that are not producing the amount of anticipated units and propose amendments.

Respective Policies: 1.1.2, 1.1.6, 1.1.7 , 2.1.1

With each major community or local planning effort (e.g. Community Plans, CPIOs, Specific Plans, TNPs, ordinances) balance the facilitation of new residential development, preservation of naturally affordable multifamily housing and provisions for the inclusion of affordable housing in residential development. Consider other mechanisms that address impacts on the provision or retention of affordable housing units and various housing needs. Attempt to improve upon the state density bonus and TOC programs by providing more tailored land-use incentives and affordable housing provisions. Facilitate affordable housing development in existing Specific Plans that include such provisions, including Playa Vista, Central City West and Cornfield Arroyo Seco (CASP), various CPIOs, TNPs, etc. The Downtown Community Plan proposes a Community Benefits Program that provides a path for development projects to build larger buildings, in exchange for providing community benefits that prioritizes affordable housing, followed by a mix of other benefit types. Explore the feasibility of creating inclusionary requirements in Warner Center Specific Plan and other areas identified in an inclusionary study where such a requirement can add value by complementing existing incentive programs, the Affordable Housing Linkage Fee and result in more overall affordable housing.

82. ACCOMMODATIONS FOR PERSONS WITH DISABILITIES

Goal #: 4

Lead Agencies: LACP

Supporting Agencies: DOD

Funding Source: General Fund, Building Permit Fees, CDBG

Objective: Train City Planning staff on processing Reasonable Accommodation requests; Produce and disseminate materials regarding Reasonable Accommodation process; Ammend the Reasonable Accomodation Ordinance Instructions and Findings in 2022.

Respective Policies: 4.1.1, 4.1.3

DOD will work with City Departments to coordinate the City's compliance with the ADA and the Rehabilitation Act of 1973. Monitor compliance and ensure reasonable accommodation to people who use all City programs and facilities. LACP will assess the need for amendments to the reasonable accommodation provision in the Zoning Code which facilitates modifications to housing units

occupied by persons with disabilities. Develop staff training resources regarding implementation of the reasonable accommodation provision. Improve application forms, outreach, advertising and informational materials to increase use of the reasonable accommodation provision by people with disabilities. Amend the Reasonable Accomodation Ordinance Instructions and Findings form to allow options for those persons with disabilities unable to submit their request in writing and make clear that written responses to the required findings section are an optional opportunity to provide information and not required.

83. OFFICE OF THE CITY ATTORNEY DISPUTE RESOLUTION PROGRAM (DRP)

Goal #: 4

Lead Agencies: OCA

Objective: Refer and resolve 20 housing-related disputes annually.

Respective Policies: 4.1.4

Refer persons with landlord/tenant and neighbor/neighbor housing-related conflicts, and housing disputes concerning physical access (i.e., architectural) and HIV/AIDS discrimination (i.e., rental discrimination) and who utilize DOD's referral services to the OCA's Dispute Resolution Program for mediation, conciliation and facilitation services.

84. CITYWIDE FAIR HOUSING PROGRAM

Goal #: 4

Lead Agencies: LAHD

Objective: Receive 540 fair housing inquiries annually. Resolve 413 fair housing investigations annually. Conduct 68 fair housing training sessions annually. Train 25 new fair housing testers annually. Maintain the Housing/Predatory Lending Hotline.

Respective Policies: 4.1.4, 4.1.1, 4.2.3

Through a contract with a fair housing agency for the City, provide resolution to illegal housing discrimination by accepting and investigating housing discrimination complaints that allege a violation of federal, state, or local fair housing law (i.e. complaints concerning advertising, lending, insurance, steering,

blockbusting and hate crimes). Provide remedies for valid complaints, including conciliations, legal action and administrative referrals to state and federal fair housing agencies. Provide counseling, education, and training about fair housing laws rights, and responsibilities to persons residing, seeking housing, or providing housing in the City of Los Angeles. These trainings include information about reasonable accomodations and ADA requirements. Conduct proactive testing to determine patterns and practices of discrimination. Provide information about home equity fraud and predatory lending scams to residents through a free telephone hotline and other information tools.

85. JUST CAUSE EVICTION PROGRAM (NEW)

Goal #: 2, 5

Lead: LAHD

Objectives: Stabilize neighborhoods, prevent tenant displacement and arbitrary evictions of renters in a high-cost rental market, without justifiable legal reasons or relocation assistance.

Respective Policies: 2.1.4, 5.1.2

Explore the adoption of a Just Cause ordinance. Upon adoption by City Council, a Just Cause eviction ordinance would provide eviction protections for tenants of approximately 220,000 non-rent stabilized rental units (non-RSO), as permitted under the California Tenant Protection Act of 2019 (AB 1482), which provides modest eviction protections for rental units constructed more than 15 years ago, and permits local jurisdictions to adopt more robust tenant protections on evictions. Such protections could include the requirement for relocation assistance for no-fault evictions; requirements for landlords to file notifications with LAHD for no-fault evictions from rental units; and provide remedies for illegal evictions to renters in non-RSO rental units.

86. TENANT ANTI-HARASSMENT (NEW)

Goal #: 2, 4

Lead: LAHD

Objectives: Prevent and deter harassment and constructive eviction of tenants through illegal actions by implementing newly adopted Ordinance.

Respective Policies: 2.1.4, 4.1.4

Conduct outreach and education on the City's Tenant Anti-Harrassment Ordinance (adopted 2021); to inform the public on what constitutes tenant harassment. Inform tenants of their legal rights and how to prevent and respond to tenant harassment. Refer tenant complaints to appropriate programs or agencies for resolution. Maintain records of harassment complaints and referrals in order to assess future staffing and program needs.

87. STRENGTHEN ENFORCEMENT OF ELLIS ACT PROVISIONS (NEW)

Goal #: 2

Lead: LAHD

Objectives: Identify Ellis Replacement units; Strengthen monitoring and enforcement efforts. Continue to process Ellis filings of yearly average of 584.

Respective Policies: 2.1.4, 2.1.5

The City has implemented various amendments to the Ellis Act to strengthen tenant protections and no net loss of affordable housing units including: adding failure to comply with RSO Ellis requirements as affirmative defense in unlawful detainer proceedings, providing a right to return to displaced tenants if withdrawn units are re-rented within 10 years; and requiring a higher percent of required affordable units in order to qualify for an RSO exemption. During the next eight years, the City will continue monitoring of Ellis withdrawals and enforcement of the LAMC to preserve RSO units, prevent displacement of tenants, and ensure relocation assistance to tenants.

88. EVICTION DEFENSE PROGRAM (NEW)

Goal #: 2

Lead: LAHD, CIFD

Funding Sources: Federal funds, SB 2 Permanent Local Housing Allocation (PLHA)

Objectives: Initial outreach to 100,000 residents. Host or co-host 80 tenant educational events per year. Provide tenant navigation services (ongoing, one-on-one support) to 1,600 tenants per year in order to prevent homelessness and eviction. Through Family Source Centers, provide case management services (ongoing support) to 600 households and housing stability services to 480 households per year.

Respective Policies: 2.1.4

In 2021, the City launched a COVID-response Eviction Defense Program (EDP) using COVID Relief funding from the Federal Government. The Eviction Defense Program aims to promote housing stability by implementing and monitoring a set of services including: Education/Outreach for landlords and tenants, including materials and tenant clinics, Pre-eviction and ongoing legal assistance paired with the option of short-term rental assistance, and case management with the city's FamilySource Centers to promote tenant stability with financial counseling. The EDP implementation process will include data evaluation of program services delivered and client demographics. The City is now exploring funding options to extend the program in subsequent years and will evaluate the feasibility of establishing a tenant's "Right to Counsel" Program. Through 2026, some households at or below 30% AMI receiving support will be eligible for rental assistance to help stabilize families experiencing extreme economic hardship.

89. RSO TENANT/LANDLORD OUTREACH AND EDUCATION PROGRAM

Goal: #2

Lead Agencies: LAHD

Objective: Conduct or facilitate at least 200 annual public presentations, including Property Management Training Program presentations, community presentations, landlord/tenant workshops/webinars, drop-in sessions, and fair housing clinics.

Respective Policies: 2.1.4

Educate landlords, brokers, property managers, tenants, and the general public on the RSO and Code Enforcement programs as well as their rights and responsibilities under the Los Angeles Municipal Code through a combination of state of the art technology and traditional community outreach methods. Distribute information through print materials and media outlets. In-person outreach efforts shifted to online due to COVID-19 pandemic. Social media platforms, webinars, etc. were utilized to raise awareness and continue the outreach endeavor.

90. TENANT/COMMUNITY OPPORTUNITY TO PURCHASE (NEW)

Goal #: 2

Lead Agencies: LAHD

Supporting Agencies: LACP

Funding Source: General Fund

Objective: Provide to City Council an analysis on the feasibility of implementing a COPA/TOPA ordinance in the City by 2022.

Respective Policies: 2.2.1

Promote the use of SB 1079 (2020), which created a new foreclosure sale process for 2-4 unit buildings that allows qualified parties a means to purchase property in foreclosure, subject to certain requirements. Provide technical assistance and support to SB 1079 implementation efforts to achieve an effective notification system. Building off this state law, consider creation of a local tenant/community opportunity to purchase (TOPA/COPA) ordinance that would cover a wider array of buildings outside of foreclosure, including rental housing with expiring federal and/or state subsidies and/or affordability protections. Explore funding sources, including grants and loans, to assist tenant and community based organizations purchase multi family buildings. Require purchasers to preserve units as permanently affordable. Promote the creation of City or non-profit ownership entities that could acquire affordable ownership units and buildings. Assist former tenants in purchasing units converted to condos per LAMC 12.95.

91. HOUSING LEGAL SERVICES FOR SENIORS

Goal #: 4

Lead Agencies: LADoA

Funding Source: CDBG

Objective: Assist 200 seniors with legal advice each year

Respective Policies: 4.1.4

Citywide legal services available at 16 Multipurpose Senior Centers (MPC) to assist seniors in various legal issues including housing related laws, landlord/tenant disputes, government benefits, nursing home law and powers of attorney.

92. COMPREHENSIVE HOMELESS STRATEGY (NEW)

Goal #: 5

Lead Agencies: CAO, LAHD, LACP, HACLA, OCA,

Supporting Agencies: LAHSA, Mayor's Office, All

Funding Source: General Fund

Objective: Continue to monitor and report quarterly on the ongoing responsibilities and measurable actions the City of Los Angeles (City) is taking to combat homelessness. Make adjustments or additions based on emerging challenges and opportunities.

Respective Policies: 5.1.2, 5.1.4

The enhanced Comprehensive Homeless Strategy (CHS), adopted by the Mayor and City Council on March 19, 2019, describes ongoing responsibilities and measurable actions the City of Los Angeles is taking to combat homelessness. The enhanced CHS builds upon the original CHS adopted in February 2016, and serves as a blueprint for City Departments to achieve the City's goal to achieve functional zero homelessness. The Enhanced CHS is organized into six functional strategies: (1) Governance, Accountability and Budget; (2) Planning, Coordination, Modeling and Prioritization; (3) Policy; (4) Program/Systems; (5) Annual Evaluation; and (6) Partner Acknowledgement and Awards. These functional strategies are designed to include the actions needed for an effective response to homelessness, and ensure communication and collaboration between City Departments, the Los Angeles Homeless Services Authority (LAHSA) and the County of Los Angeles. This structure also accurately represents the work of strategy leads and will more clearly present the outcomes of this work throughout implementation. The CHS is designed to be a living document that can be adjusted as conditions change or lessons are learned during implementation. As Policy strategies are implemented they may lead to changes and adjustments in Program/Systems Strategies. Likewise, challenges encountered during Programs/Systems strategy implementation may point to the need for adjustments to Policy strategies. Compile Quarterly Performance Reports on the Enhaced CHS relating to status updates, action steps and updateing strategy metrics.

93. DOMESTIC VIOLENCE SHELTER PROGRAM

Goal #: 4

Lead Agencies: CIFD

Objective: Provide 1,500 individuals with access to public services annually. Maintain 580 shelter and transitional beds annually for domestic violence victims.

Respective Policies: 5.1.3

Provide safe and secure emergency and transitional shelter, case management and related supportive services to domestic violence survivors and their children through contracted operators. Assist persons in crisis situations with counseling, job skill and search training, and other services.

94. HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS (HOPWA)

Goal #: 4

Lead Agencies: LAHD

Objective: Provide between 2,618-4,613 clients with supportive services annually. Assist between 25,140 - 36,000 clients seeking HIV/AIDS housing information annually.

Respective Policies: 4.1.1, 4.1.4

Provide low-income persons living with HIV/AIDS with services to help locate, obtain, and maintain appropriate and affordable housing, and improve/obtain financial resources and benefits, employment, health care, food and nutrition services, mental health and substance abuse counseling, and legal services. Finance long-term housing with supportive services designed to enable homeless persons with mental and physical disabilities to live as independently as possible in a permanent setting.

95. PROBLEM SOLVING INTERVENTIONS (NEW)

Goal #: 5

Lead Agencies: LAHSA

Funding Source: General Fund

Objective: Reduce the number of people experiencing homelessness through ongoing training to frontline staff providing assistance.

Respective Policies: 5.1.2, 5.1.3

LAHSA's Problem Solving program has provided training to staff in other County and City departments to assist people they interface with in navigating a housing crisis, and when necessary, providing them with access to one-time flexible financial assistance to solve that housing crisis. The program aims to reduce the overall number of people experiencing homelessness. Identifies people experiencing a housing crisis by working with mainstream social services systems before they fall into homelessness.

96. EMERGENCY SHELTER AND TRANSITIONAL HOUSING FACILITIES

Goal #: 5

Lead Agencies: LAHSA

Supporting Agencies: CAO, HACLA

Funding Source: Countk Measure H, State CoC HEAP and HHAP

Objective: Fund 6,205 existing emergency shelter beds (including winter shelter) annually. Fund 980 existing transitional housing beds annually. Create 1000 permanent supportive and transitional housing units from nonresidential uses such as hotels and motels.

Respective Policies: 5.1.1, 5.1.5

Fund the operating and supportive services costs of existing facilities and programs providing emergency and transitional housing to homeless persons citywide, including A Bridge Home City-constructed interim housing facilities. The CAO will coordinate review of potential A Bridge Home sites and convenes a weekly Interim Housing/Temporary Structures Working Group to expedite

implementation of A Bridge Home Initiative. HACLA will partner with other housing organizations to provide transitional housing opportunities using a variety of models: bridge housing, safe parking locations, and motel/hotel conversions. HACLA is currently leasing a property on Imperial to City of LA for a 100-bed bridge housing site which will be co-located with the HACLA Watts/Los Angeles WorkSource Center (the first in the City/County), partnering with WLCAC to use 50 parking spaces in one of its office parking lots for the Safe Parking program, partnering with Caltrans to use 26 single-family homes and duplexes in El Sereno for a family-based transitional housing program, and participating in providing transitional housing through Project Homekey sites. Utilize Project Homekey funding, along with project based vouchers and City funding to create 1000 permanent supportive and transitional housing from nonresidential uses like hotels, motels, and on public land. HACLA through its Strategic Growth Council grant, Transforming Climate Communities will be planting trees to reduce greenhouse gas emissions in Watts and will be adding the Electric Vehicle charging stations as part of its EV Car Share pilot for residents and for HACLA's commercial vehicle fleet. HACLA will continue to evaluate the success of these programs and its alignment with Regional initiatives to gauge for expansion opportunities city-wide. Assess the need for additional interim strategies and implement short- and medium-term strategies to address unanticipated critical needs while long-term solutions are implemented.

97. OVERNIGHT SHELTER (WINTER SHELTER AND YEAR-ROUND SHELTER)

Goal #: 5

Lead Agencies: LAHSA

Funding Source: ESG, City and County General Fund

Objective: Provide 5,036 temporary shelter beds year round and 1,169 temporary winter shelter beds annually.

Respective Policies: 5.1.1, 5.1.4

Provide temporary shelter to homeless men and women through a Winter Shelter program (December 1st through March 15th) for a single night at a time (14 hour stay), and to men, women and families through a Year Round shelter program. Provide vouchers for low cost hotels/motels for persons not suited to large group shelters including elderly persons and people with communicable diseases.

98. FAMILY SOLUTIONS SYSTEM

Goal #: 5

Lead Agencies: LAHSA

Supporting Agencies: LAHD

Funding Source: ESG, HPI

Objective: Initiate seven regional Family Solution Systems throughout the Los Angeles Continuum of Care (CoC). Serve approximately 1,200 homeless and at-risk persons per year.

Respective Policies: 5.1.2, 5.1.4

The Family Solutions System (FSS) is a new system of service delivery in Los Angeles County, developed to improve and expedite the delivery of housing and other supportive services to homeless families in Los Angeles County. The Family Solutions System (FSS) was developed by a collaboration of partner organizations and adopted in 2013 by the Los Angeles Homeless Continuum of Care. Key to the Family Solutions System (FSS) is standardized assessment and coordinated access, which reduces the time it takes for families to find the appropriate and right-sized services they need. FSS provides families with services that keep them together and connected to their own local community. In addition to direct services, the FSS also has the added ability to provide direct financial assistance for rapid rehousing, including a security deposit for an apartment; partial rent for three months or a motel voucher and utilities, etc.

99. HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP) (NEW)

Goal #: 5

Lead Agencies: Mayor's Office, LAHSA

Supporting Agencies: CAO, HACLA, LAHD

Funding Source: General Fund

Objective: Increase the number of persons or households enrolled in RRH and those who have moved into permanent housing.

Respective Policies: 5.1.1, 5.1.3, 5.1.4

Expand homelessness prevention, diversion and rapid re-housing (RRH) efforts through strengthening coordination with LAHSA and Los Angeles County, developing policies to support innovative approaches and practices, increasing capacity to serve homeless persons/households, and enhancing access to RRH services. LAHSA will strengthen collaboration efforts with supporting agencies and RRH programs; Identify and maintain inventory of all known and available RRH programs; Perform sound fiscal administration to ensure access to rental assistance and other financial assistance when needed; Determine and update appropriate supportive services (e.g. case management and financial assistance) for all RRH programs and their participants; Coordinate landlord/property management recruitment and engagement activities; Match participants to RRH resources through the LA County Coordinated Entry System (CES); Strengthen coordination efforts with HACLA and other City/County departments in order to facilitate program transfers to PSH and other forms of subsidized permanent housing with intensive supportive services.

100. VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH)

Goal #: 5

Lead Agencies: HACLA

Supporting Agencies: LAHSA

Funding Source: HUD, VA

Objective: Maintain 3,000 housing vouchers for formerly homeless Veterans.

Respective Policies: 5.1.1, 5.1.3

The HUD Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). VA provides these services for participating Veterans at VA medical centers (VAMCs) and community-based outreach clinics.

101. JOB TRAINING AND PLACEMENT FOR HOMELESS INDIVIDUALS

Goal #: 5

Lead Agencies: LAHSA

Objective: Provide educational/vocational training and employment placement/ retention services to 1000 homeless persons annually.

Respective Policies: 5.1.1, 5.1.2

Increase economic opportunity for homeless persons through educational or vocational training, employment placement and retention services through the shelter system and affordable housing developments.

102. MOBILITY DEMONSTRATION VOUCHER (NEW)

Goal #: 2, 4, 5

Lead Agencies: HACLA

Supporting Agencies: LACDA

Funding Sources: HUD (NOFA Mobility Demonstration Voucher)

Objective: Provide voucher assistance and mobility-related services to families with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity areas.

Respective Policies: 2.1.2, 4.1.4, 5.1.2

The Section 8 Department was awarded $4.8M under HUD's NOFA Mobility Demonstration Voucher, including 37 new vouchers. This award will provide voucher assistance and mobility-related services to families with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity areas, and to evaluate the effectiveness of the strategies pursued under the Demonstration. The award includes a significant budget allocation to provide comprehensive and selected mobility-related services to participant families.

103. MISSING MIDDLE

Goal #: 1, 4

Lead Agencies: LACP Supportin Agency: LADBS

Funding Sources: General Fund, REAP Grant

Objective: Assess and facilitate efforts to find alternative housing solutions for senior citizens.

Respective Policies: 1.1.8, 4.3.2., 4.3.3

As identified in Chapter 1 and Chapter 2, Los Angeles produces very little Missing Middle housing stock due to the many barriers for its development. Missing Middle housing, refers to a variety of low-scale multifamily housing typologies (typically from three to 20 units on a regular sized residential lot). Through a variety of implementation actions, City Planning will seek to introduce more flexible zoning standards and incentives to create opportunities for more low-scale multi-unit housing typologies, particularly in Higher Opportunity Areas. These typologies include multiplexes, townhomes/rowhouses, additional affordable ADUs, bungalow courts, and other contextual/historical Los Angeles typologies. Efforts to enable missing middle housing include updates to the zoning code, community planning, building process streamlining, and citywide efforts. The Zoning Code revision (Program 60) is creating the necessary planning tools, developing new types of zoning and development standards more amenable to a variety of missing middle typologies. New zoning standards and incentives will be introduced through local planning efforts such as Community Plans and Transit Neighborhood Plans (Program 65), as well as through the citywide Rezoning Program and affordable housing incentive update (Programs 48 and 121). While missing middle typologies are typically more naturally affordable than the type of housing they replace and present challenges to the implementation of typical value capture approaches, different types of creative affordability requirements will be evaluated through a planned economic feasibility study as part of these citywide programs (see CF 21-0037). The Mayor's Office and LADBS plan to develop standardized plans similar to that for ADUs (see Program 60) for certain types of low rise multifamily including duplexes, fourplexes, bungalow courts, townhomes, rowhouses, etc. pursuant to CF 21-0061. This program may additionally overlap with Program 3 to enable more affordable types of ownership in smaller scale typologies. Also see Programs 48, 59, 60, 62, 65, and 121.

104. RENTAL ASSISTANCE FOR HOMELESS HOUSEHOLDS

Goal #: 5

Lead Agencies: HACLA

Objective: Maintain 4,615 Housing Choice Vouchers to homeless individuals or households annually.

Respective Policies: 5.1.2, 5.2.4

Provide HUD Section 8 Housing Choice Vouchers to qualifying homeless families. Provide supportive services to help homeless households make the transition to stable, affordable housing. Pursue local administrative changes in order to expedite application processes and facilitate voucher portability across jurisdictions.

105. RENTAL ASSISTANCE FOR HOMELESS HOUSEHOLDS WITH DISABILITIES

Goal #: 5

Lead Agencies: CAO, HACLA

Objective: Maintain housing for 2,400 homeless households with disabilities annually.

Respective Policies: 5.1.1, 5.1.3, 5.1.5

Provide rental assistance and supportive services for homeless persons with disabilities, specifically those with serious mental illness, chronic substance abuse problems and/or HIV/AIDS through four components: 1) tenant-based rental assistance; 2) sponsor-based rental assistance; 3) project-based rental assistance; and 4) SRO moderate rehabilitation rental assistance. Pursue local administrative changes in order to expedite application processes and facilitate voucher portability across jurisdictions. Pursue coordination with LAHD to improve and facilitate utilization of project-based Shelter Plus Care assistance.

106. RESOURCES FOR HOUSING SERVING THE MENTALLY ILL

Goal #: 1,4

Lead Agencies: LAHSA

Supporting Agencies: LAHD, HACLA, Mayor's Office

Funding Source: General Fund

Objective: Pursue funding toward permanent housing units for homeless mentally ill annually.

Respective Policies: 1.1.5, 4.1.4

Coordinate with the Federal, State and County Governments to access and leverage mental health funding.

107. PERMANENT SUPPORTIVE HOUSING FOR HOMELESS PERSONS

Goal #: 5

Lead Agencies: LAHSA

Objective: Maintain 1,477 permanent supportive housing units for homeless households annually.

Respective Policies: 5.1.1, 5.1.3, 5.2.4

Provide long-term housing with supportive services designed to enable homeless persons with mental and physical disabilities to live as independently as possible in a permanent setting. Target the regular turnover of Permanent Supportive Housing units to place and serve the chronically homeless in those units. Fund the maintenance and operating and supportive services costs of Permanent Supportive Housing serving homeless persons with special needs citywide. Allocate funds to ensure integrated case management series will continue at PSH units, especially after Measure H sunsets.

108. HOMELESS HOUSING AND SERVICES COORDINATION (NO WRONG DOOR)

Goal #: 5

Lead Agencies: Mayor's Office, LAHSA

Funding Source: General Fund, Homes for Good Initiative, LA County

Objective: Implement "No Wrong Door" policy citywide.

Respective Policies: 5.1.4, 5.2.2

Coordinate with LAHSA, the County, and other government and non-profit agencies to develop plans to reduce and end homelessness and to implement homeless policies and programs. Facilitate implementation of "No Wrong Door" strategy whereby a homeless individual can connect to adequate homeless services regardless what Department the person contacts. Participate in regular coordinating efforts and ensure that the needs of all sectors of the homeless population are addressed. Coordinate the local distribution of public funding sources for the effective use of resources and program implementation. Monitor LAHSA's financial and contract management to ensure effective, efficient program implementation consistent with the City's goals. Provide access to "No Wrong Door" materials to participating departments and oversee Citywide implementation of "No Wrong Door." Collect metrics from participating departments and share progress of implementation and reach of campaign. Facilitate the development and implementation of a training course for frontdesk and field staff who may interact directly with, or support community members' interactions with, individuals who are seeking resources. LAHSA will provide expertise in refinement and development of informational materials that are effective in connecting homeless persons interacting with City departments with needed non-City resources. LAHSA will also assist in developing messaging around access to the Coordinated Entry System and the broader resources available to support participants in City services who are experiencing or at risk of homelessness.

109. COORDINATED ENTRY SYSTEM (CES) (NEW)

Goal #: 5

Lead Agencies: LAHSA

Supporting Agencies: CAO

Funding Source: General Fund

Objective: Decrease the average need and acuity level of persons or households who have obtained permanent housing (acuity score), as well as the average length of time from housing match to actual housing move-in (days). Increase the number of households matched to permanent supportive housing resources through CES.

Respective Policies: 5.1.4, 5.2.2, 5.2.4

Strengthen the Coordinated Entry System to function as a tool to efficiently and effectively place homeless persons into housing and/or services that meet their needs and choices. LAHSA will develop procedures, tools, and training needed to effectively implement CES Policies and build the capacity of existing and new CES participating agencies. Improve CES access, system connection, and collaboration across populations and systems to support vulnerable persons experiencing or at risk of homelessness accessing CES (i.e. adults, families with children, transition aged youth, veterans, victims of domestic violence). Enhance matching infrastructure to ensure timely and efficient placement into housing matched through CES. Improve data collection and quality of key system indicators for tracking homelessness. Strengthen regional coordination activities to ensure a consistent and coordinated regional response to homelessness.

110. ACCESS NEW RESOURCES AND SERVICES FOR THE HOMELESS

Goal #: 5,4

Lead Agencies: LAHSA

Supporting Agencies: Mayor's Office, CAO, CLA

Funding Source: General Fund

Objective: Regular reports on financial management; Regular reports on contract management and program implementation; Report on applicability of Standards for Excellence criteria being developed by Home for Good.

Respective Policies: 5.1.1, 5.1.4, 5.2.2

Monitor Federal, State and County legislative and budgetary initiatives that affect homeless persons, including homeless subpopulations with special needs, such as persons with disabilities. Report on such initiatives and make recommendations to the City. Engage in legislative advocacy efforts. Explore new resources and services for homeless persons with special needs.

111. BIENNIAL HOMELESS COUNT

Goal #: 5

Lead Agencies: LAHSA

Supporting Agencies: Mayor's Office

Funding Source: HUD

Objective: Biennial count and survey of sheltered and unsheltered homeless persons residing in the Los Angeles CoC area. Periodic reports on homeless housing and service delivery and recommendations for improvement.

Respective Policies: 5.2.1

Coordinate the biennial point-in-time Greater Los Angeles Homeless Count for the Los Angeles Continuum of Care (CoC) as part of the national effort to enumerate the homeless population required by the U.S. Department of Housing and Urban Development (HUD). Continue to include the following components in order to further capture as accurate a count as possible: 1) The Unsheltered Street Count; 2) The Sheltered and Institution Count; 3) The Demographic Survey; and 4) The Survey to Identify the Hidden Homeless. Provide a City Homeless Coordinator (seperate from CAO's homeless coordinator) to: regularly convene stakeholders; conduct research and evaluation; identify gaps in housing and services; improve access to and delivery of services. Liaise with the County and regional agencies that provide housing and services to homeless persons.

112. HOMELESS MANAGEMENT INFORMATION SYSTEMS (HMIS) DATA COLLECTION

Goal #: 5

Lead Agencies: LAHSA

Objective: All providers receiving City funding shall participate in HMIS. The standard performance target for Emergency Shelter sites is the maintenance of an average bed utilization rate of 95%.

Respective Policies: 5.2.1

Support homeless service providers in the implementation of the HUD-required HMIS to gather data on individuals and families who use homeless service systems. Collect and analyze data over time to better identify service needs, barriers to accessing services, and program-, region-, and system-wide results. Share data on clients with other service providers. Continue HMIS User Group Forums, a discussion series that helps generate ideas for further innovations to help ease use of the system. Develop and expand a comprehensive Homelessness Prevention and Rapid Re-Housing Program (HPRP- See Program 99) data quality process to ensure that information collected exceeds HUD's quality standards.

113. TEMPORARY HOUSING FACILITIES FOR DISASTER RESPONSE

Goal #: 3

Lead Agencies: EMD

Supporting Agencies: EOO, RAP, LAHD, LAUSD

Funding Source: DHS/FEMA, General Fund

Objective: Establish coordination of facilities and services throughout the City within 24 hours of a disaster.

Respective Policies: 3.3.3

Establish partnerships with supporting City Departments and community organizations to develop a disaster preparedness, response and recovery plan to meet temporary housing needs in the event of a disaster, including: identification of hotels/motels and short term rentals for emergency stays; identification of recreation centers and school sites to be used as temporary shelters and/ or providing furnishings (such as beds, chairs) as well as activating the EOC and BOC processes which include facilitating donations for victims of disaster. Establish housing information and referral services which are activated in the event of a disaster. Coordinate special needs services to assist with issues such as accessibility of sites/ facilities and services for the elderly, disabled and evacuees with pets. Conduct safety (damage) assessment inspection of buildings.

114. OUTREACH AND TRAINING FOR EMERGENCY PREPAREDNESS AND RESPONSE

Goal #: 3

Lead Agencies: EMD

Supporting Agencies: EOO, LAHD

Funding Source: General Fund

Objective: Conduct four fairs during Emergency Preparedness Month annually and outreach to neighborhood and community groups as requested.

Respective Policies: 3.3.1, 3.3.2

Conduct in-person and virtual outreach activities such as webinar series with councilmembers and elected officials and training with neighborhood and community groups to prepare residents and businesses for emergencies. Disseminate information through EMD publications, outreach activities and the internet. Implement and expand the Ready your LA Neighborhood (RYLAN) Program to encourage communities to develop disaster planning resources and networks. Provide citywide training programs. Provide emergency management training to City employees.

115. ZONING AND DEVELOPMENT STANDARDS FOR HOMELESS HOUSING

Goal #: 5

Lead Agencies: LACP

Supporting Agencies: LAHSA

Funding Source: General Fund

Objective: Adopt amendment to zoning code to facilitate by-right siting of shelter and transitional housing facilities by 2025. Identify areas with lower concentrations of shelter, transitional and permanent supportive housing and create zoning provisions to ease restrictions in these geographies.

Respective Policies: 5.1.5

Identify and adopt changes to the Zoning Code to facilitate by-right siting of a greater variety of shelter, transitional and permanent supportive housing facilities throughout the City (such as larger facilities, different development standards, different performance standards, etc.). Identify citywide land use initiatives to facilitate shorter development timelines and reduce costs for the development of affordable housing projects for persons at-risk of homelessness to be adopted as appropriate. Continue to facilitate the easier conversion of hotel/motels and other non-conforming buildings to homeless housing using the Adaptive Reuse Ordiance (see Program 13). Utilize public sites identified in the citywide inventory (Program 15) to identify locations for temporary and permanent facilities for homeless individuals. Identify zoning provisions that help service providers prioritize development in sections of the city that currently have less shelter, transitional and permanent supportive housing.

116. ZONING FOR HEALTH-BASED RESIDENTIAL FACILITIES

Goal #: 3

Lead Agencies: LACP

Supporting Agencies: DOD

Funding Source: General Fund

Objective: Adopt amendments to Zoning Code to remove restrictions on locations of community care, public health and residential treatment program facilities by 2025.

Respective Policies: 5.1.5, 5.2.6

Facilitate siting of housing and services for all persons, including those with special needs. Implement SB 2 (2007) to remove barriers for transitional and supportive housing that includes on or off-site supportive services, including health care facilities. Eliminate Zoning Code provisions that restrict locations of public health, community care facilities and residential-based treatment programs, in order to comply with federal and state fair housing laws and facilitate different residential types for those with special needs.

117. ASSISTANCE FOR HOMELESS PERSONS IN ACCESSING HOUSING AND SERVICES

Goal #: 5

Lead Agencies: LAHSA

Funding Source: SHP, CDBG

Objective: Continue funding 9 organizations to reach 300 or more homeless individuals; Explore expanding outreach funding to community based organizations within the City.

Respective Policies: 5.2.1, 5.2.2

Fund community-based organizations to provide outreach and referral assistance to homeless persons including: housing referrals; food, blankets and other necessities; needs assessment and engagement in social services; medical, mental health and/or substance abuse services. Assist clients to move off the streets or out of places not meant for human habitation and into any form of housing.

118. COMPUTERIZED INFORMATION CENTER/INFORMATION & REFERRALS FOR PERSONS WITH DISABILITIES

Goal #: 3

Lead Agencies: DOD

Objective: Assist 150 or more clients seeking homeless services, landlord/tenant dispute resolution assistance, and housing resource referrals annually.

Respective Policies: 5.1.4, 5.1.5

Provide assistance to callers seeking social service programs for homeless services and housing resource referrals in times of need and crisis. Assess the need/crisis via client intake, locate appropriate resource/service provider, and explain programs offered by the community-based organization and/or government agency.

119. NEIGHBORHOOD AWARENESS OF SPECIAL NEEDS HOUSING

Goal #: 4, 5

Lead Agencies: LAHSA

Funding Source: CDBG, General Fund

Objective: Establish outreach curriculum; Pursue ongoing funding for training program.

Respective Policies: 4.1.4, 5.2.2

Pursue funding for community organizations and advocates to conduct outreach and disseminate information regarding housing approaches for special needs populations.

120. TECHNICAL ASSISTANCE TO HOMELESS HOUSING PROVIDERS

Goal #: 5

Lead Agencies: LAHSA

Funding Source: CDBG

Objective: Provide Technical assistance to 50 providers annually

Respective Policies: 5.2.3

Fund technical assistance training to new and existing homeless housing providers regarding the development and funding of emergency, transitional and permanent housing facilities for homeless persons. Distribute informational material and conduct workshops. Provide outcomes report training for funding recipients. Fund outside agencies to provide technical assistance to LAHSA in a variety of areas relating to homeless services. These areas include: assistance with the completion of the Continuum of Care SuperNOFA; 6-78 Adopted December 3, 2013 Los Angeles Department of City Planning Chapter 6 Housing Goals, Objectives, Policies and Programs Housing Element 2013-2021 program analysis and development; executive level assistance to LAHSA and the City of Los Angeles; Short-Term housing directory; program linkages & workshops; state policy and support for homeless re-entry program.

121. RHNA RE-ZONING (NEW)

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LAHD

Funding Source: Regional Early Action Planning (REAP) Grant

Objective: Citywide Rezoning to meet RHNA Targets by 2024. Annual reporting to indicate any loss in capacity that could require additional rezoning.

Respective Policies: 1.1.1, 1.2.1, 1.3.1

To accommodate the remaining RHNA of 230,947 units, LACP will identify and recommend rezoning for a minimum of 124,872 moderate and above moderate units and a minimum of 150,543 lower income (VLI and LI) units by October 30, 2024. More than 50% of lower income rezoning will occur on sites with exclusively residential uses or allowing 100% residential uses. All lower income sites will have a density allowance of at least a minimum 20 units per acre. Rezoned sites will permit owner-occupied and rental multifamily uses by right pursuant to CA Govt. Code § 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households and will be selected from sites identified in the parcel listing (Appendix 4.7). As reflected in Appendix 4.7, each development site has the capacity to accommodate at least 16 units and will be available for development in the planning period where water, sewer, and dry utilities can be provided.

The Rezoning Program is anticipated to be implemented through a number of work efforts including updates to up to 16 Community Plans (four West LA plans and six SE/SW Valley plans, two Downtown plans, Boyle Heights, Hollywood, Harbor-Gateway and Wilmington), two Specific Plans (CASP and Slauson TNP) as well as at least one citywide ordinance that will create additional zoning capacity through an expansion of affordable housing incentive programs (Density Bonus Update - See Program 48) or other zoning code amendments, as further described below.

The Program will respond to the findings of the AFFH analysis in Chapter 1 and Chapter 4 by including strategies that advance equity. It is anticipated to focus a majority of the additional capacity in Higher Opportunity areas with good access to jobs and/or transit, with protections for vulnerable communities and environmentally sensitive areas, such as areas vulnerable to Sea Level Rise and wildfire risk. The program will carefully consider the creation of a diversity of housing types to expand more naturally affordable and deed-restricted affordable

options. The Program will explore the creation of enhanced community benefits for rezoned properties, including longer affordability terms, more affordable units of a greater income mix, displacement avoidance of RSO tenants, strengthened housing replacement and right to return requirements, sustainability features, as well as additional incentives for projects being developed by community land trust, public agencies, cooperatives, non profits, etc. It is the overall intent to prioritize rezoning in Higher Opportunity areas and ensure the maximum amount of affordable housing that is economically feasible is provided on-site (not off-site or through payment of a fee)

Specific Rezoning Program strategies (described in greater detail in Chapter 4) that will be further developed with significant community input include focusing rezoning on commercial and residential corridors, areas zoned for Parking (P), transitional residential areas off commercial boulevards, in existing regional centers, on public and religious-owned land, and in other areas where multifamily, and therefore affordable housing, is not permitted today. The Rezoning Program may also include more flexible zoning and incentives for existing single-family or lower density residential areas to create opportunities for a variety of "missing middle" low-scale housing typologies including fourplexes, townhomes/ rowhouse, additional affordable ADUs, bungalow courts, and other contextual Los Angeles typologies. In addition, the Program will update and expand the City's affordable housing incentive programs (including Density Bonus, TOC, among others) to include a wider array of areas and project types and create more inclusive developments. These existing incentive-based programs will continue to set a floor for affordable housing development. Opportunities for greater streamlining will also be explored through expansion of adaptive reuse and micro unit housing, current value capture efforts and additional incentives for 50-100% affordable and supportive housing projects, senior housing, and special needs housing. The Program will examine housing opportunities in areas that have been historically downzoned; areas served by jobs and transit, including commercial corridors served by Metro NextGen; lower density areas residential areas fronting Boulevards and Avenues, certain industrial areas; and properties with certain characteristics including alleyways, large lots, and/or residential corners, etc.

122. ANTI-DISPLACEMENT STRATEGIES (NEW)

Goal #: 1, 2, 3, 5

Lead Agencies: LACP, LAHD

Funding Source: Regional Early Action Planning (REAP) Grant

Objective: Develop policy recommendations in Equitable Development and Anti-Displacement Study for use in General Plan (Framework) update, rezoning efforts, and policy development by Summer 2023.

Respective Policies: 1.1.9, 2.1.7, 3.3.5, 5.1.2

LA City Planning and LAHD will, with extensive community outreach, conduct Equitable Development and Anti-Displacement studies that will inform as well as provide recommended strategies to preserve and increase the City's affordable housing stock. Through funding provided by the Regional Early Action Planning (REAP) grant program, two studies will be conducted in collaboration and coordination, but each with a focus on areas within the purview of each Department. The LACP-led study will include recommendations relating to land use, zoning and the City's growth strategy. The study will analyze the impacts on displacement related to Los Angeles' land use/housing policies and housing needs and incorporate policy recommendations in future planning efforts including updates to the General Plan, Community Plans, and other planning efforts. Consider an array of potential policies from best practices including anti-displacement overlay zones in areas where current policies are insufficient, as well as housing assessments for major project entitlements per Program 7. LAHD will develop a displacement prevention tool that will identify areas and parcels at greatest risk of displacement, which include those with higher percentages of naturally occurring affordable housing (NOAH), lower homeownership rates, higher rates of foreclosure, older housing stock and at-risk properties subject to the RSO, and an increase in investments from large scale developers. The displacement prevention tool will be integrated into a report outlining recommended strategies intended to minimize significant impacts to vulnerable communities, while at the same time proactively increasing housing production throughout the city. Both departments will work together to ensure reports complement citywide efforts to strengthen tenant protections including preventing tenant harassment, eviction defense, COVID relief, housing replacement requirements, no net loss requirements and right to return. A series of specific Program actions to address anti-displacement strategies are outlined under the AFFH Program (124) below.

123. ASSESSMENT OF FAIR HOUSING (AFH)

Goal #: 4

Lead Agencies: LAHD, HACLA

Supporting Agencies: LACP

Funding Sources: Regional Early Action Planning (REAP) Grant

Objective: Compliance with the U.S. Department of Housing and Urban Development's (HUD) new guidelines for the Affirmatively Furthering Fair Housing (AFFH) Rule. Produce Assessment of Fair Housing in 2022 - 2023.

Respective Policies: 4.1.4, 4.1.5, 4.2.3, 4.3.2

Develop an updated Assessment of Fair Housing (AFH) Plan consistent with the new final guidelines that are expected to be released by HUD some time in 2021. The AFH will cover the following required components:

- Summary of fair housing enforcement and outreach capacity;
- Integration and segregation patterns, and trends related to people with protected characteristics;
- Racially or ethnically concentrated areas of poverty;
- Disparities in access to opportunity for people with protected characteristics, including persons with developmental and physical disabilities; and
- Disproportionate housing needs within the jurisdiction, including displacement risk.

The resulting plan is to reflect five-year housing goals and strategies accompanied by realistic metrics and milestones. Completion, submission, and HUD approval of the City's AFH Plan places the City in compliance and eligible to receive ongoing federal funds that are entitled to Los Angeles. The AFH Plan also serves as a model/foundation for the City's five-year Consolidated Plan. The Plan sets forth commitments to invest in place-based strategies that create opportunities in areas of disinvestment (such as investments in housing, enhanced infrastructure, services, schools, jobs, and many other community needs).

124. AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) PROGRAM (NEW)

Goal #: 4,1

Lead Agencies: LACP, LAHD

Supporting Agencies: HACLA

Funding Sources: Regional Early Action Planning (REAP) Grant

Objective: Compliance with US Housing and Urban Development (HUD) and AB 686 (2018).

Respective Policies: 4.1.4, 4.1.5, 4.2.3, 4.3.2, 1.1.6, 1.1.7, 1.1.9, 1.1.10, 1.3.1

Promote and affirmatively further fair housing (AFFH) opportunities throughout the community in all housing, planning and community development activities. Take a variety of actions to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity to promote diverse communities that grant all Angelenos access to housing. Increase place-based strategies to encourage community revitalization and protect existing residents from displacement through various policies, programs, and goal setting (e.g. AFH Plan).

The following specific actions are either ongoing activities or will be undertaken by LAHD and/or LACP as part of actions to address AFFH issue areas in partnership with key local stakeholders:

1. Significant Disparities in Housing Needs and Access to Opportunity

    a. Prioriztize those with the greatest housing needs including those with the lowest incomes, persons with disabilities, seniors, large families when updating affordable housing incentive programs (Program 49).

        i. Convene a working group to develop housing strategies for people with disabilities in and around Downtown LA's Skid Row community.

    b. With all new housing projects and land use initiatives that require General Plan consistency findings, follow the guidance set by the Housing Element's Goals, Objectives and Policies that have been enhanced to place greater emphasis on advancing racial equity, expanding access to Higher Opportunity and protecting Angelenos from displacement (Programs 6, 7, 121, 122).

    c. Through the RHNA Rezoning Program, develop Zoning Code amendments and Community Plans that incentivize and encourage the development of more affordable housing in areas of high need and Higher Opportunity (see Program 121).

    d. Carry out Equitable Development and Anti-Displacement Studies that includes recommendations relating to land use, the City's growth strategy, and opportunities to build affordable housing and prevent displacement of protected classes(see Program 122).

    e. Expand efforts for the preservation and rehabilitation of deed-restricted affordable housing, naturally occurring affordable housing, RSO units and residential hotels (Programs 10, 27, 30).

    f. Continue to develop greater tenant protections for City Council consideration, including rental assistance and legal representation services for lower-income households and protected classes (Programs 85, 86, 88, 89, 91).

g. Continue the City's Systematic Code Enforcement Program (SCEP) activities that maintain housing stock while providing opportunities to legalize units and not displace existing tenants (See program 22).

h. Provide housing voucher assistance and mobility-related services to families with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity areas, pursuant to HUD's Mobility Demonstration Voucher NOFA (Programs 41, 93, 98, 102, 108).

i. Expand the use of the City's Accessible and Affordable Housing Registry to provide a coordinated source of information about accessible and affordable housing opportunities (Program 8).

j. Promote displacement mitigation strategies to ensure equitable access to opportunity, including citywide Housing Priorities.

    i. Anti-displacement Strategies (Program 122)

    ii. Enforcement of No Net Loss and Affordable Housing Replacements Requirement (Program 29)

    iii. Replacement Unit Program for Selected Sites (Program 28)

    iv. Update Density Bonus and Other Affordable Housing Incentive Programs (Program 48)

    v. Targeted Zoning Allocations by Community Plan Area (Program 49)

    vi. Update the Citywide Growth Strategy to Meet Housing Needs (Program 50)

    vii. Unapproved Dwelling Units (UDU) (Program 56)

    viii. Low-Rise Infill Housing Research and Design Initiative (Program 59)

    ix. Update the Mello Act with strong anti-displacement protections (Program 80)

    x. Community Level Affordable Housing Programs (Program 81)

    xi. Targeting Growth in Community Plan Areas in locations where potential for displacement is minimized. (Program 65)

    xii. Strengthen Enforcement of the Ellis Act and RSO (Programs 32, 87)

    xiii. RSO Monitoring (including Eviction Data Task Force) (Program 47)

    xiv. Eviction Defense Program (Program 88)

    xv. Tenant Anti-Harassment Ordinance (Program 86)

    xvi. Strategies to Preserve Naturally Occurring Affordable Housing (NOAH) (Program 30)

2. Replacing Segregated Living Patterns with Truly Integrated and Balanced Living Patterns and Transforming Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) into Areas of Opportunity

    a. Introduce context specific reforms to zoning and land use practices that perpetuate racial exclusion and inequities including but not limited to single family / low density zoning, minimum lot size requirements, and subjective design review standards (Program 60).

    b. Introduce more flexible zoning and incentives for existing lower density residential areas to create opportunities for more "missing middle" low-scale housing typologies, particularly in Higher Opportunity Areas (Program 48).

    c. Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on increasing Affordable Housing in Higher Opportunity Areas and in ways that further Citywide Housing Priorities (Program 121).

    d. Prioritize housing capacity, resources, policies and incentives to include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas (Program 7).

    e. As part of the effort to update the City's growth strategy, or General Plan Framework Element, create a new community housing needs assessment methodology that would allocate citywide housing targets across Community Plan areas in a way that seeks to address patterns of racial and economic segregation, promote jobs/housing balance, provide ample housing opportunities, and affirmatively further fair housing. (Program 49)

    f. Prioritize local resources, such as funding and public land, in areas of high opportunity, and evaluate revisions to funding metrics or policies that may act as a barrier to projects locating in high resource areas. Seek partnerships with other public and private entities to facilitate new potential development sites in these areas for affordable housing (Program 15).

    g. Consider ways to better evaluate the effectiveness and impacts of proposed significant legislation or projects from a racial and social equity perspective, including a race/equity impact statement or housing assessment (Program 7)

    h. Seek local, state and federal funding sources to expand the supply for affordable housing that also enhances the building environment through transportation, amenities and infrastructure investments (Program 20).

3. Fostering and Maintaining Compliance with Civil Rights and Fair Housing Laws

    a. Continue to develop greater tenant protections for City Council consideration, including rental assistance and legal representation services

for lower-income households that result in greater housing stability for protected classes (Programs 85, 88)

b. Expand Fair Housing outreach and enforcement through the Citywide Fair Housing Program (Program 84)

c. Provide Accommodations for Persons with Disabilities (Program 82)

d. Provide RSO Tenant/Landlord Outreach and Education Program (Program 89)

e. Provide Housing Legal Services for Seniors (Program 91)

f. Provide Section 8 Vouchers for Disabled and Elderly Households (Program 42)

g. Provide a Domestic Violence Shelter Program (Program 93)

125. TRANSIT ORIENTED COMMUNITIES (NEW)

Goal #: 1, 3

Lead Agencies: LACP

Supporting Agencies: LAHD

Funding Sources: General Fund

Objective: Provide incentives to encourage transit oriented, mixed-income development to permit 5000 above market and 1,750 covenanted lower income (ELI, VLI, LI) units annually.

Respective Policies: 1.1.7, 1.3.1, 3.2.2

Continue implementation of the Transit Oriented Communities (TOC) program to encourage transit oriented mixed income development. Report annually on the production of covenanted affordable units as described in program 45. Explore extension and expansion of the TOC program as described in programs 48, 81, and 121.

126. INCLUSIONARY ZONING FEASIBILITY STUDY (NEW)

Goal #: 1

Lead Agencies: LAHD, LACP

Supporting Agencies: CAO

Funding Sources: General Fund, AHLF

Objective: Conduct a feasibility study in 2021-22 and develop policy recommendations on inclusionary zoning in 2022.

Respective Policies: 1.1.1, 1.2.6

Conduct a two-phased feasibility study to analyze the financial and programmatic feasibility of introducing an inclusionary zoning policy. The City will complete a detailed analysis of the current and projected utilization of existing affordable housing programs (including TOC, Density Bonus, and the Affordable Housing Linkage Fee) and the potential value added of a mandatory inclusionary requirement. The study can evaluate the creation of a citywide affordability requirement that could vary based on local geographies such as Community Plan areas, as well as the evaluation of local areas of the City that may particularly benefit from local inclusionary requirements. The study should also consider how such a requirement could complement and work alongside existing/proposed incentive programs, as well as the City's Affordable Housing Linkage Fee, and what types of changes would be needed to result in more overall affordable housing while supporting market production. Afterwards, a report back on findings will be prepared and presented to the City Council for direction. The study will provide policy recommendations consistent with economic feasibility study requirements of AB 1505, such as the percentage of affordable housing that could be required in each of the City's market areas, Community Plan Areas, or other geographic boundaries, as well as potential alternative means of compliance.

127. NEIGHBORHOOD SUSTAINABILITY & EQUITY (NEW)

Goal #: 3,4

Lead Agencies: HACLA

Funding Sources: General Fund

Objective: Provide new solar roofs and energy efficiency retrofits to income qualifying households in the Watts neighborhood.

Respective Policies: 3.2.6, 4.1.5

Work with non-profit partners via direct MOUs to train and hire HACLA residents to provide new solar roofs and energy efficiency retrofits to households in Watts who are income-eligible. The residential retrofits are intended to help low-income homeowners stay in their homes, reduce utility bills and reduce the carbon footprint with the potential for increased equity in the surrounding housing stock. Preventing foreclosure and increasing economic well-being.

128. EMERGENCY HOUSING VOUCHERS (NEW)

Goal #: 2,5

Lead Agencies: HACLA

Funding Sources: HUD (American Rescue Plan Act)

Objective: Provide 3,365 Emergency Housing Vouchers to qualifying households annually.

Respective Policies: 2.1.2, 5.1.2

HACLA was awarded 3,365 Emergency Housing Vouchers (EHVs) to be effective July 1, 2021. This award represents almost 20% of all vouchers allocated to the State of California and it is the second largest award at the national level. These EHVs are limited to individuals and families who are (1) homeless; (2) at risk of homelessness; (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking; or (4) recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

129. HOUSING ACCESS FOR SENIORS

Goal #: 2,4

Lead Agencies: LADoA

Supporting Agencies: LADBS, LACP, Mayor's Office, CAO

Funding Source: CDBG

Objective: Assess and facilitate efforts to find alternative housing solutions for senior citizens

Respective Policy: 2.1.2, 4.1.4, 4.1.5

Support seniors in accessing greater housing opportunities. Partner with community groups and nonprofits that offer innovative solutions on senior housing, such as programs that connect seniors with extra space and a fixed income with other seniors looking to rent a room or ADU (see ADU Accelerator Program in the ADU Program 63). Implement the Age Friendly Action Plan, specifically: supporting aging in place and ensure the needs of older adults and multigenerational households are prioritized through plans, zoning regulation and Building Codes; foster housing designed according to universal design principles, and consider the impact of demographics on housing needs during the community plan process. In keeping with the Age Friendly Action Plan recommendation #23: Assess efforts to date under the County and City's Homeless Initiatives to prevent and address homelessness among older adults, and to identify strategies to expand inclusion of the older adult population as part of these Initiatives, including through implementation of the ordinance authorizing Accessory Dwelling Units (also known as "Granny Flats"), by targeting additional resources to serve older adults who are homeless (or at risk of homelessness), and by examining new and innovative strategies that may benefit older adults, such as how the County and City could develop or encourage development of alternative housing types such as co-op housing, co-housing, or other multi-generational living arrangements that could also help reduce housing costs, and mitigate social isolation as residents age (See Programs 11 and 62). In keeping with the Age Friendly Action Plan recommendation #24: Develop a Housing Assistance Program – building off existing County and City Home Improvement Programs, such as the County Housing Authority's Handyworker Program – focused on medium and low-income older adults that would provide various services, such as rent gap assistance, housing repairs/up-grades, retrofitting/ assistive devices, and other housing-related supports intended to help prevent homelessness, and assist older adults who wish to age in place in their homes.

130. HISTORIC HOUSING AND LAND USE STUDY

Goal #: 4

Lead Agencies: LACP

Supporting Agencies: LAHD

Funding Source: Regional Early Action Planning Grant (REAP)

Objective: Conduct a Historic Housing and Land Use Study in 2021, incorporate findings of the study into RHNA rezoning program 121

Respective Policy: 4.3.3

DCP staff will secure a consultant to prepare a narrative documenting the legacy of exclusionary and discriminatory land use and housing decisions in Los Angeles to inform future rezoning programs necessary for RHNA compliance (described in program 121). This study will analyze past public and private practices that have contributed to housing discrimination and lack of opportunity. This study will evaluate and document the role of city planning, the zoning code, deeds and covenants, lending practices, city investment, urban renewal, housing policy and the siting of and disinvestment in affordable housing in creating and furthering inequities in the City. Findings from the study will provide context to the housing needs and constraints in Los Angeles and help implement AFFH requirements in RHNA and required rezoning programs. The study was initiated in Spring 2021 and will be completed in late 2021.

131. LIVABLE COMMUNITIES INITIATIVE

Goal #: 1, 3, 4

Lead Agencies: LACP, LADOT

Supporting Agencies: BOE, Bureau of Street Services (Streets LA), LAHD

Funding Source: General Fund, Potential State grant funds

Objective: Secure funding to identify opportunities. Coordinate with agencies to ensure effective responses to federal, state, and regional funding opportunities around efforts to holistically plan for housing, mobility and sustainability improvements.

Respective Policy: 3.2.2, 3.2.3, 3.2.4, 3.2.5

Identify opportunities to advance a holistic vision for livable, healthy, and sustainable communities along the City's transit-rich corridors utilizing mixed-use, mixed-income housing combined with opportunities to transform the street and public realm by adding or improving wide sidewalks, tree canopy, outdoor dining, bicycle infrastructure, transit shelters, fast and frequent transit, and public seating and plazas.

Pursue ways to better integrate rezoning and community planning efforts with implementation of Mobility Plan 2035, by coordinating across agencies to identify mobility investment needs through LADOT's Mobility Investment Program and LACP's Community Plan Update Program, as well as Metro's Transit Oriented Communities Policy. Coordinate between agencies as part of a multi-agency

funding strategy to fund investments where the City is targeting new housing at a scale to complete corridor-wide and network-level investments. Example strategies include applying for grant opportunities such as the Infill Infrastructure Grant (IIG) and the Affordable Housing Sustainable Communities (AHSC) programs (see Program 9), as well as potential significant new federal grants targeting housing-linked mobility and sustainability grants under consideration in the current budget reconciliation bill to fund investments where the city is targeting new housing at a scale to complete corridor-wide and network-level investments.

Explore other opportunities to proportionately leverage investments through land use development by linking mobility investment fees, such as the West LA Transportation Improvement and Mitigation (TIMP) Specific Plan and Coastal Transportation Corridor (TIMP) Specific Plan, and committing dedications, and improvements to the public right of way where such investments advance the goals of the Mobility Plan 2035 and provide safe, livable, and dignified space in the public realm. Consider a fee study to examine opportunities to link rezonings with desired transportation improvements to ensure adequate public realm improvements and access to new housing through safe and well-connected pedestrian infrastructure. Also, promote corridor wide or network-level mobility investment in the list of Transportation Demand Management (TDM) strategies for rezoning program areas, through citywide regulations, and/or neighborhood plan (like the LADOT Downtown Los Angeles Mobility Investment Plan), specific plans, LADOT's Mobility Investment Program, or others.

132. FORECLOSURE REGISTRY

Goal #: 2, 3

Lead Agencies: LAHD

Supporting Agencies: LADBS

Funding Source: Foreclosure Registration Fees

Objective: Maintain a database of contact information of all residential properties within the City of Los Angeles that are subject to Ordinance No. 183, 281 (Amended 2014).

Respective Policy: 2.2.2

Maintain and enhance a dashboard to show results and identify trends impacting neighborhoods, including statistics on initial foreclosure recordings (Notices of Default - NOD) and on the portion of those defaults which proceed to foreclosure

(Real Estate Owned - REO); continue education and awareness of Ordinance and increase outreach to over 95% of responsible parties on all new foreclosures recorded in the calendar year; Integrate the foreclosure dashboard into anti-displacement studies and programs.

The Foreclosure Registry Ordinance (183281, Amended in 2014) was established in 2010 as a mechanism to protect residential neighborhoods, including abandoned properties, from blight through the lack of adequate maintenance and security as a result of the foreclosure crisis. Any lender (or beneficiary or trustee who holds or has an interest in a deed of trust) who either issues a notice of default or forecloses upon on a residential property located within the City of Los Angeles must register that property with and provide contact information to the Housing Department (LAHD) in case any exterior blight issues arise on the property in relation to foreclosure, along with completing required monthly lender inspections for as long as the property remains in foreclosure.



Appendix 0.1

Summaries of Public Outreach



Housing Element Update -
2020 Launch / Vision Feedback and Comment Summary

Introduction

Last October the City of Los Angeles launched the 2021-2029 update to the Housing Element of the General Plan, the Plan to House LA. This plan identifies Los Angeles's housing needs and establishes clear goals and objectives to inform future housing decisions. This update effort must be completed every 8 years and is a collaboration between Los Angeles City Planning (LACP) and the Housing + Community Investment Department (HCIDLA).

The Housing Element update requires vital public and stakeholder input, collected through digital and in person engagement. Between January and July 2020, over 1,800 people clicked, commented, and participated in the initial outreach phase of the Plan to House LA.

Kick-Off Workshops

Earlier this year the city hosted three in person open house Kick-Off Workshops:

- February 24th - Central LA: Pico House / 424 North Main St.
- February 27th - Valley: Sherman Oaks East Valley Adult Center / 5056 Van Nuys Blvd.
- March 4th - South LA: Jim Gillian Recreation Center / 4000 South La Brea Ave.

Over 150 people attended to learn about the current Housing Element and how it shapes housing outcomes in the City. Attendees asked questions and shared comments in both English and Spanish.

Information presented included:

- The state of housing in Los Angeles;
- Demographics and socio-economic characteristics of City residents;
- Housing characteristics, including affordable housing production information;
- The amount of housing the City of Los Angeles needs to produce based on state housing targets known as the Regional Housing Needs Assessment (RHNA);
- Common constraints to housing production and preservation
- The existing 2013-2021 Housing Element's vision, goals, and objectives.



People who were not able to attend the in-person Workshops were able to access an online workshop that provided the same information, materials, and opportunities to submit feedback. This online tool was launched last March in both English and Spanish. The online workshop has now been viewed well over 2,200 times.

Webinars with Live Q&A

In May and June, the city hosted five webinars with live Q&A for the public to participate from the safety of their homes due to the COVID-19 pandemic. Over 300 people attended. Webinars in English were held on May 27th and 30th, and on June 17th. Webinars in Spanish were held on June 9th and 16th. Recordings are available on our website in both English and Spanish.

Task Force Subcommittee Meetings

Another public engagement component of the Housing Element update is the Housing Element Task Force. The 63 member Task Force is a diverse group of housing-related professionals and community leaders selected from over 280 applicants. This group assists the City in evaluating the viability and impact of potential new and updated policies related to housing preservation and production, tenants' rights, homelessness prevention, zoning and other important housing-related issues. The Task Force is organized into four subcommittees representing different aspects of the Housing Element:

- Housing Stability and Tenure Subcommittee
- Housing Production and Construction Innovation Subcommittee
- Livability, Sustainability & Resiliency Subcommittee
- Homelessness & Special Needs Subcommittee

The first Task Force meeting was held in January for members to share ideas that they would like to explore throughout the 2021-2029 Housing Element update. In April, May, and July the Subcommittees then met to review and discuss:

- Community feedback and key themes that emerged from outreach events
- Ideas for developing a potential vision for housing security, accessibility, production, and livability through the lens of the overarching priorities detailed below.



- Existing housing constraints, such as zoning, permitting processes, financing, construction costs, and housing opposition
- The existing Housing Element methodology for RHNA site selection
- Current housing related policies and implementation programs
- Other topic areas and data for potential study

Summary of Input Themes and Comments

Through these extensive outreach activities we are able to begin drafting a collective vision for housing in Los Angeles. Participants at all events were asked to share their frustrations with the current housing landscape and their vision for future improvements. This section summarizes the specific feedback and comments received from the public and Task Force during the Launch/Vision phase of the Housing Element Update. Within the comments and feedback, the following common topics emerged:

- **Protecting Renters & Preventing Displacement**
- **Producing More Housing, Especially Affordable Housing**
- **Zoning for Inclusive Communities**
- **Serving the Most Vulnerable**
- **Addressing the Homelessness Crisis**
- **Promoting Livable and Resilient Neighborhoods**
- **Promoting Ownership**

Below, comments are grouped by these key emerging themes that Angelenos expressed interest in exploring. Some of the comments touch on multiple themes and are included more than once. This valuable input will help to guide the development of the Plan to House LA.

Protecting Renters & Preventing Displacement

Participants repeatedly voiced concerns about displacement and eviction; urging the CIty to expand renter protections, prevent evictions, establish eviction defense, and protect tenants from displacement due to new acquisition and development. Many commenters said that in order to protect tenants and communities, the City should develop new models for individual and community ownership like land trusts, cooperatives, and homebuyer assistance. Participants were also concerned about affordable housing developments that had expiring



affordability protections (covenants) and suggested the City require lifetime covenants and use eminent domain to acquire affordable developments at-risk of converting to market rate.

Producing More Housing, Especially Affordable Housing

Many participants recommended specific strategies the City could use to increase housing production including: increasing zoning capacity, allowing for more “missing middle” housing (smaller multifamily), expanding the areas where housing is allowed, and updating community plans more regularly. There were also suggestions on how to reduce construction costs such as allowing for modular housing, 3D printed homes, container conversions, adaptive reuse, and other new models for home development.

Many participants said that the need for affordable housing is dire and the city should do more to finance and incentivize affordable housing development. Suggestions included:developing new sources of funding, developing a public land bank, establishing affordable housing requirements in all new development (inclusionary zoning), utilizing public land for affordable housing, removing process barriers such as site plan review, and requiring higher percentages of affordable housing in exchange for incentives (like TOC and density bonus).

Zoning for Inclusive Communities

Several participants expressed concern that affordable housing is not available in all communities in the City - particularly in areas like the West Side, Mid City, and the South Valley. They suggested requiring affordable housing to be included in all new developments (inclusionary zoning), eliminating low density zoning, and providing incentives/removing barriers for affordable housing developments to locate in wealthier, resource and job-rich areas of the city.

The issues of historic preservation and community character came up during the outreach sessions. Some participants expressed their desire to promote livable communities, protect single-family neighborhoods, and preserve the character of communities. Other participants voiced frustration that these concerns are used to prevent the development of affordable and multifamily housing in wealthier areas of the City.

Housing Element 2021- 2029:

The Plan to House LA



Serving the Most Vulnerable

Many participants said that more housing needs to be available to people who have special needs or face barriers to accessing housing - including extremely low income households, unhoused populations, individuals with disabilites, seniors, undocumented people, larger families, and lower-income young people.

Addressing the Homelessnessness Crisis

Many participants had suggestions on how to address homelessness including: developing more permanent housing for unhoused people, incorporating social services with housing, and equitably distributing shelters and permanent supportive housing throughout the City. Several participants stressed the need to conduct more outreach to unhoused residents and many participants voiced concerns about the criminalizationation of people living on the street.

Promoting Resilient and Sustainable Neighborhoods

There were a lot of suggestions on how housing can contribute to the surrounding neighborhood such as: allowing for more commercial uses in and near residential buildings, increasing street lighting, requiring green space, and requiring amenities like markets and daycares. There was also interest in protecting cultural and historic resources by exploring the expansion of the adaptive reuse ordinance and preserving existing rent stabilized multifamily housing. Some participants also had suggestions for how housing can reduce the city's carbon footprint by requiring sustainable design (i.e. all solar, LEED-certified) and increasing education for homeowners about sustainability.

In addition, participants emphasized re-imagining public safety to ensure that vulnerable populations and renters are able to live in their communities free of harassment and criminalization.

Promoting Ownership

Many participants voiced concerns about the high cost of housing and the inability to purchase a home. Some participants said that preserving single-family housing would increase homeownership opportunities, while others said the city should prioritize denser ownership models such as condominiums. Participants also suggested that alternative ownership models such as land trusts and co-ops could assist lower-income residents and said that the city should continue or expand Home Buyer Programs and other assistance programs for first-time buyers.



Next Steps

Based on the feedback received and the state regulatory requirements for the Housing Element staff will prepare Concepts for the Plan to House LA.The Concepts phase of the outreach process will begin in the Fall of 2020. This phase is an opportunity for the public to review, comment, and help shape the draft Concepts and strategies for the 2021-2029 Housing Element. Outreach will continue throughout the Housing Element Update process and there will be many more opportunities to help identify LA's housing needs. You can learn more about the effort and sign up to get involved here or email housing.element@lacity.org to share any comments and feedback.

Appendix

Public Comment

Note: This appendix includes a more detailed accounting of comments from the general public received during the launch phase of engagement. Please note these are listed in no particular order.

PROTECTING RENTERS & REDUCE DISPLACEMENT

- Expand eviction protections through relocation assistance, eviction defence programs, and other tools
- Ensure residents can stay in their own communities
- Work with LA County to organize an LA County Rent-Registry
- Provide more information on affordable housing inventory
- Financially support non-profits that protect tenants from evictions (i.e. Unidad Coalition, People's Plan)
- Establish a right to counsel provision to ensure that evictions are fair and that protected classes are not being taken advantage of
- Develop protections for renters of units removed by TOC program
- Address vacancy through financial penalties (vacancy tax)
- Use community land trusts to ensure long term affordability for for-sale properties
- Preserve existing affordable housing



- Prohibit discrimination based on family size, age, race, and income
- Establish and enforce discrimination penalties for landlords
- Prohibit discriminatory lending practices
- Prioritize housing for extremely low income households
- Preserve housing for seniors
- Educate property owners about renting to section 8 residents
- Encourage and facilitate local community engagement programs
- Expand housing education and offer in multiple languages
- Provide funding for frequent tenant's rights workshops

INCREASING PRODUCTION, ESPECIALLY AFFORDABLE PRODUCTION

- Produce more market-rate and affordable housing in all areas of the city
- Provide a higher percentage of affordable units in private multi-family developments
- Make market rate housing and newer housing construction within reach of minorities
- Create more moderate/workforce income housing units
- Address missing-middle housing
- Plan for housing needs beyond the 8 year RHNA housing projection period
- Site selection should also consider prioritizing areas for housing (preservation or production) on all-hazards risk - such as liquefaction zones, fault lines, flooding areas, wildfire risk, distance from highways, and urban heat
- Explore how the absence of restrictions and increased land values has affected housing development
- Incentivize homeowners who create ADUs with tax credits
- Provide financial incentives for ADU production (i.e. lower permit costs)
- Remove height restrictions for ADU’s
- Allow 3D printed, container conversion, and prefab homes to reduce housing costs

- Look at utility constraints and creative ways to facilitate relocation to make housing development cheaper and faster
- Promote different housing typologies for different incomes and lifestyles
    - Allow microunits
    - Allow tiny homes
    - Support co-living developments (i.e. boarding houses)
    - Buy and allow shipping containers to be used for housing on public land



  - Allow bungalow courts with no parking
  - Allow conversion of stripmalls into housing
  - Expand RV and trailer parks
- Expand financing programs for all-affordable housing development projects
- Reduce construction costs for developers
- Establish a dedicated source of general funds for affordable housing production
- Divest or use eminent domain to acquire surplus property for use as 100% affordable housing and allow developers to remediate properties
- Create a framework for housing funding priorities
- Collaborate with businesses to produce affordable housing
- Utilize publicly-owned land for all-affordable housing development
- Consider how to facilitate the production of low income condos
- Educate property owners about renting to section 8 residents
- Encourage and facilitate local community engagement programs

ZONING FOR INCLUSIVE COMMUNITIES

- Develop a mandatory inclusionary housing ordinance, paired with a grassroots neighborhood by neighborhood planning process
- Distribute affordable housing throughout the city
- Establish a housing goal (similar to RHNA) and requires each community plan area to zone for a specific level of housing, including market rate and affordable
- Include affordable housing in high-resource, high-opportunity neighborhoods
- Eliminate single-family zoning in areas with a history of exclusionary racial covenants

SERVING THE MOST VULNERABLE

- Expand targeted services and early interventions to those at highest risk of homelessness, including: people impacted by the criminal justice system, people at risk of eviction, people with disabilities, and transition-aged-youth
- Provide more senior housing
- Prioritize housing for extremely low income households
- Protect and plan for undocumented residents/immigrants
- Develop affordable housing programs to retain younger residents in LA
- Explore and be aware of poverty in younger generations
- Help seniors age in place



- Prohibit discrimination based on family size, age, race, and income
- Establish and enforce discrimination penalties for landlords
- Prohibit discriminatory lending practices
- Educate property owners about renting to section 8 residents
- Encourage and facilitate local community engagement programs

ADDRESSING THE HOMELESSNESS CRISIS

- Incorporate social services component of addressing homelessness
- Add language that focuses on the homeless
- End the criminalization of unhoused people
- Increase outreach directly to the homeless
- Conduct outreach to law enforcement and criminal justice agencies regarding homelessness community
- Communicate the public benefits of funding programs to house the homeless
- Educate community about homeless discrimination
- Renovate and upgrade commercial dwellings to house the homeless (adaptive reuse)
- Equally distribute shelters, supportive housing, and any other housing designated for the homeless needs in every Council District/Community Plan Area
- Diversify shelter/housing options

DESIGNING FOR LIVABILITY

- Increase visibility of community preservation and the importance of livable communities
- Embrace existing buildings, particularly historic ones, as an essential part of our housing stock
- Protect cultural resources
- Preserve the character of low density neighborhoods
- Allow more property tax to flow into the community
- Legalize non-conforming units
- Replace setbacks and parkways with usable space
- Allow more mixed-use buildings
- Require open space, landscaping and preservation of trees in any development
- Keep sidewalks and walkways clear and in good condition
- Consider more retail space at street level
- Facilitate passive, living green buildings, and biophilic design



- Promote local educational programs for sustainable living
- Encourage adaptable, flexible, and sustainable design (i.e. all solar, LEED-certified)
- Give assessments to homeowners on how they can make their homes more sustainable
- Reduce design requirements
- Support design that increases sense of safety and community
- Provide more street lighting

PROMOTING OWNERSHIP

- Prioritize single-family housing preservation
- Prioritize denser ownership models such as condominiums
- Explore alternative ownership models (Land trusts, Co-ops, etc)
- Review all the things that contribute to the cost of building/owning in LA
- Fund Home Buyer Programs and other assistance programs for first-time buyers
- Focus on programs that will help residents invest and purchase in low-moderate income areas
- Educate single family homeowners about the development potential of their sites, including ADU or potential for a second unit
- Define housing/homeownership equity more clearly



Housing Element Update - Concepts Phase Outreach Summary

Introduction

In late 2020 the City launched the **Concepts phase** for the 2021-2029 Housing Element of the General Plan, *The Plan to House LA*. This plan identifies Los Angeles's housing needs and establishes clear goals and objectives to inform future housing decisions. This update effort must be completed every 8 years and is a collaboration between Los Angeles City Planning (LACP) and the Housing + Community Investment Department (HCIDLA).

This phase of the Housing Element Update focused on the development of six *concepts* used to shape revisions for the current Update. The concepts were drafted based on the feedback City Planning collected during the **Vision phase** of its outreach, as well as considerations from state law and a review of the current Housing Element. The Concepts focus on how the Housing Element should address the most pressing housing-related issues in the City. All six concepts respond to urgent needs including: addressing the housing shortage, advancing racial equity and access to opportunity, and promoting sustainability and resilience.

The six concepts are:



1. Housing Stability and Anti-Displacement
Protect Angelenos—especially persons of color—from indirect and direct displacement, and ensure stability of existing vulnerable communities



2. Housing Production
Increase the production of new housing, particularly affordable housing

Housing Element 2021- 2029:

The Plan to House LA





3. Access to Opportunity

Increase access to opportunities and proactively desegregate the City by planning for more affordable and mixed-income housing in high-resource areas.



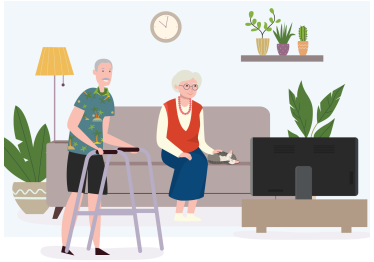
4. Homelessness

Prevent and end homelessness in a manner that centers human dignity and respect by developing early interventions, significantly expanding permanent housing options, and providing appropriate services and support.



5. Built Environment

Design and regulate housing to promote health and well-being, increase access to amenities, contribute to a sense of place, foster community and belonging, and plan for a sustainable future.



6. Meeting the Needs of all Angelenos

Build, operate, and maintain welcoming and accessible housing for Angelenos with unique needs, including those with disabilities, large families, older adults, and other people facing housing barriers.

During this phase of the Housing Element Update, Los Angeles City Planning engaged with an unprecedented number of people through several targeted outreach efforts, including three



webinars, a statistically valid poll, and a public survey. Each of these is discussed in more detail below. In addition to these efforts the city held a meeting of the full Task Force, attended 6 Neighborhood Council and alliance meetings, held several smaller stakeholder meetings with community organizations, and posted content across several social media platforms to engage a wide audience.

Bilingual Webinars

Contextualized the State of Housing in LA and introduced the Concepts & potential implementation strategies.

- The City held three webinars during the fall of 2020, two in English and one in Spanish reaching an audience of over 260 people.
  - November 10th (English)
  - November 17th (Spanish)
  - November 18th (English)
- Interactive polls were held during each webinar (see below) and followed by a question and answer section.







- The Webinars were accessible through GoToWebinar and also live streamed on the City's Facebook Page.

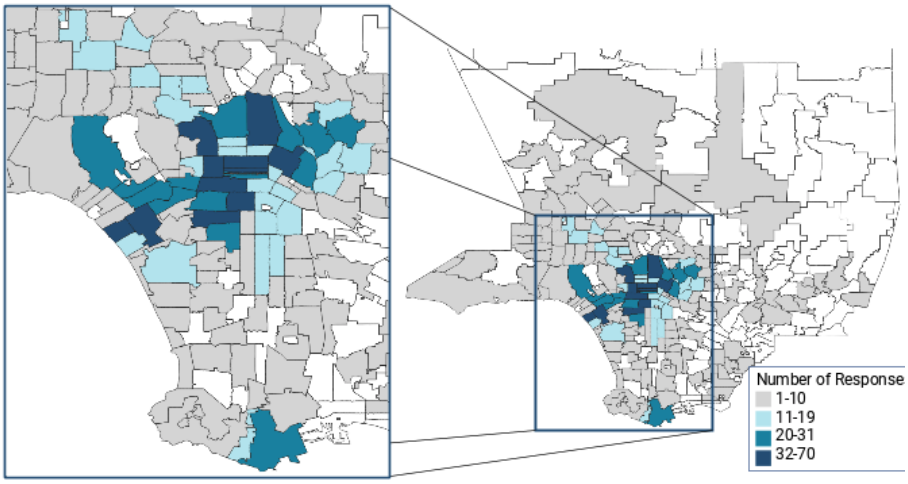
Plan to House LA Survey

Educated Angelenos on the widespread impacts of the housing crisis and gathered feedback on the Concepts & potential strategies.

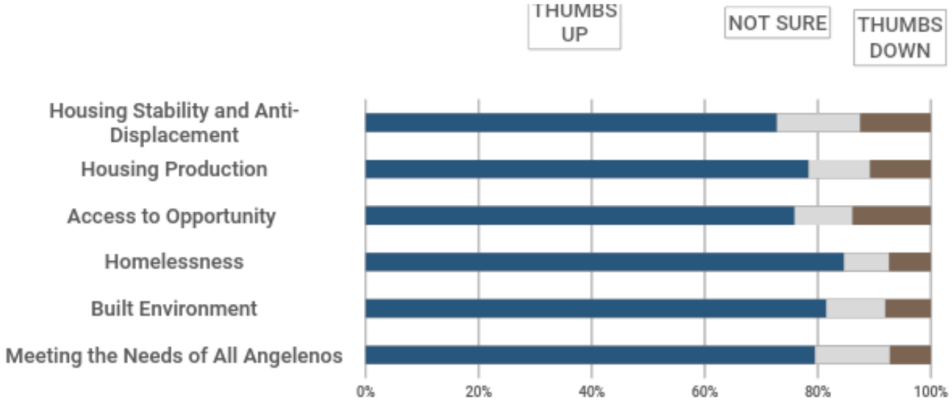
- On December 18th, 2020 the City released an interactive digital survey that introduced each Concept and asked respondents to weigh in with their reactions and suggestions.
- Over 1,800 people responded to the survey. Compared to citywide demographics, respondents tended to be older, whiter, and over representative of homeowners, though not by a significant margin. 23% of survey respondents identified as Latinx and 13% of survey respondents as Black/African American. Some survey responses were de-aggregated by demographic criteria to evaluate key differences.
- 53% of respondents spend more than 30% of their income on housing costs, with 26% spending more than half their income on housing.



- 44% of respondents were renters and 3% of respondents were unhoused.
- Most respondents were from Central and West, South-West and North-East LA as visualized below.



- Of the six Concepts, *Homelessness*, *Built Environment*, and *Meeting the Needs of All Angelenos* were ranked as the highest priorities amongst the proposed Concepts, respectively. Each of the six concepts received support from the majority of respondents.





- The majority of respondents were unhappy with the availability of housing in Los Angeles overall, and especially dissatisfied with the availability of affordable housing.
- When asked about different tools to increase the supply of housing respondents demonstrated strong support for tools including adaptive reuse and the use of public lands for housing. Strategies to increase zoning capacity had more mixed responses, with slightly more support for increasing zoning capacity near transit than in neighborhoods previously set aside for single family homes.
- Respondents showed strong support for free legal assistance for eviction defense, opportunity for tenants and community organizations to purchase a building when it goes up for sale, and low/moderate income homebuyer assistance.
- Over 84% of respondents believe that shelters, supportive housing, and services should be available throughout the city. 66% agreed that shelters and supportive housing should be available in all neighborhoods, regardless of local opposition.
- When asked if their home could accommodate an elderly family member or friend with unique needs only about 37% reported that it could. For renters the numbers were even lower, with only about 26% reporting an accessible unit.
- Over 50% of respondents identified outdoor spaces to gather and spend time when asked which amenities are the most important to have onsite in a multi-family building.
- You can see a full summary of survey responses here.



Statistical Poll
Engaged random sample of Angelenos to assess their opinions on housing related issues and proposed response-strategies.



- City Planning conducted a poll of over 800 city residents from November 5th to 18th, 2020, in both English and Spanish. These polls were conducted by email and text message as well as through the use of a mobile and landline.

- In order to capture a statistically representative cross-section of Angelenos, the poll respondents are consistent with the citywide race/ethnicity, income, household size, renter vs owner, and age demographics of Los Angeles. You can view a **high level summary** of the poll results.

- The key takeaways from the Statistical Survey include:

  - 89% of participants indicated that the City should continue its overall strategy of accommodating more housing near jobs, transit, and services
  - 81% of participants stated that protecting tenants' rights is either an extremely or major citywide priority
  - 79% of participants noted that expanding the number of shelters for people experiencing homeless is an extremely high or major priority for the City
  - 75% of participants stated that increasing the supply of affordable housing is a top or high priority, with an additional 8% noting it as somewhat of a high priority
  - 64% of participants responded that increasing the supply of overall housing is a top or high priority, with an additional 14% stating it is somewhat of a high priority

Educational Video

Explained the current housing crisis in LA, the Housing Element Update, and ways to get involved in an effort to bring new audiences into the housing conversation.

- The animated, minute and a half long educational video was launched on February 18th, 2021 on Los Angeles City Planning and Housing + Community Investment's Youtube Channel and social media platforms.

- The video highlights housing-related issues facing Angelenos and lays a foundation for the intent and capacity of the goals, policies and programs



comprising the Housing Element Update.

- Across all platforms this video was viewed thousands of times, generating hundreds of comments and reactions.

Task Force Meeting

Engaged 63 member Task Force to gather input on Concepts & proposed implementation strategies.

- City Planning held a Zoom session for all Task Force members on October 21, 2020.
- After an initial presentation detailing the Concepts, goals, policies and implementation strategies, members were assigned to virtual “Break out rooms” to enable small group discussions to gather input on the presentation material.

Stakeholder Meetings

Engaged local groups with the Concepts & gathered input on implementation strategies.

- The Alliance of River Communities(ARC) : **2/2/21**
- South Los Angeles Alliance of Neighborhood Councils (SLAANC): **2/18/21**
- Los Angeles Neighborhood Council Coalition (LANCC) : **3/6/21**
- PLAN Check NC : **3/13/21**
- Harbor Gateway Planning and Land Use Committee : **4/3/21**
- West Valley Neighborhood Alliance on Homelessness : **4/25/21**
- Westside Regional Alliance of Councils (WRAC): **5/2/21**

Key Findings



1. People expressed strong support for the Concepts.

2. People support a bold vision, including more housing at all income levels (but particularly for lower income households), strong tenant protections as well as preservation of existing apartment buildings.

3. Respondents support a variety of tools to increase the supply of affordable housing, including expanding incentives and increasing zoning capacity. There is especially strong support for expanding incentives in high opportunity areas, and increasing zoning capacity near public transit infrastructure.

4. Individuals who identify as Black, Latinx or renters are more impacted by housing challenges and more supportive of strategies to increase the supply of affordable and supportive housing.

THE PLAN TO HOUSE LA

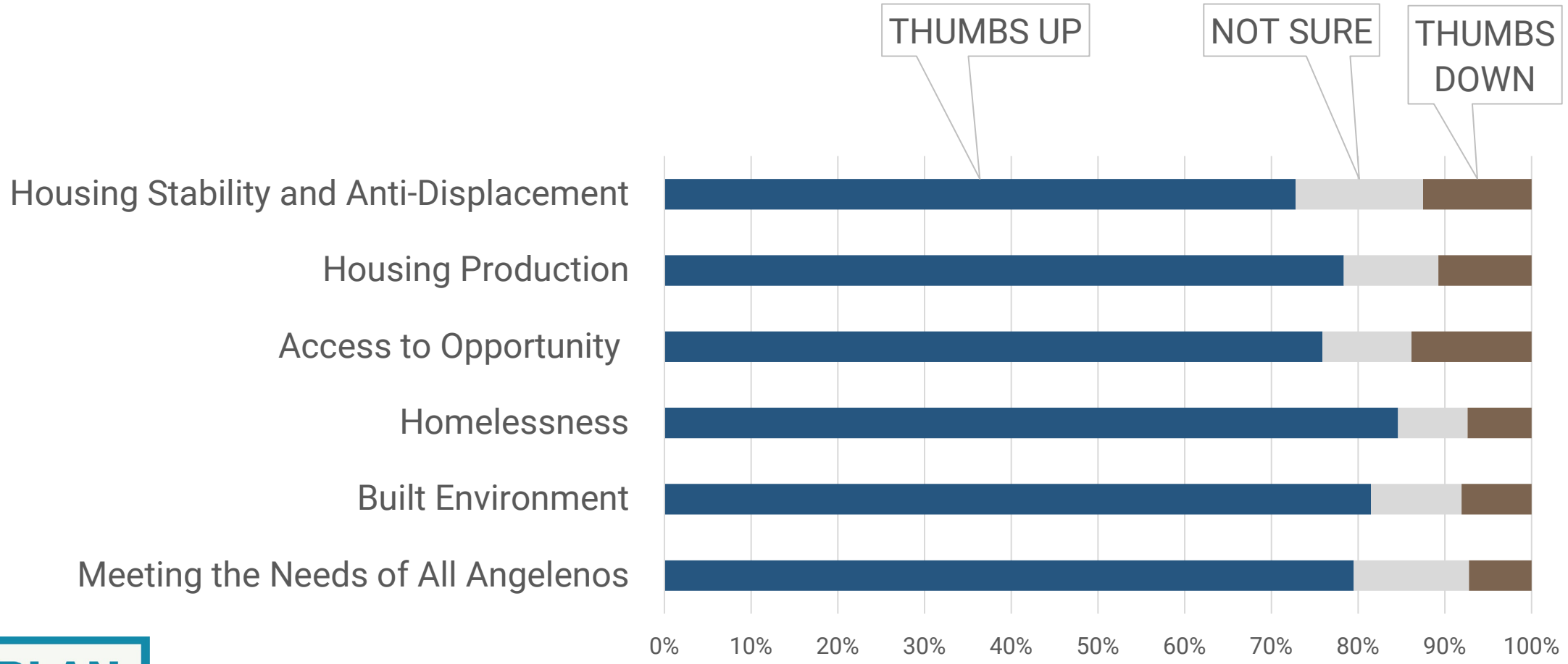
Online Engagement Results
March 31, 2021

THE PLAN TO HOUSE LA

About this survey and analysis:

- Open to anyone from December 18, 2020 – March 15, 2021.
- 1,809 respondents completed at least one section of the survey.
- None of the questions were required, so the number of respondents varies widely from question to question.
- Some results were disaggregated by race/ethnicity or owner/renter. Totals on some of these questions are relatively small as respondents needed to answer both questions.
- The number of respondents (n) for each question is provided.
- Many questions asked for a rating on a scale of 0-10 values summarized as:
  - 0 = Extremely Low agreement/priority
  - 1-3 = Low agreement/priority
  - 4-6 = Unsure/Neutral
  - 7-9 = High agreement/priority
  - 10 = Extremely High agreement/priority

What Do You Think of Each of The Six Concepts?



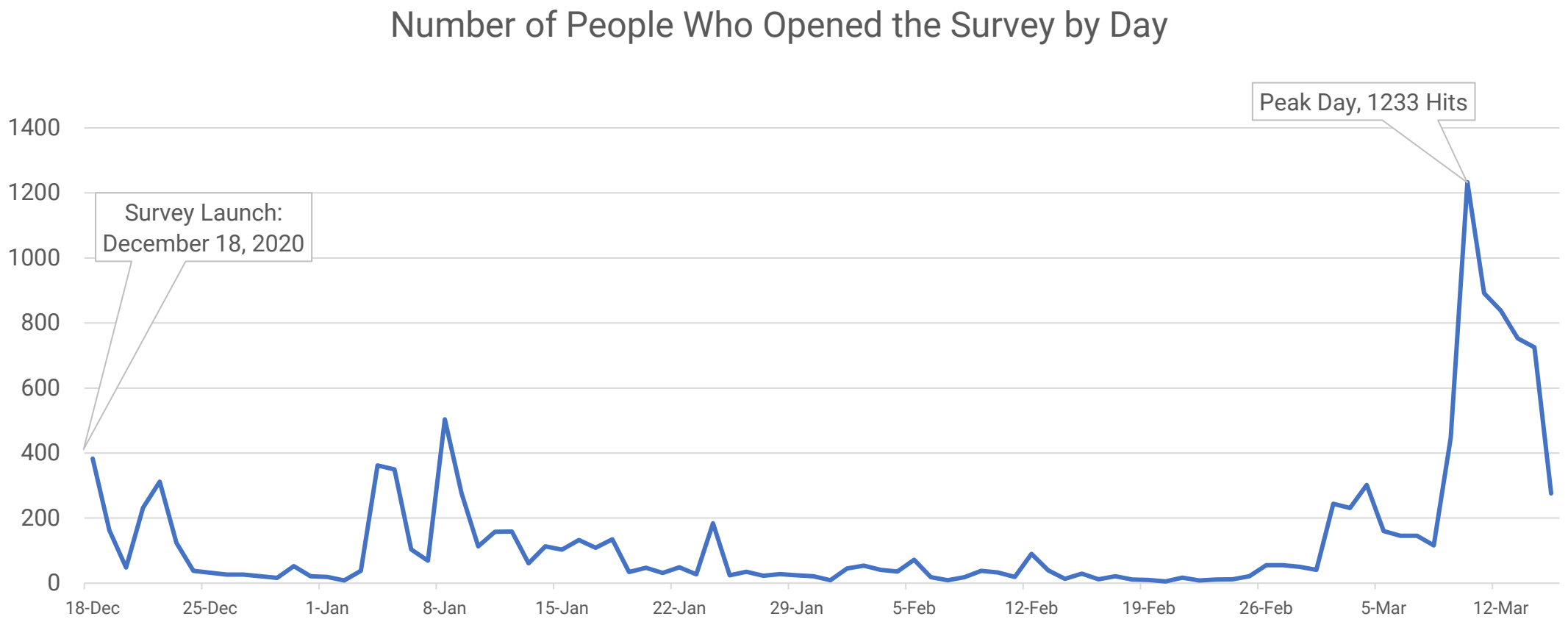
THE PLAN TO HOUSE LA

Respondents (n) = 1,312

THE PLAN TO HOUSE LA

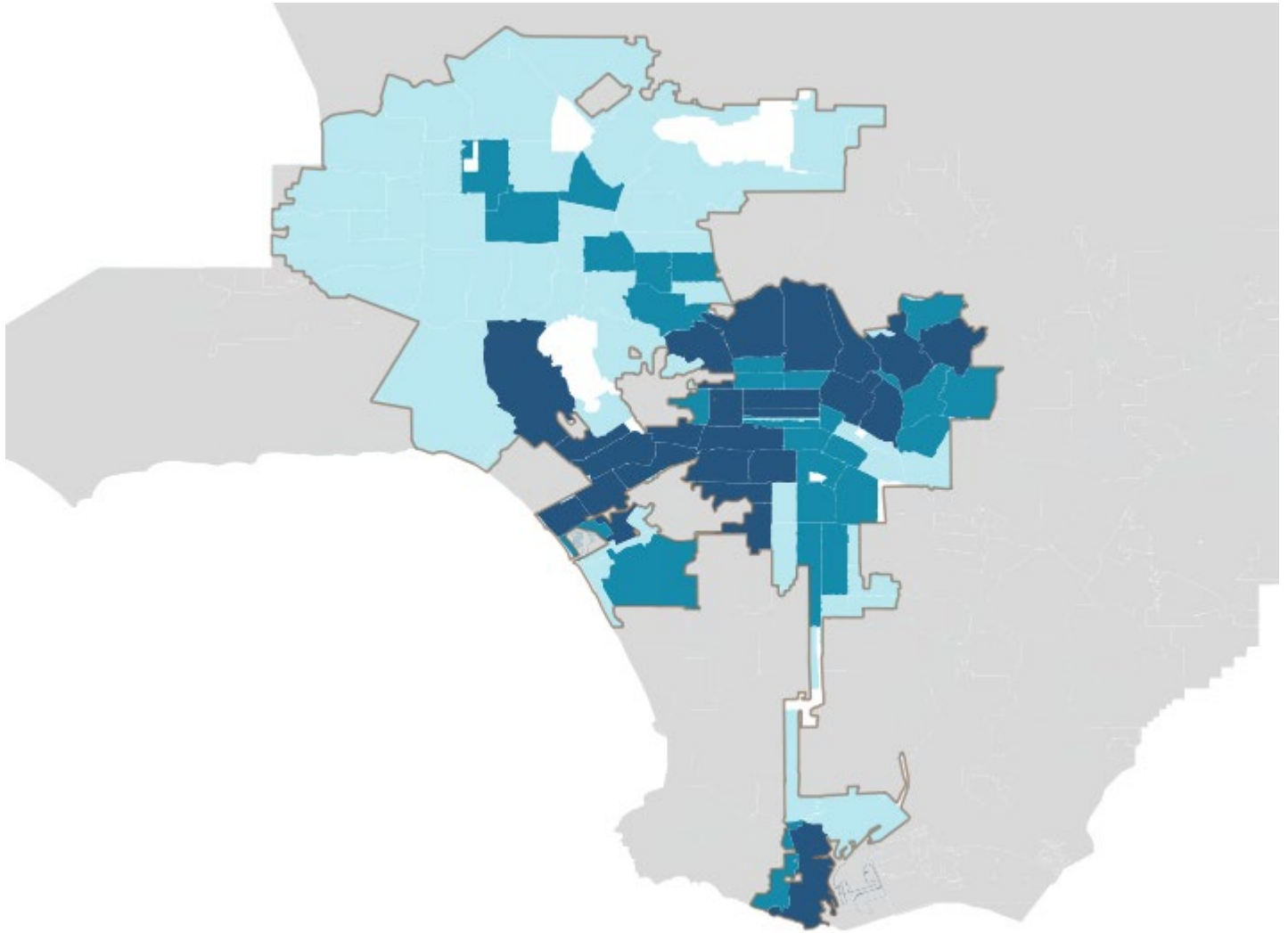
RESPONDENT PROFILE

Survey Timeline



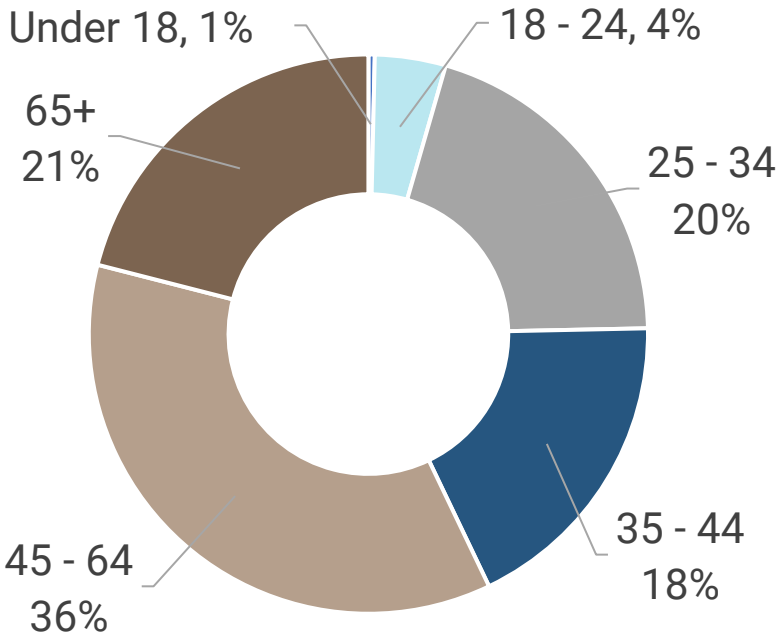
THE PLAN TO HOUSE LA

Respondent Zip Codes



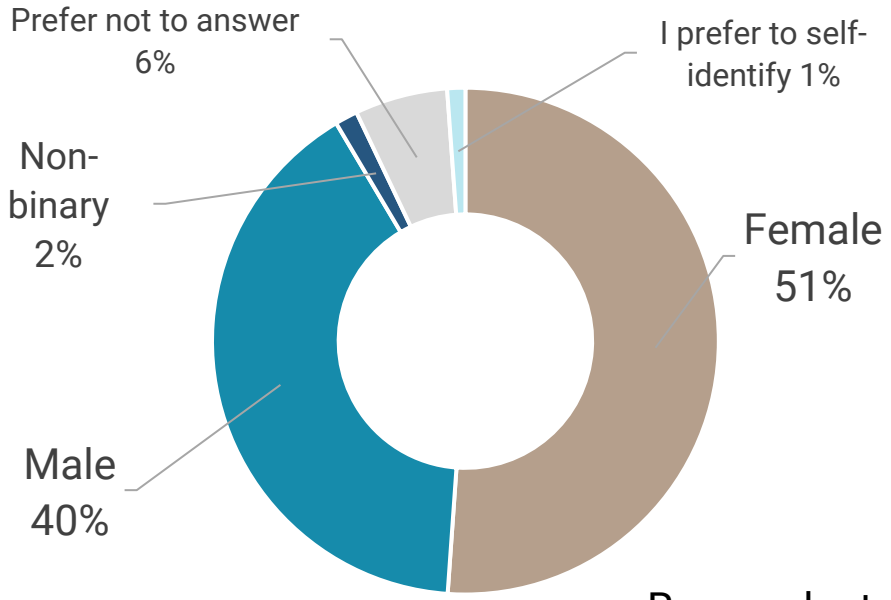
THE PLAN TO HOUSE LA

Age



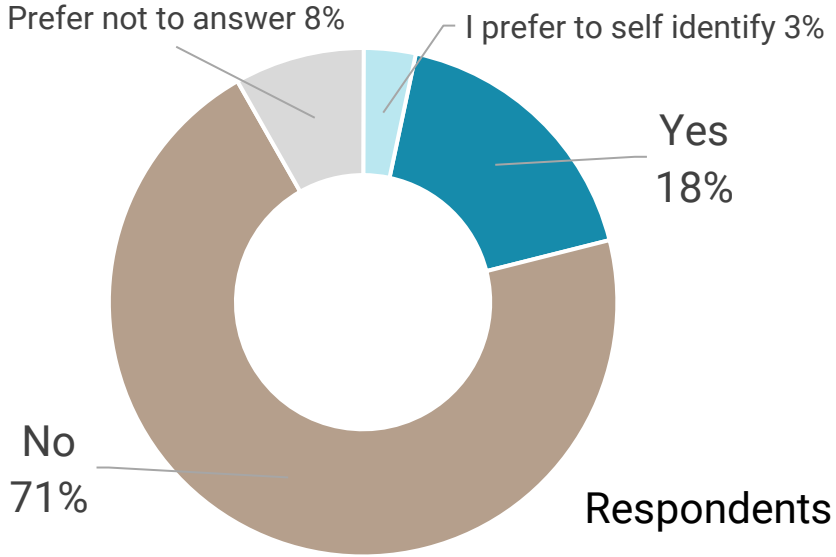
Respondents (n) = 1,366

Gender Identity



Respondents (n) = 1,369

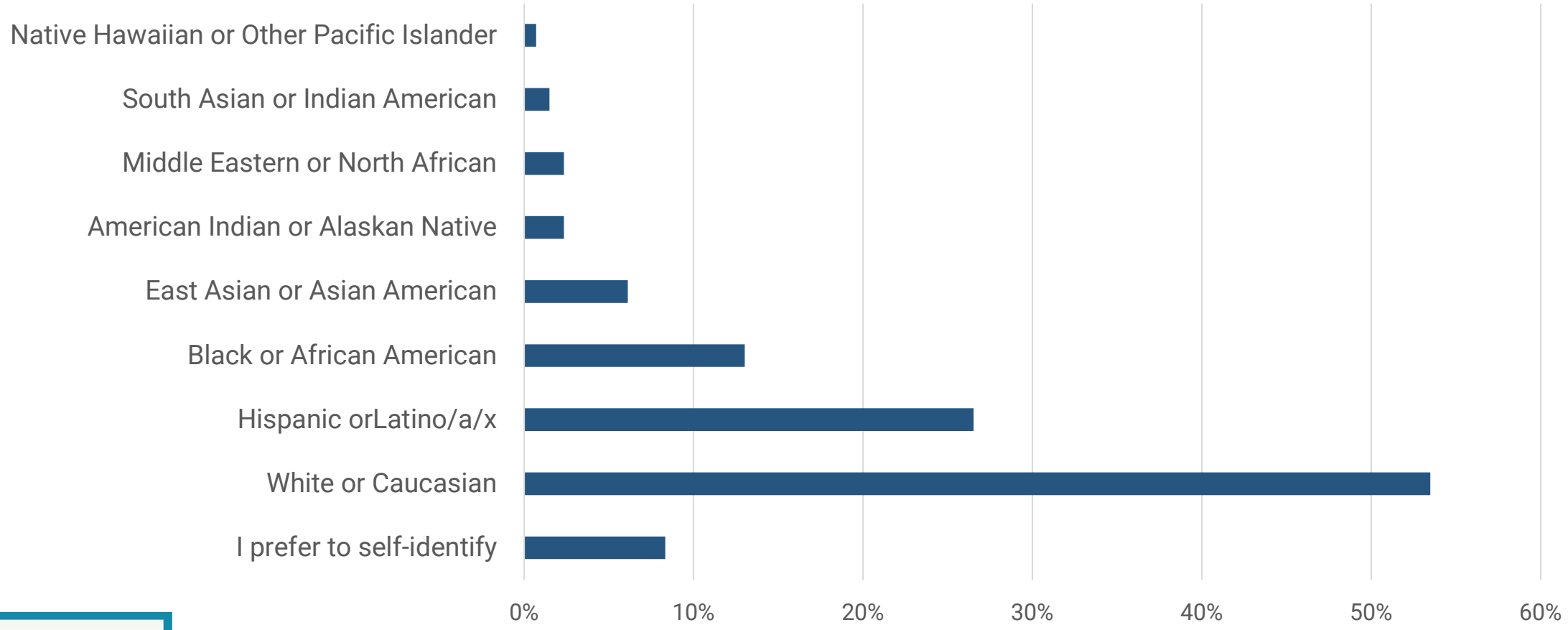
Identify as LGTBQ+?



Respondents (n) = 761

THE PLAN TO HOUSE LA

Race / Ethnicity

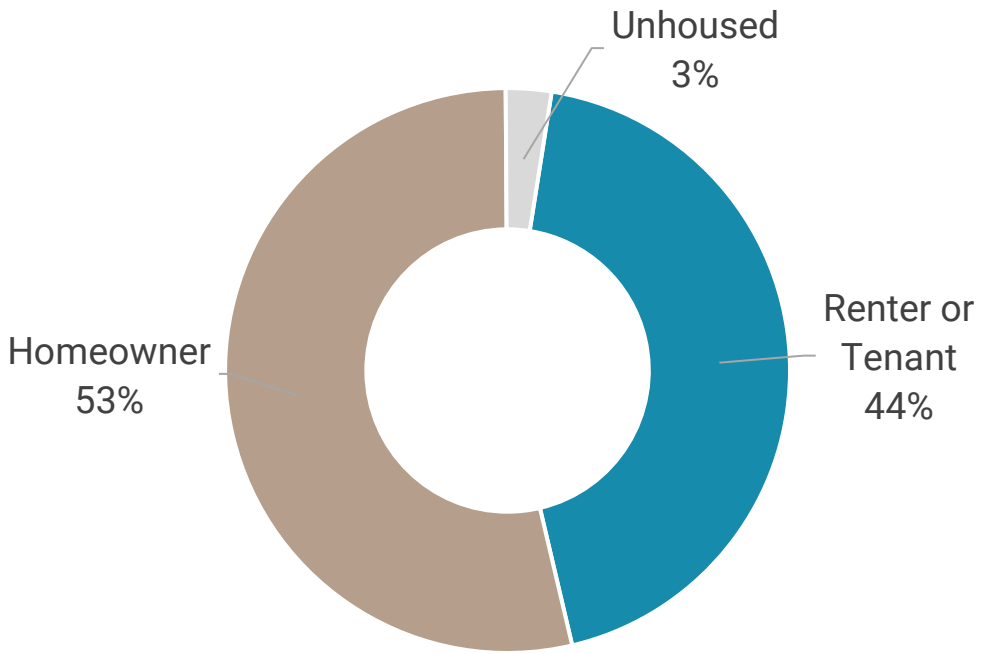


THE PLAN TO HOUSE LA

*This question asked respondents to check all that apply. Total will not add to 100%

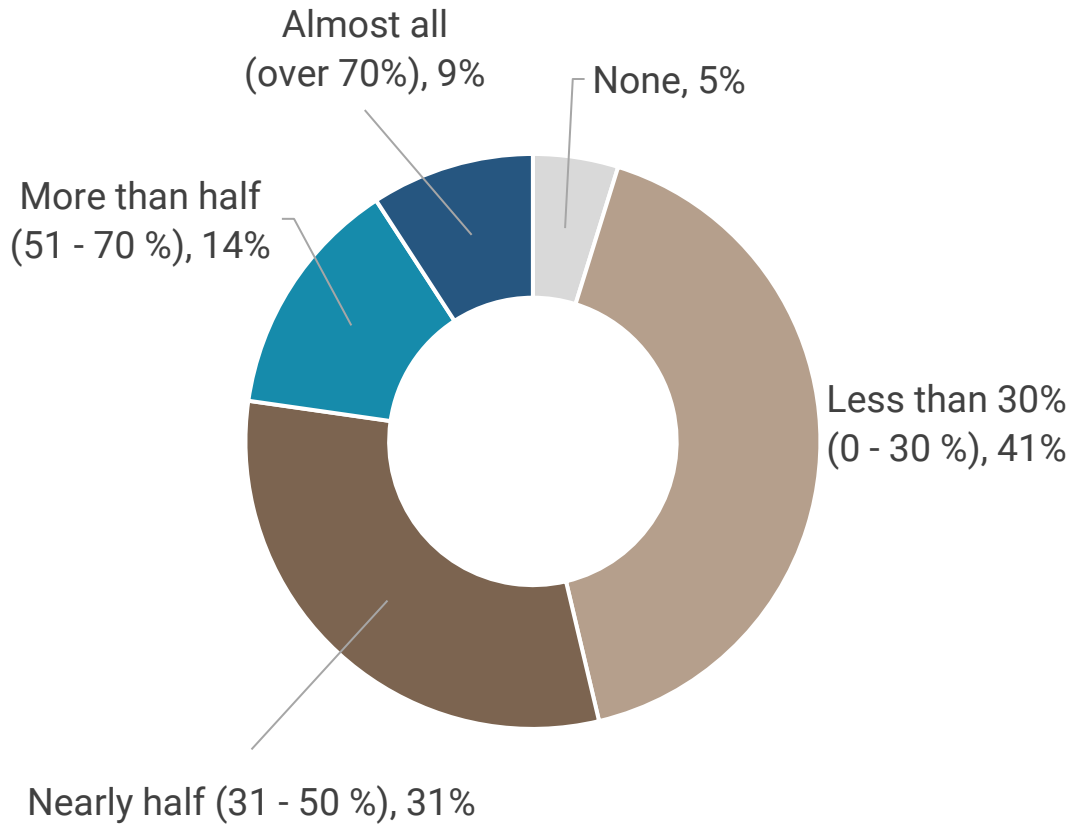
Respondents (n) = 1,406

Tenancy



Respondents (n) = 1,583

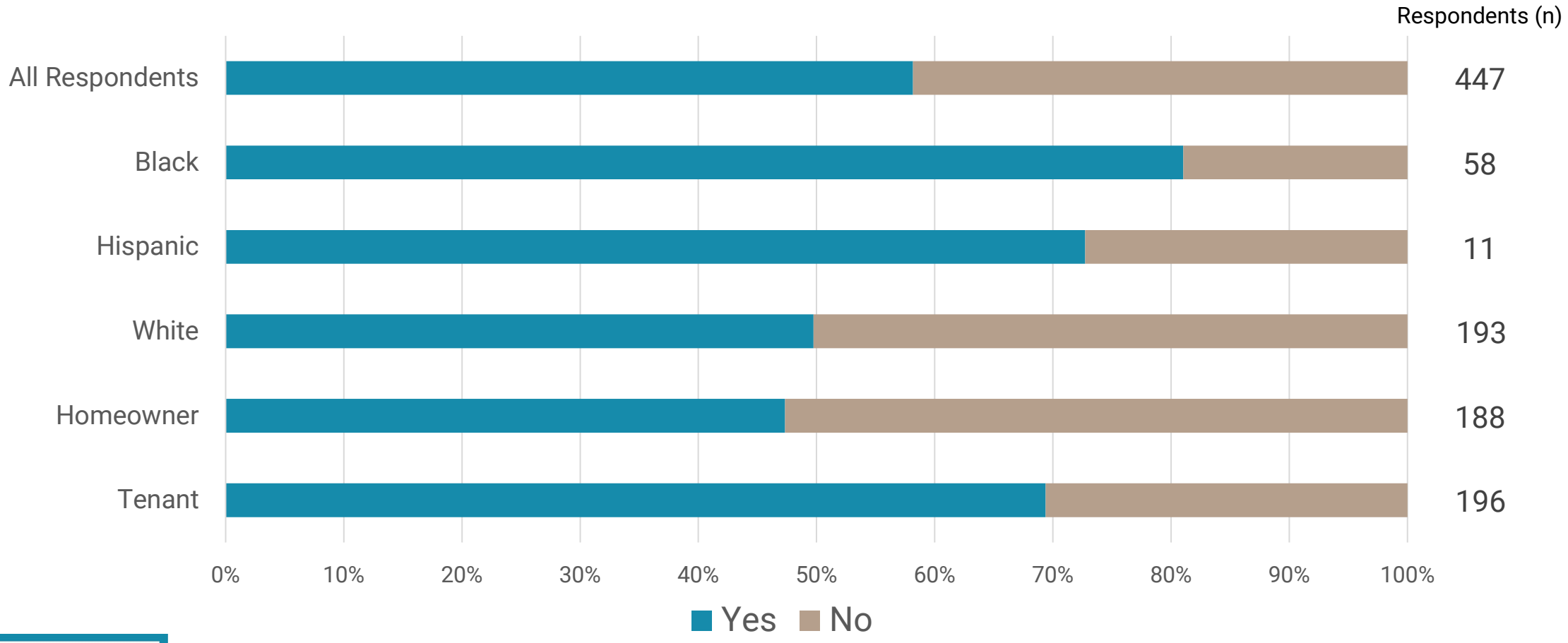
% of Income Spent on Housing



Respondents (n) = 1,460

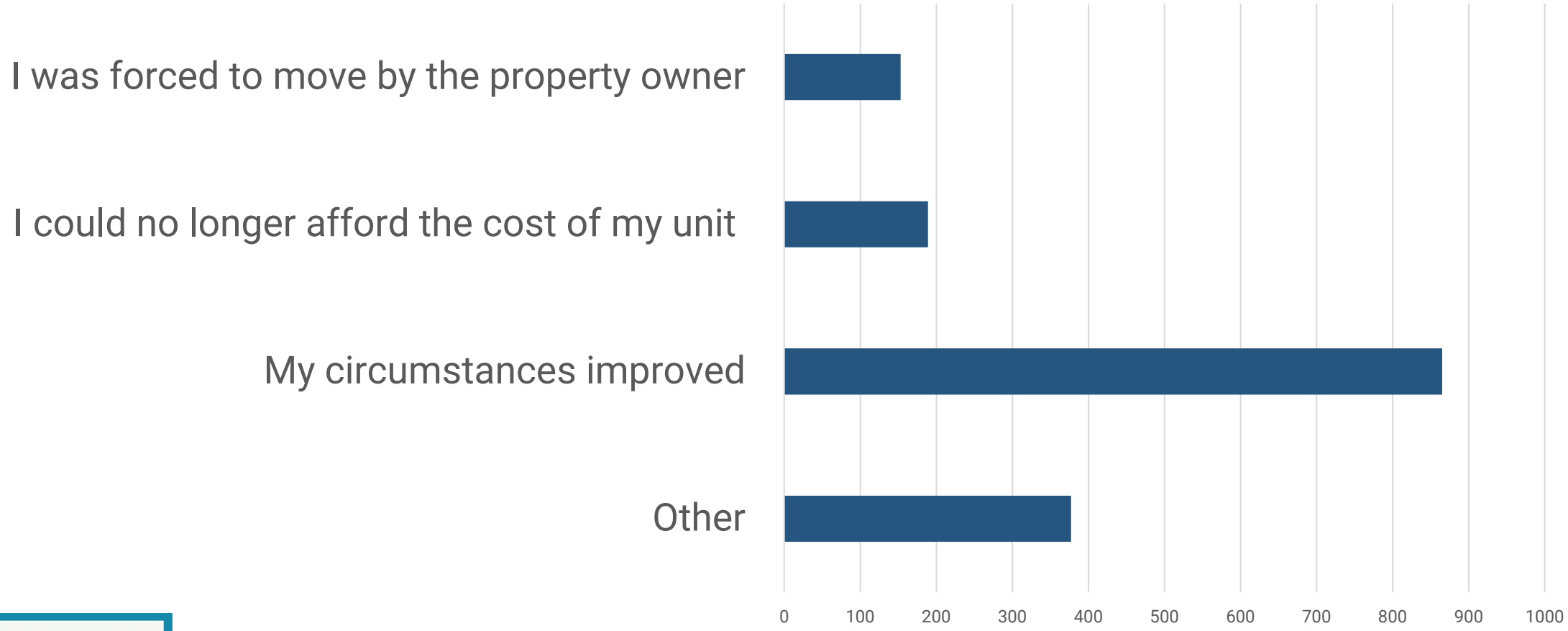
THE PLAN TO HOUSE LA

Have you or someone you are close to ever experienced homelessness, or felt like you were at risk of losing your home?



THE PLAN TO HOUSE LA

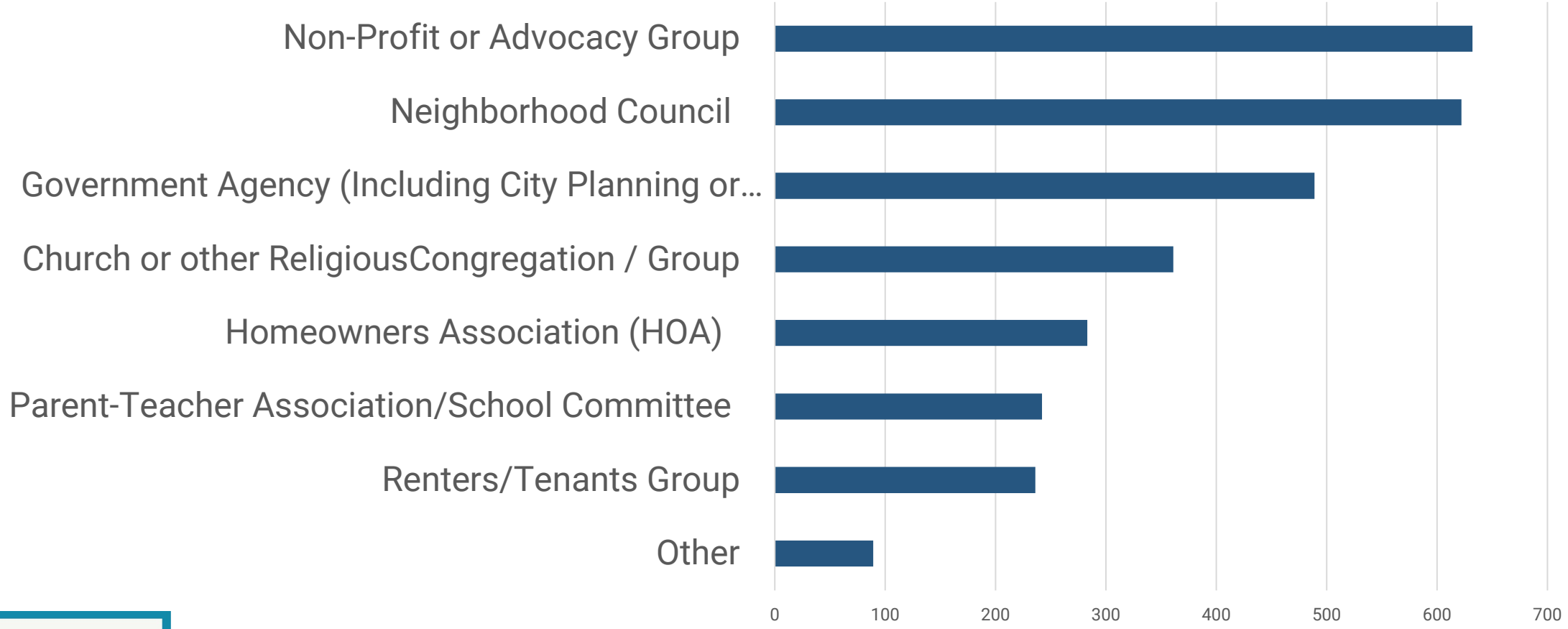
The last time you moved housing, what was your reason?



THE PLAN TO HOUSE LA

Respondents (n) = 1,520

During the past year I have attended (virtually or in person) a meeting of a...



THE PLAN TO HOUSE LA

Respondents (n) = 1,164

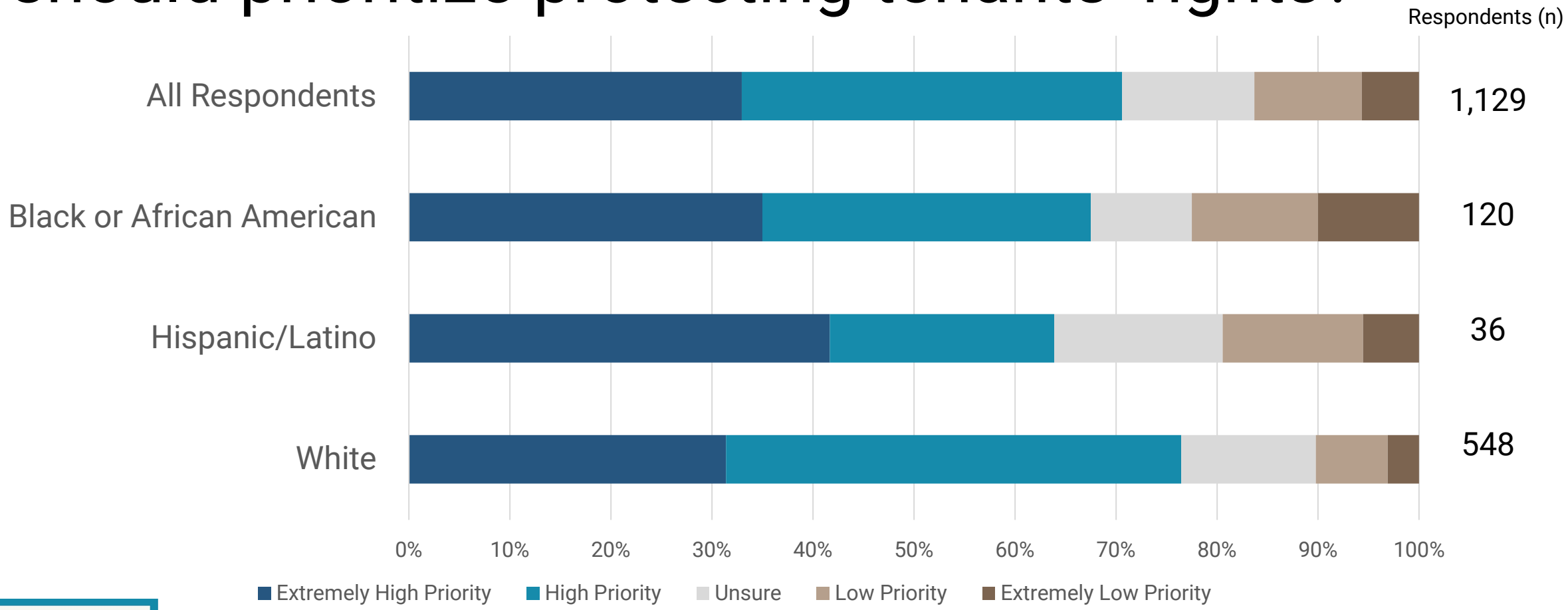
THE PLAN TO HOUSE LA

PREVENTING DISPLACEMENT



Respondents (n) = 1,406

Given that the majority of city residents are renters, how much do you think the city should prioritize protecting tenants' rights?



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In areas facing gentrification and displacement:

Affordable housing should be available to everyone in need, regardless of where they live.

68%

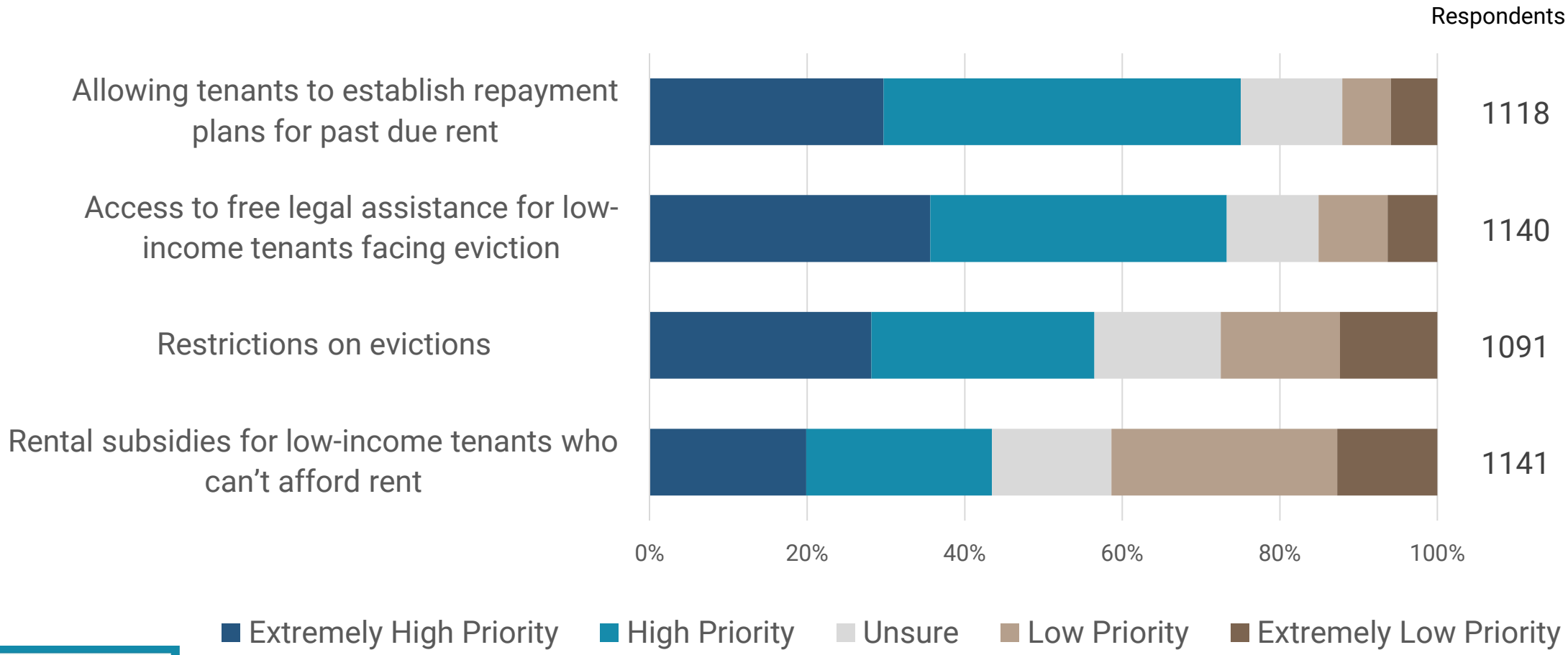
Affordable units should be eligible to *local* residents *first* so they can stay in their community.

19%

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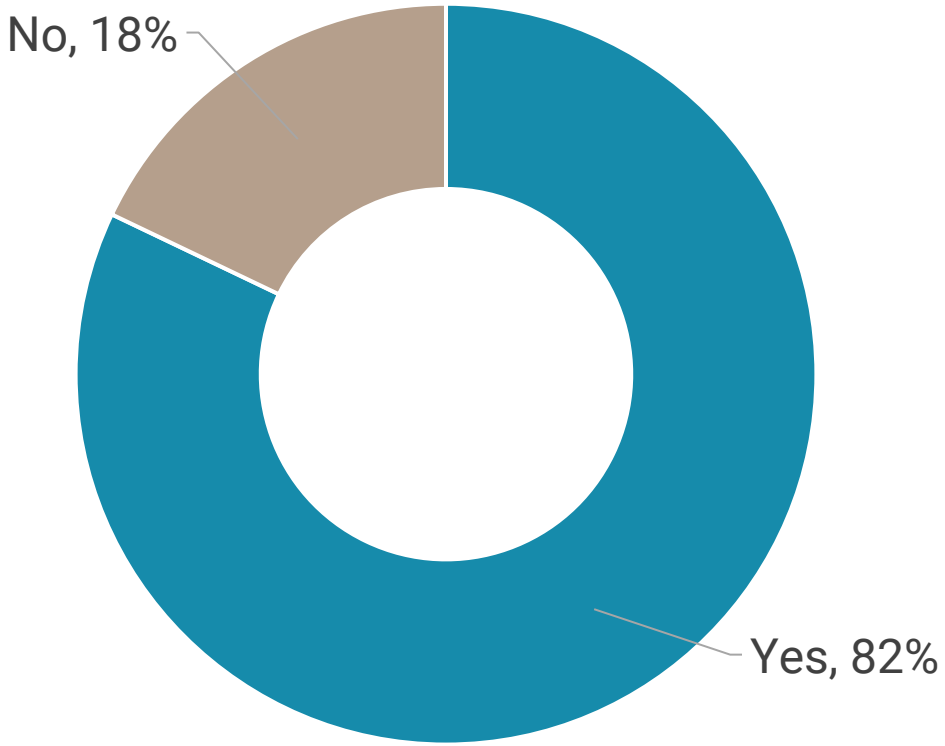
Respondents (n) = 1,123

The City of Los Angeles has enacted emergency measures to protect tenants during the Coronavirus Pandemic. Which of the following emergency protections currently in place would you like to see continue after the emergency order has been lifted?



THE PLAN TO HOUSE LA

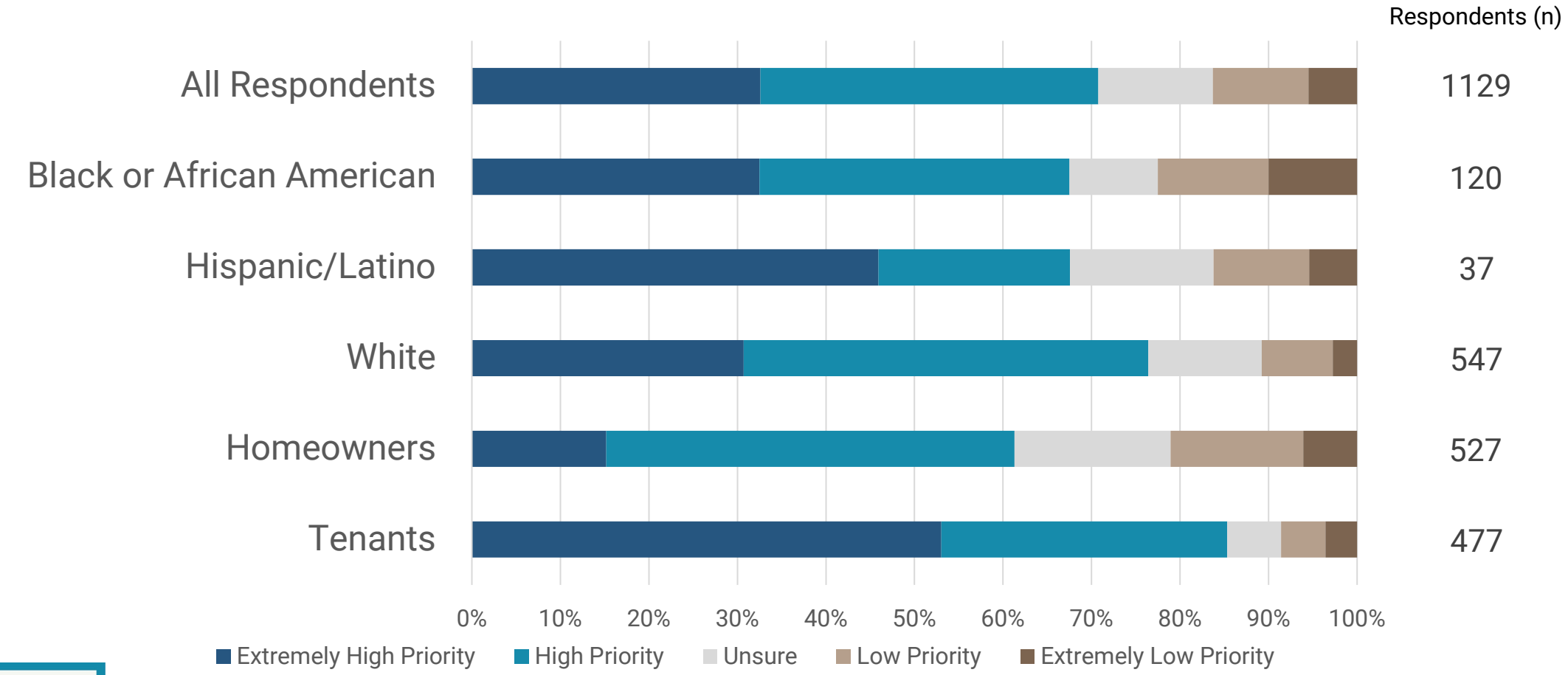
Tenants and community organizations should have the opportunity to purchase apartment buildings when they go up for sale, even if there is no public funding available to assist tenants and organizations in purchasing properties.



THE PLAN TO HOUSE LA

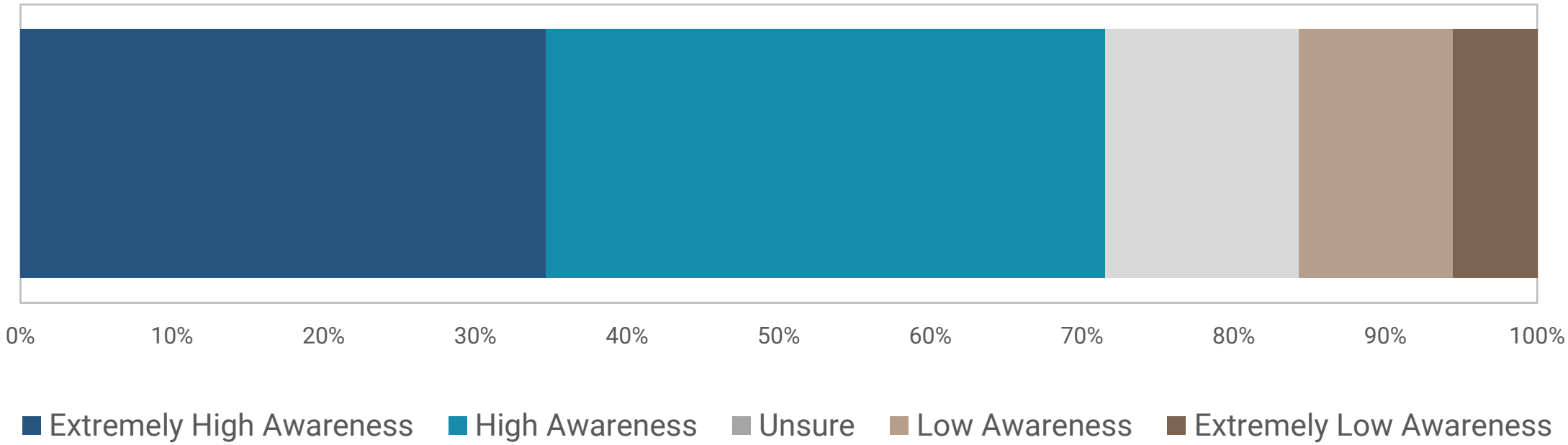
Respondents (n) = 1,040

The City should assist lower- and moderate-income homebuyers using strategies including: developing innovative types of for-sale housing, providing purchase assistance for first-time homebuyers, and facilitating new models of ownership and other programs.



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Are you aware that the City of Los Angeles has a Rent Stabilization Ordinance (RSO or “rent control”) that has limits on eviction and rent increases for some units of housing?



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Respondents (n) = 1,134

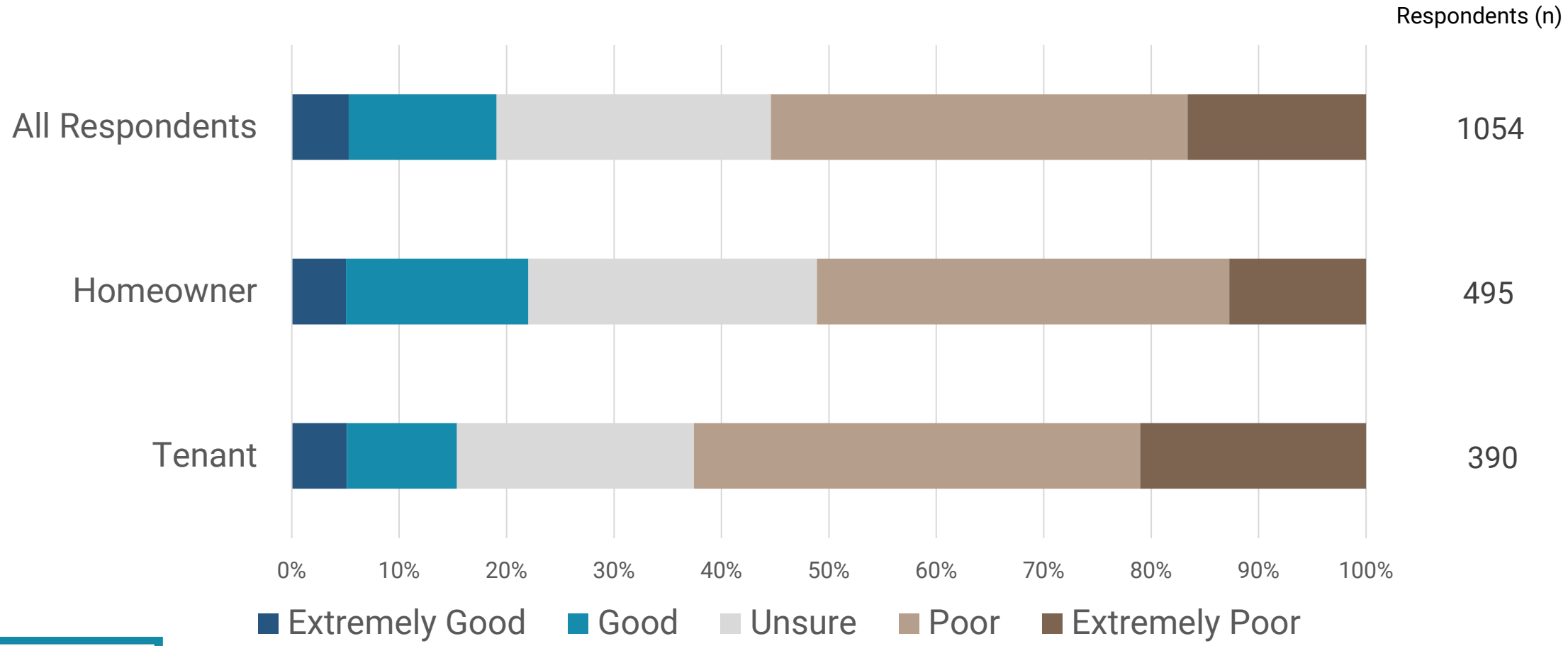
THE PLAN TO HOUSE LA

HOUSING PRODUCTION



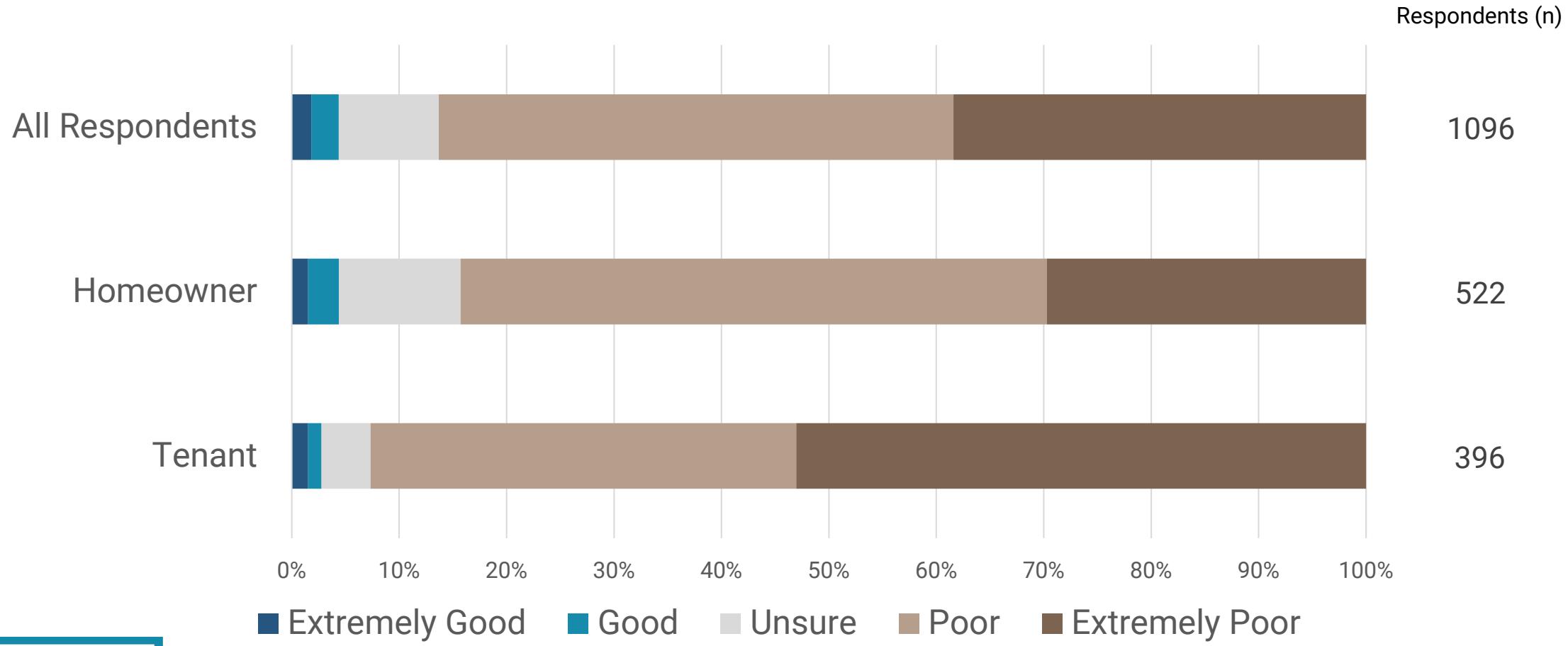
Respondents (n) = 1,158

How would you rate the availability of housing in LA?



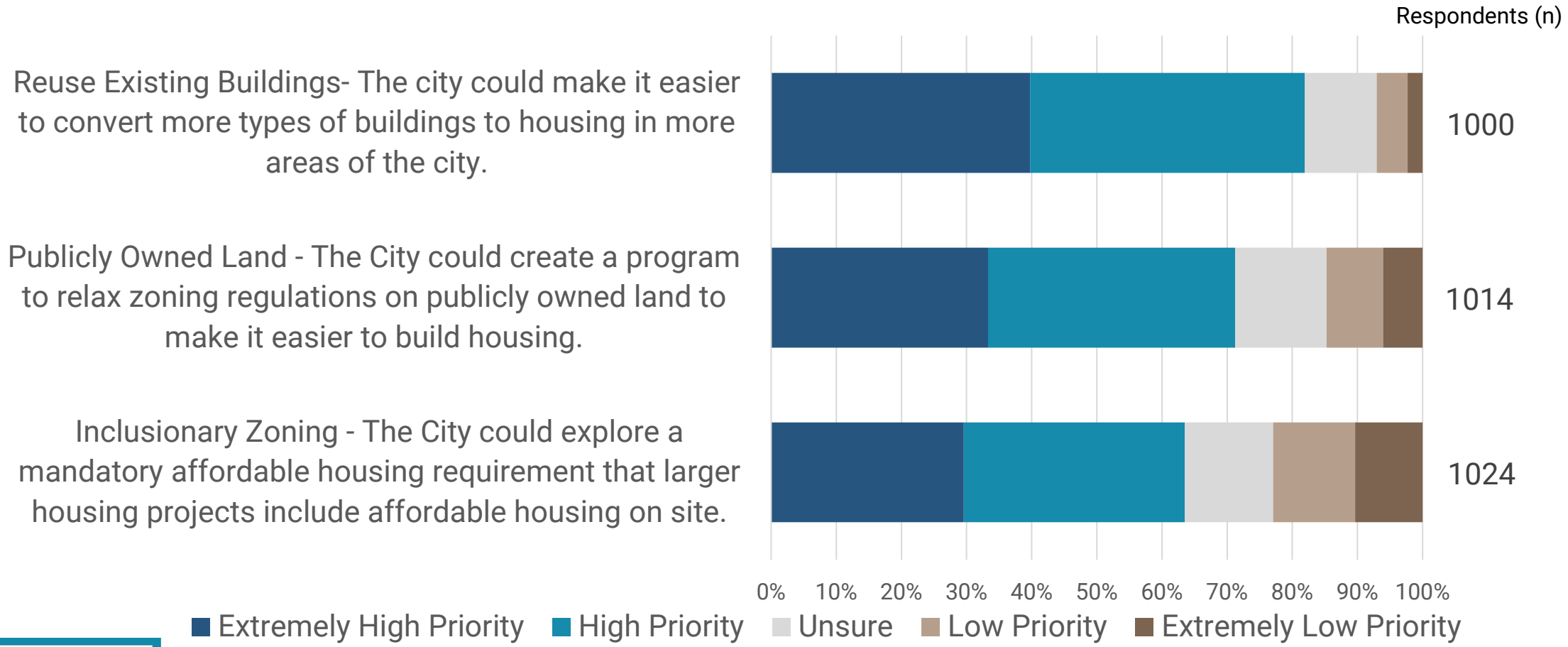
THE PLAN TO HOUSE LA

How would you rate the availability of *affordable* housing in LA?



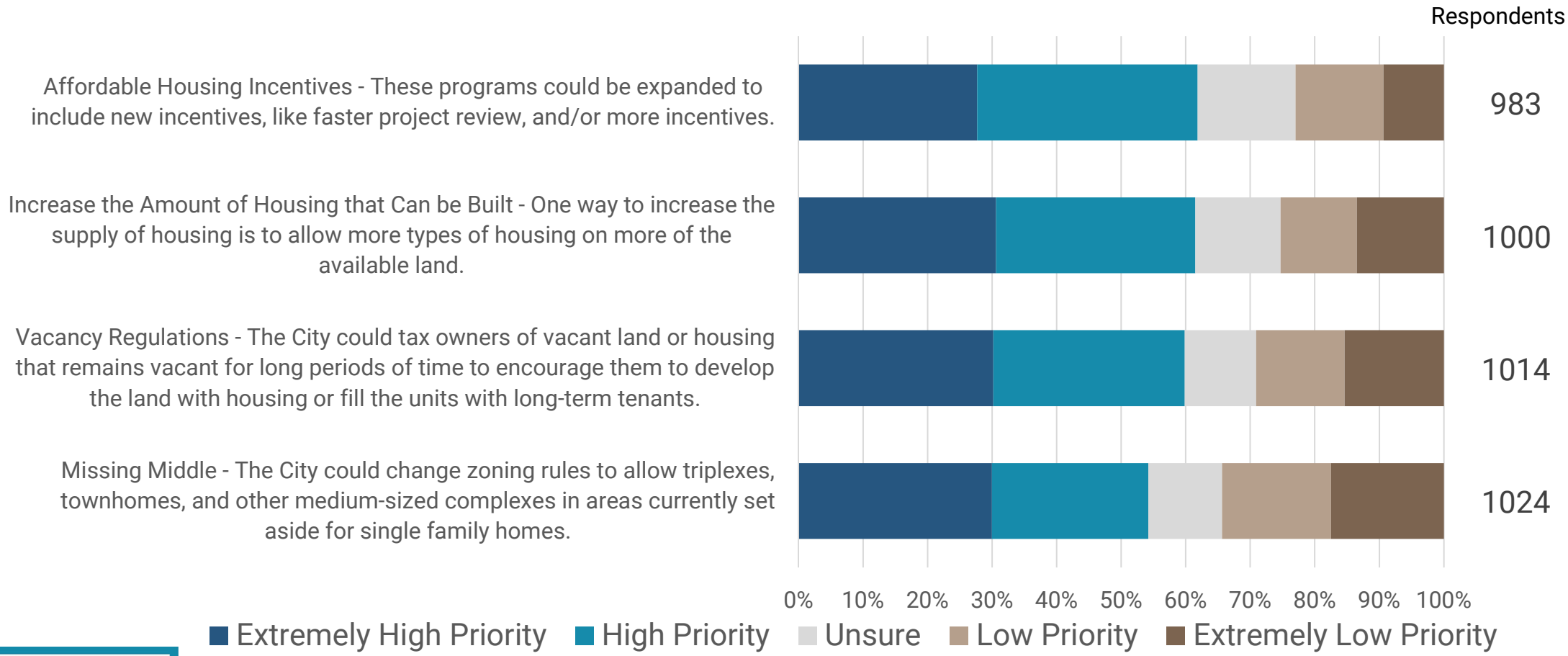
THE PLAN TO HOUSE LA

How should the City prioritize using the tools below to meet housing needs?



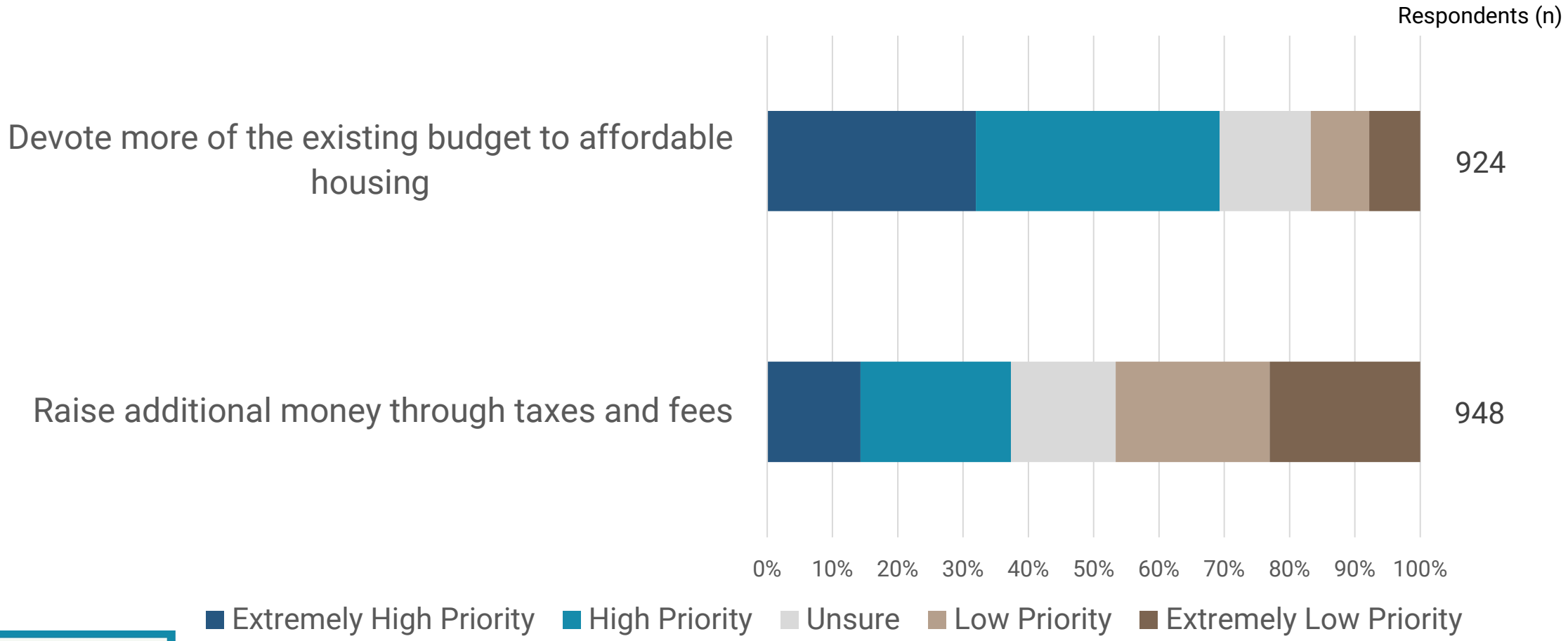
THE PLAN TO HOUSE LA

How should the City prioritize using the tools below to meet housing needs? (continued)



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There is very little public funding available to build affordable housing. The City could:



THE PLAN TO HOUSE LA

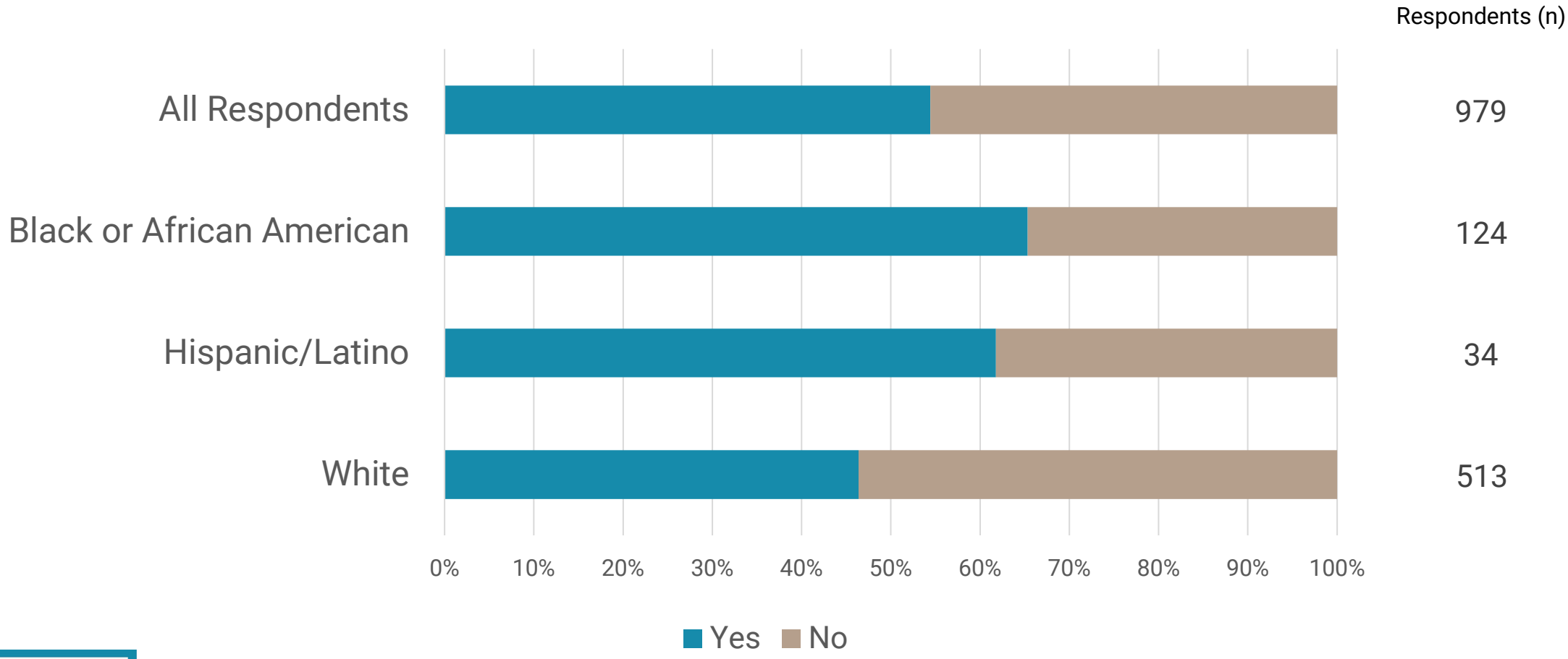
THE PLAN TO HOUSE LA

ACCESS TO OPPORTUNITY



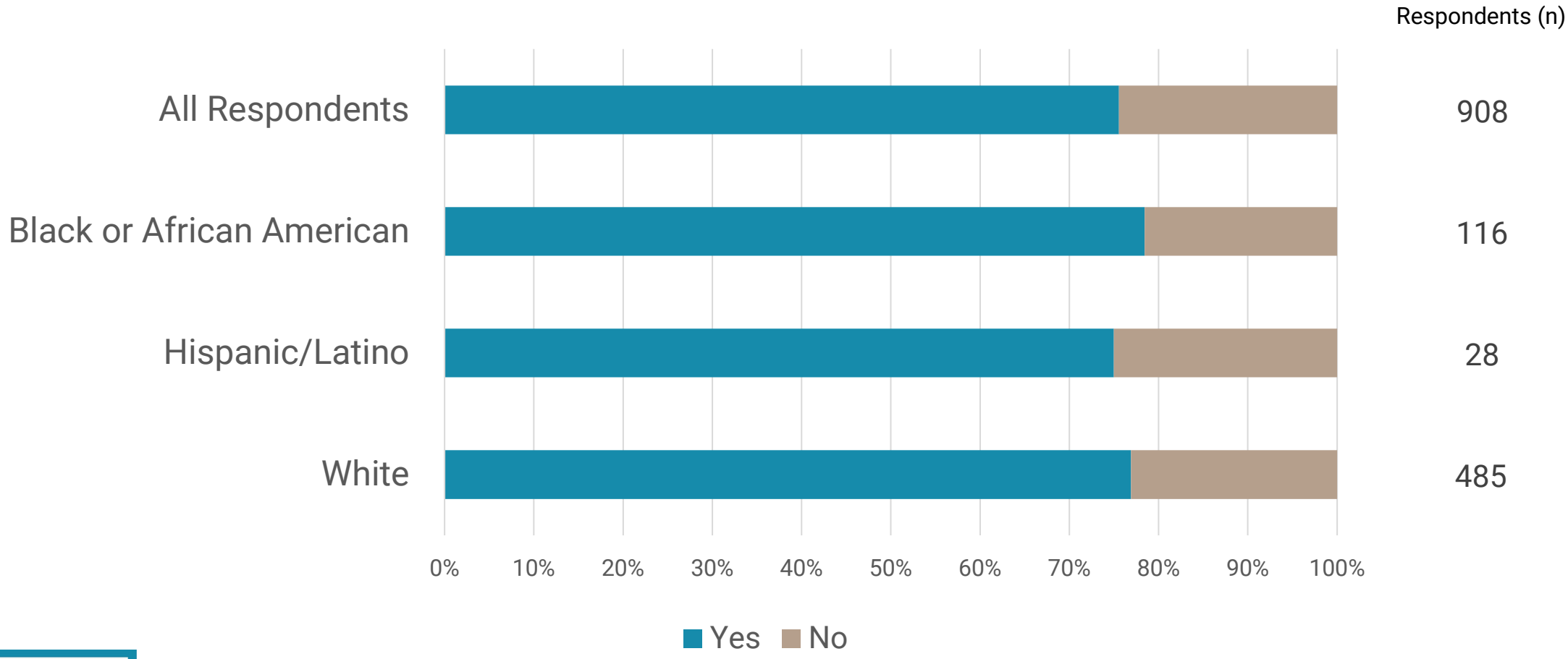
Respondents (n) = 992

Many people move to improve their access to schools, parks, jobs, or other amenities. Have you considered moving for these reasons but were unable to because of the cost of housing?



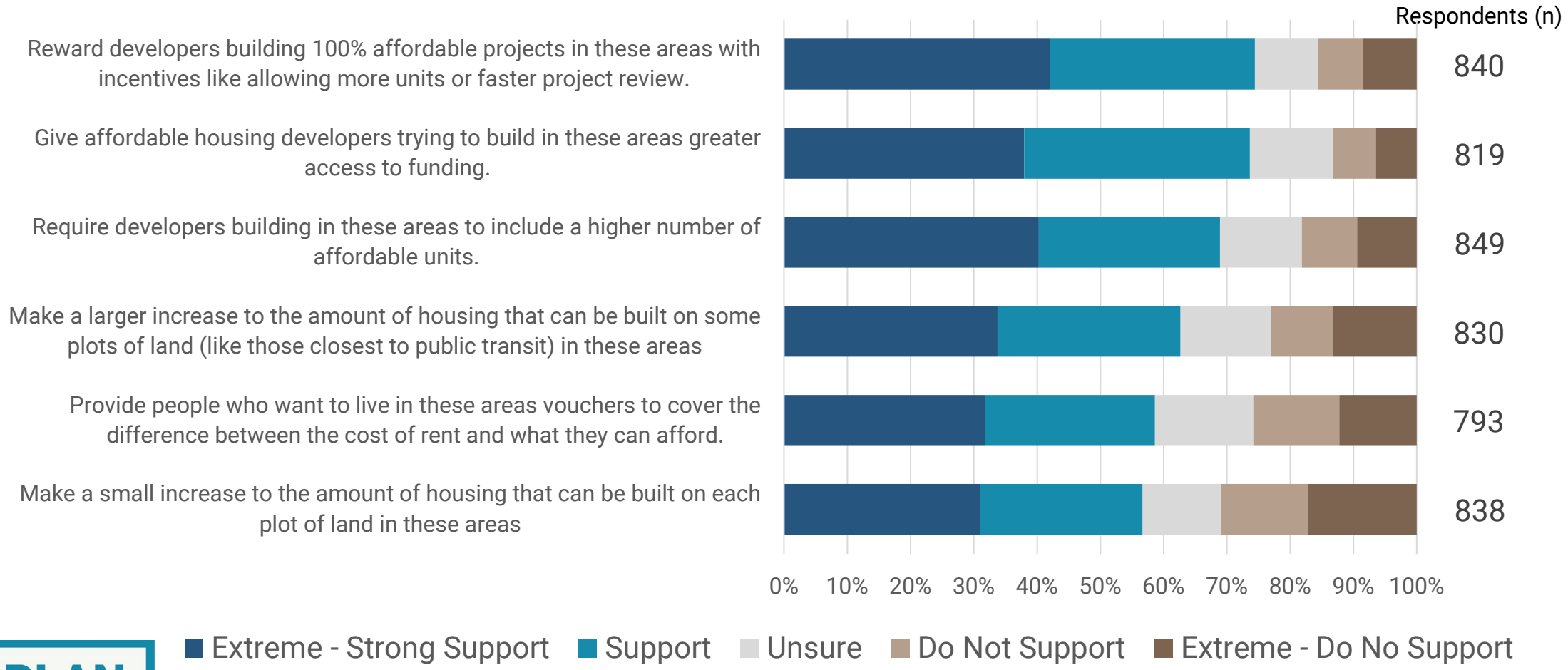
THE PLAN TO HOUSE LA

Should the City establish targets for affordable and market rate units in individual neighborhoods, to ensure a balance of housing types across all communities?



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How should the city expand housing in high opportunity areas?



THE PLAN TO HOUSE LA

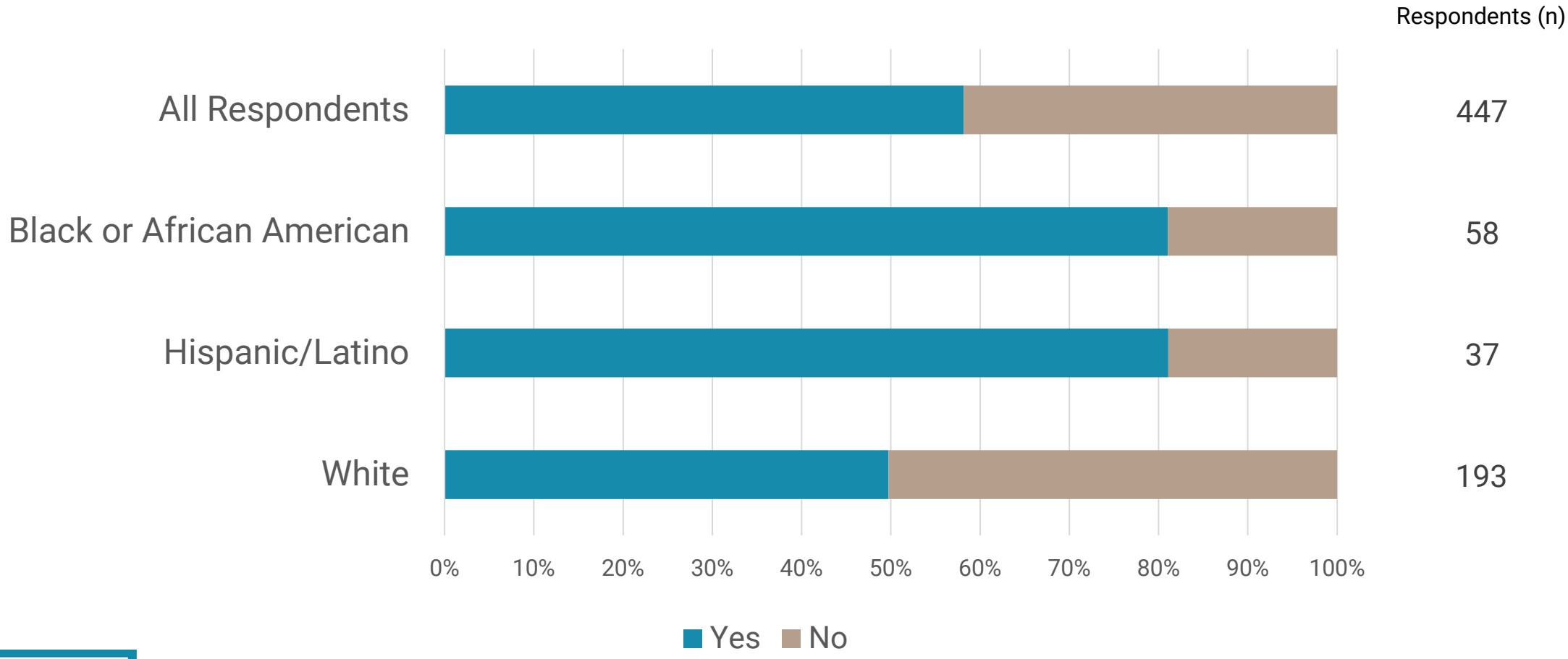
THE PLAN TO HOUSE LA

HOMELESSNESS



Respondents (n) = 1,058

Do you think shelters, supportive housing, and services should be available throughout the city?



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If you wanted to assist someone who is currently unhoused or at risk of losing their home, would you know which resources are available to them?

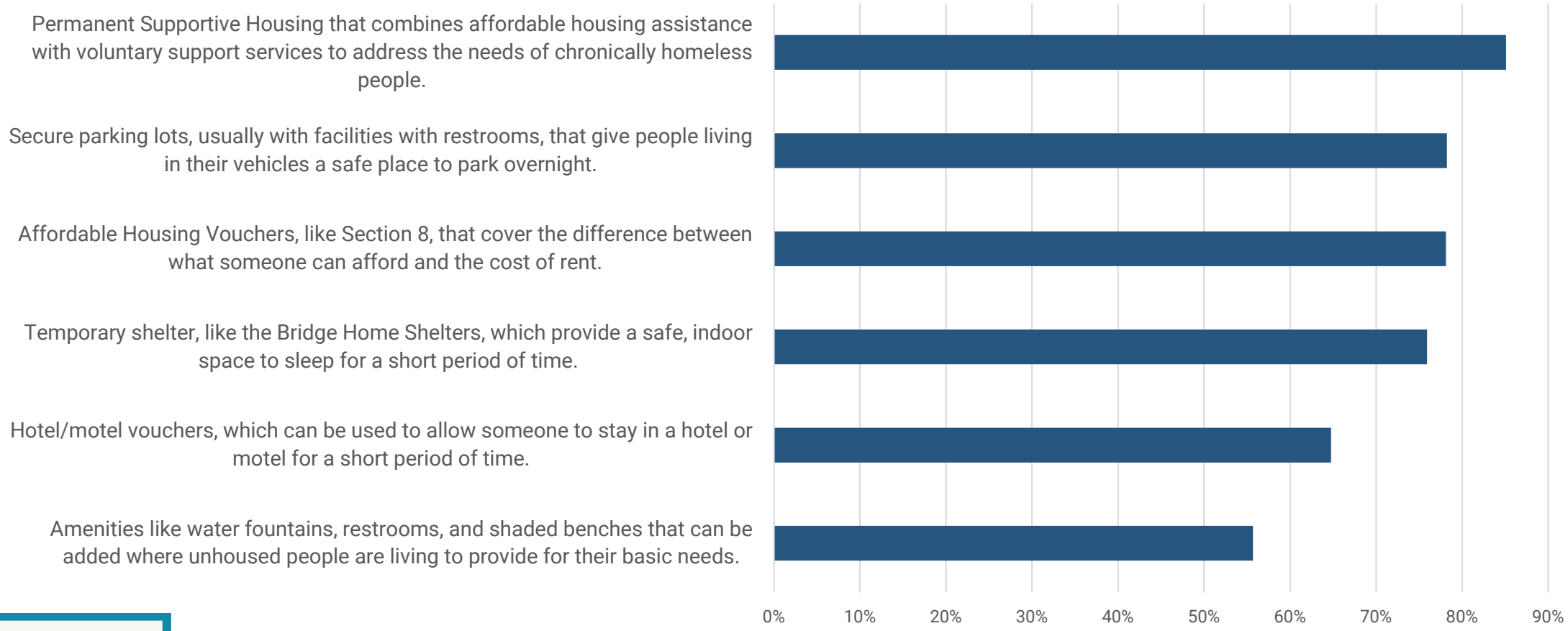
No, not really **57%**

Yes! I feel well informed and equipped to help. **26%**

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Respondents (n) = 870

Which of the following do you think the City should provide to assist people experiencing homelessness?



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*This question asked respondents to check all that apply. Total will not add to 100%

Respondents (n) = 914

Do you think shelters, supportive housing, and services should be available throughout the city?

Shelter and supportive housing construction should be provided in all neighborhoods, regardless of opposition

66%

Shelter and supportive housing construction should be stopped or delayed in response to public opposition

23%

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Respondents (n) = 891

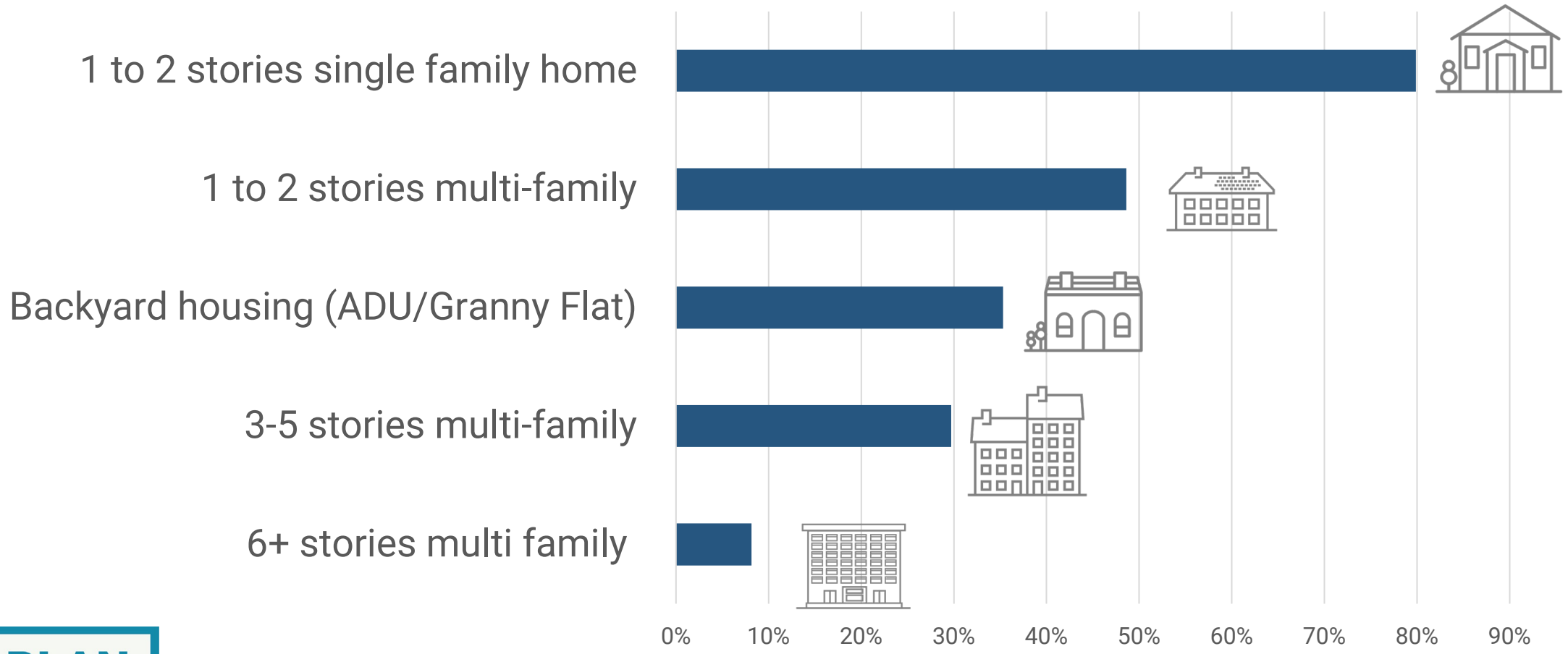
THE PLAN TO HOUSE LA

BUILT ENVIRONMENT



Respondents (n) = 925

What kind of housing do you have on your block?

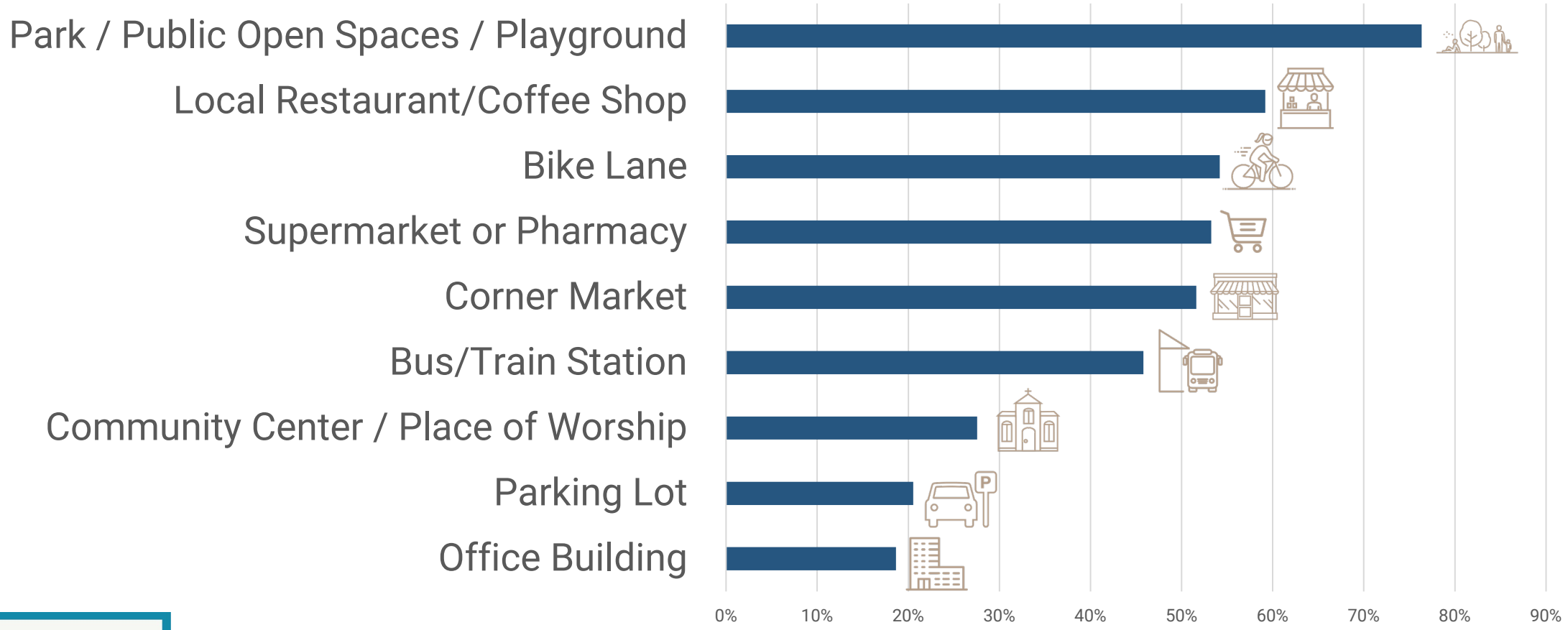


THE PLAN TO HOUSE LA

*This question asked respondents to check all that apply. Total will not add to 100%

Respondents (n) = 909

What kind of amenities do you wish were within a 10-minute walk of your home?

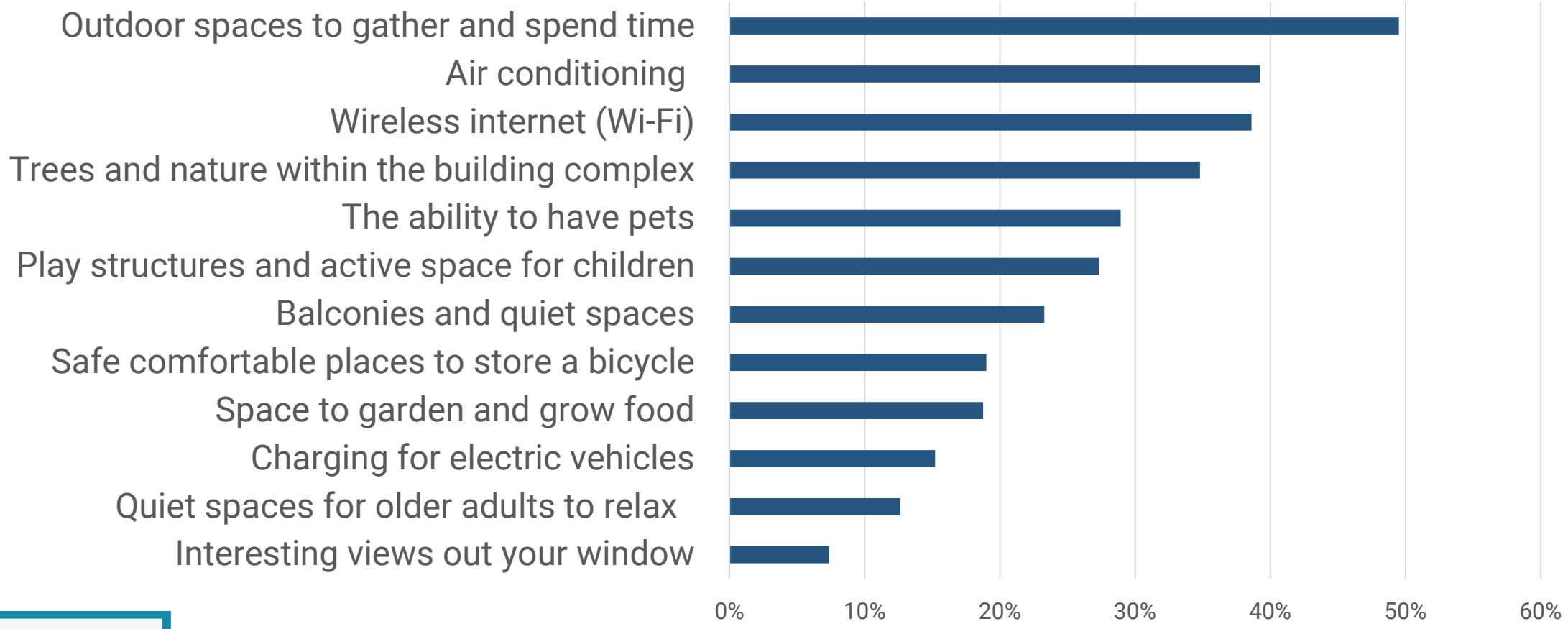


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*This question asked respondents to check all that apply. Total will not add to 100%

Respondents (n) = 742

Which amenities do you think are most important to have onsite in a multi-family building? Check your top three options.



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*This question asked respondents to check all that apply. Total will not add to 100%

Respondents (n) = 818

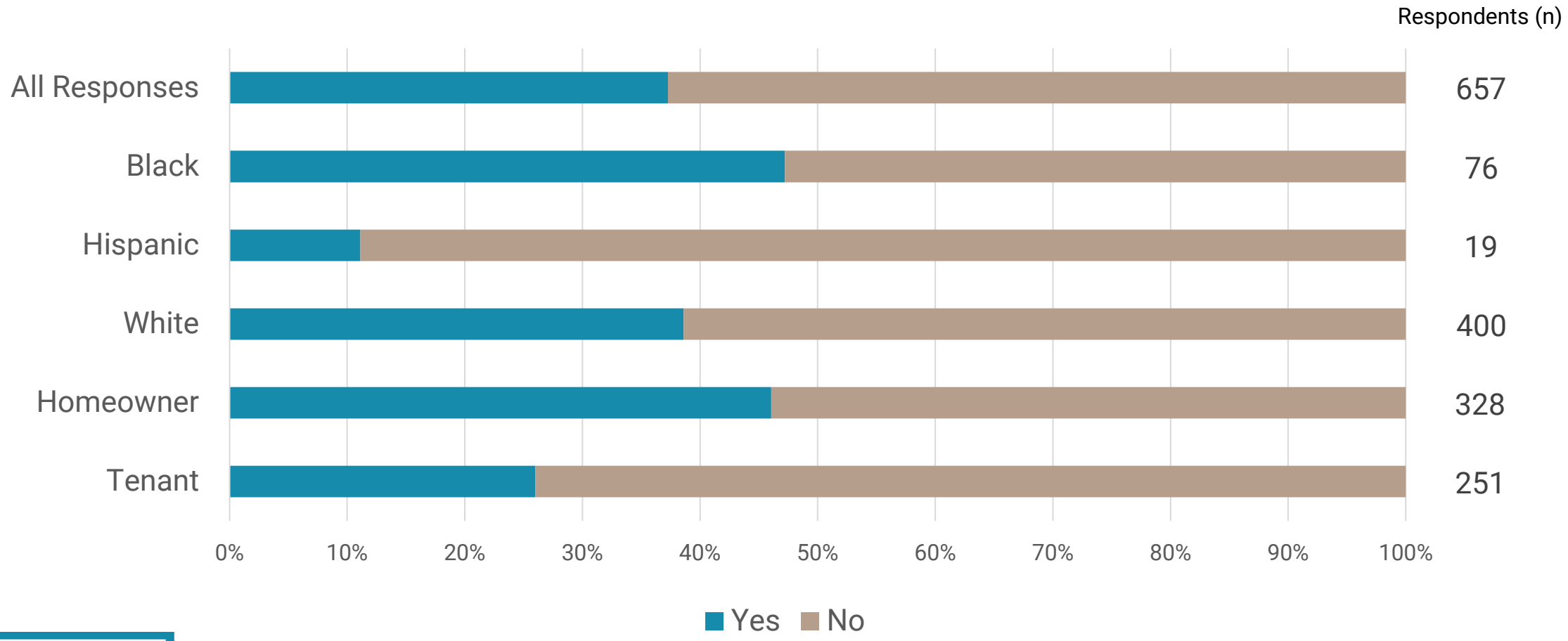
THE PLAN TO HOUSE LA

MEETING THE NEEDS OF ALL ANGELENOS



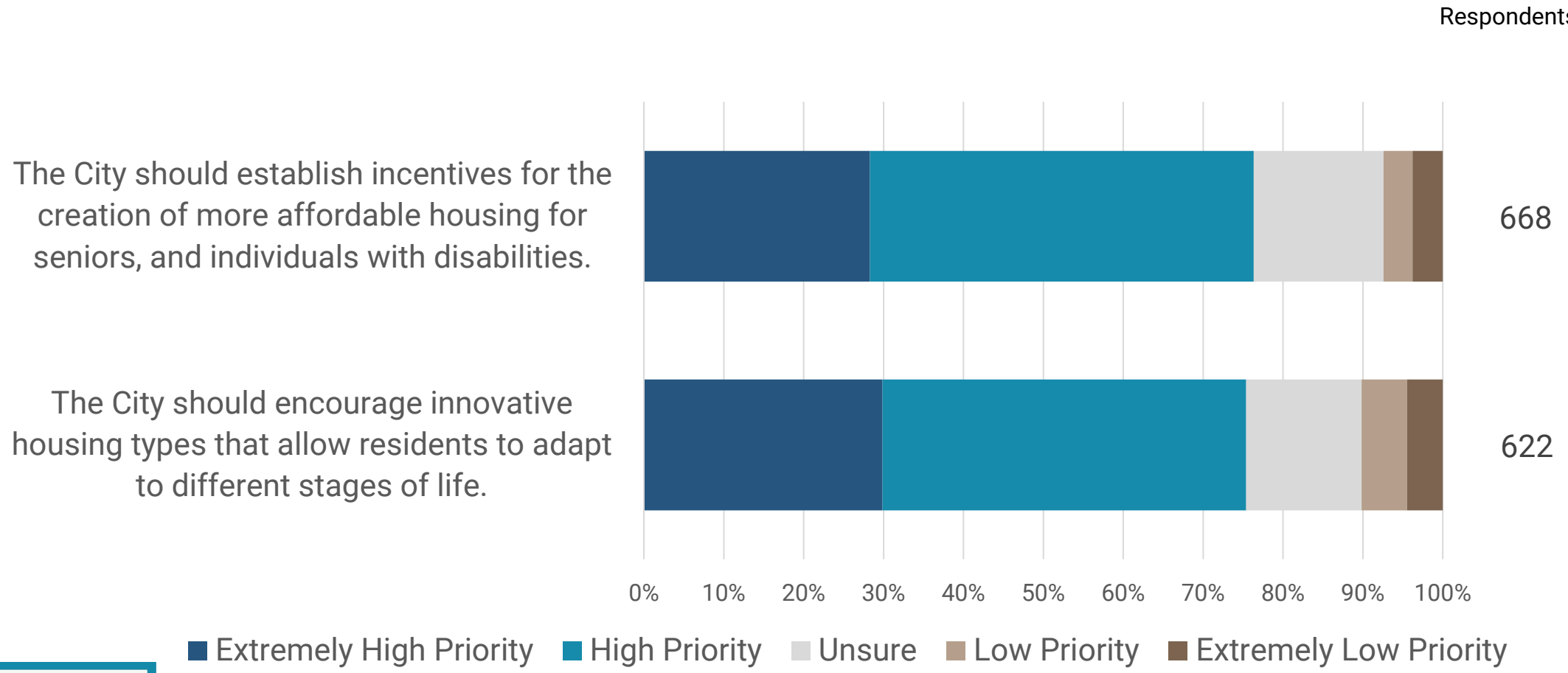
Respondents (n) = 775

Could your home accommodate an elderly family member or friend with unique needs?



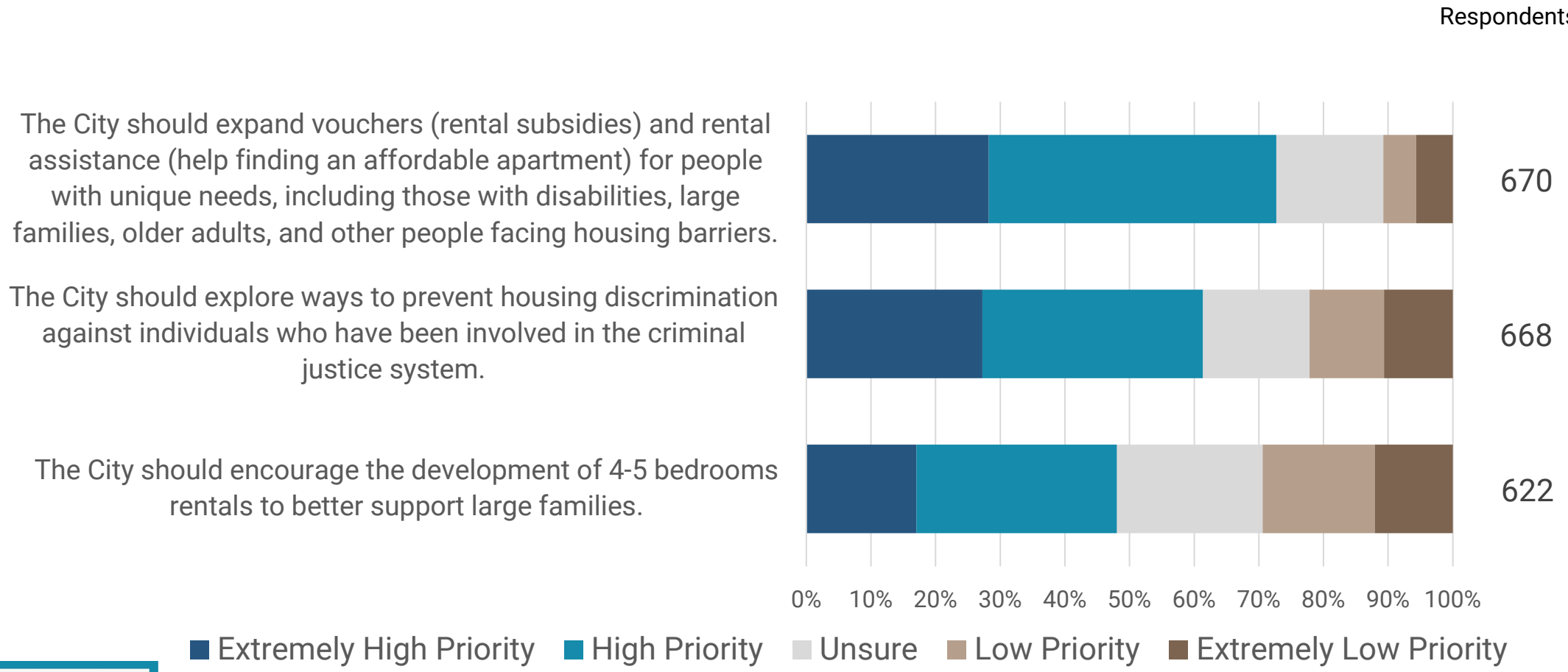
THE PLAN TO HOUSE LA

How do you think the City should prioritize using the tools below?



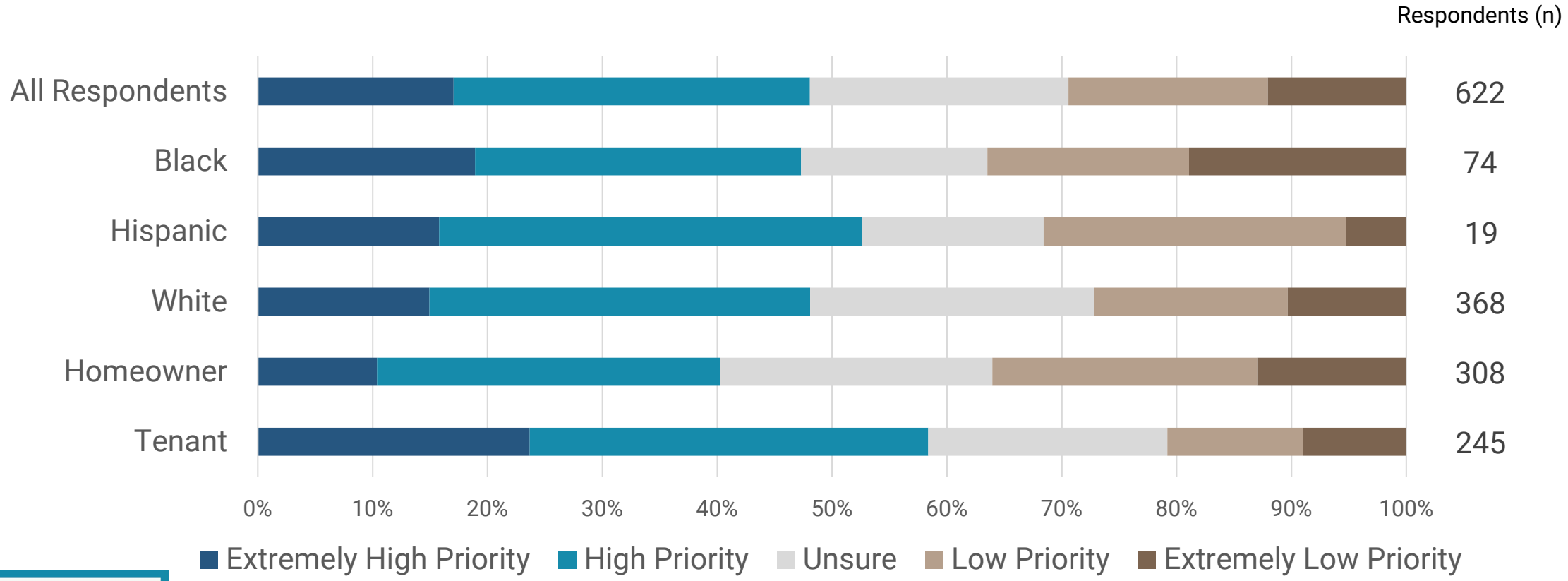
THE PLAN TO HOUSE LA

How do you think the City should prioritize using the tools below? (continued)



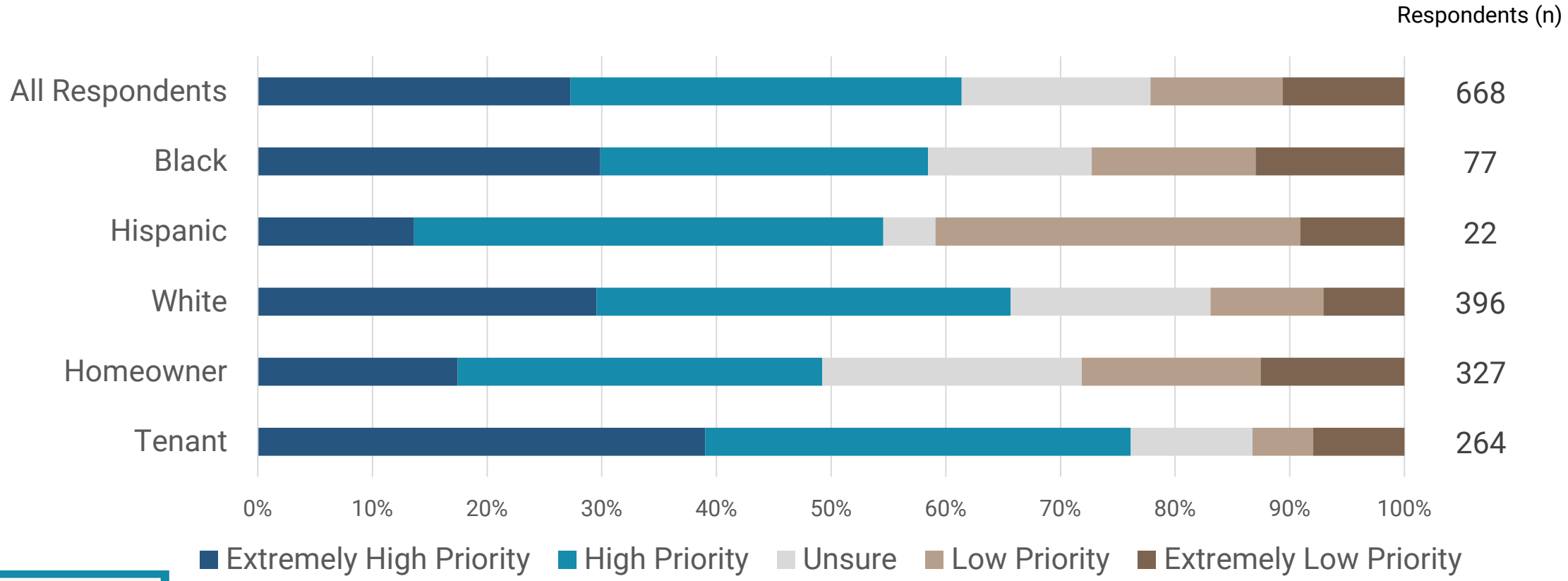
THE PLAN TO HOUSE LA

The City should encourage the development of 4-5 bedrooms rentals to better support large families.



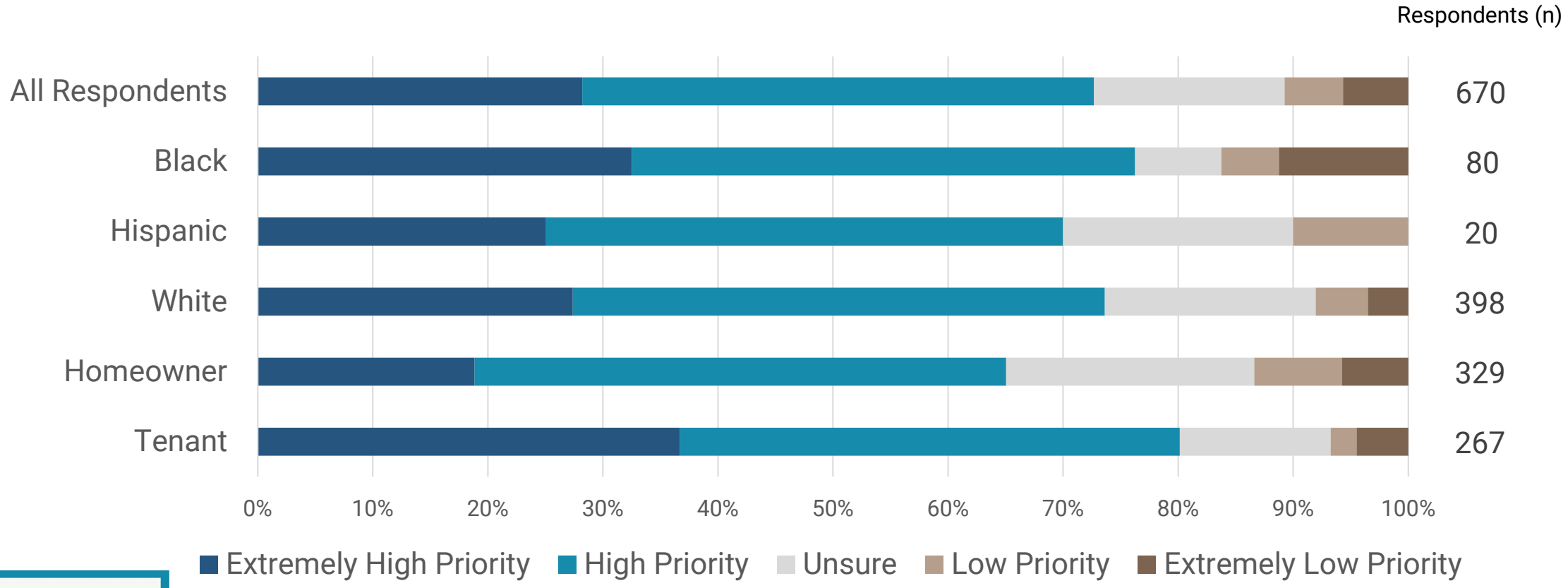
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The City should explore ways to prevent housing discrimination against individuals who have been involved in the criminal justice system.



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The City should expand vouchers (rental subsidies) and rental assistance (help finding an affordable apartment) for people with unique needs, including those with disabilities, large families, older adults, and other people facing housing barriers.



THE PLAN TO HOUSE LA

THE PLAN TO HOUSE LA

November 5-18, 2020

FM3 RESEARCH

CITY OF LOS ANGELES HOUSING ISSUES SURVEY
320-911 WT
N=803
MARGIN OF SAMPLING ERROR ±4.0% (95% CONFIDENCE LEVEL)
A/B SPLIT SAMPLE
CONSULTANT EXECUTION DRAFT. NOT FOR PUBLICATION. CA GOV'T CODE 6254.

Hello, I'm _____ from an independent opinion research company. **(IF RESPONDENT REPLIES IN SPANISH, FOLLOW THE PROCEDURE FOR HANDING OFF TO A SPANISH-SPEAKING INTERVIEWER.)** I am not trying to sell you anything or ask for a donation of any kind. We are conducting a public opinion survey about issues that may concern residents in the City of Los Angeles. All responses to the survey are strictly confidential and you will not be identified in any way. May I please speak to _____? **(YOU MUST SPEAK TO THE NAME LISTED. VERIFY THE PERSON LIVES AT THE ADDRESS LISTED, OTHERWISE TERMINATE.) (IF NOT AVAILABLE, ASK WHEN IT WOULD BE CONVENIENT TO CALL AGAIN.)**

(ONLY ASKED ON TELEPHONE)

A. Before we begin, I need to know if I have reached you on a cell phone, and if so, are you in a place where you can talk safely without endangering yourself or others?

Yes, cell and can talk safely	68%
Yes, cell but cannot talk safely	**TERMINATE**
No, not on cell	32%
(DON'T READ) DK/NA/REFUSED	**TERMINATE**

B. And, do you currently live in the City of Los Angeles?

Yes	100%
No	**TERMINATE**
(DON'T READ) DK/NA/REFUSED	**TERMINATE**

C. Which zip code do you live in? **(DO NOT READ OPTIONS) (TERMINATE IF REFUSED TO STATE, DON'T KNOW OR NOT ONE OF THE CITY OF LOS ANGELES ZIP CODES)**

THE FOLLOWING QUESTIONS ARE JUST TO MAKE SURE EVERYONE IS REPRESENTED.

1. To make sure everyone is represented in this survey, please tell me with which racial and/or ethnic category you most identify yourself: Latino or Latina, African American or Black, White or Caucasian, Asian or Pacific Islander, or some other ethnic or racial group?

Latino/Latina	45%
African American/Black	9%
White/Caucasian	29%
Asian or Pacific Islander	10%
Other group **(PLEASE SPECIFY_____)**	4%
(DON'T READ) Prefer not to answer	3%

2. And again, just to make sure that everyone is represented in this survey, can you please tell me in what year you were born?

CONSULTANT EXECUTION DRAFT. NOT FOR PUBLICATION. CA GOV'T CODE 6254.

2002-1996 (18-24)----------9%
1995-1991 (25-29)---------- 12%
1990-1986 (30-34)---------- 14%
1985-1981 (35-39)----------9%
1980-1976 (40-44)----------8%
1975-1971 (45-49)----------7%
1970-1966 (50-54)----------8%
1965-1961 (55-59)----------8%
1960-1956 (60-64)----------6%
1955-1946 (65-74)----------8%
1945 or earlier (75 & over) ----------6%
(DON'T READ Prefer not to say ----------3%

3. What is your gender? Are you (**ROTATE**) [ ] male, [ ] female or non-binary?

Male----------49%
Female ----------49%
Non-binary----------1%
(**DON'T READ**) Prefer not to say ----------1%

NOW, THE FOLLOWING QUESTIONS ARE ABOUT ISSUES FACING CITY OF LOS ANGELES RESIDENTS.

4. Next, I would like to ask you about some of the issues facing the City of Los Angeles. Thinking of all the priorities that City government needs to address, how would you rate each of the following issues as priorities? Please use a scale from 0 to 10 where 0 means it should not be a priority at all and 10 means it should be the absolute top priority. You can choose any number from 0 to 10. **(RANDOMIZE)**

		MEAN	NOT A PRIORITY 0	1	2	3	4	5	6	7	8	9	TOP PRIORITY 10	(DK)
[ ]a.	Increasing the supply of housing overall	**7.7**	3%	1%	2%	2%	3%	10%	6%	8%	13%	9%	42%	1%
[ ]b.	Increasing the supply of affordable housing	**8.3**	4%	2%	1%	1%	2%	7%	3%	5%	9%	8%	58%	1%
[ ]c.	Protecting tenants' rights	**8.1**	2%	2%	1%	2%	3%	8%	3%	9%	12%	6%	50%	1%

The State of California has recently strengthened its requirements for cities to plan for more housing, including more affordable housing, in a manner that promotes neighborhoods with equal housing opportunity for all individuals. With these new requirements from the state, the City of Los Angeles is required to develop a plan for the creation of over 450,000 new housing units over the next 8 years. The next questions are about how you think the City should plan for more housing to achieve those goals.

5. Which of the following do you personally believe is the housing type most needed in the City of Los Angeles? Is it (**ROTATE TOP-TO-BOTTOM**) [ ] single-family homes, [ ] small apartment or condominium buildings with less than ten units, [ ] medium-sized apartment or condominium buildings with 10 to 50 units, or [ ] large apartment or condominium buildings of more than 50 units? (**IF "DON'T KNOW/NA" ON FIRST CHOICE, SKIP SECOND CHOICE QUESTION AND CODE "DK" FOR SECOND CHOICE.) (IF SAYS "NONE" IN FIRST CHOICE, CODE "NONE" IN SECOND CHOICE.) (IF UNWILLING TO CHOOSE, BUT SAYS "ALL", CODE "ALL" IN FIRST AND "NO ANSWER" IN SECOND.**)

And which of the remaining three housing types would be your choice for the second-most needed housing type in the City of Los Angeles? (**READ THE REMAINING CHOICES IF ASKED BY RESPONDENT**)

	1st CHOICE	2ND CHOICE
Single-family homes	23%	15%
Small apartment buildings	15%	21%
Medium-sized apartment buildings	27%	23%
Larger apartment buildings	12%	11%
(**DON'T READ**) None	2%	20%
(**DON'T READ**) All	15%	2%
(**DON'T READ**) DK/NA	6%	7%

6. If you knew that medium and large apartment buildings could support more affordable housing units and that single-family homes and small apartment buildings would not be likely to include affordable units, which would be your first choice? Is it (**ROTATE TOP-TO-BOTTOM**) [ ] single-family homes, [ ] small apartment or condominium buildings with less than ten units, [ ] medium-sized apartment or condominium buildings with 10 to 50 units, or [ ] large apartment or condominium buildings of more than 50 units?

Single-family homes	14%
Small apartment buildings	12%
Medium-sized apartment buildings	35%
Larger apartment buildings	26%
(**DON'T READ**) None	3%
(**DON'T READ**) All	5%
(**DON'T READ**) DK/NA	5%

(RESUME ASKING ALL RESPONDENTS)

7. Next, I am now going to mention a list of policies that the City of Los Angeles could include as part of its plan for more housing and equal housing opportunity. Knowing that not all actions can be taken at once, for each one, please tell me how much of a priority you think it should be to include that policy in the plan: is it an extremely high priority, a major priority, minor priority or not much of a priority at all? **(RANDOMIZE)**

		EXT HIGH PRIOR	MAJOR PRIOR	MINOR PRIOR	NOT MUCH A PRIOR	(DON'T READ) DK/NA	*EXT HIGH/ MAJOR*
[ ]a.	Promoting more affordable rental housing	45%	32%	15%	7%	2%	*77%*
[ ]b.	Promoting more affordable means of homeownership and support for first-time homeowners	45%	30%	17%	6%	1%	*76%*
[ ]c.	Establishing incentives for the creation of more affordable housing for seniors and individuals with disabilities	43%	33%	17%	5%	3%	*75%*
[ ]d.	Creating new sources of funding to build affordable housing	41%	31%	14%	10%	4%	*72%*
[ ]e.	Reducing regulations to help housing get built faster and at a lower cost	31%	27%	22%	16%	5%	*58%*
[ ]f.	Encouraging the building of more housing in areas near public transit, with more job opportunities, high-performing schools, parks, and other amenities	41%	35%	15%	6%	3%	*76%*
[ ]g.	Providing all renters facing eviction the right to a lawyer to assist them, which would be free of charge to all low-income residents	35%	27%	20%	15%	3%	*62%*
[ ]h.	Giving tenants and community organizations the opportunity to purchase apartment buildings if they go up for sale	28%	31%	25%	11%	5%	*60%*
[ ]i.	Allowing small-scale duplexes, triplexes and fourplexes in areas currently set-aside for single-family homes	24%	29%	26%	15%	6%	*53%*
[ ]j.	Charging a fee to owners of homes that are vacant on a long-term basis to encourage them to be rented out	23%	23%	23%	27%	4%	*46%*
[ ]k.	Planning for more affordable housing in areas of Los Angeles where housing is currently more expensive to increase opportunities to live in those areas	37%	27%	21%	13%	2%	*64%*

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	EXT HIGH PRIOR	MAJOR PRIOR	MINOR PRIOR	NOT A PRIOR	(DON'T READ) DK/NA	*EXT HIGH/ MAJOR*
(ASK SPLIT SAMPLE A ONLY)						
[ ]l. Allowing apartment buildings and affordable housing in areas of the City that have mostly single-family homes and are near public transportation, jobs, parks and high-performing schools	33%	32%	17%	15%	4%	*65%*
[ ]m. Requiring all developers of new housing to contribute either affordable housing units or fees towards building affordable housing	44%	28%	16%	11%	1%	*72%*
[ ]n. Creating a website where people can apply to rent available affordable housing	47%	30%	14%	7%	3%	*77%*
[ ]o. Expanding the number of available shelters for people experiencing homelessness	53%	26%	10%	9%	2%	*79%*
[ ]p. Encouraging new housing designs, such as micro-units which have a one-room living space including seating, a bed, a bathroom, storage, and a kitchenette, and which are faster and less expensive to build and more affordable to rent or buy	29%	32%	23%	13%	3%	*61%*
(ASK SPLIT SAMPLE B ONLY)						
[ ]q. Allowing apartment buildings and affordable housing in areas of the City that have mostly single-family homes	20%	26%	29%	21%	4%	*46%*
[ ]r. Requiring all developers of new housing to ensure that the buildings include affordable housing units	45%	33%	11%	10%	2%	*78%*
[ ]s. Protecting tenants from housing that is unsafe and not fit for people to live in	54%	27%	13%	6%	0%	*81%*
[ ]t. Prioritizing the construction of supportive housing for people experiencing homelessness	43%	33%	13%	8%	3%	*76%*
[ ]u. Encouraging new approaches to housing construction such as a modular homes, which are built in a factory, brought to their location and then assembled by a builder, making it faster and less expensive to build and more affordable to rent or buy	28%	33%	24%	10%	5%	*61%*

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(RESUME ASKING ALL RESPONDENTS)

8. Next, please tell me whether you agree or disagree with each of the following statements. **(IF AGREE/DISAGREE, ASK:** "Is that strongly (**AGREE/DISAGREE**) or just somewhat?"**)** (**RANDOMIZE**)

		STR AGREE	SMWT AGREE	SMWT DISAG	STR DISAG	(DK/NA)	*TOTAL AGREE*	*TOTAL DISAG*
[ ]a.	The City should continue its overall strategy of planning for more housing in areas close to jobs, transit and services	56%	33%	4%	4%	3%	*89%*	*8%*
[ ]b.	Every neighborhood should have to include housing that supports people who have been experiencing homelessness	35%	28%	15%	19%	4%	*63%*	*34%*
[ ]c.	I feel excluded from living in some neighborhoods in LA because of the cost of housing there	51%	24%	8%	13%	3%	*76%*	*21%*

(ASK SPLIT SAMPLE A ONLY)

[ ]d.	The City's housing strategy should ensure all areas of the City plan for and build their fair share of affordable housing, <u>including your neighborhood</u>	50%	30%	6%	11%	4%	*79%*	*17%*
[ ]e.	Property owners should be able to tear down a single-family home and replace it with a small apartment building	20%	33%	17%	23%	8%	*52%*	*40%*

(ASK SPLIT SAMPLE B ONLY)

[ ]f.	The City housing strategy should ensure all areas of the City plan for and build their fair share of affordable housing	53%	29%	6%	10%	3%	*81%*	*16%*
[ ]g.	Property owners should be able to add up to four additional housing units on their own property	27%	34%	12%	17%	10%	*61%*	*29%*

(RESUME ASKING ALL RESPONDENTS)

9. Next, as you may know, some older apartment buildings are covered by rent control. If the owner of one of these buildings is considering replacing it with a newer building, which of the following do you think should be the City's policy? Please choose the one that comes closest to your opinion, even if it is hard to do so. **(ROTATE)**

[ ] Allow rent-controlled apartment buildings to be replaced with new buildings that include more units of affordable housing, even if some tenants have to move ---------- 43%
OR
[ ] Preserve existing rent-controlled apartment buildings so tenants do not have to move, even if it means less affordable housing overall ---------- 45%
(DON'T READ) Don't know ---------- 12%

10. I am now going to mention some other pairs of opposing options related to affordable housing. After each pair of options you hear, please choose the one that comes closest to your opinion, even if it is hard to do so. Here is the first one… **(ROTATE PAIRS AND ROTATE BETWEEN PAIRS)**

[ ]a. **(FIRST/NEXT)** Would you rather:

[ ] Allow new housing to be built in your neighborhood that is taller than existing buildings if it includes units affordable to lower-income households ---------- 45%
OR
[ ] Require any new housing that is built in your neighborhood to be the same scale as existing housing, regardless of the amount of new affordable housing it includes ---------- 47%
(DON'T READ) Don't know ---------- 7%

[ ]b. (**FIRST/NEXT**) Would you rather create affordable housing by:

[ ] Putting requirements on and creating incentives for private housing developers to include affordable housing in any new buildings they build ---------- 67%
OR
[ ] Raising new public funding through taxes and fees so the City can fund affordable housing ---------- 24%
(DON'T READ) Don't know ---------- 9%

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11. Next, I'm going to read you a list of facts about the amount of housing in the City of Los Angeles. For each one I mention, please tell me how concerned you are about that fact: extremely concerned, very concerned, somewhat concerned or not too concerned. **(RANDOMIZE)**

		EXT CONC	VERY CONC	SMWT CONC	NOT TOO CONC	(DK/NA)	*EXT/ VERY*
[ ]a.	Over 70 percent of the land in the City of LA that is used for housing is set aside for single-family homes only.	24%	21%	26%	23%	6%	*45%*
[ ]b.	Over the last decade, approximately 1,000 units of affordable housing has been created each year for the hundreds of thousands of residents who struggle to afford the cost of housing.	32%	29%	23%	11%	6%	*60%*
[ ]c.	Because of lack of housing, many Angelenos are moving further away from their jobs and driving long distances to work, which contributes to traffic and air pollution.	43%	27%	18%	9%	3%	*70%*
[ ]d.	It costs about five hundred thousand dollars to build a unit of affordable housing in the City of Los Angeles.	34%	22%	22%	17%	6%	*56%*
[ ]e.	If we do not increase the areas where housing can be built, the City will not be able to fully address the need for affordable housing.	35%	27%	22%	11%	5%	*62%*

(SPLIT SAMPLE A ONLY)

[ ]f.	Housing production in the City of LA has declined each decade since the 1950s.	30%	27%	24%	13%	6%	*57%*
[ ]g.	The LA region has the second-lowest rental vacancy rates of any metro area in the country, which makes finding affordable and adequate housing extremely difficult.	38%	28%	20%	9%	4%	*66%*
[ ]h.	Over the last forty years, the City of LA ranks last of the top 25 cities in the U-S in terms of building enough housing to keep up with population growth since 1980.	35%	27%	22%	11%	5%	*62%*
[ ]i.	Almost six-in-ten renters in LA struggle to afford the cost of rent.	50%	24%	17%	6%	3%	*75%*

(SPLIT SAMPLE B ONLY)

[ ]j.	About 85 percent of the housing in the City of LA was built over 30 years ago.	22%	22%	24%	27%	4%	*44%*
[ ]k.	Housing in LA is overcrowded. Our area has the highest number of adults per housing unit in the country.	36%	24%	23%	11%	5%	*61%*

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	EXT CONC	VERY CONC	SMWT CONC	NOT TOO CONC	(DK/NA)	*EXT/ VERY*
(SPLIT SAMPLE B ONLY; CONTINUED)						
[ ]l. Historically in Los Angeles, where people could choose to live was restricted by race. Today, the official restrictions have been lifted but neighborhoods retain a pattern of racial segregation.	36%	23%	19%	18%	3%	*59%*
[ ]m. The lack of affordable, adequate housing in the City of LA is a major cause of the homelessness crisis in our community.	45%	26%	14%	10%	4%	*72%*

(RESUME ASKING ALL RESPONDENTS)

12. Now that you have heard more, I'd like to ask you a question that you responded to earlier: thinking of all the priorities that City government needs to address, how would you rate each of the following as priorities? Please use a scale from 0 to 10 where 0 means it should not be a priority at all and 10 means it should be the absolute top priority. You can choose any number from 0 to 10. **(RANDOMIZE)**

	MEAN	NOT A PRIORITY 0	1	2	3	4	5	6	7	8	9	TOP PRIORITY 10	(DK)
[ ]a. Increasing the supply of housing overall	**7.9**	4%	2%	1%	2%	2%	4%	5%	8%	18%	11%	41%	2%
[ ]b. Increasing the supply of affordable housing	**8.2**	4%	2%	1%	1%	2%	5%	2%	7%	15%	11%	48%	1%
[ ]c. Protecting tenants' rights	**8.1**	3%	1%	2%	1%	2%	6%	5%	8%	16%	10%	45%	1%

THESE ARE MY FINAL QUESTIONS. THEY ARE JUST FOR STATISTICAL PURPOSES.

13. Do you own your home or do you rent it?

Own---------- 38%
Rent---------- 59%
(DON'T READ) DK/NA/Refused --------3%

CPC-2021-5499-GPA; CPC-2021-5499-GPA Exhibit B 464
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14. Do you currently own residential property that you rent to other people? (**IF YES, ASK:** "Is your residential rental property located in the City of Los Angeles?") (**IF RESPONDENT SAYS, THEY HAVE RESIDENTIAL RENTAL PROPERTY IN THE CITY OF LOS ANGELES AND ALSO ELSE WHERE, CODE 1 – YES, CITY OF LOS ANGELES**) (**IF THEY SAY NOT CITY OF LOS ANGELES, BUT SAY COUNTY OF LOS ANGELES OR ELSE WHERE, CODE 2 – NOT CITY OF LOS ANGELES**)

Yes, City of Los Angeles	10%
Yes, Not City of Los Angeles	2%
No	86%
(DON'T READ) DK/NA/Refused	2%

15. How many people live in your home, including yourself?

1	20%
2	37%
3	14%
4	14%
5 or more	12%
(DON'T READ) DK/NA/Refused	3%

16. Thinking about your personal financial situation over the next few months, do you feel confident or uneasy you will be able to meet the cost of **(IF RENT:** "rent"**) (IF OWN:** "your mortgage") **(IF DK/NA:** "housing")? If the question does not apply to you, you can tell me that instead. **(IF CONFIDENT/UNEASY, ASK:** "Is that very **(CONFIDENT/UNEASY)** or just somewhat?"**)**

Very confident	39%
Somewhat confident	26%
Somewhat uneasy	14%
Very uneasy	14%
Does not apply/no answer	8%

17. I don't need to know the exact amount, but I am going to read you some categories for household income. Please stop me when I have read the category including what you think the total combined income for all the people in your household will be before taxes in 2020?

$25,000 and under	10%
$25,001 - $50,000	14%
$50,001 - $75,000	21%
$75,001 - $100,000	18%
$100,001 - $150,000	13%
More than $150,000	12%
(DON'T READ) Refused	12%

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THANK YOU VERY MUCH FOR YOUR TIME AND ATTENTION TO MY QUESTIONS.

LANGUAGE BY OBSERVATION:

English ---------- 85%
Spanish ---------- 15%

COUNCIL DISTRICT

1 ---------- 6%
2 ---------- 7%
3 ---------- 8%
4 ---------- 7%
5 ---------- 7%
6 ---------- 7%
7 ---------- 6%
8 ---------- 6%
9 ---------- 6%
10 ---------- 8%
11 ---------- 7%
12 ---------- 6%
13 ---------- 6%
14 ---------- 6%
15 ---------- 7%

LA CITY ZONE

West Valley ---------- 14%
East Valley ---------- 20%
Westside/Hills ---------- 14%
East LA ---------- 12%
South ---------- 20%
Downtown ---------- 13%
Harbor ---------- 7%

MODE OF INTERVIEW

Online ---------- 61%
Telephone ---------- 39%

SPLIT SAMPLE

A ---------- 51%
B ---------- 49%

Liberty Hill

HOUSING ELEMENT FOCUS GROUP REPORT

Compiled by Rasik Hussain
Edited by Jessa McCormack, Jennifer Delwood

August 2021

In collaboration with:

COALITION FOR ECONOMIC SURVIVAL CES Organizing Communities For Economic Justice

LA CAN

SAJE STRATEGIC ACTIONS FOR A JUST ECONOMY

Eastside LEADS

Disclaimer: The following was read to every attendee before every workshop

This workshop is a forum to provide your comments on the Draft Housing Element Update. This is not a forum to submit comments to the City on the Draft EIR that is currently in a public circulation period. If you want to submit comments on the adequacy of the Draft EIR or provide suggested mitigation measures or alternatives and have those become part of the Final EIR, please submit those by email to housingelement@lacity.org or in writing to Cally Hardy, Department of City Planning, 200 N. Spring Street, Room 750, Los Angeles, CA 90012, before 5:00 p.m. on Tuesday, September 7, 2021. Comments made at this forum will be transmitted to the Departments of City Planning and Housing + Community Investment as comments on the Draft Housing Element, but will not be included in the Final EIR. If you have questions about the Draft EIR or the EIR process or how to submit comments on the Draft EIR, you may call Cally Hardy at (213) 978-1643 or email housingelement@lacity.org.

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Housing Element Focus Group Report

August 31, 2021

The purpose of this project was to capture feedback on the 2021 – 2029 Draft Housing Element Update from low-income and traditionally underrepresented tenants.[1]* To capture the feedback, four tenant focus groups were organized by four different community-based organizations (CBOs), representing different neighborhoods across Los Angeles. Liberty Hill subcontracted with the following groups: Strategic Actions for a Just Economy (SAJE), Coalition for Economic Survival (CES), Los Angeles Community Action Network (LA CAN), and Eastside LEADS. The presentation materials were developed by SAJE with input from the Los Angeles Housing Department and the other partners. The curriculum was designed to cover a basic introduction into city planning practices, the history of discriminatory planning policy, an introduction to the 2013 – 2021 Housing Element, and to provide the tenants an opportunity to give feedback on the 2021 - 2029 Draft Housing Element. SAJE tailored the curriculum to a popular audience by including definitions of commonly used planning terms, such as zoning, area median income, and other technical processes like the Regional Housing Needs Assessment (RHNA). Each organization was also encouraged to modify the curriculum to suit the needs of their community members. A copy of the presentation is included under each organization's *Links* section in the Appendix, followed by a summary of the focus group comments and notes from each focus group.

The Focus Groups

Sample outreach material was provided to each CBO (Exhibit 5), but outreach and marketing were conducted by each organization to their specific community. The organizations recruited between 10 to 20 members for each focus group. One focus group was held with monolingual Spanish speakers. The other three focus groups were provided with interpretation services from Liberty Hill Foundation to hold bilingual meetings in English and Spanish. The participants agreed to provide their names and zip codes. All focus groups were conducted virtually via Zoom. Figure 2 provides an overview of participant neighborhoods.

Figure 1. Schedule of Focus Groups

Coalition for Economic Survival (CES)	**August 12, 2021 at 6PM**
Los Angeles Community Action Network (LA CAN)	**August 17, 2021 at 4PM**
Strategic Actions for a Just Economy (SAJE)	**August 19, 2021 at 4PM**
Eastside LEADS	**August 23, 2021 at 4PM**

[1] ***In order to avoid any confusion, the participants were given instructions prepared by the City Attorney's Office (which can be found in both Exhibit 5 and the disclaimer given at the beginning of this document) which informed them that the focus groups were intended to cover the contents of the Draft Plan and if they had comments on the Draft Environmental Impact Report, they would have to be submitted separately.***

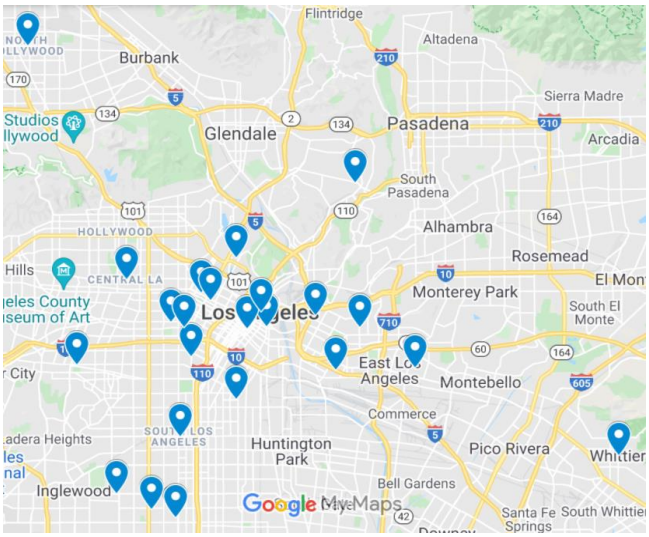


Figure 2. Distribution of Focus Group Participants across Los Angeles. Focus group participants were from Central, South, and East Los Angeles, all areas that are traditionally underrepresented in community engagement for the Housing Element.

Recommendations and Common Themes

Major common themes and recommendations based on comments provided by tenants at the focus groups are listed below. Each focus group has also been individually summarized in greater detail in the Appendix.

- **Recommendation #1: Tailor housing to the needs of Extremely Low Income and Very Low Income tenants that are most vulnerable to homelessness.**

  A common theme that emerged from the focus groups was the lack of emphasis on housing for tenants classified as very low and extremely low income based on their AMI. The tenants in the focus groups were shown the U.S. Department of Housing and Urban Development (HUD) income classifications for a family of 4. A tenant at the LA CAN focus groups remarked that learning that earning around $90,000 placed a family of 4 in the low-income category in Los Angeles was discouraging. It made them feel as if adequate housing was unattainable. Participants noted that developers continue to build unaffordable market rate housing in their neighborhoods and the Draft Housing Element Update called for a significant number of moderate and above moderate housing units. On the other hand, Chapter 1 of the Draft Housing Element Update calls for the construction of 115,978 very low-income and extremely low-income housing units combined. Based on the feedback from the focus groups, we recommend increasing the housing goals for extremely low-income and very low-income renters.

Figure 3. HUD 2021 Income Classifications

2021 US HUD Income Limits for Households, Los Angeles County				
Income Limit Category	**Persons in Family**			
	1	**2**	**3**	**4**
Extremely Low Income	$24,850	$28,400	$31,950	$35,450
Very Low Income	$41,400	$47,300	$53,200	$59,100
Low Income	$66,250	$75,700	$85,150	$94,600
Source: US Housing and Urban Development, 2021				

Tenants also noted the need for diverse types of housing. Chapter 6 of the Draft Housing Element Update mentions several programs that offer innovative housing solutions, such as the development of Small Lot Subdivisions. We recommend allocating more funding to these innovative programs and including requirements for extremely low-income and very-low income housing. These programs should also not be concentrated in certain areas of Los Angeles. Tenants noted the need for affordable housing in all areas of the city. One participant from Eastside LEADS's focus group remarked on the crowded nature of areas like Downtown LA and the need for more affordable housing in other parts of the city. Expanding the reach of affordable housing would have a positive effect on tenant families, potentially exposing them to better schools and job opportunities. In addition, the affordable housing should be an appropriate unit size to accommodate families. We recommend building housing in resource rich areas where tenants and families can level the playing field and combat historical inequalities.

- **Recommendation #2: Prevent displacement by continuing to pass and implement a range of tenant protections to keep tenants housed while supporting community-led housing solutions like Community Land Trusts to build long-term housing stability.**

A lack of focus on deeply affordable housing has led to some tenants being pushed out of neighborhoods where they have lived for years. Many tenants have experienced varying levels of harassment from aggressive and predatory landlords. A 2019 UCLA study[2] noted that there have been over 500,000 evictions filed in Los Angeles County since 2010. While the eviction moratoriums enacted during the COVID-19 pandemic have stemmed the tide, an eviction flood is a major concern once eviction protections expire. The City of Los Angeles has become increasingly unaffordable, a point echoed across all four focus groups, and contributes to potential harassment or other predatory behaviors

[2] Bonett, G., McKeon, K., et al (June 2019.) *Priced Out, Pushed Out, Locked Out: How Permanent Tenant Protections Can Help Communities Prevent Homelessness and Resist Displacement in Los Angeles County.* Accessed August 2021. http://www.publiccounsel.org/tools/assets/files/1188.pdf

from property owners. In LA CAN's focus group, one participant noted that rents are far outpacing income and they can't afford to only spend one third of their income on rent. Other participants remarked on how they noticed many new developments in their area, but they could not afford any of them. The economic precarity experienced by tenants means they are consistently close to missing rent, and that incentivizes property owners to look for higher income tenants. One of the Citywide Housing Priorities mentioned in Chapter 6 of the Housing Element is "Preventing Displacement". We believe this is critically important and the evidence from the focus groups suggests many low-income tenants believe the same. In order to meet this goal, we recommend the Housing Element include support for increased tenant protections and continued implementation of existing tenant protections, like the recently passed Tenant Anti-Harassment Ordinance.

Based on the focus groups, there is also a need for long-term housing stability in the neighborhoods most at risk of displacement. Community Land Trusts allow the community to maintain ownership of land and keep any housing built on it affordable for many generations to come. The Draft Housing Element Update does mention CLTs as an innovative solution, but more concrete support from local government is required to help grow CLTs to the scale required of our current housing crisis. One possible way to do this is by incorporating a Community Land Trust model that supports homeowners and facilitates resales to future low- and moderate-income families.

- **Recommendation #3: Increase quality of life in low-income communities by planning for more green space, public transit, and other amenities.**

There is a lack of green space in historically disadvantaged neighborhoods, especially when compared to more affluent areas of Los Angeles. This theme was repeated across the focus groups , especially from those tenants with families. Access to green space is a key quality of life indicator and a community amenity, but the Draft Housing Element mentions green space only once. Our recommendation would be to ensure new developments, especially low-income units, have easy access to green space. Tenants also mentioned several other community amenities they feel are lacking in their communities, including good schools, access to public transit, etc. Access to good schools and other quality of life improvements can be produced by spreading affordable housing across the city.

Focus Group Summaries

This section reviews the participants and presentation materials from each focus group, followed by a summary of comments from major discussion questions. More detailed notes on each focus group can be found in the Appendix. Note that discussion questions varied slightly by group to allow facilitators to ask questions in a way that is most appropriate for their community.

CES Focus Group

Meeting Time: Thursday, 8/12/21, 6-8pm

Facilitators: Carlos Aguilar, John Parks, Salma Rojas

Attendees (community members):

- Saul Guzman: 91601, Toluca Terrace
- Elsa Becerra: 90026, Echo Park
- Francisca Dominguez: 90006, Pico Union
- Anani Venegas: 90006, Pico Union
- Rosario Uluan: 90006, Pico Union
- Emma DeLoya: 90042, Highland Park
- Elmer Fuentes: 90026, Echo Park
- Ana Campos: 90026, Echo Park
- Lupe Solorio: 90006, Pico Union
- Elsa Julian: 90057, Westlake
- Eva Hernandez: 90026, Echo Park
- Marta Hernandez: 90057, Westlake
- Minerva Bojorquez: 90044, South LA
- Larissa Cruz: 90057, Westlake
- Mirna Corballo: 90057, Westlake
- Elsa Dominguez: 90006, Pico Union
- Brian Morataya: 90026, Echo Park
- Lucía Ramirez: 90006, Pico Union
- Raul Hernandez: 91037
- Petronila Corina: 90011, 27th Street Historic District
- Elvira Rincon: 90026, Echo Park

Demographics:

- Latinx: 100%
- Average yearly income of participants is about $30,000
- 75% have children under 18yrs old
- 10% are senior/retired
- No diagnosed mental health issues were shared but 90% shared experiencing and self-treating high levels of stress, anxiety and some depression due to pandemic difficulties and challenges they have faced. Tenants have also shared that their children are also struggling with similar emotional, psychological and physical effects related to pandemic challenges.
- 80% or participants are not formally employed. They work and get paid in cash.
- No disabilities shared.
- 100% are long-term renters with at least 15yr residency in Rent Stabilized housing.
- 90% identify they experience housing instability due to low wages and uncertain employment. Most feel they are one missed paycheck away from being displaced. They do not have enough to save for emergencies.

Links

Presentation	https://docs.google.com/presentation/d/1WC5fgwpC2AMZXfimR45kjN3QTaR3Z7bKCfi3S3SC_gs/edit?usp=sharing

Activity 1	https://jamboard.google.com/d/1PwYMw6cu7mQstmaNpYj-9SSMlBqGH8sCqyQmOO8vU_8/edit?usp=sharing
Activity 2	https://jamboard.google.com/d/1_DzOR5ZMszPQ_9B6n5653uFqGXbbRuk0zyXgw3Wt-mA/edit?usp=sharing

Meeting Summary and Major Themes

This focus group was held with only monolingual Spanish speakers. The presentation was split into five sections:

1. Housing Element + Zoning Intro-- What is the housing situation in our communities?
2. Income: Why do we think that LA is not affordable?
3. Housing Elements of 2013-2020: Policies, implementation-- Thoughts & opinions on how this was implemented?
4. Housing Element Plan for next Cycle 2021-2029; Shortcomings-- What would make LA fair & affordable for you
5. Identified Housing Barriers & Rezoning-- What do people think about the zoning areas?

The major themes of the comments on each section are as follows:

1. *Housing Element + Zoning Intro:* Participants expressed frustration with the fact that landlords behave aggressively with them and seem to face no repercussions. They also expressed concern that the housing being built in their communities was not affordable. Tenants also noted that many of them did not know which council district they lived in, which made it difficult to know where to go with their concerns.
2. *Income*: The participants noted that rents continued to rise faster than their wages can keep up.
3. *Housing Element of 2013-2020*: Participants noted that approximately $90,000 as a marker for low income was surprising. They remarked that if they were making $90,000 they would not be struggling. $90,000 was not low income in their view. The new construction in the participants' neighborhoods are not affordable for them. It pushes out tenants who have lived in a neighborhood for years. Tenants noted that they hear about the government mandating that affordable housing be a part of new developments, but they do not know how to access these new affordable housing units. Rent in these new buildings is very high, almost unaffordable, in some cases for small inadequate apartments. Even in neighborhoods with no new construction, tenants noted that the rents remain high. The tenants are being squeezed from every direction. Children are affected because they cannot focus on school, they are forced to help support the family. Landlords also refuse to update old apartments even in rent controlled buildings.
4. *Housing Element Plan for the next Cycle 2021 – 2029:* The definitions of low income need to be changed to actually reflect the participant's economic situation. Affordable housing also needs to be distributed all over the city instead of being concentrated in one area. Adequate parking also needs to be zoned for each area. The need for more parks and green spaces was also noted.
5. *Identified Housing Barriers & Zoning:* The facilitators moderated an activity for the participants. The facilitators presented the tenants with 5 aspects of the Housing Element

and asked each tenant individually which was the most important. The tenants voted for at least two options on which was the most important to them.

a. Making sure affordable housing exists in all parts of the city: 10 votes
b. Strong anti-displacement protections for tenants: 9 votes
c. Creating deeply affordable housing near transit and jobs: 1 vote
d. Preserve existing affordable housing: 7 votes

LA CAN Focus Group

Meeting Time: Tuesday, 8/17/21, 4-6pm

Facilitators: Ashley Elias & Maritza Cruz

Interpreter: Leonardo Vilchis-Zarate

Attendees (community members):

- Vianey Renteria: 90042, Highland Park
- Vanesa Vasquez: 90033, Boyle Heights
- Angela Denise Birdsong: 90305, Inglewood
- Lorraine Chris: 90013, Skid Row
- Clemente Leon: 90016, West Adams
- Edgar Leon: 90047, South LA
- Yamileth Linares: 90047, South LA
- George Herod: 90014, Downtown LA
- Ignacio Aguas: 90013, Skid Row
- Lydia Trajo: 90013, Skid Row
- Neli Carmona: 90016, West Adams
- Aracely Cano: 90057, Westlake
- Saeromy Sage Bak: 90006, Pico Union

Demographics:

- Latinx: 61.54%
- African American: 30.77%
- Asian: 7.7%
- Average income was estimated at $30,000
- 30% of attendees had at some time experienced homelessness

Links

Meeting Recording	https://drive.google.com/file/d/1hodKkopQ3Y6WQYWP7CXhFp8bHask_8f4/view?usp=sharing
Presentation	https://docs.google.com/presentation/d/1WC5fgwpC2AMZXfimR45kjN3QTaR3Z7bKCfi3S3SC_gs/edit?usp=sharing

Meeting Summary and Major Themes

The presentation was split into five sections:

1. Housing Element + Zoning Intro-- What is the housing situation in our communities?
2. Income: Why do we think that LA is not affordable?
3. Housing Elements of 2013-2020: Policies, implementation-- Thoughts & opinions on how this was implemented?
4. Housing Element Plan for next Cycle 2021-2029; Shortcomings-- What would make LA fair & affordable for you
5. Identified Housing Barriers & Rezoning-- What do people think about the zoning areas?

The major themes of the comments on each section are as follows;

1. *Housing Element + Zoning Intro:* The lack of affordable housing was a chief concern among the attendees. They did not feel that enough was being done to prevent the rise in houselessness. One attendee pointed out the lack of boarder housing[3] and noted that some people simply need a room to themselves. Another attendee noted that there is no support for tenants who get sick and cannot work. They lose their apartment and are forced into homelessness. People noted the lack of accountability for landlords and the traumatic toll displacement can have on a person.
2. *Income:* Low wages are cited as a major factor of the lack of housing affordability. 1/3 of a person's income going towards housing is not attainable anymore. People are unable to save money and accumulate enough money to buy a house or save for a rainy day. Tenants noted that people are leaving Los Angeles because they have been priced out. The pandemic exacerbated this problem. There needs to be more access to resources for people who don't have family that can help them when they are on the streets.
3. *Housing Elements of 2013-2020:* Attendees noted that $90,000 is too high a figure to judge low income. It creates a sense that people will never escape the cycle of poverty. There needs to be a system of accountability for the city to make them meet these targets. The theme of the system being designed for them to fail was brought up. Particularly the criminal justice system which has torn up families. Multiple attendees noted that they knew of a lot of spaces which could be utilized for housing, but were not being utilized for affordable housing. They noted that housing should be focused towards all low income individuals and not just moderate income individuals.
4. *Housing Element Plan for next Cycle 2021-2029:* One attendee remarked that there is a large stadium being built, but not housing. The theme of landlords not being held responsible was repeated. Landlords do not maintain apartments yet force tenants to adhere to multiple rules. Increasing the percentage of affordable housing in every building was suggested. Tenants also expressed a desire to come together and work more on these issues.
5. *Identified Housing Barriers + Rezoning:* Having homes be close to good schools is very important. Environmental factors should also be considered. The city should be forced to rezone certain locations for affordable housing, particularly on the Westside. There is also a stigma around homeless people that needs to be addressed. Programs like Project Roomkey do not go far enough and can be confusing to navigate.

[3] The tenant did not define this term but we assume this to mean boarding houses where a tenant can rent a single room, sometimes used as a space for those transitioning out of homelessness.

SAJE Focus Group
Meeting Time: 8/19/2021

Facilitators: Araceli Amezquita, Favian Gonzalez, Hermes Padilla, Kaityln Quackenbush, Noah Warton

Interpreters: Margarita de la Torre, Nancy Gallardo

Attendees (community members[4]):

- Vicenta Martinez: Central LA
- Yadhira Carbajal: Whittier
- Rafael Lopez: North Hollywood
- Fabiola Carillo: South LA
- Pilar Galvez: South Central
- Nancy Gallardo: LA
- Silvia Coss: Westlake
- Betty Rivera: Pico Union
- Orinio Opinaldo: South LA
- Milagro Umanzor: South Central
- Elizabeth Martinez: Central LA
- Rosa Ramirez: South LA
- Carmen Castro: LA
- Georgina: Westlake
- Sandra Guzman: South LA
- Veronica Arias: LA
- Guadalupe Villegas: South Central LA

Demographics:

- Latinx: 95%
- Other: 5%
- Age range 20- 65,
- Low-income: 95%
- 90% of attendees experienced housing instability

Links

Meeting Recording	https://drive.google.com/drive/folders/1NtfeV6IieczUQCrgQrnnXW8XtfCLO9Gq?usp=sharing
Presentation	https://docs.google.com/presentation/d/1WC5fgwpC2AMZXfimR45kjN3QTaR3Z7bKCfi3S3SC_gs/edit?usp=sharing
Activity 1	https://jamboard.google.com/d/14WX8IHnjFJnIziR9k_hITiFt9IanHDqL9zuyp4moWak/edit?usp=sharing
Activity 2	https://jamboard.google.com/d/14WX8IHnjFJnIziR9k_hITiFt9IanHDqL9zuyp4moWak/edit?usp=sharing

Meeting Summary and Major Themes

[4] Participants were asked where in Los Angeles they lived instead of zip code.

The presentation was split into 4 sections with discussion questions, space for comment, and activities interspersed throughout. Most of the participant comments came from the discussion questions and the activities. They are summarized below.

What do you see? What do you think about this? What did you see in your community over the last 8 years? Does it coincide with what we see in these charts -- the city produced a lot of market rate; not a lot of affordable housing? Do you think more affordable housing is needed in LA than what was produced in the last 8 years?

- Participants noted that the city had historically not considered the input of people of color.

What would make LA fair and affordable for you?

- Participants noted that rent prices were unaffordable for many people. They also noted the need for healthier environmental factors, like healthier food options, better schools. The need for more public transportation was also mentioned.

Questions/Thoughts on zoning/rezoning and affordable housing

- Participants noted that the AMI classifications don't reflect reality. The power of big developers was also mentioned, especially USC. Participants noted that USC was the source of a lot of displacement in South LA. Participants noted that it seemed that big developers did not receive enough pushback from the city when it came to certain parts of Los Angeles. Affordable housing should be spread around the city instead of being concentrated in areas like South LA.

Questions/Thoughts about programs for anti-displacement/tenant protections

- Participants do not see enough support from the city or from their councilmembers. It feels as if developers and landlords have most of the support.

What would you like to see in your neighborhood? Does it require changing the zoning?

- Participants mentioned the importance of green space and the lack of green space in their neighborhoods. Participants also noted that zoning laws have a discriminatory history which must be addressed. It seemed to them that zoning laws don't apply to large developers who seek to gentrify their neighborhoods. Current zoning laws did not seem adequate to deal with the housing problem.

Of the following goals of the HE, which are most important, which are less important?

- Making sure there is enough deeply affordable housing was the most important aspect according to most of the participants. The proximity of housing to transit was less important.

Eastside LEADS Focus Group

Meeting Time: 8/19/2021 - 3:30

Facilitators: Pamela Agustin-Anguiano, Cinthia Gonzalez, Natalie Godinez

Interpreters: Annette Mendez, Nancy Gallardo

Attendees (community members):

- Ismael Castro, The Wellness Center: 90033, Boyle Heights
- Mercedez Arce: 90033, Boyle Heights
- Eva Garcia: 90033, Boyle Heights
- Edith Aguilar: 90063, City Terrace
- Mayra Simmons: 90022, East LA
- Jasmine Perez: 90022, East LA
- Ruby Rivera, InnerCity Struggle: 90023, Boyle Heights
- Alicia Ortiz: 90063, City Terrace
- Elijah Flores: 90033, Boyle Heights
- Juan Carlos Cruz, ELACC: 90033, Boyle Heights
- Fevi Sanchez: 90033, Boyle Heights
- Amanda Fitz: 90023, Boyle Heights
- Tania Ramon: 90023, Boyle Heights

Demographics:

- Latino: 100%
- LGBTQ: 27.27%
- 9 attendees are the head of households that earn less than 50% AMI in LA County
    - 6 of those attendees' households earn less than 30% AMI

Links

Presentation	https://docs.google.com/presentation/d/1pnwaiMdfaCyCLxvg3Cvj_vfzyKVktRMJRTwDtmIcX34/edit?usp=sharing
Activity 1	https://docs.google.com/presentation/d/1pnwaiMdfaCyCLxvg3Cvj_vfzyKVktRMJRTwDtmIcX34/edit?usp=sharing

Meeting Summary and Major Themes

The presentation was split into 5 sections with discussion questions, space for comment, and activities interspersed throughout. The participant comments are summarized below.

What is the housing situation in your community?

- Participants agreed that that rent was climbing disproportionate to their wages and that there is a lack of affordable housing.

Thoughts on current zoning practices

- Affordable housing construction is not sufficient for the needs of families in the participants neighborhood. Even services like the East LA Community Corporation cannot adequately house people. There are too many requirements in some cases and families end up homeless. Even if families do get housing often the unit size is too small to accommodate families. Housing needs to be adequate and affordable for families.

Is the Eastside a product of racist planning practices?

- The participants said yes.

Do you see more development as you get closer to DTLA?

- There was a strong feeling that affordable housing should be developed everywhere, not just in East LA or DTLA. There is construction in DTLA but it is not affordable. It seems like low income communities are getting pushed farther and farther from downtown.

What did you see in your community in the last eight years?

- Participants noted a rise in homelessness with rising rents being a primary cause.

Thoughts on where to build more housing?

- Participants noted that although more housing was being built in DTLA the housing is not affordable. The housing must be appropriate for the community. A desire for more green space was also mentioned.

What would you like to see in your neighborhood? Does it require a change in zoning? Do you think your goals can be achieved with the current zoning laws?

- Participants wanted an end to the homelessness crisis in the city. They wanted more green spaces and community gardens. They also wanted more social services along with affordable housing in order to curb gang violence. Participants noted that they see many empty lots in their neighborhoods, presumably zoned for non-housing purposes. The current zoning laws are not adequate.

What are the most/least important goals of the housing element to you?

- Making sure there is enough deeply affordable housing (4)
- Making sure affordable housing exists in all parts of the city (2)
- Strong anti-displacement protections for tenants (3)
- Creating deeply affordable housing (2)
- Preserve existing affordable housing (1)
- We ran out of time for participants to note their least important aspects.

Appendix

Exhibit 1 - CES Participant Comments and Meeting Notes

Music in background. Sent message to participants in waiting room that we will be with them shortly.

Meeting Started at promptly at 6pm

Slide 1 (Intro Carlos, John, Salma)

Explained why we are hosting this event.

Intro Message: The Planning Department of the City of Los Angeles is working with the Coalition for Economic Survival because it wants the participation and input of the community to provide recommendations on the plan for the future of our city. Tenants today have a great opportunity to help guide local development plans with insight as to what is really needed now and what should be factored in for the future of each of our neighborhoods in the City of L.A.

Slide 2 (Carlos)

Welcome & Housekeeping

Carlos: Asked if there were any tenants present that needed English translation. Informed tenants that all slides were in both English and Spanish. No tenant requested English translation. All tenants are Spanish Monolingual Speakers.

Introductions of Presenters Carlos, John, and Salma followed by tenant intros and zip codes they represent.

List of Participants with Zip Code:

Saul Guzman: 91601

Elsa Becerra: 90026

Francisca Dominguez: 90006

Anani Venegas: 90006

Rosario Uluan: 90006

Emma DeLoya: 90042

Elmer Fuentes: 90026

Ana Campos: 90026

Lupe Solorio: 90006

Elsa Julian: 90057

Eva Hernandez: 90026

Marta Hernandez: 90057

Minerva Bojorquez: 90044

Larissa Cruz: 90057

Mirna Corballo: 90057

Elsa Dominguez: 90006

Brian Morataya: 90026

Lucía Ramirez: 90006

Raul Hernandez: 91037

Petronila Corina: 90011

Elvira Rincon: 90026

Slide 3 (Carlos)

Zoom Setup

Gave Information

Tenants were ok with the setup and muted themselves for the presentation.

Slide 4 (Salma)

Community Agreements

Went over Rules and Process Information

Tenants were ok with rules proposed.

Slide 5 English Slide-Not applicable.

Slide 6 (Salma)

"Purpose of the Workshop"

Read entire statement

Tenants were ok with the statement. No questions.

Slide 7 (Salma)

Goals of the Workshop

Discussed the importance of community engagement and participation today. Also, informed tenants that the discussion will be to gather input from the community on the Housing Element Plan discussed in this presentation.

Tenants thanked staff for the opportunity to join but had no questions.

Slide 8 (Salma)

What else do you want to learn?

Mirna Corballo: The tenants would like to know if there have been changes to tenants' rights. Also, she wants to know what future changes there will be to benefit tenants to help against the kind of negative actions and attitudes that owners have been taking where they live.

Carlos: That is a great point. We will go over some new protections towards the end of the presentation that will help in dealing with tenant harassment by landlord.

Slide 9 (John)

Agenda

Went over Agenda items for the presentation.

Tenants were ok with the agenda proposed.

Slide 10 (John)

Where We Live

Mapped out where we Live and asked participants to share what CD they lived in.

Rosario Uluan: Some tenants did not know what CD they are in, including myself until recently. It is important to know who represents us so we can go to them when we need support.

Most tenants did not know what CD they were in. Provided CD info to each participant via zoom chat as staff looked up each address.

Slide 11 (John)

Your City Councilmember

We showed tenants the councilmember list and shared what members represented each CD.

Some tenants had heard some of the names but were not really familiar with them. Tenants shared that they did not have much interaction with councilmembers.

Slide 12 (John)

City Departments

Highlighted Planning Department and Housing Departments as key to making decisions on what is built in their neighborhoods.

Most tenants were not familiar with Planning Department but some were very familiar with Housing Department due to tenant advocacy work done with them throughout the years.

Slide 13 (John)

City Council Committees

Highlighted the Planning and Land Use committee and Housing committee and asked tenants to notice if their representative was within those committees. It is important for tenants to know who are decision-makers so they know who to hold accountable.

Slide 14 (Carlos)

What is the housing situation in our communities?

Elmer: A lot of construction but not what they need. Not enough apartments at their income level. My own experience is owners are getting away with abusing tenants with no penalty.

Minerva: A lot of people like me are leaving or being evicted and can't find housing nearby.

Elvira: See myself and others having aggressive owners wanting to kick us out. They don't care I have small children and no place to go.

Slide 15 (Carlos)

L.A. County is Not Affordable

Carlos spoke about the lack of affordability of our neighborhoods. As well we discussed that this lack of affordability is due to soaring rents but it is made worse by the fact that salaries have not risen in comparison.

We showed the graphic of what it would take to afford an apartment on the salary.

Elmer: You can't live like this. Not possible to make those types of rents with our jobs. Crisis affects our children too even though we might not realize it. Not fair for them to be worrying about adult things like rent and housing.

Slide 16 English No Present

Slide 17 (Carlos)

Housing Crisis in L.A.

We discussed how LA is the most unaffordable city in the entire country. And the way that LA is compared to other cities.

All tenants agreed that this was what they felt and understood and felt that City officials did not understand how hard it was to keep their housing with little income.

Slide 18 (Salma)

The Housing Element

Introduced Housing Element

Slide 19 (Salma)

What do these words mean?

We had volunteers read the definitions to interact with the words.

Slide 20 (Salma)

What do these words mean?

We also had volunteers to read the definition to interact with the words.

Slide 21 (Carlos)

Types of Plans Used to Guide Development

Explained the general plan, community, specific plans and how they connect with each other

Slide 22 (Carlos)

General Plan

Shared info on what is purpose and objectives of General Plan

Slide 23 English No Present

Slide 24 (Carlos)

What is the Housing Element?

Explained the purpose and importance of this plan.

Slide 25 (Salma)

Why does the City have a Housing Element?

Elsa B: It is important to know what is important to know about what is being built around us for our children and where they can play and go. It is important to know what the future of our neighborhoods are going to be.

Rosario: It is important to work as a community. I don't even know who my council member is and they need our input in their plans because it is our homes and livelihoods. As well, it helps us to learn more to exercise our rights and have our rights heard.

Mirna: The people in charge in the government and of certain cities. I live in District 13. We tried to go to the councilmember but he didn't want to see us. It is so important that cities have a plan like in all life. They need to work hard to give people housing that is dignified and affordable. The city needs to do this to help the community and to do this in the plan. They all need to work to help people who are low-income. I have 26 years of living here so we don't pay that much rent but new people pay 2 thousand which is the same as me.

Elsa B: Elemento de vivienda es importante porqe debemos de saber donde vivimos y que esta al rededor de nosotros y que se debe hacer alrededor de uno. (Housing Element is important because we have to know where we live and what are our surroundings, and what should be done around us.)

Slide 26 English No Present

Slide 27 (Salma)

Why Update the Housing Element?

Provided the information on the slide.

Slide 28 English No Present

Slide 29 (Carlos)

But what do we mean by affordable housing?

Discussed the information on the slide. Discussed the different types of incomes to be considered low-income etc. especially for a family of 4 people. Emphasizing that this is what the government views as low income. Describe what area median income is and how that factors into the formula. Discussed the need to revise the type of language referencing "affordable housing."

Lucia: I don't know anyone who makes 90K! If I made that I would not be struggling.

Ana: We need to really focus on people with greatest need like those that are on WIC and other government assistance programs. You know they are in fact struggling. Why can't city focus on helping them have housing?

Emma: I don't believe that is low income in my view.

Slide 30 (John)

Where can Housing Be Built?

Provided information on slide and definitions

Slide 31 (John)

Zoning

Provided information on slide and various zoning IDs as well as their definitions

Slide 32 (John)

Analogy of Zoning: Homemade Soup

Provided analogy of zoning being like a recipe for delicious homemade soup and what ingredients are needed to make the perfect soup with the right mix.

Slide 33 (John)

Review of Different Zones

Went over zones and designated colors on slide and definitions

Slide 34 (John)

Review of Different Zones

Went over additional zones and color designations on slide and definitions

Slide 35 (Salma)

Zoning, Racism and Segregation

General overview of racism in planning and introduced the practice of redlining.

Slide 36 (Salma)

Restrictive Covenants

Detailed explanation of Racial Covenants and how this was applied in the city. Historically in Eagle Rock and other parts of the city.

Slide 37 (Salma)

Pollution and Redlining

Explaining the relation between pollution and redlining. Definition of redlining and how it affects us today. Discussing the relation of the 2 maps.

Slide 38 (Salma)

Restrictive Covenants

Detailed explanation of the information of the slide and the historical nature of these issues.

Slide 39 (John)

Urban Renewal

Detailed explanation of freeways and contamination

Slide 40 (John)

Affordable Housing Permitted

Affordable housing concentration in center of L.A.

What would you like to see? What could improve your neighborhoods?

Slide 41 (Carlos)

Housing Element 2013-2020

Shared why it is important to take a look back at historical injustices and fight against these racist policies.

Slide 42 (Carlos)

Housing Production Needed

Explaining the division of RHNA. And the requirement to comply with RHNA. Need for 82k units.

Slide 43 (Carlos)

Actual Produced

Explaining what was actually constructed. And how many of the units were actually above moderate. And how this did not satisfy the need for the city.

Slide 44 (Carlos)

Thoughts?

What would the tenants like to see in their neighborhood?

Francisca: There have been many constructions and changes to my neighborhood. And many of the apartments are not for community members. Someone on a minimum wage salary, they can't afford it. Maybe for people who have an advanced job they can. There have been many good changes but the prices are crazy. We are seeing that with a lack of change in the last plan, nothing has been done for regular people. The new people who are able to move in are scraping by to pay rent.

Minerva: I live in South Central. The neighborhood is not safe. I don't see new constructions but I know the rents are very high. The neighborhood is not good. I had Ellis eviction from Koreatown and now live in South LA. Where we used to live, I never found a place to go with my kids. We are making so many sacrifices to be here. Now we pay more than double what I used to pay in rent. It is so hard for my children. Where am I going to go when the rents are so high? Somewhere worse and smaller like now. It is not possible. I also see effect of past years where people are being forced out of their neighborhoods and into other neighborhoods. We lose our support networks. We then have to compete for limited resources in an area we barely know and all that causes tension, racial tension. We have experienced that.

Carlos: I understand and agree that people should not be put in a situation where you are fighting for limited resources and space when there are other parts of the City that have space and resources that can alleviate the crisis. Planners do need to think how not meeting the goals for housing can create greater tension in underserved communities.

Carlos: Do we need Low-income or Very-low income?

Elmer: We are being displaced by the same plans! The bad thing with this plan is it actually displaces our communities. We need more of very low income. Building for higher incomes is what is causing owners to evict us.

Ana: We are learning so much from you all. We had 16 years living where we were and we had seen that our neighbors were leaving. We even saw that kids would need to leave high school to help pay for rent for their families. We need more very low income. What kind of education are our kids going to have if children have to worry about being displaced and have to pay for rent. Because it's about our families which means our communities. It is not just about our housing. It is about so much more.

Ema: We want to stay in the area where we are. It is crazy to see that owners are remodeling other apartments but ours are not. We want to stay here. The new owners do not want to make repairs. I feel that the laws have changed because owners do not want to respect our rights because we are paying less. The laws seem to have changed in favor of the owners and the City is only looking to do big developments that they get money from.

Elvira: I am from 90026, there are so many new buildings. But these buildings are not for us. I heard on TV that the government will build these affordable units. But I don't see that in any of the buildings that are being built around us. But where are they? I want some answers about where these new units that are supposed to be for us are. There are so many new buildings in Echo Park. I have no idea where these units are for low income persons.

Brian Montonoya: I live in Echo Park and there are so many buildings that are for just rich people. And these buildings don't have parking so it takes away the parking for my neighborhood. And I have to go to the city to get my parking passes. Why is the city allowing for no parking in new buildings when we need our street parking?

Rosario: I know that a lot of us have problems but in my opinion, it is that being united is how we achieve these things. But where do we complain and how do we change these things?

Lupe Solorio: Debe haber viviendas que puedan vivir los de extremadamente bajo recursos y los de bajo recursos. Tiene que haber de todo en una comunidad para que prospere. Necesitamos un balance. (There must be housing where people with extremely low income and with low income can live. There must be all kinds of people in a community for it to prosper. We need balance.)

Slide 45 (Carlos and Salma,)

1st Activity

Completed the activity in a wider group setting. We did not do the breakout rooms because it would be too much since most participants don't have tech capacity. We had the group share and staff put their input on the activity board.

Slide 46 **Break**

Asked tenants if they were doing ok and if they were still with us as we moved forward. All said Yes!

Slide 47 (John)

What is the Plan for Next Cycle?

Read intro to next segment

Slide 48 (John)

What is the Plan for Next Cycle?

Explained information in the Slide

Slide 49 (John)

Proposed Units for Future

Explained Information in the Slide

Slide 50 (John)

How much housing to plan for?

Explained Information in the Slide

Slide 51 (Salma)

Shortfall of Adequately Zones Sites

Discussed the shortfalls in production of affordable housing in the city.

Slide 52 (Salma)

Site Selection

Explained the disparity in areas for production of affordable housing in the center of the city.

Slide 53 (Salma)

Questions/Discussion

Leaving questions open for people who haven't participated.

Tenants agreed that there should be access to affordable housing in all parts of the City of Los Angeles.

Ana: Will these apartments be for "Low income" or "Extremely low income" we need more of the latter than of low income.

Elsa: We are supposedly talking about "low income" but my building is Rent Control and they have remodeled the new apartments and for us old renters they haven't made these changes. I feel that the city is not responding to me. Where is the support from the city for people of real low income? We are feeling marginalized not just by soaring rents but from a lack of resources and support from the Housing Department.

Ema: How do we become involved in this process? Has the city already renewed the Housing element? Should I call my councilmember? Why have decisions been made without our input?

Carlos: acknowledged tenant concerns and encouraged continued participation in process to make sure their voice is heard. Shared CES would encourage Planning Dept to reach out to tenants more often in spaces like today.

Slide 54 (Carlos)

Housing Element 2021-2029

Introduced next segment proposing discussion on potential policy solutions to ensure more affordable housing.

Slide 55 (Carlos)

What would make LA Fair and Affordable?

Ana: The city needs to evaluate the reality of the situation. For example, we are very low income but there are people who have less. They need to take that into account and what people actually make. It needs to be for very low income.

Elsa: They need to have the new buildings to put enough parking for all of the apartments. As well, they need to make buildings that don't disrupt our communities. It is a necessity that all of the apartments have sufficient parking.

Lupe: Affordable housing needs to be distributed all over the city not only in parts where poor end up separated.

Elsa J: More local stores so we can buy and work there.

Larissa: More Parks and open areas

Slide 56 English No present

Slide 57 (Carlos)

Identified housing Barriers

Slide 58 (Carlos)

Questions/Discussion

Slide 59 (John)

Rezoning

Discussed information on the slide.

Slide 60 (John)

Rezoning Goals and Needs

Discussed information on the slide.

Slide 61 (John)

City Rezoning Objectives

Discussed information on the slide.

Slide 62 (John)

Higher Opportunity Areas

Discussed information on the slide.

Slide 63 (John)

Potential Rezoning Areas

Discussed information on the slide.

Slide 64 English No Present

Slide 65 (John)

Potential Rezoning Areas

Discussed information on the slide.

Slide 66 (Carlos)

Questions/Discussion

Slide 67 (Salma)

Preservation

Discussed information on the slide. Emphasized the need for housing preservation.

Slide 68 (Salma)

Strong Protections

Discussed information on the slide. Described the need for strong tenant protections and other anti-displacement measures.

Slide 69 (Salma/Carlos)

Questions/Discussion

Elvira Rincon: El gobierno dice que exige que construyan vivienda de bajos o extremadamente bajos recursos. Por qué los que están construyendo no lo son? (The government says it is a requirement to build housing for those with low or extremely low income. Why is it that the housing being built is not like that?)

Slide 70 **(Break)**

Acknowledged presentation was taking longer that proposed. Told participants that if they had to leave, we understood. All tenants present said they were enjoying presentation and wanted to keep going.

Slide 71 (Salma/Carlos)

Activity 2

We had the event on an open platform. CES staff assisted participants with putting their choices in option selected.

The presenters asked each tenant individually which was the most important. The tenants voted for at least two options on which was the most important to them.

Option 2 MAKING SURE AFFORDABLE HOUSING EXISTS IN ALL PARTS OF THE CITY: 10 votes

Option 3 STRONG ANTI-DISPLACEMENT PROTECTIONS FOR TENANTS: 9 votes

Option 4 CREATING DEEPLY AFFORDABLE HOUSING NEAR TRANSIT & JOBS: 1 vote

Option 5 PRESERVE AFFORDABLE HOUSING: 7 votes

Can it be achieved with current zoning laws?:

Ana: We can’t achieve this because there hasn’t been enough pressure from us. They haven't had the push from the community. We need to be the push for them to change.

Elsa: We have as much value as any other person. We are the push for the government to make these changes.

Minerva: They definitely need to change the plans. They are not thinking about the others that cannot pay these rents. It will be impossible to make these units because the units are not for people who are extremely low income.

Francisca: We need to unite to change these laws by uniting. We need to ask that they modify this law. But also we need to make sure that they achieve these goals and be vigilant that they do.

Diohema Deloya: primero necesitamos conocer las leyes y proceso de decisiones y luego participar en ellas. (First, we have to know the laws and the decision process, and then participate in it.)

Slide 72 (Carlos)

Next Steps

Discussed information on the slide. Explaining the timeline and how tenants can participate in this process.

Slide 73 (Carlos)

Implementation

Initiated discussion on topic on the slide.

Slide 74 (Carlos)

What's next for you?

Discussed information on the slide. Explaining how tenants can contribute to this plan and the ways in which tenants can share this information with their family. And the ways in which to involve the community,

Slide 75

Thank you/Goodbye

Lupe Solorio (90006) to Everyone:

Thank you. Great presentation.

From Eva Hernandez (90026) to Everyone: Good night. Thank you for all the information. See you at the next meeting.

From Elmer y Anna (90026) to Everyone:

We are thankful for this valuable information. It was very interesting. We learned new terms that the City uses and know what it means to them and how it may be different from our interpretation. We need to include more the specific term "extremely low income" when we are demanding affordable housing so there can really be real affordable housing for us. Great historical information on racist policies. Great work on presenting team CES!

From Martha Hernandez (90057) to Everyone:

Thank you for the information shared.

From Larissa Cruz (90057) to Everyone: 08:32 PM

Thank you so much for this important information!□□♀

Asked tenants for permission to take screenshot of session participants. Remaining tenants approved taking of snapshot.

Exhibit 2 - LA CAN Participant Comments and Meeting Notes

- Housing Element + Zoning Intro-- What is the housing situation in our communities?
    - Person 1: Lack of affordable housing
        - There's no affordable housing for people who are houseless, just living on SSI/social security check is not enough to pay for housing
        - It's unfair & hope they do something about it-- no one should have to sleep in that situation (homelessness); people have a right to have a roof over their heads & sleep safer than this
        - Many years ago, used to have boarder housing where ppl can rent a room & most ppl don't want responsibility of a full house; many people would like to simply have a room to live in-- a lot of senior citizens & kids who don't have parents anymore can't just run to family & find shelter anymore
        - I think they should build boarder houses again bc just need a room-- people on the streets have basically made a room for themselves when they are houseless
        - Worked in shelter for 15 years, most of ppl coming to homeless shelter were women who were kicked out of their house by men bc won't have sex w the men (gender violence) despite they are cooking, cleaning
        - What happens when you get sick? Rent is so high, body broke down & there's nothing you can do-- cruel that they can get kicked out despite working hard & doing everything right but they get sick & body breaks down on you→ You're out on the streets
        - Lack of accountability of landlords; easy to evict tenants
    - Person 2:
        - Communities have made tiny homes which is a good start but not good long-term solution bc not solution to the problem-- we need more affordable housing to help ppl who are houseless
    - Person 3: Gentrification, capitalism
        - Seen evolve in LA-- a lot of ppl of color lost their homes bc of gentrification & capitalism
        - Lost their homes bc went into bankruptcy-- a lot of banks confiscated their properties & left folks
        - Some families moved to Inland Empire where it's more affordable bc LA is not affordable
        - Housing is a human right
        - Gentrification & developers coming in & pushing out marginalized ppl
    - Person 4: Displacement
        - Formerly houseless; didn't purchase a tent before when was houseless bc wanted a bathroom
        - Ppl who have tents-- there is a stereotype around ppl living in tents or homeless shelter

        - If only make GR, then have to basically pay entire check to rent[5]
        - Limited amount of options for ppl given their trauma
        - Displacement is a traumatic experience, even if it was "your fault," it is always traumatic to be forced to move from your home
        - There's tons of SRO's-- but not appropriate for certain folks who have health conditions
    - Person 5:
        - Apartments being built in LA w/o parking spaces & rent is too high for ppl which in the future can cause homelessness

- Income: Why do we think that LA is not affordable?
    - Person 1: Once you pay your rent, you have no money left
    - Person 2:
        - Cost of living in LA is the highest in this country
        - Very few houseless ppl in East Coast bc there are more homeless shelters compared to LA
        - Ppl are moving out of LA during pandemic bc cost of living are too high
        - Capitalism plays a great part in making LA unaffordable
        - Hear that folks are one paycheck removed from being houseless bc high rent costs-- wages are too low so can't save enough for health crisis or health emergency
    - Person 3:
        - Don't have livable wages-- if we have livable wages, then can pay rent so that rent takes up ⅓ of wages
        - Capitalism-- to the point where pushing out a demographic that can't be able to live anywhere based on the current livable wages
        - 3 basic needs: food, clothing, shelter
    - Person 4: Not enough resources available
        - Not everyone has family to go to that can help pay rent/pitch in or live with; some ppl don't' have anyone to turn to-- a lot of ppl don't have family members or help-- it's an unbalanced situation-- what do they do, what about them?
    - Person 5: A lot of undocumented ppl don't have access to resources/affordable housing
        - In my community, not always easy for undocumented folks to have access; sometimes left w/o eating in order to pay for rent
        - If housing isn't affordable, it's hard to get all the things we need to live a healthy lifestyle
        - Have to sacrifice necessities like food to pay for rent

[5] The tenant did not define the term here, but we assume they were speaking about General Relief.

- Highlights: Need for higher/more sustainable wages, accessibility of resources for ppl who don't have help/family & access to affordable housing

- Housing Elements of 2013-2020: Policies, implementation-- Thoughts & opinions on how this was implemented?
  - Person 1:
    - Need to come together & talk about what we can do make a difference in the housing situation in LA
  - Person 2:
    - $90,000 is low income for a family→ This is way too high
    - Don't know ppl who have qualifications to get a $90,000 job-- creates a feeling that ppl will never leave
    - Companies paying less than $15/hr & very disappointing to see that most of the housing is for ppl making more than $90,000/year
    - How do we place accountability on the city to uphold their promise/the plan?
  - Person 3:
    - Systemic ill-- the system was designed for us to fail
    - System needs to be reformed
    - Single parent household's w kids-- how difficult it is
    - Criminal justice system has broken up families & that is really evident
    - Houseless families-- that shouldn't be so-- really heartbreaking, is a systemic ill
    - We should reimagine the system; need to dismantle the system
    - Heart goes out to single parent households, mothers with kids who are houseless
  - Person 4:
    - They have the money to do it; professional singers & athletes make millions of dollars a year to sing a song & throw a ball-- what do they do with all that money? They should be required to help others who can't afford anything, can barely afford food
    - System is all wrong
    - They have the land to do affordable housing
    - Rent has increased so much in the past 50 years; nowadays parents can't even help kids make a move
  - Person 5:
    - There are more empty units than houseless ppl-- the housing exists
  - Person 6:
    - Caltrans homes-- so many individuals were displaced and the homes are just sitting there empty and they don't allow those who were displaced to move back in

- Highlights: Need for more affordable housing geared towards all low income folks, not just moderate income folks
- Person 7:
  - A lot of dead space in LA-- these owners are at fault bc these spaces could be utilized for housing
  - Space in Salvation Army is still unoccupied-- not housing ppl in Skid Row, what's going on there? Dormant land in LA not being used for housing houseless ppl/creating affordable housing
  - The owners are capitalizing-- property could have been used for housing

- Housing Element Plan for next Cycle 2021-2029; Shortcomings; What would make LA fair & affordable for you?
  - Person 1:
    - Seen the city build big stadiums but not more affordable housing
    - Should someone else do this if city can't do this appropriately
    - Landlords don't live up to expectations of making the apartments livable; they impose so many rules on tenants and yet they don't make the apartments livable-- don't fix walls, etc.
    - Folks living in homes that have extremely high rents where they don't have the appropriate standard of living; apartments dirty, filthy, infested inside-- living on the street or doorway may not be as dirty & filthy as these apartments
    - Landlords don't want to give tenants opportunities
  - Person 2:
    - Educating folks on their rights & protections against evictions
  - Person 3: Need to protect rent controlled housing
    - Need affordable housing near public transit, parks, grocery stores, etc.
  - Person 4:
    - A percentage of available units in every building should be allocated to lower income. We need to redefine the meaning of low income as well because when you look for jobs in the 90K bracket, it's upper management and director level positions or highly skilled
  - Person 5:
    - The neighborhood you live in determines the rent you pay so that has to be considered as a factor

- Identified Housing Barriers & Rezoning-- What do people think about the zoning areas?
  - Person 1
    - Mothers with children & school districts are extremely important-- a lot of kids are being bussed to diff schools bc of the areas but the most important is the housing & the schooling

- Person 2
  - Think outside the box-- look at land trusts, eco homes, going green, public housing
  - Environmental concerns important too-- where we build can have an effect on our health
  - Health is related to our housing & where we build affordable housing
- Person 3
  - The Westside is not open to having low income housing in their area-- part of it is changing the mindset of people
  - The first time came to LA CAN was invited by Adam Reiss-- born & raised in LA but had no idea what LA CAN was
  - Saw that LA CAN was in Skid Row-- as came to LA CAN more & more-- whether low income or houseless, everyone has same basic needs-- food, shelter, clothing
  - If ppl not exposed to houseless ppl, don't have to change your thinking & don't have to engage-- requires certain level of engagement to change mindset/perspective of ppl on Westside who don't want to add more affordable housing units
  - Have to change the mindset of ppl who carry certain stereotypes of ppl who live on the street & ppl who are low income
- Person 4
  - 20-30 years ago, there weren't enough shelters for houseless women
  - Difficult for homeless ppl to live in LA
  - Middle & upper class ppl don't know how to interact w houseless ppl
  - LA CAN has done so much for the Skid Row community
- Person 5
  - I think we also need to find a way to hold the city accountable and that they're doing what they need to do
  - Rezoning areas seem applicable & potential but city needs to be more accountable-- folks who live in those zoning areas need to be part of that planning process
- Person 6
  - In the same street, seeing that there are empty, dirty buildings & down the street new buildings just built-- what about those existing buildings & ppl living there?
- Person 7
  - Programs in place-- currently living in Project Roomkey-- issue is they create the programs but don't have solutions for ppl who are extreme low income
  - Project Roomkey has diff service providers-- had to work with 3 diff service providers & through 1, was finally able to get housing but it's temporary & now hearing that might lose housing & go back to a shelter which is traumatic to move again-- the instability of housing
  - Was initially living in Skid Row at the beginning of pandemic
  - All want is a room
  - A lot of accessibility issues to housing

Exhibit 3 - SAJE Participant Comments and Meeting Notes

Part 1 - Intro and Background

Part 2 - Intro to Housing Element

Part 3 - Review of Current Housing Element

Discussion Q: What do you see? What do you think about this? What did you see in your community over the last 8 years? Does it coincide with what we see in these charts -- the city produced a lot of market rate; not a lot of affordable housing? Do you think more affordable housing is needed in LA than what was produced in the last 8 years?

- Person 1: It's not fair. The Latino community is not good at lifting its voice. The Latino community needs to lift its voice and get involved. We have not figured out how to fight for our rights
- Person 2: Council people don't help people of color
- Breakout rooms (Activity 1)

Part 4 - Review how tenants can engage/contribute

Questions/Thoughts

- Person 1: Who will it favor? The number of housing, who will it favor?
    - Kaitlyn: It will be broken down by income level, Very Low Income people will have 115,978 units, Low Income will have some, Moderate Income will have some, etc.[6]
- What would make LA fair and affordable for you?
    - Person 1: Lower the rent price
    - Person 2: Free public transportation
    - Person 3: Community schools, for the children to grow together
    - Person 4: Healthy food
    - Person 5: Free clinics, accessible clinics. Being able to be afford to live in homes near transportation
- Questions/Thoughts on Zoning/rezoning and affordable housing
    - Person 1: In my area they are building a lot of student housing and displacing residents. The city just lets them. How come we can't get the rental prices lower? The people in my area make around $30,000 but the low income is $56,000. The classifications don't reflect reality.
        - USC wants my church, St. Agnes and I worry that they may try to rezone it to try and get rid of it. The city does what USC wants. Need to go to places where they don't have affordable housing and rezone in more affluent areas. I feel that the big developers and USC always get their way. I feel that they are going to take St. Agnes as well.
    - Person 2: It is very hard when minors live in areas that are not green. It is also very hard for seniors to live in the apartments in these areas as well. It gets very hot. Is it possible to rezone these areas to get more green spaces?

[6] Refers to the housing targets on Slide 54 of the presentation.

- Questions/Thoughts about programs for anti-displacement/tenant protections
    - Person 1: One landlord, Palmer, is suing the city for tenant rights. How will that affect this program?
        - Kaitlyn: It is extremely unlikely he will win his suit, because of the rental assistance program.
        - Person 1: Why can't we get a bill to stop gentrifying landlords building in our communities?
    - Person 2: I don't think it's fair for USC to take out Hispanic people for USC. How can the council members help us? Why are they not helping us?
    - Person 1: I've fought with USC in this community. The council people always side with USC and Triple-Link and other landlords. Marqueece Harris-Dawson was an activist until he was elected. Now he won't do anything for us.
- Breakout rooms (activity #2)
    - What would you like to see in your neighborhood? Does it require changing the zoning?
        - Person 1: More parking
        - Person 2: More trees and green spaces. There are no trees in Los Angeles. You can't plant trees in parking lots.
        - Favian: Can you rezone a hospital as homes?
        - Person 2: We should build affordable housing around the hospital. There is a vacant lot in my neighborhood and affordable housing could be built there. I understand how zoning affects the empty lots
    - Of the following goals of the HE, which are most important, which are less important?
        - More important
            - Making sure there is enough deeply affordable housing
                - 3
            - Making sure affordable housing exists in all parts of the city
                - 1
            - Strong anti-displacement protections for tenants
            - Creating deeply affordable housing
            - Preserve existing affordable housing
        - Less Important
            - Making sure there is enough deeply affordable housing
            - Making sure affordable housing exists in all parts of the city
            - Strong anti-displacement protections for tenants
                - 1

        - Creating deeply affordable housing
        - Preserve existing affordable housing
    - Can the goals be achieved with current zoning?
        - Person 1: No

- Favian: My group thought it was really important to have green space in their communities. There is a lot of green space in other communities. But in the end it's about how land is zoned.
- Hermes: My group also wanted more green space and less corporate spaces. My group thought that making sure there is enough affordable housing is important. Housing close to transpo is less important. Objectives cannot be reached with current zoning laws. Corporations, like USC, don't follow the zoning laws. They can just do what they want. Zoning laws have an exclusionary history, we need to fight to reach our objectives. It's one thing how the law is written and another how it is implemented and followed.

Exhibit 4 - Eastside LEADS Participant Comments and Meeting Notes

I. Intro to Housing Element

A. Housing element is a document required by the state.

B. For ESL members, will focus on how the housing element impacts their community (East LA, Boyle Heights)

C. Districts: CD1, CD14, CD1

D. Reviewed which City of LA departments are involved in Housing Element (Planning, LAHD), and which City Council Committees are involved (PLUM, Housing)

E. What is the housing situation in your community?

1. Person 1: The rents are very high, and there are lots of people who cannot afford to live in an apartment so they have to live in other places, like their car.
2. Person 2: We have to lower rent. I don't understand - if you were going to buy a house, [the monthly payment] is the same as renting.
3. Chat 1: las rentas después van hacer inalcanzables (the rent is just going to keep getting higher and higher and out of reach for families)
4. Chat 2: lack of affordable housing

E. Reviewed rent burden + overcrowding statistics

II. Intro to Zoning

A. Reviewed definitions + different types of plans (general, community, etc.)

B. Reviewed AMI in LA City (approx $60k)

C. Eastside LEADS has seen, in their organizing, that even ELI doesn't cover a lot of our members

D. Thoughts on current zoning practices

1. Person 1: Families are put into such small houses and they cannot live in a healthy way. Housing should be for families, it is very difficult right now. The type of construction available is not sufficient for families. We have to be careful when we build affordable housing that the housing is adequate.
2. Person 2: I've seen people who live in ELACC (East LA Community Corporation). I lived in those buildings and the apartment was very small, I felt suffocated. But I've seen other friends who get better houses. I've also seen people who don't meet the requirements and they end up homeless. The ELACC people say the apartments are not adequate for some of these people, but is living in a car better? The conditions placed by the governments are too cumbersome sometimes. The housing can also be too expensive, people working two jobs cannot afford it. There should be a plan for rapid emergency housing so people don't end up on the street.
    1. Pam's recap: Is the housing element considering families that need to rent? There are too many restrictions on affordable housing. There should be plans for rapid emergency housing so there is no time on the street.
2. Chat: cómo buscar alternativas de viviendas o poner alto!!!! a los altos precios de vivienda porque desgraciadamente. no esta al alcance de las familias más sublimes y

menos en nuestras comunidades (How do we look for alternative housing option or put a Stop to high rents because unfortunately families cannot afford it).

3. Facilitator recap: What we want is housing that is accessible to our current resident's wages AND that can accommodate large families. Also reduce the restrictions to applying to affordable housing units.

B. Is the Eastside a product of racist planning practices?

1. Yes

C. Do you see more development as you get closer to DTLA?

1. Person 1: DTLA is very saturated, they should develop more in the mountains where the environment is also much cleaner.
2. Cinthia: I've lived in Boyle Heights my whole life, I've seen many old buildings be converted into studios and lofts and they ask for so many requirements. These buildings are not so affordable, as you go more into East LA I see more affordable housing. But overall I see more gentrification in DTLA. These areas also see more pollution from airports and freeways. Housing is a struggle all over the city
    1. Cinthia got a "+1" from another participant
2. Person 2: Cities outside of the US have more wealth concentrated in cities. It seems that there is a movement to move more wealth into the inner city in the US now. How do you minimize the collateral damage of gentrification? In NYC they can't build out, so they build up. But in LA communities oppose tall buildings in their neighborhood. Affordable housing needs to be all over the city and county, not just in one particular community. Gentrification and "revitalization" are the policies that change our community. LA is becoming like cities in other parts of the world, where poor and low-income people are pushed to the outside of the city. This is the reverse of what is it now. How can we prevent the collateral damage from gentrification and revitalization? We need AH throughout the ENTIRE county, including Santa Monica and the Westside. we need housing for workers that fuel our economy.
3. Person 3: Corporations have invaded our communities, they buy buildings and build apartments, but they are not affordable for most low income communities.

II.About the past housing element

A. What did you see in your community in the last 8 years?

1. Chat 1: Vimos muchos desalojos, familias en la calle, gente desalojada, unidades siendo sacadas del mercado, cambió de dueños, rentas más caras, no trabajo, gente que ya no puede pagar sus rentas, etc. (a lot of evictions, families on the streets, homeless folks, units being taken off the market, change of owners, higher rents, no work, people who can no longer pay the rent, etc.)
2. Chat 2: asi es alicia nuestra comunidades pobres son las que estan sufriendo mas esto (that's right, Chat 1, our poor communities are the ones that suffer)
3. Chat 3: mucha jente viviendo en las calles (a lot of people living on the streets)

II.Break

III.2021-2029 Housing Element Plan

A. Thoughts on where to build more housing

1. Person 1: DTLA has more housing now, but there are more homeless people as well. I know people who had businesses but they were converted and they lost the building. There is a lot of gentrification, the housing that has been built is too expensive. I haven't seen a positive change in downtown. The changes look pretty, but it has not been beneficial. Housing has to be appropriate for the existing community.
2. Chat: Queremos ver: Más áreas verdes dentro y fuera de nuestras casas, crear nuestras huertas en pequeño, frutas y verduras orgánicas, viviendas sanas, etc con picas y buenos trabajos, programas educativos, salud, etc. (We want to see more green spaces in homes and outside of our homes. Community gardens where fruits and vegetables can grow. Healthy housing with good jobs, good education programs, health programs, etc.)

II. Activities

A. https://jamboard.google.com/d/1hW1Y-mqw1SR52aUgJxi0V36qtgK3S4aoM1SXFgGPcHU/edit?usp=sharing

B. What would you like to see in your neighborhood? Does it require changing the zoning?

1. Room 1
    1. Person 1: I would like to see less people homeless and living on the street - it's very sad. Even though there are places for them to stay, we need more.
    2. Person 2: I want to see more green spaces and community gardens, that way we can grow our own food and feed our people. We need housing but we need community gardens, too.
    3. Person 3: I'd like to see less gang activity in our community. There's a fine line between making sure we provide affordable housing but we also want to see more services for people so that they don't turn to other things.
    4. We want to see: More green areas inside and outside our homes, create our small gardens, organic fruits and vegetables, healthy homes, etc. with pikes and good jobs, educational programs, health, etc.
    5. Chat: lo que quiero ver más es servicios de limpieza para las calles porque mi consejero se enfoca más en otras partes de su distrito que en mi parte, y también servicios de childcare para mamás que trabajan y no tienen quien pueda cuidar sus hijos. (What I want to see more of is street cleaning services because my City Councilmember focuses more on other parts of his district than my part (CD14), and also childcare services for working moms who don't have someone to take care of their children.)

B. What are the most/least important goals of the Housing Element to you?

1. More important
    1. Making sure there is enough deeply affordable housing (4)
    2. Making sure affordable housing exists in all parts of the city (2)
    3. Strong anti-displacement protections for tenants (3)
    4. Creating deeply affordable housing (2)

5. Preserve existing affordable housing (1)

2. Less Important
    1. Making sure there is enough deeply affordable housing
    2. Making sure affordable housing exists in all parts of the city
    3. Strong anti-displacement protections for tenants
    4. Creating deeply affordable housing
    5. Preserve existing affordable housing

B. Do you think your goals can be achieved with the current zoning laws?

1. No. I live next to an empty lot that belongs to the city - zoned for an electric company. I think my neighbor would look and feel safer if we have more shared spaces
2. I don't think so but we will be pushing hard to make these things happen. Community power!
3. No because I don't know what is needed to make sure that they successfully follow the housing element plan.

Exhibit 5 – Outreach Materials

Example social media posts:





Appendix 1.1

Housing Element Assessment of Fair Housing

Appendix 1.1 Housing Element Assessment of Fair Housing

Introduction **3**
Fair Housing Analysis by Race and Ethnicity **7**
Housing Needs by Race and Ethnicity 7
Changes in Population Growth by Race 17
Segregation Patterns by Race and Ethnicity 18
Population Distribution by Race 18
Analysis of HCD-Designated Racial Neighborhood Types 22
Measuring Segregation 26
Dissimilarity Index 26
Isolation Index 28
Access to Opportunity by Race and Ethnicity 30
Access to High Resource Neighborhoods by Race 30
Prevalence of Racially Concentrated Areas of Affluence 32
Prevalence of Racially Concentrated Poverty and Lower-Resource Areas 33
Racial Disparities in Access to Education 43
Racial Disparities in Access to Employment and Economic Opportunity 44
Racial Disparities in Access to a Healthy Environment 46
Fair Housing Analysis by Economic Status **47**
Housing Needs by Economic Status 47
Economic Segregation and Integration 49
Overall Economic Segregation Patterns 50
Quantifying Economic Segregation 53
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Introduction

The need to build a more just and equitable Los Angeles has never been more urgent nor more opportune. Mass mobilizations around racial justice have heightened the awareness of structural racism in urban planning and policy making. Skyrocketing homelessness and a growing affordability crisis has forced cities to reimagine how to accommodate more housing and identify strategies for ending exclusionary zoning. And in the midst of the COVID-19 pandemic, all levels of government have enacted renter protection and support programs that seemed impossible just a year prior.

The City of Los Angeles is known for its tremendously diverse population and is home to people with a variety of racial and ethnic backgrounds and cultures from around the world. However, the diversity is not reflected in residential patterns as only 3% of the city's census tracts are considered a well-integrated mixture of Black, Latinx, Asian, and white residents. The imperative to change housing policy is in direct response to decades of discrimination and racial segregation, inequitable zoning practices, lack of tenant protections, and unjust patterns of investment and disinvestment. Although Los Angeles is a diverse city and home to people from over 140 countries who speak 224 languages, racial and ethnic segregation remains highly entrenched throughout the city, leading to inequitable access to job centers, high performing schools, and environmentally healthy neighborhoods. Seventy years ago the patterns of racial, ethnic, and economic segregation were established by law through financial practices like redlining and restrictive covenants and today these patterns are perpetuated through zoning, inequitable investment, and housing discrimination. By planning for land use reforms and tenant protection policies and programs, the Housing Element can address these historic and ongoing patterns of inequity and create a blueprint for a more inclusive, equitable, and prosperous city.

In compliance with AB 686, the 2021-2029 Housing Element cycle includes an Affirmatively Furthering Fair Housing (AFFH) analysis that builds off the City of Los Angeles' previous 2018-2023 Assessment of Fair Housing (AFH) and provides a framework for the future 2023-2028 AFH. Affirmatively furthering fair housing means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities." [1] In the California Department of Housing and Community Development guidance memo for public agencies and local governments, Director Gustavo Velasquez states:

"Affirmatively furthering fair housing in California is about achieving better outcomes for all Californians regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and all other protected characteristics. These principles and requirements are necessary in addressing the racial wealth and homeownership gap, income disparities, and

[1] Gov. Code, § 8899.50, subd. (a)(1).

unequal access to opportunities. When everyone has better housing, health, and economic outcomes, we all do better as a whole."[2]

As part of the mandate to Affirmatively Further Fair Housing, jurisdictions must include an analysis of disproportionate housing needs for people with protected characteristics, identify patterns of integration and segregation including racially or ethnically concentrated areas of poverty, and describe disparities in access to opportunity.

Integrating an Affirmatively Furthering Fair Housing analysis into the goals, policies and programs of the Housing Element ensures that the city can address the need to accelerate housing production while also expanding access to opportunity for all residents, preventing displacement, and reducing patterns of racial and economic segregation. Identifying and remedying the historic inequities facing low income people and people of color have been consistently a priority and commitment for the City of Los Angeles. With this understanding comes a renewed commitment to tackle the sources of persistent racial disparities.

The City of Los Angeles completed the 2018-2023 Assessment of Fair Housing (AFH).[3] The AFH analyzed a variety of fair housing issues including patterns of integration and segregation of members of protected classes; racially or ethnically concentrated areas of poverty (R/ECAPs) within Los Angeles and regionally; disparities in access to opportunity in education, employment, transportation, environmental health, and exposure to poverty, and disproportionate housing needs. This appendix builds on the data analysis of the AFH, accounts for new information and findings from the last three years, and takes stock of the prioritization of contributing factors identified during the AFH process, which include the availability of affordable units in a range of sizes, displacement of residents due to economic pressures, lack of access to opportunity due to high housing costs, land use and zoning laws when used as a tool to segregate communities, loss of affordable housing, and discrimination. The Goals and Actions can be found in Chapter Six as Program 124 (Affirmatively Furthering Fair Housing).

Highlights of Data Analysis

Utilizing the index of dissimilarity—a common demographic measure of segregation between two groups—Black/white and Latinx/white each surpass the threshold score 60 to be defined as highly segregated. Although segregation patterns between Black and White residents have declined since the 1990s, they still remain the largest segregated group in the city. Compounding these circumstances is an astonishing exodus of Black residents out of the city

[2] California Department of Housing and Community Development, Affirmative Furthering Fair Housing Guidance Memo, https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf
[3] The full Assessment of Fair Housing can be found here: https://hcidla2.lacity.org/wp-content/uploads/2020/05/city_of_la_afh_plan.pdf?download=1

causing the Black population to decrease by 35% within the past three decades. And while Latinx residents have accounted for the largest growth in population during the same period, the Latinx/white dissimilarity score has essentially remained the same.

Racial segregation has numerous implications with inequitable access to resources and opportunity. HUD defines Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) as a census tract with a majority non-white population and 40% or more of individuals live at or below the poverty line. Overall, one in ten of the city's residents live in a R/ECAP census tract. When disaggregated, disparities are evidently found with Black Angelinos residing in nearly 13% of R/ECAP tracts, but only represent 8% of the city's population. And more severely, Latinx Angelinos reside in over 70% of the R/ECAP tracts, yet represent only nearly 49% of the population.

By contrast, when HCD's measure of opportunity index is employed, over 65% of the city's white residents live in neighborhoods classified as High Resource and Highest Resource areas while only making up 28% of the total population. Access to these same areas for residents of color are substantially much lower with Asian at 41%, Black 18%, and Latinx at only 13%.

The harmful effects on the quality of life for Angelinos of color due to segregation and exclusion are further demonstrated with substantially lower access to higher performing schools, employment opportunities, and a healthy environment. When applying the indices created by HCD and TCAC, neighborhoods defined as "Mostly white" attained the highest scores across all these categories. When accounting for the Educational Domain score, predominantly white neighborhoods scored nearly four times higher than predominantly Latinx and Asian-Latinx, and eight times higher than Black-Latinx neighborhoods. For the Economic Domain score, white neighborhoods predominantly scored over three times higher than Black-Latinx and predominantly Latinx neighborhoods. And when accounting for the Environmental Domain score, predominantly white neighborhoods scored 20% higher than the Black and Latinx neighborhoods.

The results demonstrate the tremendous need to affirmatively further fair housing by ensuring greater access for Angelinos of color to the High and Highest Resources areas where white residents continue to remain the primary beneficiaries of private and public investment. Simultaneously, anti-displacement policies are essential to balancing the needs of Black Indigenous, and People of Color (BIPOC) Angelinos residing in segregated and poverty-stricken neighborhoods that have lacked the same amount of private and public investment for decades. Today these neighborhoods are experiencing immense demand with new public and private investments resulting in rapidly growing market rents due to the lack of supply of housing, increasing the risk of displacement for long-term residents of color. Residents who have dedicated their lives to these neighborhoods should have the right to remain if they choose to do so.

For persons with disabilities, the segregation and lack of access to opportunity are not primarily spatial. An estimated 10%, or nearly 400,000 residents, have a disability and live in a non-institutional setting, living fairly dispersed throughout the city. The three largest disability types include ambulatory at over 25%, independent living (i.e., assistance with daily living activities like medical visits, shopping, etc.) at nearly 20%, and cognitive at 19%. The Census defines people with independent living difficulties as those who need assistance with errands, such as visiting a doctor's office or shopping, due to a physical, mental, or emotional issue. Poverty rates among people with disabilities are much higher with over half (54%) of disabled Angelinos classified as Extremely Low Income or Very Low Income, compared to approximately 37.8% of the total population. Approximately 74% of people with disabilities who are not institutionalized and are of working age (18 to 64), in fact are not in the workforce. Their reliance on a typical fixed monthly income does not adequately cover housing costs and living expenses. For those who are active in the workforce, their median earnings are unfortunately 27% lower than non-disabled individuals. These serious financial difficulties limit their ability to find affordable and American with Disabilities Act (ADA)-compliant housing to meet their needs with specific physical modifications. Consequently, while the disabled community is fairly dispersed throughout the city, nearly half (49%) of the population resides in neighborhoods designated as Low Resource or High Segregation and High Poverty areas.

The shortage in resources and compatible housing for the disabled community have serious worst-case outcomes such as experiencing homelessness. The 2020 Homeless Count conducted by LAHSA found that approximately 19% of all unhoused adults had a physical disability, 25% a serious mental illness, and 11% had a developmental disability. The expansion of permanent supportive housing (PSH) is certainly needed to serve the most vulnerable Angelinos with disabilities, but a more balanced approach in site selection will be essential to ensure access to higher opportunity areas. An analysis on the geographic locations of existing PSH sites unveiled that the majority (76%) are located in Low Resource or High Segregation and High Poverty areas while only 12% are located in High or Highest Resource areas.

Building on the 2018-2023 AFH

During the previous AFH process, the City of Los Angeles, Housing Authority of the City of Los Angeles (HACLA), Enterprise Community Partners, the Lawyers' Committee for Civil Rights Under Law, and numerous community stakeholders proposed several broad goals and specific strategies to address the types of fair housing issues and contributing factors affecting people of color, large families with children, and persons with disabilities. Six overarching goals with over 50 strategies were part of the adopted AFH Plan. The Goals outlined are the following:

1. Increase the stock of affordable housing through the city, particularly in neighborhoods of opportunity.
2. Preserve the existing stock of affordable housing and rent stabilized housing

3. Prevent displacement of low and moderate income residents
4. Ensure equal access to housing for persons with protected characteristics, lower-income, and homeless residents
5. Expand access to opportunity for protected classes
6. Increase community integration for persons with disabilities

These goals, strategies and programs have served as a "north star" for the investments and policies the City of Los Angeles has explored and adopted in recent years and is informing the 2021-2029 Housing Element update and AFFH analysis.

Fair Housing Analysis by Race and Ethnicity

The Fair Housing Act (FHA) protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities.[4] This prohibits discrimination in housing on the basis of seven protected classes: Race, Color, National Origin, Religion, Sexual Orientation, Familial Status and Disability. [5]

Outreach conducted for the more recent update of the City of Los Angeles' AFH in 2018 found that out of 2,505 survey respondents, 732 (29.2%) reported having experienced discrimination in their housing either by gender, race and ethnicity, ancestry, disability, familial status, religion, sexual orientation, or other factors. While discriminatory housing practices are illegal, occurrences of landlord harassment based on racial biases, or lack of wheelchair accessibility requirements, are still very common.

Housing Needs by Race and Ethnicity

Due to historic segregation practices, inequitable zoning, and ongoing discrimination, BIPOC Angelinos are far more likely to experience housing insecurity. This section uses data from the Census Bureau to assess housing needs by racial groups. Most of the data indicators in this section focus on individual or household level needs. Addressing the needs of low-income BIPOC communities also requires assessing housing needs at a community level in order to prevent and mitigate displacement which is discussed in more detail later in this analysis.

Housing Needs for Latinx Households

[4] U.S. Department of Housing and Urban Development (HUD). "Housing Discrimination under the Fair Housing Act." Housing Discrimination Under the Fair Housing Act. Accessed August 17, 2021. https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_act_overview.
[5] For more information on FHA protections, visit: https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_act_overview#_The_Fair_Housing

The Latinx population faces some of the most acute housing problems in the city. Latinx households have the lowest median income, lowest rate of homeownership, and highest rates of rent burden and mortgage burden (Charts 1.1.8, 1.1.11 and 1.1.3). The median income for Latinx households is nearly half that of Asian and white households. Yet most shockingly the per capita income, which is calculated by dividing the total household income by the number of people in the household, is three times lower for Latinx households than white households ($20,273 compared with $66,939). The substantial disparities in per capita income (when compared to median income) impact Latinx households' earnings and housing choice, as Latinx residents have larger family sizes. As shown in the chart below, the average household size for Latinx is significantly higher than any other racial group; 4.23 for owner occupied housing and 3.45 for renter occupied housing. The combination of larger families and lower incomes results in staggering rates of overcrowding. More than one in four Latinx households is overcrowded, and the rate of overcrowding (Chart 1.1.1) for Latinx households is seven and a half times greater than that of white households, and five times the rate of Black households. An analysis of housing code violations conducted in the 2018-2023 AFH also found that substandard housing conditions are more prevalent in majority Latinx and Black neighborhoods.[6] Combined, these indicators show that in order to meet the greatest needs of the Latinx residents, the city should produce and preserve larger sized, affordable rental housing options and provide greater support for homeownership to support wealth building and protect against predatory lending.

Housing Needs for Black Households

Like Latinx households, Black households have low median incomes, low rates of homeownership, and very high rates of cost burden (Charts 1.1.2 and 1.1.3). Black households also have the highest rates of individuals and families in poverty. However, unlike Latinx households, Black households have a smaller average household size and have lower rates of overcrowding. Black households are far more likely to be impacted by homelessness, more likely to rely on public transit, and more likely to have a disability than any other racial group. According to the 2020 LAHSA Point in Time Count, Black residents make up 8.6% of the city's overall population, but account for 38% of the city's unhoused residents. More than one in six (16%) of Black residents in the city have a disability, which is 8% higher than the rate of Latinx residents, 6% higher than Asian residents, and 5% higher than white residents. Based on data from the Regional Centers for the Developmentally Disabled (Regional Centers), Black residents living in LA County may also be more likely to have a developmental disability. Over 13% of those served by the Regional Centers identify as Black, higher than the overall population of Black residents in the county (9%). Due to higher rates of poverty and disability, one in five (20%) of Black residents do not have access to a vehicle (compared to 13% of Latinx and Asian households and 9% of white households). This data suggests that meeting the most pressing needs of Black residents requires focusing broadly on affordable housing production and

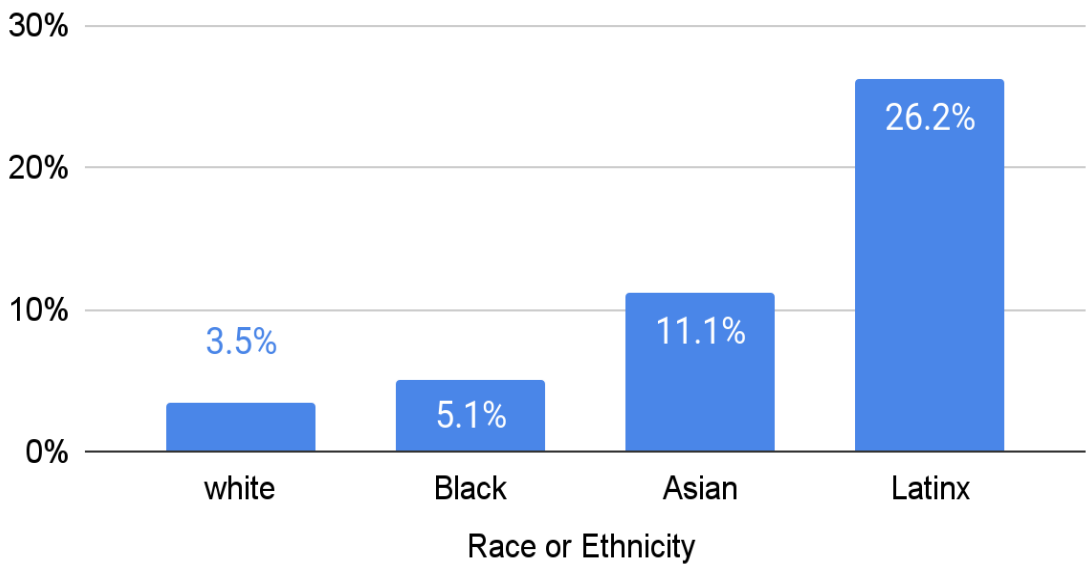
[6] See pages 262-265 of the 2018-2023 AFH for more information.

preservation strategies, but specifically on permanent supportive housing, affordable housing near transit, and affordable, accessible housing for people with disabilities. Supporting homeownership is also critical in addressing the racial and generational wealth gaps.

Housing Needs for Asian Households

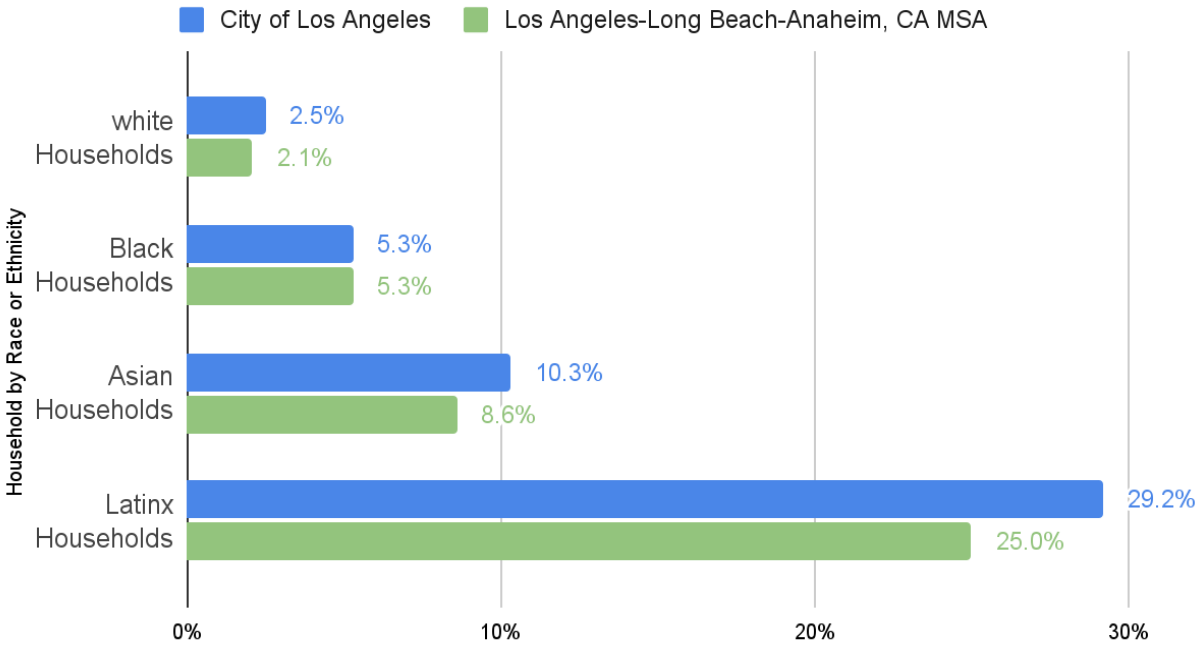
While Asian households have higher incomes and less severe housing insecurity, there are significant disparities when comparing by ethnicity. For example, Filipino and Korean households have significantly lower per capita income and much higher rates of overcrowding than Chinese households. Nearly 15% of Filipino households and 11% of Korean households are overcrowded, compared to just 6% of all Asian households. Korean and Chinese populations both have a higher percentage of people over the age of 65, higher rates of people without vehicles, and higher rates of people in poverty than Filipinos. Nearly one in five (20%) of Korean and Chinese people live in poverty and 19% of Korean and 14% of Chinese households do not have access to a vehicle. Addressing the needs of Asian residents requires acknowledging the differences within racial and ethnic groups such as developing affordable senior housing near transit to meet the needs of some communities while prioritizing the development of larger, family-sized housing for others.

Chart 1.1.1 Rates of Overcrowding



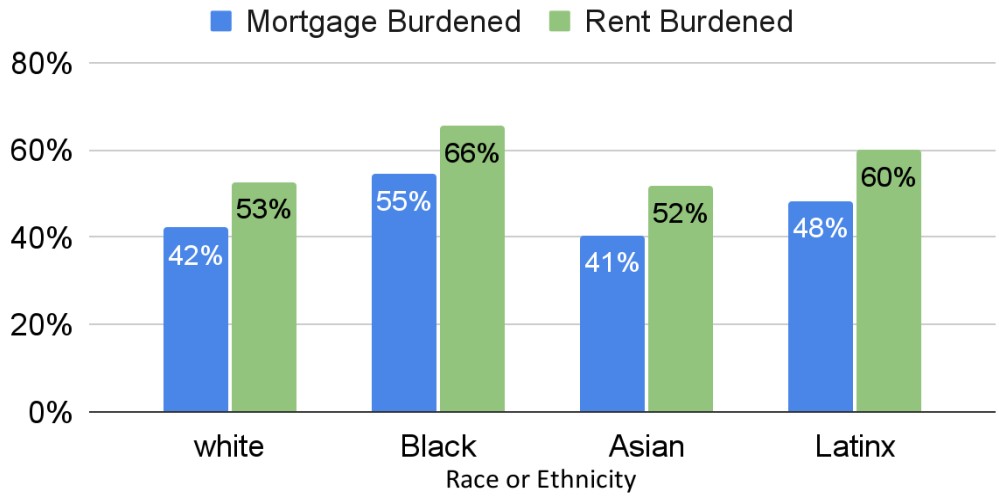
Source: 2019 ACS 1-Year Summary

Chart 1.1.2 Percentage of Severely Overcrowded Households by Race / Ethnicity



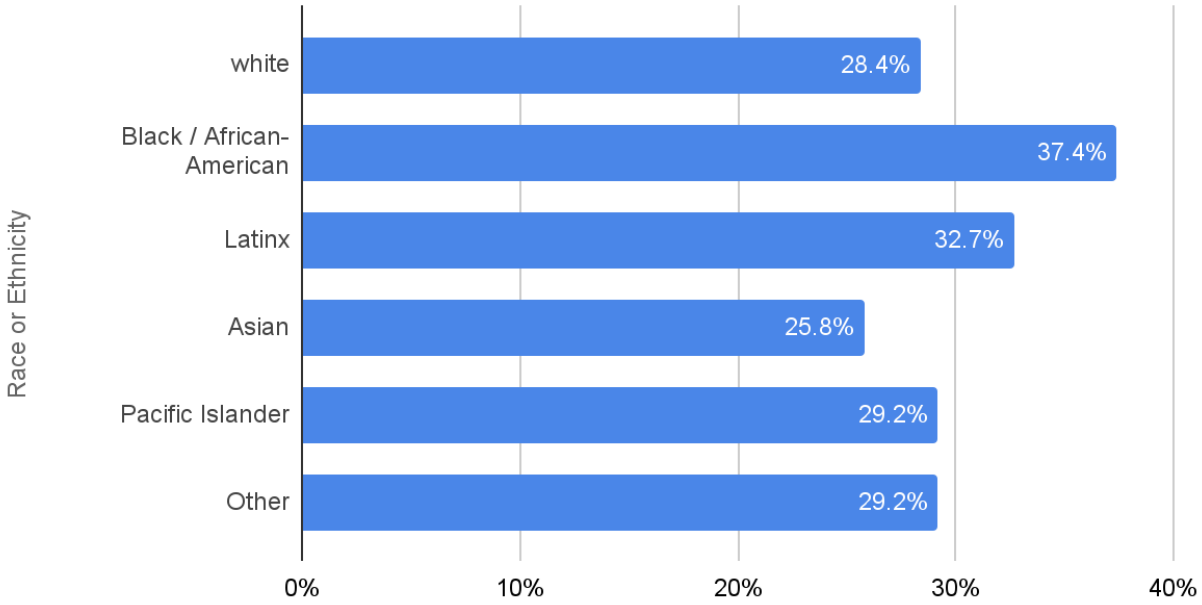
Source: 2019 ACS 1-Year Summary

Chart 1.1.3 Rent Burdened and Mortgage Burdened



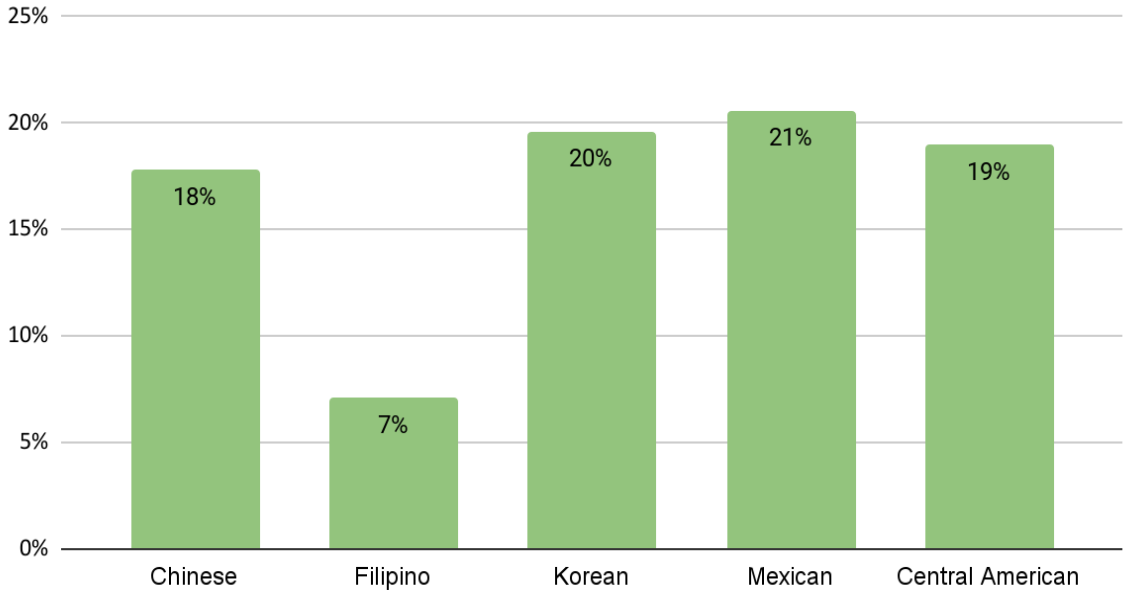
Source: 2019 ACS 1-Year Summary

Chart 1.1.4 City of Los Angeles Renter Occupied Severe Housing Cost Burden



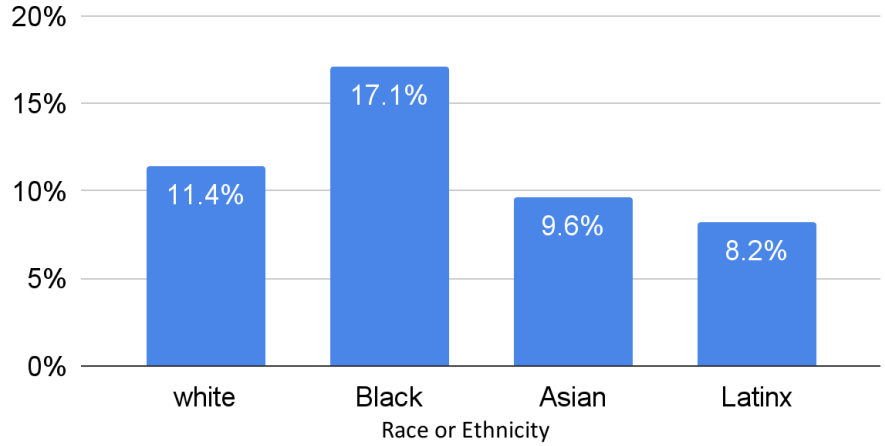
Source: 2019 ACS 1-Year Summary

Chart 1.1.5 Percent of People in Poverty by Ethnicity



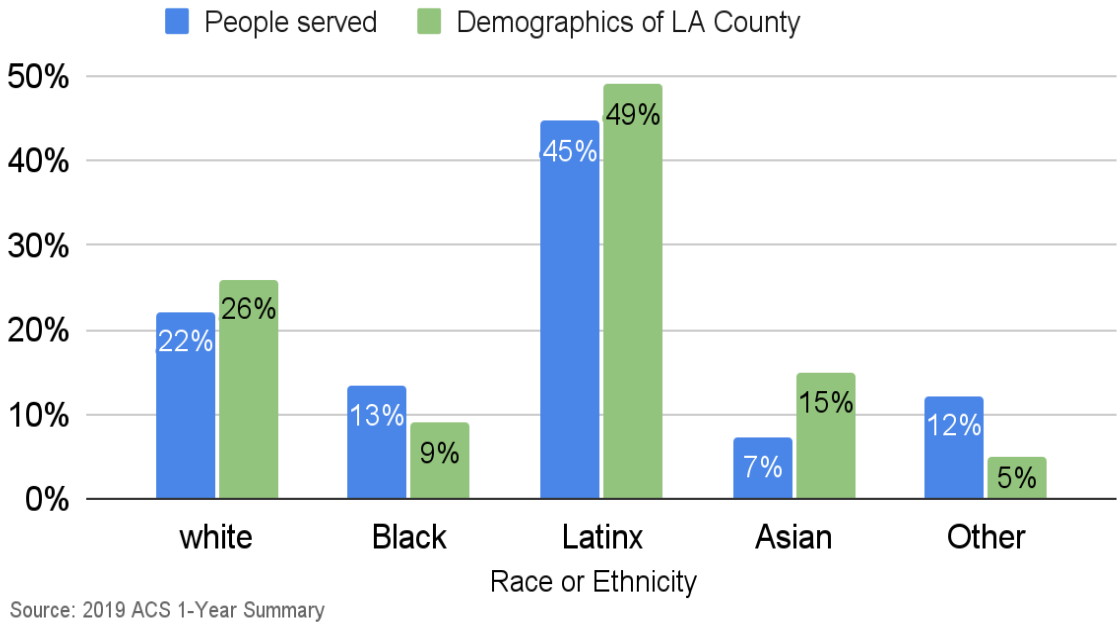
Source: 2019 ACS 1-Year Data

Chart 1.1.6 Percent of Population with a Disability



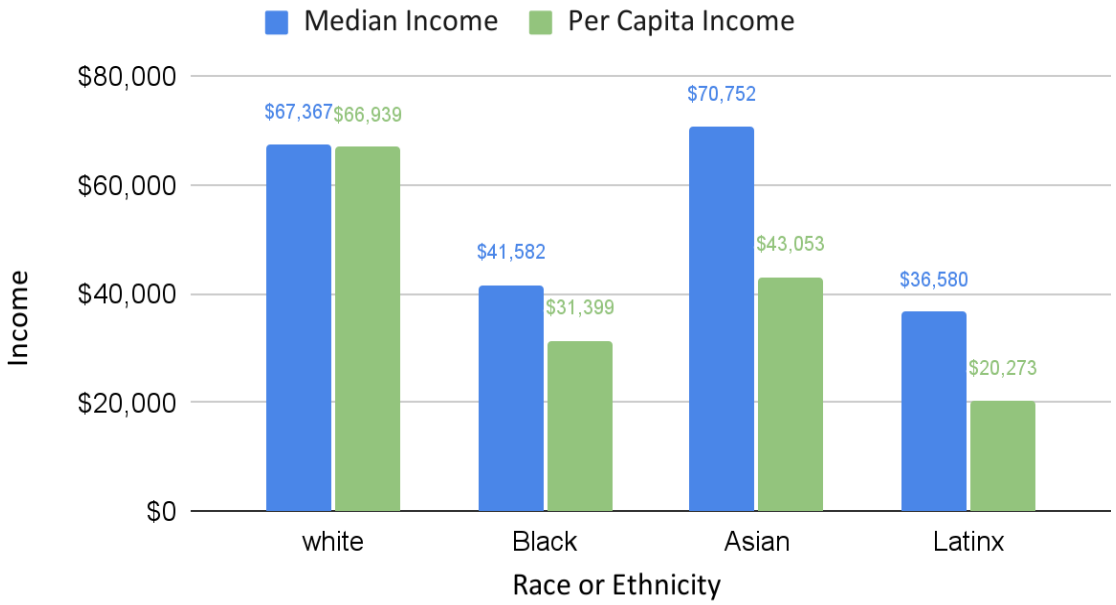
Source: 2019 ACS 1-Year Summary

Chart 1.1.7 Racial Demographics of People Served by Regional Centers Compared to Overall Population, LA County



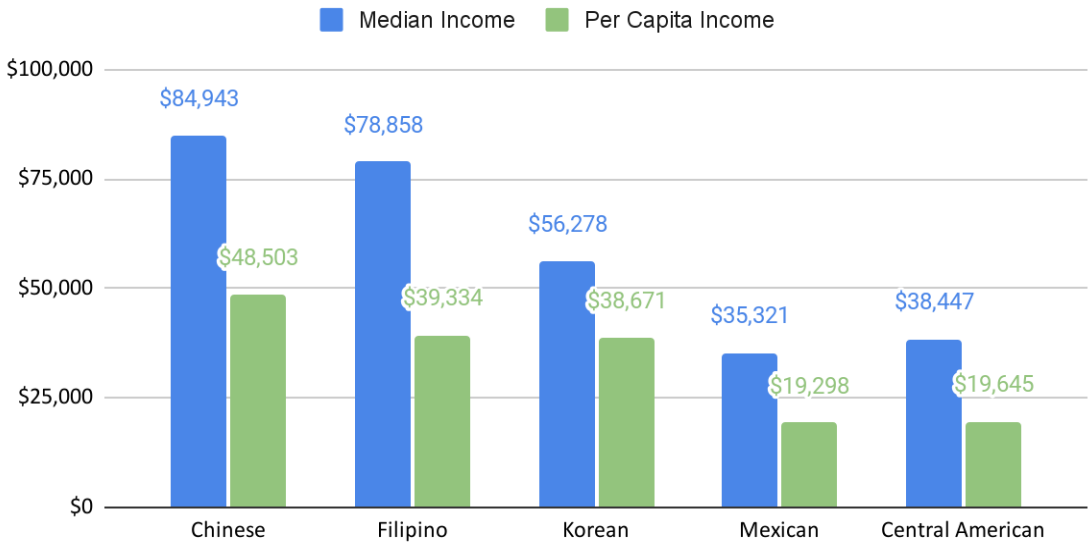
Source: 2019 ACS 1-Year Summary

Chart 1.1.8 Median Income and Per Capita Income by Race / Ethnicity



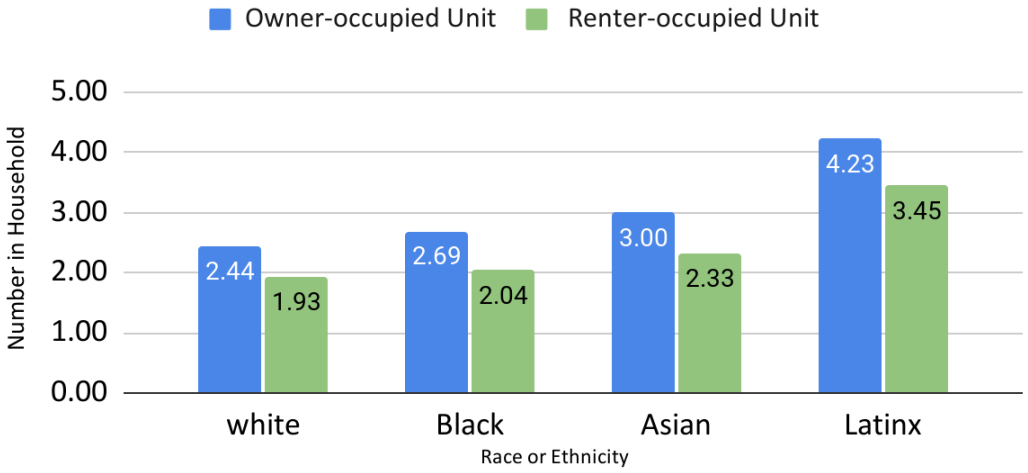
Source: 2019 ACS 1-Year Summary

Chart 1.1.9 Median Income and Per Capita Income by Ethnicity



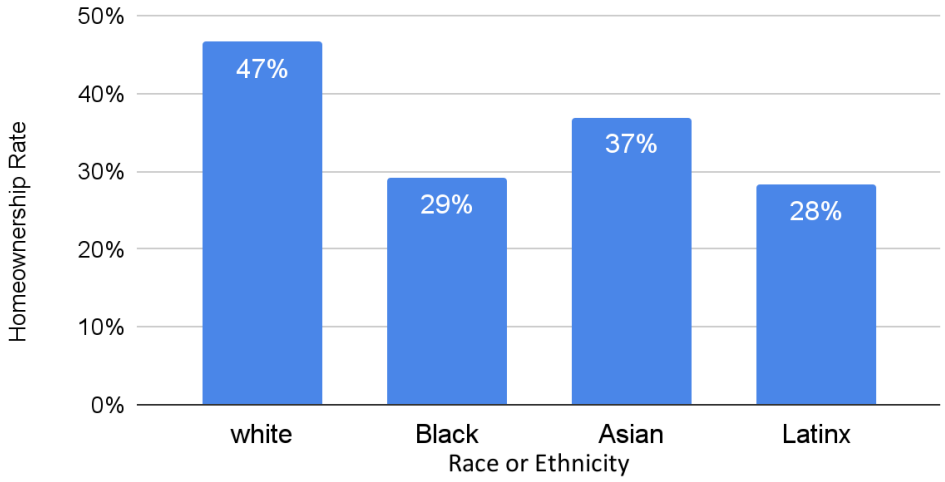
Source: ACS 2019 1-Year Summary

Chart 1.1.10 Average Household Sizes



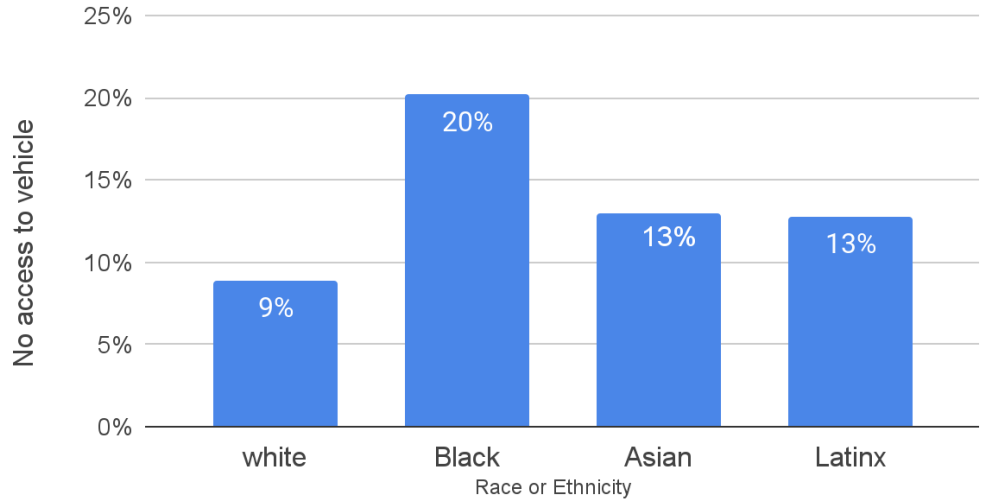
Source: 2019 ACS 1-Year Summary

Chart 1.1.11 Homeownership Rates by Race / Ethnicity



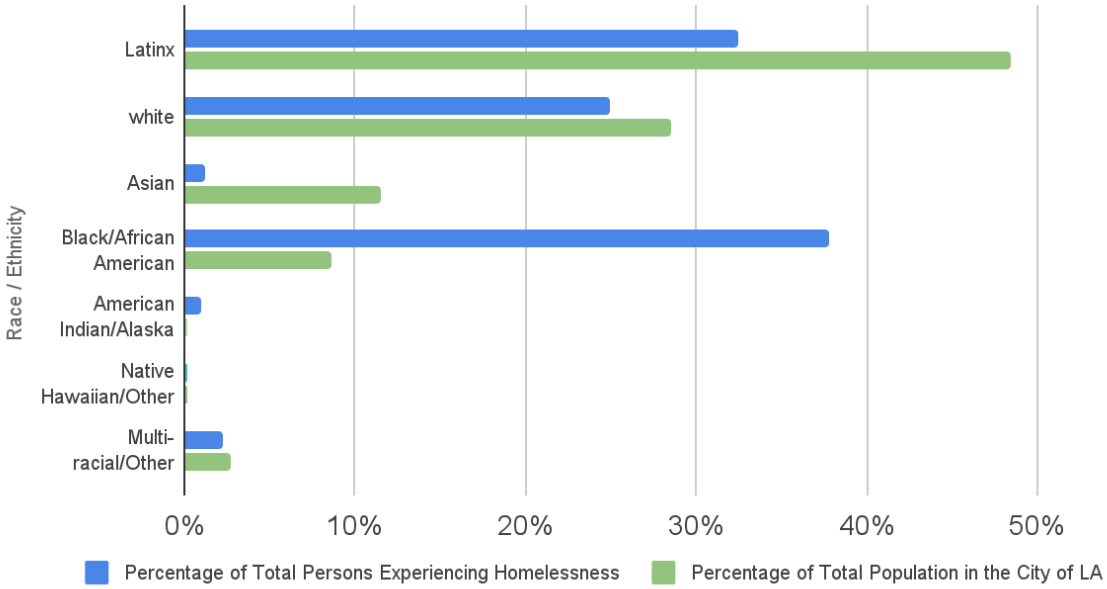
Source: 2019 ACS 1-Year Summary

Chart 1.1.12 No Access to Vehicle



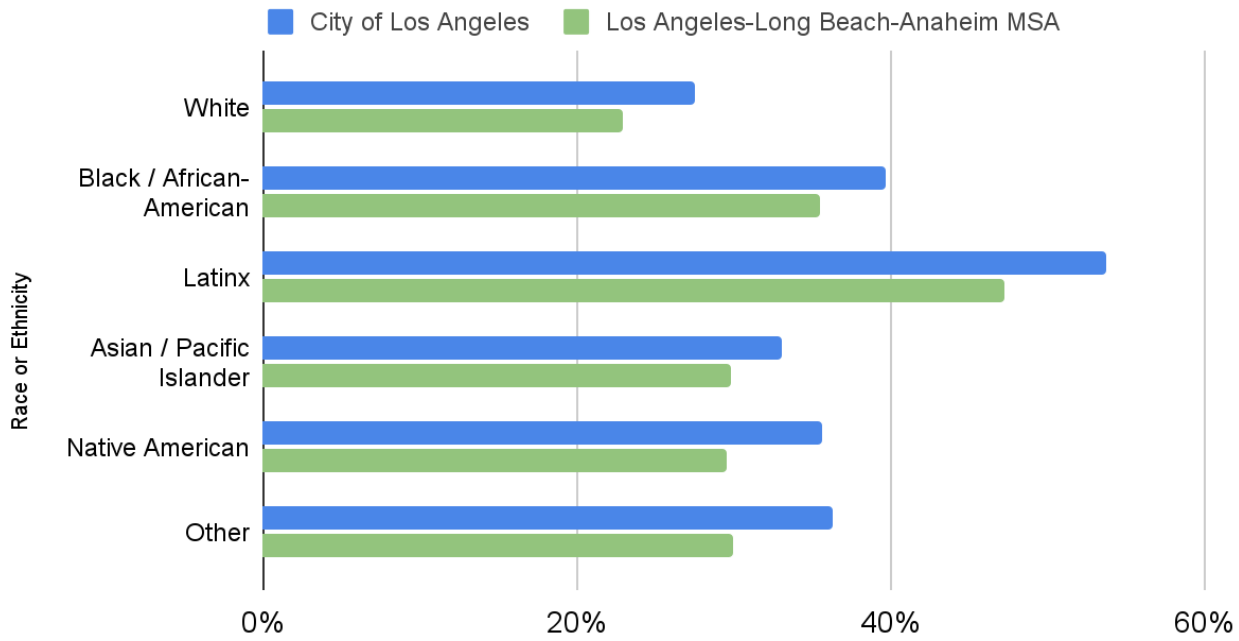
Source: 2019 ACS 1-Year Summary

Chart 1.1.13 Persons Experiencing Homelessness in the City of LA



Source: 2020 LAHSA Homeless Count

Chart 1.1.14 Households Facing Severe Housing Problems by Race & Ethnicity



Source: CHAS; Note: All percentages represent a share of the total population within the jurisdiction or region.

Changes in Population Growth by Race

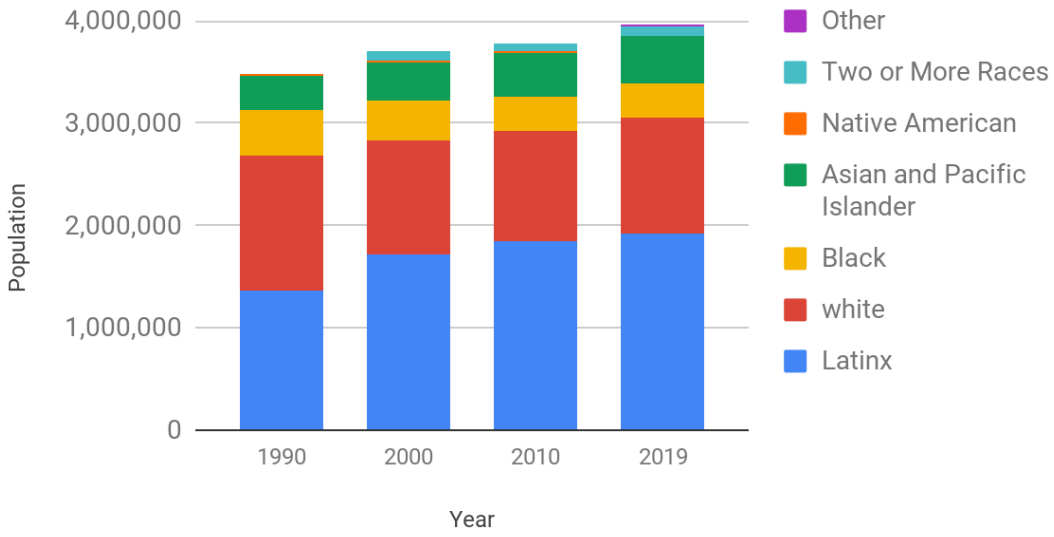
From 1990 to 2019, the population growth rate of the City of Los Angeles was 12%, with a current estimate of over 3.9 million residents. As seen in Table 1.1.1 and Chart 1.1.15 this growth is due in large part to increases in Latinx and Asian/Pacific Islander residents as well as those who identify as Other or Mixed-Race, despite decreases of both white and Black residents. Over 1.9 million Angelinos are Latinx, or 48.5% of the total population.

Table 1.1.1

Population Growth Rate of Race and Ethnicity – City of Los Angeles	
	Growth Rate
Total Population	12.0%
Hispanic or Latinx	28.6%
white	-15.9%
Black	-35.0%
Asian and Pacific Islander	28.4%
Native American	-54.5%
Two or More (Mixed) Races *	90.1%
Other	37.1%

**The U.S. Census Bureau did not begin to include this category until the 2000 US Decennial Census. The rate of change for this category is between the years 2000 and 2019*
Source: U.S. Census Bureau

Chart 1.1 15 Change in Race and Ethnicity Over Time - LA City



Source: 2019 ACS 1-Year Summary

Segregation Patterns by Race and Ethnicity

Los Angeles, with its immense diversity remains one of the most segregated cities in the nation. This section uses a variety of indicators and analysis to illustrate the extent of racial and ethnic segregation in the city. Racial segregation and economic segregation, which is discussed later, are highly correlated. Research shows that economic factors alone do not account for the extent of racial segregation in the city.[7] Rather, ethnoracial segregation results from a combination of historic racial exclusion through redlining, restrictive covenants, other racially discriminatory housing practices along with continued patterns of economically exclusionary land use and economic disinvestment.

Population Distribution by Race

The following maps display the distribution of each racial group with each dot representing 500 people. As shown in Map 1.1.1, the Latinx population is the most dispersed of any racial group and nearly 90% of all census tracts in the city include at least 10% of Latinx people. The only areas without a sizable Latinx population are located in West LA and the Northwest Valley,

[7] Paul Ong et al., “Race, Ethnicity, and Income Segregation in Los Angeles” (UCLA Center for Neighborhood Knowledge, June 2016), https://knowledge.luskin.ucla.edu/wp-content/uploads/2018/01/Race-Ethnicity-and-Income-Segregation-Ziman_2016.pdf

which include West Hills, Woodland Hills, Pacific Palisades, Tarzana, Encino, Studio City, Brentwood, Bel Air, Beverlywood, and the Hollywood Hills as well as Century City, Cheviot Hills, Beverlywood, Pico-Robertson, Beverly Grove, Hancock Park and Los Feliz.

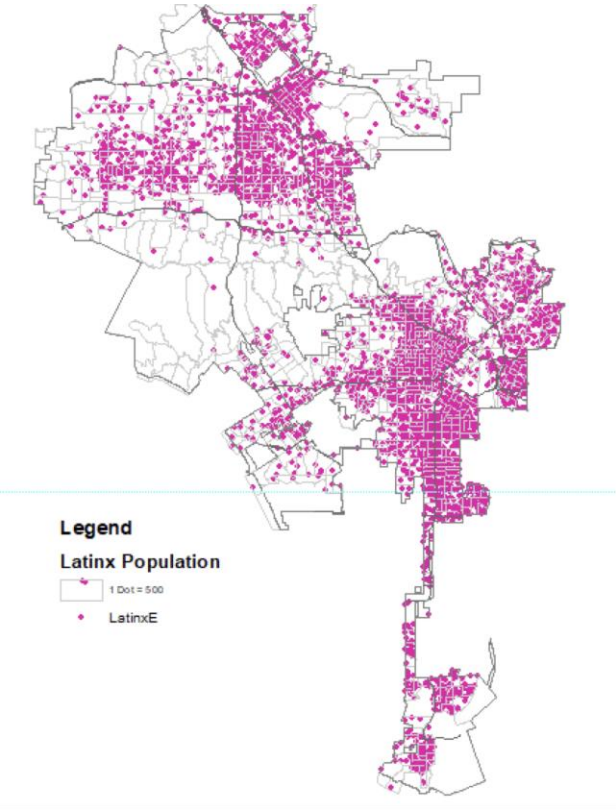
While Latinx people live throughout the city, the highest concentrations of Latinx people are in the San Fernando Valley, East Los Angeles, and South Los Angeles. Within the San Fernando Valley, Mission Hills, Sun Valley, Panorama City, North Hills, and Van Nuys all have census tracts with Latinx populations over 50% and Pacoima, Sylmar, and Arleta have Latinx populations exceeding 75% of all residents. In Northeast LA, the neighborhoods of Highland Park, Montecito Heights, Cypress Park, El Sereno, Lincoln Heights, and Boyle Heights, all have Latinx populations exceeding 75%, as do areas in Central and South LA including Westlake, Pico Union, Central-Alameda, Historic South Central, Adams-Normandie, Exposition Park, South Park, Vermont Square, Vermont-Slauson, Florence, Watts, Green Meadows, Broadway-Manchester, and Vermont Vista. Wilmington and San Pedro in the South Bay are also over 75% Latinx.

White residents are highly concentrated in West LA and the South San Fernando Valley, with smaller notable concentrations of white residents living throughout the San Fernando Valley, Downtown, Northeast LA, and the Harbor area. The areas with the greatest concentrations of white people include the neighborhoods of West Hills, Woodland Hills, Tarzana, Pacific Palisades, Encino, Brentwood, Sherman Oaks, Bel Air, Beverly Crest, Studio City, Hollywood Hills, Westwood, Century City, as well as Venice and Playa Del Rey along the coast. Parts of Tujunga, Sunland, and Lake View Terrace in the northern most edges of the City are also majority white. There are fewer than 500 white residents living in most areas of South and Southwest LA and Boyle Heights.

Black Angelinos live throughout the Valley, the Westside, Downtown, Hollywood, and Harbor area, with South Los Angeles historically having the highest concentration of Black residents in the city. The neighborhoods of Baldwin Hills/Crenshaw, Leimert Park, Manchester Park, Gramercy Park, and Westchester all have Black populations exceeding 50% (see Map 1.1.4). There are very few Black residents living in Boyle Heights or Northeast LA. There are also very few Black residents in the hillside areas like Pacific Palisades, Brentwood, Bel Air, Beverly Crest, Tarzana, Encino, and Sherman Oaks.

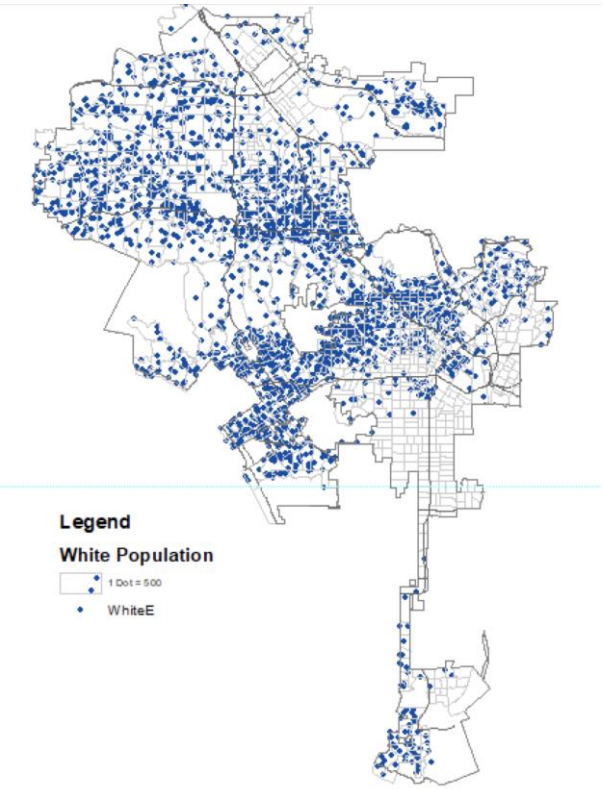
Asian residents live throughout West LA, the Valley, Northeast LA and the Harbor area, with the greatest number of Asian residents living near Koreatown, Downtown, Chinatown, Lincoln Heights, Playa Vista, Porter Ranch, North Hills, Westwood near UCLA and Exposition Park near USC. Parts of Montecito Heights, Porter Ranch, and the Harbor area also have Asian populations exceeding 40%. There are very few census tracts south of USC in South LA with more than 500 Asian residents.

Map 1.1.1 Latinx population in LA



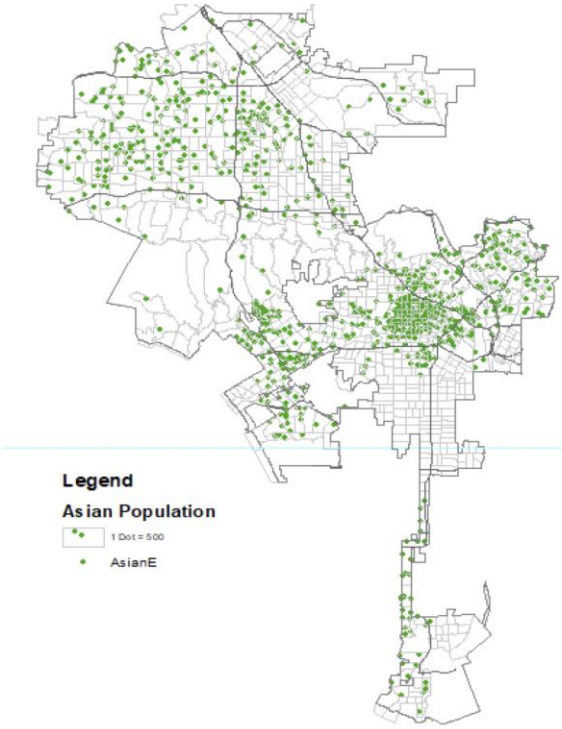
Source: ACS 2019 5-year summary data

Map 1.1.2 white population in LA



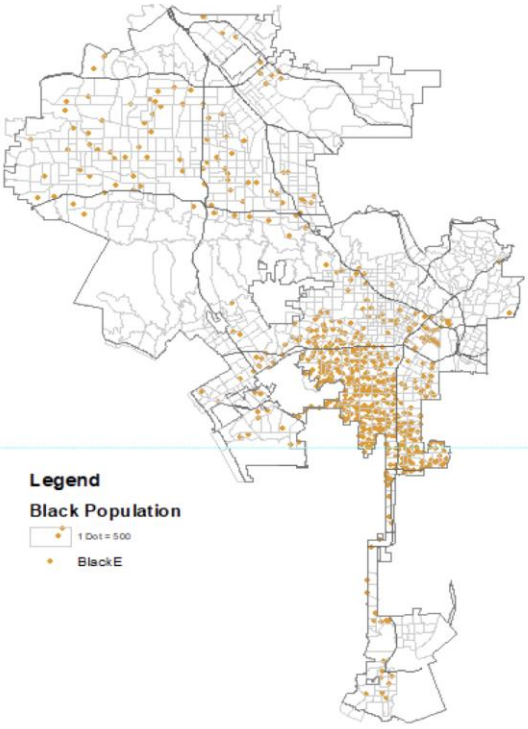
Source: ACS 2019 5-year summary data

Map 1.1.3 Asian population in LA



Source: ACS 2019, 5-year summary data

Map 1.1.4 Black population in LA



Source: ACS 2019, 5-year summary data

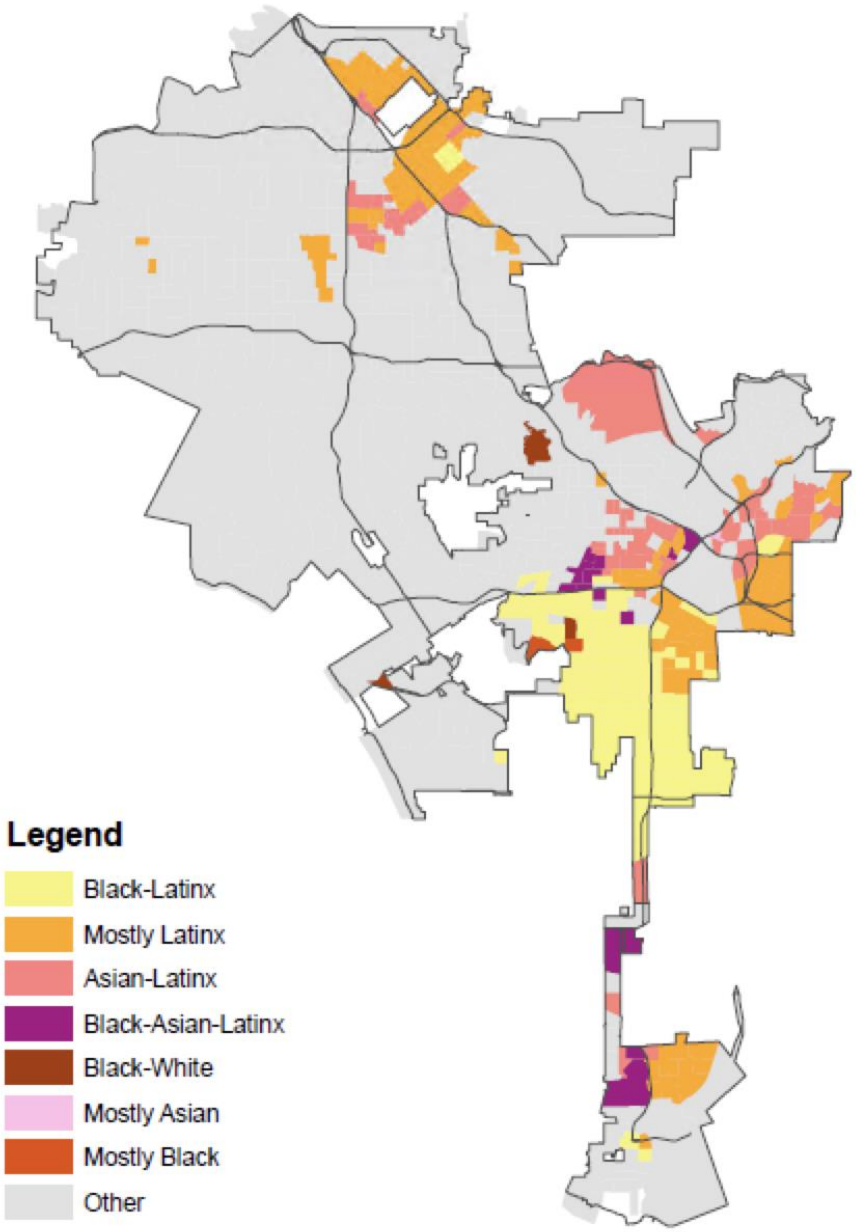
Analysis of HCD-Designated Racial Neighborhood Types

Datasets provided by HCD included a categorization of each census tract in the city based on the prevalence of each racial and ethnic group. Analyzing this data reveals the complex and nuanced mosaic of integration and segregation patterns in the city. The categories listed in Table 1.1.2 are based on the concentration of one or more racial and ethnic groups relative to their total population in the city.

Table 1.1.2

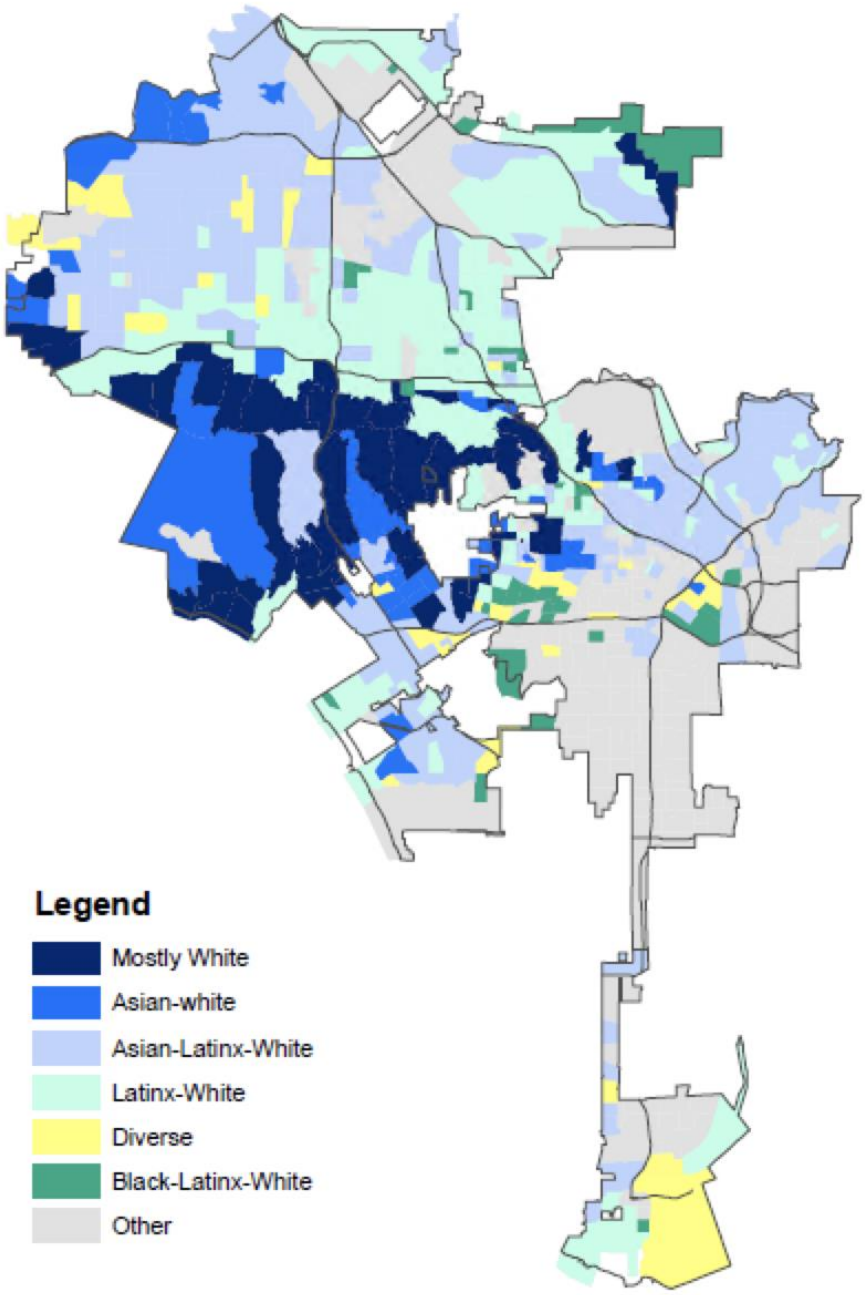
Categorization of Census Tracts in the City of LA based on Racial and Ethnic Groups		
Neighborhood Category	**Number of Census Tracts**	**Percent of Census Tracts**
Asian-Latinx-white	264	20.9%
Latinx-white	195	15.5%
Mostly Latinx	132	10.5%
Black-Latinx	124	9.8%
Asian-Latinx	78	6.2%
Mostly white	52	4.1%
4 Group Mixed/Diverse	42	3.3%
Asian-white	39	3.1%
Black-Latinx-white	31	2.5%
Black-Asian-Latinx	15	1.2%
Black-white	3	0.2%
Other-white	3	0.2%
Mostly Black	2	0.2%
Black-Asian-white	1	0.1%
Mostly Asian	1	0.1%
Source: HCD Neighborhood Typologies and 2019 American Community Survey 5-Year Data Summary		

Map 1.1.5 Concentration of Racial and Ethnic Group Categories in LA



Source: HCD Neighborhood Racial Typologies, ACS 2019 5-Year Summary Data

Map 1.1.6 Census Tracts in the City of LA Based on Racial and Ethnic Groups



Source: HCD Neighborhood Racial Typologies, ACS 2019 5-Year Summary Data

Overall, most of the neighborhoods in Los Angeles are racially mixed, with only 15% of census tracts in the city are predominantly one race. Of these racially-concentrated areas, the vast

majority are predominantly Latinx, which correlates with Latinx being the largest Racial/Ethnic group in the city. There are over 132 census tracts that are considered mostly Latinx, most of which are located in the Northeast San Fernando Valley, Southeast LA, East LA, and Wilmington. Mostly white neighborhoods are the second most common of the racially concentrated census tracts. These 52 census tracts are primarily located in the hillside areas between West LA and the Southern San Fernando Valley (including Pacific Palisades, Brentwood, Bel Air, Beverly Crest, Woodland Hills, Tarzana, Encino, Sherman Oaks, Studio City and the Hollywood Hills). Parts of Central and West LA including parts of Los Feliz, Fairfax, Hancock Park, Beverly Grove, Cheviot Hills, Beverlywood, Pico-Robertson are also considered mostly white. The northern portion of Chinatown (east of the Chinatown metro station) is the only neighborhood in the city considered mostly Asian and the only two areas considered mostly Black are Leimert Park and Baldwin Hills.

The majority of neighborhoods in the City of Los Angeles include a mix of Asian, Latinx and white residents, most notably seen in the San Fernando Valley, Northeast LA, Central LA, West LA, and the South Bay. Examples of San Fernando Valley neighborhoods that meet this definition (Asian-Latinx-white) include parts of Chatsworth, Porter Ranch, Granada Hills, Mission Hills, Canoga Park, Winnetka, Northridge, North Hills, Panorama City, Sun Valley, Sunland, Tujunga. In East/Northeast LA neighborhoods include East Hollywood, Silverlake, Echo Park, Elysian Park, Montecito Heights, Mount Washington, Glassell Park, and Eagle Rock and in Central LA Larchmont, and parts of Koreatown, Mid-Wilshire, Downtown, and the areas around Exposition Park all fall into this category. Several areas of West LA including parts of Brentwood, Westwood, Sawtelle, Mar Vista, Del Rey, Playa Vista, and Westchester are also included in this neighborhood type, as are areas of the South Bay near Torrance, Gardena, Lomita, and San Pedro.

The Asian-Latinx-white neighborhoods are directly adjacent to two other common neighborhood types, white-Latinx and Asian-Latinx. White-Latinx neighborhoods, which make up 20% of the city's neighborhoods, are primarily located in the San Fernando Valley neighborhoods of Sylmar, Sunland, Shadow Hills, Sun Valley, North Hollywood, Valley Glen, Van Nuys, Reseda, Woodland Hills, Tarzana, Sherman Oaks, and Studio City. There are also a few neighborhoods in the central, western, and southern area of the city near Hollywood, Los Feliz, Echo Park, Beverly Grove, Venice, and San Pedro. Latinx-Asian neighborhoods, which represent 8% of the city, include parts of Panorama City, Chinatown, Lincoln Heights, Koreatown, Westlake, and parts of the Southbay and San Pedro.

Black-Latinx neighborhoods are the fourth most common neighborhood type and are located nearly exclusively in South Los Angeles including West Adams, Jefferson Park, Exposition Park, Vermont Square, Vermont Knolls, Gramercy Park, Broadway-Manchester, Green Meadows and Watts.

Other less common neighborhood types include: 4-Group Mix or Diverse areas (4% of the city's neighborhoods), Asian-white neighborhoods (4%), and Black-Latinx-white areas (3%) and Black-Asian-Latinx (2%). Diverse neighborhoods that include a mix of all four racial groups are located in the Northwest San Fernando Valley (near Chatsworth and Northridge), Central and West LA (including Downtown, Mid-Wilshire, Mid-City and Palms), and the eastern part of San Pedro. Asian-white areas are primarily located near mostly white neighborhoods in West and Central LA such as Pacific Palisades, Westwood, Hancock Park, Beverly Grove, and Los Feliz, but are also present in the Northwest Valley and Del Rey/Playa Vista. The 31 Black-Latinx-white majority areas are scattered throughout the city but most concentrated in Downtown, Mid-City, Southwest LA, Hollywood, and Northeast Valley. Lastly, Black-Asian-Latinx neighborhoods are primarily located in the Central City area in neighborhoods such as Westlake, Arlington Heights and Exposition Park, Harbor Gateway, and San Pedro.

Measuring Segregation

Dissimilarity Index

The dissimilarity index assesses the extent of segregation between two groups across geographies by looking at census tracts. The index ranges from 0 to 100, with 0 meaning no segregation and 100 indicating complete segregation. The number can be interpreted as the percentage of people from either ethno-racial group that would have to move to another neighborhood to achieve fully integrated neighborhoods. For example, if the dissimilarity index between white and Black residents is 50, it would mean 50% of either group would need to relocate to other census tracts for full integration. According to guidance from HCD, an index score above 60 is considered high, a score between 30-60 is considered moderate, and a score below 30 is considered low.

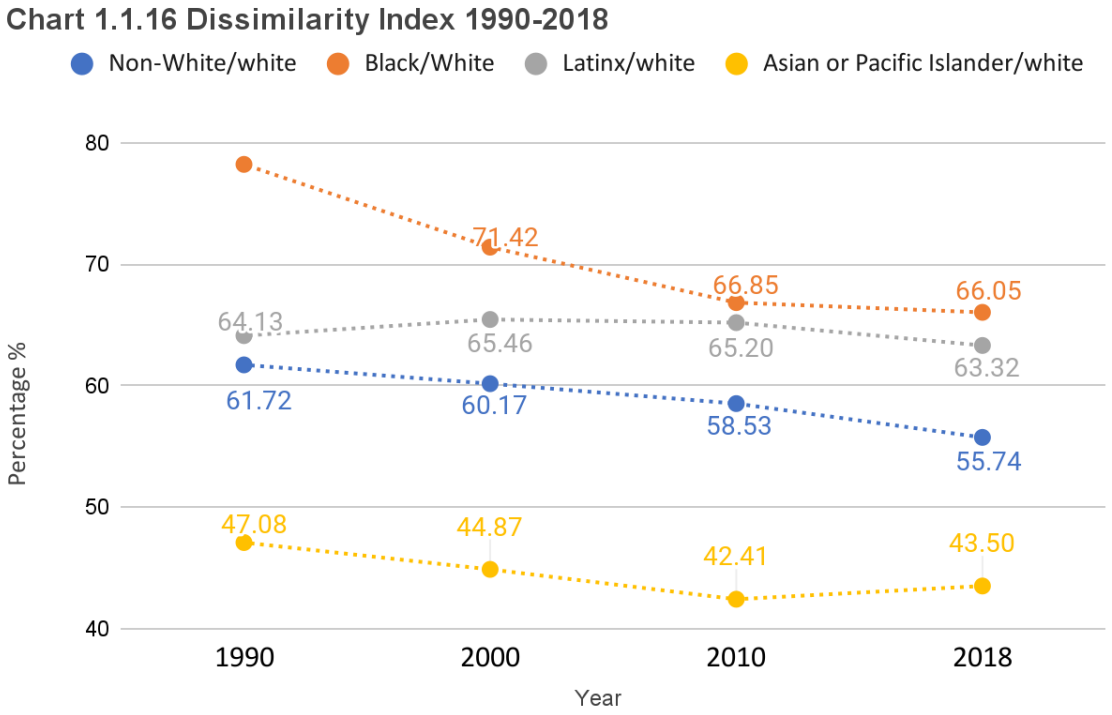
Based on the 2018 American Community Survey data, the overall dissimilarity index between white and non-white city residents is 55.74, suggesting moderate segregation patterns across the city (see Table 1.1.3). When comparing by selected racial and ethnic groups, Black/white and Latinx/white segregation are high, with indices of 66.05 and 63.32, respectively. Asian or Pacific Islander/white segregation is considered moderate. When dissimilarity indices with county and metro area, the city has a slightly higher Latinx/white dissimilarity and slightly lower Asian Pacific Islander/white dissimilarity.

Table 1.1.3

Dissimilarity Index between White and Non-White Residents			
Dissimilarity Index			
	LA City	**LA County**	**LA Metro**
Non-white/white	55.74	52.35	49.77
Black/white	66.05	65.51	66.27
Latinx/white	63.32	62.36	60.99
Asian or Pacific Islander/white	43.50	50.07	47.92
Source: 2018 American Community Survey			

Dissimilarity indices for all racial groups have decreased steadily since 1990 as shown in the chart below, although dissimilarity for white/Asians increased slightly between 2010 and 2018. The decrease is particularly significant for white/non-white segregation which declined by nearly 10% from 1990 to 2018 (from 61.72 to 55.74) and for Black/white segregation which declined by nearly 16% (78.24 to 66.05). While the decrease in Black/white segregation indicates the city is becoming more integrated, this integration may be correlated to the decrease in Black population that has occurred since 1990. In 1990, the nearly 500,000 Black residents comprised over 17% of the city's population. Between 1990 and 2018, the total Black population decreased by nearly 120,000 (from approximately 461,000 to 342,000) and the share of the city that identifies as Black is now just 8.6%.

The Latinx/white dissimilarity index has only declined by a little over 1% since 1990. This suggests that despite the significant increase in the number and percent of Latinx residents in the city, there is not significantly more residential integration between white and Latinx residents than there was nearly 30 years ago.



Source: 2018 American Community Survey

Isolation Index

In addition to dissimilarity, segregation can also be measured through an "isolation index," or the extent to which certain demographic groups live in proximity to others from the same racial demographic. Values for the isolation index range from 0-100 with 100 indicating the greatest level of isolation.

Among the four demographic groups analyzed, Latinx residents have the highest rates of isolation in both the city, county, and metro area at 65.3 and 65.8 and 64.6, respectively. This value demonstrates that the average Latinx resident in the city lives in a block group[8] where their share of the population exceeds the overall citywide average by approximately 65.3%. The isolation index for the Latinx population has increased significantly every decade since 1980, indicating that residential segregation among Latinx people has become increasingly entrenched over time. After Latinx residents, the city's white population exhibits the greatest rate of isolation at 52.4. It is important to note that while Latinx isolation has increased by 27% between 1980 and 2018, white isolation has declined by 28%. This decline may be due in part to the decrease in the white population throughout the city over the last three decades, and similar

[8] Block groups are clustered subsections within census tracts generally defined to contain between 600 and 3,000 people.

decreases seen at the county and metro level.

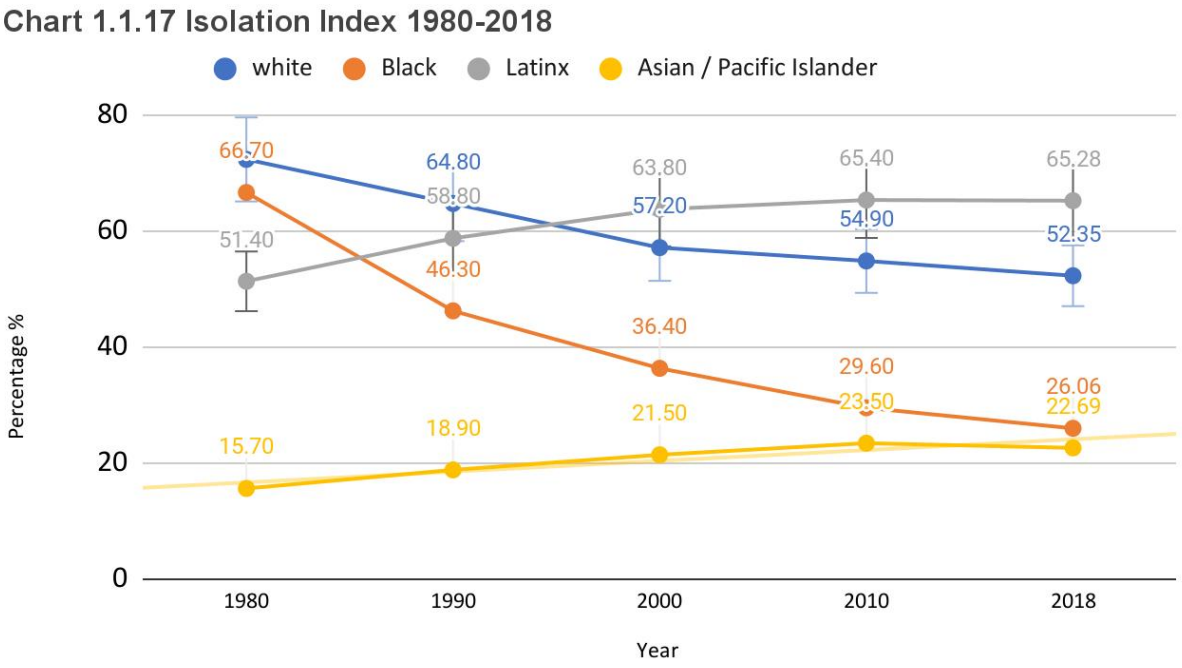
Based on 2018 data, Black isolation in the city is 26.1, slightly lower than Black isolation countywide. Black isolation in the city has declined every decade, decreasing by nearly 61% from 1980 to 2018. The lower rate of Black isolation does not indicate improved conditions for this group but instead results from both the decrease in the Black population as discussed earlier, and the influx of Latinx residents into South LA's once majority Black neighborhoods beginning in the 1980s. [9] Black isolation is slightly higher in the county and the metro area than within the City of Los Angeles.

Finally, Asian/Pacific Islander residents face the least isolation among all groups at an index rate 22.7. Compared with the county and the metro region, LA City has a significantly lower rate of Asian/Pacific Islander isolation. Since 1980, the isolation index for Asian/Pacific Islander residents in the city has increased every decade and between 1980 and 2018, representing an increase of 45%. The increase is due in part to an increase in the Asian population and the growth of Asian enclaves like Koreatown, Historic Filipinotown and Chinatown during this same time period.

Table 1.1.4

Isolation Index			
	LA City	**LA County**	**LA Metro**
white	52.35	47.87	49.47
Black	26.06	25.86	24.5
Latinx	65.28	64.70	62.36
Asian	22.69	31.15	31.32
Source: 2018 American Community Survey			

[9] See pages 64-65 of the 2018-2023 Assessment of Fair Housing for more information.



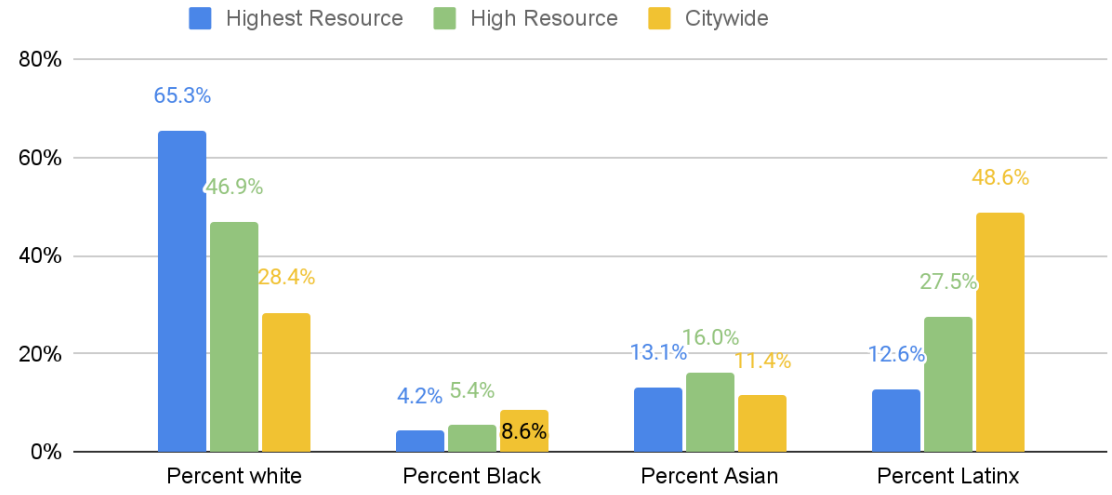
Source: 2018 American Community Survey

Access to Opportunity by Race and Ethnicity

Access to High Resource Neighborhoods by Race

According to HCD's 2021 Opportunity Index, there are 334 High and Highest Resource census tracts in the City of Los Angeles out of a total of 1012 census tracts. These census tracts rank highest in a composite index of access to quality education, environmental health, and employment. Although white residents make up just over 28% of the total city population, white residents make up 65% of Highest Resource areas and 47% of High Resource areas (as shown in Chapter 4, Map 4.7). High and Highest Resource areas are concentrated in West Los Angeles and areas near the southern and western edge of the San Fernando Valley. Census Tracts within these high resource areas include Granada Hills, Porter Ranch, West Hills, Encino, Sherman Oaks, Hollywood Hills, Bel-Air, Westwood, Venice, Beverly Grove, Cheviot Hills, Beverlywood, Silverlake, Fairfax, Los Feliz, and Toluca Lake.

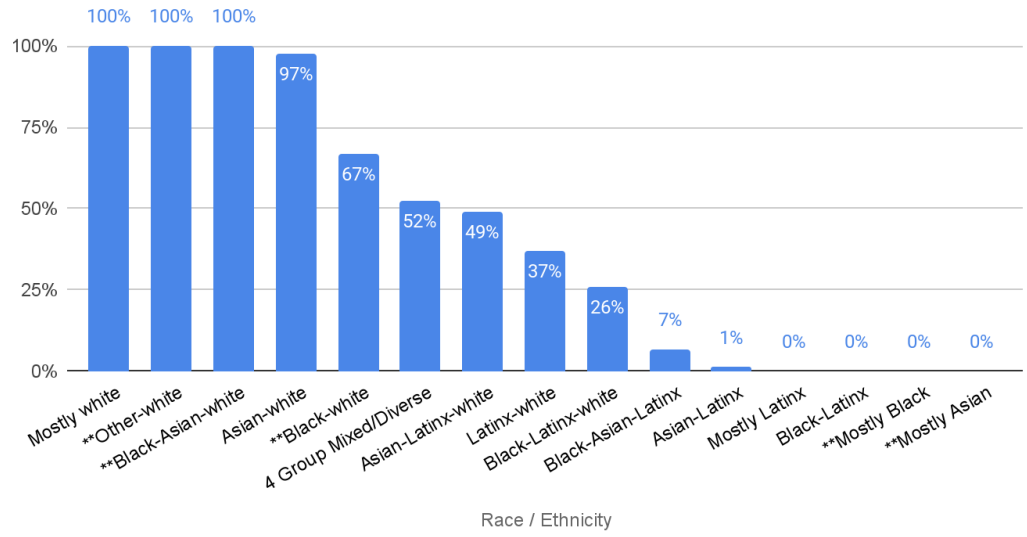
Chart 1.1.18 Racial Demographics for High & Highest Resource Areas in LA



Source: 2020 HCD Data Portal

Analyzing the portion of high and highest resource areas by the neighborhood's racial categories reveals an even greater disparity. As shown in Chart 1.1.19, all of the 52 Majority-white census tracts and 95% of the 38 Asian-white census tracts are High or Highest Resource compared to none of the Mostly Black and Black-Latinx census tracts and just 1% of the Asian-Latinx and Mostly-Latinx tracts. Due to the historic and ongoing restrictive and exclusionary land use practices described previously, BIPOC residents have significantly less access to high opportunity neighborhoods compared with white residents in the city.

Chart 1.1.19 Percent High & Highest Resource by Neighborhood Category



Source- 2020 HCD Data Portal **There are less than five census tracts in the City that fall into this category

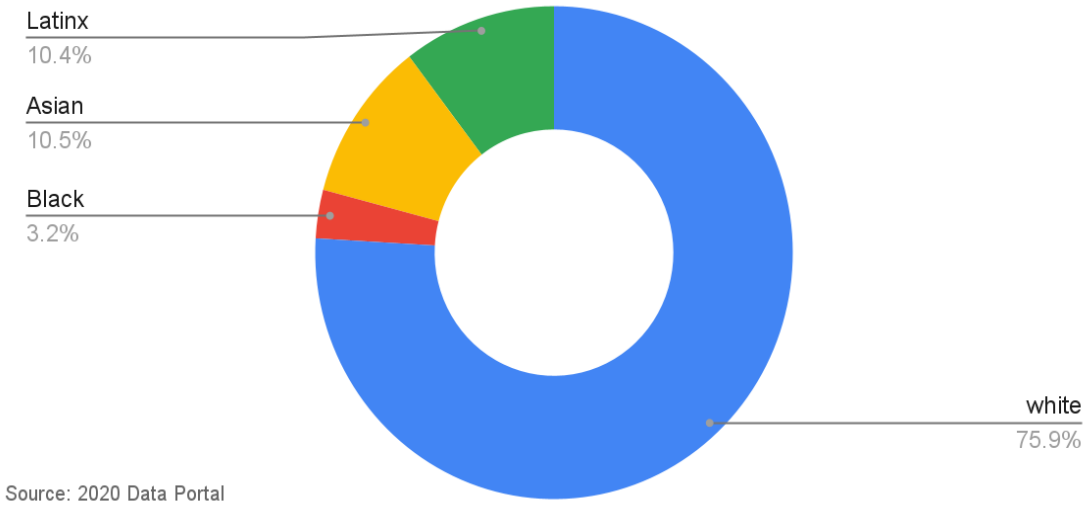
Prevalence of Racially Concentrated Areas of Affluence

Research by the University of Minnesota and published by HUD calls upon jurisdictions to not only examine low-income communities of color as part of their fair housing analyses, but also identify high-income, majority white areas.[10] The paper argues that analyzing areas of white affluence allows for fair housing assessments that better interrogate whiteness and the ways in which whiteness is continually rewarded and normalized through public policy and political narrative.

At the time of preparing this analysis, CA HCD had not decided on a final methodology to define Racially Concentrated Areas of Affluence (RCAA) for jurisdictions. For the purposes of this assessment in the City of Los Angeles, we have chosen to define RCAAs as Census Block Groups with a median income greater than $125,000 and are of more than 50% white. The $125,000 income threshold is roughly double the median income of the city and the 50% white threshold represents significant concentration since the population of the city overall is only 28% white. For a map of Racially Concentrated Areas of Affluence refer to Chapter 4.

The 183 census block groups that meet this definition are primarily concentrated in West LA and the Southern and Northern portions of the San Fernando Valley. More than two-thirds (76%) of residents in these areas are white and nearly one in five white residents (16%) live in a racially concentrated area of affluence.

Chart 1.1.20 Demographics of Racially Concentrated Areas of Affluence



Source: 2020 Data Portal

[10]Edward G. Goetz, Anthony Damiano, Rashad A. Williams "Racially Concentrated Areas of Affluence: A Preliminary Investigation," Cityscape: A Journal of Policy Development and Research, Volume 21, Number 1, 2019; https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/ch4.pdf

As detailed in Chapter 4, RCAAs are predominantly zoned for single-family homes and have some of the most expensive real estate markets in the region, however, many are also located in High Fire Severity Zones.

Prevalence of Racially Concentrated Poverty and Lower-Resource Areas

Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) is a category of neighborhood defined by the U.S. Department of Housing and Urban Development (HUD) to measure neighborhoods that experience both racial and ethnic concentration as well as high rates of poverty. According to HUD, R/ECAP Census Tracts must meet two criteria: (1) have a majority non-white population of over 50%, and (2) have 40% or more of individuals living at or below the poverty line, or have three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.[11]

A comparison of the R/ECAP time series maps shows that concentrations of racial and ethnic poverty have proliferated over the years. In 1990, 30 census tracts qualified as R/ECAPs. By 2000 the number increased to 54, by 2010 to 77, and by 2017 104 census tracts qualified as R/ECAPs. As seen in Map 1.1.7, census tracts identified as R/ECAP in 1990 included parts of Watts, Florence, and other pockets of South Los Angeles that are historically Black communities. Other R/ECAPs included parts of the neighborhoods of Central-Alameda, Exposition Park, Adams-Normandie, Pico-Union, Westlake, Downtown, and Boyle Heights to the east.

Map 1.1.8 shows R/ECAPs in 2000, spreading from the decade prior. Neighborhoods in South, Central and East LA see an increase in census tracts identified as racially and ethnically concentrated areas of poverty, with new R/ECAPs in Wilmington by the Port of Los Angeles to the south, Baldwin Hills/Crenshaw, as well as Van Nuys and North Hills in the Valley. The R/ECAPs in the west LA neighborhood of Westwood are adjacent to the University of California, Los Angeles (UCLA) campus where a large, transient student population resides, and the Veterans Home of California, where a long-term, senior healthcare and assisted living facility for veterans is located.

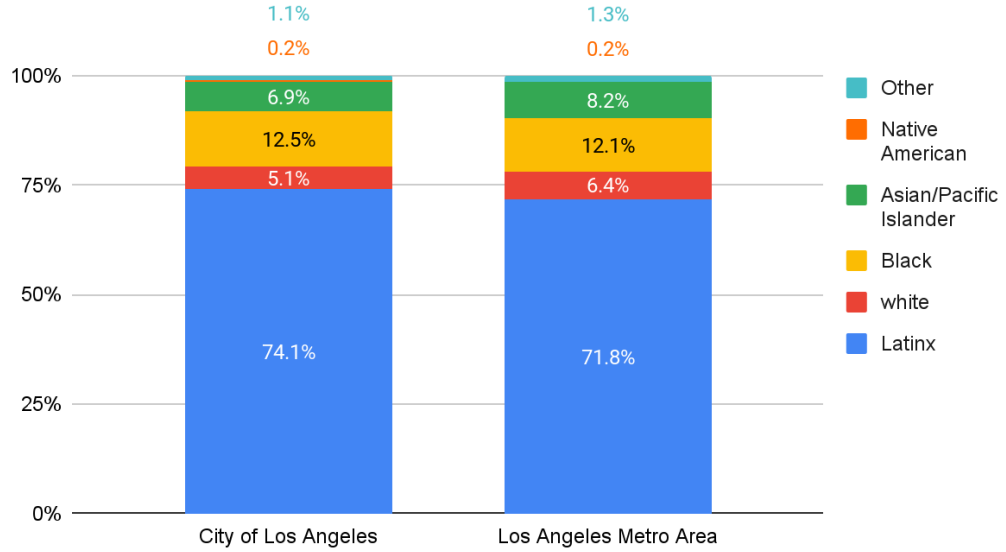
In 2010, the growth of R/ECAPs continued from previously designated R/ECAPs as seen in Maps 1.1.7 and 1.1.8. Neighborhoods in Central LA, including Hollywood, East Hollywood, Chinatown and Lincoln Heights, San Pedro to the south, and additional neighborhoods in the

[11] "Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)," arcgis.com (US Department of Housing and Urban Development (HUD), 2017), https://www.arcgis.com/home/item.html?id=56de4edea8264fe5a344da9811ef5d6e.

Valley, such as Panorama City and Canoga Park, contain R/ECAPs. Parts of south and central LA shift in and out of R/ECAP designation, signifying a potential fluctuation in demographics or economic stability in the neighborhoods of Florence, Broadway-Manchester, Vermont Square, and Downtown.

Based on the most recent designation of R/ECAPs by HUD in 2017, 10.4% of the population of the City of Los Angeles in 2019, or one in ten residents live in a R/ECAP.[12] Neighborhoods with new R/ECAPs include Elysian Park, Koreatown and Northridge. R/ECAPs in South LA, Central LA and East LA continue to spread, while parts of San Pedro and Downtown experienced a reduction in R/ECAPs. Chart 1.1.21 shows the racial and ethnic composition of R/ECAPs in the city, revealing a disproportionate majority, 74.1% of Hispanic or Latinx Angelenos reside in R/ECAPs compared to their overall share of the population at 48.5%. Similarly, Black Angelenos make up 8% of the population, and 12.5% of the population in R/ECAPs. The share of Asian and white Angelenos in R/ECAPs are smaller than the overall proportion of these populations in the city. Of Latinx residents who live in R/ECAPs, the most common nationalities include Mexican, Salvadoran, Guatemalan, Honduran and Nicaraguan. Among Asians, the most prominent nationalities include Chinese, Korean, Filipino, Indian and Japanese. In addition, 36.1% of residents in R/ECAPs were born outside of the U.S. and 27.6% are not U.S. citizens, a significant proportion compared to 21.8% and 14.0% of the total population, respectively.

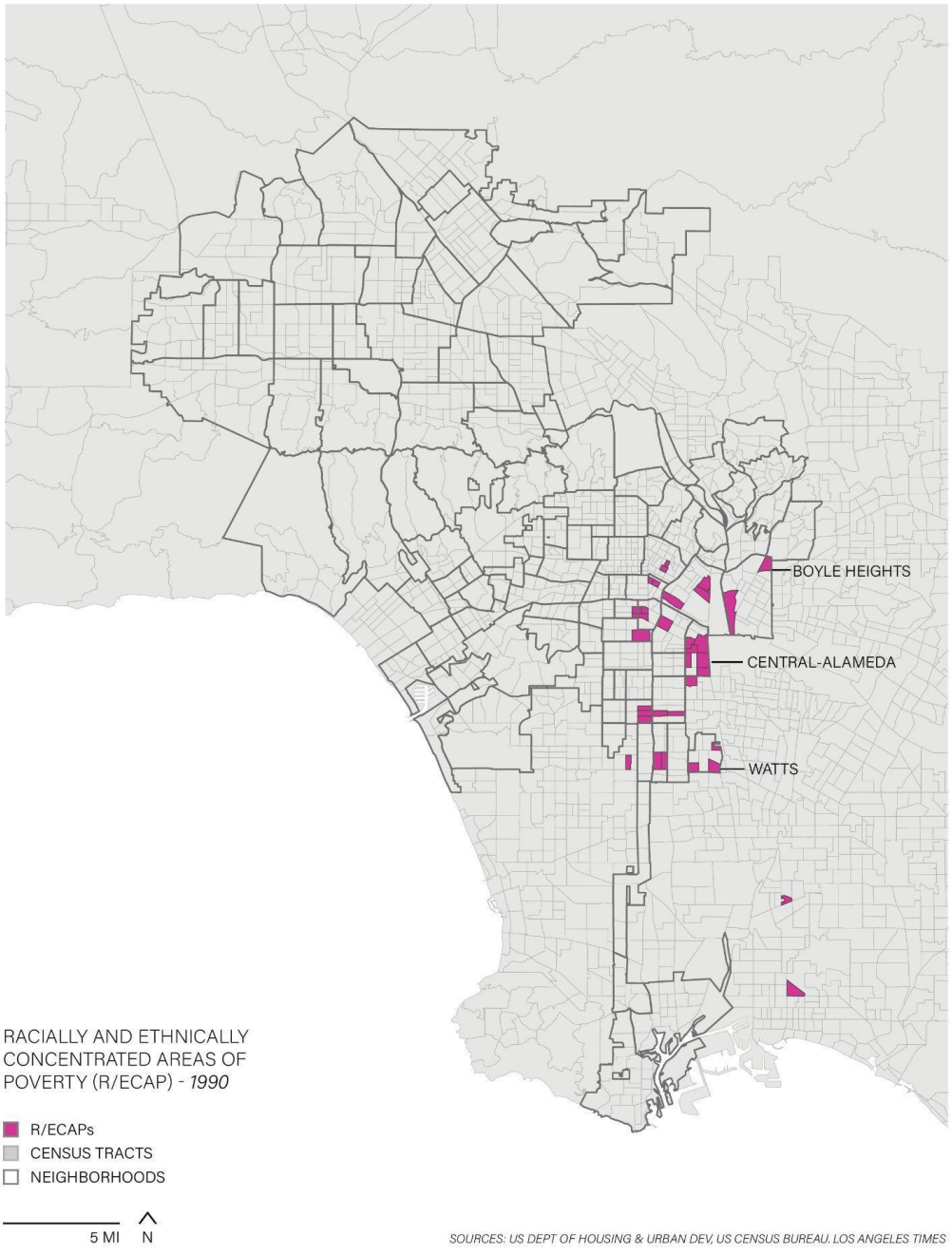
Chart 1.1.21 Percent of Each Racial Group in R/ECAP



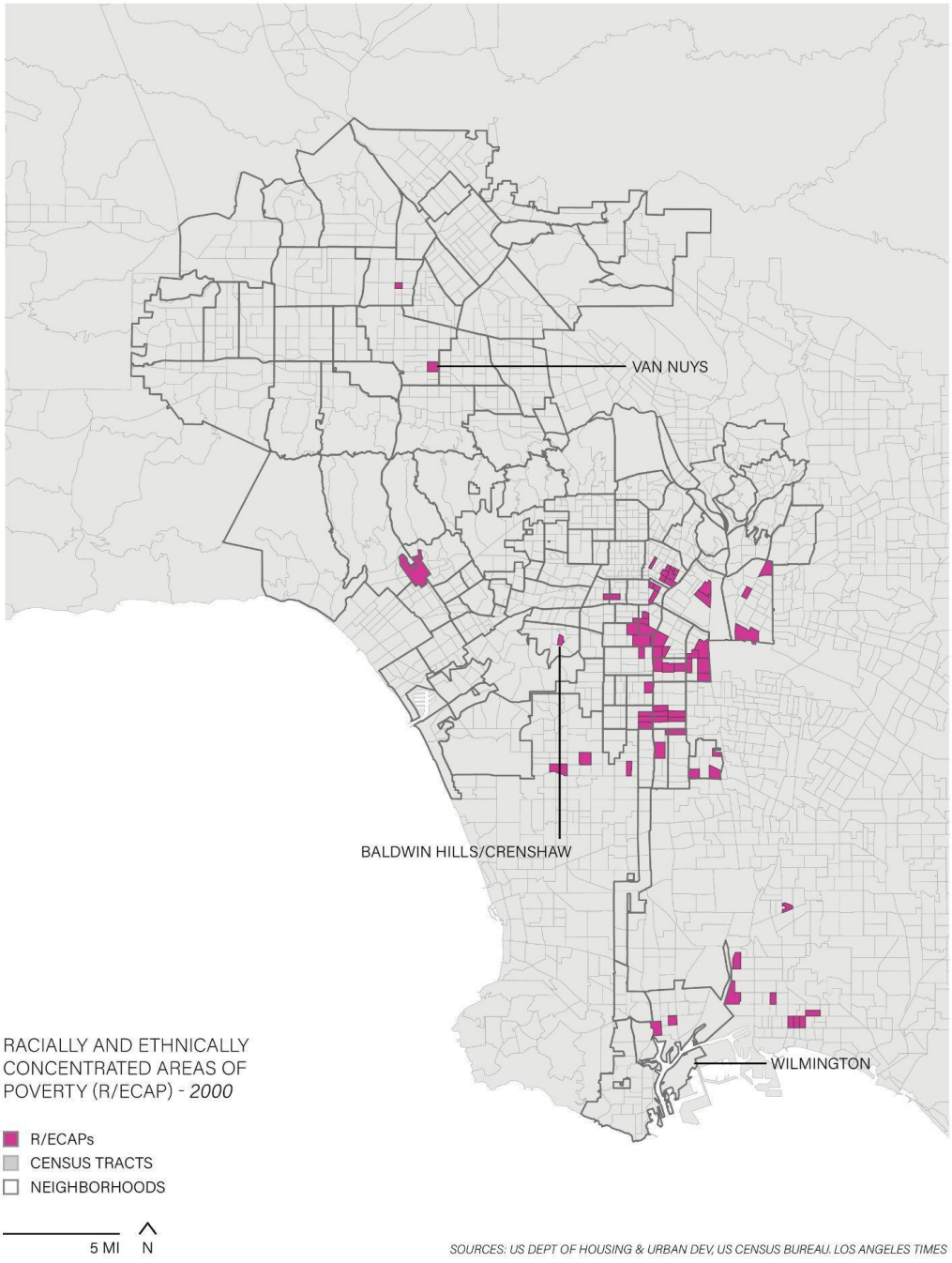
Source: HUD R/ECAP Data

[12] It is important to note that R/ECAP trends in the City of Los Angeles show patterns of growth. The most recent measurements of racially and ethnically concentrated areas of poverty completed by HUD in 2017 can be considered a conservative estimate when applied to 2019 demographic estimates and taking into account the COVID-19 pandemic.

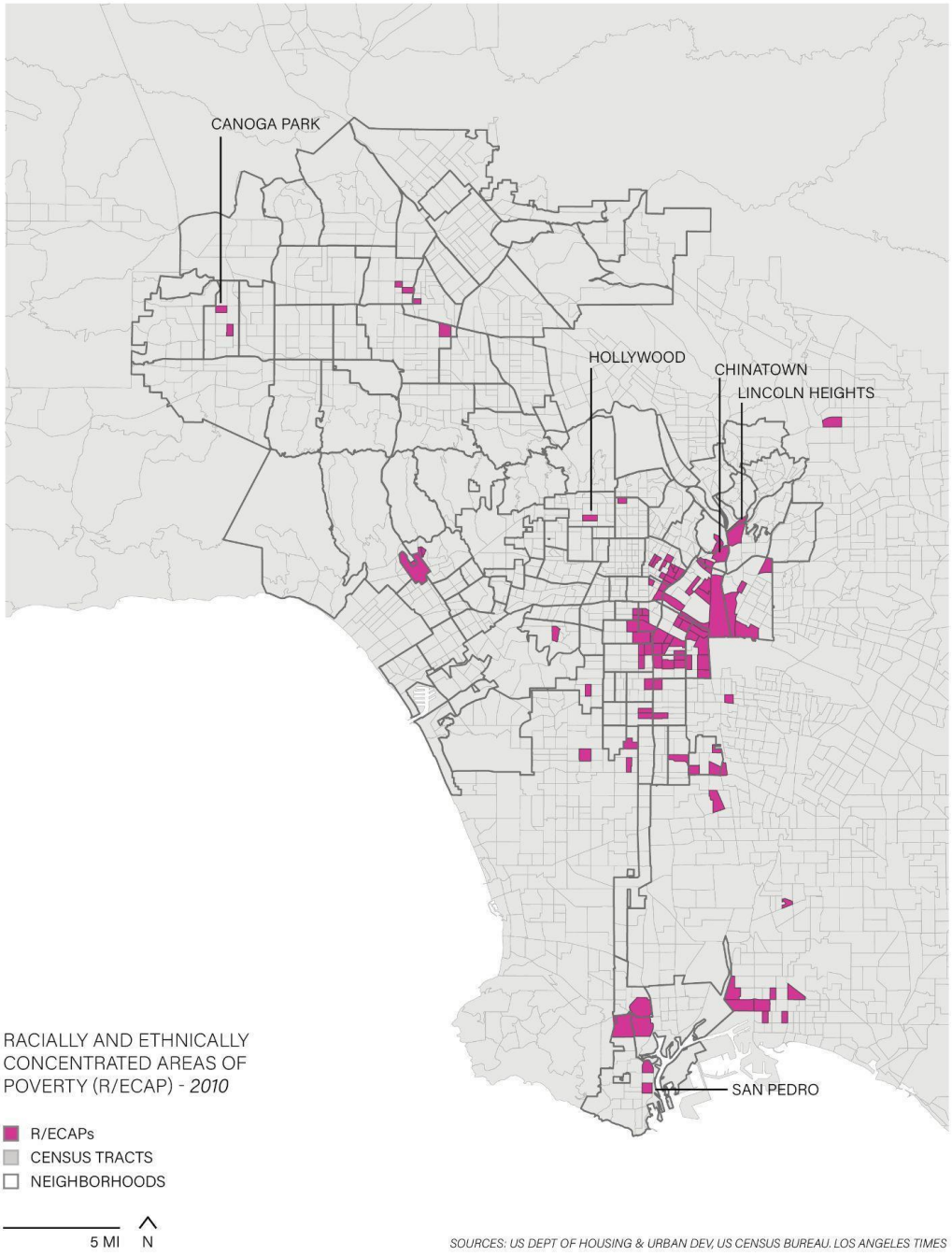
Map 1.1.7: R/ECAPs 1990 – City of Los Angeles



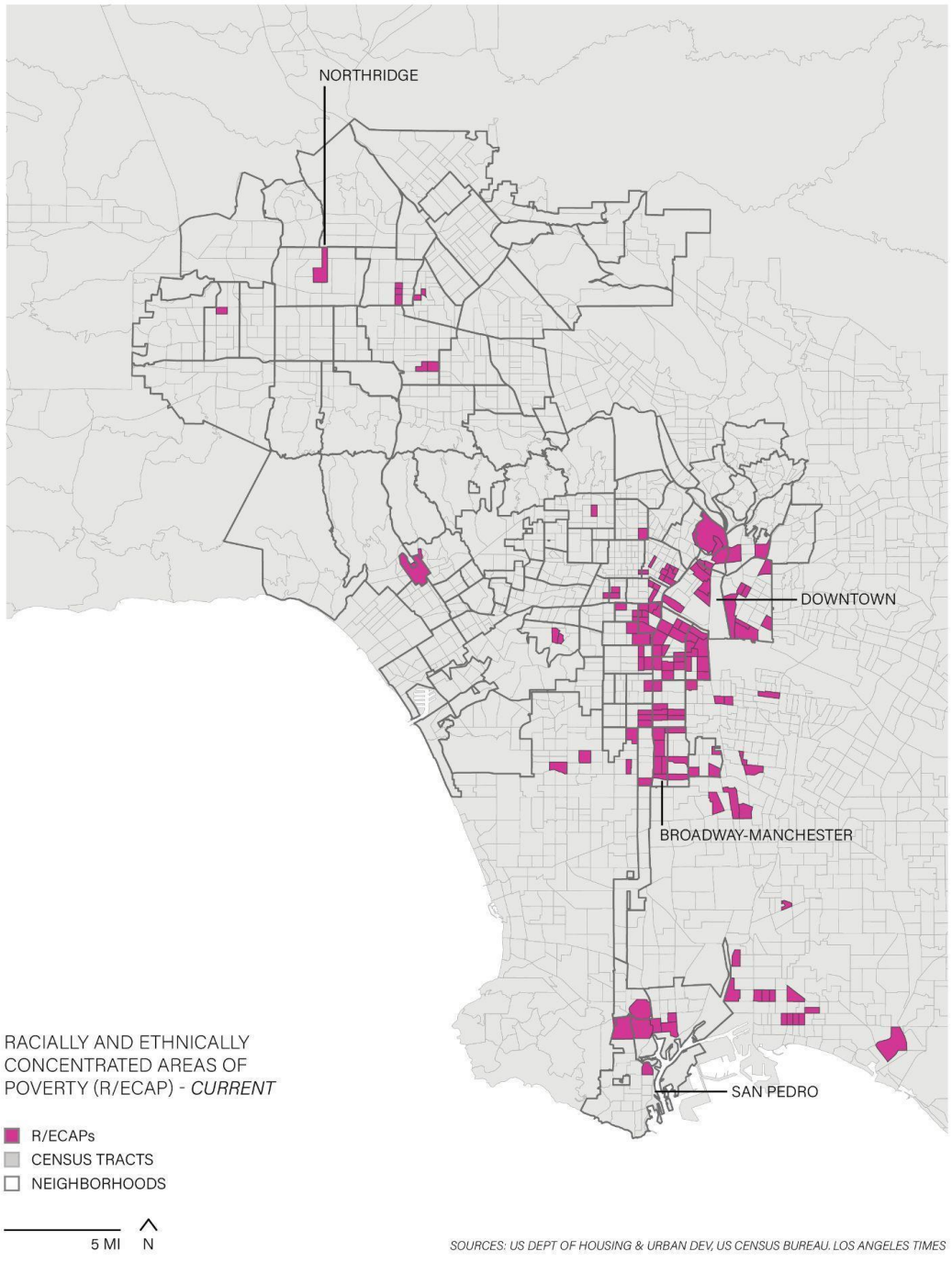
Map 1.1.8: R/ECAPs 2000– City of Los Angeles



Map 1.1.9 R/ECAPs in LA - 2010



Map 1.1.10 R/ECAPs in LA - Present



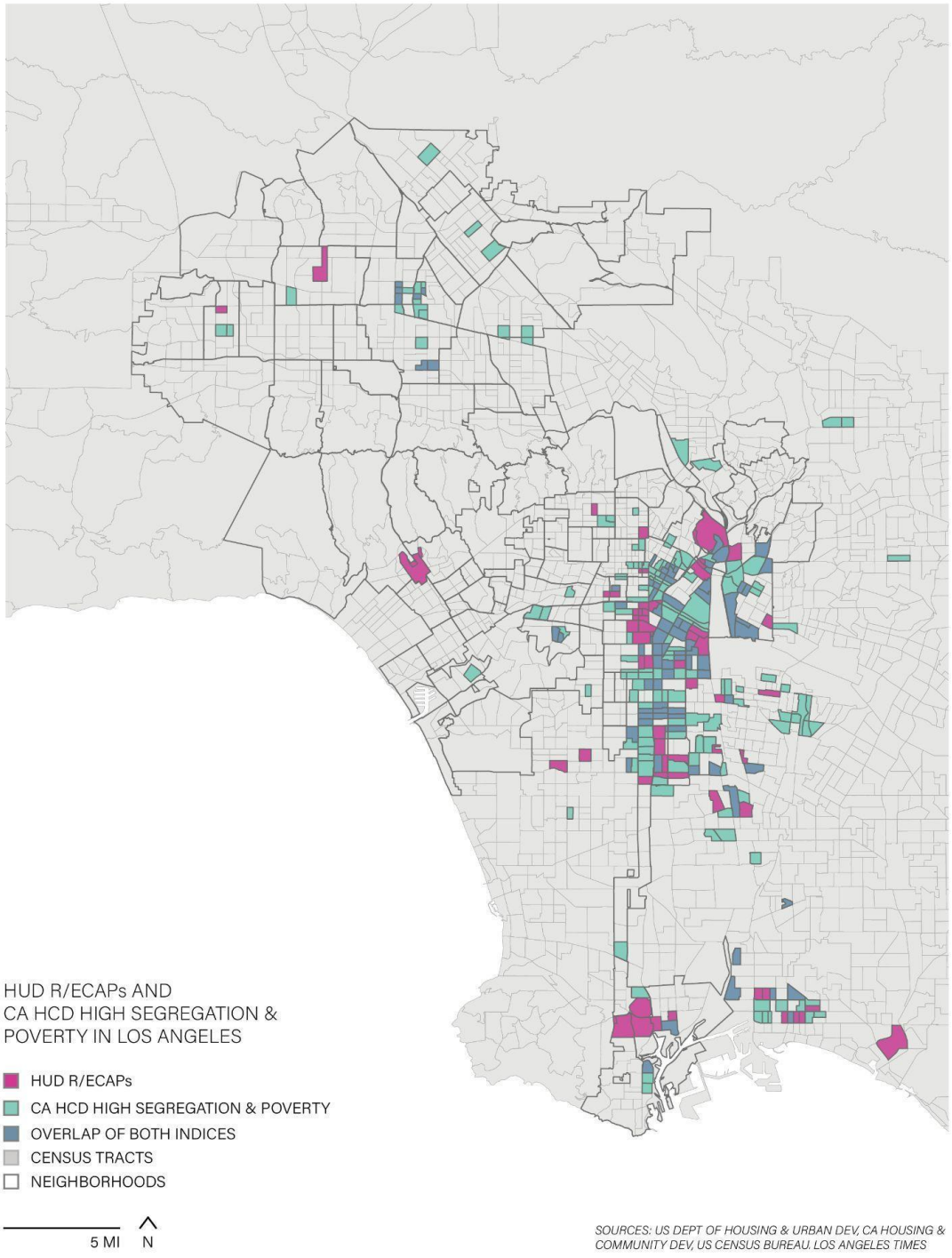
Comparison of R/ECAPs and HCD's High Segregation and High Poverty Areas

As previously mentioned, HUD identifies R/ECAPs using a threshold for racial and ethnic concentration and poverty. Similarly, CA HCD designed an index that measures concentrations of segregation and poverty using an absolute threshold for poverty and a location quotient for race, by measuring the concentration of race in a census tract compared to county-level rates, along with ten other indicators in covering economic, educational and environmental domain scores.[13]

As shown in Map 1.1.11, there is substantial overlap between the two indices, however, there are more areas considered High Segregation and High Poverty than R/ECAPs, 243 compared to 146, respectively. Most of the additional areas considered High Segregation and High Poverty are located adjacent to R/ECAPs which shows that racially concentrated poverty continues to disproportionately impact Black and Latinx communities particularly in South Los Angeles neighborhoods such as South Central, Central-Alameda, South Park, Florence, Broadway-Manchester, East Los Angeles neighborhoods such as Boyle Heights, and Lincoln Heights, Central Los Angeles neighborhoods such as Chinatown, Downtown, and Westlake, Wilmington, San Pedro, as well as parts of San Fernando Valley including Van Nuys, Panorama City, and North Hills. One area that was previously considered a R/ECAP and is no longer considered a High Segregation and High Poverty area is the area surrounding the University of Southern California (USC) campus. This area has witnessed substantial displacement pressure since the R/ECAP methodology was created in 2017 due to gentrification and the expansion of student housing.

[13] The methodology for the 2020 TCAC/HCD Opportunity Maps can be found here: https://www.treasurer.ca.gov/ctcac/opportunity/2020-tcac-hcd-methodology.pdf

Map 1.1.11- HUD R/ECAPs and CA HCD High Segregation and High Poverty in LA

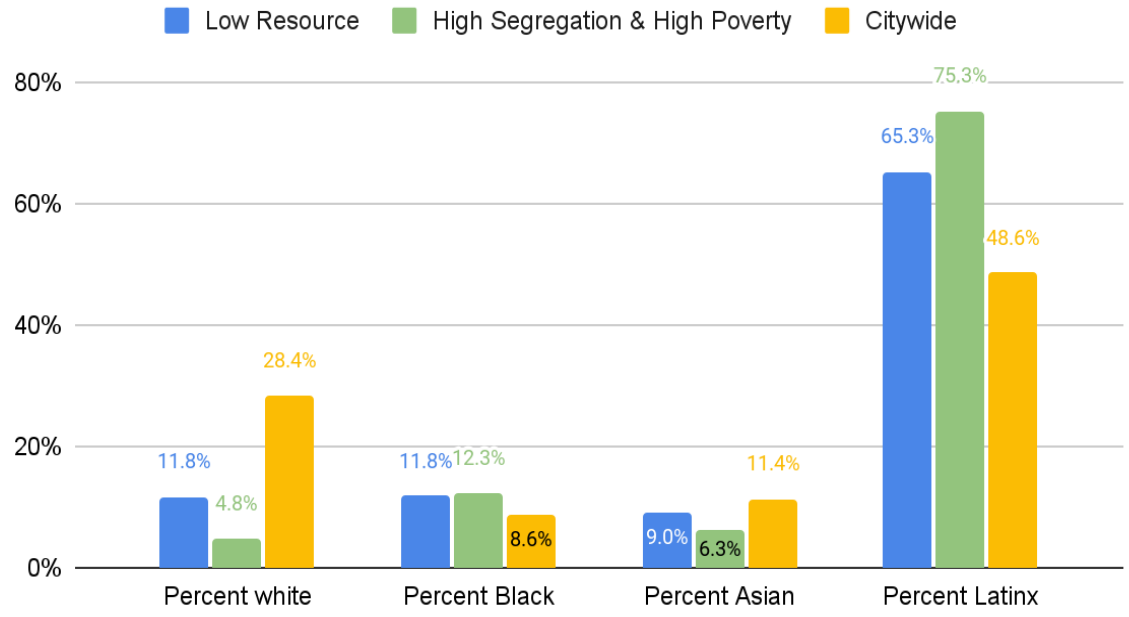


Demographics of High Segregation & High Poverty Areas
Low resource and High Segregation & High Poverty areas are disproportionately Latinx and Black. Black residents make up 9% of the city overall, but constitute 12% of the population in Low Resource and High Segregation & Poverty areas. Most strikingly, Latinx residents make up 49% of the city overall but 65% of the population of Low Resource areas and 75% of the population of High Segregation and High Poverty areas.

The prevalence of concentrated poverty and disparate access to opportunity is even more apparent when looking at the percent of each racial group that lives in High Segregation and High Poverty or Low Resource areas. Whereas only 3% of white residents live in High Segregation and High Poverty areas, 24% of Black residents and 26% of Latinx residents do.

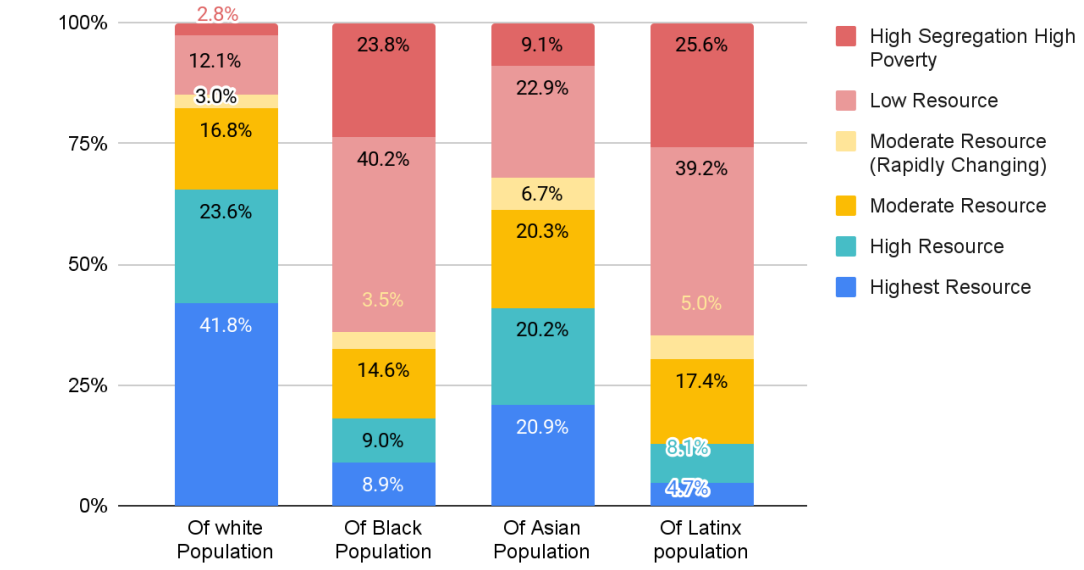
BIPOC residents have less access to opportunity in the city than in the surrounding metro area. In the city, 18% of Black residents, 41% of Asian residents, and 13% of Latinx residents live in High or Highest Resource areas, whereas in the metro area, 25% of Black residents, 51% of Asian residents, and 20% of Latinx residents do. Similarly, whereas nearly a quarter of Black and Latinx residents in the city live in High Segregation and High Poverty areas, within the metro area, only 15% of Black residents and 13% of Latinx residents live in these areas.

Chart 1.1.22 Demographics of HCD/TCAC Opportunity Areas



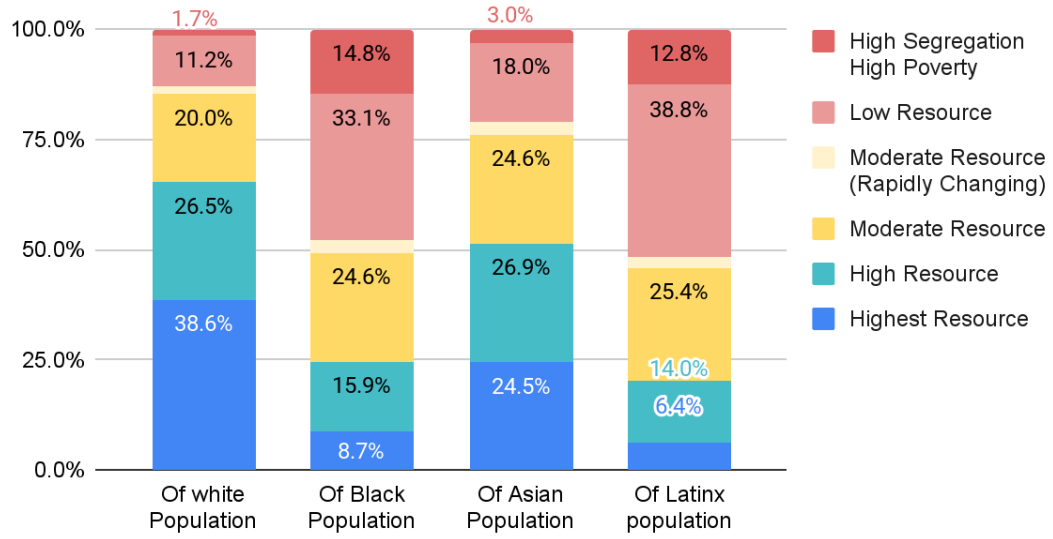
Source: 2020 HCD Data Portal

Chart 1.1.23 Percent of Each Racial Group by Opportunity Area in LA



Source: 2020 HCD Data Portal

Chart 1.1.24 Demographics by Area of Opportunity - LA Metro Area



Source: 2020 HCD Data Portal

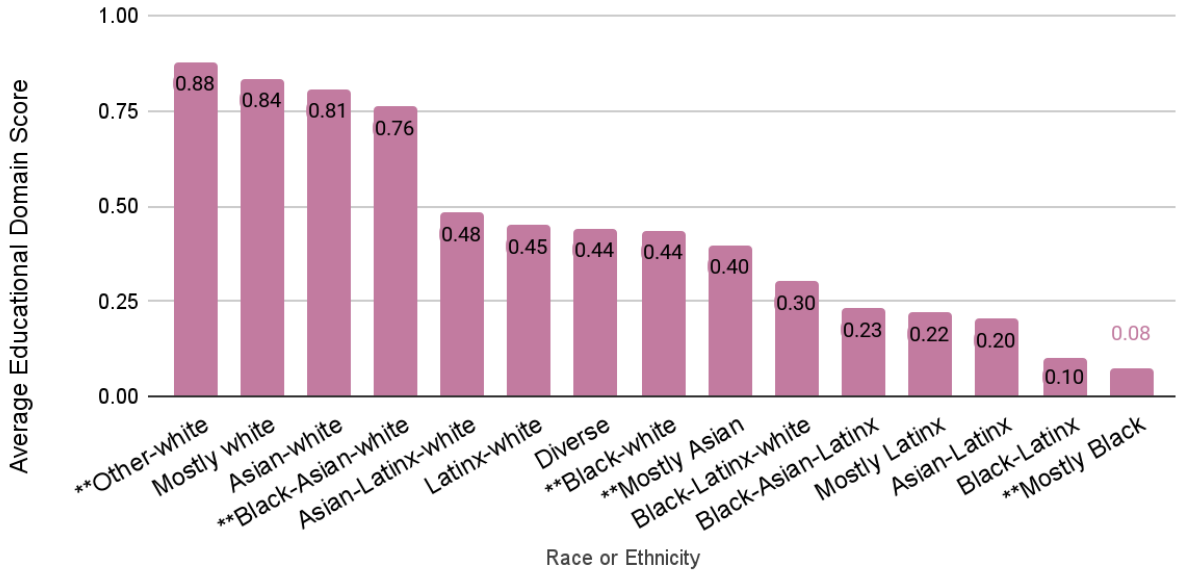
Racial Disparities in Access to Education

To assess disparities in access to education, the City of Los Angeles used the Educational Domain Index created by HCD and TCAC. The Index is based on the percentage of 4th graders who meet or exceed math and literacy standards, the percentage of high school students that graduate on time, and the percent of students not receiving free or reduced lunch. A higher Educational Domain Score indicates that the neighborhood has greater access to high performing schools and economic mobility.

As shown in Chart 1.1.25, Mostly white and white/Asian neighborhoods have an Educational Domain Score that is nearly four times higher than Mostly Latinx and Asian-Latinx and eight times higher than Black-Latinx neighborhoods. As mentioned, mostly white and white/Asian neighborhoods are located primarily in affluent areas of West and Central LA including Pacific Palisades, Brentwood, Bel Air, Beverly Crest, Pico-Robertson, and Fairfax and Hancock Park. Majority Latinx neighborhoods are located in the lower-income areas of the Northeast San Fernando Valley, Boyle Heights, and Southeast LA, and Black-Latinx neighborhoods are almost exclusively located in lower-income communities in South LA.

The Other-white neighborhood category, which includes a significant proportion of the population that identifies as white or Other, has the highest Index score. However, this neighborhood type is rare in Los Angeles and only found in three census tracts - one in Pacific Palisades, one near Fairfax, and one in the Hollywood Hills. Similarly, the Black-Asian-white neighborhood category, which has the 4th highest score, only includes one census tract located in the Fairfax/Mid-Wilshire area. The two census tracts that are considered Mostly Black are located in Baldwin Hills/Crenshaw and Leimert Park, and have the lowest average Educational Domain Index scores.

Chart 1.1.25 Average Educational Domain Score by Neighborhood Category



Source: 2020 HCD Data Portal **There are less than five census tracts in the City that fall into this category

The 2018-2023 AFH, which contains a more thorough analysis of educational opportunity by race, found similar disparities. Based on 2017 data, the study found that Asian and white students in the Los Angeles Unified School District score significantly higher on standardized tests than socioeconomically disadvantaged, Black, Latinx, and Native American students and neighborhoods with a higher proportion of BIPOC residents had lower performing schools, as defined using HUD's School Proficiency Index, than neighborhoods with more white students like West Los Angeles and the San Fernando Valley.

In addition to standardized test score performances, the AFH also analyzed discipline practices and graduation rates among students of different racial groups and found that Black students had higher rates of suspension than students of other racial groups and Black and Latinx students had the lowest rates of graduation.

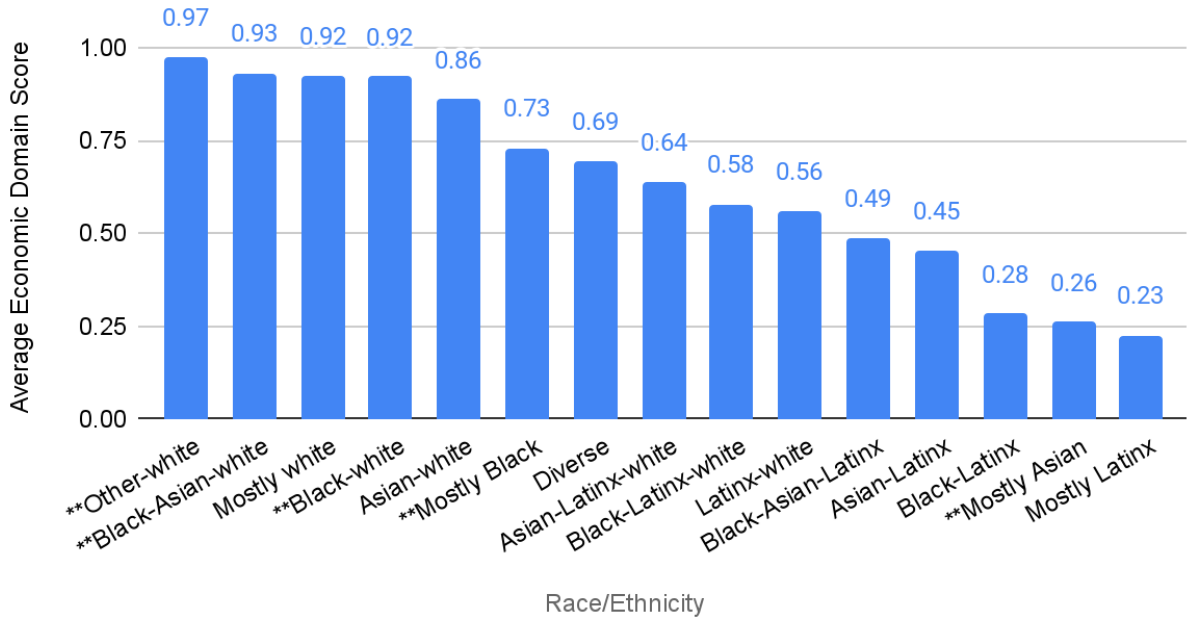
Racial Disparities in Access to Employment and Economic Opportunity

The Economic Domain Index developed by HCD and TCAC includes the percent of the population with income above 200% of the poverty line, the percent of adults with a Bachelor's degree or above, the percent of adults aged 20-64 who are employed in the labor force, the number of jobs filled by workers with less than a Bachelor's Degree, and the median home value

of owner-occupied units. As shown in Chart 1.1.26, of the neighborhood categories with more than five census tracts represented, mostly white neighborhoods had by far the highest Economic Domain score, with an average score over three times higher than Black-Latinx and Mostly Latinx neighborhoods. The Mostly Latinx neighborhoods had the lowest score. Compounding the challenges of lower access to quality education, proximity to environmental hazards, and limited access to quality jobs are the higher percentage of recent immigrants and undocumented residents in Mostly Latinx neighborhoods. The Mostly-Black neighborhoods have a higher Economic Domain Score, however make up a very small portion of the city, limited to less than 5 census tracts.

The Other-white and Black-Asian-white neighborhood categories scored highest, but as mentioned previously these areas represent a very small fraction of the city and are located in Pacific Palisades, Fairfax, Fairfax/Mid-Wilshire and the Hollywood Hills. Similarly, Black-white neighborhoods scored 4th highest but there are only three census tracts that meet this definition: one in the Hollywood Hills, one near Leimert Park, and one near Venice.

1.1.26 Average Economic Domain Score by Neighborhood Type



Source: 2020 HCD Data Portal **There are less than five census tracts in the City that fall into this category

The racial disparities described above were also highlighted in the City's 2018-2023 AFH. Using a HUD-created index of labor market participation and human capital called the Labor Market Index, the AFH found that Black and Latinx residents are far more likely to live in areas with higher unemployment and lower educational attainment. Areas with more white and Asian

residents like parts of the San Fernando Valley and West LA, had significantly higher Labor Market Index scores.

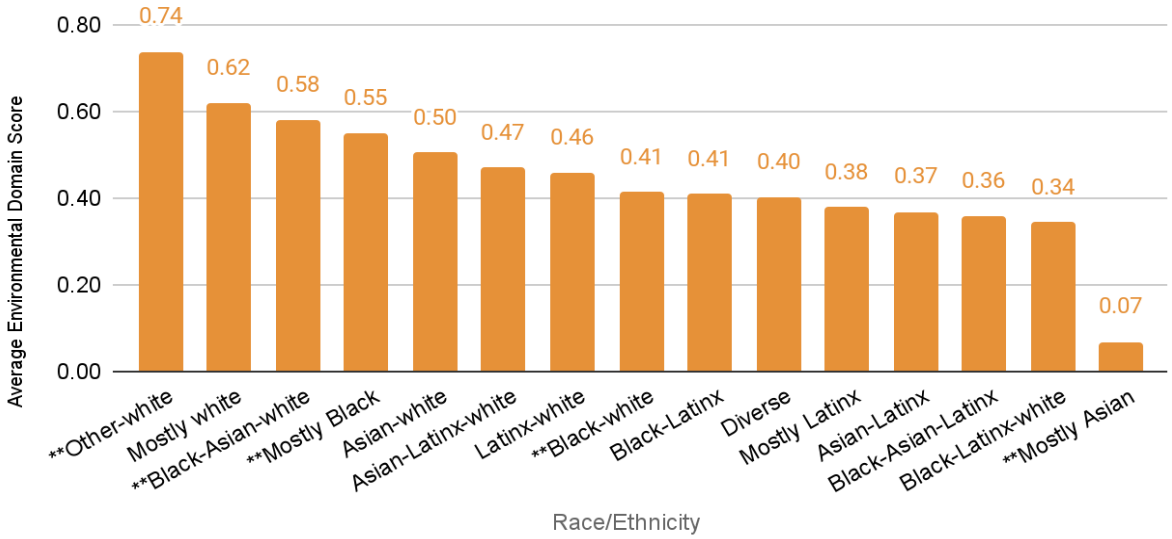
During the focus groups held in 2017-2018, stakeholders cited various systemic issues impacting employment access for protected classes including past involvement with the criminal justice system, employment discrimination, and lack of access to affordable childcare, transportation, internet, and stable housing.

Racial Disparities in Access to a Healthy Environment

HCD's Environmental Domain Index includes the CalEnviroScreen 3.0 Pollution indicators such as air quality, drinking water quality, pesticide exposure, toxic release data, traffic levels, groundwater threats, hazardous waste, solid waste sites, and impaired water bodies.

All of the neighborhood types have relatively low Environmental Domain scores which is likely due to the prevalence of traffic, freeways, and poor air quality in Los Angeles. However, mostly white neighborhoods had by far the highest average score - 20% higher than any other category of neighborhood and nearly twice as high as Black-Asian-Latinx and Black-Latinx-white neighborhoods. As shown in the Maps 1.1.5 and 1.1.6, Black-Latinx-white and Black-Asian-Latinx are primarily located near major freeways, likely why they scored so much lower. The Mostly Asian neighborhood category had the lowest average score, however, the only area that meets this definition is Chinatown, which is close to several freeways and industrial areas.

Chart 1.1.27 Average Environmental Domain Score by Neighborhood Category



Source: 2020 HCD Data Portal **There are less than five census tracts in the City that fall into this category

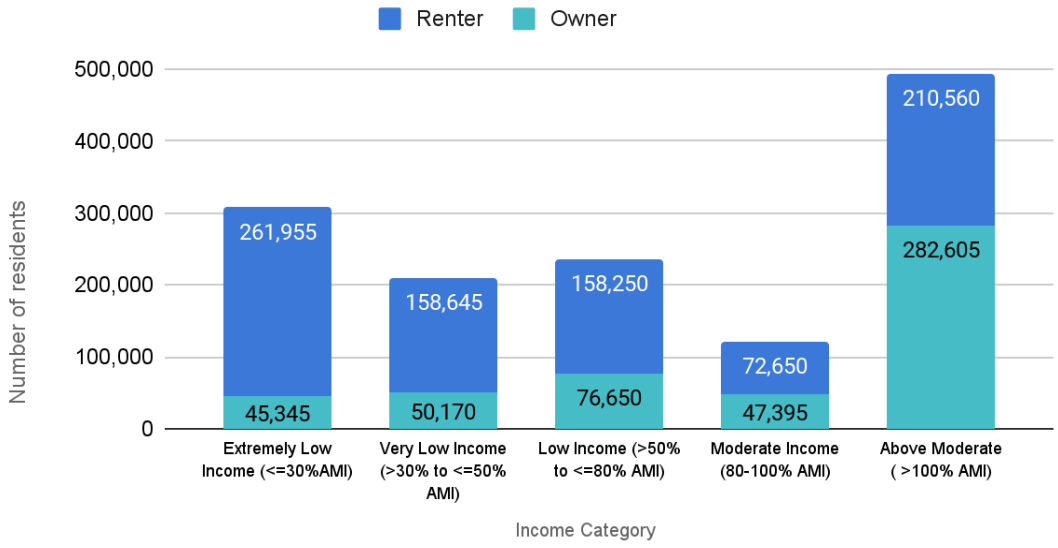
The City's 2018-2023 AFH similarly found that Black and Latinx residents have less access to a healthy environment. The analysis particularly focused on the environmental impacts in South LA and highlighted the prevalence of polluting industries like auto body shops, gas stations, metal recycling plants, and garment factories in that area. The AFH also found that South LA had less access to healthy food, higher rates of businesses selling liquor, and higher rates of obesity, cardiovascular disease, and high cholesterol.

Fair Housing Analysis by Economic Status

Housing Needs by Economic Status

While Los Angeles is often perceived as a place for the rich and famous, the city is primarily home to lower-income people. According to the most recent data by the US Housing and Urban Development Department (HUD), over half (55%) of the households in LA City are considered lower income, with incomes below 80% of the area median income, and 23% in the city are considered Extremely Low-Income (ELI), or have incomes below 30% of area median income. The definition of each income category varies depending on household size and changes each year, however as of 2020, a family of four is considered Extremely Low-income if it earns less than $35,450 per year, Very Low-income if it earns less $59,100, and Low-income if it earns less than $94,600. The lowest income people in the city are those who fall below the federal poverty line and are therefore eligible for federal subsidies like Medicaid, Food Stamps (SNAP), and the national school lunch program. Approximately 700,000 people live below the federal poverty line, including approximately 208,000 children. As of 2021, the federal poverty level for a family of four was $26,500.

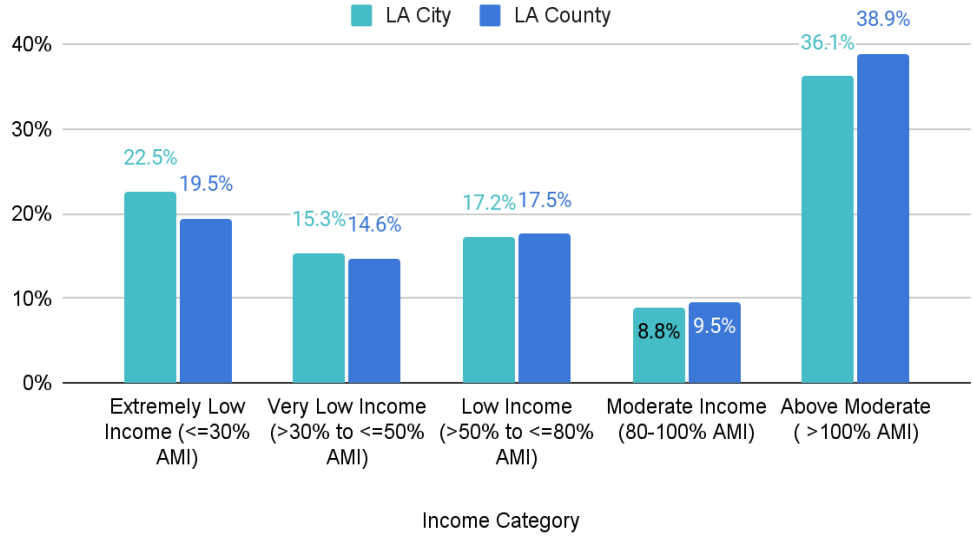
Chart 1.1.28 Income Categories for Renters and Owners in LA City



Source: ACS, 2013-2017

When compared to the rest of the county, the city has a higher percentage of Extremely Low Income people (23% compared to 19%) and a lower percentage of people above moderate income (36% compared to 39%). LA City also has a higher poverty rate compared to the county, with over 18% of people living in poverty compared to 13% for the county.

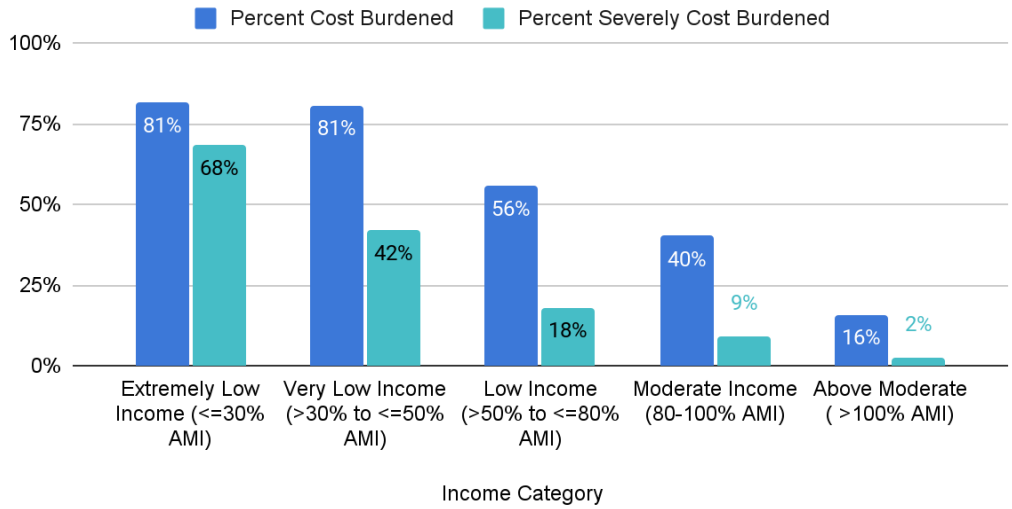
Chart 1.1.29 Population by Income Category - LA City and County



Source: HUD CHAS, 2013-2017

Housing affordability is by far one of the greatest issues facing lower income households and people in poverty. Extremely Low-Income households have the highest rate of cost burden. Over 81% of Extremely Low-Income households pay more than 30% of their income on rent and 68% pay more than 50% of their income on rent. [14]

Chart 1.1.30 Percent Cost Burdened and Percent Severely Cost Burdened



Source: HUD CHAS data, 2013-2017

Economic Segregation and Integration

Los Angeles is characterized as having some of the most acute income inequality in the country. As discussed in detail in this section, patterns of economic segregation remain highly entrenched. Research shows that income segregation in the Los Angeles region has grown every decade from 1980 to 2012, as evidenced by the decrease in middle-income households and neighborhoods. The collapse of the aerospace industry in the 1990s and the exodus of many middle-income jobs has resulted in more neighborhood-level income disparities and a greater proportion of people living either in high poverty neighborhoods or very affluent neighborhoods.[15] This trend is not only local but reflective of broader income and wealth inequalities nationwide. According to a study from the Pew Research group, the wealth gap

[14]HUD CHAS Data, 2013-2017.

[15] Paul Ong et al., "Race, Ethnicity, and Income Segregation in Los Angeles" (UCLA Center for Neighborhood Knowledge, June 2016), https://knowledge.luskin.ucla.edu/wp-content/uploads/2018/01/Race-Ethnicity-and-Income-Segregation-Ziman_2016.pdf

between America's richest and poorer families more than doubled from 1989 to 2016.[16] The economic impact of the COVID-19 pandemic and the subsequent uneven economic recovery threatens to further exacerbate these trends.

Overall Economic Segregation Patterns

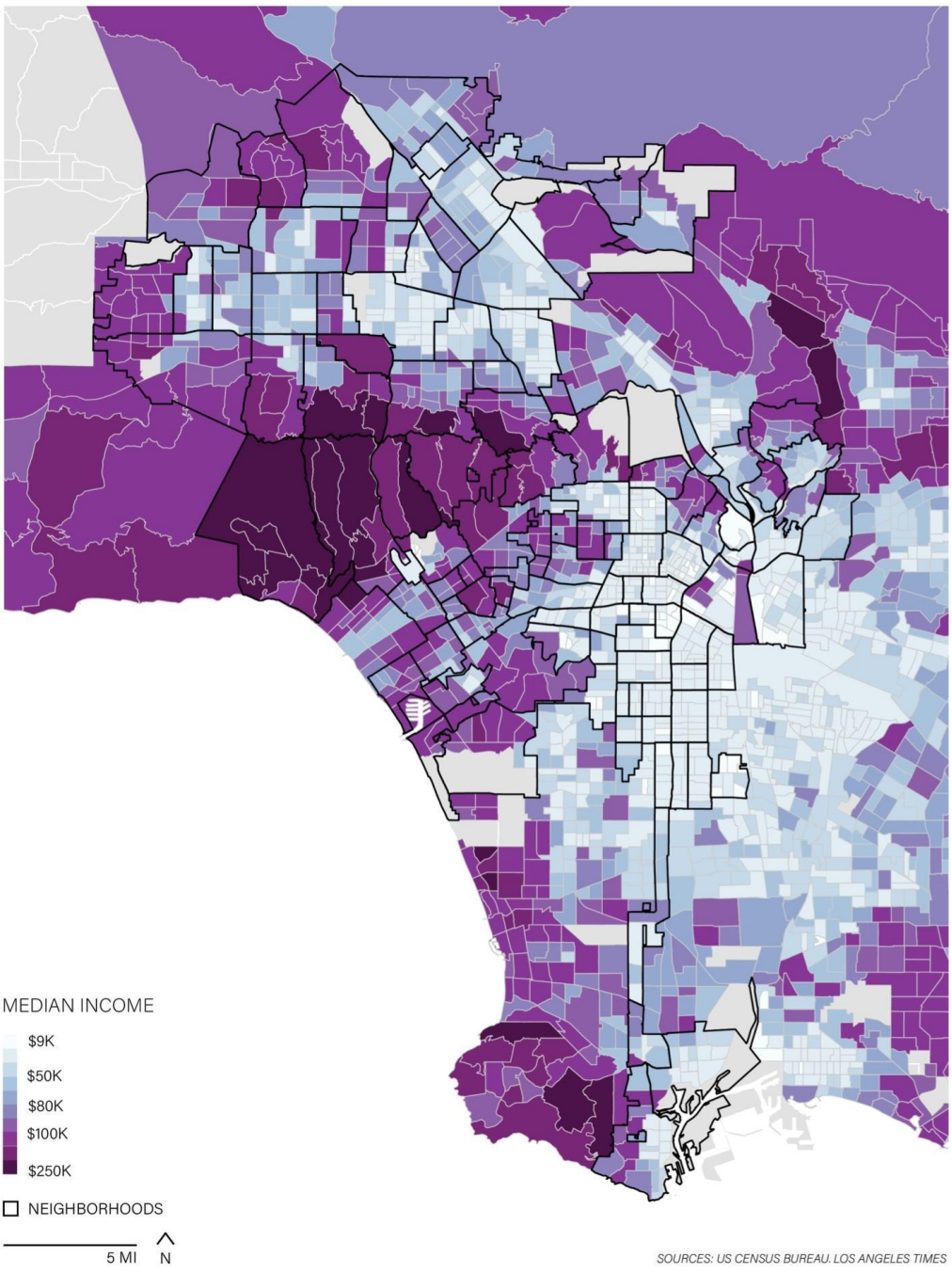
Income inequality in Los Angeles is dramatic and highly spatialized. For example, within Downtown Los Angeles, the census tract that includes the Skid Row neighborhood has a median household income of $9,119 and is adjacent to census tracts with median incomes exceeding $100,000 (median household income in the city is $62,142). Other neighborhoods with median household incomes greater than $100,000 are located in the San Fernando Valley, which include the neighborhoods of Granada Hills, Porter Ranch, Chatsworth, Shadow Hills, West Hills, Woodland Hills, and Tarzana, West LA which include the neighborhoods of Beverly Crest, Beverly Grove, Fairfax, Westwood, Cheviot Hills, and Beverlywood, Venice, Mar Vista, and Del Rey, and Northeast LA which include the neighborhoods of Los Feliz, Silverlake, Echo Park, Glassell Park, Eagle Rock, Mount Washington. Pacific Palisades and Brentwood, as well as parts of Bel Air, Sherman Oaks, Encino, and Studio City all have median incomes upwards of $200,000 as the wealthiest areas in the City of Los Angeles.

Aside from the relatively few areas of extreme concentrated wealth in West LA and the Southern and San Fernando Valley, most neighborhoods in the city are majority Low- or Moderate Income (LMI) (as shown in Map 1.1.13). The greatest concentrations of both LMI households and people in poverty are located in South Los Angeles (particularly Southeast Los Angeles), Boyle Heights, Westlake/Pico Union, Chinatown, and parts of the San Fernando Valley including Pacoima, Panorama City, and Van Nuys. [17]

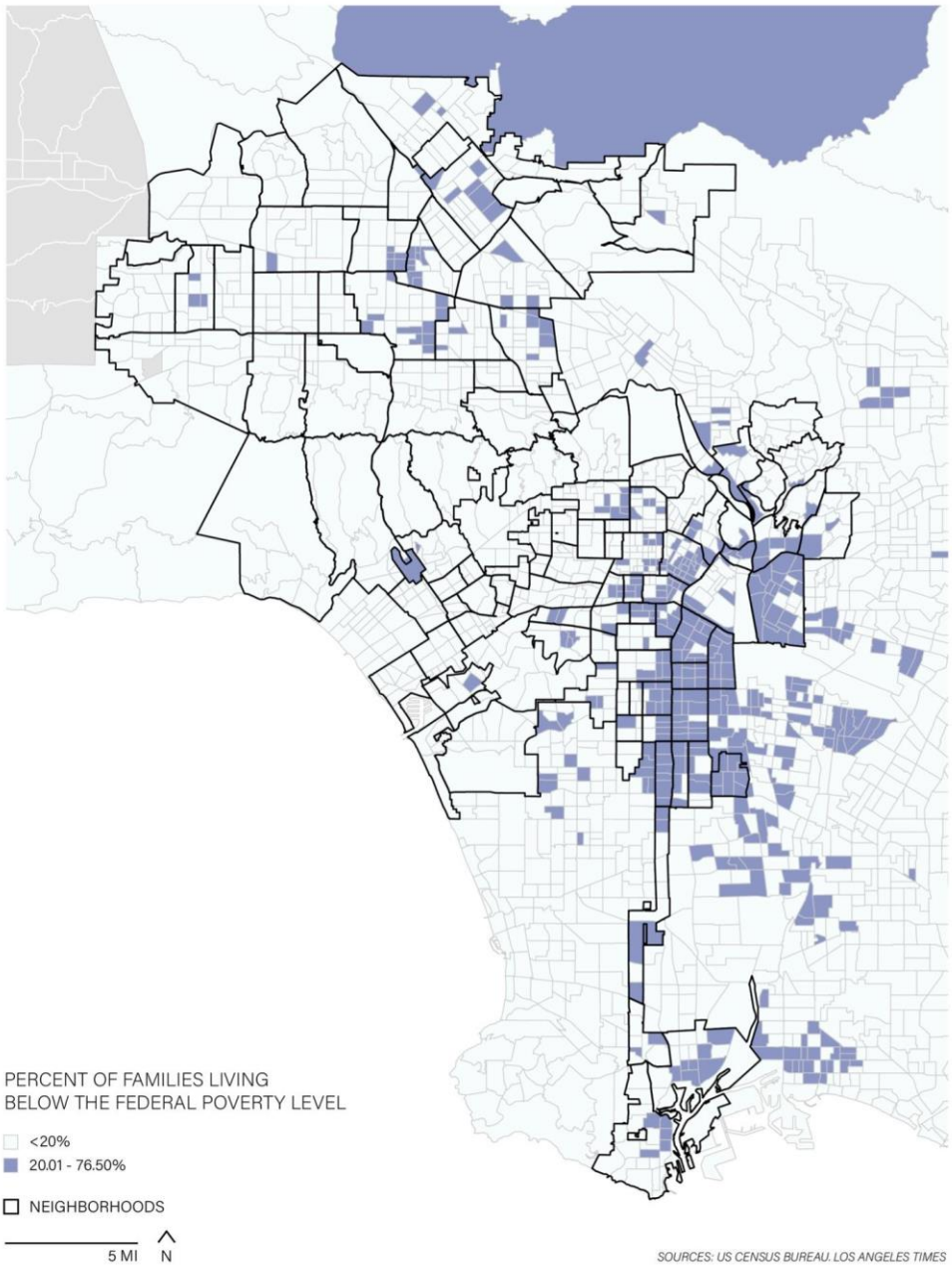
[16] Katherine Schaeffer, "6 Facts about Economic Inequality in the U.S." (Pew Research Center. May 27, 2021), https://www.pewresearch.org/fact-tank/2020/02/07/6-facts-about-economic-inequality-in-the-u-s/

[17] Note: The areas that include the UCLA and USC campuses appear to have some of the highest concentrations of poverty in the City. This data is skewed due to the fact that most of the full-time students attending the universities earn little to no income).

Map 1.1.12 Median Income - City of Los Angeles (2019)



Map 1.1.13 Families Living Below the Federal Poverty Level-City of Los Angeles (2019)



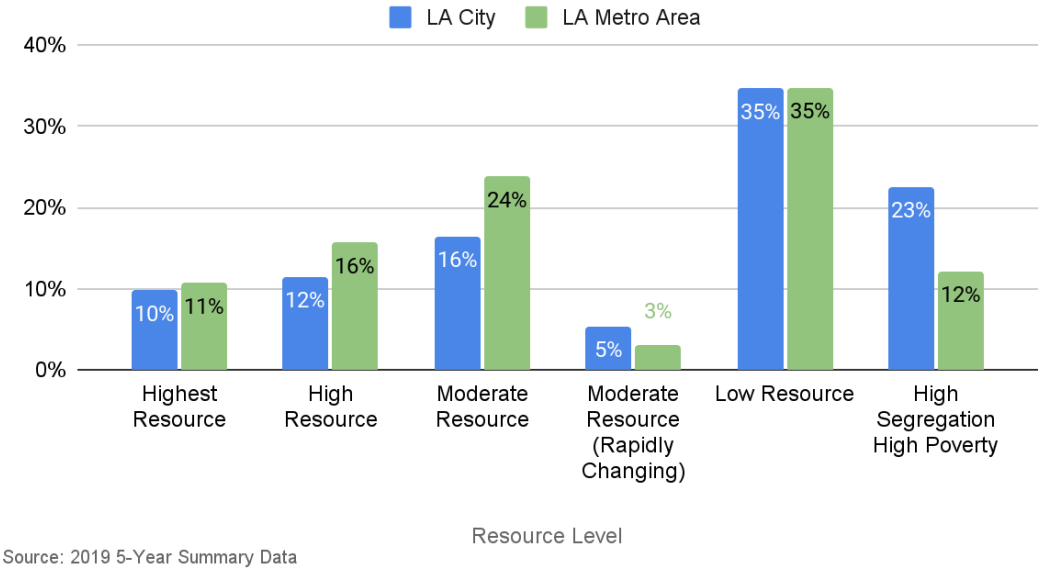
Quantifying Economic Segregation

The dissimilarity index (described on pages 26 & 28) can also be used to measure the extent of economic integration within neighborhoods. Using the census block group level data provided by HCD, we calculated the dissimilarity level between Low/Moderate Income households and above moderate income households. Based on the calculations, the city has a dissimilarity score for Low/Moderate income households of 42.3 and the metro area has a slightly lower score of 41.7. This indicates moderate levels of segregation at both the city and metro level. It is important to note that the economic dissimilarity levels are far lower than the racial dissimilarity levels, which suggests that racial segregation patterns cannot be entirely attributed to economic disparities.

Access to Opportunity by Economic Status

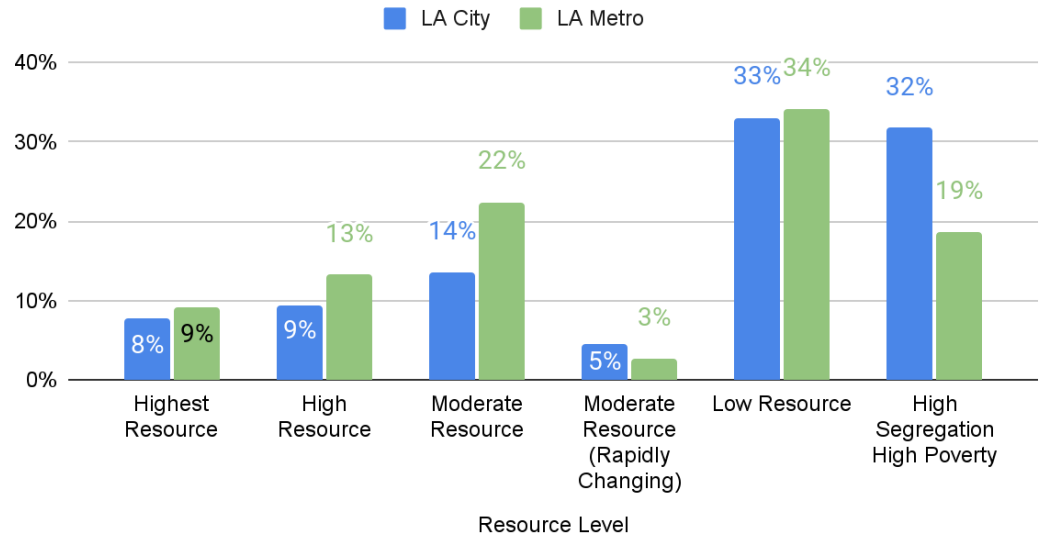
Lower and moderate income households and people in poverty are far more likely to live in Low Resource and High Segregation and High Poverty areas. Over half (58%) of Low and Moderate income households in the city live in Low Resource or High Segregation and High Poverty areas and nearly two thirds (65%) of people in poverty live in these areas. When a focus is made on children in poverty, the percentage increases even further to over three-fourths (76%) of the population. At the metro level, similar disparities exist, however, low and moderate income residents and residents in poverty have slightly greater access to higher opportunity areas and significantly more access to moderate income areas than they do in the city.

Chart 1.1.31 Percentage of Low and Moderate Income by Resource Area



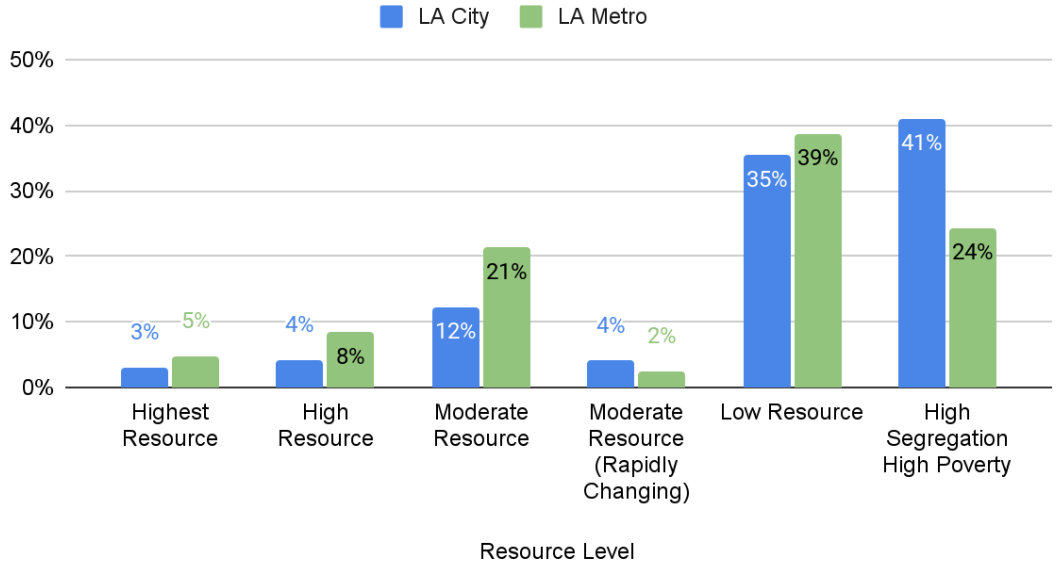
Source: 2019 5-Year Summary Data

Chart 1.1.32 People in Poverty by Neighborhood Resource Category



Source: 2019 American Community Survey, 5-Year Summary Data

Chart 1.1.33 Children in Poverty by Neighborhood Resource Category



Source: 2019 American Community Survey, 5-Year Summary

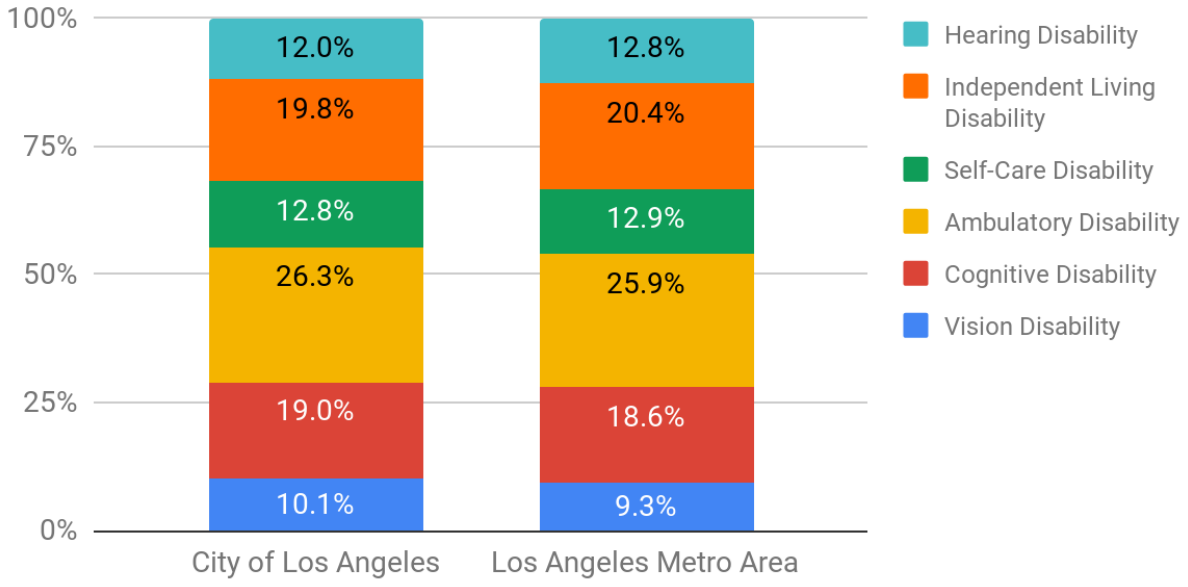
Fair Housing Analysis for People with Disabilities

Housing Needs for People with Disabilities

The American Community Survey (ACS) collects data on six types of disabilities: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. As mentioned, approximately 10%, or nearly 400,000 residents, have a disability as defined by the Census and live in a non-institutional setting in the City of Los Angeles. According to the California Department of Developmental Services, there are approximately 114,000 in LA County residents served by the Regional Centers for the Developmentally Disabled. The estimated 46,000 of those residents who live in the city may or may not be captured by the Census data.

As seen in Chart 1.1.34, the proportion of people with each of the six disabilities types in the city is nearly the same as the metro area.

Chart 1.1.34 Percent of Persons with Disabilities By Disability Type



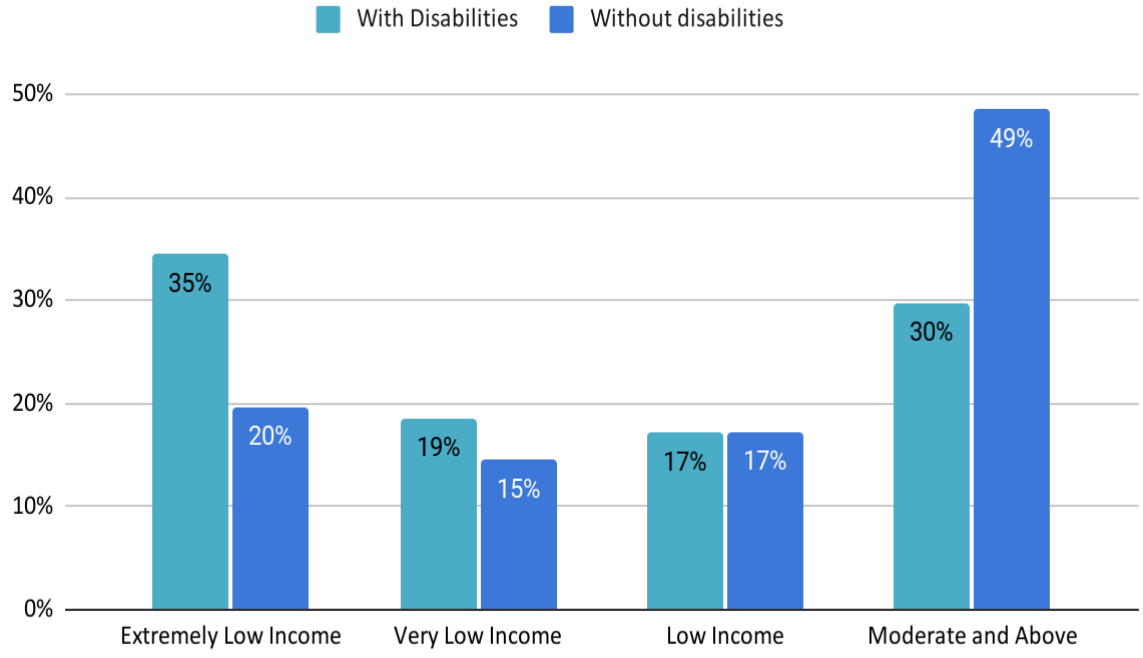
Source: 2019 American Community Survey (ACS) Data

Households with one or more people with disabilities often face significant financial difficulties that limit their ability to find suitable housing. Approximately 74% of people with disabilities who are not institutionalized and of working age (18 to 64) are not in the workforce and those who

are working have median earnings that are 27% lower than individuals without disabilities.[18] The trends are similar for people with developmental disabilities. According to the California Department of Developmental Services, 84% of people with developmental disabilities in the state do not receive earned income and those who do work have an annual income of just $10,317.

Disparities for people with disabilities are further demonstrated when their income distribution levels are compared to non-disabled people. The largest income category for disabled residents in the city are extremely low income at 35% compared to 20% for non-disabled residents. And while nearly one-third of disabled residents have incomes at moderate or above-moderate levels, it is much lower than the city's non-disabled population at nearly half.

Chart 1.1.35 Los Angeles Income Distribution for People with and without Disabilities



Source: 2019 ACS, 5-year summary data

For those unable to work, typical fixed monthly incomes do not adequately cover monthly housing costs and living expenses. For example, as of December 2020, the average Social Security Disability Insurance (SSDI) payment is $1,277 per month for a worker with a disability and the maximum Supplemental Security Income (SSI) is between $955 and $1,011 for single,

[18] ACS 2019 5-year Summary Data

independent people with disabilities.[19] A household with at least one person with disabilities receiving the average SSDI and maximum SSI payment would only be able to afford a rent of $686, far lower than the $1,995 average rent for a 1-bedroom in the city.

As a result of lower labor market participation and lower incomes, people with disabilities have much higher rates of poverty (as shown in the chart below). As of 2019, approximately 101,000 people with disabilities live in poverty including nearly 7,000 children.[20] Parents of children with disabilities are often unable to find or afford adequate childcare and often have to leave the labor force to care for their children. As a result, poverty rates among young children with disabilities are particularly high. Over 40% of children under age five live in poverty, which is nearly twice the rate of children under age five without a disability.

Table 1.1.5

Percent of the Population Below the Poverty Line by Age		
	With a Disability	**Without a Disability**
Under 5	40%	23%
5 to 17 years:	29%	25%
18 to 34 years:	23%	15%
35 to 64 years:	31%	12%
65 to 74 years:	23%	12%
75 years and over:	22%	14%
Source: ACS 2019 1-year Summary Data		

People with disabilities are significantly overrepresented among the city's unhoused residents. The city's last Homeless Count conducted by LAHSA in 2020 found that approximately 19% of all unhoused adults in the city had a physical disability, 25% had a serious mental illness, and 11% had a developmental disability. The prevalence of homelessness amongst individuals with disabilities underscores the need for increased affordable and accessible options, including emergency shelters, adult residential facilities, residential care facilities, and permanent supportive housing.

As described in Chapter 1, there is an overall shortage of affordable housing in the city but that shortage is even more dire for people with disabilities who may require specific physical modifications. For example, people with vision problems may need accessible signage, auditory

[19] Social Security Administration
[20] American Community Survey, 2019 1-year Summary Data

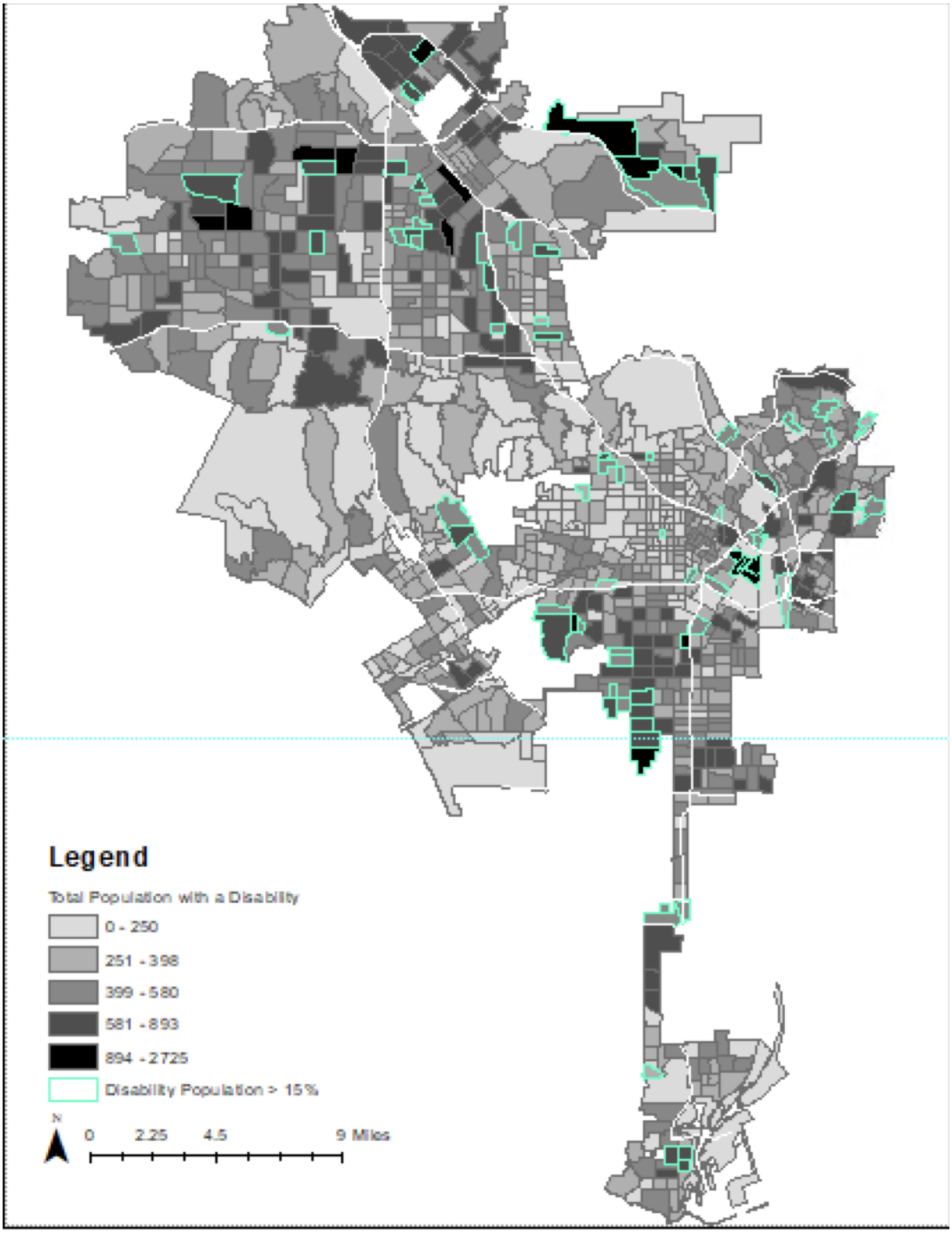
alarms, and service animal accommodations, people with hearing disabilities may need visual alerts and accommodations to enable effective communication, and people with physical or ambulatory disabilities may require housing with accessible features (i.e., ramps, grab-bars, wider doorways). As part of the Fair Housing Act, newly constructed multi-family units with four or more units are also required to meet certain accessibility requirements and federally assisted developments must set aside 5% of units for persons with mobility disabilities and 2% of units for residents with hearing or visual disabilities. All housing providers are prohibited from discriminating against people with disabilities and must make reasonable accommodations to meet the needs of residents with disabilities. However, despite the legal protections, discrimination and unlawful denial of reasonable accommodation requests are unfortunately far too common. Between 2013-2019, the Housing Rights Center reported over 5,200 fair housing complaints, with close to 80% involving discrimination on the basis of a physical disability, 12% on family status, and 8% on the basis of race. Many additional cases each year likely go unreported.

Segregation Patterns for People with Disabilities

Overall Segregation Patterns for People with Disabilities

People with disabilities live in nearly all parts of the city fairly dispersed. However certain areas like Downtown, Southwest LA, Westwood, parts of the San Fernando Valley, and parts of Northeast Los Angeles do have both a greater overall number of people with disabilities and a greater share of the population with disabilities. As shown in Map 1.1.15, there are 76 census tracts in the city consisting of persons with disabilities which exceed 15% of the total tract population.

Map 1.1.14 Percent of Non-institutionalized Civilian Population with a Disability in LA



Source: 2019 American Community Survey

The Skid Row neighborhood in Downtown Los Angeles has the highest concentration of people with disabilities in the city. Skid Row is a unique residential neighborhood that has long served

people in need. The community includes family and social services, emergency shelters, permanent supportive housing, single room occupancy hotels, as well as a significant concentration of people experiencing homelessness. As of 2019, Skid Row houses approximately 5,700 people with disabilities in the southern portion of the neighborhood (between 5th St and 7th St, from Alameda St to Los Angeles St) and nearly 45% of the population has a disability as defined by the US Census Bureau. Many of the residents in Skid Row are unhoused and based on the 2020 Point in Time Count, 1,703 (38%) had a serious mental illness, 1,169(26%) had a physical disability, 1,573 (35%) suffered from a substance abuse, 780 had a developmental disability (18%), and 165 (4%) had HIV/AIDS. In addition, 59% of unhoused residents in Skid Row are also Black. Data confirms people of color with disabilities experience the deepest level of poverty and are the farthest from obtaining accessible and safe housing.

Table 1.1.6

Disability Status for Homeless Residents in Skid Row				
Health/Disability Indicator	**Sheltered**	**Unsheltered**	**Total**	**Percent of the adult homeless population**
History of Substance Abuse	482	1,091	1,573	35%
HIV/AIDS	112	53	165	4%
Serious Mental Illness	798	905	1,703	38%
Developmental Disability	493	287	780	18%
Physical Disability	569	600	1,169	26%
Source: 2020 Greater Los Angeles Homeless Count				

Additional Data for People with Developmental Disabilities

As discussed in Chapter 1, people with developmental disabilities are served by a system of Regional Centers, seven of which serve Los Angeles County and six of which serve city residents as shown in Table 1.1.7 below. The North Los Angeles County Regional Center, the East Los Angeles Regional Center, and the South Central Los Angeles Regional Center serve the

greatest number of individuals with developmental disabilities, indicating that there may be more people with developmental disabilities living in these areas of the county.

Table 1.1.7

Services for Residents with Developmental Disabilities by Regional Center			
Regional Center	**Area Served**	**Total Served**	**Percent of those served in the County**
Frank D. Lanterman Regional Center	Central portion of the City of Los Angeles and some communities in the South San Fernando Valley.	10,620	9%
Harbor Regional Center	Harbor and San Pedro areas	15,000	13%
North Los Angeles County Regional Center*	The northern portion of the San Fernando Valley	26,800	24%
South Central Los Angeles Regional Center*	South LA	17,460	15%
Westside Regional Center*	West LA	9,130	8%
East Los Angeles Regional Center	East LA and East LA County	21,590	19%
San Gabriel/Pomona Regional Center	San Gabriel Valley	13,400	12%
Source: data from the 2020 Regional Performance Contract Reports filed with the Department of Developmental Services for the seven Regional Centers located in LA County			

The fairly dispersed distribution of people with disabilities and developmental disabilities in the city is reflective of various federal and state policy reforms and court decisions that require people with disabilities to be meaningfully integrated into the broader community. Prior to the 1960s and 1970s, people with intellectual, developmental, and psychiatric disabilities were housed in large state-run institutions. Within these institutions, people with disabilities had few opportunities for meaningful interaction with individuals without disabilities, limited access to education and employment, and a lack of individual autonomy. The transition away from institutional settings towards providing housing and services in home and community-based

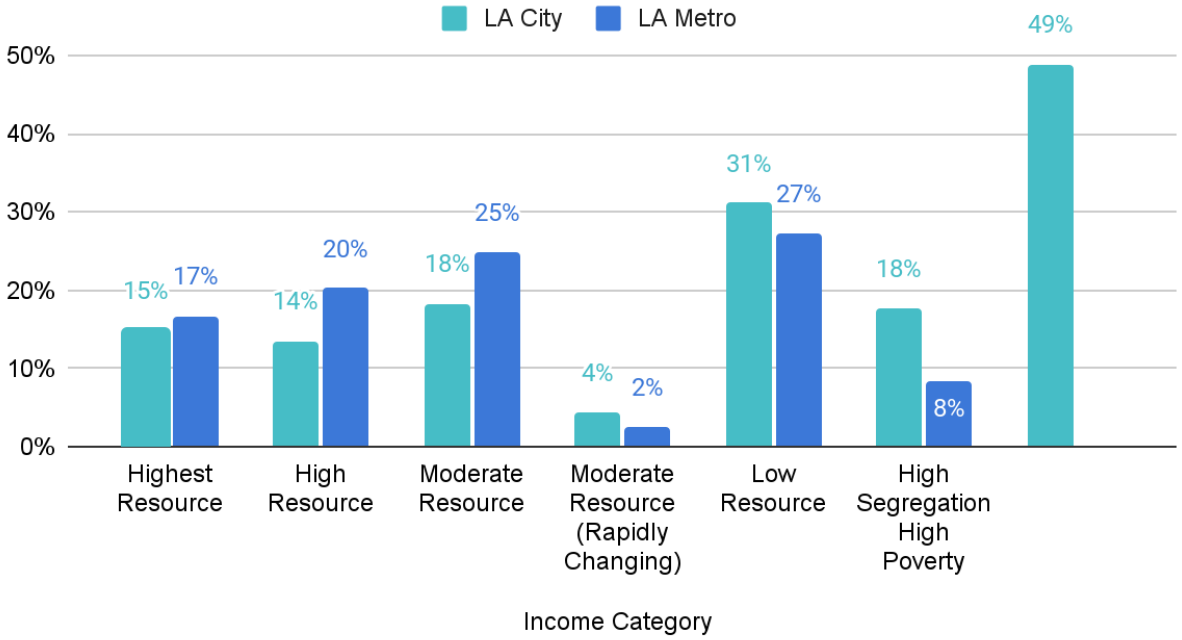
settings accelerated with the passage of the Americans with Disabilities Act in 1991 and the U.S. Supreme Court's landmark decision in *Olmstead v. L.C.* in 1999. The Supreme Court held that, under the regulations of the U.S. Department of Justice (DOJ) implementing Title II of the Americans with Disabilities Act (ADA), if a state or local government provides supportive services to people with disabilities, it must do so in the most integrated setting appropriate to the needs of a person with a disability and consistent with their informed choice. Legislation from 2010 also prohibits developments that receive Section 811 Project Rental Assistance funds from setting aside no less than 25% of units for households at or below 50% AMI with at least one person with disabilities.

Although the city and the State have made great strides in reducing the number of persons with disabilities who reside in segregated settings, the shift away from large institutional settings like developmental centers and state hospitals has not resulted in full community integration in all cases, as evidenced by the population concentration in Skid Row. Persons with disabilities who are at the greatest risk of institutionalization, including persons with psychiatric disabilities and persons with intellectual and developmental disabilities, are more frequently subject to homelessness or take residence in segregated congregate settings like nursing homes, intermediate care facilities, board and care homes, and large group homes. While congregate settings provide a combination of housing, much needed personalized supportive services and medical care, these living accommodations are still isolated from a community setting that offers opportunities to participate in civic and community life.

Access to Opportunity for People with Disabilities

As shown in Chart 1.1.37, nearly half of people with disabilities (49%) live in Low Resource or High Segregation and High Poverty areas. The disproportionate concentration of people with disabilities in lower resource areas of the city is likely due to the lack of affordable and accessible housing in the Higher and Highest resource areas where only an estimated 29% of the population resides.

Chart 1.1.36 Percentage of Disabled Population by Opportunity Area



Source: 2019 American Community Survey, 5-Year Summary Data

Unhoused people with disabilities, like those living on Skid Row, typically need low-cost rental housing with highly specialized integrated services and varying levels of case management intensity. In recent years, the additional construction of permanent supportive housing (PSH) units has been financed by the $1.2 billion bond measure approved by Los Angeles City voters through Proposition HHH. As shown in Table 1.1.8, the majority of permanent supportive housing units (76%) are located in Low Resource or High Segregation and High Poverty areas and only 12% of PSH units are located in High or Highest Resource areas. As detailed in the 2021 Fair Share Housing Distribution Report to City Council, developing affordable housing in Higher Resource areas typically increases development costs due to increased land values, design review requirements, and community opposition that causes a lengthy entitlement process with more risk and uncertainty. The cost considerations related to PSH development should be balanced with the need to affirmatively further fair housing and increase people with disabilities' access to areas with opportunity and a high level of resources.

Table 1.1.8

Proposition HHH Developments as of July 2021						
	Total Projects	**Total Supportive Housing Units**	**Total Units**	**Percent of Projects**	**Percent of Supportive Housing Units**	**Percent of Total Units**
Highest Resource	9	383	467	8%	7%	7%
High Resource	7	259	424	6%	5%	6%
Moderate Resource (Rapidly Changing)	2	121	128	2%	2%	2%
Moderate Resource	10	604	687	9%	11%	10%
Low Resource	38	1809	2337	35%	32%	33%
High Segregation and High Poverty	43	2464	3140	39%	44%	44%
Source: HCD 2021 Opportunity Maps, HHH data as of July 2021						

The city is committed to providing more affordable and accessible housing in higher resource areas (refer to Goals 1 and 4, Policies 1.3.1 and 4.1.3), however, it is also important to note that High and Highest Resource areas may also present significant challenges in meeting the needs of residents with disabilities. Higher resource areas typically have less access to public transit than lower resource areas, which is difficult for people with disabilities who are transit dependent to live in these areas.

Educational Opportunity for People with Disabilities

The city's 2018-2023 AFH found significant disparities in educational access and outcomes for people with disabilities. Approximately 200,000 students with disabilities are enrolled in schools in Los Angeles County. Based on 2017 standardized testing data, students with disabilities had the lowest level of academic performance and their performance had not increased from previous years. Focus groups conducted with various stakeholders cited the lack of integrated educational services for students with disabilities as part of the reason for the disparities in outcomes. Focus group attendees also cited the different standards of services for special needs populations in traditional schools, magnet schools, and charter schools as a significant barrier to accessing education that's tailored to meet each child's unique needs. Using data from LAUSD, the AFH also found that students with disabilities had the lowest rates of graduation of any other group.

In 2003, LAUSD entered into a Modified Consent Decree (MCD) as a result of *Chanda Smith vs Los Angeles Unified School District,*[21] "establishing 18 measurable outcomes, as well as requirements for developing an integrated student information system, improving access in Los Angeles Unified School District (District) facilities, and ensuring there are no systemic problems with substantial compliance of special education laws and regulations.[22]" Despite modest increases reported during the MCD, which ended in 2019, student enrollment at Charter and Magnet schools, students with disabilities enrollment is 11.6% and 7%, respectively, representing less than 20,000 students. Additional funding to retain educators, and provide an inclusive educational environment is key to setting persons with disability on a path to success and access opportunity.

Accessible Transportation and Public Infrastructure for Persons with Disabilities

Public Transportation

LA Metro, which operates bus and rail services in the City, has accommodations such as elevators, ramps and signage on all of its buses, trains, and stations to ensure that they are accessible to people who use wheelchairs and individuals with visual disabilities. However, the primary barriers to accessing LA Metro's rail and bus service appear to be the distance between where people with disabilities live and stops and inaccessible sidewalks between places of residence and stops, also known as "First Mile/Last Mile." In 2016, LA Metro Board of Governors passed a motion for the integration of first/last mile improvements as part of infrastructure for all new rail and bus rapid transit projects. The First/Last Mile Strategic Plan that accompanies this motion and current studies include the Green Line Extension to Torrance, first phase of the Purple Line Extension, Expo Line, Crenshaw/LAX, as well as improvements connected to Affordable Housing and Sustainable Communities-funded projects. With the proliferation in rideshare companies, accessibility concerns have risen from disability advocates. In 2019, the organization Disability Rights Advocates filed a class-action complaint in the US Northern District against Lyft for violating the Americans with Disabilities Act for failing to ensure service for those that require wheelchair accessible vehicles.[23] A ruling on the case is expected sometime in late 2021.

[21] The Chanda Smith Consent Decree was entered on April 26, 1996.
[22] Office of the Independent Monitor, "The Office of the Independent Monitor's Final Report Concluding the Modified Consent Decree: Successes, Challenges and Lessons Learned." December 13, 2019. http://oimla.com/pdf/20191212/1.pdf
[23] KQED, "'Lyft's Got to Look Into Its Own Soul': Judge Weighs Requiring Lyft to Provide Wheelchair Users Equal Service," June 9, 2021; https://www.kqed.org/news/11876977/lyfts-got-to-look-into-its-soul-judge-weighs-requiring-lyft-to-provide-wheelchair-users-equal-service

Inaccessible public and private infrastructure are a significant contributing factor to disparities in access to opportunity for people with disabilities, limiting, in particular, access to transportation, employment, and retail. In the public realm, the City has made a concerted effort to improve the accessibility of its streets. In December of 2016, the City of Los Angeles launched Safe Sidewalks LA, a 30-year, $1.4 billion program to make sidewalks accessible to everyone in compliance with the Sidewalk Repair Program Settlement Agreement. One of the program objectives is to “ensure the continued and efficient compliance with the requirements of the Settlement while amending the existing program for sidewalk and curb ramp improvements within the City, in accordance with the applicable accessibility requirements, including those required by the American with Disabilities Act (ADA).”

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Government Facilities

Accessibility problems limit the housing choices of people with disabilities, further limit their ability to seek out and receive housing-related assistance, and limit access to education, jobs, and recreation. Although the City has taken strides toward improving accessibility to government services and facilities, there still remains progress to be made. In its five-year Consolidated Plan and the subsequent annual action plans, the City dedicated portions of its CDBG funds to upgrading community services centers.

In terms of recreational areas, the distribution of Universally Accessible Playgrounds roughly coincides with the distribution of people with disabilities in general and also with people with disabilities in the age range of 5-17. However, this pattern of improvement has not been consistent across all areas of government services and facilities. The City’s Department of Recreation and Parks currently has several Universally Accessible Playgrounds where children of all abilities can play, which can be accessed online. In the entire South Los Angeles area, there are only 4 Universally Accessible Playgrounds, and in Boyle Heights are no accessible playgrounds. In the field of education, the Los Angeles Unified School District has been the subject of numerous allegations of disability discrimination. A court-appointed independent monitor of the school district also reported in 2015 that school facilities were still insufficient to meet the needs of students with disabilities. Additionally, even the improvements that the City

has planned largely address mobility disabilities rather than hearing, vision, or cognitive disabilities.

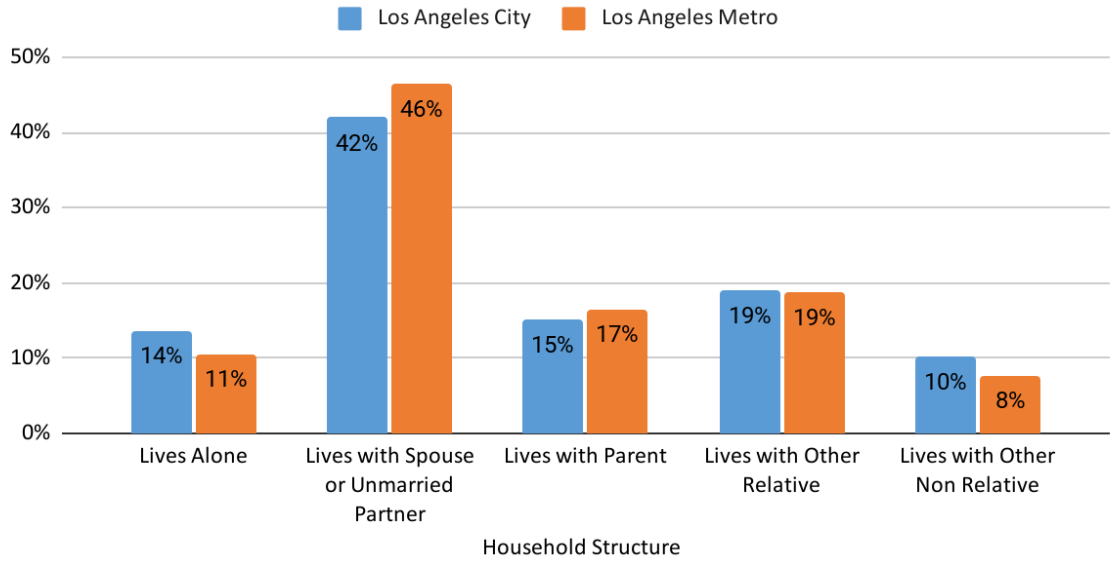
Fair Housing Analysis by Household Size and Type

Families and households in the city come in a wide variety of sizes and configurations and it is important to plan for housing that can accommodate the diversity of many living arrangements.

Housing Needs by Household Size and Type

The census categorizes families based on living arrangements. The majority of Angelinos over the age of 18 live as a family, including 42% of people who live with a spouse or partner, 15% who live with their parents, and 19% who live with other relatives. Roughly one in seven Angelinos (14%) live alone and an additional 10% of Angelinos live with a non-relative such as a roommate. Compared with the metro area, the City of Los Angeles has a slightly greater share of people living alone and people living with non-relatives, as shown in Chart 1.1.38 below.

Chart 1.1.37 Household Structure in LA City and Metro Area

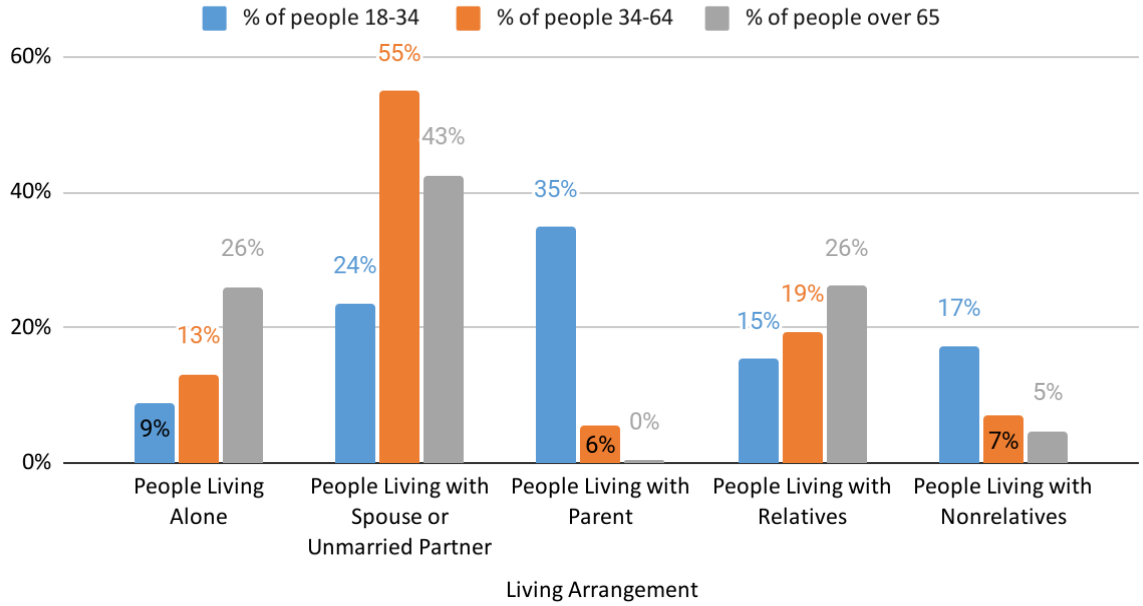


Source: HUD CHAS data 2013-2017

Living arrangements and family structures vary substantially by the age of the householder. For example, 35% of Angelinos aged 18-34 live with their parents and 17% live with non-relatives,

which is significantly higher than any other age group. Seniors are the most likely to live alone or with relatives, and people aged 34-64 are the most likely to live with a spouse or unmarried partner. The high rate of people living with adult children and other relatives speaks to the need for variation of housing options that can accommodate multi-generational living and non-traditional family structures.

Chart 1.1.38 Living Arrangements by Age



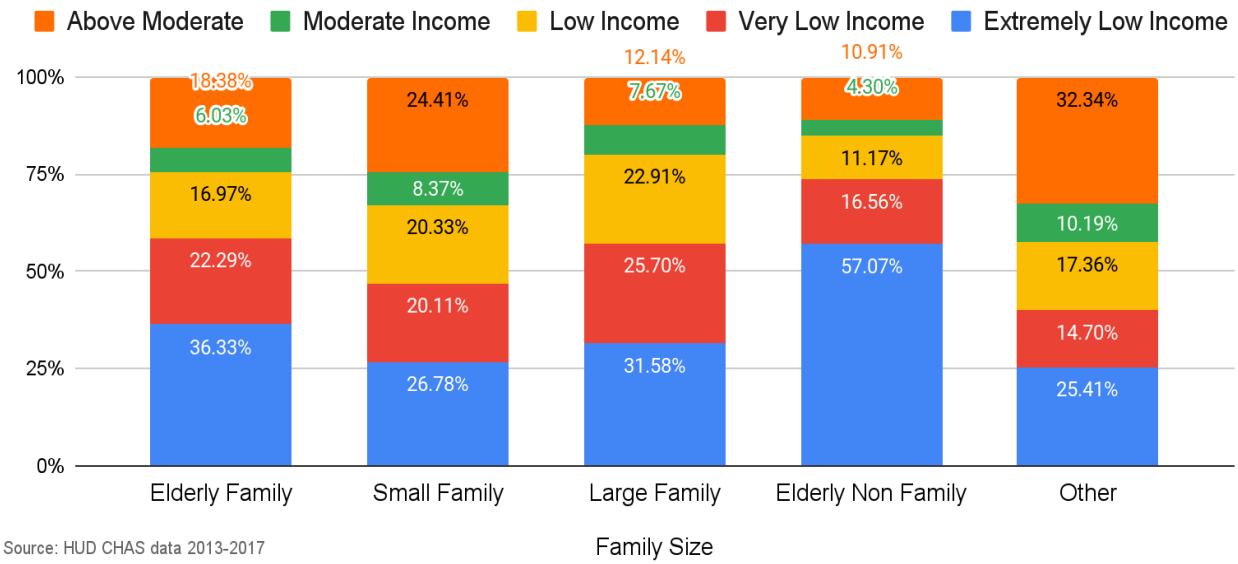
Source - HUD CHAS data 2013-2017

HUD categorizes families slightly differently and reports on the housing needs for five distinct family types: elderly family (defined as 2 people with either person 62 years or older), small families (defined as 2 persons, neither person 62 years or over, or 3 or 4 persons), large families (defined as 5 or more people), elderly non-families, (defined as 1 or 2 non-family people with either 62 years or older), and other non-family households (which includes individuals living alone or with roommates).

According to the latest HUD Comprehensive Housing Affordability Strategy (CHAS) Data, elderly people living alone have the most acute housing needs. Over 57% of elderly people living alone are extremely low-income and 41% are severely cost burdened. Elderly people living with families have a much lower rate of cost burden and are less likely to be extremely low-income than those living alone but are still fairly housing insecure. More than one third of elderly families are extremely low-income and severely cost burdened.

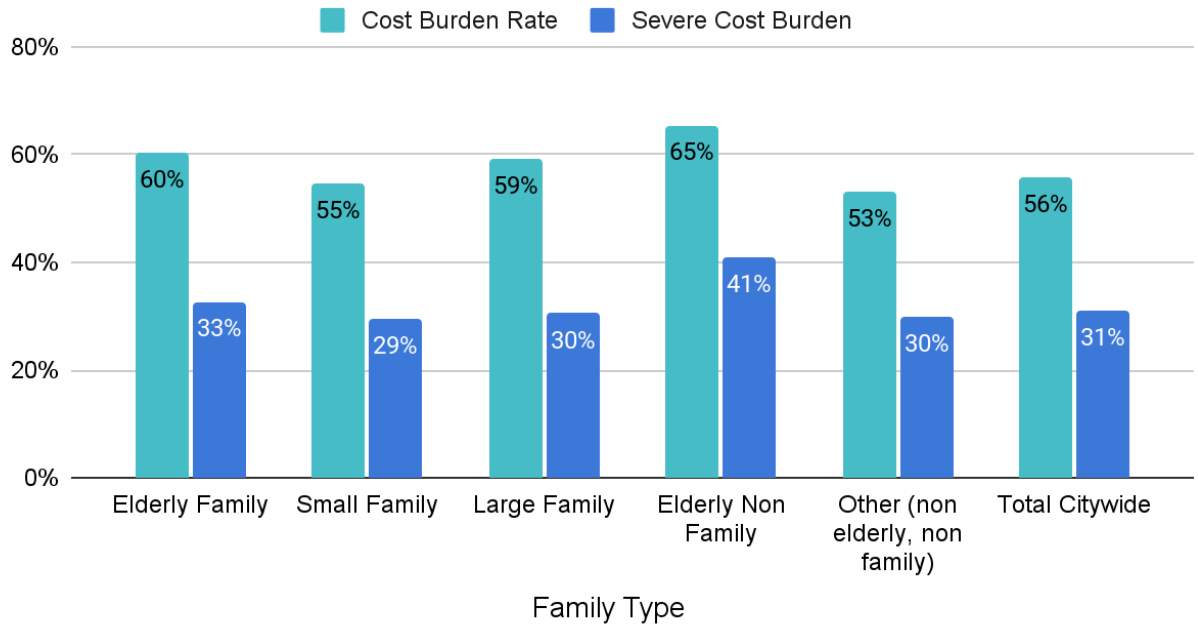
Large family households, defined as those with five or more people, also face significant housing insecurity. Nearly 58% of large family households that rent are Very Low- or Extremely Low-Income and 59% are cost burdened. As mentioned in Chapter 1, there is a shortage of large family housing in the city and as of 2019 only 12% (163,000) of combined renter- and owner-occupied units contained four or more bedrooms and only 30,000 of these were rentals. As of the most recent HUD CHAS data (2013-2017), there are 84,290 large family renter households which means there is approximately one appropriately sized rental unit for every three large family households.

Chart 1.1.39 Income Category by Family Size for LA City Renters



Source: HUD CHAS data 2013-2017

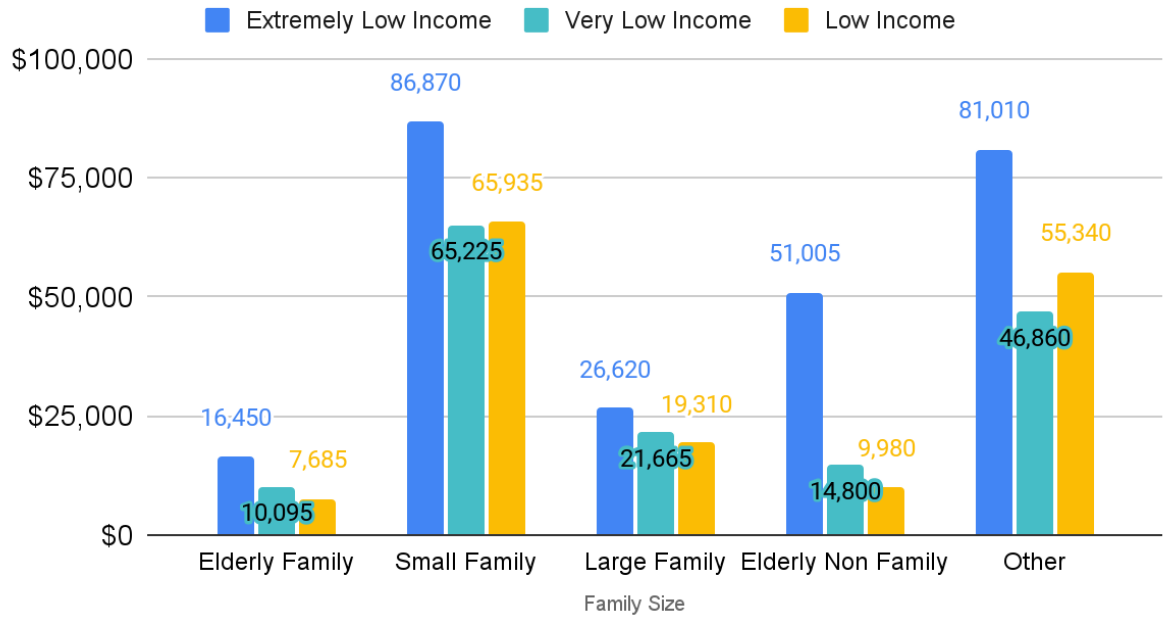
Chart 1.1.40 Cost Burden Rate and Severe Cost Burden



Source: HUD CHAS data 2013-2017

It is important to note that while elderly households and large family households have higher rates of housing insecurity, small families and other non-family households (which include non-elderly people living alone or with roommates) make up the largest portion of the city's lower income households. As shown in the chart below, 86,970 extremely low-income people live in small families and 81,010 live in non-family, non-elderly households. Combined, they constitute 64% of the total extremely low-income population. The overwhelming housing needs for single, lower-income people and lower-income people living in small families underscores the importance of continuing to produce non-senior, smaller sized affordable housing units.

Chart 1.1.41 Income Category by Family Size



Source: HUD CHAS data 2013-2017

Another type of household that faces significant housing insecurity is single-parent families. There are an estimated 289,443 single-parent households in the city, of which 122,968 (40%) have children under the age of 18. Many single-parents with young children leave the labor market or experience challenges securing employment that accommodate families' needs, particularly if the cost of childcare exceeds their monthly income. As a result, single-parent households have a poverty rate nearly triple that of two-parent households (38% compared to 13%, respectively). This underscores the need for affordable housing options with high quality affordable childcare onsite. These are essential needs for the economic stability of single-parent households and a parent's ability to find and retain gainful employment.

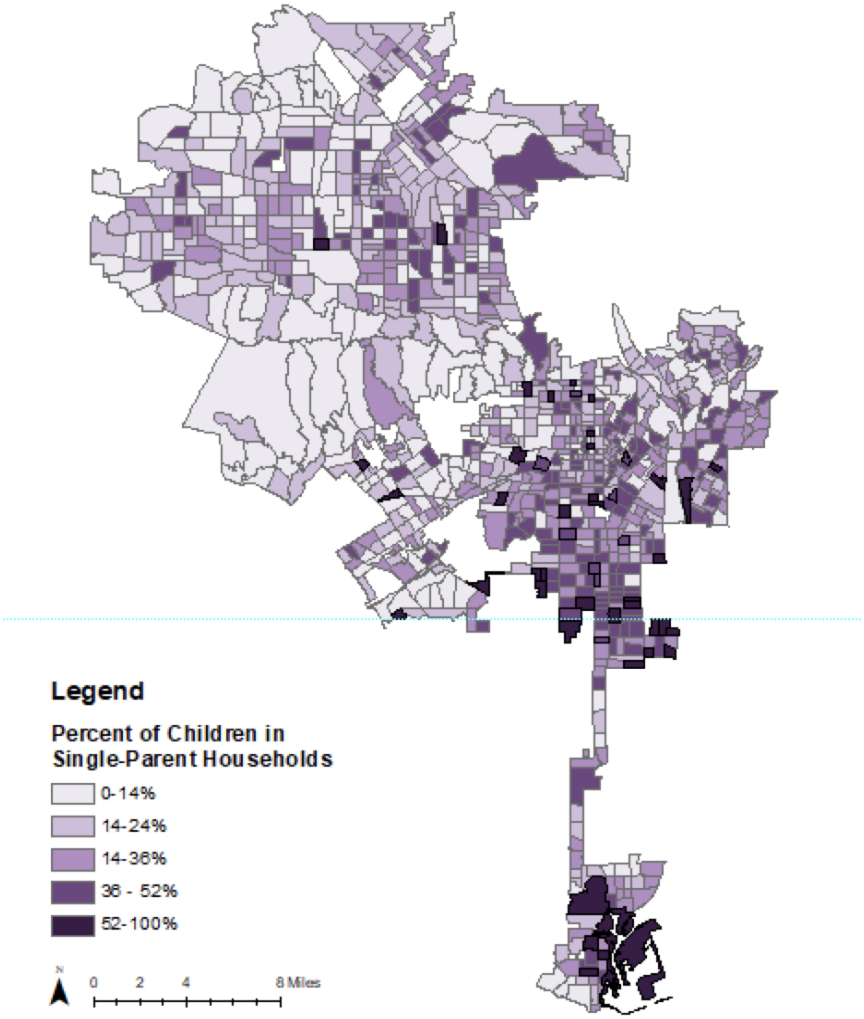
Segregation Patterns by Household Size and Type

Single-parent Households

Single-parent households are very common in Los Angeles and nearly every neighborhood in the city has a significant percentage of children living with one parent. In fact, there are 50 census tracts in which over half of all children live with one parent. As shown in Map, 1.1.6 these census tracts are dispersed throughout the city, but are most prevalent in South Los Angeles

and the Harbor area. South Los Angeles, as mentioned previously, is primarily comprised of Black and Latinx households with a large proportion of people living in poverty.

Map 1.1.15 Percent of Children in Single-parent Household (2019)

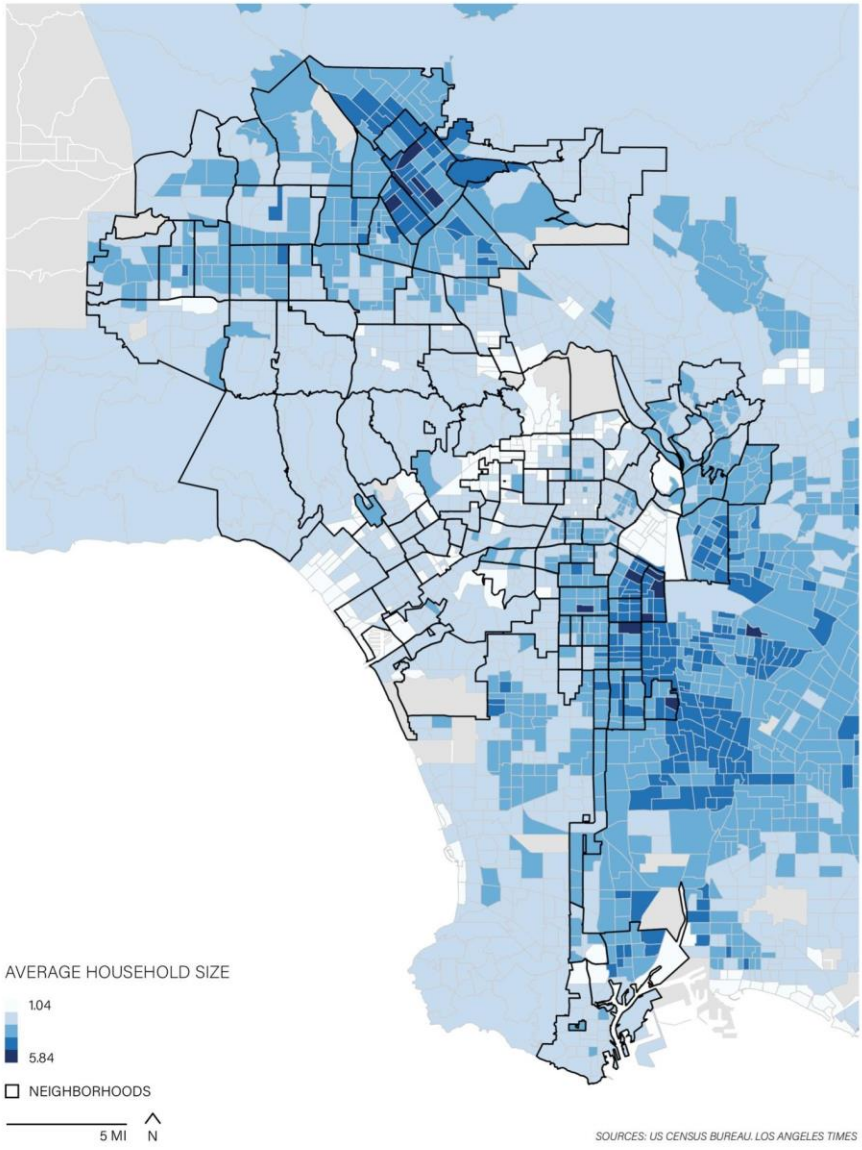


Source: 2019 American Community Survey

Large Families

The areas with the largest average family size are located in the Northeast Valley, such as neighborhoods of Pacoima and Arleta, and Southeast LA. As mentioned previously, Latinx households have a larger average family size than any other racial groups and the maps of average household size closely mirror the maps showing the percentage of Latinx households (on page 20). These areas also have the highest rate of overcrowding in the city.

Map 1.1.16: Average Household Size in LA (2019)

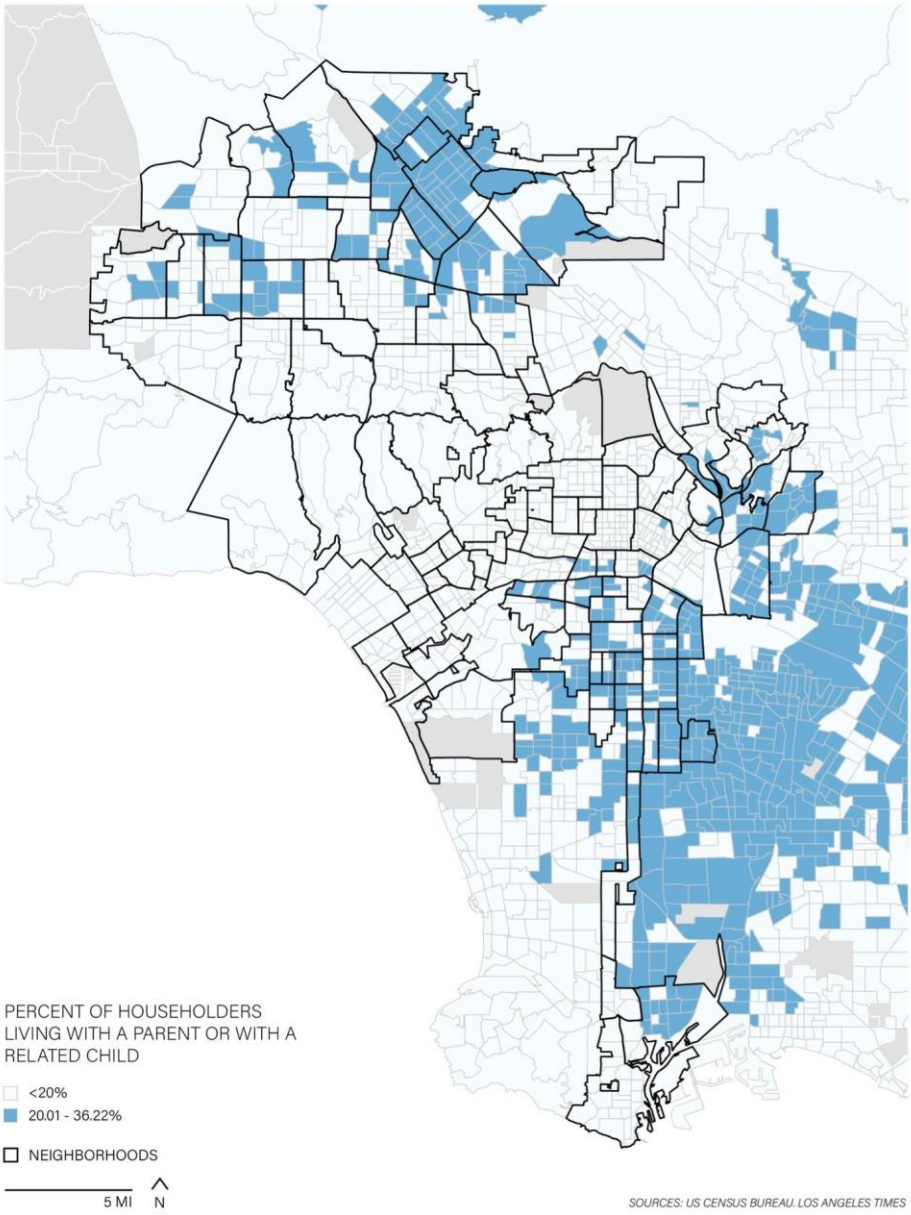


People Living with a Parent or Relative

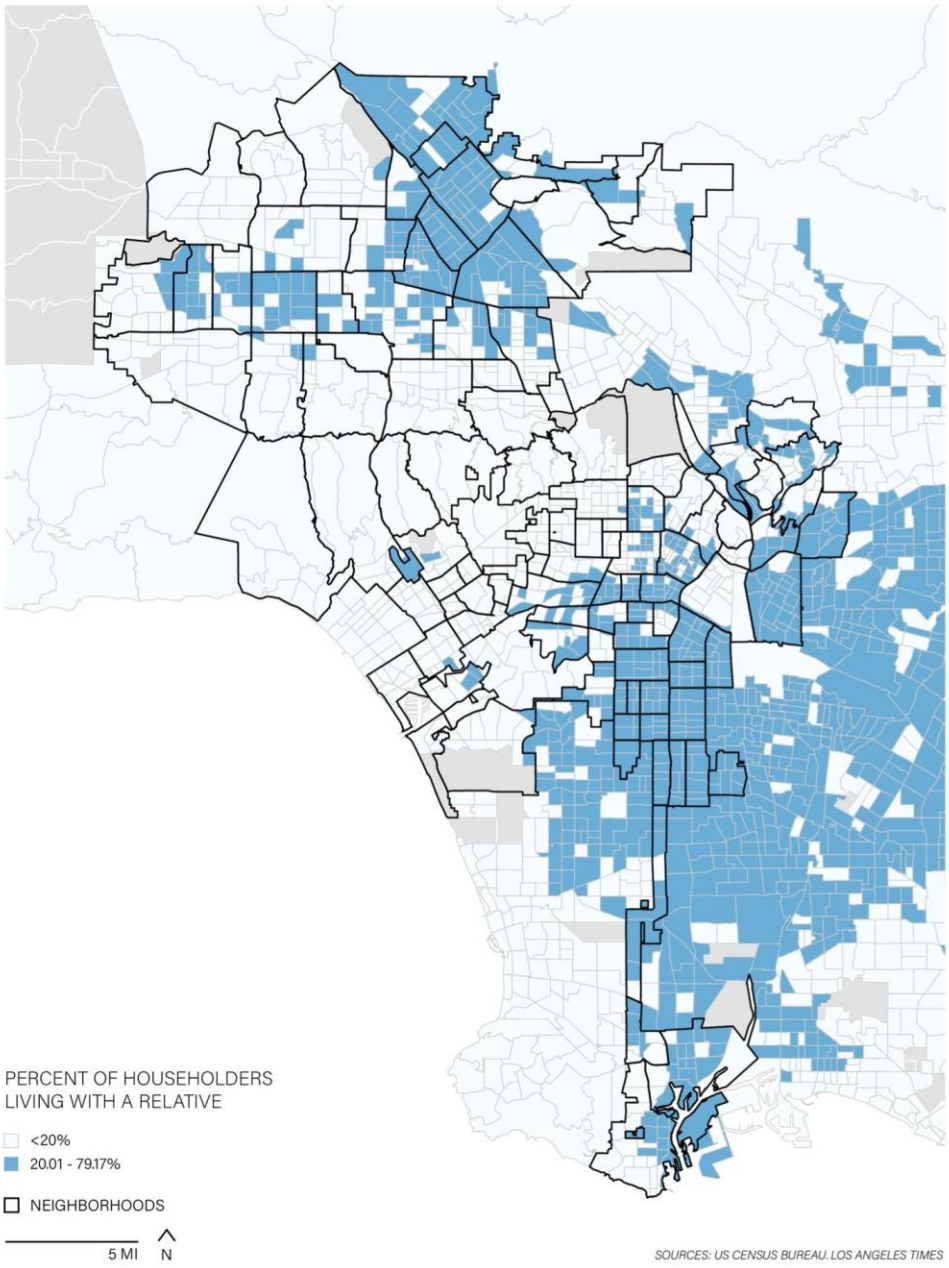
People living with a parent or relative in larger proportions are primarily found in the Northeast Valley, Canoga Park, South and Southeast Los Angeles, East Los Angeles, and Central LA. In several neighborhoods in South/Southeast LA, East LA, Westlake, Sun Valley and Canoga Park, more than a third of households live with a relative. These areas all have a greater proportion of immigrants and have some of the highest rates of overcrowding and the largest average family size.

The proportion of people living with their parents have a similar geographic concentration pattern and there are several neighborhoods in the Northeast Valley, South LA, Southeast LA, East LA, and the South Bay where more than 25% of households include an adult child living with their parents.

Map 1.1.17 - Map: Percent of People Living with a Parent or with a Related Child in LA (2019)



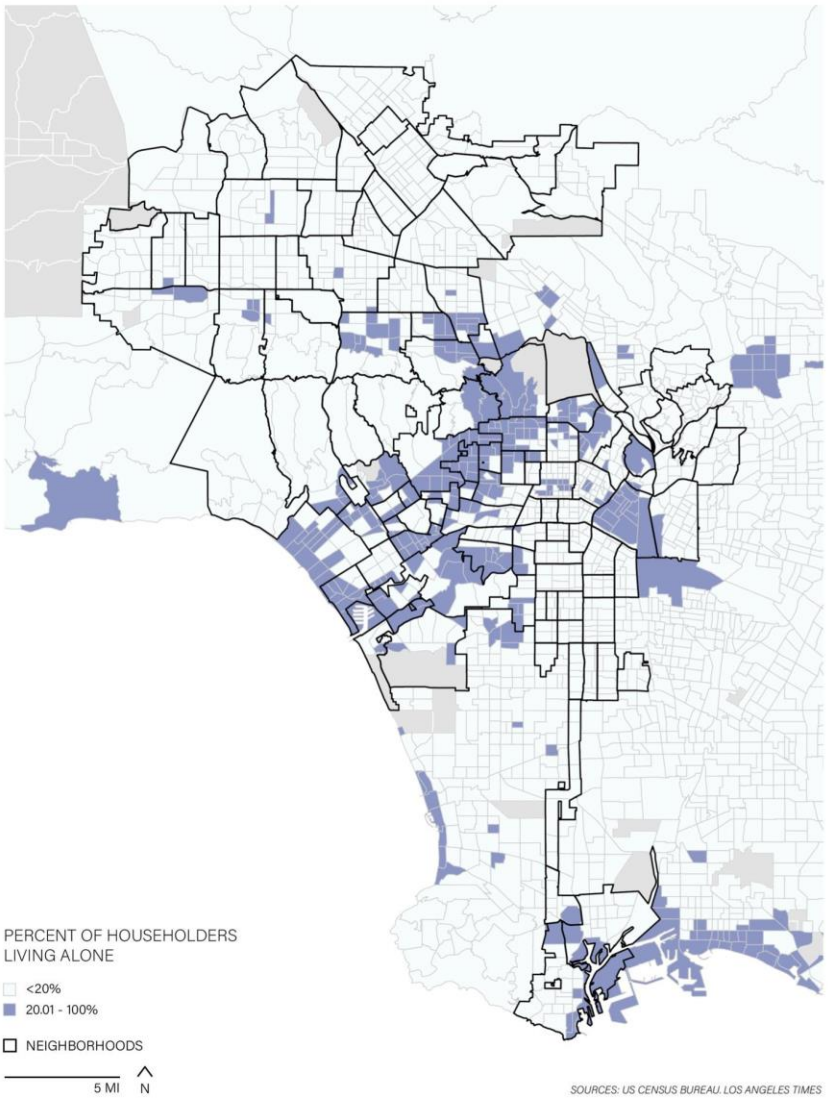
Map 1.1.18: Percent of Householders Living With a Relative in LA (2019)



Adults Living Alone

Areas with a greater proportion of adults living alone include Downtown, Northeast LA, Central and West LA, Southwest LA, and the South San Fernando Valley (including Sherman Oaks, Studio City, Valley Village, and North Hollywood). These neighborhoods tend to fall into two demographic extremes that include either a substantial number of older adult homeowners (in the case of West and Southwest LA and the San Fernando Valley) or younger adult renters (in the case of Northeast LA, Mid Wilshire, and Hollywood).

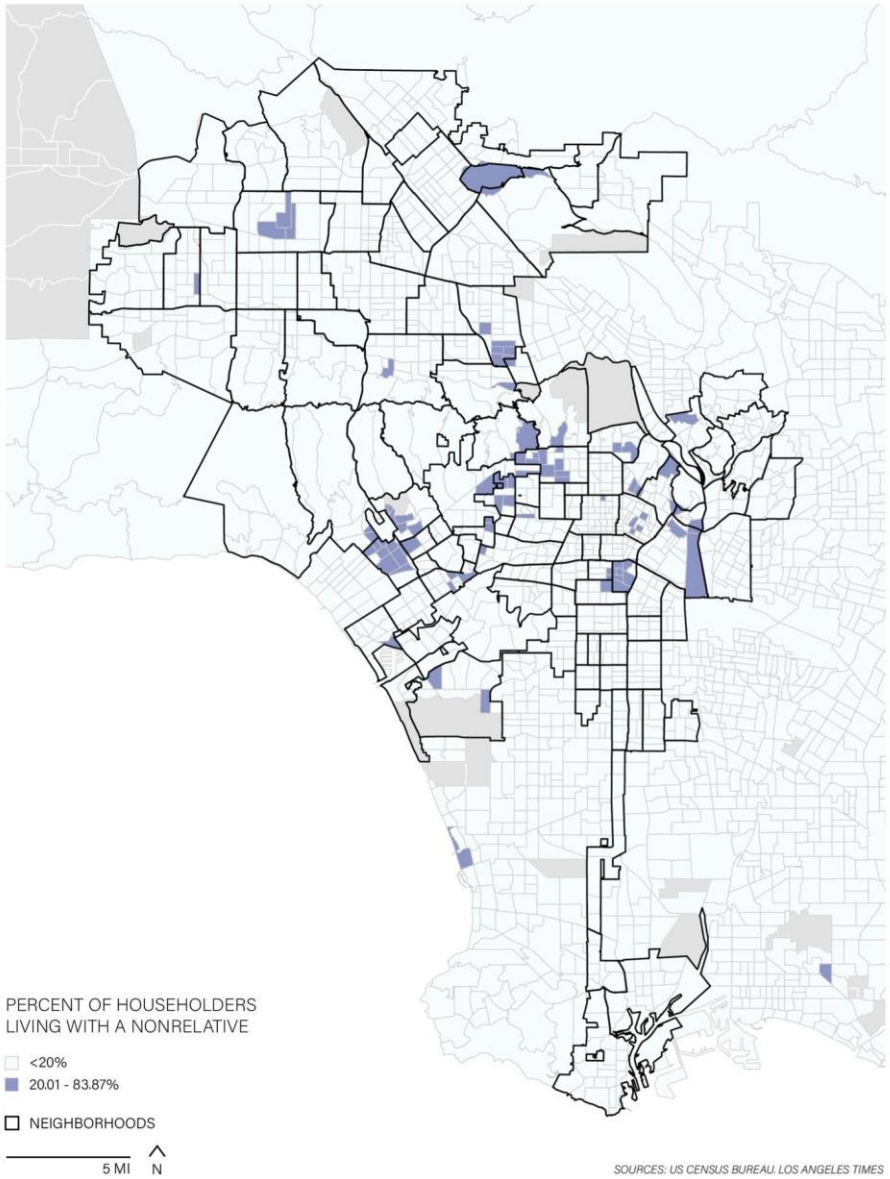
Map 1.1.19: Percent of Adults Living Alone in LA (2019)



Adults Living with a Non-Relative

Adults who live with non-relatives are primarily concentrated in areas around universities - including Northridge, Westwood, and Exposition Park (near USC). Other neighborhoods with a high percentage of adults living with non-relatives include North Hollywood, Hollywood, Beverly Grove, Palms, Venice, Westchester, Los Feliz, Silverlake, Glassell Park, Echo Park, Westlake, Chinatown, and Downtown.

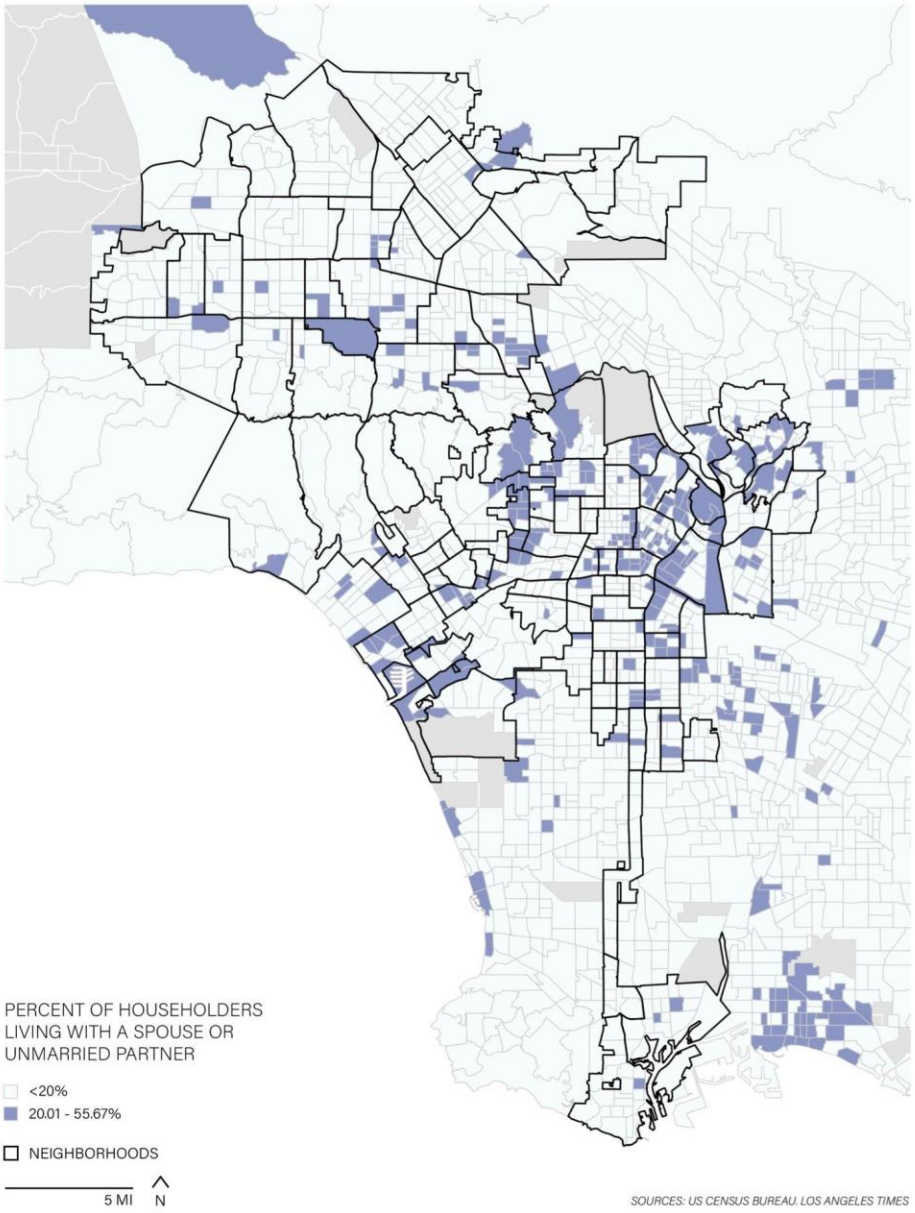
Map 1.1.20: Percent of Adults Living With a Nonrelative in LA (2019)



People Living with Spouses or Unmarried Partners

People living with spouses or unmarried partners are fairly distributed throughout the city. The areas with the greatest concentrations of this kind of household do not follow any specific geographic pattern.

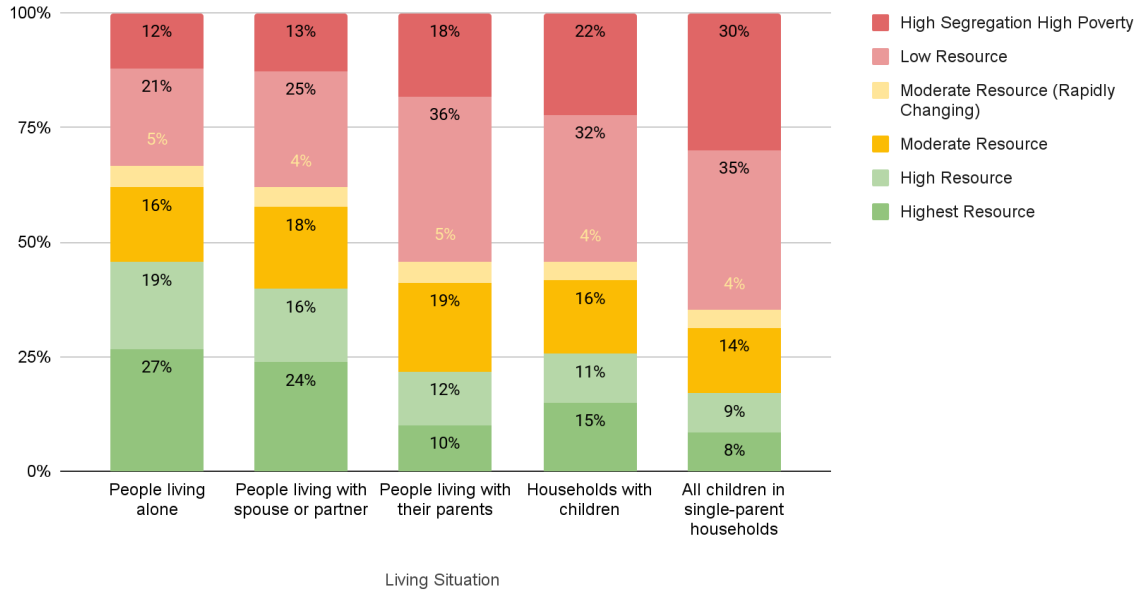
Map 1.1.21: Percent of Adults Living with a Spouse or Unmarried Partner in LA (2019)



Access to Opportunity by Household Type

People living alone and people living with a spouse/partner are the most likely to live in High or Highest Resource areas. Nearly half (46%) of people living alone and 40% of people living with a spouse/partner live in High or Highest resource areas. In contrast, over half (54%) of all households with children or those living with their parents disproportionately reside in Low Resource, or High Segregation and High Poverty areas. When only single-parent households are considered, the disparity is more acute, with nearly two-thirds (65%) living in these lowest resource areas. Access to higher resource neighborhoods is particularly important for families with children and single-parent households because these areas tend to have higher performing schools, more green space, and lower levels of violence.

Chart 1.1.42 Access to Opportunity by Household Status



Source: HUD CHAS data, 2013-2017

Additional Analysis Including Displacement

The Plan to House LA prioritizes preventing displacement as part of its commitment to racial and social equity. Despite decades of marginalization and systemic disinvestment, BIPOC residents have built thriving neighborhoods with important cultural amenities and strong neighborhood connections. At the same time, a tight housing market combined with changing consumer preferences among wealthier renters and homebuyers, has led to dramatic rent increases in many of these same areas. As a result, many long-term residents have been

"priced-out" of their neighborhoods or pressured into moving, impacting their ability to benefit from these long desired investments.

The Rent Stabilization Ordinance (RSO) provides renters the strongest protections against excessive rent increases and arbitrary evictions and is the City's best tool to maintain housing stability. Rent increases are allowable only once a year and restricted to a maximum percentage which has most steadily remained at 3%. Only fourteen legal reasons are permissible for evictions under RSO. When an approved eviction is due to no fault of the tenant, they are entitled to permanent relocation assistance to compensate for their displacement. Still, as the data reveals renters remain largely rent burdened resulting in the increased risk of displacement. When a household is displaced, finding a comparable unit to size and rent will be nearly impossible—especially for previous long-term tenancies.

Rents are reset to market-rate levels upon the termination of tenancies—what is called vacancy de-control and authorized by the state's Costa-Hawkins Act. When the demand to live in particular neighborhoods increases—especially in gentrifying neighborhoods—landlords of RSO properties may seek to capitalize on the rising rents by displacing long-term and vulnerable residents. Based on recent data on tenant complaints, no-fault eviction filings, and RSO housing unit withdrawals and demolitions, displacement pressure appears to have increased over the past five years.

The COVID-19 pandemic only exacerbated the existing conditions for renters. A survey study on renter distress by the UCLA Lewis Center for Regional Policy Studies[24] found that nearly half of Los Angeles County renters owe some amount of back rent and the ability to pay full rent had become more challenging in 2021 compared to 2020. Renters are using various means to pay rent through emergency loans, credit cards, personal savings, and friends or family, and foregoing utility payments and basic necessities such as food. And even with a current eviction moratorium in place, the study found that verbal eviction threats had risen from 16% in 2020 to 25% in 2021 among respondents. More consequential, nearly one in five tenants reported being served with a written eviction notice--demonstrating a real threat of mass displacements upon the end of the moratorium. Tenants facing both mounting rent and consumer debt as well as pressure from their landlords, may unwillingly agree to move or accept less relocation than they are lawfully entitled to.

As described below, existing maps and indices of neighborhood change and gentrification demonstrate displacement risk levels are strongest in census tracts that are composed of primarily Black and Latinx residents. The City of Los Angeles will be building on these existing

[24] Michael Manville et al., "End of the Pandemic, but Not Renter Distress" (UCLA Lewis Center for Regional Policy Studies, July 2021), https://www.lewis.ucla.edu/research/covid-renter-distress-2021/

tools and conducting additional studies on displacement risk to understand which neighborhoods in the city will require dedicated resources and proactive monitoring to implement the necessary anti-displacement strategies.

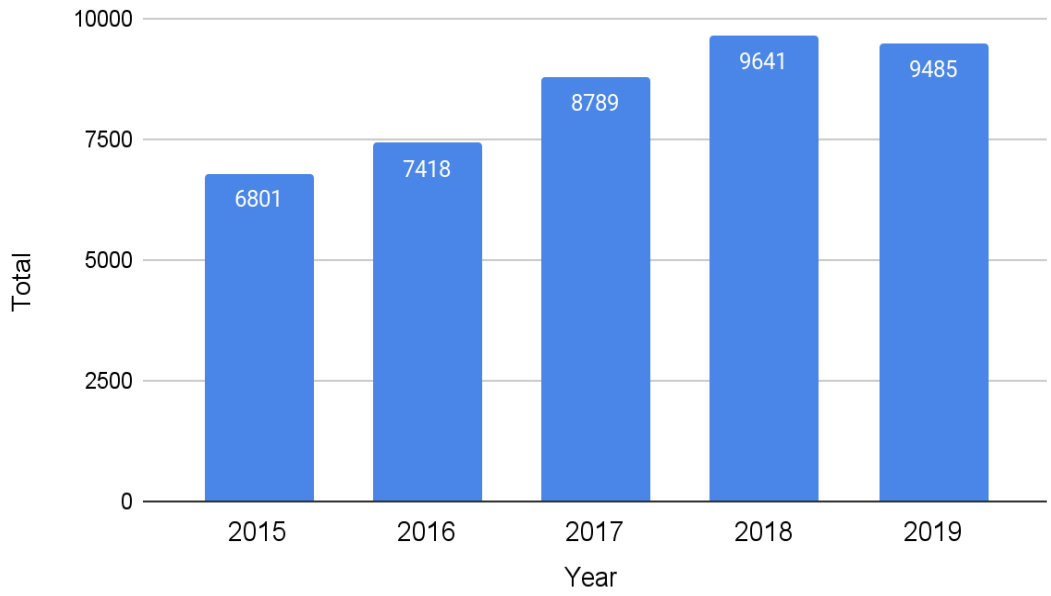
RSO Complaints, Evictions, and Demolitions

An analysis of the Los Angeles Housing Department's (LAHD) administrative record found that since 2015 there has been a steady increase in RSO complaints, Ellis Act evictions, and tenant buyout filings. The increase is likely due to a spike in new development and real estate speculation, which often results in the demolition or remodeling of RSO units and the displacement of long-term tenants. Since May 12, 2020, an ordinance has been in place prohibiting evictions due for non-payment of rent due to the COVID-19 pandemic.[25] Since LAHD has not processed RSO eviction filings since early 2020 due to COVID-19 related protections, the data in this section only reflects trends through 2019.

Tenants in units subject to the Rent Stabilization Ordinance (RSO) can file a complaint with LAHD under the following circumstances: 1) non-registration of rental unit; 2) illegal eviction (notice to evict based on false and deceptive grounds); 3) non-payment of relocation assistance; 4) illegal rent increase; 5) reduction of services; 6) failure to post RSO notice; 7) illegal buyout agreement; and 8) required online payment/electronic fund transfer. The most common complaints are related to illegal rent increases and illegal evictions. As shown in the chart below, RSO complaints have increased by nearly 40% from 6,801 in 2015 to 9,485 in 2019. The increase in complaints suggests an increase in tenant harassment, intimidation, and potential displacement.

[25] C.F. No. 20-0147-S19 , Final Ordinance No. 186606

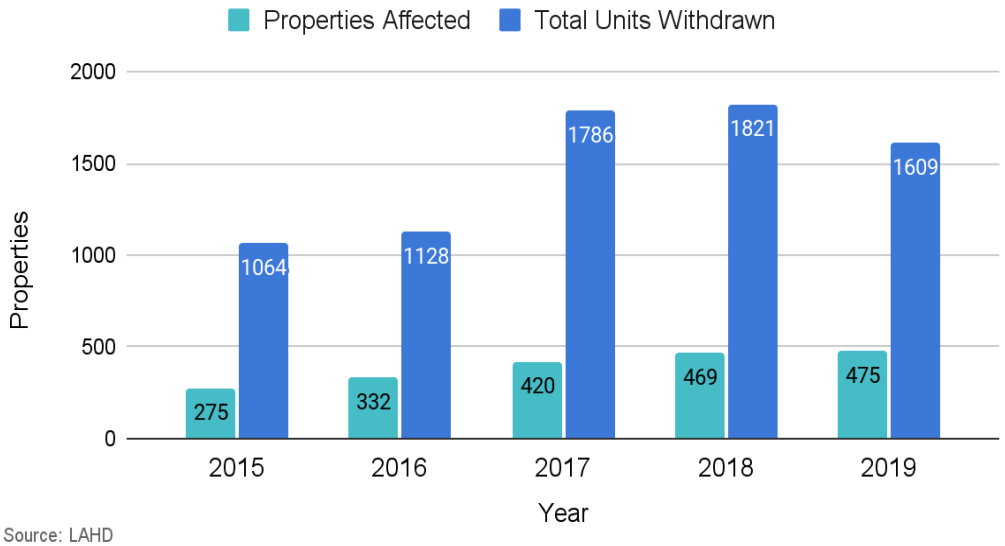
Chart 1.1.43 RSO Complaints by Year



Source: LAHD

RSO tenants are protected from no-fault evictions except under certain circumstances. Most lawful, no-fault evictions occur because the property owner wishes to occupy the unit themselves, rent the unit to a family member or property manager, demolish the unit permanently, or remove the unit from the rental market. The ability to exit the rental market, demolish RSO units and redevelop the land, or convert an existing building to condominiums is all allowed under the Ellis Act, which has been state law since 1985. As shown in Chart 1.1.45, the total number of properties and units withdrawn from the rental market through the Ellis Act has increased significantly since 2015. The number of units peaked in 2018 with 1,821 units withdrawn from the rental market and the number of properties peaked in 2019 at 475.

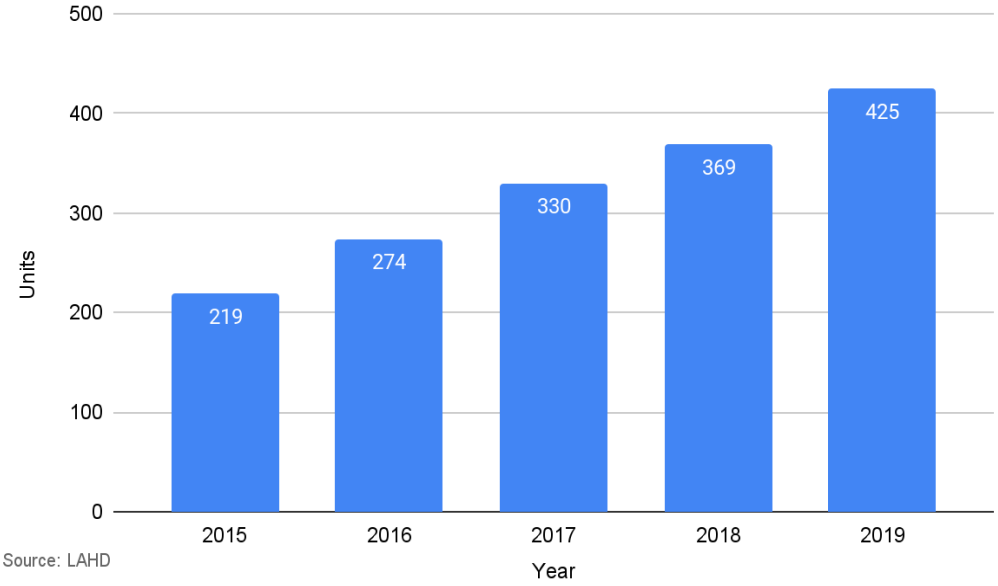
Chart 1.1.44 Ellised Properties and Units 2015-2019



Source: LAHD

Property owners are required to file no-fault evictions, including Ellis Evictions, with LAHD and pay the tenants relocation assistance. Once LAHD has verified that all tenants have received the maximum allowable relocation assistance, RSO units are allowed to be demolished. As shown in the chart below, RSO demolitions increased by nearly 60% from 1,064 units in 2015 to 1,609 units in 2019.

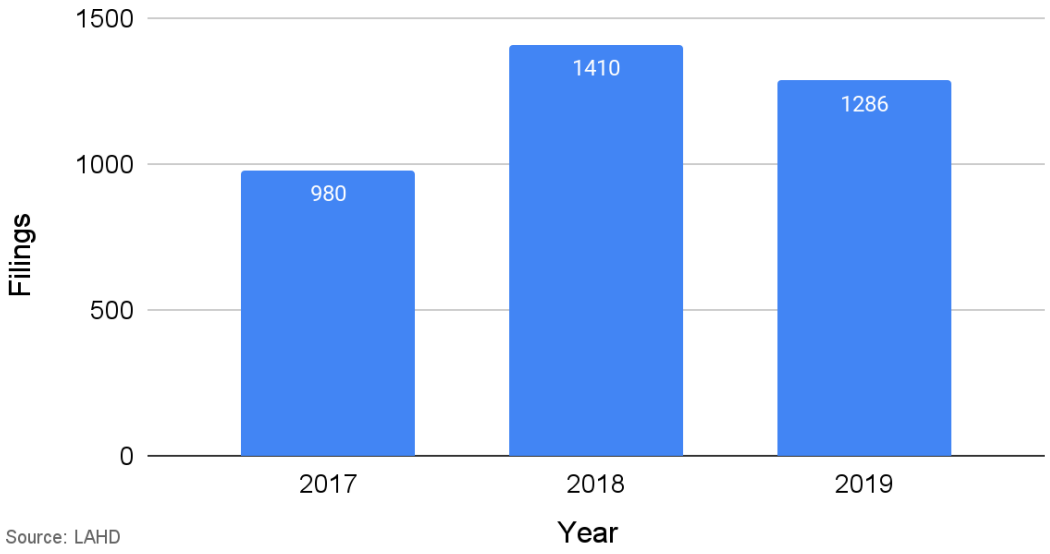
Chart 1.1.45 Demolitions of RSO Units



Source: LAHD

Aside from the formal eviction process, property owners/landlords are also allowed to offer tenants money or other consideration to voluntarily move out of an RSO unit. This is considered a Buyout Agreement and commonly referred to as “Cash for Keys.” The landlord must file a copy of the signed and dated Disclosure Notice and Buyout Agreement with LAHD within 60 days of both parties signing the Buyout Agreement. Tenants are not required to sign a Buyout Agreement and property managers are prohibited from coercing tenants into accepting an offer. Despite the legal protections in place, many tenants are unaware of their rights and may feel pressured into leaving or accepting less compensation than they are entitled to under the RSO. Tenant Buyout Agreements filed with LAHD peaked in 2018 at 1,410 and remained high in 2019. It is important to note that these numbers only reflect Buyout Agreements that were legally filed with LAHD. Tenants and landlords that reach informal agreements are not captured in this data.

Chart 1.1.46 Tenant Buyout Filings by Year



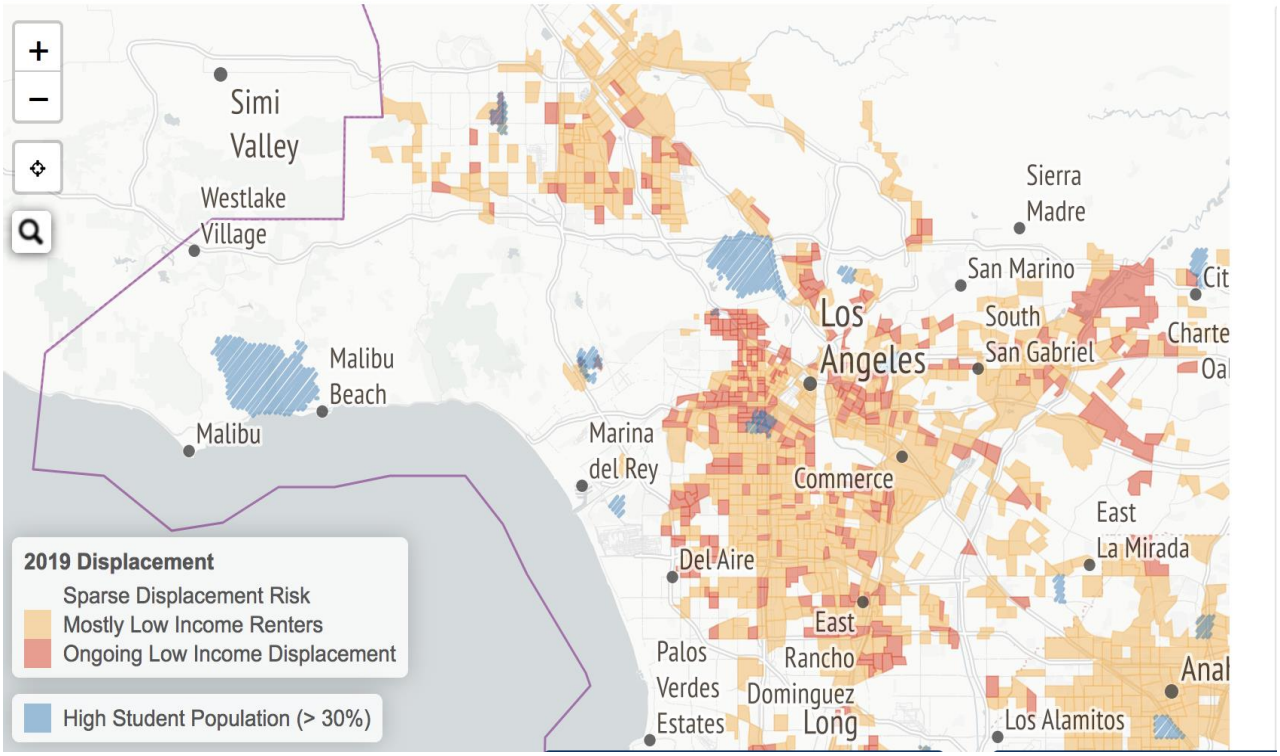
Source: LAHD

Neighborhood Level Displacement Trends

The previous data looked at displacement data at an individual household level, however, displacement is often a community-wide phenomenon. In recent years, there have been various attempts to quantify and map community-level displacement risk in the City of Los Angeles. For example, the Urban Displacement Project and researchers at UCLA created an interactive map of displacement risk in 2016, which was updated in 2019. The 2019 data identifies many areas of the city as experiencing ongoing low-income displacement, most of which are primarily Black and/or Latinx neighborhoods. Based on the online map, ongoing displacement appears most concentrated in the more central part of the city including Mid-City, Pico Union, McArthur Park,

Rampart Village, Historic Filipinotown, Hollywood, East Hollywood, and Boyle Heights. South LA also shows areas of ongoing displacement, particularly around West Adams, Leimert Park, and Historic South Central. Areas identified as experiencing displacement are more diffused in the Valley and include small sections of Van Nuys, Northridge, North Hills, Sun Valley and Arleta.

Map 1.1.22- Displacement in Greater Los Angeles Area 2019



Source: Urban Displacement Project

In addition to this tool, LAHD has also worked directly with researchers to better evaluate displacement risk for several years. Most recently, Andrew Miller, a Student Professional Worker at LAHD and graduate student in UCLA's Masters in Urban Planning program, worked with LAHD staff to develop an index that integrates LAHD data with census data to evaluate displacement risk. His analysis overlaid socioeconomic vulnerability, economic opportunity, and displacement "red flags" such as demographic change, changes in rent and home values, units with expiring covenants, and substandard housing conditions. The table below shows the initial results of his analysis.

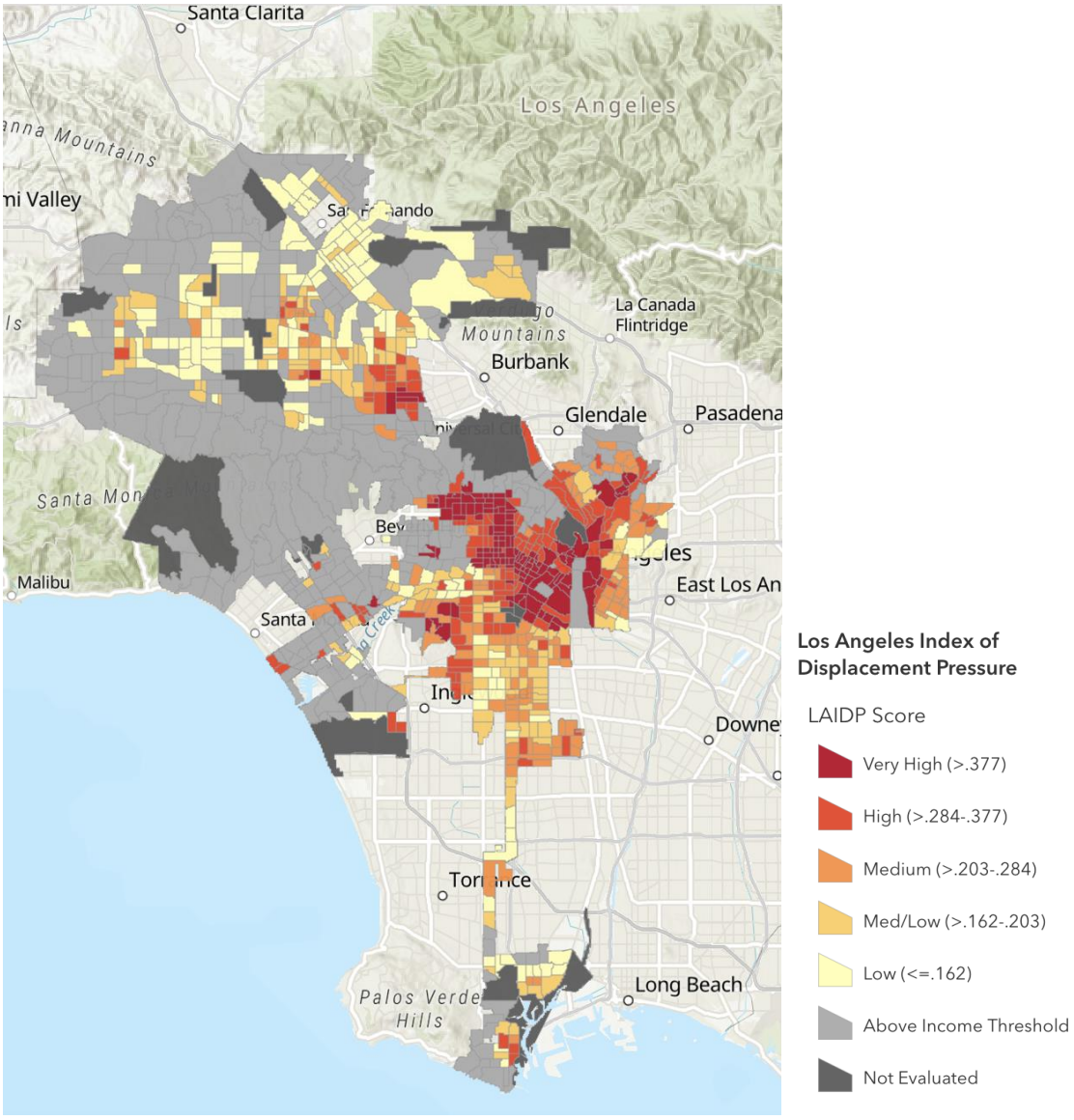
Table 1.1.9

Neighborhoods with 2+ Tracts with Above Average Vulnerability and Economic Opportunity and at Least 4 Displacement "Red Flags"	
Neighborhoods	**Number of Tracts**
East Hollywood	4
Pico-Union	4
Westlake	3
Downtown	2
Koreatown	2
Mid-City	2
Chinatown	1
Echo Park	1
Exposition Park	1
Glassell Park	1
Harvard Heights	1
Hollywood	1
Jefferson Park	1
Lincoln Heights	1
North Hollywood	1
Source: "Mapping Vulnerability, Preserving Stability: Designing an Anti-Displacement Tool for HCIDLA" by Andrew Miller, 2020	

Source: "Mapping Vulnerability, Preserving Stability: Designing an Anti-Displacement Tool for HCIDLA" by Andrew Miller, 2020

Lastly, in 2016 the Mayor's Office's Innovation Team developed a Displacement Pressure Index to predict where displacement may occur. The methodology uses a combination of factors such as transportation investment, home price appreciation, percent of rent-burdened households, and deed-restricted affordable units at risk of converting to market rate. Each factor is weighted based on its predictive power and then each neighborhood is given a composite score based on the sum of all weighted factors. The areas identified as highest risk of displacement, which are shown in red on the map, are located in Downtown, Hollywood, Baldwin village and the Crenshaw Corridor, North Hollywood, East and Northeast LA.

Map 1.1.23 Index of Displacement Pressure in Los Angeles



Source: Mayor's Office's Innovation Team

As described under Anti-displacement Strategies (Program 122), City Planning and LAHD will be expanding on all of the research efforts described above to develop new mapping tools and studies that integrate more data, engage community residents, and tie the displacement research directly to new or enhanced tenants' rights and land use policies.

Housing Needs Resulting from the COVID-19 Pandemic

Rental Assistance

COVID-19 Emergency Rental Assistance (ERAS) 2020
On July 1, 2020, in response to the coronavirus (COVID-19) pandemic, the City Council approved the COVID-19 Emergency Rental Assistance (ERAS) Program, allocating almost $104 million in city and federal CARES Act funding. A rent subsidy program was implemented for tenants with household incomes at or below 80% of Area Median Income (AMI) in order to prevent evictions of lower income tenants for nonpayment of rent, while assisting landlords who rely on rents as a primary or sole source of income. Under the federal guidelines, funds were required to be expended by December 30, 2020. The City of Los Angeles' ERAS program was the largest such rental assistance program in the nation and successfully expended all program funds by the December 30, 2020 deadline (CF No. 20-0401).

The 2020 ERAS program provided 49,133 rent subsidies totaling $98,266,000 to Los Angeles renter households impacted by a loss of income due to the COVID-19 pandemic. Funding was comprised of $100,598,699 million in CARES Act funding, $3.1 million from the General Fund and $291,577 in private donations.

COVID-19 Emergency Rental Assistance (ERAS) 2021
Under the new COVID-19 Relief Package, signed into law on December 27, 2020, the City of Los Angeles received approximately $118 million in federal Emergency Rental Assistance funds. Under the federal guidelines as revised on February 8, 2021, the city must expend the funds allocated by September 30, 2022. Additionally, the State of California has received $1.5 billion in federal Emergency Rental Assistance funds, allocated to cities and counties based on population. Approximately $143 million is reserved for the City of Los Angeles through the state allocation under SB 91. The total funding potentially allocated to the City of Los Angeles through state and federal funding programs is $259 million. Per SB 91, in order to ensure that the most impacted residents receive rental assistance as soon as possible, 65% of funds must have been expended by June 1, 2021. Approximately between 51% to 67% of tenant applicants in LAHD's survey of the ERAS program participants self-reported owing back rent. Estimates of the average amount of rent owed range from $4,200 to $7,000 dollars.

Emergency Rental Assistance Program (ERAP) 2021
LAHD analyzed data from applicants through the first phase of ERAP, which closed on April 30, 2021. Eligible applicants were chosen through a random selection process, if they met criteria of household income at or below 50% AMI and one or more individuals in the household qualified for unemployment benefits or experienced a reduction in household income directly or indirectly due to the COVID-19 pandemic. Over $486 million was reported in back rent, with the

Latinx applicants owing the largest share of back rent at over $149 million. Considering their smaller share of the applicant pool, white applicants owed over $137 million in back rent, and Black applicants owed over $91 million in back rent.

Table 1.1.10

Back Rent Owed by Race/Ethnicity of ERAP Applicants	
Race/Ethnicity	**Back Rent Owed**
Latinx	149,767,490.82
white	137,113,703.39
Black	91,045,204.06
Asian	44,050,839.75
Unknown	34,231,957.08
Middle Eastern or North African	26,355,434.26
American Indian	4,014,967.85
Refuse to answer	15,106.75
Total	486,594,703.96
Source: Los Angeles Housing Department (LAHD)	

The majority of applicants were in one to two person households, which make up the largest portion of the city's lower income households. Close to a quarter of all applicants had family sizes of 4 or more people. As shown in Chart 1.1.48, the Council Districts with the highest number of applicants were 1, 4, 10 and 13--areas with a disproportionate number of renters.

Chart 1.1.47

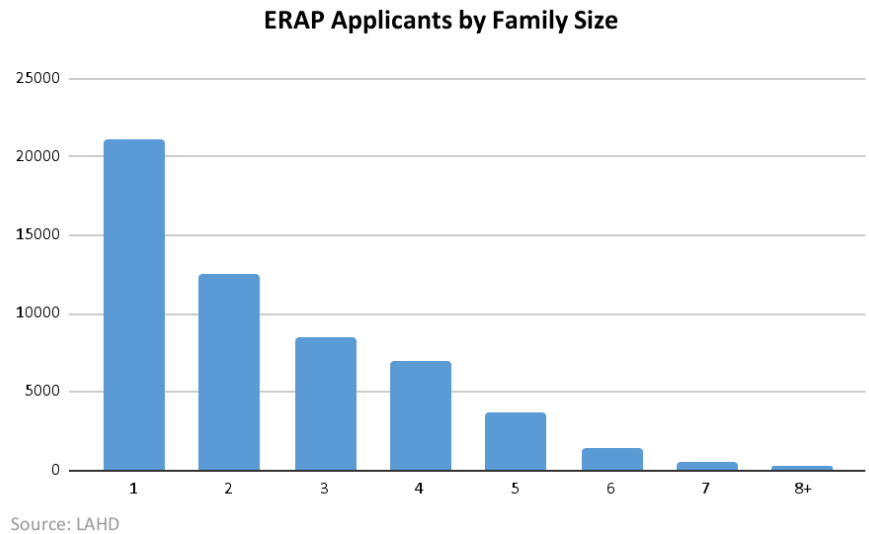
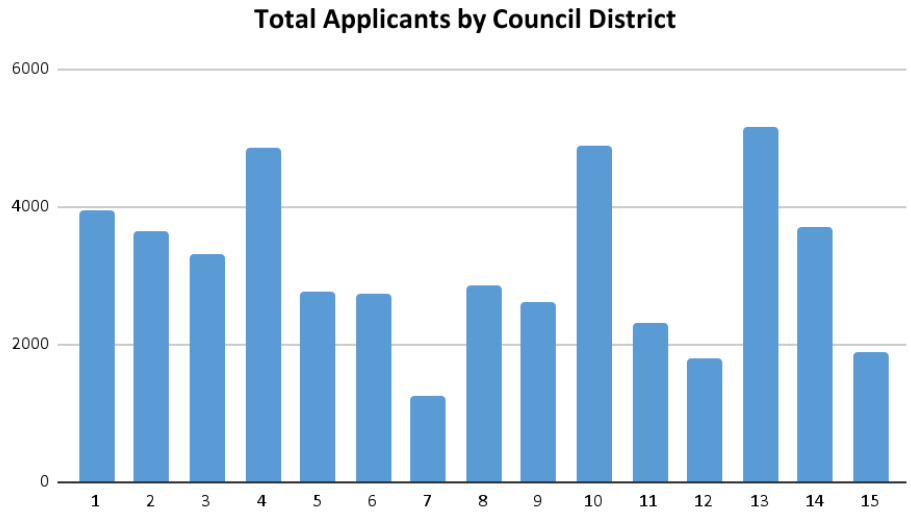


Chart 1.1.48



Source: LAHD

In addition to emergency rental assistance, the City, through an infusion of federal and state resources, assisted those most impacted by the economic crisis caused by the pandemic through the Eviction Defense Program (EDP) which provides free pre-eviction counseling, free legal representation and tenant outreach and weekly workshops. EDP assists families who are most at risk of eviction once the eviction protections expire and are experiencing landlord harassment. In addition, non-congregate shelters for the unhoused to minimize exposure and event outbreaks at congregate shelters were also provided through Project Roomkey which secured motels and hotels for vulnerable people experiencing homelessness. The effectiveness of these measures in minimizing the disproportionate impacts faced by Black and Latinx residents during the pandemic, coupled with tenant protections, will be assessed at a later time, as more data becomes available for the 2023-2028 AFH.

Fair Housing Enforcement and Outreach Capacity

Outstanding Fair Housing Issues

As discussed in greater detail in the City of Los Angeles' 2018-2023 AFH (pages 343-344), the city has been subject to various legal and regulatory actions since 2011 regarding accessible housing. In 2019, the City of Los Angeles entered into a Voluntary Compliance Agreement (VCA) with the U.S. Department of Housing and Urban Development (HUD) and its Office of Fair Housing and Equal Opportunity (FHEO) to provide greater access to affordable housing for Angelinos with disabilities through a multi-billion-dollar program. The VCA, which was executed

subsequent to the settlement agreement with the Independent Living Center of Southern California, et al., requires the city to produce 4,031 accessible units over a ten-year period from an effective date of August 2, 2019. Of the total accessible units, 3,100 must be through the retrofit of existing developments. For the new construction and substantial alteration of developments, 11% must be mobility units and 4% of the units are for people with hearing or vision impairments.

Under the ten-year VCA the city has agreed to:

- Retrofit hundreds of existing multifamily housing developments across the city to provide 3,100 accessible housing units designed for persons with mobility disabilities, individuals who are deaf or hard of hearing, and individuals who are blind or have low vision, as well as accessible public and common use areas;
- Produce accessible units in new construction and substantial alteration developments at a higher percentage rate than required by State (10% mobility and 4% hearing/vision units) and Federal (5% mobility and 2% hearing/vision units) minimums, to yield an anticipated 1,500 new accessible housing units over ten years from the effective date of August 2, 2019;
- Implement a new Enhanced Accessibility Program to produce state-of-the-art, "super-accessible" units with features that provide greater accessibility than currently required by Federal standards;
- Implement policies to ensure that accessible units designated for occupancy by individuals with disabilities are actually made available for occupancy by the persons who need the accessibility features they provide; and
- Allocate substantial financial resources to provide the funding necessary to accomplish the actions required by the agreement.

In December 2020, the State's TCAC regulations increased the minimum accessible units in new construction developments to 15% mobility units and 10% hearing/vision units. To execute the actions required under the VCA, the city has created a new Accessible Housing Program (AcHP) administered by the city's Housing Department. AcHP is listed as a program in this Housing Element (Program 8) with the objectives of: increasing the supply of accessible units in affordable housing developments; ensuring all affordable housing developments comply with the city's Fair Housing Policies; conducting trainings on Fair Housing; updating and improving the Grievance tracking system; establishing a live hotline and public counter for assistance in applying for affordable and accessible housing. The city's commitment to ensuring that people with disabilities have equal opportunity to rent, use, and enjoy housing financed by the city is reflected in Policy 4.1.3 of the Housing Element (see Chapter 6).

Compliance with Existing Fair Housing Laws and Regulations

The City of Los Angeles' 2018-2023 AFH provides an overview of the state and local fair housing laws and the protected characteristics under each law (see pages 344-346). Since the adoption of the AFH, both the City of Los Angeles and the State of California have passed additional laws to protect against source of income discrimination. In 2019, Senate Bill 329 was signed into law, which prohibits discrimination on the basis of source of income, such as Section 8 vouchers. The City of Los Angeles also adopted Ordinance No.186191 to prohibit discrimination on the basis of using rental assistance and other forms of income to access housing. As a result of these policy changes, households using Housing Choice Vouchers, Rapid Rehousing Vouchers, or other rental assistance should experience fewer barriers to accessing housing throughout the city.

Agencies and Organizations that Provide Fair Housing Resources and Enforcement

The City of Los Angeles relies primarily on a contract with the Housing Rights Center (HRC) to enforce fair housing laws and conduct proactive outreach on fair housing issues. For more information on HRC and the scope of services provided by the organization (see pages 346-352). After the passage of Senate Bill 329 (2019) and local Ordinance No. 186191, effective January 1, 2020, the City of Los Angeles expanded HRC's contract and provided additional resources to support the agency in monitoring and responding to fair housing complaints based on source of income.

In addition to the HRC, LAHD ensures that housing financed by the city and housing that is subject to an affordability restriction enforced by the city complies with fair housing law. To do so, the department provides training to property managers and requires affordable units to be proactively marketed to potential tenants. The Department's Accessible Housing Program (AcHP) also requires covered housing developments to adopt and implement the city's policies and forms related to accessibility and rights for people with disabilities.

Site Inventory

Please refer to Chapter 4 for a discussion of how the sites are identified in a manner that better integrates the community with a consideration for the historical patterns and trends, number of existing households, the magnitude (e.g., number of units) of the RHNA by income group and impacts on patterns of socio-economic and racial concentrations. We also identify factors that significantly create, contribute to, perpetuate, or increase the severity of disability and access issues and the fair housing issues, which include: Segregation, R/ECAPs, Disparities in Access

to Opportunity, and Disproportionate Housing Needs. For each contributing factor, we note which fair housing issues the selected contributing factor relates to.

Identification and Prioritization of Contributing Factors

AB 686 requires an identification and prioritization of contributing factors to fair housing issues based on all the previously required analysis (outreach, fair housing assessment, site inventory). This identification and prioritization must give highest priority to factors that limit or deny fair housing choice or access to opportunity or negatively impact fair housing or civil rights. The following factors were identified in the 2018-2023 AFH that significantly create, contribute to, perpetuate, or increase the severity of disproportionate housing needs and are further expanded for the purposes of the AFFH analysis for the Housing Element. The following factors are listed in order of priority based on an analysis of housing cost burden, housing needs by protected class, displacement risk, and access to opportunity. The analysis also looks particularly at contributing factors for persons with disabilities.

Lack of access to opportunity due to high housing costs
Lack of access to opportunity due to high housing costs is a significant contributing factor to disproportionate housing needs because lack of access to opportunity limits economic mobility that would ameliorate housing cost burden and overcrowding. While affordable housing incentive programs such as the Transit Oriented Communities (TOC) and Density Bonus programs have had success in increasing the production of affordable housing units in market rate development, studying the feasibility of establishing a citywide or geographically specific, on-site affordable housing requirement could allow the city to develop a more nuanced and geographically specific approach to maximizing inclusive affordable development and create a permanent program that can expand on the TOC program incentives. Additionally, TOC (under Measure JJJ) is a voter-approved measure that will expire in 2027 and is only applicable in areas with high quality transit. Studying the feasibility of establishing a citywide or geographically specific affordable housing requirement that complements existing programs will allow the City to develop a more nuanced and geographically specific approach to maximizing inclusive affordable development and create a permanent program that can expand on the TOC production incentives.

Assessing mandatory affordable housing requirements in higher opportunity areas where market-rents are out of reach could open access to ELI households in larger numbers--especially for the disabled community who require housing to meet physical specifications for

complete access and enjoyment to their tenancies. The types of housing that are most likely to be accessible to people with disabilities include multi-family housing that is subject to the design and construction requirements of the Fair Housing Amendments Act of 1988, as well as housing that has received Federal financial assistance and is subject to the requirements of Section 504 of the Rehabilitation Act of 1973. These types of housing exhibit patterns of concentration. The areas with the highest concentrations of multi-family housing in the city are Downtown Los Angeles; neighborhoods immediately to the west of Downtown such as Pico-Union, Westlake, and Koreatown, East Hollywood; and areas of the San Fernando Valley. The neighborhoods that are likely to have more accessible and affordable housing tend to have low levels of access to high performing schools, greater exposure to poverty, and reduced environmental health.

Land use and zoning laws

Land use and zoning laws are a significant contributing factor to disproportionate housing needs in the city of Los Angeles and the broader region. Protected classes disproportionately occupy high-density housing, and land with zoning to accommodate this type of housing is not widely available. Considering all land zoned for residential uses, approximately 76% of residential parcels in High and Highest Resource areas are limited to single-family uses and approximately 20% are zoned to allow multi-family housing. In contrast, just 18% of the residentially zoned land in the areas considered High Segregation and High Poverty is allocated to single-family uses, whereas over 80% allows multi-family development. Strategically rezoning portions of High and Highest Resource areas, while ensuring there are affordable housing requirements and protections for existing residents, would contribute to a more balanced and accessible housing stock in those neighborhoods and would create opportunities to foster integration within those neighborhoods, which are predominantly white and are least likely to have restricted, publicly funded affordable and accessible housing for persons with disabilities.

For purposes of the Housing Element's Inventory of Adequate Sites for Housing (Chapter 4), as advised by HCD, sites identified to accommodate the lower-income portion of the RHNA are to not be concentrated in low-resource areas (lack of access to high performing schools, distant from job centers, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. Sites identified to accommodate the lower income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing so that people feel that they have a choice about where they want to live and they are not categorized for a specific neighborhood. This approach is reflected in the Rezoning Program, as discussed in Chapter 4 and Program 121 in Chapter 6. Increased integration would be particularly likely to result if affordable housing is provided on-site at new multi-family developments in these neighborhoods. Incentive programs such as Density Bonus, TOC, Expedited Permitting and revisions to the zoning code through Re:code LA are all opportunities to foster the development of affordable housing in High Opportunity areas.

Availability of affordable and accessible units in a range of sizes

The availability, or lack thereof, of affordable housing in a range of family sizes is a significant factor to housing burden and overcrowding among Black and Latinx households, and large families with children in the city. More than one in four Latinx households is overcrowded, and the rate of overcrowding for Latinx households is seven and a half times greater than that of White households and five times the rate of Black households. The shortage of affordable housing in Los Angeles is particularly acute for people with disabilities. A significant portion of the affordable, accessible housing in the city consists of Single-Room Occupancy (SRO) units and one-bedroom and studio units in more integrated developments with a permanent supportive housing component. These units meet critical needs, but are not adequately sized and as such do not provide access to affordable housing for families including people with disabilities or for people with disabilities who need the services of a live-in aide to allow persons to live independently in non-institutional settings. As stated in Chapter 2, Federal and State laws have been enacted which require updating local regulations to ensure that no city procedures or development standards pose obstacles to the production or preservation of housing for people with disabilities. This includes a variety of housing types, treatment facilities, community facilities, and short- and long-term housing. The settlement agreement in *Independent Living Center of Southern California, et. al v. City of Los Angeles* resulted in the creation of the Accessible Housing Program (AcHP) to carry out the obligations under the Corrected Settlement Agreement. The Settlement Agreement requires the city to produce 4,031 accessible units through new construction, substantial rehabilitation or retrofit of existing developments over a ten-year period from the effective date of September 6, 2016. For units produced through new construction and substantial rehabilitation, 10% must be mobility units and 4% must be hearing/vision units.

Loss of affordable housing

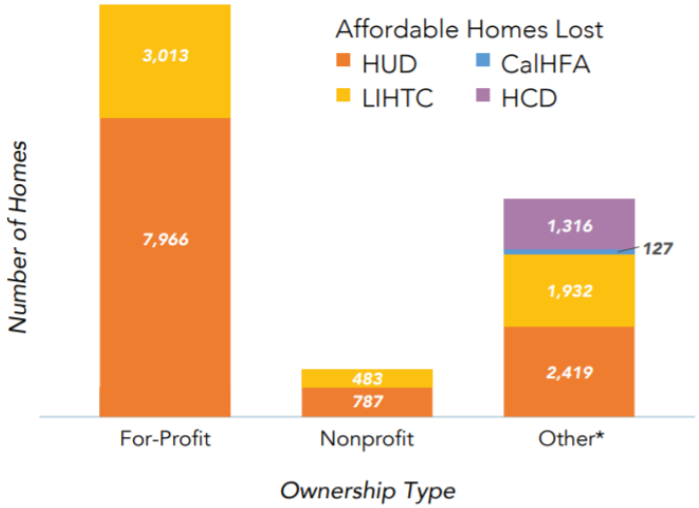
Loss of affordable housing is a significant contributing factor to disproportionate housing needs and, in particular, housing cost burden continues to be a major issue facing Black and Latinx households. More than one in four Latinx households is overcrowded, and the rate of overcrowding for Latinx households is seven and a half times greater than that of white households and five times the rate of Black households. According to a 2021 California Housing Partnership report assessing the loss and conversion risk of federally- and state-subsidized affordable housing, Los Angeles County has the largest share of at-risk homes at 34% or 10,171 units due to expiring covenants in the next ten years. Overall, Los Angeles County has lost 6,156 of covenanted units between 1997 and 2020.[26] Units identified to be most at-risk of converting to market-rate housing are properties with affordability covenants expiring in one to five years,

[26] California Housing Partnership, "Affordable Homes at Risk," February 2021; https://1p08d91kd0c03rlxhmhtydpr-wpengine.netdna-ssl.com/wp-content/uploads/2021/02/Affordable-Homes-At-Risk-Report-2021.pdf

have no overlapping subsidies that extend affordability, and the property is not owned by a stable mission-driven non-profit developer. With additional resources from the Affordable Housing Linkage Fee and SB 2 PLHA grant, LAHD will be able to revise its program guidelines for a more robust Preservation program prioritizing the most at-risk units.

Chart 1.1.49

Figure 2. Loss of Affordable Rental Homes by Ownership Type, 1997-2020



Source: California Housing Partnership Preservation Database, January 2021.
**"Other" includes homes owned by limited dividend organizations, other ownership structures, or ownership is unknown.*

Due to the ongoing expiration of affordable housing units, there has been increasing interest in the creation of social housing programs. For the purposes of this Housing Element, social housing is defined as housing that is:

1. decommodified, meaning it is either publicly or cooperatively owned, or owned by a qualified community-based nonprofit with a mission to provide social housing and forever protected from transfer to private, for-profit ownership.
2. available at affordable cost to residents of all income levels, from the very lowest to those of moderate incomes.
3. permanently affordable with no expiration dates
4. Inclusively governed by providing its residents with the right to participate democratically in its operation and management, and protections from arbitrary eviction.

Opportunities to explore and increase social housing can be found in Programs 12 (International Building Exhibition (IBA) for Los Angeles) and 121 (RHNA Rezoning).

Tenant Protection

Evictions or the threat of eviction causes severe housing instability for thousands of Los Angeles tenants each year, often resulting in displacement or homelessness. Prior to the COVID-19 pandemic, approximately 60,000 evictions were filed annually countywide. Of this number, an estimated 30,000 were filed in the city of Los Angeles. Early negotiations between landlords and tenants in units subject to the city's Rent Stabilization Ordinance (RSO) can help resolve eviction-related issues before an unlawful detainer is issued. This kind of early intervention, particularly if it is combined with flexible rental assistance, provides a faster and less costly response for tenants and landlords. More than 620,000 of the city's 800,000 multifamily rental units are covered by the RSO. The adoption of AB 1482, effective January 1, 2020, provides some rent stability for units not covered by the RSO by prohibiting landlords from increasing rents beyond five percent plus inflation annually. In addition, the new law's strong renter protections that extend Just Cause protections to tenants that have lived in their units for at least one year will be integrated into the city's Eviction Defense Program, also known as Stay Housed LA. This program consists of a partnership between Los Angeles County, the City of Los Angeles, local community, and legal service providers who assist tenants in understanding their rights and responsibilities as renters and provide legal assistance to ensure residents can remain in their homes.

Violations of the RSO are also a significant contributing factor to disproportionate housing needs. For the 2018-2023 AFH, LAHD analyzed RSO cases by Council District in 2017. This data is consistent with the possibility of racial, ethnic, and national origin disparities in the incidence of violations of the RSO. The Valley and West districts, which have higher concentrations of white residents, have by far the lowest rates of open cases. The East, South, and Wilshire districts, which have a larger concentration of residents of color, have much higher rates of open cases. The especially high rate of open cases in the Wilshire district may reflect higher concentrations of rental housing than in East and South LA along with greater gentrification pressures that incentivize landlords to break the law. Additionally, between 2014 and 2020, there was nearly a 40% increase in the number of RSO open cases. The city's recently adopted Tenant Anti-Harassment Ordinance provides additional protections for tenants experiencing unlawful harassment, and landlords may be fined up to $5,000 if the tenant is older than 65 years or is living with a disability.

Housing Discrimination

Residents that fall into protected classes face disproportionate housing needs due to housing discrimination. The City of Los Angeles relies primarily on a contract with the Housing Rights Center (HRC) to enforce fair housing laws and conduct proactive outreach on fair housing issues. Between 2013-2019, HRC reported over 5,200 fair housing complaints, with close to 80% involving discrimination on the basis of a physical disability, 12% on family status, and 8% on the basis of race. In 2019, the City of Los Angeles entered into a Voluntary Compliance

Agreement (VCA) with the U.S. Department of Housing and Urban Development (HUD) and its Office of Fair Housing and Equal Opportunity (FHEO) to provide greater access to affordable housing for Angelinos with disabilities through a multi-billion-dollar program. The VCA, which was executed subsequent to the settlement agreement with the Independent Living Center of Southern California, et al., requires the city to produce 4,031 accessible units over a ten-year period from an effective date of August 2, 2019. Of the total accessible units, 3,100 must be through the retrofit of existing developments. For the new construction and substantial alteration of developments, 11% must be mobility units and 4% are to be for hearing/vision units.

Violations of the Rent Stabilization Ordinance

Violations of the Rent Stabilization Ordinance are a significant contributing factor to disproportionate housing needs. LAHD's Regulatory Compliance and Code Bureau enforces the city's Rent Stabilization Ordinance (RSO), which prevents landlords from raising rents excessively or unlawfully terminating tenancies to raise rent to market levels upon vacancy. Violations of the RSO can increase housing cost burden and threaten housing stability.

For the 2018-2023 Assessment of Fair Housing (AFH), LAHD analyzed RSO cases by district in 2017. This data revealed a corresponding relationship between racial concentrations and the incidence of RSO violations. The Valley and West districts, which have higher concentrations of white residents, have by far the lowest rates of open cases. The East, South, and Wilshire districts, which have a larger concentration of residents of color, have much higher rates of open cases. The especially high rate of open cases in the Wilshire district may reflect higher concentrations of rental housing than in East and South LA along with greater gentrification pressures that incentivize landlords to break the law. Additionally, between 2014 and 2020, there was nearly a 40% increase in the number of RSO open cases, illustrating the need for additional resources to monitor and enforce existing tenants' rights laws.

Table 1.1.11

Rent Stabilization Open Cases by District, April 2017

District	Total Population	Total Open Cases	Open Cases Per 100,000 People
East	393,645	224	56.9
South	928,516	715	77.0
Wilshire	656,340	583	88.8
Valley	1,462,262	367	25.1
West	421,445	121	28.7

Source: Los Angeles Housing Department (LAHD)

Displacement of residents due to economic pressures
Displacement of residents due to economic pressures is a significant factor to disproportionate housing needs in the City of Los Angeles, and across Southern California. Loss of affordable housing is a significant contributing factor resulting in displacement of residents and, in particular, housing cost burden continues to be a major issue facing Black and Latinx households. Overall, Los Angeles County has lost 6,156 of covenanted affordable units between 1997 and 2020. The city currently has 9,412 housing units at risk of losing their affordability use restrictions between October 1, 2021 and September, 30, 2031. Dedicated funding from state and federal funding sources for preserving expiring affordable housing will prove necessary to maintain housing stability for low income residents.

Moreover, unless steps are taken to mitigate the effects of development on low-income BIPOC renters, the city's development policies could have unintended consequences. The continued expansion of LA Metro's transit system with upcoming openings of the Crenshaw/LAX Line, Regional Connector, and construction of the Purple Line to the Westside has increased opportunities for housing development along these transit corridors. If new development is going to further the goals of fair housing and desegregation, measures must be taken to ensure that new development is both available to members of protected classes and benefits are spread widely throughout the city. The city will need to continue to take proactive steps to protect more vulnerable renters, such as ongoing enforcement of the RSO, a robust Eviction Defense Program, and stricter enforcement of Ellis Act provisions to ensure that any new development does not substantially reduce the stock of affordable housing, and additional resources to preserve affordable housing.

Lack of private investment in specific neighborhoods
The lack of private investments in specific neighborhoods is a significant contributing factor to disproportionate housing needs in the City of Los Angeles and the broader region. Specific neighborhoods with low-income, predominantly people of color populations have the greatest need for private investments to construct or rehabilitate housing, investment in new small businesses, and increased access to community amenities, such as supermarkets, pharmacies, and banks. When assessing the various metrics that reflect lack of private investment in specific neighborhoods, it is predominantly low-income, and predominantly communities of color, that suffer the greatest consequences and are often left without an opportunity for economic mobility.

Lack of affordable in-home or community-based supportive services is a significant contributing factor to segregation for people with disabilities in Los Angeles. For example, of those experiencing homelessness, 29% have serious mental illness, 22% have physical disability, and 13% have a developmental disability. Permanent supportive housing units are also highly concentrated in Skid Row and in neighborhoods near Downtown that include R/ECAPs and offer

limited access to opportunity for residents, especially for persons with disabilities. Clearly, there is an unmet need for affordable, integrated housing for individuals who need supportive services.

Greater economic mobility and access to inclusive community amenities for protected class members would reduce rent burden. Generally, the distribution of community problems such as the lack of adequate housing, the lack of high-quality education, the lack of investments in small businesses, and the lack of access to community amenities, impedes economic mobility for low-income people of color and prevents them from accessing high opportunity areas, thus perpetuating patterns of segregation.

Lack of public investment in specific neighborhoods, including services and amenities
A lack of public investment is a significant contributing factor to disproportionate housing needs in the City of Los Angeles and the broader region. Because high-poverty, racially or ethnically concentrated neighborhoods are in greatest need of improved infrastructure and services, residents of such neighborhoods disproportionately suffer from problems such as unpaved streets, low-performing schools, and faulty sidewalks – markers that can serve as metrics indicating inequitable public investment. Generally, the distribution of these types of community problems corresponds to the distribution of R/ECAPs throughout the city. One metric for public investment is the condition of paved streets. In Watts, which ranks among the lowest in income and population of white residents in the city, there is a concentration of paved streets that are in poor condition. Similar conditions exist in Westlake, another area with disproportionately high percentages of Latinx and Asian populations. The distribution of low-performing schools also roughly coincides with the geographic spread of R/ECAPs. South Los Angeles has some of the highest concentration of schools ranked among the state's lowest 5%.[27]

Other Contributing Factors for Persons with Disabilities

Regulatory barriers to providing housing and supportive services for people with disabilities
Regulatory barriers to providing housing and supportive services for people with disabilities are a significant contributing factor to the segregation of people with disabilities. The primary regulatory barrier to providing housing and supportive services for people appears to be the inadequacy of the rates that Medi-Cal service providers are allowed to bill the state.

[27] Resmovits, Joy, Priya Krishnakumar, Ben Walsh "California must find and fix its worst public schools. Here's one way to start," Los Angeles Times, September 28, 2017; https://www.latimes.com/projects/la-me-edu-test-scores-2017-bottom-five/

The Independent Living Center of Southern California challenged those rates in a lawsuit that ultimately went all of the way to the U.S. Supreme Court in 2012. The Court ultimately did not address whether Medi-Cal's rates were adequate, and, in a subsequent decision, the Supreme Court limited the ability of private plaintiffs to challenge Medicaid rates in the courts. Accordingly, in some instances, Medi-Cal rates may not be adequate to ensure that people with disabilities have access to the breadth of services that would enable them to live in the most integrative setting consistent with their needs. Inadequate rates may not only make the difference between an individual residing in an institution or in the community, they may make the difference between living in a group home and in their own home. If costs like travel time are not adequately compensated for providers, then providers may concentrate their activities around group homes in order to minimize undercompensated time.[28] Moreover, currently Medi-Cal eligibility criteria through April 31, 2022 will make services limited for adults over 50 with disabilities who are also undocumented.

Lack of affordable in-home or community-based services

Lack of affordable in-home or community-based supportive services is a significant contributing factor to segregation for people with disabilities in Los Angeles. Through Medi-Cal and the California Department of Developmental Services, California offers an array of waivers and other funding mechanisms to pay for in-home or community-based services for people with disabilities. In addition to the two programs mentioned, the Department of Social Services' in Home Supportive Services (IHSS) program allows for persons with disabilities to have a paid caregiver that assists with daily needs and remain at home. Approximately 7% of participants are under 18, 37% between the ages of 18-54, 19% between the ages of 65-74, 22% between the ages of 75-84 and 15% over the age of 85. Approximately 60% of all persons enrolled have disabilities, and 2% specifically are vision impaired.[29] One of the key eligibility criteria is having a Medi-Cal eligibility determination, which is based on economic hardship and immigration status. Current eligibility requirements are potentially leaving undocumented individuals with disabilities behind. With AB 133, the health care budget trailer bill, access to Medi-Cal will be expanded to low-income adults 50 years of age or older, regardless of immigration status starting in May 2022.

Lack of affordable, integrated housing for individuals who need supportive services

Lack of affordable, integrated housing for individuals who need supportive services is a significant contributing factor to segregation and disproportionate housing needs, particularly with respect to cost burden to live in the city. Both the Housing Authority of the City of Los

[28] Pacific Shores Properties, LLC v. City of Newport Beach, 730 F.3d 1142 (9th Cir. 2013).
[29] CA Department of Social Services, "Release of In-Home Supportive Services (IHSS) Consumer Characteristics Report," April 8, 2019; https://www.cdss.ca.gov/portals/9/acin/2019/i-22_19_es.pdf

Angeles (HACLA) and City of Los Angeles provide significant support for Housing First programs that do not condition occupancy on compliance with substance abuse or mental health treatment regimens. Housing First is an evidence-based practice for addressing chronic homelessness and an important strategy for increasing access to affordable, integrated housing for individuals who need supportive services. People with psychiatric and substance abuse disabilities and people with intellectual and developmental disabilities are among those who are most likely to need supportive services.

The programs that are currently operating in the city primarily address the needs of the former groups for affordable, integrated housing but not those of the latter. Additionally, as evidenced by the allocation of Mental Health Services Act housing program funds, many developments, typically run by non-profit organizations that provide permanent supportive housing to people with disabilities, are entirely comprised of units for special needs populations. Although housing in such buildings is more integrated than nursing homes and group homes, a decentralized model of providing assistance through tenant-based rental assistance or by setting aside 10% to 25% of units in a development for people with disabilities is more consistent with the community integration mandate of the Americans with Disabilities Act. Permanent supportive housing units are also highly concentrated in Skid Row and in neighborhoods near Downtown that include R/ECAPs and offer limited access to opportunity for residents. Lastly, although HACLA and the city have made impressive strides in implementing Housing First programs, as of the 2020 Greater Los Angeles Homeless Count, there are over 41,000 residents experiencing homelessness in the city. Of those experiencing homelessness, 29% have serious mental illness, 22% have physical disability, and 13% have a developmental disability. Clearly, there is an unmet need for affordable, integrated housing for individuals who need supportive services. Expanding target populations to include people with intellectual and developmental disabilities, prioritizing developments where no more than 25% of units are set aside for people with disabilities, and scattering units across a broader range of neighborhoods would help ensure that HACLA and the city effectively address fair housing issues as they bring their efforts to scale.

Lack of assistance for transitioning from institutional settings to integrated, independent living

Lack of assistance for transitioning from institutional settings to integrated settings is a significant contributing factor to the segregation of people with disabilities in Los Angeles. Since 2007, the California Department of Health Care Services has operated its California Community Transitions project, which is designed to assist Medi-Cal beneficiaries who are long-term residents of state-licensed health care facilities shift to home and community-based settings. The program is a Medicaid demonstration program and services as available through December 31, 2021. The program funds costs like household set-up costs, home modifications, vehicle adaptations, and assistive devices that may not be covered by housing subsidies or

other Medicaid funding streams. Non-profit organizations including the Independent Living Center of Southern California, Southern California Resource Services for Independent Living, Communities Actively Living Independent & Free, and the Westside Independent Living provide services to individuals who are transitioning to home and community-based settings. Due to the COVID-19 pandemic, the Centers for Medicare & Medicaid Services (CMS) granted the State approval to implement temporary measures to protect the health and safety of participants.[30]

Additionally, the regional centers serving Los Angeles City provide services that aid people with developmental disabilities in transitioning from institutional settings. At this juncture, robust data on the adequacy of existing efforts to provide assistance for transitioning from institutional settings to integrated housing is not available. Preliminarily, it appears likely that the correct pieces are in place to facilitate transitions, but the scale of those efforts may need to be expanded. The city looks forward to future data for the purposes of the 2023-2028 Assessment of Fair Housing.

Lack of local or regional cooperation

A lack of local or regional cooperation is a contributing factor to segregation for people with disabilities in the city and the region as a whole. The infrastructure that exists to facilitate regional cooperation through the Southern California Association of Governments (SCAG) and the Los Angeles Homeless Services Authority (LAHSA) may not be as focused on the implementation of the ADA's community integration mandate as they are on large scale transportation and land use planning needs and outside of the homeless services context. There is an unmet need for greater coordination between agencies, such as the regional centers and county mental health departments that administer Medicaid-funded supportive services, service providers, and affordable housing stakeholders to ensure that people with disabilities who are not homeless or at risk of homelessness are able to live in the most integrated setting appropriate to their needs and consistent with their informed choice.

Contributing Factors of Publicly-Supported Housing Location and Occupancy

The 2018-2023 AFH outlines contributing factors affecting the location and occupancy of publicly funded housing. Chapter 2 (Constraints On Housing Maintenance, Improvement, and Development) outlines constraints and factors alleviating the siting of affordable housing. Additional analysis will be included in the upcoming 2023-2028 AFH.

[30] https://www.dhcs.ca.gov/services/ltc/Documents/MFP-CCT-flexibilities.pdf

Fostering Inclusive Public Engagement

In Los Angeles, like many cities, renters, unhoused residents, youth, and residents in lower-income areas have far lower rates of participation in long-term planning processes like the Housing Element. The lack of diverse voices in the planning process has historically resulted in an imbalance of single-family zoning in high resource areas and a disproportionate share of multifamily and affordable housing development located in High Segregation and High Poverty areas. In order to effectively affirmatively further fair housing and effectively reach communities in a culturally-appropriate, language-inclusive manner, the city utilized Local Early Action Planning (LEAP) grant funding to support outreach across many housing efforts including the Housing Element Update and other strategies initiated by the City of Los Angeles to accelerate housing production and promote equity-based models for increasing affordable housing development.

In August 2021, Liberty Hill Foundation served as a consultant to the City to conduct focus groups across four different communities in the city to gather feedback on the Draft Housing Element Plan released in July 2021. Participants were majority renters who reside in the communities of South LA, Pico Union, Westlake, Boyle Heights, Skid Row/Downtown, East Hollywood and North Hollywood. The majority of participants were Latinx residents across all four focus groups, renters living in RSO units, and experiencing housing instability or homelessness due to low wages or loss of income. One focus group had 30% of participants identify as Black/African American, another focus group had 27% of participants identify as LGBTQ.

The curriculum, based on the Draft Housing Element, was developed for the program and organizations leading each focus group were encouraged to tailor the presentations to respond to the socioeconomic and geographic context for each neighborhood. A report produced by Liberty Hill Foundation, in partnership with Strategic Actions for a Just Economy (SAJE), Coalition for Economic Survival (CES), Eastside Leads, and Los Angeles Community Action Network (LA CAN) can be found in Appendix 0.1.

Recommendations

The recommendations, based on comments provided by residents across all focus groups are the following:

Recommendation #1: Tailor housing to the needs of extremely low income and very low income tenants that are most vulnerable to homelessness.

As indicated in the RHNA, the city will need to accommodate the construction of 115,978 very low-income and extremely low-income housing units combined. Based on the feedback from the focus groups, residents commented on the need to prioritize housing goals for extremely low-income and very low-income renters, including innovative programs such as Small Lot Subdivisions, and building housing in High Resource areas to level the playing field for tenants and families and combat historical inequalities.

Recommendation #2: Prevent displacement by continuing to pass and implement a range of tenant protections to keep tenants housed while supporting community-led housing solutions like Community Land Trusts to build long-term housing stability.

One of the Citywide Housing Priorities mentioned in Chapter 6 of the Housing Element is “Preventing Displacement.” Focus group participants identified this as critically important to stave off evictions after the COVID-19 eviction protections expire. In order to meet this goal, participants recommended that the Housing Element include support for increased tenant protections and continued implementation of existing tenant protections, like the recently adopted Tenant Anti-Harassment Ordinance. Based on the focus groups, there is also a need for long-term housing stability in the neighborhoods most at risk of displacement. Community Land Trusts allow the community to maintain ownership of land and keep any housing built on it affordable for many generations to come. One possible way to do this is by incorporating a Community Land Trust model that supports homeowners and facilitates resales to future low- and moderate-income families.

Recommendation #3: Increase quality of life in low-income communities by planning for more green space, public transit, and other amenities.

There is a lack of green space in historically disadvantaged neighborhoods, especially when compared to more affluent areas of Los Angeles. This theme was repeated across the focus groups, especially from those tenants with families. The recommendation was to ensure that new developments, especially those with low-income units, have easy access to green space. Tenants also mentioned several other community amenities they feel are lacking in their communities, including good schools, access to public transit, etc. Access to good schools and other quality of life improvements can be produced by spreading affordable housing across the city.

Overall, participants expressed a desire to have affordable housing reach all areas of the city to avoid overconcentration in low-income, segregated communities and expand housing access in High Resource, opportunity rich areas. A language-inclusive and community-led process, where organizations with deep ties in BIPOC communities in the city are imperative to capturing the voices and feedback from residents that would otherwise not participate in the Draft Housing Element process.

Goals and Actions

Select programs identified in Chapter 6 intended to promote the city's goals of affirmatively furthering fair housing are identified below for prioritized contributing factors. Specific actions are either ongoing activities or will be undertaken by LAHD and/or LACP as part of actions to address AFFH issue areas in partnership with key local stakeholders. See Program 124.

Conclusion

More than four decades after Congress passed the Fair Housing Act, fair housing issues remain critical to the pursuit of strong, sustainable, inclusive communities and equal opportunity for all residents. Racial segregation in housing has not only endured, but along with increasing income segregation, has also created areas of concentrated poverty populated predominantly by people of color. Residential segregation carries high costs for individuals, families, and society as a whole, constricting opportunity and life chances and limiting economic growth. These impacts have disproportionate consequences for Black and Latinx residents, low-income families, as well as persons with disabilities. The City of Los Angeles aims to increase access to opportunity for all residents by reforming land use policies, prioritizing housing production, especially affordable housing, promoting housing stability for all residents, especially renters, and correcting the harms of explicit and implicit forms of discrimination in housing choice by prioritizing development in high opportunity, high resource areas. Housing production that proactively desegregates parts of the city must be balanced with the significant needs and challenges faced by residents that are part of protected classes residing in distressed, low resource areas and R/ECAPs. This can be accomplished by setting priorities that expressly alleviate the disproportionate factors that negatively impact the quality of life for residents of color in the city through prioritizing more resources and investments in these areas.



Appendix 2.1

Analysis of Constraints to the Production, Maintenance and Improvement of Housing

Appendix 2.1:

Analysis of Constraints to the Production, Maintenance and Improvement of Housing

Governmental Constraints

The supply, distribution, and cost of housing in Los Angeles are all affected by local, state and federal land use and environmental regulations. These laws may have been imposed for good reasons but often pose constraints in the form of regulatory requirements, project processing procedures, development impact fees, and public funding availability.

Ultimately, governmental constraints impact housing developments' project feasibility, site location, density, design, permitting process, funding sources, budgets, costs, and more. While the current shortage of affordable housing inventory is exacerbated due to high land and construction costs, these factors are often compounded by governmental regulations, such as land use, zoning, and discretionary review processes (entitlements). This section examines the impact of governmental regulations on residential development.

Constraints Due to the General Plan, Land Use, the Zoning Code, and Neighborhood Implementation Tools

California State Law requires every city and county to adopt a comprehensive General Plan to guide its future development. The General Plan essentially serves as a "constitution for development," the foundation for all land use decisions. Every jurisdiction's General Plan includes seven required elements mandated by State law (land use, circulation, housing, conservation, open space, noise and safety). The Los Angeles General Plan has 12 elements total. All elements are required to be consistent with each other. It is important to note that the General Plan Land Use Map includes "footnotes" that can impose certain requirements and limitations on development that can be perceived as constraints.

Framework Element

The City of Los Angeles Citywide General Plan Framework Element (adopted in 1996) establishes the broad overall policy and direction for the entire General Plan. It is a smart-growth plan that concentrates opportunities for most new housing in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards. The Framework Element also determined the City's theoretical buildout capacity for potential residential development and identified general locations for such development. The plan accommodates projected population growth in accordance with the Long-Range Land Use Diagram and forecasts, using these in the formulation of the community plans.

While the Framework Element established a comprehensive growth strategy focusing on regional and community centers as well as transit oriented development, the Framework Element has not been comprehensively reviewed since its adoption in 1996. As such, land use planning has been restricted to the intentions outlined in the Element. As over 25 years have passed since it was last updated, these intentions are sometimes outdated and not always in alignment with housing goals, community interests, and general planning practice. The massive investments in transit infrastructure in the region since the Framework Element have led to the need to plan for housing in areas that were not always identified in the Framework. In addition, a severe shortage of housing has continued to worsen the affordability crisis.

Land Use Element and Community Plans

The Land Use Element of the City's General Plan identifies the locations, density, and other characteristics of the housing capacity at the community level, as established in the Citywide Framework Element. Due to the size of the City, the Land Use Element is divided into 35 Community Plans (see Map 2.2.1), which guide the growth and physical development for each of the City's 35 Community Plan Areas. This is pursuant to the policies established in the Framework Element.

The planning process for each Community Plan involves extensive community outreach, participation, and input, in order to identify issues and opportunities, and to set goals for development. Community Plans aim to establish sustainable growth patterns while balancing the unique character of individual communities, including the preservation and maintenance of housing. Community Plans also address infrastructure, urban design, jobs, transportation and mobility, and open space. These plans regulate the typology, density, and intensity of a housing development, and guide the decision-making process.

Table 2.1.1 lists General Plan land use categories (both residential and non-residential) that permit housing. The table lists the corresponding zoning and residential density ranges and shows a wide range of housing densities to accommodate varying housing types throughout the City's 35 Community Plan Areas.

Table 2.1.1: **General Plan Land Use Categories**

Residential Land Use Categories	**Corresponding Zoning**	**Density** (Units / Net Acre)
Minimum	A1, A2, RE40	0.4 – 1
Very Low I	RE20, RA	1 - 3
Very Low II	RE15, RE11	3 – 4
Low I	RE9, RS, RU	4 – 9
Low II	R1, RZ5	4 – 9
Low III	RD5, RD6	7 – 9
Low Medium I	R2, RD3, RD4, RZ3, RZ4, RU, RW1	9 – 18
Low Medium II	RD1.5, RD2, RW2, RZ2.5	18 – 29

Table 2.1.1: **General Plan Land Use Categories**

Residential Land Use Categories	**Corresponding Zoning**	**Density** (Units / Net Acre)
Medium	R3	29 – 55
High Medium	R4	55 – 109
High	R5	109 – 218

Commercial Land Use Categories	**Corresponding Zoning**	**Density** (Units / Net Acre)
Limited Commercial	C1, C1.5, CR, R3, RAS3, P	29 – 55
Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3, P	29 – 55
Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4, P	29 – 109
Regional Center/ Regional Commercial	C1.5, CR, C2, C4, R4, RAS4, R5, P, PB	29 – 109
Hybrid Industrial	CM, P	29 – 109

Source: Los Angeles Department of City Planning

Community Plan Update Program

In Progress

Central
Downtown (Central City, Central City North) | Hollywood

East
Boyle Heights

South Valley
Canoga Park - Winnetka - Woodland Hills - West Hills | Encino - Tarzana, Reseda - West Van Nuys | North Hollywood - Valley Village | Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass | Van Nuys - North Sherman Oaks

West Los Angeles
Venice | Palms - Mar Vista - Del Rey | Westchester - Playa Del Rey | West Los Angeles

Harbor
Harbor-Gateway | Wilmington-Harbor City

Upcoming

Central
Wilshire | Westlake

East
Northeast Los Angeles | Silver Lake | Echo Park | Elysian Valley

North Valley
Arleta - Pacoima | Sun Valley - La Tuna Canyon | Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon | Chatsworth - Porter Ranch | Northridge | Mission Hills - Panorama City - North Hills

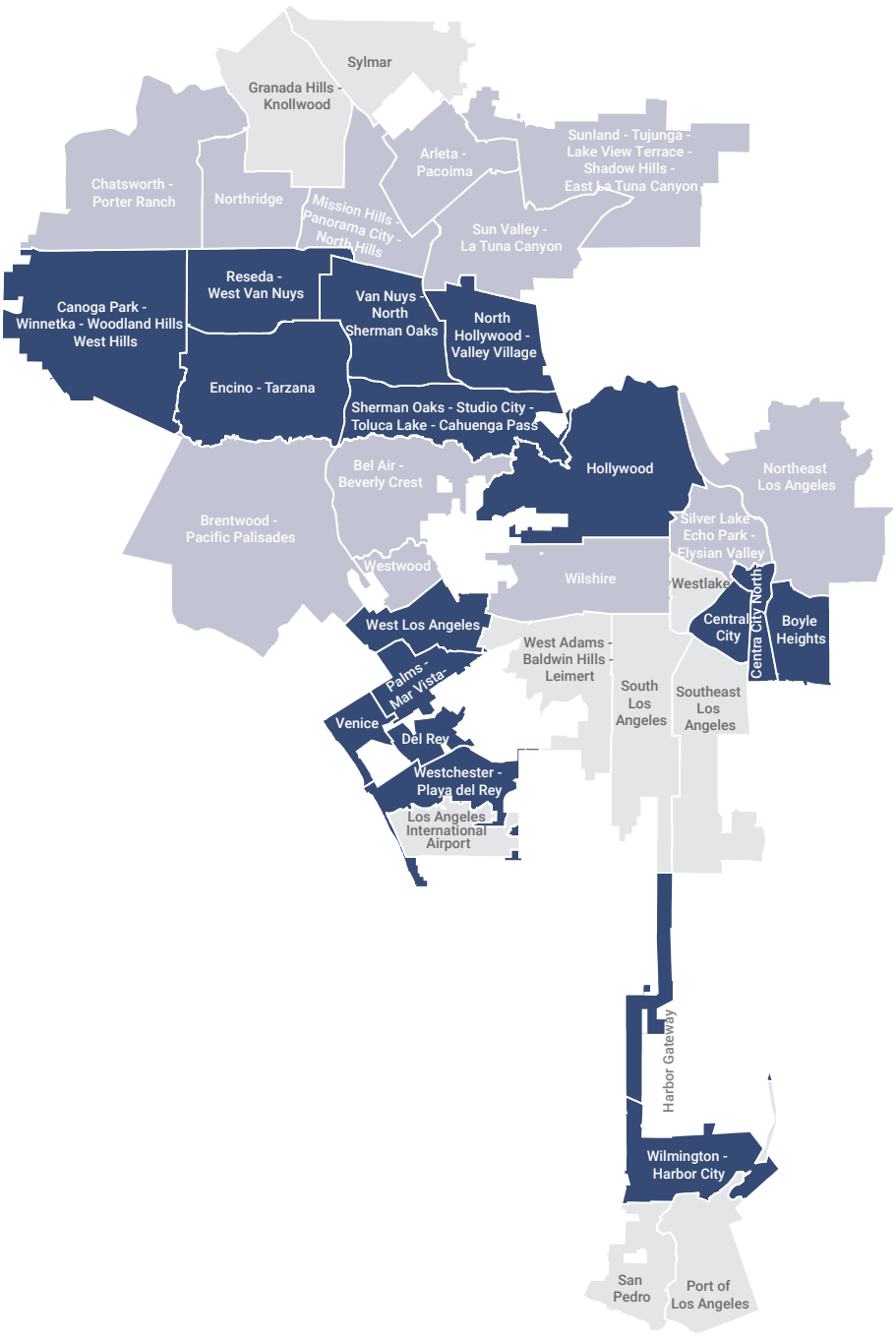
West Los Angeles
Bel Air - Beverly Crest | Brentwood - Pacific Palisades | Westwood

Completed

North Valley
Granada Hills - Knowllwood | Sylmar

South Los Angeles
West Adams | South Los Angeles | Southeast Los Angeles

Harbor
San Pedro



Of the City's 35 Community Plans, 29 were last updated between 1988-2005. These older Community Plans can be broad, include zoning that does not reflect new transit infrastructure, and have few tools for the regulation of building form. As such, older Community Plans have historically added additional zoning regulations through "Q" Qualified Conditions and "D" Development Limitations and review processes to achieve desired densities, designs, and site conditions. These additional regulations require research to identify and make it difficult for the public to identify the development potential of a site.

A central objective of the Community Plan Update program is to ensure local zoning established by the Plans is consistent with the objectives of the General Plan and its Framework Element. In some cases this means better aligning zoning with existing land use policies and growth strategy while in other cases it may mean updating land use designations. The City of Los Angeles has been required to maintain zoning consistency with land use, even before the passage of SB 1333 (2019) which mandated it for all other CA charter cities. Community Plans generally include language describing the consistency across land use and zoning. For example, each General Plan Land Use category in Table 2.1.1 above permits all indicated corresponding zones as well as the less intensive zones permitted by such zones in the LAMC. A site's zone-plan consistency is further explained by the City's hierarchy of less to more intensive zones found in LAMC Section 12.04-A, and a review of LAMC Sections 12.07 (RA zone) through 12.13 (C1.5 zone).

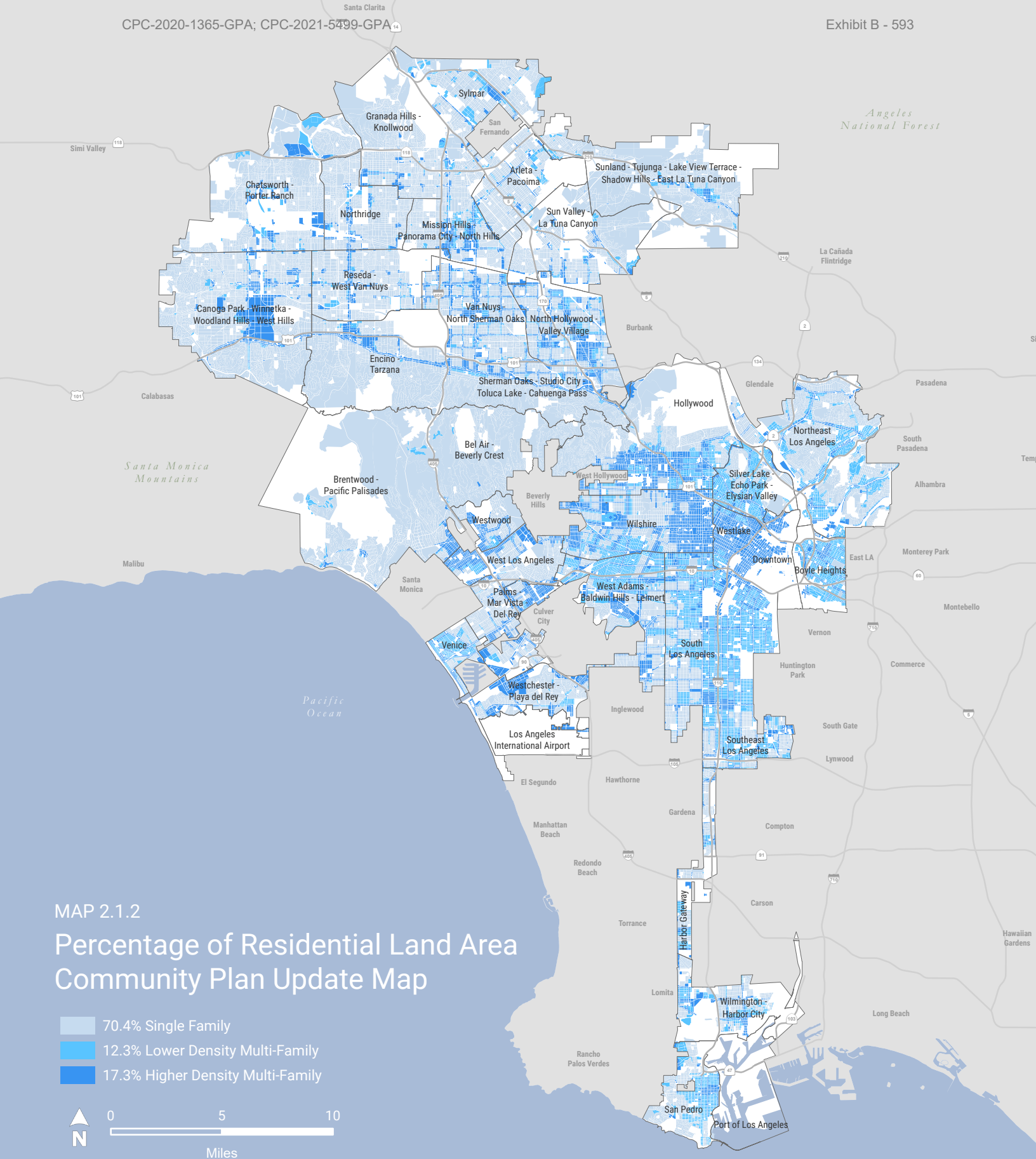
Over the current (5th) Housing Element cycle the City completed six Community Plan updates, in South Los Angeles, the North Valley, and Harbor areas. These Community Plans adopted Community Plan Implementation Overlays (CPIOs) to introduce design standards, affordable housing incentive systems, and historic preservation review. CPIOs establish ministerial review processing and provide greater project certainty.

CPIO affordable housing incentive systems provide base and bonuses more finely attuned to local conditions and goals than those offered citywide through density bonus or TOC. This has resulted in more tailored regulations that in some cases have increased or reduced available incentives. While the new plans often create new housing capacity and can help reduce housing constraints by providing more clarity and certainty to housing development projects, plans that effectively provide less buildable area for certain sites may hinder the development of new housing in those locations.

In 2017, Mayor Eric Garcetti issued Executive Directive (ED) 19, directing City Planning to initiate a comprehensive revision to the General Plan and to review and update all remaining Community Plans over a six year period between 2017-2023.[1] In response to this directive City Planning is actively working on updates to 16 Community Plans.

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1. Mayoral Executive Directive No. 19 *Planning and Developing Housing and Transportation*, Office of Los Angeles City Mayor Eric Garcetti, March 9, 2017.



MAP 2.1.2

Percentage of Residential Land Area Community Plan Update Map

- 70.4% Single Family
- 12.3% Lower Density Multi-Family
- 17.3% Higher Density Multi-Family

N

0 5 10

Miles

These programs are a major ongoing effort of the Department and seek to provide more specificity about the scale and design of projects that comply with neighborhood-specific regulations in each Community Plan. The updated plans aim to provide a higher level of certainty and specificity in the development process. Of the 16 active plan updates 15 of these Community Plans will be utilizing new volume base zoning tools developed as part of the re:codeLA project. Map 2.1.1 shows the completed, in-progress, and pending plans. Throughout the City, 16 plans are currently being updated, and 13 plans will be updated in the future.

The Zoning Code

The City of Los Angeles contains 467 square miles, or 302,596 acres, and contains over 882,355 parcels. Residential development is permitted on approximately 56.2% of the City's land area or approximately 170,029 acres. The remaining land area is largely dedicated to roadways, open space, public facilities, and industrial uses. Of the residential land area, more than 70% of residential land is reserved for single-family housing, 12.3% is reserved for lower density multi-family, and 17.3% permits higher density multi-family developments, see Map 2.1.2.

Zoning laws divide cities into districts (reflected on the zoning maps) and specify regulations for those districts, which are set in the zoning code. The City's zoning districts allow for a variety of housing types and densities – from agricultural residential at less than one dwelling unit per acre to high density at over 200 dwelling units per acre. Although zoning regulations permit housing in various areas of the City, they can also pose constraints on housing development because they limit residential uses to specific areas of the City (see Map 2.1.2 below). Within the City, residential density is not distributed equitably. The City's past land use and zoning practices reserved more land area citywide for single-family housing, while limiting and concentrating multi-family housing in central and south Los Angeles. Furthermore, 81% of residential land in the City's Highest Resource areas, and 74% of residential land in High Resource areas do not permit construction of multi-family housing. In contrast, just 18% of the residentially zoned land in the areas considered High Segregation and Poverty is allocated to single-family uses, whereas over 80% allows multi-family development.

Zoning also governs new construction activity, building rehabilitations, preservation, maintenance and demolition activities, and establishes the capacity and volume of space that can be permitted on land. This means that the development potential of housing projects can be highly affected by zoning. The types and densities of residential uses permitted in each of the City's zones, and the development standards applicable to all development projects are summarized in Appendix 2.3 (Generalized Summary of Zoning Regulations). This includes minimum lot areas, required setbacks, maximum building heights, required parking spaces, and maximum densities for each zone.

The zoning in the City is generally cumulative and inclusionary. This permits less intense uses to be built within a zone and permits residential uses to be developed in commercial zones. For instance, R1, R2, and R3 uses are allowed within the R4 zone, and are also permitted in all commercial zones. No minimum residential density requirements are established in any zone.

It is important to note that the City's Zoning Code was last comprehensively updated in 1946. Every time a complex issue arose, the only practical way to address the problem was to create new zones, entitlements, and overlays. This resulted in a complex code that now has hundreds of standard-format pages and more than 70 types of discretionary entitlements. In addition, over 61.3% of the City is covered by site-specific conditions (called Q, T, & D Conditions), and special overlays (the following section on Neighborhood Implementation Tools discusses their effects). The process of addressing each specific issue and individual neighborhood on a piecemeal basis has made it challenging for the City to meet the housing needs of all of its residents, especially households with lower incomes. The City's Zoning Code can make it challenging for housing developers to efficiently apply for housing project approvals and for Planning staff to process these entitlements.

Zoning for a Variety of Housing Types

State law ensures that the housing element provides for a variety of housing types including multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

Single-Family Housing: Single-family housing, is allowed in the following zones: A1, A1(UV), A2, A2(PV), A2P, R1, R1H1, R1P, R1R3, R1V1, R1V2, R1V3, RA, RAP, RE, RE11, RE15, RE20, RE40, RE9, RS, RU, RW1, RZ2, RZ3, RZ4, RZ5). In March 2017, the City established six new single-family zones (R1H1, R1P, R1R3, R1V1, R1V2, R1V3) to respond to concerns over out of scale single-family developments. These volume-based zones regulate the height, massing, and roof encroachment on a site. These zones further reduced building volumes but did not result in density reductions. It is important to note that single-family housing is also allowed in multi-family zones and commercial zones.

Multi-Family Housing: Multi-family housing, including single room occupancies (SROs) and permanent supportive housing, are allowed in the following residential and commercial zones: RW2; R2; RD1.5; RD2; RD3; RD4; RD5; RD6; R3; RAS3; R4; RAS4; R5; CR; C1; C1.5; C2; C4; C5; and CM. Densities in the multi-family residential zones range from seven units per acre to 218 units per acre. Multi-family housing as well as mixed-use projects are allowed by right in commercial zones, at densities ranging from 54 to 218 units per acre. RAS3 and RAS4 zones allow specific types of neighborhood-serving commercial uses to be incorporated on the ground floor of residential buildings.

Factory-Built and Manufactured Housing: State law requires factory-built homes complying with federal standards and installed on a permanent foundation be permitted on any parcel where the City allows conventional single-family homes. The homes must also be permitted under the same development standards as the "site-built" homes. The City's Zoning Ordinance expressly allows factory-built housing units in the RU zone but is otherwise silent on this building type. Factory-built housing is permitted in all single-family zones as long as standard life-safety guidelines are met.

Mobile Home Parks: The City's RMP Zone allows development of residential mobile home parks to encourage the provision of affordable housing by permitting both the retention and expansion of existing, as well as the establishment of new, mobile home parks. The City has over 57 mobile home parks with more than 6,700 spaces, with most located in the San Fernando Valley.

Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs): ADUs and JADUs are residential dwelling units that are attached or detached to an existing dwelling unit (or units) on the same lot, and that provide complete independent living facilities for one or more persons. ADUs and JADUs are permitted in all zones where residential uses are permitted by right, this includes multi-family zones. The City's ADU and JADU Ordinance regulates their size and form, and parking is not required if they are located within one-half mile walking distance to public transit, within one block of a car share station, or if located within an architecturally and historically significant district. These units are not intended for sale, but they may be rented. ADUs and JADUs are not permitted on certain lots located in both a Very High Fire Hazard Severity Zone and a Hillside Area, unless the unit meets certain criteria (i.e., providing fire sprinklers and one off-street parking space). An explanation of the City's ADU Ordinance is provided later in this section.

Homeless Shelters: Homeless shelters are allowed by right in R4 (with performance standards), RAS4, R5, C1.5, C2 (with performance standards), C4, C5, and CM zones. In addition, as a public benefit, homeless shelters of under 30 beds are allowed by right in R3, M1, M2 and M3 zones provided that they comply with certain performance standards. The performance standards limit homeless shelters to 30 beds designed to serve not more than 30 people and require that shelters be located at least 600 feet from another such shelter. Emergency shelters are allowed by right in any zone on a government owned or operated site, or in R3, RAS3, R4, RAS4, R5, C2, C4, C5, CM, M1, M2 and M3 zones if operated by a charitable organization. The 30 bed limit does not apply to emergency shelters, nor do any subjective zoning standards, including parking or distance requirements. The LA Fire Department has developed a set of alternative life-safety standards that apply to emergency shelters pursuant to state law (LAFD Directive #45). This flexibility has resulted in most new shelters and interim housing utilizing these emergency shelter provisions. Emergency shelters should be able to transition to permanent shelters and be permitted in the same areas.

Low Barrier Navigation Centers: Low Barrier Navigation Centers, as defined in California Government Code 65660, are Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Government Code section 65660 requires Low Barrier Navigation Centers to be a use by right in areas zoned for mixed use, and nonresidential zones permitting multifamily uses. Consistent with this requirement, they are permitted as a use by right in areas zoned for mixed use, and nonresidential zones permitting multi-family uses, including the RAS3, RAS4, CR, C1, C1.5, C2, C4, C5, CM, and HI zones. Additionally, the PF zone may be eligible if the site is adjoining a zone that allows for mixed uses or a nonresidential zone permitting multi-family uses. Various Specific Plan zone designations may also be eligible, however, additional review may be necessary on a case-by-case basis to determine eligibility of sites with Specific Plan zone designations. To the extent Low Barrier Navigation Centers meet the definition of shelter, they are additionally permitted anywhere that Homeless Shelters are permitted by the City's Zoning Code (see discussion of Homeless Shelters, above). After the January 1, 2027 sunset date, Low Barrier Navigation Centers would continue to be permitted anywhere that a Homeless Shelter is currently permitted. The Bureau of Engineering typically processes the requests for Navigation Centers, including the CEQA exemption. Several have been approved in recent years.

Senior Housing: There are different types of homes specially for seniors (generally 62 years or older) which are identified in the Zoning Code. Regular residential housing reserved for seniors is referred to as Senior Independent Housing. State licensed Residential Care Facilities for the Elderly, which provide non-medical assistance to seniors who require assistance with two or more activities of daily living, are referred to as Assisted Living Care Housing. The residential units may consist either of dwelling units or guest rooms. Full time medical services shall not be provided on the premises. The housing may be a component of an Eldercare Facility. Both of these housing types require dwelling units, which requires cooking facilities. They are permitted in the R3 and less restrictive zones. A Conditional Use Permit is available to reduce parking for these uses.

Senior housing requiring specialized medical care and licensing includes *Skilled Nursing Care Housing and Alzheimer's/Dementia Care Housing*. These types of units may not have kitchen facilities (guest rooms) and are limited to the R4 zone or less restrictive.

Retirement Hotels are somewhat in between the senior living types described above. They allow for a more flexible combination of traditional dwelling units and guest rooms without cooking facilities and are permitted in R4 and less restrictive zones.

Eldercare Facilities were created more recently (2006) to streamline and facilitate a diversity of senior housing types. An Eldercare Facility combines in one facility, two or more of the following housing types: Senior Independent Housing, Assisted Living Care Housing, Skilled Nursing Care Housing, and/or Alzheimer's/Dementia Care Housing. A

minimum of 75% of the floor area, exclusive of common areas, shall consist of Senior Independent Housing and/or Assisted Living Care Housing. The Ordinance allows the development of Eldercare Facilities in any residential zone and at any density, height and area requirements, as long as certain findings are made, per a Zoning Administrator determination.

Philanthropic institutions, homes for the aged associated with philanthropic organizations, and boarding houses for the aged associated with philanthropic organizations are permitted in R4, R5, CR, C1, C1.5, C2, C4 and C5 zones. Conditional use permits are required if not permitted by right.

Private homes for the aged, private boarding homes for the aged, hospitals, convalescent homes and sanitariums are permitted in R5, C1, C1.5, C2 and C5 zones. Conditional use permits are required if not permitted by right.

Farmworker and Employee Housing: The City's development standards and permitting processes comply with Health and Safety Code Sections 17021.5 and 17021.6. Employee housing is treated like any other type of single-family structure and residential use and does not require a conditional-use permit, zoning variance, or other zoning clearance that is not required of a family dwelling of the same type in the same zone. This applies for a one family dwelling in the City's Agriculture (A1, A2) zones.

Apartment houses and Condominiums: Apartment houses and condominiums are permitted in R2, RD, R3, R4, R5, RAS3, RAS4, CR, C1, C1.5, C2, C4, C5, and CM zones.

Boarding Houses: Boarding houses are permitted in R3, R4, R5, CR, C1, C1.5, C2, C4, C5 and CM zones. The Zoning Code describes them as dwellings that contain a single dwelling unit and not more than five guest rooms or suites of rooms, where lodging is provided with or without meals, for compensation. There are many houses that could be perceived as Boarding houses, which could pose issues for their owners and tenants. However, it is important to note that in 2006, the City amended the definition of "family" to mean one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit. This definition allows for congregate and group living, including co-living in all zones, and not just where "boarding houses" are allowed (see further discussion of group living under Alleviating Constraints of Persons with Disabilities below).

Conditional Uses: Institutions, public facilities and other special uses are not permitted by right but are permitted by Conditional Use permits (the "Constraints Due to the Entitlement Process" section discusses this further). With the exception of density bonus projects that exceed the maximum density permitted by law, multi-family housing projects do not require Conditional Use permits. Conditional Use provisions in the Zoning Code, therefore, do not constrain zoning capacity.

In general, uses that were in existence in an area prior to a change in zoning designation for the area are allowed to continue. However, changes to the structure or use and expansions may not be approved if they do not comply with the current zoning regulations for the site. This can pose substantial constraints to the preservation and maintenance of existing, older residential facilities. Substantial rehabilitation may be necessary for the safety of occupants; yet zoning requirements may trigger additional and costly renovation, which could lead to demolition rather than preservation.

Adaptive Reuse of Older Buildings: In 1999 the City adopted an Adaptive Reuse Ordinance, which waived many of the zoning regulations (density, parking, floor area ratio, etc.) in order to facilitate the conversion of existing, economically obsolete buildings into new residential apartments and condominiums. The zoning changes, along with the adoption of alternative building codes for older buildings, permit substantial, physical alterations to be made that modify the building's original, intended use. While the process requires a discretionary CUP process in most of the City, there is a by-right process available for the following Adaptive Reuse Incentive Areas:

- Downtown Los Angeles (Central City Community Plan Area and the Figueroa Corridor Economic Development Strategy Area)
- Hollywood Redevelopment Project Area
- Wilshire Center/Koreatown Redevelopment Project Area (certain portions only)
- Lincoln Heights and Chinatown
- Central Avenue (between Vernon Avenue and the Santa Monica Freeway)

Older, obsolete buildings located outside the incentive areas may also qualify for adaptive reuse, but they must meet additional criteria and require discretionary approval. Approximately 12,000 residential units were added via adaptive reuse projects between 2000 and 2020.

Residential Density and Development Standards

The City of Los Angeles residential density standards are defined by the zone (See Appendix 2.3). Zones dictate the number of units allowed per lot. A, RA, RE, RS, R1, RZ, and RW1 zones are limited to one dwelling unit per lot. The R2 and RW2 zones are limited to two dwelling units per lot. The RD, RMP, R3, RAS, R4, R5, and C zones allow multiple dwelling units at densities ranging from seven units per acre to 218 units per acre.

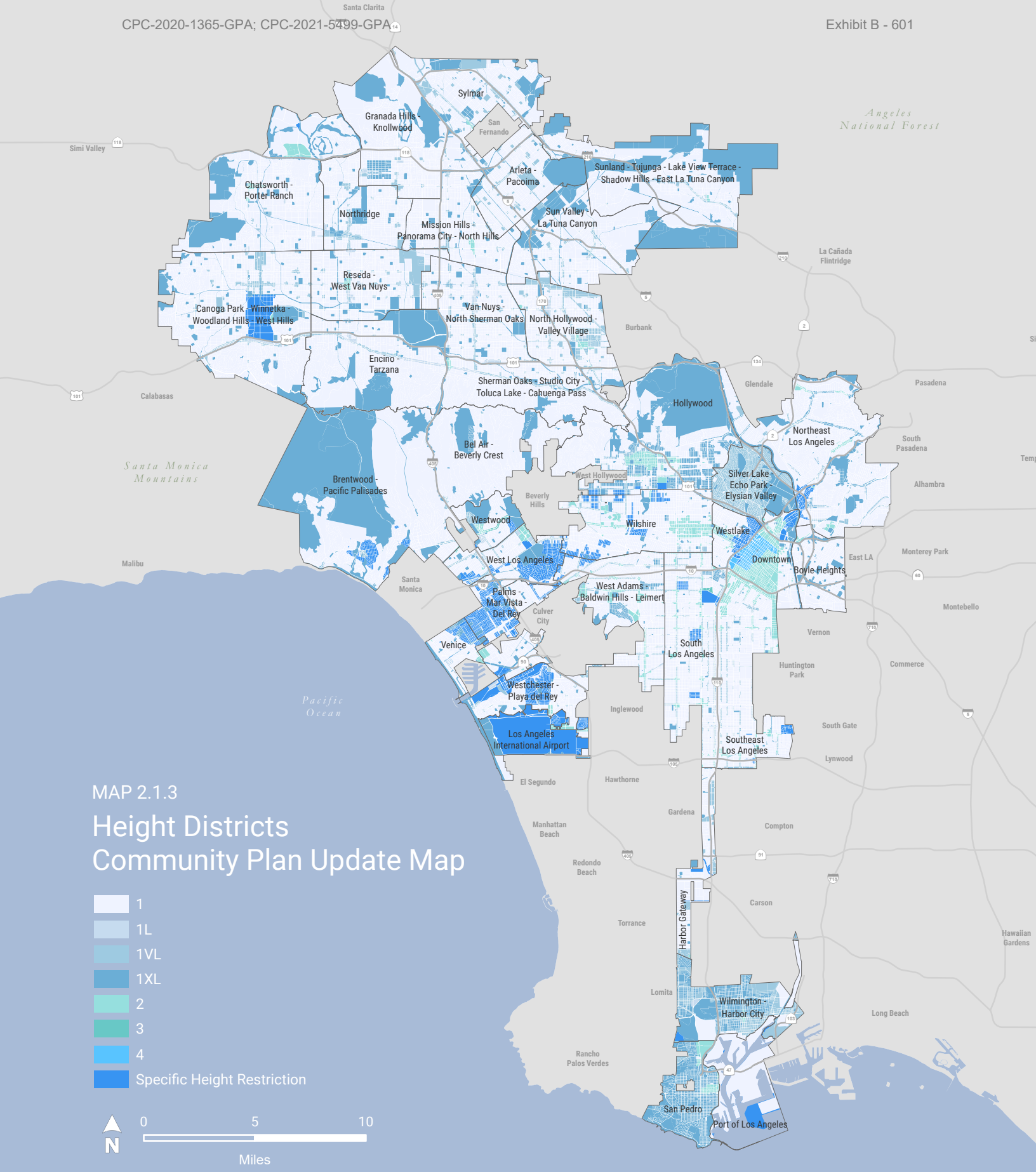
The zones most likely to produce affordable housing in the City of Los Angeles are the R5, R4, R3 and C Zones. This is because of their higher density allowances. Another important density threshold are zones that allow for more than four units, which allows a site to qualify for affordable housing incentive programs such as Density Bonus and TOC.

The highest density zone, R5, permits up to one dwelling unit per 200 square feet of lot area. The R4 and C2 zones permit up to one dwelling unit per 400 square feet of lot area. The R3 and C1 zones, permitting up to 800 square feet per dwelling unit, typically are developed with a type of construction which is cheaper to build than that for the R4 and R5 zones and are, therefore, likely to produce affordable housing as well. These density limits mean that on an acre of land in the R5 zone 217 units, in the R4/C2 zone 108 units and in the R3/C1 zone 54 units could theoretically be constructed.

It is important to note that the City does not have minimum density requirements for the development of sites where residential uses are permitted. This means that if a project requests to develop housing below identified densities, and complies with all other zoning and applicable regulations, the project can be approved and permitted. Many factors (both governmental and non-governmental) influence the number of units that are ultimately provided by housing development projects. The analysis conducted for the Inventory of Sites (see Chapter 4) found that developers do not always develop the sites with the maximum number of units allowed by the site's zoning. The regression model assumes an average build-out to 80% of the maximum allowable units permitted on a lot (including development bonuses) based on a review of permit data.

The City of Los Angeles' development standards relating to setbacks, floor area, height, open space and parking are outlined in the City's Planning and Zoning Code and are comparable to those of surrounding cities. These development standards were established to maintain public health and safety and are enforced by the Department of Building and Safety. They could also be considered density constraints. They also could be constraints to the preservation of older residential stock, as rehabilitation of such stock may not be able to comply with current development standards and therefore demolition might be more cost effective than maintenance and preservation.

State Law also requires that the constraints analysis describe requests to develop housing at densities below those included in the Housing Element's Inventory of Adequate Sites for housing (**Appendix 4.1**). As explained in Chapter 4, the methodology used by the Inventory relies on a regression model that resulted in conservative assumptions regarding the availability and likelihood of development for Sites, which greatly reduces maximum allowable densities to a small fraction (usually less than one percent) of site potential. For example a sample R3 site described in Chapter 4 (Table 4.5) having a maximum allowable density of 10 units is described as having just .13 units of realistic development potential in the Inventory due primarily to the low likelihood of the site being developed. Furthermore, the regression model analyzed five years of development trends and found that housing developments with more than five units develop at an average of 80% of the maximum allowable densities - an assumption that was built into the Sites methodology. It is extremely unlikely that there have been any requests for housing developments at densities that are below the figures reported in **Appendix 4.1**.


Santa Clarita
Sylmar
Granada Hills - Knollwood
San Fernando
Angeles National Forest
Simi Valley
Arleta - Pacoima
Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
Chatsworth - Porter Ranch
Northridge
Sun Valley - La Tuna Canyon
Mission Hills - Panorama City - North Hills
La Cañada Flintridge
Reseda - West Van Nuys
Canoga Park - Winnetka - Woodland Hills - West Hills
Van Nuys - North Sherman Oaks
North Hollywood - Valley Village
Burbank
Encino - Tarzana
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Glendale
Pasadena
Calabasas
Hollywood
Northeast Los Angeles
South Pasadena
Bel Air - Beverly Crest
Santa Monica Mountains
Brentwood - Pacific Palisades
West Hollywood
Silver Lake - Echo Park - Elysian Valley
Alhambra
Beverly Hills
Westwood
Wilshire
Westlake
Monterey Park
East LA
Malibu
West Los Angeles
Downtown
Boyle Heights
Santa Monica
Palms - Mar Vista - Del Rey
West Adams - Baldwin Hills - Leimert
Culver City
Montebello
Venice
Vernon
South Los Angeles
Huntington Park
Commerce
Westchester - Playa del Rey
Pacific Ocean
Inglewood
South Gate
Los Angeles International Airport
Southeast Los Angeles
Lynwood
El Segundo
Hawthorne
Gardena
Manhattan Beach
Compton
Redondo Beach
Carson
Harbor Gateway
Torrance
Hawaiian Gardens
Lomita
Wilmington - Harbor City
Long Beach
Rancho Palos Verdes
San Pedro
Port of Los Angeles
MAP 2.1.3
Height Districts
Community Plan Update Map
1
1L
1VL
1XL
2
3
4
Specific Height Restriction
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0
5
10
Miles

Floor Area and Height Limitations

All zones are also located in designated Height Districts in Los Angeles, which establish the maximum building size through floor area ratios (FAR) and, in some instances, height limitations. These limitations particularly impact multi-family development. Where duplex or multi-family residential uses are allowed, the FAR and height limitations are indicated in Table 2.1.2.

Table 2.1.2: **Height Districts and Corresponding Floor-Area-Ratios (FAR)**

Zone	Height Districts: Height and Floor Area Ratio (FAR) Limitations						
	1	1L	1VL	1XL	2	3	4
A1, A2, RE40, RZ, RMP, RW2, RD, R3, RAS3	45' 3:1FAR	45' 3:1FAR	45' 3 Stories† 3:1 FAR		6 Stories: RD, RAS3 & R3†; Otherwise: 6:1 FAR	6 Stories: RD,RAS3 and R3†; Otherwise: 10:1 FAR	6 Stories: RD,RAS3 and R3†; Otherwise: 13:1 FAR
RE11, RE15, RE20, RA	36' 3:1 FAR	36' 3:1 FAR	36' 3:1 FAR	30' 2 Stories† 3:1 FAR	6:1 FAR	10:1 FAR	13:1 FAR
R1, R2, RS, RE9	33' 3:1 FAR	33' 3:1 FAR	33' 3 Stories† 3:1 FAR		None 6 Stories	None 10 Stories	None 13 Stories
R4, RAS4, R5	None 3:1 FAR	75' 6 Stories† 3:1 FAR	45' 3 Stories† 3:1 FAR		None 6:1 FAR	None 10:1 FAR	None 13:1 FAR
C	1.5:1 FAR	75' 6 Stories† 1.5:1 FAR	45' 3 Stories† 1.5:1 FAR	30' 2 Stories† 1.5:1 FAR	75' for CR; Otherwise: None 6:1 FAR	75' for CR, Otherwise: None 10:1 FAR	75' for CR, Otherwise: None 13:1 FAR

† Buildings used entirely for residential (and ground floor commercial in RAS zones) are only limited as to height, not stories.For more information, please see Appendix 2.3 (Generalized Summary of Zoning Regulations).

Approximately 52% of land (in acres) in the City is subject to Height District (HD) 1, about 0.4% in HD 1L, about 4.6% in 1VL, and 21.3% is subject to HD 1XL. About 1.9% of land is in Height District 2, and less than 1% of land is in either Height District 3 and 4. It is important to note that approximately 20% of the City is not accounted for in the four height districts because arterial roadways are not included in the zoning areas for height districts, and areas such as LAX and the Warner Center also do not fall under the four height district designations. Parcels within a specific plan may not be part of a Height District as specific plans may further regulate height. In multi-family residential zones, even the lowest FAR for residential zones of 3:1 is not a constraint on build-out of density for residential development, as it provides sufficient buildable area to maximize allowable densities (parking, stairwells, elevator shafts and other building components are excluded from the FAR calculation). However, this is not true of commercial zones in Height District 1. Housing developments on commercial boulevards often seek FAR bonuses due to the more limited 1.5:1 floor area ratio (established by Proposition U by voters in 1986, see below). This can encourage the use of affordable housing bonuses in areas where they are available, especially near major transit stops. However, having limited FAR also creates additional process barriers for the development of many commercial sites. Map 2.1.3 shows the distribution of height districts throughout the City.

Assembly Bill 283 and Proposition U

In 1978, Assembly Bill 283 was enacted by the State with the aim of resolving inconsistencies between jurisdictions' zoning codes and their General Plans. Then, a 1985 court judgement gave the City three years to bring its zoning into compliance with the Land Use Element. To comply with the three year deadline, the City down-zoned large areas at once.[2] The result was significant down-zoning throughout the City that has limited housing development on many sites for decades.

Additionally, in 1986, voters in Los Angeles approved Proposition U, which reduced the allowable FAR in all commercially and industrially-zoned parcels in Height District 1, from an FAR of three times the buildable area of the lot, to one and one-half times the buildable area. Proposition U directly affected housing production because residential units are permitted by right in the commercial zones, and this reduction in FAR significantly decreased capacity to build housing in contrast to the General Plan direction to encourage housing on commercial corridors that are in close proximity to transit. Proposition U and AB 283 exemplify how legislative acts have contributed to housing constraints over the past decades in the City by effectively facilitating down-zoning and limiting development potential.

2. Gregory D. Morrow, "The Homeowner Revolution: Democracy, Land Use and the Los Angeles Slow-Growth Movement, 1965-1992," page 355 (Ph.D. dissertation, University of California, Los Angeles, 2013).

Parking Requirements

The City's general automobile parking requirements are contained in the "General Provisions" section of the Zoning Code (LAMC Section 12.21). Appendix 2.3 shows the specific parking requirements for housing developments. The number of dwelling units and the number of habitable rooms (includes kitchens) in each unit determines the number of required parking spaces. Single-family housing typically requires two covered parking spaces. Multi-family housing development requires:

- at least one parking space for dwelling units with less than three habitable rooms;
- one and one-half spaces for a dwelling unit with three habitable rooms; and,
- two parking spaces for dwelling units of more than three habitable rooms.

In California, the cost of providing above-ground or subterranean parking can add between $36,000 to $56,000 per housing unit to the overall costs of a multi-family housing development project.[3] Parking-related requirements and costs can significantly impact and constrain multi-family housing development, particularly those providing affordable units. Market demand or financial lenders often mandates the provision of parking in multi-family housing development.

The City's Zoning Code does allow automobile parking spaces required for all uses to be replaced by bicycle parking at a ratio of one standard or compact automobile parking space for every four required or non-required bicycle parking spaces provided. However, residential projects can only replace up to 10% of their required vehicle parking spaces with bicycle parking. Residential projects located within 1,500 feet of a major transit stop can replace only up to 15% of their required parking spaces with bicycle parking

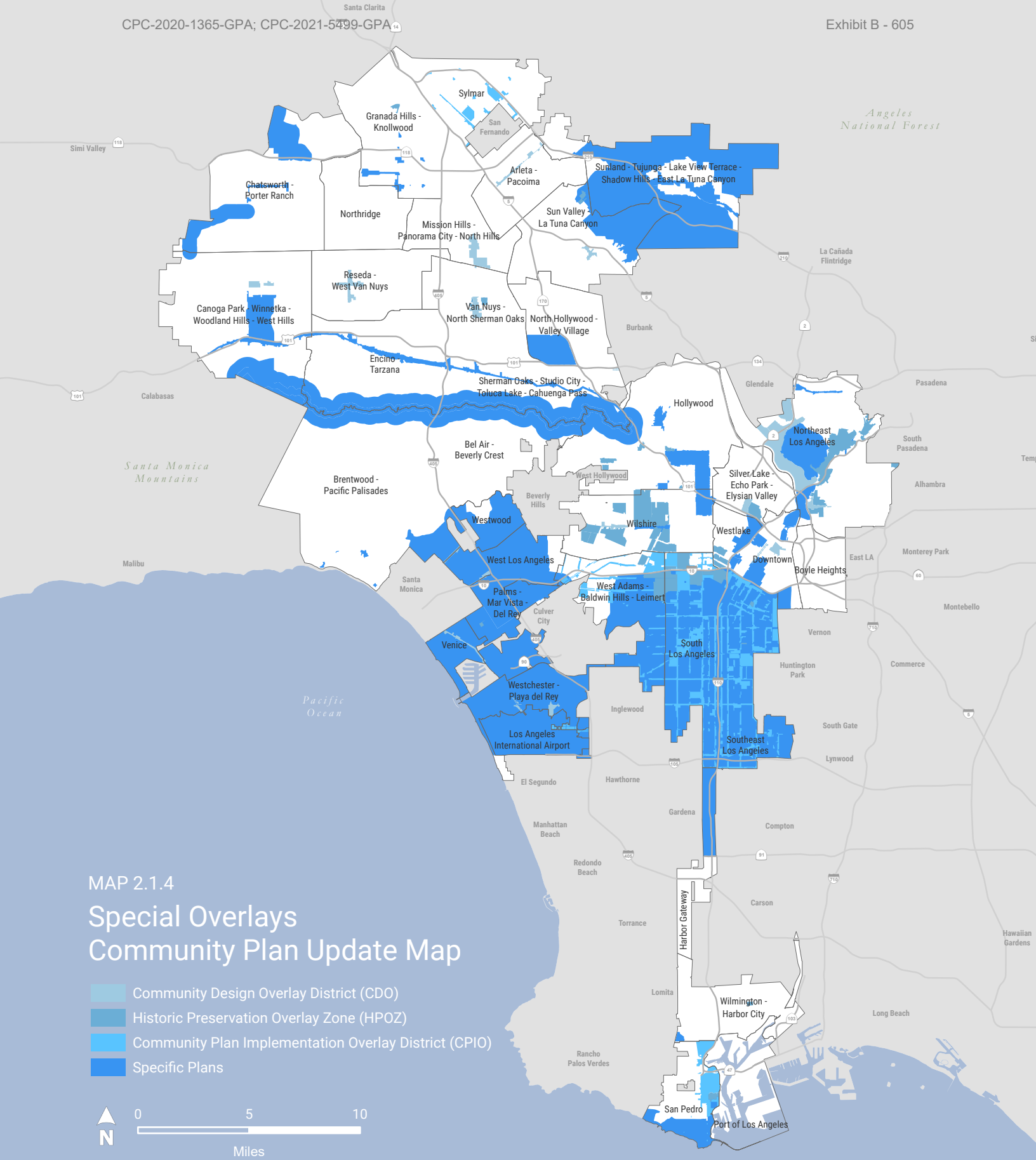
Open Space Requirements

The Open Space ordinance, LAMC Section 12.21 G, was adopted in 1997 to provide both common and private on-site open space for the tenants of multi-family residential projects with six or more residential units on a lot. The objectives of the Open Space Ordinance are: 1) to provide for on-site outdoor and recreational space; 2) to provide safer play areas for children; 3) to improve the aesthetic quality of buildings by reducing massing; and 4) to increase natural light and ventilation. The ordinance requires the following:

- A minimum of 100 square feet of open space for every dwelling unit with less than three habitable rooms.

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3. Carolina Reid, Adrian Napolitano, and Beatriz Stambuck-Torres, "The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program" *The Terner Center for Housing Innovation at University of California*, March 2020, page 21; United States Government Accountability Office, "Low-Income Housing Tax Credit: Improved Data and Oversight Would Strengthen Cost Assessment and Fraud Risk Management," September 2018, page 30.



MAP 2.1.4

Special Overlays Community Plan Update Map

- Community Design Overlay District (CDO)
- Historic Preservation Overlay Zone (HPOZ)
- Community Plan Implementation Overlay District (CPIO)
- Specific Plans

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Miles

- A minimum of 125 square feet of open space for every dwelling unit with three habitable rooms.
- A minimum of 175 square feet for each unit with more than three habitable rooms.

The ordinance further stipulates that open space must consist of private and/or common area as follows:

- For developments built at an R3, RAS3, R4, RAS4, and/or R5 density, common open space must be accessible to all the residents, have a minimum area of 400 square feet, and incorporate recreational amenities. At least 50% of the total required usable open space must be common open space.
- Private open space must contain a minimum of 50 square feet, of which no more than 50 square feet per dwelling unit can be attributable to the total required usable open space (the figure is 100 square feet in RD1.5 zones).

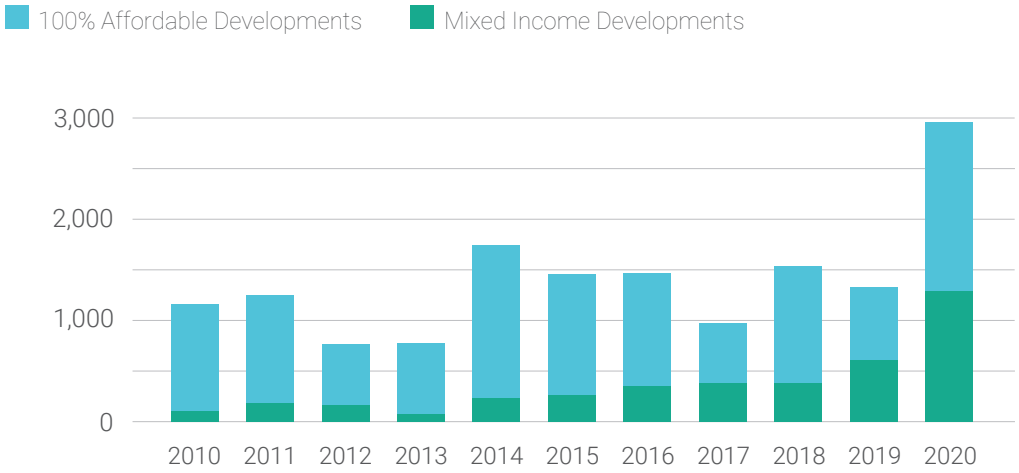
Open space requirements contribute positively to the quality of life. However, open space requirements can place a strain on potential projects by requiring at least 100 sf of open space per unit. At least 50% of total open space can be common open space, but each unit must still provide at least 50 square feet of private open space. For example, smaller-unit developments might find it difficult to provide total open space that meets the typical zoning requirements. Furthermore, in the R3 and RAS3 zones there is a 10-foot rooftop perimeter requirement. This significantly reduces the amount of rooftop area that can potentially be used as common open space.

Neighborhood Implementation Tools

Zoning and neighborhood implementation tools impose additional layers of development standards and limitations on uses to clearly defined geographic areas, neighborhoods, or sites. In many instances, these tools can more appropriately direct and promote housing development to places of the City that need more housing, especially affordable housing. However, in other instances, some of these tools can be more restrictive than the Zoning Code and can constraint multi-family housing development by affecting project feasibility, timelines, and costs. Over 49% of the City is affected by at least one neighborhood implementation tool, see the Map 2.1.4 below. The additional layers of requirements imposed by these neighborhood-level tools can further limit the height, buildable volume, and number of units that can be built within a housing development. These standards are also often not clearly understandable by the public as they amend the meaning of a typical zoning designation in ways that are not always clear. Neighborhood Implementation Tools include:

- Community Plan Implementation Overlays (CPIOs),
- Community Design Overlays (CDOs),
- Historic Preservation Overlay Zones (HPOZs),
- Specific Plans,
- Transit Neighborhood Plans (TNPs),
- Qualified (Q), Tentative (T), and Development (D) Conditions, and
- Community Redevelopment Plans.

Figure 2.1.1: **Affordable Housing Production by Source of Affordability | 2010-2020**



Source: HCID and LACP, Annual Progress Reports of the Housing Element, 2010-2020

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Community Plan Implementation Overlays (CPIOs)

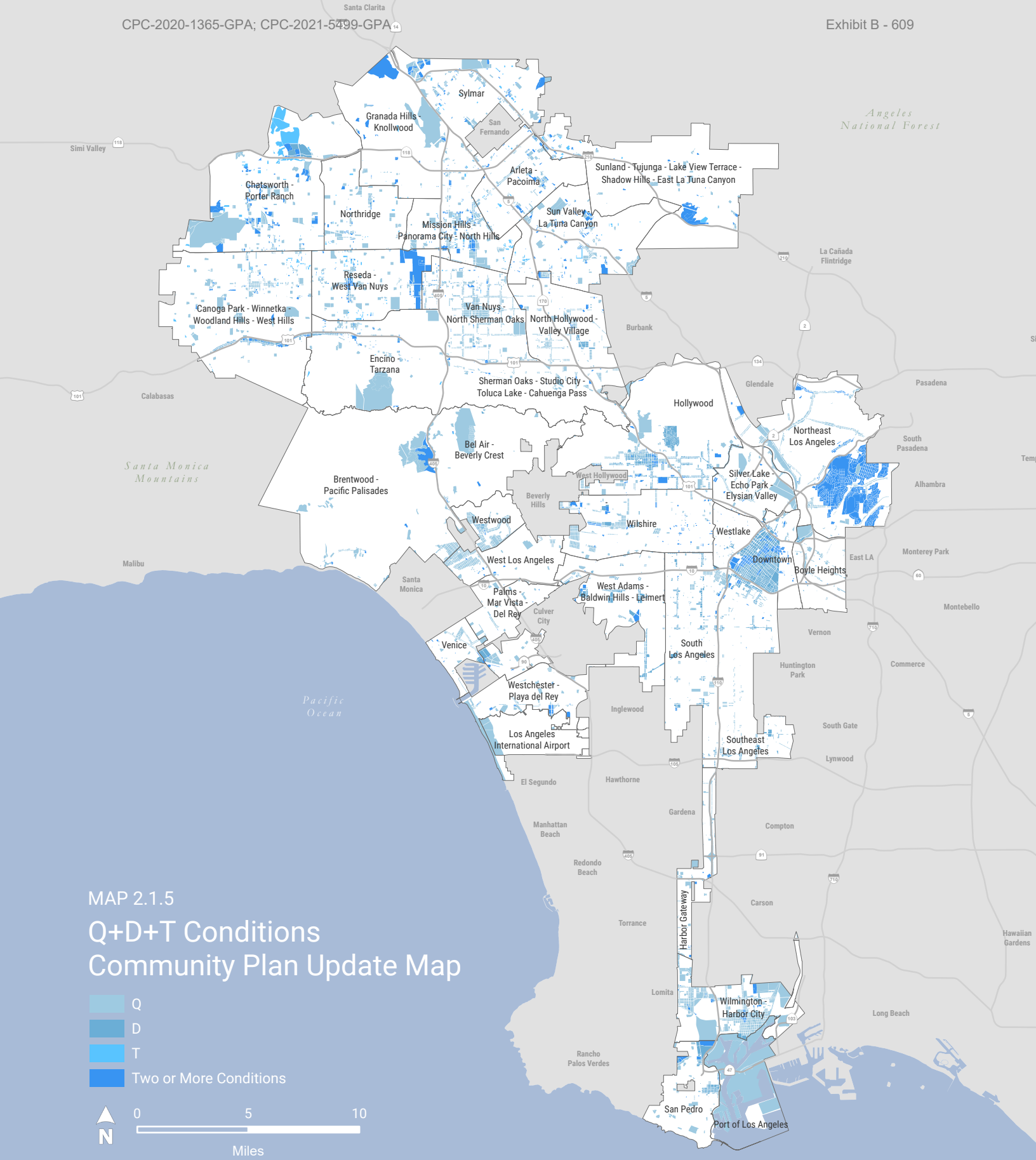
In 2011, the City enabled Community Implementation Overlay Zones (CPIO) as a new specialized tool through the Zoning Code. The purpose of this specialized zoning tool is to provide supplemental development regulations tailored to each Community Plan Area to ensure that development enhances the unique architectural, environmental, and cultural qualities of specific individual neighborhoods. CPIOs can create approval processes, such as ministerial administrative clearance processes, to enable infill development, including bonuses for projects that include affordable housing or other community benefits. However, because CPIOs further regulate different aspects of proposed housing projects, they can constrain housing development by affecting the overall project development potential by setting density limits and other development standards. CPIOs sometimes also take the place of a TOC Tier Area, as permitted by Measure JJJ. There are currently five CPIOs, and approximately 2.5% of land in the City is within a CPIO. As Community Plans are updated, new CPIOs are often created.

Community Design Overlays (CDOs)

Community Design Overlays (CDO) contain design guidelines that enhance the visual identity and character of a neighborhood. They can apply to new development projects and to improvements to existing properties. CDOs can pose constraints to housing development projects because any addition, alteration, construction, demolition, reconstruction, rehabilitation, relocation or removal of any building, structure, landscaping, natural feature or site within each CDO boundary must obtain a clearance from the City Planning Department before considering the permit process. However, just over 1% of the City is affected by a CDO.

Historic Preservation Overlay Zones (HPOZs)

The City of Los Angeles has many neighborhoods that contain buildings of cultural, historical, and architectural significance. The City uses Historic Preservation Overlay Zones (HPOZs) to protect the fabric and character of historic neighborhoods by ensuring that demolitions, new construction, remodeling projects, and other changes within the neighborhoods follow specific guidelines. HPOZs regulate architectural style (including height and volume) instead of density, and require the use of certain architectural designs and materials. HPOZ regulations apply to both Contributing features (historic buildings) and Non-Contributing Features within the overlay boundaries. Each HPOZ has a Historic Preservation Board with appointed members who review or advise on proposed development projects within the 35 HPOZs in the City. HPOZs can act as a barrier to housing development, particularly affordable housing, due to the additional layer of architectural regulations and review imposed on development projects. Additionally, as HPOZs are preservation areas, they are less likely to receive additional density and development potential when being rezoned. While HPOZs may create additional barriers for a development, HPOZ neighborhoods also help maintain existing rental housing stock. As much as 69% of housing in HPOZs has



MAP 2.1.5

Q+D+T Conditions Community Plan Update Map

- Q
- D
- T
- Two or More Conditions

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Miles

more than one unit, with 39% providing five or more units or apartments.[4] The overall impact on housing production due to HPOZs is limited as HPOZs restrict less than 2% of the City's land area.

Specific Plans

A Specific Plan is a permanent, tailored zoning ordinance that regulates and provides incentives for certain kinds of development in order to preserve the character of specific neighborhoods. The establishment of Specific Plans is authorized by Section 11.5.7 of the City's Zoning Code. Specific Plans in Los Angeles range from industrial areas, to commercial areas, to single family and mixed-use neighborhoods. Typical issues addressed by Specific Plans include land uses, density, FAR, building design, height, landscaping and parking requirements. However, their scope can be quite broad, including transportation mitigations that link affordable housing and trip credits, such as those found in the Coastal Transportation Corridor Specific Plan.

Some Specific Plans effectively loosen zoning restrictions and increase residential density, while others act as a constraint on the amount of residential development that could otherwise be built in an area. A few Specific Plans contain measures that incentivize or require the provision of affordable housing, while some other Plans might, inadvertently, result in the accelerated loss of existing affordable rent stabilized housing. For these reasons, it is difficult to ascertain overall impacts to the production and preservation of housing in the City's Specific Plans. More than 34% of the City is under a Specific Plan.

Transit Neighborhood Plans

In June 2012, in partnership with Metro, City Planning launched the Transit Neighborhood Plans (TNPs) program to encourage the growth of livable communities and employment centers around the region's expanding transit network. The plans will encourage mixed-use development, mixed-income housing, employment, and infrastructure in neighborhoods connected by the City's transit network and active transportation corridors. The plans may use strategies such as new zoning, development regulations, and design standards that improve walkability and better facilitate pedestrian, bicycle, and vehicular travel.

The plans generally focus on neighborhoods within a 15-minute walk, or half-mile, of the transit stations or corridors. Each station neighborhood has a unique character and distinct mix of housing and businesses, which City Planning will take into account in its approach to stations' neighborhood plans. TNPs generally create new housing and job opportunities and do not create new constraints.

4. "Preservation Positive Los Angeles," *The Los Angeles Conservancy*, 2020.

The following Transit Neighborhood Plans were adopted:

- Expo Line Transit Neighborhood Plan

The following Transit Neighborhood Plans are in progress:

- Orange Line Transit Neighborhood Plan
- Slauson Transit Neighborhood Plan

Qualified, Tentative, and Development Conditions

In the City, certain zone or height district change cases can impose additional restrictions on sites through a zoning ordinance. For example, Qualified (Q) conditions place restrictions on the uses and development potential of sites as a result of certain projects, which means that certain residentially zoned sites are effectively down-zoned or prohibited from being used for residential purposes. Development (D) conditions place restrictions on height, FAR, lot coverage, and building setbacks, which limit and constrain development potential as well. Tentative (T) conditions are placed temporarily to ensure that any required public improvements and associated fees are met as part of certain projects. However, T conditions are not always removed and can affect potential housing development projects during the project application process. Approximately 10% of the City is affected by Q, T, and D conditions, see Map 2.1.5 below. For more information, please see the section on "Processing Housing Development Projects" later in this chapter.

Redevelopment Project Areas

The State of California passed ABX1 26 in June 2011, eliminating existing redevelopment agencies statewide, including the Community Redevelopment Agency of the City of Los Angeles (CRA/LA). Redevelopment Plans often contained significant authority to regulate land use and development within redevelopment project areas. At the time of its dissolution on February 1, 2012, the CRA/LA managed 31 Redevelopment Project Areas throughout the City: East Valley, West Valley, Hollywood, Central Downtown, Eastside, South Los Angeles and Los Angeles Harbor.

As of June 2021, there are 17 active CRA plans, 14 have expired. Each CRA plan has a different expiration date, with some expiring as early as January 2022, and others expiring as late as November 2033. The Department of City Planning is responsible for implementing the specific land use provisions of these plans. Any non-land use matters are managed by other agencies and departments. These plans have very specific land use and development standards that can be confusing and constraining for housing development, particularly for affordable housing. This creates a level of confusion and potentially constraints affordable housing development.

Alleviating Constraints Due to the General Plan, Land Use, Zoning Code, and Neighborhood Implementation Tools

Mayoral Executive Directives (ED) 13 and 19[5]

In October 2015, Mayor Eric Garcetti issued Executive Directive Number 13 (ED 13) to prioritize case processing for housing developments of ten or more units that contain at least 20% affordable rental housing (lower income) or 30% for-sale (moderate or lower). The Department of City Planning and Department of Building and Safety were ordered to reduce initial processing times for entitlement applications, building, electrical, plumbing, mechanical, and grading permits by 25%. A quarterly Housing Scorecard to be submitted by various Departments to the Mayor was established, as was an Affordable Housing Cabinet to promote interdepartmental coordination in expediting project approvals for qualified affordable housing developments.

In March 2017, Mayor Eric Garcetti signed ED 19 to order the Department of City Planning to develop a schedule and program for the systematic public review and update of all the General Plan's elements, which included the Land Use Element. See Program 60

The New Zoning Code (RecodeLA)

While the City is updating all of its 35 Community Plans, it is continuing to work on a major project to comprehensively revise and modernize the City's Zoning Code. The Department of City Planning embarked on this project in 2013, and in 2020, the new zoning framework for Los Angeles was unveiled. The New Zoning Code is meant to be a responsive, modern, and tailored system that will eventually be applied incrementally citywide on a geographic basis through the update of the Community Plans.

The new Zoning Code approach allows a separation of the physical design of a building with its use. Important standards such as density, height and parking will also be more easily modified depending on the unique areas of the City. As updates to the Community Plans are launched, new zoning tools will provide opportunities to create diverse housing options, and reduce site specific constraints, while advancing the livability and sustainability of Los Angeles. This effort will provide a much clearer understanding of what can be built on a property, adding to certainty and transparency. It will also increase opportunities for the production of affordable housing units by

5. Los Angeles Mayor Eric Garcetti's Executive DIrectives may be accessed here: https://www.lamayor.org/mayor_garcetti_s_executive_directives

embedding the City's affordable housing incentive systems into the code. Finally, the ability to adopt more fine-grained standards will facilitate expansion of more by-right development. See Programs 63, 66 and 67.

Community Plan Updates

Throughout the City, 16 plans are currently being updated, and 13 plans will be updated in the future (see Map 2.1.1). Downtown (DTLA 2040) will be the first community plan area to apply the new Zoning Code. The Department of City Planning has also developed new zoning for the Boyle Heights Community Plan Update. After Boyle Heights, select neighborhoods in the Harbor, the Southeast and Southwest San Fernando Valley, and the Westside will apply the new zoning framework now in development. Community Plan Updates alleviates constraints by ensuring zoning remains relevant and responsive to evolving City needs. Efforts are being taken to provide the housing development community with more clarity and specificity to mitigate zoning-related constraints on housing production (see Programs 101, 65, 70, 73).

Through this updating endeavor, all updated Community Plans will include every neighborhood implementation tool affecting their respective areas. This means that updated plans will include all necessary rezonings and other neighborhood-level implementation tools, such as specific plans, Community Plan Implementation Overlays (CPIOs), historic preservations and/or design overlays, Q and T conditions where appropriate, and additional planning tools necessary to implement the General Plan Goals. It is important to note that while CPIOs and Specific Plans do apply an additional layer of zoning regulations and standards, they can also include programs that encourage and facilitate the production of affordable housing. These updates will clarify and reduce confusion for potential housing developers in areas with multiple implementation tool layers.

Additionally, Environmental Impact Reports (EIRs) may be certified for each new Community Plan, which can help reduce some of the environmental review requirements for subsequent housing development projects within each area. For example, housing projects below a certain threshold that comply with the Plan would not need additional environmental review. This can reduce project processing delays and costs that often constrain housing development (see the "Constraints Due to the Entitlement Process" section for a deeper discussion).

The Department of City Planning has created new geographic-based Overlay Amendment Units within the Community Plan Bureau assigned to review existing overlays and proposed amendments. This Unit will allow for better monitoring of overlays to ensure they are meeting their intended goals and not acting as an unnecessary constraint on housing.

The Density Bonus Ordinance

The City adopted the Density Bonus Ordinance in 2008 (LAMC 12.22.A.25) to implement State Density Bonus Law. The ordinance has been used widely in Los Angeles because it helps to mitigate the constraining effects of residential development standards by providing incentives or waivers in return for providing a certain percentage of affordable housing units.

The Density Bonus Program offers base incentives such as increased density and reduced or eliminated parking requirements. A menu of incentives is also offered, which includes height increases, reduced open space and setback requirements. The ordinance has not been updated since it was adopted and does not reflect recent changes to state law.

Recent changes to State Density Bonus Law have significantly expanded incentives for 100% affordable, special needs and mixed-income projects located near transit. For example, Assembly Bills 2345 (2020) and 1763 (2019) aim to greatly facilitate affordable housing production, especially 100% affordable housing development production. Some of the recent changes that are not reflected in the City's current Ordinance are as follows:

Incentives for 100% Affordable Housing projects:

- For projects located within a half mile of major transit stops, a height increase of up to 3 additional stories or 33 feet, no parking requirements and no maximum density controls.
- Up to an 80% density bonus for projects not located within a half mile of a major transit stop.
- Up to four on-menu incentives or concessions.
- No vehicular parking requirements if the units are for seniors (62 years or older), special needs persons, or for use as supportive housing.
- New rent and income allowances (can be up to 20% moderate income and 80% can utilize HCD rents)

Incentives for market-rate developments with affordable housing units at 11 to 20 percent levels:

- A required parking ratio of 1.5 spaces per unit for two and three bedroom units and 2.5 spaces per unit for four or more bedrooms.
- A required parking ratio of 0.5 spaces per unit (if at least 11% very low income or 20% low income units) and located within one-half mile of a major transit stop.
- Student housing bonuses

The Density Bonus program has led to the creation of housing units throughout the City. Data from DCP shows that between 2015 and 2020, 34,728 units were approved via the program, of which 6,784 (approximately 20%) units were covenanted affordable housing units.[6]

Transit Oriented Communities (TOC) Program

The Transit Oriented Communities Program (TOC Program) was established in 2017 after being initiated by the voter approval of Measure JJJ in November 2016. The TOC Program, LAMC 12.22.A.31, uses the current Density Bonus framework. The TOC program provides density bonuses in excess of those offered under the Density Bonus Ordinance to projects located within a half mile of a major transit stop provided that they include a certain percentage and level of affordable housing units that exceeds Density Bonus. TOC incentives include:

- Density bonuses ranging from 35 to 80 percent
- Parking reductions ranging from 0 to 0.5 spaces per unit
- A 40% to 55% FAR increase
- Up to three additional incentives

The TOC program has become a major way to produce housing in Los Angeles. Between 2019 and 2020, about more than 40% of the land use incentive program housing units sought through planning entitlements were approved via the TOC Program (in contrast to 17% via the Density Bonus program). Between 2017 and December 2020, the TOC program produced applications for more than 35,000 housing units throughout the City. More than 7,500 (or 22%) of these units are restricted affordable units. The popularity of the TOC program indicates that it offers the housing development community the kinds of incentives that alleviate constraints posed by development standards throughout the City.

Most affordable units in mixed-income TOC projects are dedicated to extremely low income (ELI) households, which in 2020 required maximum rents of $391 to $559 per month (studio to 3-bedroom unit). TOC projects are located in the areas of the City with the best transit options, which includes higher resource, as well as lower income areas of the City.

6. Los Angeles Department of City Planning

While TOC (and Density Bonus) projects include replacement requirements and always result in net gains in (deed restricted) affordable units, there have been concerns about displacement and the demolition of RSO units by projects using these programs. There are changes that can be made to counter these negative impacts (see Programs 27 and 54).

Both the Density Bonus and TOC Programs currently only apply to sites that allow with five or more units, which prevents their benefits from being afforded to many sites throughout the City. This limits these programs' potential to facilitate affordable housing production in many areas of the City that need this resource. To address this, the Department of City Planning will be updating the Density Bonus Ordinance to include new opportunities and recalibrated incentives aimed at encouraging and promoting the production of affordable housing units in all areas of the City (see Program 48).

Accessory Dwelling Units

The City's Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Ordinance has been implementing State ADU provisions since 2017. As mentioned earlier, ADUs and JADUs are self-contained housing units with a full kitchen and bathroom located on the same property as a single-family home or multi-family development. By design, ADUs tend to be more affordable to build and rent because they do not involve the purchase of land or major new infrastructure. For example, structures such as garages and Movable Tiny Houses are allowed to be used as ADUs. A recent study from the Terner Center showed that the average cost to construct an ADU in Los Angeles is among the lowest in California, at about $1000, in large part due to the number of garage conversions (see fees section below).[7] Recent changes to state law now allow ADUs to be constructed on properties with a proposed single family dwelling, as well as multi-family dwellings. ADUs that meet the provisions of state law and the ADU Ordinance are approved ministerially.

Nationally, the City of Los Angeles has become the leader in ADU production. Between 2017 and 2020, 19,731 ADU applications have been submitted and 14,280 ADU permits were issued. In 2020, 22% of all housing units permitted in the City were for ADUs. The most common type of ADU in Los Angeles is a conversion of existing space (44%), with additions next (35%) and then new construction (20%). ADUs are being permitted across the City, but especially in the central and west San Fernando Valley as well as northeast and southwest Los Angeles.

7. Karen Chapple, Ph.D., Dori Ganetsos, and Emmanuel Lopez, "Implementing the Backyard Revolution: Perspectives of California's ADU Owners," *UC Berkeley Center for Community Innovation*, April 22, 2021.

Unpermitted Dwelling Units

Since May 2017, the City has been legalizing eligible unpermitted units in multi-family buildings through the Unpermitted Dwelling Unit (UDU) Ordinance. The UDU Ordinance established a voluntary program that allows property owners to legalize qualifying unpermitted units if all life safety conditions are met and the property provides at least one low or moderate income affordable housing unit for each legalized unit. Only units that were built or occupied between 2011 and 2015 are eligible. These existing units may legally join the housing market if the owner follows the stipulated six-step process involving LAHD, LADBS and LADCP. UDUs preserve unpermitted housing units, encourage their legalization and create much needed deed-restricted affordable housing throughout the City. The most recent data shows that the City has issued certificates of occupancy to 39 UDU projects.

Emergency Homeless Shelters

In 2019, the City of Los Angeles amended the Zoning Code to include sections on emergency homeless shelters (LAC 12.80 and 12.81). Emergency homeless shelters are allowed on any property owned or leased by the City in any zone as a matter of right without the number of beds or persons served. Emergency homeless shelters that operated from property owned by religious institutions or non-profit, charitable organizations are also allowed in the R3, RAS3, R4, RAS4, R5, C2, C4, C5, CM, M1, M2, and M3 zones without regard to the number of beds or persons served. With regards to parking requirements, if the lot on which any such shelter is located does not have sufficient area to provide the number of parking spaces required by the Zoning Section Code, then the number of spaces required shall be the number for which adequate area exists. If insufficient area for any parking spaces exists on the lot, no spaces shall be required. These code amendments streamlined the process and also expanded the areas where this much needed housing resource can be provided from in order to provide shelter to some of the City's most vulnerable residents.

Permanent Supportive Housing Ordinance

The City adopted the Permanent Supportive Housing Ordinance in April 2018. This ordinance removes regulatory barriers and streamlines the review process for supportive housing projects for the most vulnerable and at-risk populations experiencing homelessness. Supportive housing and transitional housing are considered residential uses and are permitted in any zones that allow residential uses. The purpose of the ordinance is to provide density, parking and other incentives and to reduce the time it takes to secure planning approvals from a matter of years to months. The Ordinance creates a streamlined ministerial "public benefit" process for supportive housing projects with less than 150 units (or 210 units in Regional Centers) by amending Site Plan Review provisions, please see section on Entitlements for more information on this review process. This ordinance reduces constraints posed to housing development meant to help some of the City's most vulnerable residents: persons with low incomes who have one or more disabilities and may include, among other populations, adults, emancipated

youth, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. Supportive housing is linked to onsite or offsite supportive services, and any floor area used for these services is considered accessory to the residential use.

Interim Motel Conversion Ordinance

The Interim Motel Conversion Ordinance was adopted by the City in April 2018. This ordinance established regulations to facilitate and streamline the process of retrofitting and temporarily reusing underutilized existing hotels, motels, apartment hotels, transient occupancy residential structures, and hostels for supportive housing or transitional housing for persons experiencing homelessness or those at risk of homelessness. The ordinance allows these structures to go back to their original operations once they stop being used for interim supportive housing or transitional housing.

Together, the Permanent Supportive Housing and Interim Motel Conversion Ordinances promote creative and cost-effective strategies that can provide solutions for people experiencing homelessness in the City.

Floor Area Averaging and Transfer of Floor Area Ratios (TFAR)

Constraints on the production of housing created by density and FAR limitations are being addressed by expanding the concept of FAR averaging and Transfer of Floor Area Ratios (TFAR). The averaging of floor area ratios is permitted citywide for buildings which comprise a unified mixed-use development in the C or M zones, as a Density Bonus on-menu incentive, or in the R5 zone within the Central City Community Plan Area, even if buildings on each individual parcel or lot would exceed the permitted floor area ratio. In addition, the Transfer of Floor Area Ratios between sites has been established in new Specific Plans such as Cornfield-Arroyo Seco near downtown, as well as continued in the Central City Community Plan Area after the dissolution of the Redevelopment Authority necessitated changes to the program's administration. New draft Community Plans such as for Hollywood include a new transfer of development rights program for historic properties in the area's Regional Center.

Addressing Proposition U Restrictions

In order to address the restrictions on housing imposed by Proposition U, the City Council adopted two new zones in December 2002 that permit an increase in FAR on commercial boulevards. These zones (Residential Accessory Services, RAS3 and RAS4) permit 100% housing projects or housing above ground floor neighborhood services, and allow a floor area ratio of three to one, reduced setbacks, and a 50-foot height limit. Property owners must apply for a zone change on a specific site in order to utilize the RAS zones. The City's TOC program also addresses the constraining effects of Proposition U by offering density and FAR increases to housing development projects along commercial corridors within close proximity to transit, for example allowing at least 2.75:1 FAR on corridors.

Constraints Due to the Entitlement Process

In the City of Los Angeles, housing development projects must comply with the Zoning Code and any other applicable regulations before being issued any construction permits. The permitting process can often act as a constraint to developing housing, particularly affordable housing, because it can delay projects, create uncertainty, and increase overall project costs. The size and complexity of proposed development projects and how they comply with all zoning and other applicable regulations will determine the required level of review as it makes its way through the permitting process. This means that in addition to review and clearance from the Department of City Planning, projects must also be reviewed and cleared by the Departments of Building and Safety (compliance with the Building Code), Water and Power (for on- or off-site improvements), Transportation (traffic impacts and improvements), and others.

Ministerial Procedures

Housing development projects that comply with all applicable zoning, development, and environmental regulations may be eligible to be processed ministerially (or "by-right"). The main exceptions are certain projects located in zoning overlays or projects in excess of Site Plan Review thresholds (50 net new units for residential).

The ministerial process, also referred to as "by-right," is a more predictable and streamlined process that results in shorter processing timelines, lower processing fees and lower legal risk. Ministerial housing projects are directly filed with the Department of Building & Safety and do not require any discretionary review by the Department of City Planning, and are not subject to the California Environmental Quality Act (CEQA). Projects are reviewed within approximately 21 days. Ministerial projects face a lower risk of being litigated because they are not subject to CEQA, which has been used by project opponents as grounds for initiating lengthy and costly legal cases against housing development projects. As a result, these projects benefit from project certainty, shorter processing timelines, and lower processing fees.

Discretionary Procedures and the California Environmental Quality Act (CEQA)

Development proposals that do not fully comply with all applicable zoning and development regulations or that necessitate compliance with special overlays or other conditions require discretionary action(s) from the Department of City Planning. Discretionary actions are also referred to as "land use entitlements." Examples of discretionary projects include: variances, zone changes, conditional use permits, tract and parcel maps, Site Plan Review, Specific Plan Exceptions, and General Plan amendments. Discretionary actions typically require a complex application involving the submission of plot plans, floor plans, elevations, radius maps, mailing labels of property owners and occupants within a 500-feet radius, completed questionnaires,

and justifications for requests. Discretionary projects face additional levels of staff review and are often subject to public notification, hearings and appeals. Certain findings (established by law) must be made in order to approve the projects and any requested deviations from zoning and other applicable regulations. The discretionary process affects many housing development projects, especially when projects involve changes in zoned capacity or exceptions to it.

Most residential development projects that require a discretionary action are subject to the California Environmental Quality Act (CEQA). The exceptions are projects deemed to be eligible for a statutory exemption, which are specific exclusions from CEQA consideration as defined by the State Legislature (delineated in PRC § 21080 et seq). Projects otherwise subject to CEQA may also qualify for a categorical exemption, which is made up of classes of projects generally considered not to have potential for impacts on the environment and are defined in the CEQA Guidelines (14 CCR Section 15300-15331). Unlike statutory exemptions, categorical exemptions are not allowed to be used for projects that may cause a substantial adverse change in the significance of an historical resource.

For non-exempt projects, CEQA requires an analysis of potential environmental impacts. If there are no impacts, a Negative Declaration (ND) is issued and no further environmental analysis is required. If potential environmental impacts are identified, but can be mitigated to a level less than significant, a Mitigated Negative Declaration (MND) is issued and the mitigation measures are included as conditions of approval for the project. If the project is deemed to create significant environmental impacts that cannot be mitigated to a level of insignificance, an Environmental Impact Report (EIR) will be required. The preparation, review and certification of an EIR may take up to two years.

CEQA lawsuits are the main way residential projects are opposed and litigated, often for projects that meet all objective zoning standards. This significantly raises the risk and potentially holding costs for homebuilders, particularly in wealthier areas of the City. The City currently has about 25 housing development projects with almost 5,000 units in active CEQA court cases, which often take years. CEQA law is highly technical and subject to continued interpretation. CEQA lawsuits have also been filed against various planning efforts that facilitate increased housing production, including Community Plans, Hybrid Industrial Districts, Transit Neighborhood Plans, the Permanent Supportive Housing Ordinance, Interim Motel Conversion Ordinance, etc.

There are many types of planning entitlements with different processes and procedures. Depending on the type of discretionary project, approval will be determined by different decision makers as follows:

Director of Planning Determinations

Entitlement applications that require Director of Planning approval are reviewed internally by the Department of City Planning staff to confirm compliance with zoning standards and address urban design issues. An example of such an entitlement is the Site Plan Review. Site Plan Review is required for all multi-family housing development projects

that create a net increase of 50 units or more on a site. There is no public hearing and the review does not affect the number of units (or other entitlements) of a project. However, Site Plan Review determinations require the decision-maker to make findings relative to the project request regarding substantial conformance with the General Plan, compatibility with existing and future development on neighboring properties, and (for residential projects) the provision of recreational and service amenities to improve habitability and minimizing impacts on neighboring properties. Site Plan Review determinations may be appealed to their respective geographically-specific Area Planning Commission, or to the City Planning Commission if the Site Plan Review is combined with other entitlements that specify this appeal body. Appeals require a public hearing. Site Plan Review represents a constraint of housing development and several recent ordinances and future programs plan to address it (see pg 38).

Hearing Officer Determinations

Hearing Officer determinations are made by Zoning Administrators who act like judges: they investigate, conduct hearings, and issue determinations on a number of land use considerations, such as variances and certain conditional use permits. They perform quasi-judicial functions pertaining to the administration, interpretation, and enforcement of the Zoning Code.

Legislative Actions (City Planning or Area Planning Commission Recommendation and City Council Approval)

Entitlements such as Zone Changes and General Plan Amendments (required when a Zone Change request is not consistent with the General Plan) are first heard by a hearing officer where public testimony is taken on behalf of the City Planning Commission. A staff report is written with a recommendation to the Area Planning Commission (APC) or the Citywide Planning Commission (CPC). The CPC or APC recommendation is subsequently considered by the City Council Planning and Land Use Management (PLUM) Committee, who conducts another public hearing. The PLUM Committee makes a recommendation to the full City Council, which makes a decision. The City Council may place the property in a Tentative ("T") classification pending the completion of any public street dedications, payments, and infrastructure improvements that were required. Similarly, "Q" (Qualified) conditions may be placed on the property, imposing additional limitations regarding use and development standards. The final Council action must be approved by the Mayor and becomes an ordinance. General Plan Amendments follow the same process as a Zone Change, although the Council action follows the Mayor's action, and the final approval is in the form of a Resolution, rather than an ordinance.

Measure JJJ, approved by the voters of Los Angeles in November 2016, added provisions to the City's Municipal Code to require developers (until 2026) of certain residential projects that receive a discretionary General Plan Amendment, Zone Change, or Height District Change to comply with affordable housing and labor provisions. The intent of the Ballot measure was to promote a consistent approach to providing affordable housing, local hiring and specific wage requirements for projects that are requesting legislative density increases. The affordable housing requirement

can be satisfied through the provision of affordable units or payment of an in-lieu fee (see "Constraints Due to Fees" section). Measure JJJ requires applicable projects to comply with local hire and prevailing wage labor provisions that create local jobs but can be challenging to meet in practice and add additional time and costs to a project.

The number of General Plan Amendments, Zone Changes, and Height District Changes related to multi-family housing development decreased significantly between 2016 and 2020. For example, these types of projects represented more than one-third of all units proposed in 2015-16, but less than 10% of units in 2019-20. Many of the remaining housing projects requesting Zone Changes are affordable housing projects who are already meeting the affordability and labor provisions. The decline in these types of projects appears to indicate that the measure's labor requirements potentially pose constraints to housing development. The only projects not affected by these provisions are 100% affordable housing developments containing 25 units or less.

Determinations by Deputy Advisory Agencies

Deputy Advisory Agencies act on cases involving the subdivision of land for ownership—typically, but not exclusively, for condominiums. These hearings are chaired by a representative of City Planning in coordination with other City departments. The subdivision of land is both the process and the result of laying out a parcel of undivided land into lots, blocks, streets, and public areas for the purpose of sale, lease, or finance. The division of land is subject to the State Subdivision Map Act and Section 17.00 of the City's Zoning Code. Subdivisions consisting of five or more parcels require tentative and final maps, and subdivisions of four or fewer parcels require parcel maps. Tract map and parcel map applications may include conditions for new streets, open space, and infrastructure prior to the approval of new parcels. These necessary physical improvements are required as conditions of approval (see "On-/Off-Site Improvements" section). Tract and parcels maps identify the location and layout of buildable lots and the number of units, but do not specify the layout or design of the units. These discretionary actions are appealable. Appeals are heard by either the Area Planning Commission or the City Planning Commission. Tract map cases may be appealed further to the City Council. On average, it takes about two years for an applicant to complete the subdivision process, which along with the discretionary process and significant requirements makes subdivisions one of the most difficult processes.

Review Periods

The review periods associated with processing entitlements can be perceived as one of the major constraints to housing development due to the costs that an applicant and/or property owner can sustain while waiting for approvals (generally called "holding costs"). Time costs, driven mainly by the entitlement process, can contribute 30% of the finished cost of a home according to the McKinsey Global Institute.[8] The average processing times for different discretionary actions are shown in Table 2.1.3.

8. "A Tool Kit to Close California's Housing Gap: 3.5 Million Homes by 2025," *The McKinsey Global Institute*, October 2016.

Table 2.1.3: **Discretionary Actions Related to Housing Development**

Decision Maker	Entitlement Type	Average Processing Time ("Deemed Complete" to Planning Approval)
Director of Planning	- Density Bonus projects with Base Incentives and On-Menu Incentives (Before January 25, 2021) - TOC projects (Base Incentives and additional (on-menu) Incentives) - Site Plan Review for projects with 50 units or more - Community Design Overlay District Reviews and Adjustments - Clarification of Q Conditions - Specific Plan Project Permit Compliance, Adjustments, and Modifications - Mello Act Compliance Review - Coastal Development Permits	- Approximately 165 days (About five and a half months)
Hearing Officer (Zoning Administrator)	- Certain Conditional Use Permits - Certain Variances	- Approximately 273 days (About nine months)
City Planning Commission, Area Planning Commission Recommendation, and/or City Council Approval	- Certain Conditional Use Permits - Certain Variances - Zone Changes - General Plan Amendments - Height District Change - Density Bonus Projects with Off-Menu Incentives or Density Bonuses exceeding 35%	- City Planning Commission: Approximately 391 days (About 13 months)* - Area Planning Commission: Approximately 265 days (Almost nine months)*
Deputy Advisory Agencies	- Tentative Tract Maps - Parcel Maps	- Approximately 227 days (About seven and a half months)

Source: Los Angeles Department of City Planning

**Note that this average processing time also reflects the City Council's involvement and decision.*

Alleviating Constraints Due to the Entitlement Process

Compared to many other cities, the City of Los Angeles provides for as-of-right development for residential development consistent with base zoning, provided that the development does not exceed 49 units. For projects that do require entitlements, the City processes multi-family developments faster than average, according to a study conducted by the Berkeley Institute for Urban and Regional Development.[9] The study looked at developments approved between 2014 to 2017 in various California cities and found that discretionary reviews for multi-family developments last approximately 8.4 months in the City of Los Angeles. Compared to most other major cities in the study, such as San Francisco, Santa Monica, and Pasadena, the City reviews discretionary multi-family development projects in considerably less time. However, other cities such as Fresno, Oakland and Sacramento process entitlements faster than Los Angeles.

The City has continued to look for opportunities to further streamline application processing and for additional ministerial processing opportunities. In recent years, City Planning has advanced significant legislation, as well as issued various memos, to further streamline affordable housing projects. These efforts are described below in more detail.

Community Plan Updates and the New Zoning Code

The Department of City Planning is conducting a comprehensive update of the City's Zoning Code and is updating all 35 Community Plans, with the aim to achieve more predictability and transparency in the development review process, as well as reduce the number and complexity of entitlements required to start a project. Throughout the City, 16 plans are currently being updated, and 14 plans will be updated in the future (see Map 2.1.1). The Hollywood Community Plan will be the last plan to be updated without the new zoning tools. Updated Community Plans will incorporate a hybrid form-based code to allow and accommodate more by-right multi-family housing, and will also include local incentive programs with ministerial "base/bonus" incentives that encourage multi-family development and affordable housing unit production. As previously mentioned, Mayor Eric Garcetti's Executive Directive Number 19 (ED 19) and subsequent City budget cycles have allocated resources to enable the updating of the Community Plans. Updated Community Plans expand the ministerial process, which reduces constraints to the production of housing, especially affordable housing, throughout the City.

9. "'Planning Around Local Politics to Advance Affordable Housing: How Cities Can Use the 2021 Housing Element Update to Support New Development." *SCANPH*. Webinar, April 8, 2021. Https://static1.squarespace.com/static/58793de5f7e0abe551062b38/t/60709e126a3d1f17d85e0131/1617993235086/Moira%27s+SCANPH+Presentation.pdf

As previously mentioned, updated plans include all the necessary rezonings, neighborhood-level implementation tools (such as specific plans, CPIOs, historic preservations and/or design overlays, and will be removing Q and D conditions), and additional planning tools necessary to implement the General Plan Goals. Each Community Plan effort will also prepare CEQA analysis, typically an Environmental Impact Report (EIR). Overall, updated plans can reduce project processing delays and costs that often constrain housing development. For example, the proposed Downtown and Hollywood Community Plans are changing the Site Plan Review (SPR) thresholds for projects in Multi-family Residential and Regional Center CPIO subareas, to increase the SPR thresholds from 50 up to 200 in Hollywood and 500 in Downtown. The Rezoning Program also plans to address Site Plan Review through an update to the City's incentive programs (see Programs 48 and 54).

Process and Procedures Ordinance

The Department of City Planning is currently working on developing the Processes and Procedures Ordinance as the initial part of a larger effort to comprehensively revise the City's Zoning Code. The proposed Ordinance would streamline and reorganize the rules that govern the steps involved in reviewing projects, while also introducing a more user-friendly format that is more responsive, clearer, and accessible. The Ordinance would standardize existing processes for the review of proposed projects and policies by relocating them in one consolidated section of the Zoning Code. This reorganization would provide greater consistency and predictability for both applicants and the public at large. The Ordinance will apply citywide upon adoption in order to ensure that every property is subject to the same administrative rules.

Land Use Incentives Programs

Land use incentive programs, such as the Density Bonus Ordinance and the Transit Oriented Communities (TOC) Program have allowed both ministerial and discretionary projects to produce affordable housing units throughout the City via 100% affordable housing and mixed-income housing developments. These programs offer incentives (such as increased residential density) and access to ministerial project review opportunities in exchange for the provision of a required percentage of on-site affordable units.

The number of affordable housing units that have been permitted each year from 2009 to 2020 has grown substantially, see Figure 2.1.1 below, as a result of the City's land use incentives programs. The majority of permitted affordable housing units are within 100% affordable housing developments, which receive public financial subsidies. However, the proportion of affordable units that has been created through mixed-income housing developments increased significantly after 2009. In 2020, nearly 44% of all affordable units permitted were part of mixed-income housing development projects. Since its inception in 2017, the TOC Program has led to the approval of discretionary projects totaling 17,134 units, 24% of which are affordable units, and of ministerial projects totaling 7,910 units, 25% of which are affordable units.

Overall land use incentives have allowed the City to produce 42% more affordable housing units per year on average since 2015. The significant increase in the rate of approved affordable housing, especially ministerially, reflects the City's ongoing commitment to drive production of mixed-income housing through incentive programs like TOC and Density Bonus. In addition, the Department of City Planning is currently working on updating the Density Bonus Ordinance. This ordinance update will enhance existing incentives and incorporate new ones while also creating more ministerial processing opportunities to incentivize the production of affordable housing units through market-rate housing developments throughout the City.

Density Bonus Memo: Ministerial Review Process for On-Menu Incentives

On January 25, 2021, the Department of City Planning issued a memo regarding an important change to the local interpretation and application of the City's Density Bonus Ordinance.[10] In line with state law, the City now permits projects solely requesting "on-menu" incentives to be processed ministerially by the Department. This rendered on-menu incentives requested by Density Bonus projects exempt from analysis under CEQA. This is in contrast to off-menu incentives or waiver requests, which will continue to be processed as discretionary requests subject to CEQA. Although it is too early to fully evaluate the impacts of this change, the Department expects to see an increase in Density Bonus projects being processed ministerially and leading to an increase in affordable housing units throughout the City.

Senate Bill 375 and CEQA

Senate Bill (SB) 375 reformed CEQA provisions to include a menu of streamlined review processes for qualifying Transit Priority Projects (TPPs), such as an expedited Sustainable Communities Environmental Assessment (SCEA) and a Sustainable Communities Project Exemption (SCPE) for housing development projects that meet specific requirements. TPPs must be consistent with the local Sustainable Communities Strategy, consist of at least 50% residential units with a calculated density of at least 20 dwelling units per acre, and lie within a half-mile radius of a major transit stop. Projects that qualify for streamlining benefits may qualify for an expedited review process or be exempted altogether from further CEQA review. A number of high-density infill housing units proposed near transit have benefited from this streamlined review, which incentivizes sustainable and affordable development while helping Los Angeles meet the goals of the State's climate action plan. Since 2017, 13 housing development projects have been processed as SCEAs, and five housing development projects have been processed as SCPEs.

10. Memo can be accessed here: https://planning.lacity.org/odocument/46b07f69-b35d-494d-9879-4959d6a5dbf4/Density_Bonus-Ministerial_Review_Memo.pdf

Streamlined Infill Projects (SIP) per Senate Bill 35 and Assembly Bill 2162

The State of California enacted Senate Bill (SB) 35 in 2017, and Assembly Bill (AB) 2162 in 2018. While both state bills provide for a ministerial review process, each has its own eligibility requirements and review criteria. For example, SB 35 currently applies only to residential or mixed-use developments with at least 50% of the units set-aside as affordable for lower income households (80% of area median income or below), based on the City's current Regional Housing Needs Assessment (RHNA) progress. AB 2162 applies only to 100% affordable projects that include at least 25% of the units as supportive housing. To implement these bills, the Department of City Planning created a new administrative procedure that became effective on September 25, 2020, for processing and tracking housing developments that request these types of state streamlining, called a Streamlined Infill Project (SIP). The SIP process is designed to ensure that eligible projects meet all the necessary objective zoning standards, while providing a streamlined ministerial review process. SIP projects are not subject to CEQA or public hearings, and any appeal process in the Municipal Code unique to the type of entitlement being requested will not be utilized. However, any entitlement requests seeking to deviate from objective zoning code standards, such as zone changes or zone variances, are not eligible for SB 35 Streamlining.

Assembly Bill 1179 and CEQA Exemption for Supportive Housing and Emergency Shelters

On September 26, 2019, the State enacted Assembly Bill (AB) 1197. This bill established new CEQA exemptions for supportive housing and emergency shelters. Any activity that is carried out by the City of Los Angeles in order to provide emergency shelters or supportive housing would qualify for the CEQA exemption. The CEQA exemption encompasses the approval of planning entitlements that solely enable the proposed emergency shelter or supportive housing use, including but not limited to any necessary Zone Change, General Plan Amendment, Conditional Use Permit, or other required land use action that results in one of these projects. This exemption is meant to facilitate the creation of shelter and housing for some of the most vulnerable residents of the City.

The Expedited Processing Section

The Expedited Processing Section (EPS) of the Department of City Planning provides the public with a more efficient alternative for processing planning entitlement applications for an additional fee. The EPS reduces the time it takes to advance an entitlement case to a hearing or decision maker by 30 to 50 percent. Only certain types of projects qualify for EPS's services, such as applications for affordable housing and multi-family (apartments, condominiums, and small lot homes) projects. However, the EPS generally does not accept cases within any special geographic overlay, including but not limited to the Coastal Zone, Hillside Area, Historic Preservation Overlay Zones, Specific plans, or Community Plan Implementation Overlay Districts. This means that this service is not applicable to multiple potential housing development projects. Prior to filing, applicants must submit a Pre-Intake Consultation form to verify eligibility.

Development Services Case Management (DSCM) Office

The City's multi-agency Development Services Case Management (DSCM) Office helps certain residential projects to identify the required entitlements earlier in the process through a zoning screening pre-check. These services are currently available to major residential projects as well as affordable housing and senior/disabled developments (see Alleviating Constraints Due to Building Permit Procedures for more information). This service can create some project certainty in terms of timelines and costs.

The Priority Housing Project (PHP) Program

In response to Mayor Garcetti's Executive Directive 13, as described earlier, the Department of City Planning offers projects with at least 20% affordable units prioritized case review and processing through the Priority Housing Project (PHP) Program. The PHP Program prioritizes the production of affordable housing in alignment with other citywide goals. To qualify, projects must set aside at least 20% of rental units or 30% of for-sale units as restricted affordable units. Residential projects must consist of at least 10 units to qualify for the PHP. In 2019, 56 projects—amounting to 4,700 new units of affordable housing—took advantage of the PHP's specialized services, tripling participation in the program in 2018. Since the program's inception, almost 100 projects have utilized PHP's services, resulting in more than 6,500 new units of affordable housing.

Housing Services Unit

The Housing Services Unit has been established by the Department of City Planning to offer specialized, technical assistance for a number of affordable housing projects, processing the necessary entitlements and clearing the conditions of approval. Projects reviewed by the Housing Services Unit include but are not limited to:

- Priority Housing Projects (PHP)
- Transit Oriented Communities (TOC) Housing Project
- Qualified Permanent Supportive Housing Project
- Density Bonus with on-and off-menu incentives
- Affordable and market rate housing located in the Greater Downtown Housing Incentive Area
- Senior Independent, Assisted Living, Disabled Person, and Elder Care Housing
- Affordable housing in Specific Plan areas
- Residential Hotels and Single Room Occupancy projects
- Funding Forms for projects with an approved entitlement

- Other private, state, and federally funded projects such as SB 35 and AB 2162
- Unpermitted Dwelling Unit (UDU) Project.

The Housing Accountability Act

The State's Housing Accountability Act (Government Code section 65589.5) promotes housing development by establishing limitations on the ability of local governments to deny, reduce the density of, or make infeasible housing development projects that are consistent with objective local zoning and development standards and contribute to meeting housing needs. The law was first adopted in 1982. Amendments were made to the law in 2017, to expand and strengthen it as a way to address the housing shortage across the state. This state law requires that completed housing applications be reviewed for zoning consistency within 30 days after an application for a discretionary action has been deemed complete if the proposed project has less than 150 units, or within 60 days if the project has more than 150 units. Applicants must be provided with written documentation that explains why the project is not consistent with objective standards or a project is deemed consistent.

The Housing Crisis Act of 2019

On October 9, 2019, Governor Newsom signed into law Senate Bill (SB) 330, the Housing Crisis Act of 2019. The act amended existing state laws and created new regulations around the production, preservation and planning of housing that sunset on January 1, 2025. The bill aims to create certainty in the development of housing projects and speed up their review. Housing projects that submit a preliminary application and meet certain requirements are vested with regards to the development standards, policies and standards in place at the time of application. Projects that meet all applicable objective zoning standards are guaranteed a maximum of five public hearings, including hearings associated with City/Area Planning Commissions, Design Review Boards, and HPOZ Boards, and including appeals (except for appeals related to a legislative action). The Bill also shortens the timeline to approve or disapprove a Housing Development Project with an associated EIR from 120 to 90 days, and from 90 days to 60 days for a project that is at least 49% low-income, publicly subsidized, and involves an associated EIR. SB 330 also prevents zoning actions that reduce the capacity of housing. Any restricted affordable housing unit that is demolished by a project must be replaced on a one-to-one basis at the same income category and of equivalent size, and any unit covered by the Rent Stabilization Ordinance must also be replaced with rent controlled units. In addition, occupants of existing protected units are provided a right to return to a new unit at the same income category and a right to remain in the existing unit up to six months prior to the start of construction.

To ensure consistency with these important laws, the City has modified its review processes for housing development projects. A new Preliminary Application Review Program (PARP) has been established with the goal to improve application completeness prior to entitlement filing in order to reduce holds and processing times

post-filing, as well as minimize modifications and "late hits" after a discretionary action has already been reviewed. The PARP provides an early assessment of zoning and land use standards, verifies replacement unit requirements, and provides housing projects an opportunity to vest, prior to an application for a discretionary action being filed. The procedures are applied to discretionary housing projects, as well as ministerial Permanent Supportive Housing Projects, on-menu Density Bonus cases, and projects seeking streamlined review under SB 35 and AB 2162. While the PARP has improved project certainty and agency coordination, it has also likely lengthened the time to be able to file for planning entitlements or building permits. The City continues to enhance procedures for housing projects to further streamline their review, including accepting referral forms via email, which has shortened turnaround times and allows applicants to file remotely without requiring an appointment. Electronic payment using credit cards and e-checks have been implemented to expedite processing of the application.

Constraints Due to Building Codes and Building Permit Procedures

The California Building Standards Code (California Code of Regulations, Title 24) contains statewide general building design and construction requirements relating to fire and life safety, structural safety, and access compliance. State law requires local governments to enforce the California Building Standards Code and authorizes local governments to adopt local ordinances that amend the State Code as reasonably necessary due to local climatic, geological, or topographical conditions. The regulations of the City of Los Angeles Building Code are necessary for the protection of public health and safety. These code amendments, adopted in 2020, 2017 and 2014, can be found on the LADBS website (https://www.ladbs.org/forms-publications/publications/codes). The amendments (more than 500 sections of code) are largely minor and technical in nature, relating to the health and safety of structures in Los Angeles. The amendments are too numerous to summarize individually, but have been reviewed to ensure they do not affect the cost and supply of housing.

The City of Los Angeles' Building Code (LAMC Chapter 9, Article 1) is updated every three years to maintain consistency with evolving State Building Code requirements. The Building Code applies the construction, alteration, moving, demolition, repair, maintenance, and use of any building or structure, including all housing development projects.

The Los Angeles Department of Building & Safety (LADBS) implements the Building Code as well as the City's Zoning Code. The Department reviews building plans and other documentation through its "plan check" process to ensure compliance with the Building and the Zoning Codes. Through the plan check process, LADBS ensures that

the necessary approvals have been obtained from other agencies whose regulations may also govern a project. When evidence is provided indicating compliance with all requirements, LADBS issues a building permit for construction and related permits that may be necessary (such as electrical, mechanical, HVAC, plumbing, grading, and demolition). The time required to complete the plan check process varies significantly depending on the nature and complexity of a project

All housing development projects involving new construction, additions, and/or alterations valued at over $200,000 must also comply with the City's Green Building Code (GBC). This code is based on the California Green Building Code (CALGreen), which was developed by the State to attain consistency among the various jurisdictions within the State to reduce buildings' energy and water use, reduce waste, and reduce the carbon footprint. The GBC provides specific regulations for projects that can affect site selection. The regulations focus on structural designs, storm water control during construction, construction waste reduction, indoor water use reduction, material selection, natural resource conservation, site irrigation conservation and more. As a result, requirements may be more restrictive in some circumstances and less restrictive in others.

Alleviating Constraints Due to the Building Code and Building Permit Procedures

Since the last Housing Element update, LADBS has developed and implemented the following policies and programs to prioritize the processing of housing development projects.

The Affordable Housing Section

LADBS established the Affordable Housing Section to focus on affordable housing development projects, in accordance with Mayor Eric Garcetti's Executive Directive (ED) 13 (Support for Affordable Housing Development) issued in October 2015, ED 24 (Building "A Bridge Home") issued in May 2018, and the Housing Crisis Act (as previously discussed). The Affordable Housing Section aims to help expedite the permitting process for affordable housing development projects by streamlining and providing flexibility in the submittal procedures. The following types of projects are processed and reviewed by the Affordable Housing Section:

- Affordable Housing Development projects under ED 13 that contain at least 20% of on-site rental units that have rents restricted to be affordable and occupied by low-income households, or that contain at least 30% of on-site for-sale units that have sales prices restricted to be affordable to and occupied by low- or moderate-income households.

- Housing development projects covered by SB 330.
- Emergency Homeless Shelters under ED 24.
- Multi-family projects covered by SB 35 (Affordable Housing Streamlined Approval).
- Supportive housing projects covered by AB 2162 (Supportive Housing Streamlined Approval).
- Qualifying projects are eligible for:
- Plan Check review to verify compliance with city codes, policies and ordinances.
- Completion of Section III of the Preliminary Zoning Assessment Form.
- Review and approval of Affordable Housing Funding Forms for ministerial (by-right) projects.
- Additionally, as of January 28, 2021, LADBS expanded its online plan review system, ePlanLA, to accept all the affordable housing projects mentioned above. This new enhancement allows for affordable housing projects to be submitted, reviewed, and permitted completely online. The ePlanLA online service allows applicants to submit plans for plan check, apply for permits, and track the progress of these applications.

Accessory Dwelling Unit (ADU) Standard Plan Program

The ADU Standard Plan Program was implemented by LADBS to provide applicants with a simplified permitting process for the design and construction of ADUs. The use of standard plans reduces the time required for plan check resulting in faster plan issuance. The new program has plans designed by private licensed architects and engineers to accommodate various site conditions. These plans are reviewed and pre-approved by LADBS for compliance with Building, Residential, and Green Codes. When applicants select an approved ADU Standard Plan, LADBS staff reviews site specific factors for the property, including compliance with the Zoning Code and foundation requirements. In addition, all ADU projects can be submitted via ePlanLA. The entire ADU plan check process can be done electronically, including verification and permit issuance.

The Parallel Design-Permitting Process

The Parallel Design-Permitting Process (PDPP) allows the design process and the permitting processes to run concurrently. LADBS starts to check plans at the conceptual design phase and continues to provide plan check, correction verification, and code consultation services throughout the various design phases. By the time final drawings are completed, the building permit should be ready for issue. This helpful service is available for major project developments, including those with more than 30 dwelling units or six stories.

Development Services Case Management (DSCM)

The City's Development Services Case Management (DSCM) Office brings together experienced staff from the Department of Building and Safety, Department of City Planning, Department of Public Works Bureau of Engineering, Department of Transportation, and Department of Water and Power to solve problems and offer more one-on-one customer service to certain projects. Residential projects with 50 or more units, affordable housing with 10 or more units, senior housing with 10 or more units, and adaptive reuse residential projects qualify for this service. Case Managers perform project feasibility studies, coordinate pre-development meetings with other City departments, conduct preliminary plan reviews to identify potential building site and code issues, and resolve issues arising from design considerations and code requirements as they assist applicants with plan check corrections and the citywide clearance processes.

Preliminary Plan Check Service

The Preliminary Plan Check Service provides applicants with an opportunity to meet with a plan check engineer to answer questions on Los Angeles Municipal Code requirements or obtain other information concerning their project, prior to plan check submittal. Preliminary Plan Check assists permit applicants with code requirements and with identifying major site-specific issues prior to plan check submittal. Preliminary plan check service can help applicants to navigate efficiently through the various permitting and application processes.

Early Start Permits

To facilitate the start of construction, LADBS will issue Early Start Permits for the construction of a building foundation only, if the required approvals from other agencies have been obtained and other requirements have been met. This allows projects that are pursuing land use entitlements and/or plan check review to initiate construction while waiting for other approvals. While compensating for lengthy approval processes, this is particularly helpful to projects that must expend construction funds within a given timeframe or risk losing the funds. Early Start Permits are also issued for certain electrical installations, plumbing, and for interior non-structural demolition. Affordable housing projects often take advantage of this, as public funds, tax-exempt financing and tax credit proceeds typically must be spent within specific timelines.

Constraints Due to On-/Off-Site Improvements and Infrastructure

Infrastructure is a necessary component of residential development, and is planned to accommodate the level and location of growth anticipated in the City's General Plan. All land that is available for residential development is served by key infrastructure systems and services, including police and fire protection, water, power, sewer and streets. While such infrastructure is available throughout Los Angeles, the City does require public physical improvements in connection with development to ensure that infrastructure serves the safety and quality of life of all residents. The following key infrastructure is necessary for housing development:

- **Fire Protection**—The Los Angeles Fire Department provides fire protection throughout the City.
- **Water and Power**—The Los Angeles Department of Water and Power (LADWP) provides water for all City residents and businesses.
- **Power**—The LADWP, the largest municipal utility in the nation, delivers electricity supplies to residences and businesses in Los Angeles. LADWP has adequate power supply for all planned end users.
- **Sewer**—The Department of Public Works (DPW)/Bureau of Sanitation is responsible for operating and maintaining one of the world's largest wastewater collection and treatment systems, which operates under a number of federal, state and local laws. The DPW implements a comprehensive inspection program of its system, using both closed circuit television and manual inspections to evaluate the condition of its sewers. The City's sewer system is adequate to serve current and long-term housing capacities. As part of its Strategic Plan, the Los Angeles Bureau of Engineering continues to rehabilitate, maintain, and renew the sewer system by investing $50 to $75 million annually on major sewer rehabilitation projects.[11]
- **Streets**—Responsibility for transportation issues in the City falls jointly to the Departments of Transportation, City Planning, and Public Works. Streets in many parts of the City operate at or above capacity, resulting in traffic congestion, particularly during morning and afternoon peak hours, and housing development can affect congestion.

Development projects that will affect infrastructure are required to provide improvements in order to ensure that the projects are properly served by the City's

11. City of Los Angeles Bureau of Engineering, *Strategic Plan 2019-2021*, https://eng2.lacity.org/strategicplan/sp_2019.pdf

infrastructure. Public improvements made within the development site are referred to as "on-site improvements," and improvements made adjacent to or near the development site are referred to as "off-site improvements." Improvements may include: street development or improvement, pavement, curbs and gutters, sidewalks; utilities (water and electricity); street name signs, fire hydrants, retaining walls; guard rails, barricades, and safety devices; sewers, storm drains, and flood control channels; street lights, street trees, traffic control devices (except traffic signals), pedestrian walks, alleys, easements for public utilities and water systems, and land for park or recreational purposes.[12] For more information on the link between infrastructure and conservation, please see Chapter Three.

Overall, the costs and the time required to comply with on- or off-site improvements to upgrade or replace infrastructure can represent a constraint on housing development. Subdivision requirements such as access requirements, minimum lot sizes, and setbacks pose constraints to smaller more affordable ownership types. The vast majority of required improvements are provided through subdivision approvals of tract and parcel maps. However, some improvements apply to all development approvals. For example, proposed development abutting a major or secondary highway or a collector street may be required to dedicate and improve a portion of the lot in order to meet the standards of the highway or collector street. Some improvements are very specific to location, such as in the Very High Fire Hazard Severity Zone (VHFHSZ). Fire protection and response times are adequate for most development in the City, but building in the VHFHSZ requires compliance with slope density regulations and special conditions of approval to mitigate fire danger. This includes the prohibition on the placement and storage of construction material on substandard public streets and limitations on where trucks and construction vehicles can park.

All tract maps and parcel maps must include the provision of improvements. If the necessary improvements are not already in place, they will be required as conditions of approval of the subdivision request. All improvements included in the conditions of approval must be completed or a guarantee of their completion provided prior to the City Council's approval of a Final Tract or Parcel Map. The applicant is required to provide an Improvement Agreement which outlines the infrastructure improvements the applicant will undertake at their expense, an Improvement Security in the form of bonds, deposits, or notes, and an Improvement Warranty Guarantee for the improvements for up to one-year after the City Engineer's approval.

The City's Department of Public Works (DPW) oversees and approves the installation of the required improvements to ensure infrastructure capacity. However, conditions are not always precisely defined and are left to the discretion of DPW. This unpredictability can result in time delays and increased costs for applicants. While requirements for infrastructure improvements increase the cost of housing, these improvements are

12. Bureau of Engineering, Street Improvement Policies, 1970, https://eng2.lacity.org/techdocs/streetd/E100.pdf

necessary to ensure safety and quality of life of the City's neighborhoods, to mitigate identified environmental impacts, and to assure the orderly development of land. Such improvements are also mandated by the State Subdivision Map Act and the California Environmental Quality Act (CEQA).

Alleviating Constraints Due to On-/Off-Site Improvements and Infrastructure

Both on- and off-site improvements required by residential development help ensure the safety and quality of life of all residents in the City by helping to maintain adequate infrastructure. Although improvements can be time consuming and expensive, the City does provide opportunities to reduce their constraints on housing development.

Exemptions and Reductions to Improvement Requirements

To reduce constraints due to improvements required as conditions of approval for subdivision cases, the Advisory Agency considers the unique circumstances and site-specific characteristics of each proposed subdivision and grants exemptions in certain cases as provided in the Zoning Code. California non-profit corporations are also exempted from the Improvement Guarantees to the extent provided in the Subdivision Map Act. Additionally, the conditions of approval requiring on- and off-site improvements may be reduced when housing development is located in fully built-out neighborhoods. Small Lot Subdivisions have decreased constraints in multi-family zones but further reforms are needed.

Waiver of Dedication and Improvement (WDI)

An amendment to the Zoning Code was made in 2017 that allows applicants of by-right or discretionary projects to submit requests for waivers of dedication and improvement (WDI). WDIs are discretionary entitlements, the Director of Planning reviews them and issues a decision that is also subject to an appeals process (LAMC section 12.37.I). The Director of Planning may waive, reduce, or modify the required dedication or improvement as appropriate if any of the following findings are made:

- The dedication or improvement requirement does not bear a reasonable relationship to any project impact.
- The dedication or improvement is not necessary to meet the City's mobility needs for the next 20 years based on guidelines the Streets Standards Committee has established.
- The dedication or improvement requirement is physically impractical.

WDIs can improve the quality of the public right of way by maintaining and improving street walls and sidewalk patterns as well as allow projects more lot area for development.

Deferring Costs of Required Improvements

Requirements to infrastructure improvements are satisfied by a developer posting a bond for the cost of the required improvement. This assures the City that the cost will be covered, and this minimizes and defers costs for the developer as the bond will be called at a later date when the City is ready to undertake the improvements.

Constraints Due to Entitlement Appeals

Most housing development projects that request a discretionary action face the potential of appeal. Appeals must be filed within 10 to 15 days of the issuance of the Letter of Determination (LOD), depending on the planning entitlements being appealed. In the City, many housing developments requesting entitlements can be appealed by a person, other than the applicant, claiming to be aggrieved for the relatively low fee of $89 (LAMC 19.01.B.1). The Department of City Planning has significantly subsidized non-applicant appeal fees to allow community members the ability to appeal qualifying planning decisions at a minimal personal cost. The intent is to allow individuals to be part of a fair and equitable process and for the public to have the opportunity to question certain decisions. However, those opposed to certain housing development projects can utilize this subsidized process to affect projects that meet all requirements for the entitlements they are requesting. Depending on the entitlements, the date that an appeal hearing must be scheduled varies between 30 days from appeal submission up to 75 days from the last day of the appeal period. This can delay projects and impose additional costs, which ultimately affect the production of housing, especially affordable housing.

Alleviating Constraints Due to Entitlement Appeals

For certain planning entitlements, such as determinations for projects that file under the Density Bonus and TOC Programs, appeals are limited to adjacent and abutting owners of property or occupants. This minimizes the possibility of appeals coming from those who might be opposed to housing production in their neighborhood. However, these projects can still be appealed and delayed for a relatively low cost. It is also

important to note that projects that qualify as a Streamlined Infill Project (SIP) are not subject to appeals in the City in response to the California Department of Housing and Community Development's guidelines for the implementation of SB 35 and AB 2162. These are examples of how the City is prioritizing the development of affordable housing.

Constraints Due to Fees Affecting Housing Development

There are two types of development fees imposed by the City: administrative fees that fund direct services for processing the necessary permits for a project (such as fees for a zone change or variance, for building permits, a plan check, etc.), and infrastructure fees which are used to fund physical infrastructure (such as sewerage facilities, schools, parks, etc.). When developers of housing refer to development fees as impediments to housing construction, they are generally referring to both types of fees.

Administrative Fees

Filing fees for processing DCP discretionary actions are created by ordinance and are intended to pay for staff time necessary to review projects and to cover the expenses associated with mailing notices and conducting public hearings (LAMC 19.01-19.19). Most planning fees are full cost recovery, but some planning programs are subsidized by the City with reduced fees, such as historic preservation applications and appeals (see Appendix 2.4, Table 1).

Building Permit Fees

Building permit fees and plan check fees are assessed by LADBS to pay for the work of reviewing and approving building plans, conducting inspections throughout the construction period, and authorizing occupancy of the completed structure. These fees are calculated by a formula based on project valuation and the square footage of the project, for specific fees charged on a per square-foot basis, see Appendix 2.4, Tables 4 and 5). As no project is the same, fees will vary by project. For example, five different 10-unit buildings will have five different valuations, and will therefore pay five different plan check fees. In addition to planning and plan check fees, a project is subject to school fees, park fees (Quimby), and energy surcharges, as described below.

Park Fees and Quimby Fees

Pursuant to Los Angeles Municipal Code Section 12.33, all new residential dwelling units are required to dedicate land, pay a fee or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park

and recreational facilities for new residents. The fee amount depends on the type of residential development project as follows:

- Residential Subdivision projects containing any number of dwelling units are subject to the Quimby in-lieu fee and shall pay: $14,793 per each new (non-exempt) dwelling unit. These fees are collected prior to final subdivision map approval.
- Non-subdivision Residential projects are subject to the Park Mitigation fee and shall pay: $7,251 per each new (non-exempt) dwelling unit. These fees are collected prior to the issuance of the Certificate of Occupancy.

Park fees are an in-lieu mitigation fee and can increase the overall cost of multi-family housing development should the Advisory Agency condition the project to fulfill the requirements of LAMC 12.33 with the payment of said fee. However, the provisions of LAMC 12.33 provide developers opportunities to reduce any required Park Fees by either providing affordable housing and/or recreational amenities in common open spaces that are either privately accessible by residents or publicly accessible. Additionally, these fees are adjusted on July 1st of each year by a percentage equal to a weighted average of the annual percentage change in the Construction Cost Index for Los Angeles, and the annual percentage change in the Median Home Sales Price for the City. Considering current economic conditions and the rising price of homes, this means that the impact of these fees can be expected to increase.

Housing Replacement, Relocation, and Enforcement Fees

Housing development projects are also subject to certain clearance, enforcement, and relocation fees. For projects providing Affordable Housing units, covenant preparation fees are $5,770 per project, and housing replacement determination fees are $1,027 and must be paid on a per unit basis (see Appendix 2.4, Table 2). Projects subject to the Ellis Act must also pay relocation service fees (see Appendix 2.4, Table 2). Covenant preparation, replacement determination, and Ellis-related relocation service fees and other associated fees are paid to LAHD, but relocation assistance payments are made to the tenant.

Transportation Fees

Development projects have effects on local circulation, which is why the Department of Transportation imposes fees. Transportation-related fees range between $365 and $7,480 and are used to cover traffic studies, reviews of traffic studies, waivers, and clearances (see Appendix 2.4, Table 3).

School Fees

To assist in providing facilities to serve students generated by new development projects in the City, school impact fees are assessed on new residential projects. This fee is another example of an infrastructure fee. School fees are required for new

buildings and additions (made within one year) of more than 500 square feet. Effective July 2020, the Los Angeles Unified School District (LAUSD) increased developer fees for residential construction from $3.79 to $4.08 per square foot. These fees are collected by the City on behalf of LAUSD to support the development of additional public school facilities. The school fee is part of LAUSD's construction budget.

Project Examples

A new 50-unit residential project with a valuation of $6,544,500 will incur approximately between $222,388 and $232,597 in building permit and other fees, depending on whether surcharges for energy and disabled access are imposed or not (see Appendix 2.4, Sample 1 for detailed calculations of this scenario). This example provides a conservative estimate because it does not include fees for any required entitlements or housing covenants which can significantly increase the overall cost of fees. Building permit fees and filing fees impose a significant cost on housing development, especially affordable housing development.

Building permit fees for Accessory Dwelling Units (ADUs) are also assessed on the value of the scope of work for each proposed ADU. This is why the fees charged by LADBS for an ADU vary largely. For example, a new construction ADU with a project valuation of $121,200 will incur a total permit fee of approximately $8,448 (see Appendix 2.4, Sample 2).

Affordable Housing Linkage Fee (AHLF)

As previously mentioned, certain new market-rate residential development projects must comply with the City's Affordable Housing Linkage Fee (AHLF) Ordinance if a development does not include affordable units on-site. This ordinance was adopted on December 13, 2017, to establish a fee on certain developments to generate local funding for affordable housing. This fee is an example of an infrastructure fee and it varies in amount depending on which market area the proposed housing development project is located in. The market areas were established to account for variations in economic feasibility across different parts of the city and include low, medium, medium-high, and high market categories. All projects that are subject to the AHLF shall pay the applicable fee amount that is in place at the time of building permit issuance. Although the revenue generated by the fee can lead to the funding of and construction of affordable housing units, it can also increase the overall costs of housing development projects if not providing affordable units on-site. Depending on the number of units and market area location, overall project costs will be affected on a per square foot basis as indicated on Table 6 of Appendix 2.4.

Alleviating Constraints Due to Fees Affecting Housing Development

City Planning case processing fees, plan check fees and building permit fees compensate the City for processing development applications and permits. Without them, the City's ability to process applications and permits would be impaired. Development impact fees, such as school impact and park fees may be required by state law or be otherwise warranted to pay for the impacts of new housing. Feasibility analysis is normally performed before enacting new fees and exemptions are normally provided to ensure fees do not negatively affect citywide priorities. These exemptions to major impact fees are listed below.

Exemptions from Park and Quimby Fees

The City exempts some housing development projects from the Park and Quimby fees (LAMC 12.33). Park and Quimby fee exemptions apply as follows:

- Projects that alter, renovate, or expand an existing residential building or structure where no additional dwelling units are created.
- Projects that replace existing dwelling units on the same lot resulting in no net increase of residential dwelling units.
- Projects that replace a destroyed or partially destroyed or damaged building or structure where no additional dwelling units are created.
- Each restricted affordable housing unit in a project if the affordable housing unit is affordable to a household at or below 120% of AMI.
- In projects with a mix of market-rate and affordable housing units, only the restricted affordable housing units shall receive this exemption. However, if any restricted affordable housing unit ceases to operate as a qualifying affordable housing unit before the 55-year covenant period has expired, then the parks fee for each said unit shall be paid to the City at the then current rate.
- As of December 2019, all Accessory Dwelling Units and Junior Accessory Dwelling Units are exempt.

Affordable Housing Linkage Fee (AHLF) Exemptions and Credits/Deductions

Although the Affordable Housing Linkage Fee Ordinance can increase the overall costs of housing development projects, certain housing development projects are exempt from the fee. Projects exempt from this fee are those that provide specific percentages of affordable housing units or other public benefit uses. The ordinance exempts projects such as:

- Multi-family housing projects with at least the following shares of affordable housing, as determined by LAHD, and as calculated based on the total number of units: 40% moderate income units, or 20% low income units, or 11% very low income units, or 8% extremely low income units.
- Other on-site affordable housing or fee payments in excess of the AHLF requirements.
- Affordable housing required by the Mello Act, Central City West Specific Plan, or Measure JJJ (LAMC 11.5.11).
- Single-family detached homes (or additions) that result in less than 1,500 of net square feet.
- Additional floor area in excess of this amount is also exempt if the home remains under the same ownership for three years from the issuance of a building permit. If not exempt, all net new floor area added to a site is charged the fee.
- Developments constructed by or on behalf of a government agency or public institution like public schools, public museums and homeless shelters, as well as private elementary or high-schools.
- Accessory Dwelling Units (ADUs).
- Adaptive Reuse projects involving a designated Historic Cultural Monument converted to a residential use.

It is important to note that the building permit fees incurred by the conversion of garages into ADUs tend to be significantly lower than those for new construction ADUs. For example, the conversion of a 400 square foot garage to an ADU with a project valuation of $20,000 will incur a building permit fee of approximately $1,045 (see Appendix 2.4, Sample 3). The relatively low building permit fees for garage conversions to ADUs helps to encourage the provision of ADUs throughout various neighborhoods in the City. As previously mentioned, most ADUs are the result of garage conversions.

Constraints to the Development of Public Land

Within the City of Los Angeles, certain parcels are publicly owned by various Federal, State and local agencies. The agencies and departments that own public sites within the City limits include, but are not limited to, the U.S. Army Corps of Engineers (U.S. ACE), California Department of Transportation (Caltrans), the Los Angeles County Metropolitan Transportation Authority (LA Metro), the Los Angeles Unified School District (LAUSD), the Housing Authority of the City of Los Angeles (HACLA), the Los Angeles County Flood Control District (LA Flood) and more.

The City owns over 4,000 sites within the City limits. Sites where the ownership is listed as "LA City", "Department of General Services", "Los Angeles Department of Transportation" (LADOT) and "Los Angeles Housing Department" (LAHD) are all owned and controlled by the Los Angeles City Council.

The Los Angeles City Council does not directly control the disposition of land owned by the City's proprietary departments (Airport, Port, and Water and Power) and the Recreation and Parks Department (per the City Charter). Instead, disposition is controlled by the Boards or Commissions of these agencies.

The majority of the publicly owned sites within the City limits are in current use for a public purpose. They contain resources and infrastructure necessary for the function of the City. Relocating these uses can be costly and difficult, and may disperse needed services outside of a community. As a result, the majority of publicly owned sites are not available for residential development.

Publicly owned sites that are not in current use for a public purpose are also often not appropriate for housing, due to their size, configuration, location, infrastructure limitations, or previous use. Here are some examples:

- **Size:** Many publicly-owned sites not in current use are "slivers" or "remnants."
- **Configuration:** Publicly owned sites may be long narrow sites along freeways or rivers.
- **Location:** Publicly-owned sites may be on steep hillsides with no road access.
- **Possible Infrastructure Limitations:** Many publicly-owned sites, and in particular large public housing sites, were developed several decades ago, and might have infrastructure that has yet to be rehabilitated or renewed. As previously mentioned, on- or off-site improvements can be expensive, and can further constrain the ability to develop housing on these sites. .
- **Previous Use:** Sites that were previously used for public services may contain contamination.

When a publicly-owned site is available and appropriate for residential development, it may not be zoned correctly. Publicly owned sites are most often zoned for Public Facilities (PF) use. The PF Zone does not allow residential uses by-right, even if they are located in residential neighborhoods. Even if it is not zoned PF, publicly owned sites with development potential may need multi-agency or multi-departmental coordination and rezoning (multiple discretionary clearances) in order to accommodate residential uses. Such a process is lengthy, costly, and contributes to project uncertainty.

As a result, publicly owned sites with development potential may need multi-agency or multi-departmental coordination as well as rezoning or multiple discretionary approvals in order to accommodate residential uses. Housing development proposals on publicly owned sites that require discretionary clearances also often require review under the California Environmental Quality Act (CEQA) and, when federal actions are involved, such as for the redevelopment of public housing sites, the National Environmental Protection Act (NEPA). These processes are lengthy and costly, and they contribute to project uncertainty.

Even if housing were to be permitted on any of the public land sites, it can be challenging to determine a site's full development potential without a full site assessment. Additional resources are needed to comprehensively analyze site conditions to assess their development potential.

Finally, the rising costs associated with new housing development, and, in particular, the development of affordable housing, often serve as a constraint to new housing production on publicly owned land. Cost barriers are caused by a variety of factors. For example, land costs have also risen sharply in recent years due to increasing demand for developable land. When publicly owned sites need to be conveyed to a development partnership at fair market value, this can significantly add to the cost of development and place a burden on limited capital subsidies.

Alleviating Constraints to the Development of Public Land

Generally, publicly owned land in the City is zoned PF and does not permit residential uses. However, the City has recently implemented multiple programs to alleviate the need for zone changes for public land, especially for the purposes of providing affordable housing.

Through the implementation of the TOC Guidelines in 2017, joint public and private developments in PF zones may utilize the residential or commercial zoning of adjoining parcels nearby without requiring a zone change, if the TOC affordability requirements are met. This permits PF parcels to fulfill the uses and area standards permitted in the least restrictive adjoining zone, with the phrase "adjoining zone" referring to the zones of properties abutting, across the street or alley from, or having a common corner with, the subject property. The TOC guidelines establish a ministerial process for the development of public land and thereby have greatly reduced the barriers for housing developments.

In May of 2018, an amendment to the Zoning Code became effective to permit Qualified Permanent Supportive Housing (PSH) Projects in the PF Zones. Similar to the TOC standards described above, these projects may utilize the uses and standards permitted by the least restrictive adjoining zones (LAMC 12.04.09 B.11).

A collaboration between the Office of Los Angeles Mayor Eric Garcetti, his Operations Innovation Team, and the City's Department of General Services led to the creation of the City's first dynamic and searchable database of city-owned properties. The database identifies city-owned properties that have been deemed as "surplus" property, which have the potential to be sold. The surplus property includes declared properties (available for sale), and undeclared properties (not yet available for sale). Approximately 368 properties are currently identified as surplus properties. Databases such as this are important because they serve as a resource to City agencies on the availability of land, which increases access to available information and encourages the utilization of public land for affordable housing. Program 15 (Public Land for Affordable Housing) calls for greater use of public land for affordable housing, including rezoning more public land to allow suitable densities for affordable housing.

Constraints to Development in the Coastal Zone

The California Coastal Zone is generally defined as that land and water area which extends inland 1,000 yards from the mean high tide line of the Pacific Ocean and seaward to the State's outer limit of jurisdiction as established under the Coastal Act of 1976 (California Public Resources Code Section 30000). The Coastal Zone within the City of Los Angeles includes portions of the communities of Pacific Palisades, Venice, Del Rey, Playa Del Rey, San Pedro, and Wilmington. The topography of the City's Coastal Zones varies from mountainous coastal bluffs, beaches and large parkland areas in the Pacific Palisades, to coastal bluffs, wetlands, lagoons and sandy beaches in the south. These Coastal Zone areas include approximately 16,668 acres, comprising 5.5% of the City's total land area, see Map 2.1.6. It is important to note that soil in the Coastal Zone is saturated with water, which typically precludes construction of more than one level of subterranean parking. In addition, a reinforced foundation is necessary for most buildings, which further increases construction costs.

State law imposes affordability requirements on most residential development activity including new construction, conversion and demolition in the Coastal Zone (see City Implementation of the State Mello Act below). Since 1982, a total of 1,577 units affordable to low- or moderate-income households were added to meet the State requirements. A total of 455 of these units were built in the Coastal Zone, and the remaining 1,122 units were constructed within three miles of the Coastal Zone, as allowed under State law (see Appendix 2.5 for detailed permit activity in the Coastal Zone).

State Regulations and Policy for the Coastal Zone

The State of California adopted the Coastal Act (California Public Resources Code 30000) in 1976 to protect, maintain, enhance, and restore the overall quality of the Coastal Zone environment and its natural and artificial resources by establishing significant land use planning policies for the Coastal Zone. The law also made the California Coastal Commission (CCC) permanent, which in partnership with coastal cities and counties plans and regulates the use of land and water in the Coastal Zone. The CCC establishes regulations to preserve the existing character of coastal communities, protect and enhance public access to and along the coast, and protect wildlife and other ocean resources. While these regulations serve the purposes of the Coastal Act, they can often create constraints on residential development in the Coastal Zone.

The regulations of the Coastal Zone significantly limit opportunities for additional housing by limiting structural improvements and changes in density, height, parking, and land use. For example, the Coastal Commission limits the height of new structures in order to preserve views of the coast. Given that the City's Coastal Zone areas are built

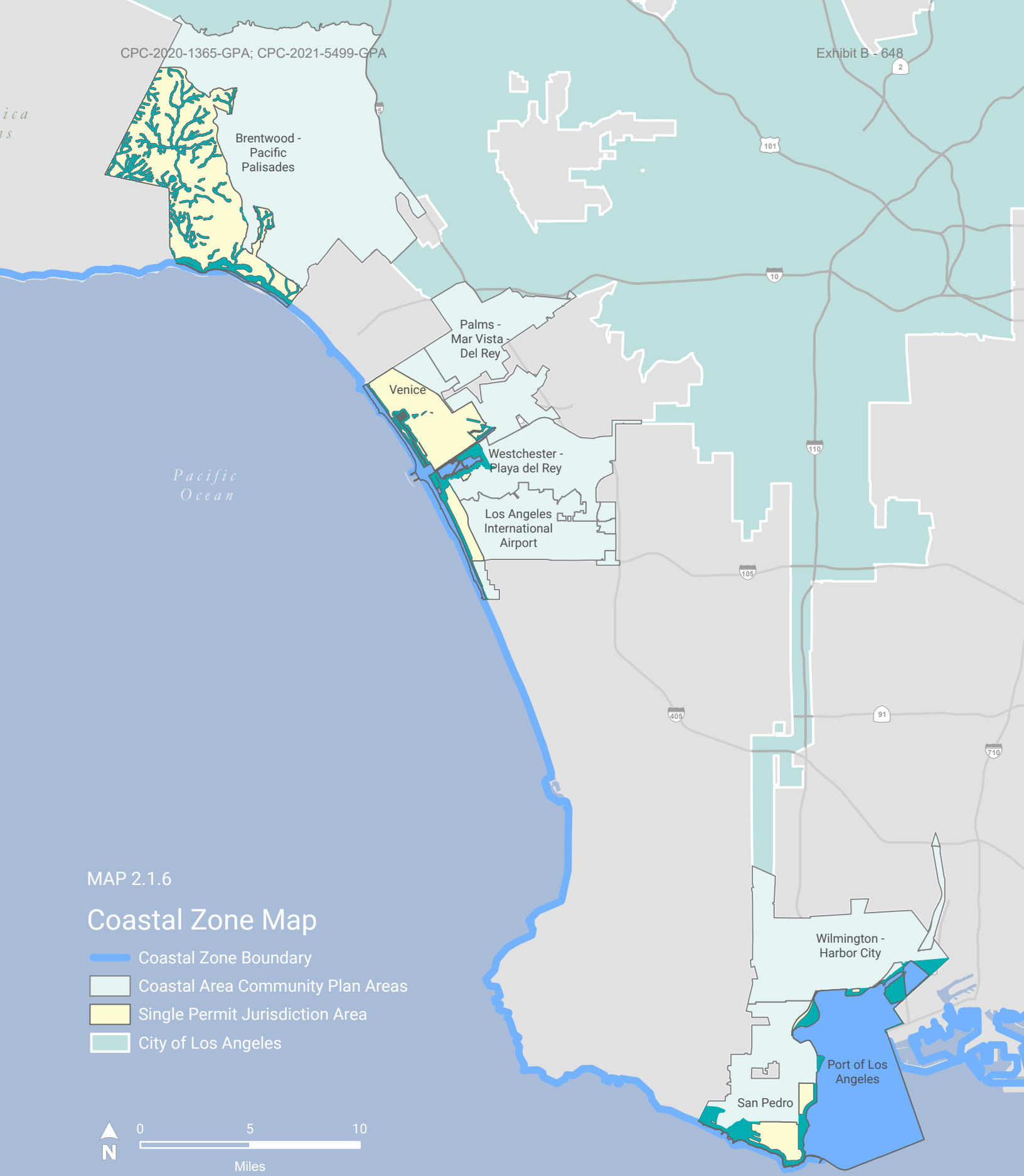
out, increases in density and height are often needed in order to develop residential projects. Protecting public access to the beach by maximizing land for public parking, open space, and public right-of-way reduces the amount of land available for additional residential development. Parking requirements along the coast are also generally higher than in other parts of the City.

Implementation of the Coastal Act policies is required to be accomplished primarily through the preparation of Local Coastal Programs (LCPs). The Coastal Act requires each coastal community to prepare a Local Coastal Program (LCP) in order to establish the kind, location, and intensity of land and water uses appropriate to its portion of the Coastal Zone. While each LCP reflects unique characteristics of individual coastal communities, regional and statewide interests must also be addressed.

The California Coastal Commission certifies all LCPs. This certification grants authority to the local government to review and approve coastal development proposals in the Coastal Zone and limits the Coastal Commission's discretion to consideration of appeals. In the absence of a certified LCP, coastal development permits are under the jurisdiction of the Coastal Commission in addition to the local government. For specific parts of the Coastal Zone, the Coastal Commission retains permanent jurisdiction. Such areas are identified as "Dual Permit Jurisdiction Zones" and development activity within such areas require the approval of the Coastal Commission and the local government. For Dual Permit Jurisdiction Zones in the City's Coastal Zone, see Map 2.1.6.

While the City has adopted Community Plans for all Coastal Zone communities, it does not have a Coastal Commission-certified LCP. Proposals for residential development in the Coastal Zone are therefore reviewed and approved by both the City and the Coastal Commission if located in the designated Dual Jurisdiction Zone, or are subject to appeals to the latter entity if located in the single or dual jurisdiction areas. This discretionary process is lengthy, subject to multiple fees, and does not guarantee the approval of the proposed development project.

The City's Coastal Zone has very restrictive density and height regulations. In some coastal communities, Floor Area Ratio (FAR) and parking regulations further limit development options. Table 2.1.4 below summarizes the density, height, FAR and parking requirements in six of the eight Coastal Zone communities.



MAP 2.1.6

Coastal Zone Map

- Coastal Zone Boundary
- Coastal Area Community Plan Areas
- Single Permit Jurisdiction Area
- City of Los Angeles

Table 2.1.4: **Coastal Zone Land Use Regulations**

Community Sub-Areas	Density	Height	FAR	Parking
Pacific Palisades	2 to 40 (dwelling Units/acre)	2 stories, 30 feet	.5:1 to 1:1	1 & 2.5 spaces per unit
Venice	3 to 40 (dwelling Units/acre)	22 to 38 feet	.5:1 to 3:1	2-3 spaces per unit
Del Rey Lagoon	24 to 40 (dwelling Units/acre)	45 feet	1.5:1	Code Requirements
Vista Del Mar Bluffs	3 to 24 (dwelling Units/acre)	36 to 45 feet	1.5:1	Code Requirements
San Pedro	3 to 40 (dwelling Units/acre)	26 feet	1.5:1	Code Requirements
Port of Los Angeles	— —	Height district for a property	1.5:1	Code Requirements

Source: Los Angeles Department of City Planning

These land use regulations limit the size of residential projects in the Coastal Zone. Many lots in this area, for example Venice, are zoned for residential use but are considered substandard, which prevents housing development. Unable to spread the cost of development across more units within a project, the cost per unit necessarily increases. It is therefore particularly challenging to provide housing units affordable to lower income households in the Coastal Zone.

City Implementation of the State Mello Act

In addition to Coastal Act regulations, the State's Mello Act (California Government Code Sections 65590 - 65590.1) mandates local governments to comply with a variety of provisions concerning the demolition, conversion and construction of housing units in California's Coastal Zone. The law prohibits the removal of residential dwelling units for non-coastal dependent or non-coastal related uses, requires that affected existing affordable dwelling units be replaced, and that additional new affordable dwelling units be incorporated into projects, both where feasible. Since 2001, the City has been implementing Mello Act requirements in accordance with adopted Interim Administrative Procedures (IAP) that were established as part of a lawsuit settlement regarding the implementation of the law. The IAP outlines a series of procedural steps to ensure that projects subject to the Mello Act are properly evaluated and conditioned

to meet the housing and conservation goals of the state law. While utilizing the IAP, the Department has also been developing a permanent ordinance for the Mello Act, as described below.

Compliance with the State Mello Act requires additional review and evaluation when considering a proposed development, and often entails additional costs to developers. Proformas have frequently been required to substantiate financial feasibility or infeasibility, and covenants are required to ensure long-term compliance with affordability restrictions. Given these additional requirements which extend the entitlement and building permit process, coupled with the requirement to include new or replacement affordable units or pay a fee, developing housing in the Coastal Zone includes increased costs that may deter such development by significantly reducing the financial benefits to the developer.

Project Processing in the Coastal Zone Areas without a Certified Local Coastal Plan

The application review process for each proposed development project in Coastal Zone areas of the City not covered by a certified Local Coastal Plan (LCP) is subject to the Coastal Development Permit provisions established in LAMC 12.20.2

Without a certified LCP, a development project that complies with all applicable zoning regulations is subject to a dual review process at the local and state levels. Development projects that propose new construction, demolition, or remodel are reviewed at the Director of Planning level and Coastal Commission level before being issued a coastal development permit. These projects must make findings required by applicable provisions of the zoning code as well as those required by the Coastal Act. Because the Coastal Act gives broad authority to the Coastal Commission to regulate coastal development, the requirements for development are often unclear. As such, the unpredictability of their interpretation can add uncertainty to a project's outcome.

Because of the dual approval process required for a coastal development permit, a typical coastal project is often lengthier and more costly than for a project outside the Coastal Zone. While a public hearing is not required per code, in practice the DCP's policy has been to hold a public hearing for all coastal development permits.

Areas closer to the shoreline are in the Dual Permit Jurisdiction Area and require an additional hearing by the Coastal Commission. The only time where a public hearing is not held is when a project qualifies for a coastal exemption, a type of ministerial approval. Without a certified LCP, development projects proposed in the Coastal Zone are subject to two possible appeal processes—one at the local level and one at the state level, which also increases project uncertainty.

Any development project that requests to deviate from any applicable zoning regulation in Coastal Zone areas of the City not covered by a certified LCP will also require discretionary approval determined at the Zoning Administrator level and a public

hearing by the City before being considered for approval by the California Coastal Commission, which also requires a state-level public hearing. Additionally, as previously mentioned, discretionary projects are subject to multiple fees, approval uncertainty, and the public appeals process, all of which can act as constraints to the development of housing in the Coastal Zone. However, development projects proposed in areas without certified LCPs are also subject to project review and processing fees imposed by the Coastal Commission that further increase overall projects costs.

Alleviating Constraints in the Coastal Zone

The Coastal Zone is subject to many development restrictions due to land use, land costs, and Mello Act compliance. However, the City has taken steps to reduce constraints to development whenever possible.

The City's Mello Act Ordinance

In 2020, the Department of City Planning released a draft ordinance that if adopted, would replace the City's Interim Administrative Procedures in effect since 2000. The City's proposed Mello Act Ordinance would establish a review process, outline the imposed requirements for applicants, and specify the decision-makers and their responsibilities, to ensure that a proposed project is compliant with State law. The ordinance would establish a more transparent review process with clear standards and expectations for development projects. The Ordinance mandates the preservation of existing housing supply (both affordable and market rate) while facilitating the creation of new housing units, with an inclusionary requirement, within the Coastal Zone. Key changes to the City's proposed ordinance would:

- Encourage the preservation of existing units and require that all demolished units are replaced onsite at the same level of affordability as before.
- Require that all new projects containing 5 units or more provide inclusionary units.
- Create a more rigorous and standardized Feasibility Methodology for projects requesting to eliminate Replacement Units and Inclusionary Unit requirements, on the basis of financial "Feasibility."
- Create an in-lieu fee for qualified affordable replacement units and fractional inclusionary units that will be collected in a Coastal Housing Trust Fund, to be utilized specifically in the Coastal Zone.
- Along with these changes, numerous clarifications have been woven into the ordinance reflecting the Department's experience with implementing the Mello Act through the IAP.

The Venice Local Coastal Program

In order to comply with the Coastal Act, Los Angeles City Planning is undertaking a multi-year effort, with public input, to prepare, adopt, and certify the Venice LCP as the coastal planning tool for the area. LCPs have two components: the Land Use Plan (LUP) and the Local Implementation Plan (LIP). In 2001, the Venice Coastal Zone LUP was certified, however, the LIP was not certified. Updates to both policy and implementation measures are needed because much has changed in the past 20 years. LCPs benefit from updates that reflect changed conditions, new information and knowledge, and new programs and policies – especially those related to housing development and preservation, climate change, and sea level rise.

Once the City Council has approved the Venice LCP and the California Coastal Commission has certified it, the Department of City Planning will implement the LCP. Updated LCPs provide stronger coastal resource protection in light of current environmental conditions and create more predictability and transparency for the development process.

Land Use Incentive Programs

Use of the State Density Bonus Law also provides flexibility to offset the constraints to developing housing in the Coastal Zone. This law permits additional units beyond what the zoning would otherwise allow, as well as other land use incentives to facilitate development when affordable housing is provided. To try to harmonize the Coastal Act and Density Bonus law, AB 2797 (2018) requires that any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which an applicant is entitled under the Density Bonus Law be permitted in a manner that is consistent with that law and the California Coastal Act of 1976.

Constraints to Housing Production on Sites with Currently or Previously Existing Housing Units

Housing projects located on sites that previously had residential units and housing developments proposing to demolish existing residential units are subject to a variety of state, federal, and local regulations. The cost of relocating tenants and replacing affordable housing creates a significant constraint to developers, particularly considering that most residentially zoned parcels in the City currently have some kind of housing on them. Although replacement and relocation requirements may limit the financial feasibility of new projects, they also promote the housing stability of renters, reduce displacement, and promote more on-site affordability.

RSO Replacement and Relocation Requirements

Under the City's Rent Stabilization Ordinance (RSO) if a building containing an RSO unit that was the subject of an Ellis Act removal is demolished, and rental units are constructed on the same property, and offered for rent within five years of the date the Notice of Intent to Withdraw was filed, the provisions of the RSO shall apply to all newly constructed rental units. However, there are three exceptions to this requirement, including: 1) hardship, 2) owner-occupied buildings with four or fewer rental units, and 3) when affordable housing is provided at certain levels (20% of the number of total units in the new building or the same number of RSO units that existed on the site, whichever is greater).

If the RSO units are occupied, the developer/landlord is required to pay relocation and adhere to the noticing requirements established under the Ellis Act. As shown in the Table 2.1.5 below, the required amount of relocation depends on whether the tenant is an eligible or qualified tenant, the length of tenancy, and the tenant's income, and ranges from $8,450 to $21,900 (as of June 30, 2021). A "qualified tenant" is any tenant who is 62 years of age or older, disabled, or who has one or more minor dependent children and a low-income tenant is defined as any household with an income at or below 80% of the area median income. Unless a tenant is a qualified tenant as explained above, the tenant is an "eligible tenant" and is entitled to receive relocation assistance amount that depends on length of time in a unit and income.

Table 2.1.5: **Relocation Assistance Amounts Effective July 1, 2020 through June 30, 2021**

Tenants	Tenants with Less Than 3 Years	Tenants with 3 or More Years	Tenants Qualifying Under HUD Low Income Limits	Tenants Renting Units in Mom & Pop Properties
Eligible Tenant	$8,750	$11,500	$11,500	$8,450
Qualified Tenant	$18,500	$21,900	$21,900	$17,050

All property owners/landlords who file an application which requires relocation assistance to be provided to tenants shall pay the Relocation Service Fee, according to the tenants Eligible or Qualified status and a Relocation Administrative Fee per rental unit (see Appendix 2.4, Table 2).

Density Bonus, TOC, and Local Land Use Incentive Requirements

In addition to the local RSO replacement requirements, projects seeking to use density bonus, TOC, or other land use incentive programs are required to replace any existing housing units pursuant to CA Government Code §65915(c)(3). This includes replacing any unit occupied by a lower income household, or if vacant or demolished, has been within the last five years. When the income for tenants is unable to be established, or the units are vacant, the law includes a presumption that the percentage of lower-income households is the same as reported for renters in the City (this figure is currently 67%). A $1,027 per unit fee is assessed by LAHD for replacement for housing replacement determinations to satisfy these requirements.

SB 330 Requirements

SB 330 extends the State Density Bonus Law replacement requirements to all discretionary projects in the City until 2025. The bill also requires that displaced tenants have the right to return to the new development at an affordable cost.

Requirements for Projects Located on Sites Identified/Rezoned through the Housing Element

State Density Bonus replacement requirements also apply to any site listed in the Housing Element's inventory of sites and any site that is rezoned as part of the mandatory Housing Element rezoning program (see Program 120).

Additional Requirements for Federally Subsidized Projects

In addition to the requirements listed above, federally subsidized projects are required to follow the Uniform Relocation Act (URA) and/or Section 104(d). Under these laws, existing tenants must be provided with a relocation consultant who is responsible for assisting them in finding a comparable replacement unit. The developer is responsible to pay for the difference between the tenants previous rent and the rent in the new comparable unit for between 45-60 months (60 months for projects subject to Section 104(d) and 45 months for projects subject to the URA). The cost of a relocation consultant and relocation payments can add to the already high cost of developing affordable housing and makes projects less feasible and less competitive for financing.

Affordable Housing Managed Pipeline

In order to reduce displacement and project costs, LAHD prioritizes local funding for projects that do not require the permanent relocation of existing tenants. The Affordable Housing Managed Pipeline Application, which the City uses to allocate local funding, awards four additional points for projects that do not result in displacement and two points for projects that require permanent relocation of residential tenants that equate to 10% or less of the total new units proposed.

Constraints to the Creation of Affordable Housing Covenants

All affordable housing units required by a City department or agency include the recordation of a covenant to assure that the required affordable units in a project remain affordable for the required time period. Covenants are prepared by LAHD and recorded with Los Angeles County, prior to the issuance of a building permit.

The covenant process with LAHD, is described on the LAHD Land Use Covenant website.[13] Residential developers who receive a land use concession from the City or

13. Access here: https://hcidla2.lacity.org/partners/land-use-covenants

are required by City laws or Ordinances to provide affordable housing, submit a land use application and other required documentation to LAHD. Upon review of the documents, LAHD will prepare and issue the covenant. The covenants reflect the conditions of approval regarding affordable housing requirements within the development. The LAHD, DCP and LADBS work together to ensure that the requirements to be included in the covenants are clear and consistent. This may add time to the preparation of covenants. The approximate timeline of eight to twelve weeks (sometimes longer if the project is complicated) to execute a covenant creates delays in the development of housing, as the covenant is required before a building permit can be issued.

The cost for an affordable housing covenant preparation is $5,770 per project and $173 per restricted unit, per year of the covenant length. This cost, timeline and annual monitoring requirements may present a barrier for smaller projects creating affordable housing, such as Unapproved Dwelling Unit (UDU) projects or smaller Density Bonus projects.

Alleviating Constraints to the Creation of Affordable Housing Covenants

The LAHD has been working with other City Departments, including DCP and the City Attorney's Office, to reconcile conflicts and develop more streamlined covenant procedures. Increased volume of work and implementation of new Housing State laws further caused delay in the preparation of the covenants. While staffing has been increased, further streamlining the covenant process would reduce delays in issuing covenants.

Constraints to the Availability of Public Funding for Housing

Federal, state and local public funding sources are critical resources for the development of housing for households of all incomes. Public sources supplement as well as leverage private sources for the construction, rehabilitation and preservation of housing units and for rental and purchase assistance subsidies for tenants and buyers. Appropriations by the Federal, State and local government fluctuate from year to year, and are not available at a steady level or a level that keeps pace with increases in development costs, inflation, and rising affordable housing needs.

Federal Funding

Federal funds, in particular, are the backbone of Affordable Housing financing. Through the tax credit tax credit program and annual appropriation to HUD expenditures, the federal government supports homeownership and the development of for-sale, rental, and homeless housing and services.

The City of Los Angeles' Five Year 2018-2022 Consolidated Plan (ConPlan) is the City's strategic plan for leveraging the U.S. Department of Housing and Urban Development's (HUD) annual entitlement allocations of four federal grant programs: 1) Community Development Block Grant (CDBG), 2) Emergency Solutions Grant (ESG), 3) HOME Investment Partnerships Program (HOME), and 4) Housing Opportunities for Persons with AIDS (HOPWA). Three of these programs, CDBG, HOME, and HOPWA, support the development of and equal access to affordable, sustainable, accessible, and resilient housing for homeless residents, persons living with disabilities, and other low-income residents. These federal funding sources also create new housing opportunities for low-income households and homeless persons by financing new affordable rental housing and permanent supportive housing. Furthermore, these ConPlan funds contribute in providing first time homebuyers with financial assistance. Lastly, these critical entitlement programs increase the supply of affordable and accessible housing units for people living with disabilities, including HIV/AIDS.

For the FY 2018-22 ConPlan period, the City has estimated an allocation of $27,783,000 of CDBG funds; $187,958,000 of HOME funds; and $18,070,000 of HOPWA funds to develop affordable housing for homeless and low-income populations. The City's goal outcomes for the five-year timeframe are to construct 4,000 rental housing units and direct financial assistance to homebuyers to assist 410 households.

In addition to ConPlan funds, Los Angeles City housing projects receive other critical federal funding from the National Housing Trust Fund (HTF) to support the creation of affordable housing. The HTF was enacted by the "Housing and Economic Recovery Act of 2008" on July 30, 2008 and was implemented in May, 2016.

The State of California is set to receive $126.5 million from the 2021 HTF allocation. Since 2016, California's annual allocation has steadily increased. As a result, non-profit housing projects who received HTF awards have contributed to creating, rehabilitating, and preserving much needed affordable housing units for the City of Los Angeles. This source of funding is vital, various legislations have been proposed to expand the annual allocation of the HTF. As years proceed, the National Housing Trust Fund could potentially have an increased allocation as a result of legislative adoptions.

Housing Choice Vouchers (HCVs) are another valuable federal resource that provides families and children with significant housing opportunities. The Housing Choice Voucher Program is the largest rental assistance program that has been proven as an evidence-based tool that can be scaled up to help those who are struggling to afford housing costs; research shows that vouchers sharply reduce homelessness, housing

instability, and overcrowding. In addition, Choice Vouchers serve more than two-thirds of households that are headed by a person of color representing a disproportionate concentration of households who rely upon the program.[14]

As the country's economy takes time to recover from the COVID-19 crisis, City of Los Angeles renters will continue to suffer from unaffordable rents and high housing costs. Due to inadequate funding, just about one quarter of voucher-eligible families received any type of federal rental assistance even before the COVID-19 pandemic struck, and there are long waiting lists for vouchers in much of the country.[15] This demonstrates the severe need for additional HCVs. Although the Housing Authority of the City of Los Angeles' 2020 HCV budget authority was almost $580 million, Los Angeles still suffers from a severe voucher shortage. Expanding the number of vouchers was necessary prior to the pandemic, and it is evident that it is needed more so today. Many renters lost their jobs or had lower wages due to the economic impacts of COVID-19, which threatened their ability to effectively cover their housing expenses. In response to the pandemic, federal resources in the form of rental assistance were deployed as part of the provisions of the March 2020 CARES Act, but federal lawmakers did not enact large-scale funding for emergency rental assistance until late December 2020 with additional amounts included in the March 2021 American Rescue Plan Act.[16]

Although various rental assistance opportunities have been made available and will assist many who were financially challenged by the pandemic, it still falls short of the full amount needed to help low-income people afford housing for their families. The funding is temporary, it does not address the actual underlying problem. Many people struggled to afford rent before the pandemic and will continue to struggle in its wake. There is a critical need for policy development that builds upon the federal government's emergency measures with longer term strategies to address the needs of the lowest income households.

State Funding

Funding from the State of California for housing development has increased exponentially since the 5th cycle Housing Element with programs better positioned to fit the emerging demands. The overall funding however regularly falls short of the outsized need.

The state supports affordable housing production with both permanent and one-time funding programs. A major funding source for affordable housing was signed by

14. Center on Budget and Policy Priorities. (2021, April 14). *More Housing Vouchers: Most Important Step to Help More People Afford Stable Homes*. https://www.cbpp.org/sites/default/files/4-14-21hous.pdf

15. Ibid.

16. Ibid.

then-Governor Brown on July 2, 2016 which enacted the No Place Like Home (NPLH) program dedicating $2 billion in bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness. The funds may be used to acquire, design, construct, rehabilitate, or preserve permanent supportive housing, which may include a capitalized operating subsidy reserve. Counties are the only eligible applicants for NPLH funding, however, the City of Los Angeles benefits from awards made to Los Angeles County or their housing sponsors if Los Angeles' projects are recipients of funding from the County. For fiscal year (FY) 2018-19, Los Angeles County received an award amount of $230,489,469, and for FY 2019-20, Los Angeles County received a total award amount of $310,460,112 for Round 2 and Round 3 NPLH competitive allocation.

There's a concentrated effort to meaningfully reduce the population of unsheltered homeless individuals and families with the state dedicating unprecedented resources. The Business, Consumer Services, and Housing (BCSH) Agency of California has awarded the City of Los Angeles two grants under the Homeless Housing, Assistance and Prevention Program (HHAP). The first grant of $117,562,500 was awarded in March 2020 and must be expended by June 30, 2025 and the second grant of $143,640,000 was awarded in August 2021. The funds support interim housing, rapid rehousing, operating subsidies, street outreach to assist the unhoused community to access permanent housing, hotel and motel conversions, and rental subsidies.

The 2021-22 state budget also appropriates $2.75 billion, over a three-year period, for the Homekey program. Homekey has allowed the city to acquire hotels, motels, and vacant apartments and convert them to permanent housing. The average cost per unit is just over $130,000 making it more cost effective and expedient to provide housing for the city's unhoused individuals. Since 2020, HACLA has received 14 Homekey awards totaling $117 million for a wide range of projects that include the purchase of apartment buildings and motels to adapt for interim housing use and permanent housing. Some projects will temporarily operate as interim housing while improvements are made to convert the property to permanent housing with a 55-year affordability restriction. These units house homeless populations, those at-risk of homelessness, elderly and medically compromised individuals, as well as individuals with hearing and vision loss.

Other continuing programs that support affordable housing development include the Infill Infrastructure Grant (IIG) and the Affordable Housing Sustainable Communities (AHSC) programs. The City submitted 14 applications to the state IIG in 2019, 13 of which were successful, totaling $46,122,439. IIG received $160M in the FY 2021-22 state budget to support critical infrastructure (e.g., streets, parking, utilities) for affordable residential and mixed-use projects and will be distributed through competitive grants. In addition, the City has received awards from the AHSC Program. The goal of the AHSC Program is to protect the environment by increasing the supply of affordable places to live near jobs, stores, transit, and other daily needs. Since the commencement of AHSC in 2015, LAHD has successfully secured an award in every

grant cycle. Total AHSC awards have supported the creation of 2,688 units of affordable housing, bringing a cumulative total of $330,879,336 to the City of Los Angeles.

While the funds have not yet been received, LAHD has an award letter and approved application from the SB 2 Permanent Local Housing Allocation (PLHA). This permanent source of funding allows local entitlement jurisdictions to increase their affordable housing stock over the span of a five-year funding cycle, based on revenues collected from a $75 recording fee on real estate transactions. LAHD's first year allocation is $26,219,573. The second year allocation is $40,753,337. Over the five-year period (2019-2024), the City has the potential to receive approximately $157,317,438 in SB 2 PLHA funds, based on updated estimates from HCD and will use the funds to bolster existing programs including affordable housing preservation, moderate-income home purchase down payment assistance, eviction prevention rental assistance, rental assistance for qualified low-income seniors renting accessory dwelling units, and the lion's share of the funds ($58.2M over five year) will support new affordable housing construction.

Furthermore, the most significant federal resources that are provided at the state level are offered through tax incentives, including tax credits, tax deductions, and lower tax rates. The federal Low Income Housing Tax Credit (LIHTC), instituted in 1986, facilitates the investment of cash from private entities who in return receive a tax credit benefit. Nationally, the LIHTC has been considered an exceedingly successful program. The Tax Credit Allocation Committee ("TCAC") had an increase in tax credit applications across all programs during 2020 since demand for housing is high and the inventory of housing units across the board remains low.[17]

Per the California Tax Credit Allocation Committee's (CTCAC) annual report, in 2020, TCAC awarded a total of $210.2 million in nine percent (9%) annual LIHTCs to 103 proposed housing projects in California. It is estimated that the 103 projects awarded will induce $2 billion in private equity investment into projects, allowing recipients to develop a total of 6,884 affordable rental housing units. The majority of these housing units (89%) are to be new construction.[18]

Based on a Credits Estimate document published by CTCAC in February 2021, the total available LIHTCs for this year for affordable housing developments in the entire state of California is approximately $109,833,139. Under its Qualified Allocation Plan, CTCAC, as the state's allocating agency, subdivides this total amount into set-asides based on housing types (e.g., Homeless, Preservation, Large-families, etc.), each set-aside having a specified percentage share of the credits. In addition, it further subdivides the remaining balance of credits into the percentage share of the geographic regions. For

17. California Tax Credit Allocation Committee. (2021, April). *Affordable Housing for California, 2020 Annual Report*. https://www.treasurer.ca.gov/ctcac/2020/annualreport/2020-TCAC.pdf

18. Ibid.

this year, the L.A. City Region will receive approximately $12,226,048 of 9% LIHTCs, which can be translated into roughly $116 million of capital funding in the form of equity from tax credit investors. The City of Los Angeles receives 17.6% of the state's annual set-aside for the 9% LIHTC geographic apportionment. This is the largest compared to the other 11 regions that receive their allocation of tax credits.

TCAC also made awards to the non-competitive 4% program, awarding $301.7 million in annual federal tax credit to 181 proposed housing projects in 2020. Award recipients are to develop 16,908 affordable rental housing units, funded with approximately $3.2 billion in tax credit equity investments. In 2020, as a result of an additional $500 million in state tax credits, the number of new construction awards increased significantly from previous years.[19]

While federal allocations to California for LIHTCs have generally increased over time, fewer low-income units are funded each year as development costs per unit have increased. LIHTCs are very competitive—applications typically exceed available funds by two-to-one.

In support of homeownership, the federal government provides home mortgage interest and property tax deductions to homeowners, as well as lower tax rates on long term capital gains. These tax incentives supporting homeownership dwarf the LIHTC, in effect subsidizing far more households at higher incomes than low-income households.

The state's 2021-22 budget also appropriates $500 million one-time General Fund to provide loans and grants to preserve affordable housing and promote resident ownership or nonprofit organization ownership of residential real property at risk of foreclosure. While the state has allocated funding for preservation of units at-risk of losing their affordability, it is set-aside exclusively for previously state-funded affordable housing units that are at-risk of converting from affordable to market-rate. Because having state funding is a prerequisite of applying for the funds, Los Angeles' units do not stand to benefit as less than 20 percent of the City's at-risk units are funded through the state's loan programs.

The cost of preserving restricted affordable units at-risk of expiring is a fraction of the cost of building new affordable housing and dedicating funding to preservation is a crucial strategy to prevent displacement of low-income families throughout the City. Between October 1, 2021 and September 30, 2026, more than 6,356 housing units in Los Angeles, or 11 percent of the City's affordable housing stock are at risk of losing their rental subsidies or affordability restrictions through the expiration of covenants and regulatory agreement subsidies. A permanent funding source for preservation projects or a direct geographical funding allocation exclusively for preservation of at-risk units is imperative for stemming the tide of displacement and homelessness.

19. Ibid.

Finally, the state is also helping to facilitate housing production at the local level with technical assistance grants for housing-related planning efforts. A General Fund allocation of $4.65 million from HCD will provide assistance to local governments in meeting the Regional Housing Needs Allocations and comply with state housing laws. Also, the City's Local Early Action Plan (LEAP) grant of $1.5 million will support the City to update its planning documents and implement process improvements that accelerate housing production. Over the next three years the City will dedicate its LEAP grant to updating and implementing the Housing Element, implement software system improvements for affordable housing production and will hire contractual services to streamline the production of affordable housing on publicly owned land.

Local Funding

To supplement federal and state funding resources, the City administers local funding options which have contributed to the creation of further housing for Los Angeles. In 2016, voters approved Proposition HHH ("Prop HHH") on the State's General Election ballot. Prop HHH provided the City with authority to issue up to $1.2 billion in General Obligation (GO) bonds to finance the development of permanent supportive housing (PSH) for chronically homeless and homeless households, affordable housing, and facilities. Prop HHH stipulates 80% of the GO bond proceeds are targeted for PSH units, while no more than 20% of the bond proceeds may be used for affordable housing, including veterans and housing for extremely low-income, very low-income, or low-income individuals and families, who are at risk of homelessness.

In response to the passage of Prop HHH, the City Council and Mayor initially adopted Los Angeles' Prop HHH Permanent Supportive Housing Loan Program and Facilities Program for Fiscal Year (FY) 2017-18. The City's Prop HHH Program goal is to build 10,000 units of supportive housing by November 2026. The program is intended to provide early funding commitments to PSH projects that demonstrate the ability to provide properly managed housing, service-enriched housing for the homeless. The program is designed to leverage existing and future City, County, State and Federal funding streams. The Los Angeles Los Angeles Housing Department (LAHD) is charged with administering the Prop HHH Permanent Supportive Housing Loan Program. As part of its program implementation, LAHD accepts applications for new PSH projects three times per fiscal year on a fixed schedule through a triannual Call for Projects, since FY 18-19. This process enables project sponsors to plan in advance for land acquisition and financing.

Initially, the Prop HHH PSH Loan Program's per unit subsidy was up to $140,000 for projects with 4% Low Income Housing Tax Credits (LIHTC) and $100,000 for projects with 9% LIHTC. However, the City realized due to the unavailability of a number of key PSH funding sources (e.g., LA County's Mental Health Fund, "No Place Like Home" Program) until late 2018, the decrease of tax credit equity pricing and the rise in

construction costs, substantial financing gaps occurred and were expected to continue in the subsequent year.[20]

In response to PSH funding source concerns, the City approved an additional supplemental funding for both 4% and 9% LIHTC projects reaching a revised total subsidy amount of $220,000 and $180,000, respectively, for projects applying in FY 2017-18. Despite the City increasing its subsidy amounts, the current average per unit commitment is $133,652. The average total development cost (TDC) per unit is $563,913.[21] Developers seek additional funding from other sources to leverage the City's subsidy to meet the total costs for PSH units. The high costs pose a financial strain on producing the level of PSH units necessary in meeting the City's dire housing needs. In response to concerns about high costs and the length of time to build PSH units, LAHD later announced funding for developers through its HHH Housing Innovation Challenge, which utilized Prop HHH funds to identify innovative housing production models and finance up to 1,000 new PSH units. All of which are in different phases of the development process; only about 24% have closed escrow by leveraging the 9% LIHTC and 4% conduit bonds project. While another one-third of the units have started construction, they are expected to be built by the end of 2024.

As of May 2021, the City has committed $972 million of HHH funds to finance 111 HHH projects. Of these projects, 5,760 units are supportive housing units and 1,423 are non-supportive housing units, totaling 7,305 units. As part of the City's HHH Housing Innovation Challenge Program, $84 million of HHH funds have been committed to finance 14 HHH Challenge projects, consisting of 711 supportive housing units.[22]

Although the City has committed over $1 billion to fund 8,016 housing units, 81% of which are supportive housing units, the City still falls short in meeting its affordable housing needs. Currently, the majority of the HHH projects are either in pre-development or in-construction phase; loans have successfully closed for a few projects and the number of projects that are in service equates to twelve. However, this is not due to the lack of the City's steadfast efforts to finance additional affordable housing units, particularly for the most vulnerable. Developing service-enriched housing units to address mental health, substance abuse, and other needs for its residents is costly, requires layered funding streams from multiple sources, and takes years to build. These factors pose challenges in developing the number of housing projects and

20. CAO, CLA, and HCIDLA. (2017, August 10). *Amendments to the Proposition HHH Report Dated May 16, 2017 Related to the Permanent Supportive Housing Loan Program Application Process for Fiscal Year 2017-18 and the Facilities Program Fiscal Year 2017-18 Request for Proposals for the Fiscal Year 2018-19 Bond Issuance*. Central Services Copy RM-20170810165842 (https://clkrep.lacity.org/onlinedocs/2017/17-0090_rpt_CAO_08-10-2017.pdf)

21. Los Angeles Housing Department. (n.d.). *City of Los Angeles Prop HHH Progress Report*. HHH Progress – HCIDLA (hcidla2.lacity.org/housing/hhh-progress)

22. Ibid

units necessary to meet the permanent housing needs of 41,290 homeless individuals in the City. Of this total, 8,308 represent homeless families.[23]

Furthermore, in addition to Prop HHH, other local funding dollars present financial opportunities for the City. In recent years, on December 13, 2017, the Los Angeles City Council adopted the Affordable Housing Linkage Fee (AHLF) Ordinance, which amends Chapter II of the Los Angeles Municipal Code. The AHLF provides a permanent and flexible source of funding for Los Angeles that can significantly increase affordable housing creation while maximizing the leveraging of other public and private funding resources. The Ordinance places a fee on new residential development (ranging from $1.04 to $18.69 per square foot, depending on the market area and type of project) and new non-residential developments (ranging from $3.11 to $5.19 per square foot, depending on market area) to help mitigate impacts of large new projects and generate local funding for affordable housing production and preservation for the City. The Linkage Fee also stipulates various exemptions and deductions based on certain characteristics.

The AHLF serves as a much needed local funding source for Los Angeles to increase its housing supply and provide additional affordable housing units for the City. In addition, the Linkage Fee serves as a financial leverage for other funding sources to assist in the financing of affordable housing properties. The collection of Linkage Fee dollars began on June 18, 2018. As of the March 2021 AHLF cash balance and receipts report, the City has received $38.5 million in revenue from permit fees paid to the Linkage Fee. The initial revenues have been lower than long-term estimates due to the fee's grandfathering and phase-in provisions, the COVID-19 pandemic, as well as a high percentage of multi-family projects opting to provide on-site affordable units rather than paying the fee.

In spring 2020, the City secured the technical study services of BAE Urban Economics, Inc. (BAE) to conduct an in-depth analysis of Linkage Fee revenue and projections. The City's Linkage Fee revenues that have been collected to date are lower than projected due to multiple factors, which pertain to the implementation of certain project exemptions based on phase-in provisions, and the impact of the COVID-19 pandemic. However, the BAE study concludes that Los Angeles' AHLF may generate approximately $102.4 million in annual average revenues over the long-term implementation of the AHLF Ordinance, though the City should anticipate significantly less revenue through at least 2021. The annual average of $102.4 million represents an estimated annual average over a typical five- to ten-year period, though actual revenues in any individual year will be subject to changes in the real estate market cycle. It is important to mention that BAE's estimate is based in part on data from a relatively short time period that provides preliminary insight on AHLF trends. Therefore, BAE tempers its estimate by stating this annual average AHLF revenue estimate may be subject to further

23. Los Angeles Homeless Services Authority. (2020). 2020 Homeless Count by City Council District. Data (https://www.lahsa.org/data?id=44-2020-homeless-county-by-city-council-district)

refinement as the City continues to collect data on AHLF outcomes over a longer time frame.[24]

Although various federal, state, and local housing funds have become available to the City of Los Angeles, these allocations have proven to be insufficient. More specifically, the City of Los Angeles' RHNA allocation of 456,643 total units poses a challenging goal for the City to reach given the limited dollar amounts of its various funding sources. The state's RHNA number of over 450,000 housing units during the eight-year period, including over 180,000 for low-income households, is far beyond Los Angeles' funding availability.

In addition, at times state laws demonstrate a hindrance in achieving housing production goals. In November of 1950, the State of California enacted the Public Housing Project Law, also known as Article 34 of the state Constitution. This law amended the Constitution so as to require public housing projects to obtain voter approval before being built in a community. The law specifically refers to these projects as "low rent housing projects," and describes them as any developments "for persons of low income, financed in whole or in part by the Federal Government or a state public body or to which the Federal Government or a state public body extends assistance by supplying all or part of the labor, by guaranteeing the payment of liens, or otherwise." Support for the passage of this law relied heavily on the real estate industry, which argued that taxpayers should vote on public housing projects because they were funded similarly to public infrastructure projects.[25] Article 34's effects have been long-lasting and hindered low-income housing in the City, and has been widely used by those opposed to housing and racial equity.[26] In the City, public housing projects might not be able to obtain local public financing without voter approval in the near future.[27]

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24. Los Angeles Housing Department. (2020, May 26). *Annual Report: FY 2019-20 AHLF Expenditure Plan Status Update, Revenue Update Estimate Study Result, and AHLF Revenue Activity Analysis Report*. clkrep.lacity.org/onlinedocs/2017/17-0274_rpt_HCI_06-30-2020.pdf

25. Liam Dillon, "A dark side to the California dream: How the state Constitution makes affordable housing hard to build," Los Angeles Times, February 3, 2019. https://www.latimes.com/politics/la-pol-ca-affordable-housing-constitution-20190203-story.html

26. Ibid.

27. Ibid.

Alleviating Constraints Due to Inadequate Public Funding for Housing

As an alternative to placing every project that will house low-income residents on the ballot, as required under Article 34, the City was able to have voters approve a bank of authority back in the 1990s and confirmed the use in 2008, 3,500 for each City Council District (CD). Importantly, the 3,500 units are specific to each CD, the authority cannot be transferred between CDs, and two of the Council Districts (CDs 1 and 14) are quickly running out of authority. To date, the authority has been distributed on a first-come, first-served basis, with all projects that have more than 49% of their units regulated (those that have a regulatory agreement that requires the units to be kept affordable), needing to utilize a portion of the existing blanket authority. Furthermore, affordable housing units that are funded by federal or state tax credits and are set-aside in private mixed-income housing developments are not subject to voter approval. The City's land use incentives programs, such as the TOC and Density Bonus programs, have allowed for the production of publicly-funded lower-income units through housing developments that are privately funded and mostly geared towards renters and buyers able to afford market-rate units. However, fully publicly-funded lower-income housing developments continue to face the voter approval obstacle. To address this challenge, the voters must approve more authority in Council Districts, or the City's public officials need to be encouraged to work to abolish Article 34 at the state level. At this time, the City intends to put a new Article 34 measure on either the June or November 2022 ballot in an effort to increase the authority and minimize the likelihood of Council Districts running out. Research is underway to determine which of the two 2022 ballots will be best for the measure.

Furthermore, the need for the City of Los Angeles' advocacy efforts are further affirmed. As such, the City continues to advocate for state and federal funding for affordable housing production and preservation. These dollars have the ability to expand the funding for the City's Affordable Housing Managed Pipeline (AHMP) Program. The City's AHMP Program was established in June 2013. The bi-annual Call for Projects enables open competition of new projects selected for the City's AHMP on an ongoing basis. Also in 2013, the California Tax Credit Allocation Committee established a new set-aside for projects located within the City of Los Angeles boundaries. The City recognized the opportunity to set forth clear recommendations for local LIHTC priorities and established the selection process for management of the 9% LIHTC in the City of Los Angeles geographic set-aside. This allows the AHMP to leverage and attract the investment dollars of other public and private entities for the development of affordable housing within the city, based on the ability to coordinate the development process of AHMP projects.

In addition to securing additional funding for the production of housing, there is also a need to expand the Housing Choice Voucher Program for residents who rely upon affordable housing. Mandatory appropriations of Housing Choice Vouchers (HCVs) would be beneficial for many families. Currently, vouchers receive discretionary funding by lawmakers determining the funding level each year in appropriations bills. In the near term, policymakers should increase discretionary funding to provide vouchers to more families. The current recovery legislation that has been requested by President Biden for the federal FY 2022 Budget reflects a historic step forward. The budget includes a significant and much needed increase in vouchers. The request includes $30.4 billion for HCVs, $5.4 billion more than policymakers allocated for 2021. Within this increase is $1.6 billion for 200,000 new housing vouchers, primarily to help people experiencing homelessness or fleeing domestic violence. It also includes $491 million for services to help families with children using vouchers— particularly Black and other families of color — to overcome barriers that limit their housing options and leave them segregated in communities with fewer resources and opportunities.[28]

Constraints Due to Inadequate Public Funding for Homelessness Housing and Prevention

Since the most recent Housing Element, public funding to address homelessness has increased significantly. At the local level, the City of Los Angeles approved Proposition HHH in November 2016, a $1.2 billion bond measure to build supportive housing. In March 2017, Los Angeles County voters approved Measure H, a one quarter of a cent sales tax generating approximately $355 million annually to fund an array of services. At the same moment, the State of California has begun to increase flexible funding for local jurisdictions to address homelessness. The State approved the Homeless Emergency Aid Program (HEAP) in the FY 18-19 budget, a one-time investment of funds that brought $81 million to the Los Angeles Continuum of Care and $85 million to the City of Los Angeles. The State made slightly smaller investments with one-time funds in the FY 19-20 and FY 20-21 budgets through the Homeless Housing Assistance and Prevention Program (HHAP), which allocated flexible funding to cities, counties, and Continuum of Care (CoC) agencies.

Federal funding to respond to homelessness has also increased as a result of the COVID-19 pandemic. In March 2020, Congress approved the CARES Act, which included $4 billion in Emergency Solutions Grants (ESG) funding for local cities and counties to address homelessness. When Congress approved the American Rescue Plan in March 2021, a $1.9 trillion stimulus package, this included an additional $5

28. Center on Budget and Policy Priorities. (2021, June 3). Housing Policy News

billion in homelessness funding through the HOME program, allocated to cities and counties, along with $5 billion in funding for Emergency Housing Vouchers to serve people experiencing homelessness, allocated to public housing authorities.

This rapid increase in funding has coincided with increased effectiveness and coordination in Los Angeles' homeless services system, which has grown to serve far more people throughout the most recent Housing Element cycle. In 2014, Los Angeles' homeless services system placed about 8,000 people into permanent housing. In 2019, Los Angeles' homeless services system placed 22,769 people into permanent housing. Yet this increase and capacity has come as inflow into homelessness has also rapidly increased. LAHSA estimates that in 2019, approximately 83,000 people fell into homelessness, exceeding the capacity of the growing homeless services system.

In early 2020, LAHSA, in coordination with the City and County of Los Angeles, produced its annual Homeless Services Systems Analysis, which estimated that an additional $500 million in annual public funding is needed Countywide to end homelessness in Los Angeles.

Alleviating Constraints Due to Inadequate Public Funding for Homeless Housing and Prevention

The Los Angeles Homeless Services Authority (LAHSA) is a Joint Powers Authority established in 1993 as an independent agency by the City and County of Los Angeles. LAHSA is the lead agency in the Los Angeles Continuum of Care (LA CoC), and coordinates and is managing over $835 million dollars in 2021 in Federal, State, County and City funds for programs providing shelter, housing, and services to homeless persons in Los Angeles City and County.[29] LAHSA has historically administered the ESG activities for the City and County of Los Angeles as well as the McKinney Vento Continuum of Care (CoC) program, before expanding to administer Los Angeles County Measure H funds, State of California HEAP and HHAP funds, along with federal CARES Act funding LAHSA's partners provide a diversity of programs ranging from prevention and problem solving, street outreach, access centers, emergency shelters, safe havens, transitional housing for youth, rapid re-housing and shallow subsidy programs, and permanent supportive housing along with the necessary supportive services designed to provide tools and skills required to obtain and retain housing stability.

29. LAHD Substantial Amendment to the 2011-2012 Action Plan for the Emergency Solutions Grant Program—2nd Allocation (http://lahd.lacity.org/lahdinternet/LinkClick.aspx?link=Substantial+Amendment+4.13.pdf&tabid=36&mid=542&language=en-US)

The Los Angeles Continuum of Care (CoC) has 20,641 interim housing beds as of the 2020 Housing Inventory Count, including winter shelter beds, crisis housing, bridge housing, and recuperative care beds, with specific beds set aside for people fleeing domestic violence, beds for youth, women, families, and other subpopulations. The Continuum has 24,018 beds in permanent supportive housing units, as of the 2020 Housing Inventory Count.

The Los Angeles Los Angeles Housing Department (LAHD), the Housing Authority of the City of Los Angeles (HACLA), the Los Angeles County Development Authority (LACDA), and LAHSA continue to work together to build on the County's Coordinated Entry System (CES) to maximize existing and new resources.

This commitment and alignment of financial resources to preserve housing and create more housing that is affordable to lower income households has been augmented by the City's ongoing advocacy and direct defense against lawsuits that would have weakened the City's renter protections, threatening its affordable housing stock. One such previous policy action was the enactment of the Residential Hotel Unit Conversion and Demolition Ordinance, which aims to preserve the single resident occupancy stock.

The City has taken a variety of actions to preserve existing housing stock, to minimize rent increases in existing housing, and to preserve housing stock that serves the poorest households – and therefore those most likely to fall into homelessness. In Central City East/Skid Row, over the last 25 years, Los Angeles has provided funding to preserve approximately 3,500 units in 50 single room occupancy hotels for the City's poorest residents. These units now have covenants and are part of the City's affordable, income-restricted stock and are dedicated to serving extremely low- and very low-income households. The replacement cost for this portfolio today would be more than $500 million dollars.

Furthermore, the Housing Authority of the City of Los Angeles (HACLA) has invested in serving the most vulnerable households, which include homeless individuals and families. HACLA has committed permanent supportive housing (PSH) assistance to almost 23,000 households of formerly homeless and chronically homeless individuals and families through the following rental assistance subsidy programs:

Waiting List Limited Preference: Homeless Program

The goal of the program is to provide permanent affordable housing for homeless individuals and families while insuring them access to supportive services to maintain independent living. The Homeless Program's allocation of 4,111 housing choice vouchers, targets homeless individuals and families living in transitional housing, emergency shelters, and the streets. HACLA currently works with 19 non-profit and public agency partners located throughout the City of Los Angeles.

Waiting List Limited Preference: Tenant-Based Supportive Housing Program

The Tenant Based Supportive Housing program (TBSH) provides affordable, permanent, supportive housing for high-service-need chronically homeless individuals and families by providing rental subsidies and supportive services through the collaborative effort of the Authority and the L.A. County Departments of Mental Health and Health Services. The intensive supportive services enable chronically homeless individuals and families to stabilize their living conditions and remain successfully housed for the length of time that they are on the program. The TBSH program has an allocation of 800 housing choice vouchers.

Permanent Supportive Housing Project-Based Voucher Program

The Permanent Supportive Housing (PSH) Project-Based Voucher (PBV) Program provides long-term rental subsidy contracts that facilitate development of housing for homeless and chronically individuals and families, targeting a variety of special needs populations such as seniors, families, transition-aged youth, veterans and the disabled. Program partners provide on-site supportive services. Under federal regulations, a public housing authority may choose to provide Section 8 PBV rental assistance for up to 20% of its units under the Housing Choice Voucher Program (HCVP) and an additional 10% of units can be used to house the homeless. The Housing Authority selects projects for PBV through a competitive Notice of Funding Availability (NOFA) issued jointly with LAHD and the Los Angeles County Health Departments as the Permanent Supportive Housing Program (PSHP). The Housing Authority currently has 170 PSHP PBV projects online or in development, consisting of 7,490 units.

HUD-VASH Program

The HUD-VASH (Veterans Affairs (VA) Supportive Housing) Program is a partnership that was developed by Departments of Housing and Urban Development (HUD) and the VA to provide permanent housing and supportive services to homeless and chronically homeless veterans. The HACLA partners with the West L.A. Veterans Affairs Medical Center (VAMC). The HUD-VASH goal is to combine Section 8 rental assistance vouchers with case management and clinical services provided by the VA at its medical centers to enable homeless and chronically homeless veterans and their families to re-integrate in the community, remain in stable housing, and lead healthy, productive lives. In the fourth quarter of 2018, HACLA was awarded 340 new HUD-VASH vouchers, bringing the City's total allocation of these units focused on housing homeless and chronically homeless veterans to 4,615.

Emergency Housing Vouchers (EHVs)

HACLA was awarded 3,295 Emergency Housing Vouchers (EHVs), to be effective July 1, 2021. This award represents almost 20% of all vouchers allocated to the State of California and it is the second largest award at the national level. These EHVs are limited to individuals and families who are (1) homeless; (2) at risk of homelessness; (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking; or (4) recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability. The funding was authorized by the American Rescue Plan Act of 2021.

Waiting List Limited Preference: Homeless Veterans Initiative

Section 8 increased the Waiting List Limited Preference for Homeless by 500 vouchers to support the Homeless Veterans Initiative which targeted homeless veterans who were not VA healthcare eligible, a population that had not been assisted. HACLA's non-profit and public agency partners provided supportive services which enabled the veterans to maintain independent living and remain successfully housed.

Continuum of Care (Shelter Plus Care) Program

The Continuum of Care Program, formerly called the Shelter Plus Care Program, was created under the McKinney-Vento Homeless Assistance Act and is designed to provide permanent housing with supportive services to chronically homeless persons with disabilities. Shelter Plus Care grants require a supportive services match from the program partner. The grants provide for a variety of rental housing components: Tenant-Based (TRA), Sponsor-Based (SRA) and Project-Based (PBA) assistance. The targeted disabilities for the program are mental illness, substance abuse or HIV/AIDS. The HACLA has participated in the Continuum of Care (Shelter Plus Care) program since 1992 and has a current allocation of 4,382 units with 22 partner agencies.

Moderate Rehabilitation Single Room Occupancy (SRO) Program

The legacy Moderate Rehabilitation Single Room Occupancy (SRO) Program was created under the Stewart B. McKinney-Vento Homeless Assistance Act of 1987. The Section 8 rental assistance provided under this program is designed to bring more SRO units into the local housing supply to assist homeless persons into permanent housing. HUD's strategy is to convert existing housing, a rundown hotel, or even an abandoned building into safe and decent housing. The rental subsidy in the Moderate Rehabilitation SRO Program is attached to the building or unit as Project-Based rental assistance. The HACLA currently has an allocation of 974 SRO Moderate Rehabilitation units with five non-profit developers.

Table 2.1.6: **HACLA Homeless Initiative Totals**

Program	Allocation
Homeless Program	4,111
Tenant Based Supportive Housing Program	800
Permanent Supportive Housing PBV Program	7,490
Homeless Veterans Initiative	500
HUD-VASH Program	4,615
Shelter Plus Care Program	4,372
Moderate Rehabilitation SRO Program	974
Total	**22,862**

Source: Housing Authority of the City of Los Angeles

Moving On Program

HACLA has made it possible for formerly homeless residents in the Continuum of Care program who have stabilized their lives and no longer need the level of supportive services provided by that program to transfer to the Housing Choice Voucher program. This provides people with maximum independence and mobility, and frees our highest-impact, highest-service provision units for chronically homeless individuals who need them. This innovative program has assisted more than 500 formerly chronically homeless individuals to reintegrate into the community.

Home For Good

Home For Good is L.A.'s plan to end veteran and chronic homelessness. The Home For Good Funders Collaborative aligns public and private, City and County resources in a seamless NOFA process that supports shared goals, timing of grants and a continuum of funding to extend the reach of all partners working to end homelessness. HACLA has aligned vouchers from the Tenant Based Supportive Housing program, Permanent Supportive Housing PBV program, Homeless Veterans Initiative and Moving On program with the Funders Collaborative. The Home For Good Coordinated Entry System (CES) focuses outreach and housing navigation assistance to LA's most vulnerable homeless, matching them for prioritized access to available PSH units. The Home For Good Standards of Excellence are a community- driven set of standards and best practices that have been adopted to enrich the provision of supportive services and outreach for the homeless. HACLA performs a valued leadership role in each of these core Home For Good initiatives.

Homeless Incentive Program (HIP)

Funded by Los Angeles County Measure H revenue, the Homeless Incentive Program offers landlords incentives to rent their units to clients from HACLA's tenant based homeless programs. Funds are available to hold units for homeless applicants, pay for their security deposits and furnishings, and provide a damage mitigation fund for landlords. HACLA has housed over 1100 homeless households through use of these funds.

Non-Governmental Constraints

There are a number of market constraints to the ability to deliver housing, especially affordable housing, in the City of Los Angeles. The most severe of these are: high land costs; high construction costs (for labor, materials and financing); and financing availability.

Constraints Due to Land Costs

The cost of land available for residential development is quite high in Los Angeles, both as a percentage of development costs and property value. A recent study by UC Riverside showed land costs account for nearly one-sixth of a multi-family project's total development cost in the City of Los Angeles, compared to less than 2% in other Southern California cities studied (Anaheim, Oxnard, San Bernardino, and Riverside). Land costs can range from about $150 to $400 per square foot across different multifamily areas of the City.[30] **Land costs vary considerably by factors that include geographic location, proximity to amenities, proximity to amenities, proximity to jobs and transportation, allowable density of development, and other factors such as area amenities, and the quality of schools. In addition to significant variation in costs across the City, land costs have also increased substantially in the last eight years.**

High land costs in Los Angeles are a result primarily of a huge demand to live and work here. They are a reflection of the high level of rents that can be attained in most of Los Angeles. This is exacerbated by: the relative scarcity of developable land, topography, the likelihood that zoning limits density, difficulty of assembling small parcels, high cost of clearing land of existing uses and buildings, the cost of displacement or relocation of current occupants, costs associated with remediation of various types of contamination (or at minimum the testing of the land to determine the presence of potential contaminants) and the additional time required to make previously-developed and occupied land available.

30. As of September 2021, a 8,300 square foot property allowing 19 units with TOC in central LA is listed for $1.4 million, or $168 per square foot. A larger 10,350 square foot site in West LA allowing 20 units with TOC is selling for $4 million, or about $386 per square foot (source: Loopnet)

High land costs are a significant constraint to the production of housing, particularly at lower and middle cost ranges. The combination of high land values with high construction costs means that only higher rents and sales prices can support most new housing construction.

Alleviating Constraints Due to Land Cost

While some elements of land cost are market driven and out of the City's direct control, zoning can play an important role in reducing land costs/minimizing the land cost per unit (that is, spreading out over more units). The City of Los Angeles has undertaken, and employs, a number of mechanisms to alleviate the impact of land cost on the development of housing. These include:

- Allowing by-right increases in development density by as much as 35%, as well as up to three on-menu incentives with the requirement that between 11% and 20% of the units be affordable to very low-income (less than 50% of area median income), low-income (less than 80% of area median income) or moderate-income (less than 120% of area median income) households. Larger density bonuses are available near major transit stops through the TOC Program (up to 80%), as well as through a Conditional Use Permit in LAMC 12.24 U.26 (without limitation), in exchange for higher percentages of affordable housing.
- Making available, on a priority basis, City-owned sites (including former CRA-owned sites) for housing development. This includes surplus property (which is offered on a priority basis to the City's Housing Department, and/or to non-profit housing developers) and opportunities to develop in conjunction with or on top of City facilities such as public parking lots and garages.
- Reducing the parking requirements to offset a portion of the development costs for senior housing, for housing developed in certain mixed-use configurations (by allowing shared parking), and for housing developed in Transit Oriented Districts. With subterranean parking averaging around $50,000, parking reductions can reduce construction costs significantly. In addition, where parking requirements can be lessened, site requirements can be reduced, resulting in land acquisition cost savings as well.
- Providing additional funding to affordable housing projects through the City's Affordable Housing Managed Pipeline (AHMP) .

Constraints Due to Construction Costs

Construction costs include the costs of three key resources: materials; labor; and financing. The availability of these resources and their corresponding costs are affected by local factors as well as national and global events.

Within the last Housing Element cycle, hard costs (labor and materials) have increased to an average of 60% of total development costs.[31] This includes the cost of plastics, composites, timber, and steel. Due to President Trump's steel trade tariffs, prices hit their highest level in at least 13 years, $1,176/ton in February 2021. Steel is not the only material cost to have risen significantly, according to the National Association of Home Builders (NAHB), timber prices have increased 200% since March 2020 due to the pandemic's impact on the supply chain. The demand for lumber is way up due to an increase of existing homeowners investing in renovations during the pandemic. Increased demand paired with decreased supply has increased timber costs for multi-family new construction by $1,000,000 to $4,000,000 according to NAHB March 2021 Multi-Family Market Survey. The fluctuating cost of materials in short time spans creates an urgent need for more financing for the project to close.

Labor costs vary with the construction method and the complexity of construction. Large and particularly high-rise buildings involve the most complex and thus the most expensive skilled labor. Most complex and high-density residential developments tend to use predominantly unionized labor while low-rise and low-density development may use a combination of union and non-union labor. A majority of the projects in Los Angeles that receive public funding are required to use federal and state prevailing wage rates.

Over the last decade, the City of Los Angeles has experienced an increase in construction projects (both public and private) covered by prevailing wage through Project Labor Agreements (PLAs) and associated policies that also include local and targeted hire requirements. Most recently, prevailing wage requirements have been expanded to include publicly-subsidized Affordable Housing development. Using both city data and other research conducted, it is important to assess the impact such costs may have on the production of affordable housing and other factors to account for. PLAs can be negotiated for both publicly-funded and private development projects.

In the public sector, PLAs are entered into between local (or state) government agencies and a local building and construction trades union council (a set of affiliate unions) in order to establish the labor terms and conditions on a public or subsidized construction

31. Raetz, H., Forscher, T., Kneebone, E., Reid, C. "The Hard Costs of Construction: Recent Trends in Labor and Materials." March 2020. The Turner Center, University of CA Berkeley

project, and is included as a condition of awarding a contract for a development project. PLAs include terms that ensure a peaceful manner of setting labor disputes and grievances without strikes, work stoppages, or lockouts. In the City of Los Angeles, PLAs have included a local hire requirement, which include the goals of 30% local hiring, 10% transitional/disadvantaged worker hiring and 50% of all apprentice hours to be performed by local residents. Construction unions agree to open up their Joint Labor-Management Apprenticeship programs which cover the necessary training to begin a career in construction at a set apprentice-level wage until the individual reaches journey-level status to earn the standard prevailing wage rate, which are set by the CA Department of Industrial Relations. Labor-Management Apprenticeship programs must also be certified and approved by CA Division of Apprenticeship Standards (DAS) and the US Department of Labor (DOL). Overall, PLAs and local hire requirements have demonstrated the need for ensuring that contractors have a large pool of well-trained labor, that projects are completed on time and on budget, and have the necessary support to ensure local hiring requirements are met through the use of a Jobs Coordinator. This role was created to assist Contractors in meeting their targeted hire percentages by coordinating the local hire referral process with unions, WorkSource Centers, and Community-Based Organizations, and maintaining a database of pre-qualified local residents to work on a covered project. It is important to note that both union and non-union contractors are allowed to bid on PLA-covered projects and are required to comply with prevailing wage requirements, which include the use of a Jobs Coordinator.

In 2016, the voters of the City of Los Angeles approved Proposition HHH that issued $1.2 billion in bonds over the next decade to achieve the goal of creating up to 10,000 permanent supportive housing units. As part of the implementation of Proposition HHH, a PLA was negotiated to meet the City's goal of reinvesting in local neighborhoods and residents by training and employing them on HHH-funded projects. The PLA also included the following established targeted hiring requirements:

- At least 30% of project hours performed by local residents
- At least 50% of apprentice hours performed by local residents
- At least 10% of project hours performed by transitional workers[32]

The City's Bureau of Contract Administration maintains up to date tracking of projects covered by such agreements in the City of Los Angeles. As of January 2020, total hours

32. "Transitional Worker" is defined as any individual whose primary place of residence is within the City of Los Angeles, and who prior to commencing work on a HHH PLA-covered project, has been certified as satisfying at least one of the qualifying criteria: (1) having Veteran status, having a documented history of involvement with the criminal justice system, being homeless or (2) an individual facing two or more barriers to employment: having a household income less than 50% of the Los Angeles County median annual income, receiving public assistance, lack a GED or High School diploma, being a single custodial parent, suffering from long term unemployment, being emancipated from the foster care system, or being an apprentice with less 15% of the apprenticeship hours required to graduate to journey level in a program.

worked on all active HHH projects[33] subject to PLA with local hire were 322,228 hours. Of the total hours worked across 10 active projects, 51% were completed by local hire residents, 65% were completed by local apprentices and 13% were completed by transitional workers.[34]

Several studies have analyzed the impacts of prevailing wage requirements on affordable housing development. A 2015 working paper from the University of Utah looked specifically at the cost of nine affordable housing projects subject to a PLA and compared them to similar projects without PLA requirements by using three approaches to comparing costs: 1) simple comparison of average square foot cost and average per unit cost, 2) a visual inspection of the cost data by increasing size of projects measured by square foot size and housing unit size, and 3) "nearest neighbor" analysis comparing the nine PLAs each to the four nearest comparisons along the dimensions of size, units, stories and targeted population.[35] The study concluded that the differences in costs using the three approaches was not statistically significant enough to make a determination that PLAs raise construction costs. A 2020 UC Berkeley Turner Center report titled "The Hard Costs of Construction" stated prevailing wage requirements are associated with higher hard costs. However, it should be noted that prevailing wage or PLA requirements are a policy choice designed to provide public benefit by stabilizing employment and benefits in a high-risk field and those broader benefits are not captured in the analysis. Moreover, prevailing wage requirements are a common public policy choice designed to provide public benefit by stabilizing employment and providing social benefits in a high-risk field where residential construction has historically paid lower wages. A UC Berkeley Labor Center study found that "almost half (48%) of construction working families are enrolled in one or more of the five means-tested programs" examined. Of particular note, almost one-third receive Adult Medicaid benefits (31%) and/or Earned Income Tax Credit (32%).[36]

From 2013 to 2021 Davis-Bacon prevailing wages for common construction wage determination classifications (e.g. electricians, elevator mechanics, carpenters, etc.) have increased for most classes of workers, in some cases significantly (e.g. electrician's wage has more than doubled) (see Table 2.17 below).

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33. As of January 2020, "active projects" are HHH projects currently under construction. To date, no HHH has reached 100% completion, per correspondence with the Los Angeles Department of Public Works, Bureau of Contract Administration.

34. Data provided by the Los Angeles Department of Public Works, Bureau of Contract Administration on January 5, 2021. For more information on the HHH PLA requirements, see https://bca.lacity.org/HHH_PLA_Docs.

35. Philips, Peter; Littlehale, Scott; "Did PLAs on LA Affordable Housing Projects Raise Construction Costs?"; University of Utah, 2015. Accessed via https://economics.utah.edu/research/publications/2015_03.pdf

36. Jacobs, Ken and Kuochih Huang, "The Public Cost of Low-Wage Jobs in California's Construction Industry," UC Berkeley Labor Center, June 9, 2021; see https://laborcenter.berkeley.edu/the-public-cost-of-low-wage-jobs-in-californias-construction-industry/

Table 2.1.7: **2013-2021 Hourly Wage Adjustments for Selected Construction Occupations**

Wage Determination Classification	Hourly Wage 2013	Hourly Wage 2021 (as of March)	$ Change per Hour
Asbestos Removal Workers	$18.70	$20.63	$1.93
Framer & Finisher Carpenter	$29.55	$42.54	$12.99
Electrician	$20.20	$51.50	$31.30
Elevator Mechanic	$48.23	$59.32	$11.09
Ironworker	$33.00	$41.00	$8.00

Source: US General Services Administration, Davis-Bacon Wage Determination #CA20210017, Last revised April 23, 2021.

Rehabilitation Costs

Labor and materials costs involved in the maintenance or rehabilitation of existing housing can vary. Rehabilitation is unique to the property in that the scope of rehabilitation work required depends upon the condition of the building. An older building will typically require that more components and/or systems be completely replaced. If any hazardous materials are present, such as lead paint or asbestos, the removal of these materials is very costly. The scope of work may trigger requirements to meet current Building Code standards as the original construction of older structures does not likely meet all current requirements. Furthermore, the full cost is often not known until the work is started and conditions are uncovered.

Project Financing

Because housing is so expensive to build a developer must often cobble together multiple sources of financing to make a project feasible. Financing costs for multi-family development typically include the interest rate for construction loans and permanent loans, loan points and/or fees, and legal costs associated with loan documentation. Furthermore, financing costs include loan fees, construction period interest, tax credit syndication fees, funding reserves. Developers are required to take risks at each phase of the construction project.

Financing costs for new construction and rehabilitation of multi-family structures fluctuated during the height of the financial crisis of 2007 and 2008, but have largely remained relatively low and stable since 2009. The cost of funds through the Federal

Reserve Bank, to which lenders add one to two points in lending funds to residential developers went from 2.8% in the first quarter of 2012 to 2.7% in the last quarter. However, according to Fannie Mae's Housing Forecast, the projection for 2021 through 2022 shows an increase in rates, from an estimated average of 3% in 2021 to 3.1% in 2022.[37] Although the cost of funds has dropped, lenders are still challenged in making loans due to stubborn credit access issues and risky loan repayment due to the continuing fragility of the housing market and the economy in general.

Depending on the type of financing, financing costs can add substantial costs to a project. Bond transactions require legal and professional fees, affordable housing developers typically pay 5-6%. Due to the high cost of bond issuance, projects with less than $5 million in tax-exempt bonds (smaller projects with fewer units) generally do not make sense economically. Furthermore, with limited state volume cap, these projects must compete in a highly competitive market. These complex policies and transaction costs create constraints to financing affordable housing with 4% credits.

Regardless of the stage of development, there are inherent financing risks. In the pre-development phase, there is a chance that the project will not be approved. The rent the project collects must exceed the required amount that is owed in debt service. This makes gap financing a critical role that local government must play.

Because lenders require a guarantor with assets equal or greater than the requested loan, significant barriers to entry exist for new developers to enter the market.

Home Loan Financing

Financing is needed to also address the housing needs of those who desire homeownership, but can benefit from additional financial support. Some individuals/households require special funding assistance to fill a financial gap. For homebuyers, the City accesses federal, state, local, and private resources for a variety of homebuyer assistance programs, including the Mortgage Credit Certificate (MCC) Program which provides purchase assistance for first-time homebuyers. From the period of January 1, 2013, through April 15, 2021, the City has successfully assisted 749 low- and moderate-income, first-time homebuyers consisting of 2,234 household members, with $47.7 million of purchase assistance loans. Additionally, during this timeframe, the City issued 862 Mortgage Credit Certificates to first-time homebuyers for a total credit amount of $41.7 million.

37. Fannie Mae, Economic and Strategic Research, "Housing Forecast: March 2021. Rates stated are for 5-year, adjustable rate mortgages.

Affordable Housing Financing

Affordable housing development, including new construction and rehabilitation activity, blend market financing with public, lower-cost financing. Public resources include loan products that offer very low interest rates and/or deferred payments, or no repayment if the development serves the intended lower income population for the required period of time. Such loan products are available from federal, State, County and local governmental entities. In addition, significant equity is raised from investors through the federal Low Income Housing Tax Credit (LIHTC) program, which provides a tax credit to the investor for relatively minor up-front financing costs to the project (syndication fees, legal fees). However, these public funds often have additional requirements which off-set to some degree the cost savings of the public resource (i.e., requirement to use prevailing wage rates, living wage requirements, Service Contractor Worker Retention requirements).

Table 2.1.8 below provides the average construction cost, by type, of building new and rehabilitating affordable housing based on multi-family projects that the Los Angeles Los Angeles Housing Department reviewed and recommended for funding in 2019 and 2020. Per unit Construction costs, for the 2019 and 2020 projects analyzed represented between 23% to 60% of the Total Development Costs per unit.

Table 2.1.8: **2019-20 Estimates of Average Construction Cost for Affordable Housing by Housing Type**

Type of Project	Construction Cost per Unit	Total Development Cost (Avg./per unit)	Percentage of Total Development Cost
Preservation	$106,369	$470,879	23%
Acquisition/Rehabilitation (Newly Affordable)	$244,560	$622,521	39%
New Construction (Newly Affordable)	$345,212	$572,060	60%

Source: Los Angeles Housing Department, Public Policy & Research Unit; Based on projects that were either funded by the Affordable Housing Managed Pipeline, Affordable Housing Trust Fund, or were financed with bond proceeds in 2019–2020. ***The California Tax Credit Allocation Committee (TCAC); Based on TCAC financed projects in 2019-2020.***

Alleviating Constraints Due to Construction Costs

There are limited actions that the City can take to reduce construction costs. The City does not currently implement any programs or policies that reduce labor or materials costs. Financing costs are determined by national governmental agencies and by private financial institutions and investors across global capital markets. The City has no role or authority in these markets and therefore no influence over financing costs.

Nevertheless, with respect to identifying and quantifying cost components, including construction costs statewide, the California Tax Credit Allocation Committee, the California Debt Limit Allocation Committee (CDLAC), the State Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) procured an analytical consultant to help conduct a cost study. This multi-agency sponsored study will provide vital insight into the nature of cost drivers for affordable housing development, and importantly, will inform how capital sources of financing might accommodate or address high development costs, including construction costs. A final draft version of the study is planned for 2013.

To support affordable housing development for very low-, low- and moderate-income households, the City reduces financing costs by making local funds available for construction and permanent loans. Over the past three years, the City has provided approximately $31 million each year from its HOME and CDBG allocations for affordable housing development. The funds from these sources are made available at very low interest rates with deferred or no repayment requirements (i.e., deferred repayment, repayment if cash flow permits, or no repayment if the development serves the intended purpose for the life of the loan).

In addition to these local sources, the City assists developers in accessing other low-cost public resources from County, State and Federal sources. The local funds, described above, are in fact leveraged for these other public resources. In addition, the LAHD administers other programs through the Affordable Housing Managed Pipeline (AHMP), formerly known as the Affordable Housing Trust Fund, allocating locally-controlled federal funds to affordable housing projects. Between 2006 and 2019, LAHD awarded approximately over $773 million in AHMP dollars for affordable housing development.

While labor costs associated with PLA requirements in residential construction have been studied to assess it overall impact on rising housing costs, the City of Los Angeles, for close to two decades, has made a commitment to increasing training and career opportunities in low income communities facing significant socioeconomic barriers to accessing jobs in high road industries, and to minimize the impacts of the skilled labor shortage facing the construction industry. This investment is intended to increase the labor pool and reduce hard costs in the future.

Some workforce strategies that could be explored to address any significant impacts to overall project costs include stronger apprenticeship requirements to affordable housing development subject to prevailing wage or a PLA that expands training to local residents and are subject to a lower apprenticeship wage, continued health and safety training to ensure injuries and fatalities do not occur to prevent any major cost delays, and enforcement of local and targeted hire requirements that will expand economic opportunities for communities most in need and address any concerns on whether there will be a localized benefit to residents from affordable housing development being built in their neighborhoods.

Constraints Due to Financing Availability

Financing is needed for several phases of the development process: predevelopment; site acquisition; construction; and occupancy/operations. Each phase has its unique risks, and it is rare that one financial institution will provide financing for all of these phases in the same project. Financial institutions seek to spread the risks they undertake.

There are few institutions willing to finance land acquisition and predevelopment costs, the riskiest part of the development process. This is a particular hardship for developers of affordable housing. Without access to site acquisition financing, potential sites are lost to market rate development. Capital availability is identified as a major constraint in a study by the University of California, Berkeley, Institute of Urban and Regional Development titled *Raising the Roof: California Housing Development Projections and Constraints, 1997-2020*.[38]

This difficulty continues to persist; availability and access to capital for acquisition and pre-development costs for affordable housing projects is scarce and when it does exist, particularly at a local level, it's limited an expensive. Anecdotally, affordable housing developers identified loan terms that required repayment in too-quick a turnaround timeframe, as well as an unmitigated risk of borrowing from the pre-development loan funds with no clear source of "take-out" financing as a challenge.

In the City of Los Angeles, the New Generation Fund, a $68.5 million, pre-development acquisition fund was launched in 2008 for affordable housing developers to access, with the intent of creating an affordable housing pipeline. The New Generation Fund has had good utilization due to the pipeline created as part of the Affordable Housing Managed Pipeline and the HHH Supportive Housing Loan Program.

38. John D. Landis, Dept of City & Regional Planning, U.C. California, Berkeley, Reprinted 2000

For affordable multi-family development, public resources for all phases of development are available, but in amounts far below the demand and need. As discussed above under "Government Constraints," resources from Federal and State agencies have decreased significantly since 2006. Most dramatically, the loss of redevelopment as a tool to locally finance affordable housing has effectively halved the financial capacity on a year-to-year basis. The limited resources available are very competitive, with requests exceeding available funds by as much as three to one, for funds administered by LAHD.

In the market-rate multi-family submarket, credit largely appears to be available for development. LA's housing supply is constrained, and rents are rising, so market rate projects appear to be getting financed. However, lenders continue to work under strict conditions in order to manage risk, therefore certain deals in certain lower-performing submarkets may continue to face difficulties. When loans are indeed provided, lenders are often using stricter underwriting criteria. This includes lower loan-to-value ratios to lower their risk, causing borrowers to provide more equity and/or other assets as security for the loan. This can render a project financially infeasible.

Mortgages for purchasing a home are provided by a variety of financial institutions that lend directly to the homebuyers, including mortgage companies, savings and loans associations, commercial banks, credit unions, and state or local housing finance agencies. Home mortgage lenders also sell mortgages in the secondary mortgage market. Secondary market investors include Fannie Mae, Freddie Mac, various pension funds, insurance companies, securities dealers, and other financial institutions. Fannie Mae is unique in that it was established by the Federal government for the express purpose of expanding the flow of mortgage funds and helping lower the costs to buy a home. Other secondary mortgage market investors participate in this market as a means of gaining additional income and/or investment into their core business.

Fannie Mae operates solely in the secondary mortgage market under the public mission to ensure that mortgage bankers and other lenders have enough funds to lend to homebuyers at low rates. Fannie Mae purchases mortgages that comply with its guidelines and loan limits which are geared toward low-, moderate- and middle-income people becoming homebuyers, in keeping with the association's public mission. The loan limits are adjusted each year in response to changes in housing affordability nationwide. Thus, a lender can reduce its risk by providing loans that conform with Fannie Mae's limits so that the association can purchase these loans.

As of 2021, current Fannie Mae mortgage loan limits for the Los Angeles and Long Beach Metropolitan area are at $822,375 for one unit, which is up from $652,500 in 2013. In a previous section, this report discusses a regional median home price that hovers around $728,703. This price is a 10% increase from the previous year. While the current loan limits appear to accommodate home prices, the challenge still resides in a relative scarcity of housing stock at prices that conform to Fannie Mae-backed loans, as well as a more stringent set of underwriting criteria. Former homeowners - those with recent foreclosures and/or short sales in their credit profiles – will have limited

access, or no access at all, to Fannie Mae-backed loans. A re-emerging loan product, in the form of subprime loans, is increasing in accessibility to respond to former homeowners with bad credit profiles due to bankruptcies, foreclosures and short sale transactions. The renewed need for non-conforming loans, in the form of subprime loans, or loan products that accommodate bad credit scores, means higher mortgage costs in the form of additional points, fees and higher interest rates. This allows the lender to adequately cover the loan risk.[39] In addition, defaults in the mortgage market have led to a lack of funds for other mortgages, and this liquidity crisis has led lenders to remove entire mortgage product lines, such as zero-down loans. Lenders have also tightened eligibility standards, such as requiring substantial down payments as well as higher Fair Isaac and Company (FICO) credit scores.

Alleviating Constraints Due to Financing Availability

There are limited actions that the City can take to improve the availability of financing. The City has no role or authority in the financial markets and therefore no influence over financing availability.

However, by providing public resources for residential development, the City helps developers leverage private resources and spread the risk for private financial institutions investing in residential development. This encourages the availability of financing for affordable housing developments in which the City and other public entities invest.

In 2021, the City renewed its New Generation Fund and resized it at $68.5 million with an option to further increase this amount at a later time depending on the demand. This amount was based on lessons learned to accommodate the market needs, providing, in part, a longer holding period. This change was in direct response to developer input regarding one of the more onerous loan requirements. The success of the New Generation Fund was and is dependent on a known source of capital financing.

For homebuyers, the City assists in accessing resources for purchase assistance, helping homebuyers to meet the down payment requirements and access mortgages in the private market. Public resources are also available for soft second mortgages which reduce the size of the primary mortgage and make that primary mortgage more affordable.

39. Reckard, E. Scott, "Lenders Venturing Back Into Subprime Market.", Los Angeles Times. April 27, 2013.

Housing for People with Disabilities and Special Needs

Constraints to Providing Housing for People with Disabilities

Federal and State laws have been enacted which require updating local regulations to ensure that no City procedures or development standards pose obstacles to the production or preservation of housing for people with disabilities. This includes a variety of housing types, treatment facilities, community facilities, and short- and long-term housing. In line with those efforts, every five years the City of Los Angeles previously completed an Analysis of Impediments to Fair Housing Choice (AI), as required by the U.S. Department of Housing and Urban Development (HUD). This study and subsequent updates assess land use and zoning constraints on housing for individuals with disabilities and compliance with Fair Housing laws, Americans with Disabilities Act (ADA), and other housing laws and court decisions affecting housing rights.

More recently, per HUD's final 2015 Affirmatively Furthering Fair Housing (AFFH) rule, the City developed and submitted to HUD its first Assessment of Fair Housing (AFH) Plan in 2017, which replaced the previous AI requirement. Los Angeles' 2018-2023 AFH Plan was completed in partnership between the Los Angeles Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA). The City's AFH Plan was adopted by City Council and Mayor in October 2017.

The AFH provides a comprehensive framework for improving access to housing and opportunity for all City residents (i.e., persons with disabilities, seniors, etc.) and promoting equity and justice for historically marginalized groups. Furthermore, the AFH analyzes a variety of fair housing issues including patterns of integration and segregation of members of protected classes; racially or ethnically concentrated areas of poverty (R/ECAPs) within Los Angeles and regionally; disparities in access to opportunity in education, employment, transportation, environmental health, and exposure to poverty; and disproportionate housing needs. The AFH also provides an overview of demographic data, examines fair housing issues, evaluates contributing factors for each issue, and outlines meaningful goals as well as strategies to implement in order to achieve positive change and overcome those fair housing issues and contributing factors.

The AFH derives from the Fair Housing Act (FHA) of 1968. The Fair Housing Act not only prohibited discrimination in housing on the basis of protected characteristics but also created a responsibility to affirmatively further fair housing through intentional actions to overcome the legacy of segregation, unequal treatment, and historic lack of access to opportunity in housing.

A significant portion of the goals and strategies in the City's AFH Plan address the housing needs of people with special needs. Persons with mobility disabilities, including people who use wheelchairs, and people with hearing and vision disabilities often require special housing to accommodate their special conditions. For many who have mobility disabilities, features such as handrails, ramps, wider doorways, specially designed cabinetry and electrical outlets, special door and faucet handles, and non-skid flooring are necessary. People who have hearing disabilities may require doorbells and emergency alarms that use flashing light instead of sound, and people who are blind or have a visual disability may require that large print, braille labels, or tactile dots be placed on equipment, tools, facilities, and documents. In addition, people with developmental disabilities may live in small group homes or with a roommate and be provided with support services.

The City's Zoning Code has been developed over many decades and sometimes includes obsolete terminology and provisions that may have unintentionally diminished housing opportunities for people with disabilities. The City's Code includes the following definition of a person with disabilities as a person who has: (a) physical or mental disabilities, which seriously restricts that person from operating a motor vehicle; (b) is expected to be of long, continued and indefinite duration; (c) substantially impedes his or her ability to live independently; and (d) is of a nature that the ability to live independently could be improved by more suitable housing conditions (LAMC Section 12.21 A.4 (u))."

The siting of disability-related special needs housing is not restricted regarding location. There are no distance requirements in the City regulating the siting of any type of disability-related housing. The Los Angeles Building Code (LABC) incorporates provisions of the California Building Code (CBC) related to needs of people with disabilities. Local amendments to CBC tailor the LABC to local conditions but do not diminish the ability to accommodate people with disabilities.

Another regulatory and practical constraint impacting housing for people with disabilities is the unwillingness of some landlords to comply with state and federal fair housing laws by providing reasonable accommodations and allowing reasonable modifications. An analysis of the fair housing complaints serves as evidence for the need to revise regulations and change practices that impede housing siting, development, and access for people with disabilities. Based on data collected citywide, physical disability was the leading cause of fair housing complaint inquiries, accounting for 47% of all inquiries from 2013-2021. Most of these complaints were from in-place tenants requesting assistance with a reasonable accommodation or modification request. Common requests included: a closer or more accessible parking space,

breaking the lease, and a companion or service animal in a building that does not allow pets. Requests made after April 2020 are often related to COVID-19 pandemic issues such as restricting entry to units or requiring that management/maintenance wear PPE and maintain social distancing.

Alleviating Constraints to Providing Housing for People with Disabilities

The Reasonable Accommodation Request Ordinance

The City of Los Angeles adopted Ordinance No. 177325 (effective March 18, 2006) to establish reasonable accommodation request policies and procedures, for requests for relief from planning requirements. The Ordinance provides developers of housing for people with disabilities, as well as individuals seeking to make modifications to existing structures on the basis of disability, flexibility in the application of land use and zoning regulations or policies (including the modification or waiver of certain requirements) when it is necessary to eliminate barriers to housing opportunities that relate to disability. Requests can include a modification or exception to zoning regulations, standards and practices for siting, or development and use of housing or housing related facilities that would eliminate regulatory barriers. The processes for requesting a reasonable accommodation are as follows (LAMC 12.22.A.27):

1. A written request for reasonable accommodation from a land use or zoning regulation or policy shall be made on a form provided by the Department of City Planning by any Individual with a Disability, his or her representative or a developer or provider of housing for an Individual with a Disability.
2. A request for reasonable accommodation shall state the basis of the request including but not limited to a modification or exception to the regulations, standards and practices for the siting, development and use of housing or housing related facilities that would eliminate regulatory barriers and provide an Individual with a Disability equal opportunity to housing of his or her choice.
3. The Director may request additional information necessary for making a determination on the request for reasonable accommodation that complies with the fair housing law protections and the privacy rights of the Individual with a Disability to use the specified housing. If additional information is requested, the 45-day time period for making a determination on the request stops running until the additional information is provided.

4. Prior to the issuance of any permits relative to an approved reasonable accommodation, the Director may require the applicant to record a covenant in the County Recorder's Office acknowledging and agreeing to comply with the terms and conditions established in the determination. The covenant shall be required only if the Director finds that a covenant is necessary to provide notice to future owners that a reasonable accommodation has been approved.

The Director must grant the reasonable accommodation request unless it makes one of the following permitted findings in writing: 1) that the housing will not be used by a specific Individual with a Disability, 2) that the requested accommodation is not necessary to make housing available to an Individual with a Disability protected under the Acts, 3) that the requested accommodation would not pose an undue financial or administrative burden on the City, and 4) that the requested accommodation require a fundamental alteration in the nature of the City's land use and Zoning program.

As part of the City's effort to constantly improve its procedures, Program 82 (Reasonable Accommodation forms) in this Housing Element (Chapter 6) includes improving application forms, outreach, advertising and informational materials to increase use of the reasonable accommodation provision by people with disabilities.

All fees to modify dwelling units for people with disabilities for reasonable accommodation are waived and no hearing is held for these cases. An appeal may be filed within 15 days by the reasonable accommodation applicant or abutting property owners. DCP staff distributes information available about requesting a reasonable accommodation with respect to zoning, permit processing, or building laws. Since adoption of the Ordinance, multiple requests for reasonable accommodation have been filed and approved. Examples of accommodation requests include: adding new rooms or floor area that would otherwise not be permitted, constructing an elevator, enlarging driveway access, permitting fewer parking spaces, constructing an over-in-height fence, and installing laundry facilities in a garage.

The Department on Disability continues to work with the City Planning Department to better publicize the Zoning Code's Reasonable Accommodation Ordinance to facilitate developers and other members of the public making reasonable accommodation requests from the City Planning Department. This makes it easier for developers to create accessible and affordable group homes for people with disabilities, and easier for homeowners to make disability-related modifications to their homes.

Reasonable Accommodation, Congregate and Group Living Arrangements

The Reasonable Accommodation Ordinance also amended the Municipal Code Section 12.03 definition of "family," which had previously posed a regulatory impediment against group housing for people with disabilities due to its effect of discriminating against individuals with disabilities residing together in a congregate or group living arrangement (group homes). Group living often provides a more supportive and affordable living environment for those requiring assistance with daily living, including those recovering from addiction. The definition of family includes one or more persons that share common access to living, cooking and eating areas.

The City also does not include a definition of group home in the Zoning Code, and does not regulate or restrict the siting of group homes. Group homes are generally allowed by-right in single family zones. The City does not regulate group living facilities with more than six persons living in them unless they meet the definition of certain uses, such as rooming/boarding houses, dormitories, and fraternity or sorority houses. In addition, the City's Zoning Code does not include occupancy standards, whether for conventional housing or group living facilities. Group living facilities are reviewed on a project-by-project basis, given the specific, relevant facts in each situation, and a determination is needed as to whether the particular facility falls under a definition or use that is regulated. Then, the corresponding regulations are applied. If the group home is regulated by the Zoning Code, a public hearing is required and public input is incorporated prior to any decision.

To address conflicts and complaints regarding accessibility for people with disabilities, the City of Los Angeles' Department on Disability has an Americans with Disabilities Act (ADA) Compliance Officer. Compliance is monitored to ensure that reasonable accommodations are provided, when requested to people who use City programs and facilities, including City-funded housing facilities and emergency shelters. Additionally, the Department of Building & Safety has a special Commission, the Board of Disabled Access Appeals Commissioners, dedicated to resolving building code issues that relate to laws dealing with access to public accommodations by persons with physical disabilities, and to addressing appeals alleging error or abuse of discretion regarding handicapped access and adaptability requirements.

The Department on Disability (DOD) and the Los Angeles Los Angeles Housing Department (LAHD) have been working together to develop LAHD's policies and procedures to help ensure that the developers are aware of their obligations under fair housing and disability laws with respect to accessibility, reasonable accommodations, and affirmative marketing and to ensure that the City's affordable housing stock is built and managed in a manner that is accessible to people with disabilities. Enhancements to existing policies include the updating of LAHD's Notice of Funding Availability (NOFA), the Loan Document, and the online application for developers seeking to partner with the City to create affordable housing. Additionally, LAHD provides compliance training to property managers on fair housing and disability laws.

Accessible Housing Program (AcHP)

As an extension of this effort, LAHD's Accessible Housing Program (AcHP) plays a pivotal role. Its core goal is to ensure that the affordable and accessible housing units within the City are filled with households that require the accessibility features of those units. AcHP monitors affordable housing developments that receive City funding and requires them to comply with the applicable provisions of Section 504, the Americans with Disabilities Act, and the Fair Housing Act in design, construction, retrofitting, and operation. This monitoring ensures that they are in full compliance with applicable Accessibility Standards, including the Uniform Federal Accessibility Standard, the Alternative Accessibility Standard, Fair Housing Act Accessibility Guidelines, and the California Building Code. In addition, AcHP monitors and enforces compliance with the specific requirements of the Corrected Settlement Agreement (CSA) with Independent Plaintiffs and the Voluntary Compliance Agreement (VCA) with HUD.

AcHP monitors compliance of affordable housing developments with both physical and programmatic accessibility requirements. AcHP's monitoring ensures that developments have accessible units in the required proportion, distributed throughout the project, that meet the physical accessibility requirements outlined in the Accessibility Standards. AcHP staff also review design plans for new developments prior to their submission to the Los Angeles Department of Building and Safety (LADBS). This review ensures the required distribution of accessible units and resolves any conflicts between various codes as they arise. Retrofit review ensures existing developments are retrofitted to comply with these requirements as well. Failure of developments to comply with these obligations may result in enforcement actions including declaring default under active loan agreements, suing for breach of loan or covenant agreements, negative evaluations and reduction in points for future project consideration, other sanctions limiting the Owner or Sub-recipient from participating in City-administered programs, or referral to the City Attorney.

Developments covered under AcHP are required to establish a procedure for accepting reasonable accommodations, track them, and report them on a quarterly basis. The information recorded includes details on the nature of the accommodation required, whether the requestor is currently an applicant or tenant, the determination of the request, and date of implementation. It is also used to track whether development staff have been adequately trained on processing reasonable accommodation requests, and whether developments have auxiliary aids and services available to accommodate all individuals.

AcHP Grievance Procedures

At times there are grievances due to reasonable accommodation requests. AcHP serves as the intermediary that assists the development and grievant in reaching a resolution, typically in the form of a reasonable accommodation. Grievances filed directly with AcHP provide the City with an avenue to evaluate and guide the correction of a development's practices and procedures that may contribute to barriers for individuals with disabilities, either physically or programmatically. AcHP has assisted with the successful resolution of numerous reasonable accommodation requests and grievances across many Covered Housing Developments.

The Enhanced Accessibility Program

Furthermore, the AcHP carries out housing accessibility standard components like the implementation of the Enhanced Accessibility Program. This program ensures that future housing developments and developments subject to substantial alterations through retrofit contain specified enhanced accessibility features. The Enhanced Accessibility Program provides above-standard accessibility for individuals with disabilities in new and retrofitted units that participate in the program. Accessibility features that may be made available in an enhanced unit include appliances and gym equipment with buttons, tactile markings, audio features rather than touch screens, emergency systems with light alerts or other visual or tactile alerting (e.g., bed shakers), intercom and security systems at building entrances that do not rely on a resident's or guest's ability to hear, and sign language interpreters available to provide access to meetings and social gatherings. Beginning in 2021, the program will be utilized in any competitive funding for developers of affordable housing in the City, including HOME and the 9% Low-Income Housing Tax Credit funding. Participants in the Enhanced Accessibility Program receive a bonus in allocation points awarded on their application. The program will be marketed to all housing developers in the City as part of the City's commitment to promote enhanced accessibility for individuals with disabilities in all housing being constructed in the City.

Trainings and Outreach Campaigns

In addition to marketing the Enhanced Accessibility Program to developers, AcHP staff also conduct monthly Fair Housing Trainings that provide information to owners, property managers, and other development staff on reasonable accommodations. The content includes options for accepting and processing requests from tenants, applicants, and members of the public, and information about the nature of Reasonable Accommodations. Reasonable accommodation requests can relate to various issues such as applying for housing, being able to fully enjoy a housing unit, auxiliary aids, services for effective communication, or exceptions to a development's policies and procedures. AcHP is developing additional training outlining the City's responsibilities in processing requests for reasonable accommodations from constituents, vendors, staff, and others.

AcHP is also planning to carry out outreach campaigns to ensure that residents with disabilities are aware of the rights that they have as tenants and the resources available to them. AcHP is also developing plans for improved staff assistance to help tenants access those resources through public counters and technical support.

Services for Homeless Households

As part of the program's efforts to inform tenants with disabilities of available resources, AcHP actively targets homeless households. As Los Angeles experiences an ongoing housing crisis, the need for affordable and accessible housing is growing, especially among low-income homeless households. More than other household types, homeless households have limited access to assistive accessible resources. By ensuring the availability of accessible housing units within affordable housing developments, AcHP provides these individuals with an equal opportunity to use and enjoy a dwelling or common area, and participate in and benefit from services and programs offered by the housing development. AcHP ensures that the developments and their staff adhere to the provisions of the City's Fair Housing Policies Related to Disability through the implementation and monitoring of grievances and reasonable accommodation procedures.

In addition, the AcHP is working in partnership with the Los Angeles Homeless Services Authority (LAHSA) to implement a plan to assist individuals with disabilities experiencing homelessness. This includes coordination around accessible housing units designated for occupancy through the Coordinated Entry System (CES). AcHP's partnership with LAHSA will ensure that service providers are trained to utilize the features and resources of AcHP's Affordable & Accessible Housing Registry to assist CES clients in finding affordable and/or accessible housing. AcHP will also use the Registry to identify individuals experiencing homelessness who need an accessible unit and connect them to CES.

AcHP Challenges

AcHP plays a critical role in addressing the reasonable accommodation needs of tenants and ensuring housing developments comply with both physical and programmatic accessibility requirements in the City. Given this charge and the AcHP's program size of 700+ existing and future developments within its purview, AcHP requires significant staffing to complete all of the monitoring and implementation required under the terms of the CSA and VCA. The logistical and financial challenge of hiring a sufficient amount of staff to meet the needs of the program, as well hiring contractors to assist with the physical surveying and auditing of the Covered Housing Developments is a constraint that the City must address on an ongoing basis. Despite the challenges, AcHP has supervised the construction of 4,946 new affordable housing units including 1,634 accessible units as of February, 2021, and has certified more than 80% of the Covered Housing Developments as compliant with the City's Revised Fair Housing Policies.

As a result of the COVID-19 pandemic, there were significant delays in AcHP's project development and retrofit construction schedules in 2020 and 2021. Construction has experienced periodic stalling due to state and City health and safety regulations, leading to a bottleneck in the availability of new affordable and accessible housing units for households in need. In 2021, the City is resuming implementation of funding for developments identified for retrofit in an effort to regain momentum on the production of accessible units as outlined in the Accessible Housing Unit Plan (AHUP).



Appendix 2.2

Preservation of At Risk Units

Appendix 2.2. Analysis of Preservation of At-Risk Units

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- Community Development Block Grant (CDBG) 9
- HOME Investment Partnerships Program (HOME) 10
- Proposition HHH Permanent Supportive Housing Funds (HHH) 10
- Affordable Housing Linkage Fee (AHLF) 10
- New Generation Fund (NGF) 10
- SB 2 Permanent Local Housing Allocation (PLHA) Grant 11
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Assisted Housing At-Risk of Conversion to Market

State law requires local governments to include in their Housing Element an analysis of existing, multi-family affordable housing units at risk of conversion to market-rate housing within the next ten years due to termination of a public funding subsidy contract, mortgage prepayment, or expiring use restrictions. While the production of new,

affordable housing is critical, so is the preservation of existing affordable units to maintain a stock of affordable housing.

Los Angeles has long been committed to monitoring, notification, funding, and outreach activities that support the preservation of affordable housing.

Inventory of Assisted Housing Developments

The City of Los Angeles currently has approximately 56,698 affordable housing units in more than 1,426 developments, serving very-low, low and moderate-income households (See Appendix 2.6). The majority of these affordable housing units are owned and operated by private entities, and were financed with local, State and Federal public subsidies, administered by State agencies or locally through the HCIDLA, the Community Redevelopment Agency of the City of Los Angeles (CRA/LA), the Housing Authority of the City of Los Angeles (HACLA), and the Los Angeles Homeless Services Authority (LAHSA). The requirements of the public funding include (but are not limited to) maintaining the affordability for a specific, extended number of years.

As affordability terms are fulfilled, the privately-owned affordable units will likely convert to market rate rents, making them out of reach for lower-income households. It is estimated that over the next ten years, as much as one-third of the City's current affordable housing stock could convert to market rate. Appendix 2.6 provides a summary of the total number of affordable housing projects and restricted affordable housing units within the City of Los Angeles.

Inventory of Expiring Units

The City currently has 9,412 housing units at risk of losing their affordability use restrictions between October 1, 2021 and September, 30 2031. These units were designated as at-risk based on the restrictions established by the primary government funding program used to build or rehabilitate the unit, use agreement, covenant and/or rental subsidy program. This primary funding source is interpreted as the most restrictive source of funding in the rental covenant, rental subsidy or funding; it is the source with the most years of affordability and set-aside units. Appendix 2.7 provides a summary of the at-risk/expiring properties. Appendix 2.8 provides a detailed inventory of the at-risk/expiring properties during this Housing Element Update period.

Units Expired in the Last 10 Years

Between October 1, 2011 and September 30, 2021, there were 4,406 housing units located in 225 projects whose affordability restrictions expired or were terminated. The majority of these, 1,903 units (43%), were in projects that had affordability restrictions tied to local agency financing and/or City land use entitlement concessions. Approximately 29% of the local agency properties were restricted by the Community Redevelopment Agency of the City of Los Angeles. Another 1,768 units (40%) were located in projects that received HUD assistance; There were 329 (7%) affordable units in HUD Section 202 or Section 811 projects serving elderly and/or disabled persons. Finally, 735 units (17%) were in State-financed restricted properties.

Units Expiring in One to Five Years

Between October 1, 2021 and September 30, 2026, 6,356 housing units (11% of the City's affordable housing stock) are at risk of losing their rental subsidies or affordability restrictions through the expiration of covenants and termination of subsidies. The majority of these, 4,130 units (65%), are located in buildings that received financing from HUD in the form of HUD Project-based Section 8 rental subsidies and HUD Section 202 and Section 811 serving elderly and/or disabled, as well as Section 221 (D)(3) loan programs. These programs offer reduced mortgage payments in exchange for long-term affordability. Most mortgages have a 40-year term and many owners are allowed to prepay after 20 years. Currently, most owners qualify to prepay their loans or are nearing maturity.

The HUD Project-Based Section 8 rental subsidy program provides deep rental subsidies to enable projects to serve very low income tenants. Of the federally assisted, at-risk inventory, 3,748units (59%) consist of Project-based Section 8 contracts. These rental subsidy contracts have an original term between five and 30 years, but most commonly 20 years. Most of these contracts have passed their initial terms, and owners may choose to terminate ("Opt-out") or renew them on a year-to-year basis, and are therefore at-risk of conversion to market every year. Renewal of longer-term contracts (i.e., 5-20 years) is also possible, though they are still subject to annual appropriations.

There are 1,466 affordable units (23%) created through City affordability restrictions that are at risk of expiration within the next five years. These restrictions resulted from City land use entitlement concessions and/or local funding awards such as HOME, Community Development Block Grant (CDBG), Bond financing, the now-defunct CRA/LA housing programs, and other local funding sources. State loan programs such as the

California Finance Agency (CalHFA) and State Housing and Community Development (HCD) loans funds as well as state tax credits subsidized 760 units (12%) expiring in the next five years.

There are 382 (6%) affordable units funded specifically for elderly and/or disabled persons at risk of losing their affordability terms within the next 5 years. These units developed with HUD Section 202 and Section 811 funds and receive rental subsidies under Project Rental Assistance Contracts (PRACs).

Units Expiring in Five to Ten Years

Between October 1, 2026 and September 30, 2031, fully 5% of the City's affordable housing stock (3,056 units) is at risk of losing rental subsidies or affordability restrictions. Of the 3,056 units at risk of expiration within the next 5 to 10 years, there are 1,642 units (54%) created through City affordability restrictions that are at risk of expiration. These restrictions resulted from City land use entitlement concessions and/or local funding awards such as HOME, Bond financing, and CRA/LA housing programs. State loan programs such as the California Low Income Housing Tax Credit (LIHTC), CalHFA and State HCD loan funds subsidized 327 units (11%) expiring in the next 5 to 10 years. An additional 1,087 units (36%) were financed through HUD/FHA mortgage insurance programs (including Section 20, Section 811 and Section 221 (D)(3) funds), and HUD Project-based Section 8 rental subsidies.

Assessment of the Conversion Risk

The affordability of the City's affordable housing units is not permanently assured. Based on the current expiring portfolio, the three major threats to preservation in the City are prepayment or maturity of federally-subsidized mortgages, expiration and termination of subsidy contracts (Project-Based Section 8 rental subsidy contracts), and the expiration of use restrictions of City-funded projects. As previously stated, most of the at-risk developments are owned by private entities and given the high demand for housing at all income levels within the City, expiring affordable units are at serious risk of converting to market rate units.

The reduction and uncertainty of government funds and rental subsidies make property owners wary of new long-term affordability commitments. Also, government subsidies that would extend affordability come with many requirements governing the operation of the property (such as, but not limited to: restrictions regarding tenant selection, tenant

income, rent level, rent increases, regular monitoring), adding challenges to the operation of the building.

Local rental market conditions also contribute to this likely consequence: a vacancy rate of about 4% for both rental and for-sale units in the past decade; increasing demand for rental units due to increases in foreclosures; increase in lending regulations that may impede or slow bank (mortgage) lending; and the continual slow-down in construction of for-sale units due to the current financial crisis. This continuous demand for rental housing leads to higher rents and therefore a more compelling incentive for landlords who own buildings with at-risk affordable units to pursue opportunities for market-rate rents. All of these factors play a significant role in an owner's decision to extend affordability restrictions on income-restricted projects.

Costs of Preserving Affordability: Analysis of Preserving Existing Affordable Units versus Building New Affordable Units

With approximately 9,412 affordable housing units at risk of losing their affordability restrictions in the next ten years (October 1, 2021 to September 30, 2031), the cost to preserve or replace these units will be substantial. In 2020, the rehabilitation cost per unit to preserve an affordable multi-family building was approximately $108,000 and the construction cost per unit for a new affordable multi-family building in Los Angeles was $353,000 (See Table 2.2.1). These figures were based on data collected from the California Tax Credit Allocation Committee (TCAC) financed projects, and excludes costs associated with land acquisition, soft costs, permanent financing, and syndication.

The following presents the Total Development Costs (TDC) of preserving an expiring unit's affordability through:

- Acquisition and rehabilitation of an existing affordable housing unit, and extending its affordability through a new covenant;
- Building of a completely new unit and imposing affordability terms, thereby "replacing" the affordable unit.

Methodology

The costs associated with preserving the affordability of the units at risk of losing rent restrictions in the next 10 years were derived from the average TDC for 4 acquisition/rehabilitation projects and 6 new construction TCAC financed projects in

2020. Data from this subset of projects was used to calculate average, per-unit costs, and is considered to be a useful basis for aggregate costs to be discussed below.

Average figures were used for both the preservation and new construction costs analyses. The calculations consider the land cost, hard construction cost and other soft cost items.

Table 2.2.1 shows the per-unit, average TDC for preservation and replacement projects.

Based on HCIDLA's calculation, the average per-unit TDC to preserve a unit's affordability through acquisition and rehabilitation of an existing multi-family housing unit, and either placing affordability terms on the unit or extending its affordability through a new covenant/regulatory agreement is approximately $465,000.

A unit's affordability can be replaced by building a new unit with affordability terms imposed on the unit. Depending on land costs, site preparation costs, design and entitlement costs, and a wide range of other factors, newly restricted affordable housing units average approximately $571,000 per-unit TDC for the construction of a new affordable unit. Therefore, it is more cost-effective to preserve and rehabilitate a unit than to build new.

TABLE 2.2.1

Total Development Costs Per Unit for Preservation or Replacement Projects: 2020

Method of Preserving Existing Unit's Affordability	Acquisition (rounded)	Rehabilitation/ Construction (rounded)	Financing / Other (rounded)	Total
Acquisition and Rehabilitation of Existing Affordable Units	$232,000	$108,000	$125,000	$465,000
New Construction	$36,000	$353,000	$182,000	$571,000

Source: Housing and Community Investment Department of Los Angeles

Given the projected number of at-risk units in the periods between 2021 and 2026 and 2026 and 2031, Table 2.2.2 depicts an aggregate affordability preservation cost that would be required to preserve all at-risk units from expiration based on the 2020 average TDC for each method of preservation.

TABLE 2.2.2

Estimated Total Cost to Preserve At-Risk Units: 2021-2026 and 2026-2031		
Method of Preserving Existing Unit's Affordability	**Cost to Preserve/Replace 6,356 Units Expiring between 2021-2026**	**Cost to Preserve/Replace 3,056 Units Expiring between 2026-2031**
Acquisition and Rehabilitation of Existing Affordable Housing Units	$3.0 Billion	$1.4 Billion
New Construction	$3.6 Billion	$1.7 Billion
Source: Housing and Community Investment Department of Los Angeles		

Non-Financial Strategies for Preserving Expiring Affordable Housing

The City remains steadily committed in its efforts towards the preservation of assisted housing through its various housing programs and available resources. In December 2019, the City hired one full-time Preservation support staff person within HCIDLA's Development & Finance Division to implement and manage the unit. The division's work includes maintaining and monitoring HCIDLA's internal database of existing at-risk affordable housing units; education and outreach initiatives; working with community-based organizations to enforce State notice law at expiring and/or terminating properties; and analyzing legislative strategies that identify, prioritize and pursue preservation, while assessing opportunities to preserve individual affordable housing projects through the identification of costs and funding sources.

To further the goal of preservation, HCIDLA has funded tenant and landlord outreach for preservation purposes since early 2000. HCIDLA has contracted with an At-Risk Affordable Housing Tenant Outreach and Education (AAHTOES) contractor to provide outreach and education to residents that are at risk of displacement due to expiring covenants or terminating subsidies. The outreach to residents includes providing information on alternate housing opportunities, monitoring HCIDLA's expiring/terminating affordability restrictions, advising and assisting tenants with notice requirements and compliance, educating tenants on rights and responsibilities, analyzing proposed legislation and regulations, the interaction of the City's Rent Stabilization Ordinance (RSO), Systematic Code Enforcement Program (SCEP), and existing affordability restrictions, as needed.

Due to the COVID-19 pandemic, in-person tenant outreach has been suspended to prevent the spread of the virus, and to ensure the safety of tenants in at-risk buildings. The contractor has continued to contact tenants via telephone and email. In addition, staff has continued to provide education materials regarding subsidy expirations to the tenants.

HCIDLA Preservation staff assists property owners and managers of expiring or terminating properties with guidance on compliance with the State notification law, preservation/renewal support and technical assistance, rent increases following expiration under the RSO, HUD Section 8 Enhanced Voucher requirements and renewal options. Due to these efforts, owners are able to comply with State law notification requirements and RSO allowable rent increases, while other projects continue to be affordable and have renewed affordability beyond their annual contract or notice compliance period. HCIDLA will continue to ensure compliance with noticing requirements (when properties are set to expire), continue to conduct outreach and education of tenants and property owners of at-risk housing.

HCIDLA will continue to support non-financial preservation initiatives, including the maintenance of an early warning system to track at-risk housing, the enforcement of notification requirements to the City and affected tenants at the end of affordability restrictions (AB 1521), and property owner and tenant education efforts.

The City, through the HCIDLA, will continue to dedicate staff time to support the L.A. Preservation Working Group (LAPWG) and other related activities. The LAPWG's mission and goals are to protect and preserve the City's affordable housing stock by sharing information, tracking the expiring inventory, and developing creative preservation

strategies and transactions. HCIDLA is a core member of the LAPWG and, since 2009 HCIDLA, has actively collaborated with the group's members by helping to develop the agenda topics and by meeting with member organizations of the LAPWG on an ongoing basis. The LAPWG is composed of the federal and local housing agencies in the City, affordable housing advocates, non-profit developers and legal services organizations. The HCIDLA will continue to dedicate staff time to support the LAPWG, and provide information and continue with efforts to establish partnerships with entities qualified to acquire and manage at-risk units (See Appendix 2.9).

The City strives to collaborate with local non-profit organizations to acquire and manage at-risk projects, and with financial institutions to preserve affordable units by exploring creative financing as well as debt refinancing.

Entities with the Capacity to Acquire and Manage Affordable Units

There are a number of experienced housing development agencies that are active in the City of Los Angeles. Many of these organizations focus their efforts within targeted neighborhoods while others work throughout the City and County of Los Angeles. Appendix 2.9 identifies a list of 117 Qualified Entities provided by the California Department of Housing and Community Development (HCD), which serve all counties and Los Angeles county specifically and was last updated October 15, 2020. These organizations and agencies have expressed an interest in acquiring and managing expiring and at-risk properties within the City of Los Angeles through the "Notice of Opportunity to Submit an Offer to Purchase" qualified entity criteria pursuant to California State Government Code Section 65863.11.

The City will continue to establish partnerships with these qualified entities to develop a preservation action plan upon notice of conversion, sale or other actions that threaten the affordability of these properties.

Financial Resources Available for Preservation of Affordable Units

Community Development Block Grant (CDBG)

This source of funding, allocated on an annual basis, is allocated to programs that fund the development of new affordable housing, single-family and multi-family rehabilitation, and minor home repairs. In the 2020/2021 Program Year, the HCIDLA received approximately $54.3 million of the entire City allocation of CDBG funds.

HOME Investment Partnerships Program (HOME)

In the 46th Program Year (2020-21), the City of Los Angeles was allocated approximately $28.2 million in annual HOME funds plus approximately $3.1 million in program income and used for housing development activities. The HCIDLA uses these funds for its housing production lending activities through the City's Affordable Housing Managed Pipeline, the Permanent Supportive Housing Programs and the Homeownership Assistance Program. HOME funds are available to any preservation project that meets program guidelines.

Proposition HHH Permanent Supportive Housing Funds (HHH)

In November 2016, Los Angeles voters approved Proposition HHH, which gives the City authority to issue up to $1.2 billion in General Obligation bonds over ten years to finance the development of permanent supportive housing (PSH) and other affordable housing units. PSH for chronically homeless and homeless households will combine with social services, which may include mental health and health services, drug and alcohol treatment, and job training. HHH funds will leverage HOME, LIHTC, and other sources.

Affordable Housing Linkage Fee (AHLF)

A development impact fee is being assessed on new construction of commercial and residential buildings to mitigate the impact of additional demand for affordable housing. The recently enacted local legislation also allows developers to identify a minimal number of units as affordable for families with low-income, so the result will be more affordable units or revenue to fund the development of affordable housing for persons experiencing homelessness and other families with low income. The priority use of revenues will be the construction of new units or the rehabilitation and preservation of existing affordable units. Since its inception, the total revenue collected by the Affordable Housing Linkage Fee as of December 31, 2020 is approximately $33.1 million.

New Generation Fund (NGF)

Since 2008, HCIDLA partnered with Enterprise Community Partners to develop the $200 million New Generation Fund, which provides loans for affordable rental and homeownership projects for low- to moderate-income households. The City offers a direct acquisition program through NGF, which can be utilized to target properties that are nearing the end of their affordability restriction period and/or Section 8 PBRA contract expiration. Per Enterprise’s website, as of October 2019, “…the fund has provided more

than $155 million to create and to preserve about 2,600 homes in 27 affordable housing communities in the city of Los Angeles." Currently, HCIDLA aims to finance 20,000 affordable housing units with NGF including preservation projects.

SB 2 Permanent Local Housing Allocation (PLHA) Grant

This program, created through SB 2 (Building Homes and Jobs Act) which was signed into law in 2017, imposed a $75 recording fee on real estate transactions. Revenue generated from the recording fee is distributed to local jurisdictions by the state Housing and Community Investment Department (HCD) through the Permanent Local Housing Allocation (PLHA) program. PLHA funds, which are allocated to cities with over 200,000 residents such as Los Angeles, can be used for a variety of affordable housing production, preservation, expanding first-time moderate-income homeownership opportunities, and homelessness prevention efforts. It also includes rental assistance to stabilize the neediest families during the COVID-19 pandemic. Through a non-competitive application process based solely on eligibility using the formula prescribed under federal law for the Community Development Block Grant, the allocation to the City of Los Angeles for Fiscal Year (FY) 2019-20 is $26,219,573. Of this amount, approximately $5,709,300 in grant funding is allocated towards rental housing preservation for its first-year allocation

Low Income Housing Tax Credits (LIHTC)

Low Income Housing Tax Credits are an important source of funding for affordable housing in Los Angeles, but the system presents a unique challenge in that program guidelines and priorities are set by the State of California's Tax Credit Allocation Committee (TCAC) rather than the City of Los Angeles. The City works with developers of affordable rental housing projects (both preservation and new construction) to ensure that they meet LIHTC thresholds and awarding criteria. While the City of Los Angeles continuously provides commitments to projects that ultimately secure their array of leveraged funding, including the lion's share of funding from state resources, there is no systematic method to ensure that projects in Los Angeles will receive LIHTCs based on TCAC's point system. Additionally, TCAC sets aside a dedicated pool of tax credit funds for self-designated "at-risk" projects.

LIHTC has been the primary funding source for affordable housing and comes in two forms: competitive 9% credits, and non-competitive 4% credits. Currently, there is a set-aside of $25 million for at-risk properties. The at-risk set aside is used for the rehabilitation or reconstruction of aging housing developments that could soon lose rental subsidies provided to their low-income residents.

Allocation and Streamlining of Financial Resources

The Los Angeles Housing and Community Investment Department (HCIDLA) will streamline its efforts into three primary programs, 1) Preservation, 2) New Production, and, 3) Pre-development and Acquisition Financing.

Preservation Program

Under the Preservation program, the HCIDLA will focus on preserving 300 units annually. Preservation will happen through various efforts including (a) facilitating the renewals of Project-based Section 8 (or similar) contracts, (b) facilitating the re-structure and/or purchase of properties with Project-based Section 8 (or similar) contracts, and (c) re-capitalizing existing affordable housing projects in exchange for lengthening their current affordability restrictions. Preservation projects will target all populations, including, homeless, large families, and seniors. Preservation projects will also have varying levels of affordability citywide or within designated transit-oriented districts (TOD).



Appendix 2.3

Generalized Summary of Zoning Regulations

DEPARTMENT OF CITY PLANNING
GENERALIZED SUMMARY OF ZONING REGULATIONS

Updated March 2020

Table 1 – General Development Standards

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
Agricultural										
A1	**Agriculture** One-Family Dwellings, Parks, Playgrounds, Community Centers, Golf Courses, Agricultural Uses	Unlimited (9)	45 or (6a), (9)	20% lot depth; 25 ft max or (6a)	10% of lot width; 25 ft max or (6a)	25% lot depth; 25 ft max	5 acres	2.5 acres	300 ft	2 spaces per dwelling unit (6a)
A2	**Agriculture** A1 uses						2 acres	1 acre	150 ft	Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
RA	**Suburban** Limited Agricultural Uses, One-Family Dwellings, Home Occupations		See Table 2 below	20% lot depth; 25 ft max, but not less than prevailing (6b)	10 ft min; for lots recorded prior to 7/1/66, 10% lot width where lot is < 70 ft wide, not less than 3 ft (7); for Hillside Area lots see Sec. 12.21 C.10 of the LAMC		17,500 sq-ft (1)	17,500 sq-ft (1)	70 ft	2 covered spaces per dwelling unit (8)
Residential Estate										
RE40	**Residential Estate** One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Accessory Living Quarters, Home Occupations	Unlimited (9)	See Table 2 below	20% lot depth; 25 ft max, but not less than prevailing (6b)	10 ft (7)	25% lot depth; 25 ft max	40,000 sq-ft (1)	40,000 sq-ft (1)	80 ft (1)	2 covered spaces per dwelling unit (8) Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
RE20							20,000 sq-ft (1)	20,000 sq-ft (1)		
RE15					10% lot width, but not less than 5 ft, 10 ft max (7)		15,000 sq-ft (1)	15,000 sq-ft (1)		
RE11					7 ft; or 10% lot width where lot is < 70 ft wide, not less than 3 ft (7)		11,000 sq-ft (1)	11,000 sq-ft (1)	70 ft (1)	
RE9							9,000 sq-ft (1)	9,000 sq-ft (1)	65 ft (1)	
One- Family Residential										
RS	**Suburban** One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Home Occupations	Unlimited (9)	See Table 2 below	20% lot depth; 25 ft max, but not less than prevailing (6b)	5 ft; or 10% lot width < 50 ft wide, not less than 3 ft (7)	20 ft min	7,500 sq-ft	7,500 sq-ft	60 ft	2 covered spaces per dwelling unit (8)
R1 (including R1V, R1F, R1R, R1H)	**One-Family Residential** RS Uses		See Table 2 below. Subject to encroachment plane (see p.15)	20% lot depth; 20 ft max, but not less than prevailing (6b)	5 ft; or 10% lot width where lot is < 50 ft wide, not less than 3 ft (7); additional 5 ft offset required for side walls >45 ft long & >14 ft high	15 ft min	5,000 sq-ft	5,000 sq-ft	50 ft	

Table 1 – General Development Standards

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
RU			30 ft	10 ft	3 ft (9)	10 ft	3,500 sq-ft	n/a	35 ft	2 covered parking spaces per dwelling unit
	Residential Urban									
RZ2.5	**Residential Zero Side Yard**		45 ft (9)	10 ft min	Zero (3); 3 ft +1 ft for each story over 2nd	Zero (3) or 15 ft	2,500 sq-ft		30 ft, w/ driveway; 25 ft w/o driveway; 20 ft on flag, curved or cul-de-sac lot	
RZ3							3,000 sq-ft			
RZ4							4,000 sq-ft			
RW1	**One-Family Residential Waterways** One-Family Dwellings, Home Occupations (10)		30 ft		10% lot width; 3 ft min	15 ft	2,300 sq-ft		28 ft	
Multiple Residential										
R2	**Two-Family Dwellings** R1 Uses, Home Occupations	Unlimited (9)	45 ft or (6a), (7), (9)	20% lot depth; 20 ft max, but not less than prevailing	5 ft; or 10% lot width where lot is < 50 ft wide; 3 ft min (7); additional 5 ft offset required for side walls >45 ft long & >14 ft high	15 ft	5,000 sq-ft	2,500 sq-ft	50 ft	2 spaces, one covered
RD1.5	**Restricted Density Multiple Dwelling** One-Family Dwellings, Two-Family Dwellings, Apartment Houses, Multiple Dwellings, Home Occupations			15 ft	5 ft; or 10% of lot width where lot is less than <50 ft wide; 3 ft min; +1 ft for each story over 2nd, not to exceed 16 ft (6a)	15 ft		1,500 sq-ft		1 space per unit < 3 habitable rooms; 1.5 spaces per unit = 3 habitable rooms; 2 spaces per unit > 3 habitable rooms; uncovered (6a) 1 space each guest room (first 30) Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
RD2								2,000 sq-ft		
RD3					10% of lot width, 10 ft max; 5 ft min (6a)		6,000 sq-ft	3,000 sq-ft	60 ft	
RD4							8,000 sq-ft	4,000 sq-ft		
RD5				20 ft	10 ft (6a)	25 ft	10,000 sq-ft	5,000 sq-ft	70 ft	
RD6							12,000 sq-ft	6,000 sq-ft		
RMP	**Mobile Home Park** Home Occupations		45 or (9)	20% lot depth, 25 ft max	10 ft	25% lot depth, 25 ft max	20,000 sq-ft	20,000 sq-ft	80 ft	2 covered spaces per dwelling unit Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
RW2	**Two-Family Residential Waterways** One-Family Dwellings, Two-Family Dwellings, Home Occupations			10 ft	10% lot width; 3 ft min; +1 ft for each story over 2nd	15 ft	2,300 sq-ft	1,150 sq-ft	28 ft	

Table 1 – General Development Standards

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
R3	**Multiple Dwelling** R2 Uses, Apartment Houses, Multiple Dwellings, Child Care (20 max)			15 ft; 10 ft for key lots	5 ft; 10% lot width when lot width is < 50 ft; 3 ft min; +1 ft for each story over 2nd, not to exceed 16 ft	15 ft	5,000 sq-ft	800 sq-ft; 500 sq-ft per guest room	50 ft	Same as RD Zones
RAS3	**Residential/Accessory** R3 uses, Limited ground floor commercial			5 ft, or average of adjoining buildings	Zero ft for ground floor commercial, 5 ft for residential	15 ft adjacent to RD or more restrictive Zone; otherwise 5 ft		800 sq-ft; 200 sq-ft per guest room		
R4	**Multiple Dwelling** R3 Uses, Churches, Schools, Childcare, Homeless Shelter	Unlimited (9)		15 ft; 10 ft for key lots	5ft; 10% lot width when lot width is < 50 ft; 3 ft min; +1 ft for each story over 2nd, not to exceed 16 ft	15 ft; +1 ft for each story over 3rd; 20 ft max		400 sq-ft; 200 sq-ft per guest room		
RAS4	**Residential/Accessory** R4 uses, Limited ground floor commercial			5 ft, or average of adjoining buildings	Zero ft for ground floor commercial, 5 ft for residential	15 ft adjacent to RD or more restrictive Zone; otherwise 5 ft				
R5	**Multiple Dwelling** R4 Uses, Clubs, Lodges, Hospitals, Sanitariums, Hotels			15 ft; 10 ft for key lots	5ft; 10% lot width when lot width is < 50 ft; 3 ft min; +1 ft for each story over 2nd, not to exceed 16 ft	15 ft; +1 ft for each story over 3rd; 20 ft max		200 sq-ft		
Loading Space: Required for the RAS3, R4, RAS4, and R5 Zones in accordance with Section 12.21 C.6 of the LAMC.										
Open Space: Required for 6 or more residential units in accordance with Section 12.21 G of the LAMC.										
Passageway: 10 feet required from the street to one entrance of each dwelling unit or guest room in every residential building, except for the RW, RU, and RZ Zones, in accordance with Section 12.21 C.2 of the LAMC.										
Commercial										
CR	**Limited Commercial** Banks, Clubs, Hotels, Churches, Schools, Business and Professional Colleges, Child Care, Parking Areas, Offices, R4 Uses	6 (9)	75 ft (9)	10 ft min	For corner lots: 10% lot width;10 ft max; 5 ft min For lots adj. to A or R zone or for residential uses: 10% lot width; 5 ft max; 3 ft min For other lots: not required	15 ft min; +1 ft for each story over 3rd	Same as R4 for residential uses; otherwise none		50 ft for residential uses; otherwise none	See separate parking handout Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC

Table 1 – General Development Standards

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
C1	**Limited Commercial** Local Retail Stores < 100,000 sq-ft, Offices or Businesses, Hotels, Hospitals and/or Clinics, Parking Areas, CR Uses except for Churches, Schools, Museums, R3 Uses	Unlimited (9)			For corner lots, lots adjacent to A or R Zone, or residential uses: 10% lot width; 5 ft max; 3 ft min; +1 ft for each story over 2nd, up to 16 ft For other lots: not required; 3 ft min if provided	For residential uses or abutting A or R Zone: 15 ft; +1 ft for each story over 3rd; 20 ft max	Same as R3 Zone for residential uses; otherwise none			
C1.5	**Limited Commercial** C1 Uses – Retail, Theaters, Hotels, Broadcasting Studios, Parking Buildings, Parks and Playgrounds, R4 Uses						Same as R4 Zone for residential uses; otherwise none			
C2	**Commercial** C1.5 Uses; Retail w/ Limited Manufacturing, Service Stations and Garages, Retail Contr. Business, Churches, Schools, Auto Sales, R4 Uses			None	None for commercial uses; same as R4 Zone for residential uses at lowest residential story		Same as R4 Zone for residential uses at lowest residential story; otherwise none			
C4	**Commercial** C2 Uses with Limitation, R4 Uses									
C5	**Commercial** C2 Uses, Limited Floor Area for Manufacturing of CM Zone Type, R4 Uses									
CM	**Commercial Manufacturing** Wholesale, Storage, Clinics, Limited Manufacturing, Limited C2 Uses, R3 Uses				None for commercial uses; same as R4 for residential uses		Same as R3 Zone for residential uses; otherwise none			
Loading Space: Hospitals, hotels, institutions, and every building where lot abuts an alley. Minimum loading space is 400 sq-ft; additional space for buildings > 50,000 sq-ft of Floor Area. None for apartment buildings < 30 units, in accordance with Section 12.21 C.6 of the LAMC.										
Manufacturing										
MR1	**Restricted Industrial** CM Uses, Limited Commercial and Manufacturing, Clinics, Media Products, Limited Machine Shops, Animal Hospitals and Kennels	Unlimited (9)		5 ft for lots <100 ft deep; 15 ft for lost >100 ft deep	None for industrial or commercial uses; same as R4 Zone for residential uses (5)	None for industrial or commercial uses; same as R4 Zone for residential uses (5)	None for industrial or commercial uses; same as R4 for residential uses (5)			See separate parking handout Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
M1	**Limited Industrial** MR1 Uses, Limited Industrial and Manufacturing Uses, no R Zone Uses, no Hospitals, Schools, Churches, any Enclosed C2 Use, Wireless Telecommunications, Household Storage			None						

Table 1 – General Development Standards

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
MR2	**Restricted Light Industrial** MR1 Uses, Additional Industrial Uses, Mortuaries, Animal Keeping			5 ft for lots <100 ft deep; 15 ft for lots >100 ft deep			None for industrial or commercial uses; same as R5 for residential uses (5)			
M2	**Light Industrial** M1 and MR2 Uses, Additional Industrial Uses, Storage Yards, Animal Keeping, Enclosed Composting, no R Zone Uses			None	Same as R5 Zone for residential uses (5)					
M3	**Heavy Industrial** M2 Uses, any Industrial I Uses, Nuisance Type Uses 500 ft from any other Zone, no R Zone Uses			None			None			
Loading Space: Institutions, and every building where lot abuts an alley. Minimum loading space is 400 sq-ft; additional space for buildings > 50,000 sq-ft of floor area. None for apartment buildings < 30 units, in accordance with Section 12.21 C.6 of the LAMC.										
Parking										
P	**Automobile Parking – Surface and Underground** Surface Parking; Parking Buildings if located below grade; Land in a P Zone may also be classified in A or R Zone	Unlimited (9)		10 ft in combination with an A or R Zone; otherwise none	None		None, unless also in an A or R Zone			See separate parking handout Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
PB	**Parking Building** P Zone uses, Parking Buildings at or above grade; Automobile Parking within a Building			0 ft, 5, ft, or 10 ft, depending on zoning frontage and zoning across the street	5 ft + 1 ft each story above 2nd if abutting or across street and frontage in A or R Zone	5 ft + 1 ft each story above 2nd if abutting A or R Zone	None			
Open Space/Public Facilities/Submerged Lands										
OS	**Open Space** Parks and Recreation Facilities, Nature Reserves, Closed Sanitary Landfill sites, Public Water Supply Reservoirs, Water Conservation Areas	None		None			None			See separate parking handout Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
PF	**Public Facilities** Agricultural Uses, Parking Under Freeways, Fire and Police Stations, Government Buildings, Public Libraries, Post Offices, Public Health Facilities, Public Elementary and Secondary Schools, Qualified Permanent Supportive Housing Projects (12)									

Table 1 – General Development Standards

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
SL	**Submerged Lands** Navigation, Shipping, Fishing, Recreation									

(1) "H" Hillside or Mountainous Areas may alter these requirements in the RA-H or RE-H Zones. Subdivision may be approved with smaller lots, provided larger lots are also included. Section 17.05 H.1 of the LAMC.
(2) Section 12.08.3 B.1 of the LAMC.
(3) Section 12.08.3 C.2 and 3 of the LAMC.
(4) Section 12.09.5 C of the Zoning Code. For 2 or more lots, the interior side yards may be eliminated, but 4 ft is required on each side of the grouped lots.
(5) Section 12.17.5 B.9(a) of the LAMC. Dwelling considered as accessory to industrial use only (watchman or caretaker including family).
(6)
a. Height, yard and parking requirement for single-family dwellings in a designated Hillside Area may be governed by Section 12.21 A.17 of the LAMC.
b. Height, yard and parking requirements for single-family dwellings in a designated Hillside Area may be governed by Section 12.21 C.10 of the LAMC.
(7) One foot shall be added to the width of each required side yard for each increment of ten feet, or fraction thereof, above the first 18 feet of height of the main building. On lots within the Coastal Zone, not located within a Hillside Area as defined in Section 12.03 of the LAMC, one foot shall be added to the width of each required side yard for each additional story above the second story; except on RA lots where a side yard of less than 10 feet in width is permitted, one foot shall be added to the width of each required side yard when a building is three or more stories in height.
(8) In accordance with Section 12.21 C.10(g) of the LAMC, on a Substandard Hillside Limited Street, when buildings exceed 2,400 sq-ft of Residential Floor Area, one additional parking space will be provided for each additional increment of 1,000 sq-ft, or fraction thereof, for a maximum of 5 total on-site spaces.
(9) Height District (Section 12.21.1 of the LAMC), see Table 2 – Height Districts.
(10) The side yard on one side of the lot may be reduced to zero provided that the remaining side yard is increased to 6 ft, in accordance with Section 12.08.1 C.2 of the LAMC.
(11) Specific Requirements for open space, rear yards, and provisions into front yards are in Section 12.08.5 C of the LAMC.
(12) Section 12.04.09 B.11 of the LAMC. Qualified Permanent Supportive Housing Projects are permitted in the PF Zone utilizing the uses and standards permitted by the least restrictive adjoining zone.

Table 2 – Height Districts (Height, Stories, FAR & RFAR)

Zone	1‡	1L‡	1VL‡	1XL‡	1SS	2	3	4
A1¤, A2¤, RZ, RMP, RW2	**Height:** 45 ft **Stories:** n/a **FAR:** 3:1		**Height:** 45 ft **Stories:** 3† **FAR:** 3:1	**Height:** 30 ft **Stories:** 2† **FAR:** 3:1	n/a	**Height:** n/a **Stories:** n/a **FAR:** 6:1	**Height:** n/a **Stories:** n/a **FAR:** 10:1	**Height:** n/a **Stories:** n/a **FAR:** 13:1
RD¤, R3	**Height:** 45 ft **Stories:** n/a **FAR:** 3:1		**Height:** 45 ft **Stories:** 3† **FAR:** 3:1	**Height:** 30 ft **Stories:** 2† **FAR:** 3:1	n/a	**Height:** 75 ft **Stories:** 6† **FAR:** 6:1	**Height:** 75 ft **Stories:** 6† **FAR:** 10:1	**Height:** 75 ft **Stories:** 6† **FAR:** 13:1
RAS3	**Height:** 45 ft **Stories:** n/a **FAR:** 3:1		**Height:** 50 ft **Stories:** n/a **FAR:** 3:1	**Height:** 30 ft **Stories:** n/a **FAR:** 3:1	n/a	**Height:** 75 ft **Stories:** 6† **FAR:** 6:1	**Height:** 75 ft **Stories:** 6† **FAR:** 10:1	**Height:** 75 ft **Stories:** 6† **FAR:** 13:1
RA*§, RE40§, RE20§, RE15§, RE11§	**Height** Roof ≥25%, 36 ft Roof <25%, 30 ft **Stories:** n/a			**Height** Roof ≥25%, 30 ft Roof <25%, 30 ft **Stories:** n/a	**Height** Roof ≥25%, 18 ft (22 ft in Hillside Area) Roof <25%, 18 ft **Stories:** n/a	**Height** Roof ≥25%, 36 ft Roof <25%, 30 ft **Stories:** n/a		

Table 2 – Height Districts (Height, Stories, FAR & RFAR)

Zone	1‡	1L‡	1VL‡	1XL‡	1SS	2	3	4
	RFAR: See C.5 of each Zone in the LAMC; for Hillside Area, see Section 12.21 C.10 of the LAMC **FAR (Coastal Zone, non-Hillside only)***:** See Section 12.21.1 A of the LAMC					**RFAR:** N/A. **FAR:** 6:1	**RFAR:** N/A. **FAR:** 10:1	**RFAR:** N/A. **FAR:** 13:1
RE9*§, RS§, R1§**	**Height** Roof ≥25%: 33 ft Roof <25%: 28 ft **Stories:** n/a R1 subject to Encroachment Plane; see p.15.			**Height** Roof ≥25%: 30 ft Roof <25%: 28 ft **Stories:** n/a R1 subject to Encroachment Plane; see p.15.	**Height** Roof ≥25%, 18 ft (22 ft in Hillside Area) Roof <25%, 18 ft **Stories:** n/a R1 subject to Encroachment Plane; see p.15.	**Height** Roof ≥25%: 33 ft Roof <25%: 28 ft **Stories:** n/a R1 subject to Encroachment Plane; see p.15.		
	RFAR: See C.5 of each Zone in the LAMC; for Hillside Area, see Section 12.21 C.10(b) of the LAMC. **FAR (Coastal Zone, non-Hillside only)***:** See Section 12.21.1 A of the LAMC					**RFAR:** N/A **FAR:** 6:1	**RFAR:** N/A **FAR:** 10:1	**RFAR:** N/A **FAR:** 13:1
R2	**Height:** 33 ft **Stories:** n/a **FAR:** 3:1		**Height:** 33 ft **Stories:** 3† **FAR:** 3:1	**Height:** 30 ft **Stories:** 2† **FAR:** 3:1	n/a	**Height:** 33 ft **Stories:** n/a **FAR:** 6:1	**Height:** 33 ft **Stories:** n/a **FAR:** 10:1	**Height:** 33 ft **Stories:** n/a **FAR:** 13:1
R4, R5	**Height:** n/a **Stories:** n/a **FAR:** 3:1	**Height:** 75 ft **Stories:** 6† **FAR:** 3:1	**Height:** 45 ft **Stories:** 3† **FAR:** 3:1	**Height:** 30 ft **Stories:** 2† **FAR:** 3:1	n/a	**Height:** n/a **Stories:** n/a **FAR:** 6:1	**Height:** n/a **Stories:** n/a **FAR:** 10:1	**Height:** n/a **Stories:** n/a **FAR:** 13:1
RAS4	**Height:** n/a **Stories:** n/a **FAR:** 3:1	**Height:** 75 ft **Stories:** 6† **FAR:** 3:1	**Height:** 50 ft **Stories:** 3† **FAR:** 3:1	**Height:** 30 ft **Stories:** 2† **FAR:** 3:1	n/a	**Height:** n/a **Stories:** n/a **FAR:** 6:1	**Height:** n/a **Stories:** n/a **FAR:** 10:1	**Height:** n/a **Stories:** n/a **FAR:** 13:1
C, M	**Height:** 75 ft for CR, otherwise n/a **Stories:** 6 for CR, otherwise n/a **FAR:** 1.5:1	**Height:** 75 ft **Stories:** 6† **FAR:** 1.5:1	**Height:** 45 ft **Stories:** 3† **FAR:** 1.5:1	**Height:** 30 ft **Stories:** 2† **FAR:** 1.5:1	n/a	**Height:** 75 ft for CR, otherwise n/a **Stories:** 6 for CR, otherwise n/a **FAR:** 6:1	**Height:** 75 ft for CR, otherwise n/a **Stories:** 6 for CR, otherwise n/a **FAR:** 10:1	**Height:** 75 ft for CR, otherwise n/a **Stories:** 6 for CR, otherwise n/a **FAR:** 13:1
PB	**Height:** n/a **Stories:** 2 **FAR:** n/a	**Height:** 75 ft **Stories:** 2 **FAR:** n/a	**Height:** 45 ft **Stories:** 2 **FAR:** n/a	**Height:** 30 ft **Stories:** 2 **FAR:** n/a	n/a	**Height:** n/a **Stories:** 6 **FAR:** n/a	**Height:** n/a **Stories:** 10 **FAR:** n/a	**Height:** n/a **Stories:** 13 **FAR:** n/a
PF	**Height:** n/a **Stories:** n/a **FAR:** 3:1	**Height:** 75 ft **Stories:** 6† **FAR:** 3:1	**Height:** 45 ft **Stories:** 3† **FAR:** 3:1	**Height:** 30 ft **Stories:** 2† **FAR:** 3:1	n/a	**Height:** n/a **Stories:** n/a **FAR:** 6:1	**Height:** n/a **Stories:** n/a **FAR:** 10:1	**Height:** n/a **Stories:** n/a **FAR:** 13:1

Table 2 – Height Districts (Height, Stories, FAR & RFAR)

Zone	1‡	1L‡	1VL‡	1XL‡	1SS	2	3	4

FAR – Floor Area Ratio – defined in Section 12.03 of the LAMC.

RFAR – Residential Floor Area Ratio – defined in Section 12.03 of the LAMC. Used only for non-Coastal Zone properties in Height Districts 1, 1L, 1VL, 1XL, and 1SS.

* Prevailing Height in accordance with the 3rd unnumbered paragraphs of Section 12.21.1 of the LAMC may apply.

** Properties located in one of the R1 Variation Zones (R1V, R1F, R1R, R1H) are not part of any Height District. See tables on pp.11-14 for height regulations in R1 Variation Zones. These regulations are also in Section 12.08 C.5 (b)-(d) of the LAMC.

***Coastal Zone properties outside of the Hillside Area are not subject to Residential Floor Area limits, but are subject to Floor Area limits.

† Buildings used entirely for residential (and ground floor commercial in the RAS Zones) are only limited as to feet, not stories.

‡ Floor Area in Height District 1 in other than C and M Zones is limited to 3:1 FAR.

¤ Height limited to 36 ft or 45 ft in Hillside Areas in accordance with Section 12.21 A.17 of the LAMC.

§ Height limited to 45 feet on lots in the Coastal Zone not located within the Hillside Area, as defined in Section 12.03 of the LAMC.

Transitional Height: Portions of buildings in C or M Zones within certain distances of RW1 or more restrictive Zones shall not exceed the following height limits, in accordance with Section 12.21.1 A.10 of the LAMC.

Distance (ft)	Height (ft)
0 – 49	25
50 – 99	33
100 – 199	61

DEPARTMENT OF CITY PLANNING
GENERALIZED SUMMARY OF ZONING REGULATIONS
Updated March 2020

ANATOMY OF ZONING IN LOS ANGELES

[Q]C2-1-CDO

SPECIAL ZONING CLASSIFICATIONS
Site-specific or project-specific provisions that are established by ordinance as part of the Zone for a lot.

ZONE CLASSIFICATIONS
The zone classification dictates basic requirements and restrictions such as permitted and conditionally permitted uses, minimum lot area, yard and parking requirements.

HEIGHT DISTRICT
The height district designation determines the maximum Floor Area Ratio, Residential Floor Area Ratio, and sometimes number of stories and/or feet. Does not apply to R1 Variation Zones.

SUPPLEMENTAL USE DISTRICT
Supplemental use districts contain *additional* regulations beyond those required by the base zone regulations, usually to protect or create certain neighborhood characteristics.

Special Zoning Classifications (Section 12.32 of the LAMC. T and Q Classifications appear before the zone classification, while D limitations appear after the height district designation.)		
(T), [T], T	Tentative Zone Classification	Tentative zone classification, pending certain required dedications, payments or improvements – see Council File
(Q), [Q], Q	Qualified Classification	Restricts uses allowed on property
D	Development Limitation	Restricts heights, floor area ratio, lot coverage, building setbacks

Supplemental Use Districts

Regulate uses which cannot adequately be provided for in the Zoning Code (Section 13.00 of the LAMC)

O	Oil Drilling District	**MU**	Mixed Use District
S	Animal Slaughtering	**FH**	Fence Height District
G	Surface Mining District	**SN**	Sign District
RPD	Residential Planned Development District	**RFA**	Residential Floor Area District
K	Equinekeeping District	**NSO**	Neighborhood Stabilization Overlay District
CA	Commercial and Artcraft District	**CPIO**	Community Plan Implementation Overlay District
POD	Pedestrian Oriented District	**HS**	Hillside Standards Overlay District
CDO	Community Design Overlay District	**MPR**	Modified Parking Requirement District

Other Zoning Designations

ADP	Alameda District Specific Plan	**LASED**	LA Sports & Entertainment Specific Plan
CCS	Century City South Studio Zone	**OX**	Oxford Triangle Specific Plan
CSA	Centers Study Area	**PKM**	Park Mile Specific Plan
CW	Central City West Specific Plan	**PV**	Playa Vista Specific Plan
GM	Glencoe/Maxella Specific Plan	**WC**	Warner Center Specific Plan
HPOZ	Historic Preservation Overlay Zone		

GENERAL NOTE:
This summary is only a guide. Definitive information should be obtained from Chapter 1 of the Los Angeles Municipal Code (LAMC) itself and from consultation with the Department of Building and Safety.

UPDATES:
April 2013 Update: Updated to reflect changes made to the Single-Family Zones under the Baseline Mansionization Ordinance (Ord. No. 179,883) and Baseline Hillside Ordinance (Ord. No. 181,624), bicycle parking requirements under Bicycle Parking Ordinance (Ord. No. 182,386), the list of Supplemental Use Districts, and add the "ANATOMY OF ZONING IN LOS ANGELES" diagram.

May 2019 Update: Updated to reflect further changes to the Single-Family Zone Regulations and addition of R1 Variation Zones (Ord. No. 184,802), and the Permanent Supportive Housing Ordinance (Ord. No. 185,492).

June 2019 Correction: Corrected height restrictions for C and M properties in Height Districts 1VL and 1XL.

March 2020 Correction: Corrected FAR/RFAR restrictions for R1, RA, RE and RS properties in Height Districts 2, 3 and 4.

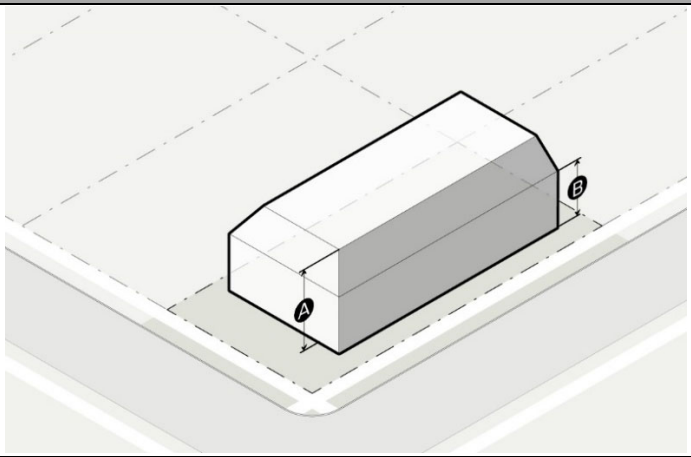
R1 Variation Zones – Bulk & Massing Regulations

The following pages contain summaries of the bulk and massing regulations for the R1 Variation Zones, which are divided into “R1V” Variable-Mass, “R1F” Front-Mass, “R1R” Rear-Mass, and R1H” Hillside. All of the R1 Variation Zones are subject to encroachment plane limits, as well as the side yard plane break/offset requirement for all R1 properties. The encroachment plane and plane break/offset requirements are illustrated on Pages 15-16.

“R1V” Variable-Mass Zones (R1V1, R1V2, R1V3, R1V4)

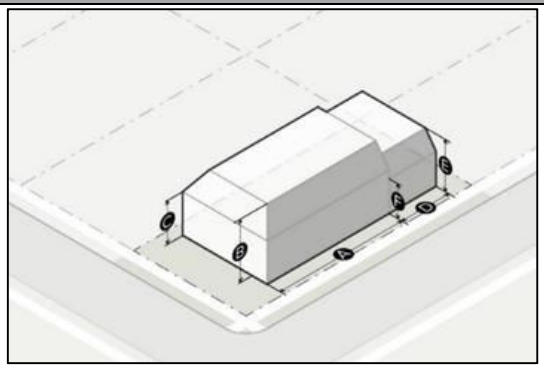
Table 12.08 C.5(b)

R1 VARIABLE-MASS VARIATION ZONES DEVELOPMENT STANDARDS



Lot Size and Residential Floor Area Ratio		R1V1	R1V2	R1V3	R1V4	Max Lot Coverage
	Up to 6,000 SF	.65	.55	.45	.40	50%
	6,001 to 7,000 SF	.63	.53	.43	.38	48%
	7,001 to 8,000 SF	.61	.51	.41	.36	46%
	8,001 to 9,000 SF	.59	.49	.39	.34	44%
	9,001 to 10,000 SF	.57	.47	.37	.32	42%
	Over 10,000 SF	.55	.45	.35	.30	40%
Variable Mass						
(A)	Height of Building (max)	30’	30’	28’	20’	
(B)	Encroachment Plane Origin Height	22’	22’	20’	14’	
	Angle of Encroachment Plane	45°	45°	45°	45°	

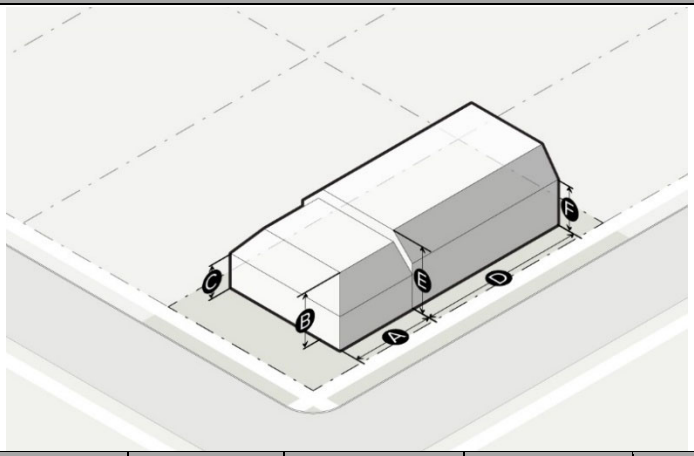
"R1F" Front-Mass Zones (R1F1, R1F2, R1F3, R1F4)

Table 12.08 C.5(c)						
R1 FRONT-MASS VARIATION ZONES DEVELOPMENT STANDARDS						
						
Lot Size and Residential Floor Area Ratio		**R1F1**	**R1F2**	**R1F3**	**R1F4**	Max Lot Coverage
	Up to 6,000 SF	.65	.55	.45	.40	50%
	6,001 to 7,000 SF	.63	.53	.43	.38	48%
	7,001 to 8,000 SF	.61	.51	.41	.36	46%
	8,001 to 9,000 SF	.59	.49	.39	.34	44%
	9,001 to 10,000 SF	.57	.47	.37	.32	42%
	Over 10,000 SF	.55	.45	.35	.30	40%
Front Mass						
(A)	Front envelope depth, from front yard setback (min)	-	-	-	-	
(B)	Height of Mass (max)	30'	30'	28'	26'	
(C)	Encroachment Plane Origin Height	22'	22'	20'	18'	
	Angle of Encroachment Plane	45°	45°	45°	45°	
Rear Mass						
(D)	Rear envelope depth, from rear yard setback (min)	25'	25'	25'	25'	
(E)	Height of Mass (max)	24'	24'	20'	18'	
(F)	Encroachment Plane Origin Height	16'	16'	14'	14'	
	Angle of Encroachment Plane	45°	45°	45°	45°	

"R1R" Rear-Mass Zones (R1R1, R1R2, R1R3, R1R4)

Table 12.08 C.5(d)

R1 REAR-MASS VARIATION ZONES DEVELOPMENT STANDARDS



Lot Size and Residential Floor Area Ratio		R1R1	R1R2	R1R3	R1R4	Max Lot Coverage
	Up to 6,000 SF	.65	.55	.45	.40	50%
	6,001 to 7,000 SF	.63	.53	.43	.38	48%
	7,001 to 8,000 SF	.61	.51	.41	.36	46%
	8,001 to 9,000 SF	.59	.49	.39	.34	44%
	9,001 to 10,000 SF	.57	.47	.37	.32	42%
	Over 10,000 SF	.55	.45	.35	.30	40%
Front Mass						
(A)	Front envelope depth, from front yard setback (min)	30'	30'	30'	30'	
(B)	Height of Mass (max)	24'	24'	20'	18'	
(C)	Encroachment Plane Origin Height	16'	16'	12'	12'	
	Angle of Encroachment Plane	45°	45°	45°	45°	
Rear Mass						
(D)	Rear envelope depth, from rear yard setback (min)	-	-	-	-	
(E)	Height of Mass (max)	30'	30'	28'	26'	
(F)	Encroachment Plane Origin Height	22'	22'	20'	18'	
	Angle of Encroachment Plane	45°	45°	45°	45°	

"R1H" Hillside Zones (R1H1, R1H2, R1H3, R1H4)

The maximum Residential Floor Area contained in all Buildings and Accessory Buildings on a property in an R1H Zone shall not exceed the sum of the square footage of each Slope Band multiplied by the corresponding Residential Floor Area Ratio (RFAR) for the zone of the Lot. Otherwise, a property in an R1H Zone shall comply with all of the R1 Hillside Area Development Standards pursuant to Section 12.21 C.10 of the LAMC.

Table 12.21 C.10-2b
Single-Family Zone Hillside Area Residential Floor Area Ratios (RFAR)

Slope Bands (%)	R1H1	R1H2	R1H3	R1H4
0 – 14.99	0.65	0.55	0.45	0.40
15 – 29.99	0.60	0.50	0.45	0.35
30 – 44.99	0.55	0.45	0.40	0.30
45 – 59.99	0.50	0.40	0.35	0.25
60 – 99.99	0.45	0.35	0.30	0.20
100 +	0.00	0.00	0.00	0.00

R1 Encroachment Plane

The Encroachment Plane in the standard R1 Zone and R1 Variation Zones is an angled plane originating at a specified height above the minimum front and/or side yard setback and angling toward the interior of the lot. The mass of the building may not extend above the plane, except for specified roof structures and equipment, per LAMC Section 12.21.1. The 20-foot origin height shown here applies in the standard R1 Zone and in some R1 Variation Zones, while other R1 Variation Zones may specify a different origin height. See Subdivision C.5 of LAMC Section 12.08 for the precise dimensions that apply in each R1 Variation Zone.

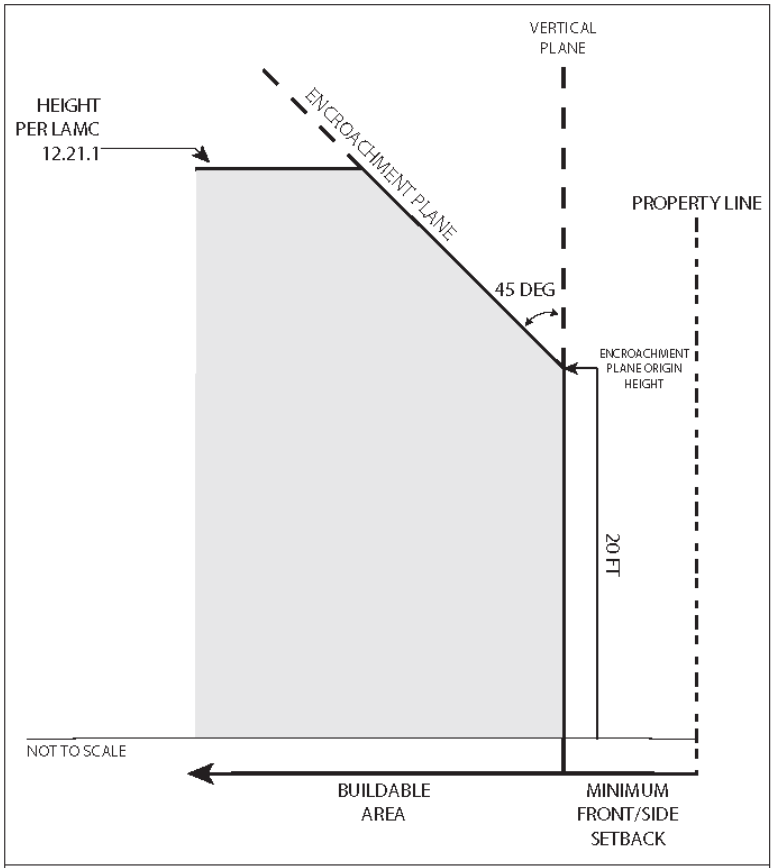
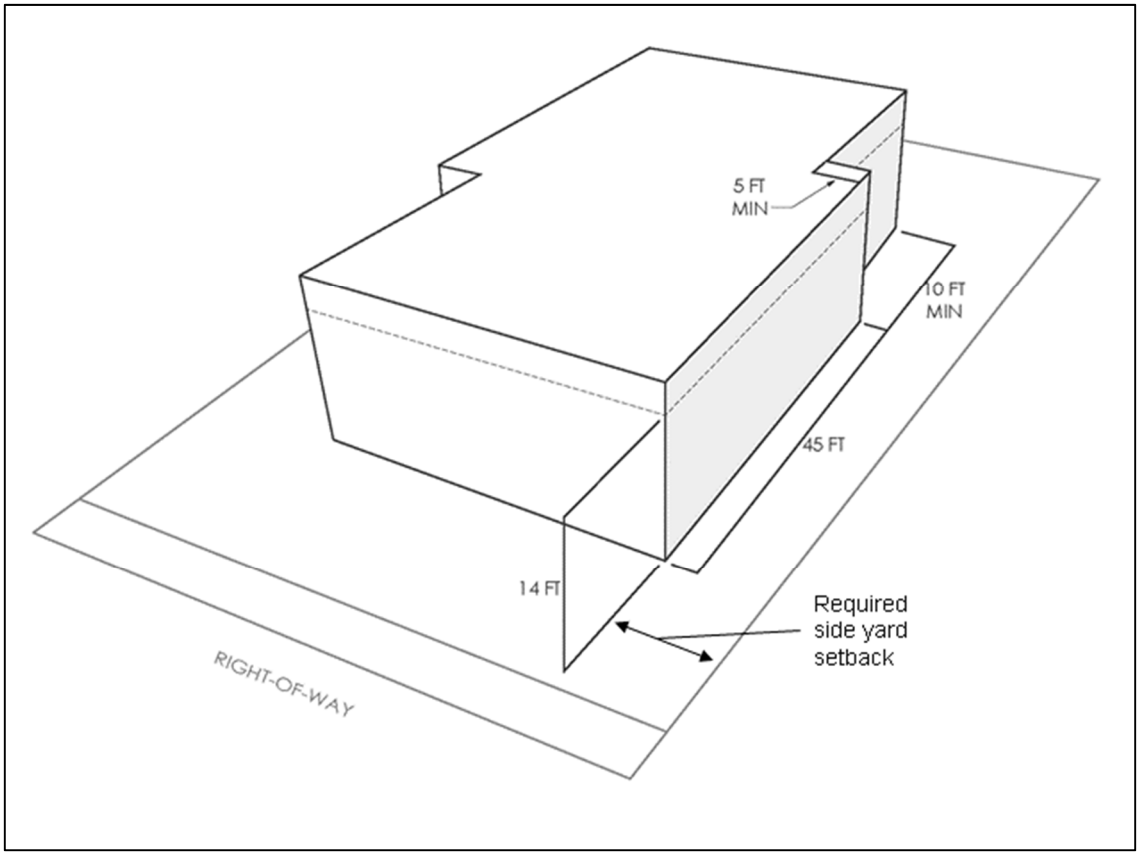


Figure 12.03-1: Encroachment Plane diagram. Different zones have different encroachment plane origin heights.

R1 Side Wall Offset/Plane Break

In the R1 Zone, R2 Zone, and all R1 Variation Zones, all portions of a building that have a side wall more than 14 feet high and a continuous length greater than 45 feet must provide an offset or plane break at least 5 feet in depth beyond the minimum side yard. The offset or plane break must be at least 10 feet in length.





Appendix 2.4

Summary of Case Filing and Building Permitting Fees

Appendix 2.4: Summary of Case Filing and Building Permitting Fees

Table 1 2
Department of City Planning (LAMC Section 19.00, Effective March 24, 2018)

Table 2 8
Department of Housing (Formerly Department of Housing and Community Investment)

Table 3 9
Department of Transportation (LAMC Section 19.00, Effective March 24, 2018)

Table 4 9
Department of Building and Safety (LAMC Section 91.113, Table 1-A, Effective July 16, 2018)

Table 5 10
Department of Building and Safety (LAMC Section 91.107, Effective July 16, 2018)

Table 6 10
Affordable Housing Linkage fee Schedule, Effective July 1, 2020

Sample 1 11
Sample Building Permit Fee Estimates for New Construction of a 50-unit Residential Project with a Valuation of $6,544,500.

Sample 2 13
New construction of one-story 1200 square foot ADU with a project valuation of $121,200. Total Permit Fee: $8447.62

Sample 3 14
Conversion of an existing 400 square foot garage to an ADU with a project valuation of $20,000. Total Permit Fee: $1045.22.

Table 1

Department of City Planning (LAMC Section 19.00, Effective March 24, 2018)	
Establishment or Change of Zones, Height Districts or Supplemental Use Districts, and Other Related Actions.	**Fee**
Zone Change - No New Construction	$11,609
Zone Change - With New Construction	$20,229
Clarification of Q Classifications or D Limitations	$4,158
Land Use Determinations by CPC	$1,485
Amendment of Council's Instructions involving (T) Tentative Classifications	$4,637
Height District Change	$19,270
Supplemental Use District: Change or Removal	$65,680
Supplemental Use District: Establishment	$130,708
Zone Boundary Line Adjustment	$5,352
Building Line - Establishment, Change or Removal	$7,164
Commission Conditional Uses and Other Similar Quasi-judicial Approvals and Public Benefit Approval	**Fee**
Conditional Use by APC or CPC	$12,633
Public Benefits Alternative Compliance Proposal	$13,064
Modification of Existing CUP by APC or CPC	$12,846
Letters of Correction, Modification or Clarification of a determination by a ZA or the Director initiated by Applicant	$1,486
Variances, Adjustments or Modifications from the Regulations and Requirements of the Zoning Ordinances.	**Fee**
Variance	$5,558
Adjustment by Zoning Administrator except Single Family dwelling	$5,146
Adjustment by Zoning Administrator for Single Family dwelling	$4,322
Slight Modification by Zoning Administrator	$5,517

Reasonable Accommodation Determination	N/A
Zoning Administrator Conditional Uses, Interpretations and Various Quasi-judicial Approvals.	**Fee**
Zoning Administrator Interpretation of Yard or Use Regulations	$5,591
Conditional Use by Zoning Administrator - all other uses	$5,660
Modification or Review by Zoning Administrator	$5,718
Relief from Fence Height Limitation	$5,434
Zoning Administrator Determination under Section 12.24 X. unless listed separately	$5,476
Fees for Historic Related Applications	**Fee**
HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, up to 750 square feet	$1,336
HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, 750 square feet or greater, or second story additions	$1,710
Historic Preservation Overlay Zone (HPOZ) Certificate of Appropriateness or Compatibility: for new residential construction, 1 to 4 units	$2,198
HPOZ Certificate of Appropriateness or Compatibility: for new residential construction, 5 units or more	$2,600
HPOZ Certificate of Appropriateness or Compatibility: for new commercial and mixed use construction, 5,000 square feet or greater	$2,600
HPOZ Certificate of Appropriateness or Compatibility: for new accessory building construction	$1,336
Historic Resources Building Permit Clearance (Larger Project)	$1,077
APC/DEM (Historic) demolition of main structure	$8,380
Preliminary Evaluation of Demolition or Relocation without Permit	$9,195
Commission or Director Approvals.	**Fee**
Project Permit Compliance, Design Overlay Plan Approvals or other Director’s Determination (DIR) cases - Minor	$1,619

Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Standard	$4,326
Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Standard (Single Family)	$3,782
Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major	$6,500
Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major (Single Family)	$6,500
Project Permit Compliance with Design Review Board - Minor	$2,842
Project Permit Compliance with Design Review Board - Standard	$6,500
Project Permit Compliance with Design Review Board - Standard (Single Family)	$2,500
Project Permit Compliance with Design Review Board - Major	$8,403
Project Permit Compliance with Design Review Board - Major (Single Family)	$7,859
Design Review Board - Preliminary	$4,482
Design Review Board - Preliminary for single- family residential dwelling	$1,827
Project Permit Modification	$4,482
Project Permit Adjustment	$4,890
Specific Plan Exception	$14,350
Specific Plan Amendment Redevelopment Plan Amendment	$21,227
Specific Plan Interpretation	$2,921
Density Increase	**Fee**
Application for a Density Bonus including a request for one or more Incentives included in the Menu of Incentives (Section 12.22 A.25.(g)(2))	$7,282
Application for a Density Bonus including a request for an Incentive not included in the Menu of Incentives (Section 12.22 A.25.(g)(3))	$21,227

Application for a Density Bonus in excess of that permitted by Section 12.22 A.26	$21,227
Site Plan Review	**Fee**
Site Plan Review Application for Residential Project of 50 or more dwelling units	$9,014
For Non-Residential or Mixed Use Building Site Plan Review Application	$9,014
Hillside	**Fee**
Hillside Permit Filing Fee	$5,660
Expedited Permit Fee	**Fee**
Expedited Review Services (hourly)	$219
Eldercare Facility Unified Permit Application	**Fee**
Eldercare Facility Unified Permit Application	$7,442
Subdivision Maps	**Fee**
Tentative Map - MF Residential - 5-49 Units	$9,721
Tentative Map - MF Residential - 50-99 Units	$13,043
Tentative Map - MF Residential - 100 Units or More	$16,502
Parcel Maps	**Fee**
Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - SF, RE40 or More Restrictive Zones	$13,095
Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - SF, RE20 or Less Restrictive Zones	$11,282
Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - Multi-Family	$14,520
Parcel Map Exemption (Lot Line Adjustment)	$3,474
Parcel Map Waiver	$3,474
Condominium Conversion for Subdivision and Parcel Maps	**Fee**
1 to 4 Units	$13,589
5 to 49 Units	$16,192
50 to 99 Units	$19,750

100 Units or More	$22,320
Fees for General Plan Consistency	**Fee**
Zone Change and associated costs for a General Plan Amendment for less than 400 dwelling units, 500,000 square feet for commercial/industrial, or 250,000 square feet for mixed use	$25,004
Zone Change and associated costs for a General Plan Amendment for 400 dwelling units or greater, 500,000 square feet or greater for commercial/industrial, or 250,000 square feet or greater for mixed use	$28,299
Street Re-Classification	$12,884
Fees for Sign-Off Requests	**Fee**
Public Benefit Project (sign off for by-right project)	$1,437
Miscellaneous Sign off - ZA	$2,155
Miscellaneous Sign off - ZA SF dwellings with no exceptions	$2,155
Request for Approval to erect temporary Subdivision Directional Signs (First Sign)	$287
Request for Approval to erect temporary Subdivision Directional Signs (Each Additional Sign)	$287
Miscellaneous sign off - Director	$1,245
Miscellaneous sign off - Commission	$2,251
Landscape Plan Approval as part of a Discretionary Approval	$766
Landscape per tract	$862
Building Permit Sign Off for Minor Projects	$238
Fees for Environmental Clearances	**Fee**
Categorical Exemption	$373
Environmental Assessment Form (EAF) / Initial Study leading to Negative Declaration or Mitigated Negative Declaration or any other State exemptions	$5,774
Mitigated Negative Declaration - Expanded/Initial Study	$11,134
Addendum or Supplemental to Prior Environmental Determination	$1,909

Publication Fee for Negative Declaration or Mitigated Negative Declaration (pass through of publishing costs)	$676
Environmental Impact Reports (Initial Deposit)	$11,000
Environmental Impact Report Review Services (hourly)	$192
Fees for Coastal Environment	**Fee**
Coastal Development Permit for Single Family and Multi-family residential dwelling	$13,753
Coastal Development Permit for Single Family residential dwelling with no exceptions	$13,753
Coastal Development Permit Exemption Determination	$1,437
Coastal Development Permit Approval in Concept	$575
Coastal Development Permit - Mello Compliance Review - City Review	$6,547
Mello Compliance Review - Third Party Consultant	$287 + Actual Cost
Fees for Project Development and Counseling Services	**Fee**
Pre-Application Review and Research	$383
Zoning Pre-Check (per project, per request)	$1,149
Pre-development Meeting (per meeting)	$1,724
Additional assistance as required, per hour	$287
Technical Counseling (per meeting)	$862
Project Navigation Services (deposit required, per hour)	
Project not requiring EIR	$287
Project including EIR	$287
Source: Los Angeles Department of City Planning	

Table 2

Department of Housing (Formerly Department of Housing and Community Investment)	
Fees for Enforcement of Housing Covenants (LAMC Section 19.00, Effective March 24, 2018)	**Fee**
Housing Replacement Determinations pursuant to AB 2222	$1,027.00 per unit
Affordable Housing Covenant Preparation	$5,770.00* per project
Affordable Housing Covenant Amendments	$5,770.00 per amendment
Affordable Housing Covenant Assumptions and Terminations	$1,214.00 per assumption or termination
Affordable Housing Covenant Monitoring	$173.00* per restricted unit, per year
Filing Fee	$43.00* per project
Ellis Fees	**Fee**
Relocation Service Fee for Eligible Tenants	$498
Relocation Service Fee for Qualified Tenants	$802
Relocation Service Administrative Fee	$69
Demolition Monitoring Administrative Fee	$45
Relocation Assistance Dispute Resolution Fee	$250
Residential Hotel Ordinance - Claim of Exemption	$205 per application
Landlord Declaration for Owner, Eligible Relative, or Resident Manager Occupancy Filing Fee	$75
Source: Housing and Community Investment Department of Los Angeles	

Table 3

Department of Transportation (LAMC Section 19.00, Effective March 24, 2018)	
Fees Related to the Department of Transportation's Traffic Study Review, Condition Clearance, and Permit Issuance (in connection with obtaining any environmental clearance and/or permit issuance related tasks)	**Fee**
Building Permit Sign Offs	$365
Dedication & Widening Waivers	$445
Driveway Permit Sign Offs	$535
Dedication & Widening Waivers	$445
Master Plan / Complex Circulation Review	$1,595
Project Condition Clearance	$270
Street Vacation Requests	$965
Subdivision Report	$205
TDM Compliance / Trip Monitoring Report Review	$770
Technical Study	$1,340
Traffic Study MOU	$1,175
Traffic Study Review	$7,480
Worksite Traffic Control Plan Review	$1,645
Source: Los Angeles Department of City Planning	

Table 4

Department of Building and Safety (LAMC Section 91.113, Table 1-A, Effective July 16, 2018)		
Building Permit Fees		
Total Project Valuation		**Fee**
From	**To**	
$0.00	$100 inclusive	None

$100.01	$2,000 inclusive	$65.00
$2,000.01	$20,000 inclusive	$40.00 plus $1.25 per $100 or fraction thereof of total valuation.
$20,000.01	$50,000 inclusive	$170.00 plus 6.00 per $1,000 or fraction thereof of total valuation
$50,000.01	$100,000 inclusive	$195.00 plus $5.50 per $1,000 or fraction thereof of total valuation
$100,000.01	$500,000 inclusive	$395.00 plus $3.50 per $1,000 or fraction thereof of total valuation
$500,000.01	$1,000,000 inclusive	$520.00 plus $3.25 per $1,000 or fraction thereof of total valuation

Table 5

Department of Building and Safety (LAMC Section 91.107, Effective July 16, 2018)	
Type of Application	**Fee**
Plan Check for Buildings and Structures (LAMC 91.107.3.1.1)	Equal to 90% of the Building Permit Fee calculated using Table 1-A
Certificate of Occupancy	$150 per unit

Table 6

Affordable Housing Linkage fee Schedule, Effective July 1, 2020				
	Low Market Area	**Medium Market Area**	**Medium - High Market Area**	**High Market Area**
Type of Use	**Fee Per Square Foot**			
Nonresidential Uses, including Hotels	$3.11	$4.15	n/a	$5.19

Residential Uses (6 or more units)	$8.31	$10.38	$12.46	$18.69
Residential Uses (2-5 units)	$1.04	$1.04	$1.04	$18.69
Single-Family Detached Homes	$8.31	$10.38	$12.46	$18.69
Development Projects Resulting in a Net Loss of Housing Units (in addition to any other fees)	$3.11	$3.11	$3.11	$3.11
Source: Los Angeles Department of City Planning				

Sample 1
Sample Building Permit Fee Estimates for New Construction of a 50-unit Residential Project with a Valuation of $6,544,500.

Note: The fees calculated using this application are an approximation of the actual fees based on the current fee ordinance and may be subject to change without notice. The final fees are determined when an application is submitted.

* Indicates required fields | Calculate Fees | Reset

◉ Total Fees for Permit Issuance ○ Submittal Fees for Plan Check

Expedite Plan Check? ○ Yes ◉ No

Project Valuation:(2)	Building Type	*Application Type	Number Of New Dwelling Units	
6,544,500	Residential	Bldg-New	50	

FLOOR AREA

(Enter the floor area in square feet for each use in the boxes below when "Yes" is checked for Arts Development)

Arts Development? (3) ○ Yes ◉ No

Office ($1.57 / sf)	Retail ($1.31 / sf)	Manuf ($0.51 / sf)	Warehouse ($0.39 / sf)	Hotel ($0.52 / sf)
0	0	0	0	0

School District Fees

(Enter the floor area in square feet for each use in the boxes below when "Yes" is checked for the School District Fee)

School District Fee? (4) ○ Yes ◉ No

Commercial ($0.61 / sf)	Residential ($3.79 / sf)	Garage ($0.39 / sf)	Self Storage ($0.28 / sf)	
0	38500	0	0	

PERMIT FEES	No Surcharges	Energy Surcharge Added(6)	Disabled Access Surcharge Added(7)	Energy & D.A. Surcharges Added(6,7)
Building Permit Fee (BP)	21530.58	23487.90	23977.23	25934.56
Plan Check Fee (PC)	19377.52	21139.11	21579.51	23341.10
Plan Maintenance (PM)	300.00	300.00	300.00	300.00
EQ Instrumentation (EI)	850.79	850.79	850.79	850.79
Issuing Fee	0.00	0.00	0.00	0.00
Planning (Incl $10 misc)	5367.05	5850.51	5971.38	6454.84
Dev Services Center Surcharge	1261.77	1373.33	1401.23	1512.79
System Dev Surcharge	2523.53	2746.67	2802.45	3025.59
Arts Dev (val > 500k)	0.00	0.00	0.00	0.00
Dwelling Unit Construction Tax	10000.00	10000.00	10000.00	10000.00

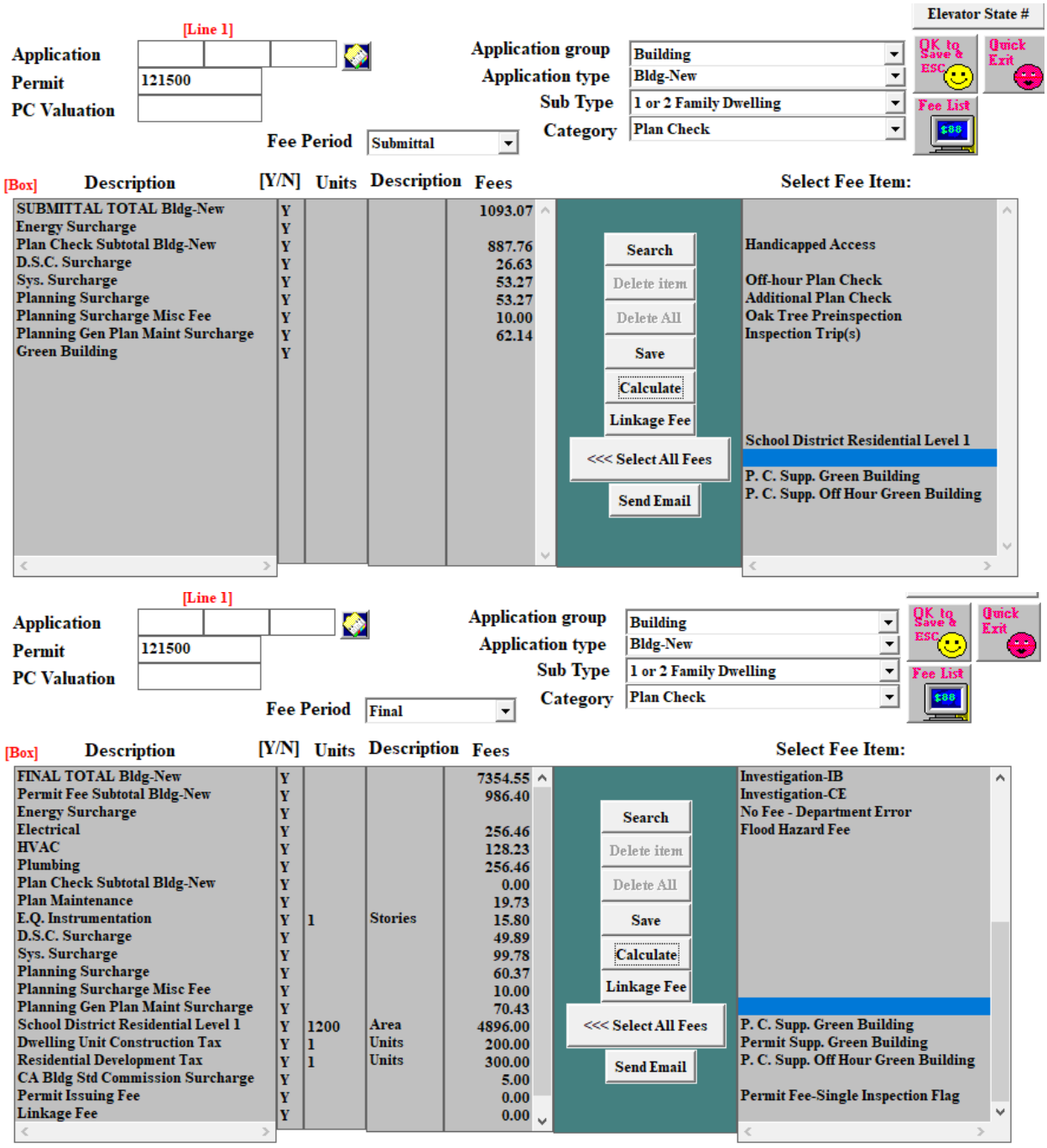
Residential Development Tax	15000.00	15000.00	15000.00	15000.00
State Green Building Surcharge	262.00	262.00	262.00	262.00
School Fee	145915.00	145915.00	145915.00	145915.00
TOTAL	**$222,388.23**	**$226,925.31**	**$228,059.59**	**$232,596.67**

Notes:
(1) Submittal Fees for Plan Check - This amount is due when plans are submitted for plan check.
Total Fees for Permit Issuance - This amount is due when the permit is ready to issue. In general, the actual fee due at permit issuance is this amount less the submittal fees
if they have been paid at plan check submittal.
(2) Project Valuation is the total value of all construction work for which the building permit is issued, including all painting, papering, roofing, electrical work, plumbing, permanent or fixed heating
equipment, elevator equipment, fire sprinkler equipment and any other permanent portions or permanent equipment.
(3) Only applicable for Commercial projects with $500,000 or more Project Valuation.
(4) Only applicable for projects with new floor area of 500 sq.ft. or more.
(5) If the project is in a hillside area, additional grading pre-inspection and posting fees may be required.
(6) Energy Surcharge will be applicable to new buildings or additions.
(7) Disabled Access Surcharge will be applicable to multi-family and commercial projects.

Samples Building Permit Fee Estimates for New Construction ADUs and Garage Conversion ADUs

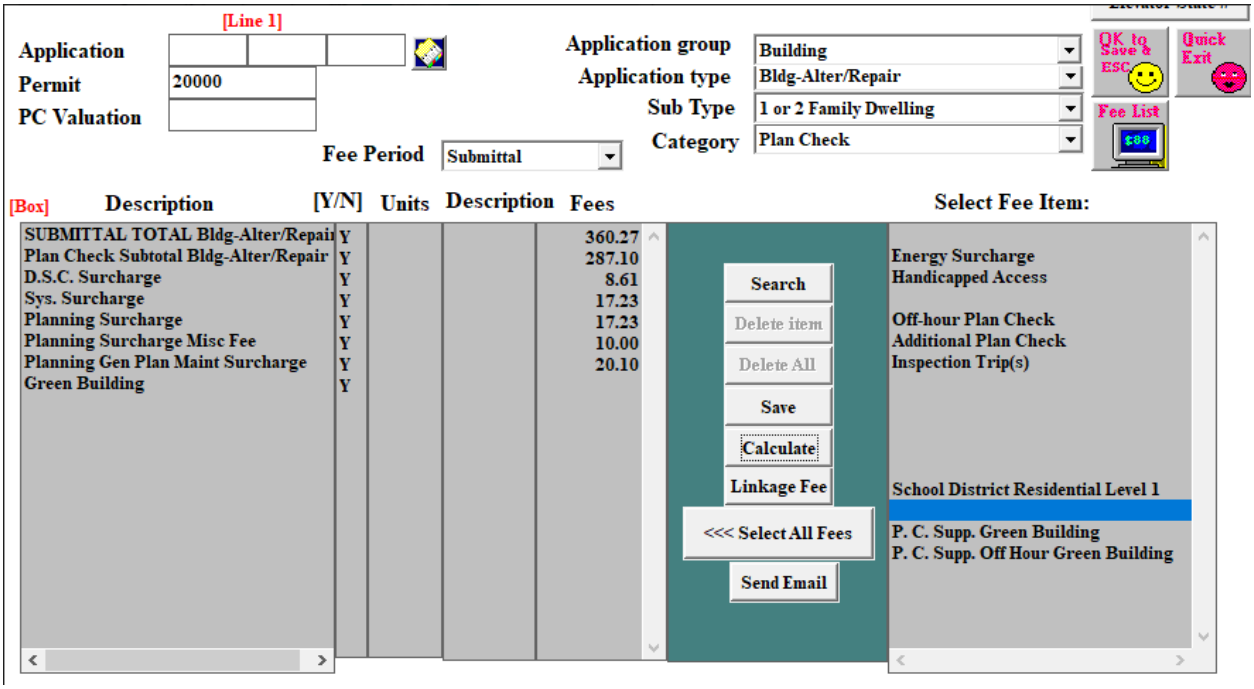
Note: The fees charged by LADBS for an ADU vary largely depending on the scope of the project. Per LABC 107.2.1, permit fees are based on the total value of all construction work for which the permit is issued. The samples below provide some insight as to how fees are assessed by LADBS for the new construction of an ADU and the conversion of an existing garage to an ADU.

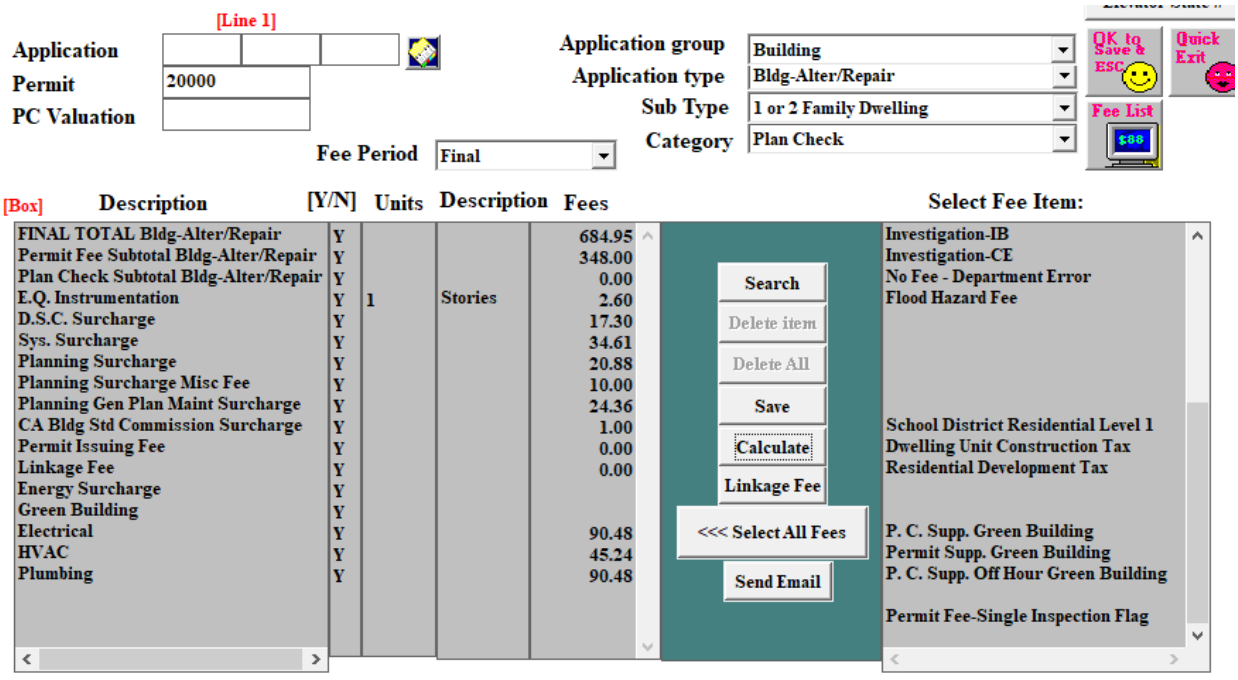
Sample 2
New construction of one-story 1200 square foot ADU with a project valuation of $121,200. Total Permit Fee: $8447.62



Sample 3

Conversion of an existing 400 square foot garage to an ADU with a project valuation of $20,000. Total Permit Fee: $1045.22.


[Line 1]
Application
Permit
20000
PC Valuation
Fee Period
Submittal
Application group
Building
Application type
Bldg-Alter/Repair
Sub Type
1 or 2 Family Dwelling
Category
Plan Check
OK to Save & ESC
Quick Exit
Fee List
[Box]
Description
[Y/N]
Units
Description
Fees
SUBMITTAL TOTAL Bldg-Alter/Repair Y 360.27
Plan Check Subtotal Bldg-Alter/Repair Y 287.10
D.S.C. Surcharge Y 8.61
Sys. Surcharge Y 17.23
Planning Surcharge Y 17.23
Planning Surcharge Misc Fee Y 10.00
Planning Gen Plan Maint Surcharge Y 20.10
Green Building Y
Search
Delete item
Delete All
Save
Calculate
Linkage Fee
<<< Select All Fees
Send Email
Select Fee Item:
Energy Surcharge
Handicapped Access
Off-hour Plan Check
Additional Plan Check
Inspection Trip(s)
School District Residential Level 1
P. C. Supp. Green Building
P. C. Supp. Off Hour Green Building


[Line 1]
Application
Permit
20000
PC Valuation
Fee Period
Final
Application group
Building
Application type
Bldg-Alter/Repair
Sub Type
1 or 2 Family Dwelling
Category
Plan Check
OK to Save & ESC
Quick Exit
Fee List
[Box]
Description
[Y/N]
Units
Description
Fees
FINAL TOTAL Bldg-Alter/Repair Y 684.95
Permit Fee Subtotal Bldg-Alter/Repair Y 348.00
Plan Check Subtotal Bldg-Alter/Repair Y 0.00
E.Q. Instrumentation Y 1 Stories 2.60
D.S.C. Surcharge Y 17.30
Sys. Surcharge Y 34.61
Planning Surcharge Y 20.88
Planning Surcharge Misc Fee Y 10.00
Planning Gen Plan Maint Surcharge Y 24.36
CA Bldg Std Commission Surcharge Y 1.00
Permit Issuing Fee Y 0.00
Linkage Fee Y 0.00
Energy Surcharge Y
Green Building Y
Electrical Y 90.48
HVAC Y 45.24
Plumbing Y 90.48
Search
Delete item
Delete All
Save
Calculate
Linkage Fee
<<< Select All Fees
Send Email
Select Fee Item:
Investigation-IB
Investigation-CE
No Fee - Department Error
Flood Hazard Fee
School District Residential Level 1
Dwelling Unit Construction Tax
Residential Development Tax
P. C. Supp. Green Building
Permit Supp. Green Building
P. C. Supp. Off Hour Green Building
Permit Fee-Single Inspection Flag



Appendix 2.5

Coastal Zone Building Activity Data 1982-2021

Appendix 2.5: Coastal Zone Building Activity Data 1982-2020

Notes:

- N/A denotes that there is no data available to confirm a numerical value.
- Using the geographic layers for the Coastal Zone Commission jurisdiction *and* for the Three Mile Boundary per the Mello Act, permits within the jurisdictions were identified and analyzed for the time period between 2013 and 2020.

Table 1

All Coastal Development Permits Approved for New Construction, Demolition, and Conversion 1982-1988 by Year			
Year	**New Construction**	**Conversion**	**Demolitions**
1982	N/A	N/A	N/A
1983	N/A	N/A	N/A
1984	21	0	0
1985	44	1	3
1986	116	3	9
1987	169	9	0
1988	217	1	14
Total 1984-1988	567	14	26
Source: Los Angeles Department of City Planning			

Table 2

All Coastal Development Permits Approved for New Construction, Demolition, and Conversion 1989-2020 by Year

Years 2013-2020 shows data on building activity within the Coastal Zone Boundary and within the Three Miles of the Coastal Zone

		Gains		**Losses**		
Year		**New Building**	**Conversion Gain**	**Demolition**	**Conversion Loss**	**Net Gain or Loss**
1989		55	5	-57	-2	1
1990		615	7	-231	-6	385
1991		585	16	-162	-3	436
1992		209	43	-93	-1	158

1993		56	40	-31	-9	56
1994		34	2	-30	0	6
1995		55	2	-35	-2	20
1996		84	6	-28	-4	58
1997		89	6	-36	-6	53
1998		227	3	-28	0	202
1999		N/A	N/A	N/A	N/A	N/A
2000		52	N/A	-56	N/A	-4
2001		291	3	-235	0	59
2002		1164	38	-69	-13	1120
2003		558	123	-463	-5	213
2004		527	43	-89	-8	473
2005		1486	29	-161	-20	1334
2006		521	39	-87	-15	458
2007		163	112	-77	-26	172
2008		157	161	-63	-167	88
2009		40	62	-37	-65	0
2010		339	23	-27	-14	321
2011		46	15	-33	-20	8
2012		41	34	-34	-21	20
2013	**Coastal Zone**	49	1	-49	-7	-6
	Coastal Zone + 3 Mile	177	15	-168	-12	12
2014	**Coastal Zone**	60	7	-49	-1	17
	Coastal Zone + 3 Mile	998	17	-173	-2	840
2015	**Coastal Zone**	22	1	-17	-4	2
	Coastal Zone + 3 Mile	322	4	-219	-9	98

2016	**Coastal Zone**	47	1	-22	0	26
	Coastal Zone + 3 Mile	597	6	-184	-1	418
2017	**Coastal Zone**	47	2	-33	-4	12
	Coastal Zone + 3 Mile	416	32	-193	-7	248
2018	**Coastal Zone**	66	7	-40	-5	28
	Coastal Zone + 3 Mile	449	20	-259	-11	199
2019	**Coastal Zone**	30	2	-36	0	-4
	Coastal Zone + 3 Mile	1114	502	-235	-25	1356
2020	**Coastal Zone**	62	1	-18	-1	44
	Coastal Zone + 3 Mile	503	98	-163	-2	436
1989 - 2020 Total		12353	1528	-4020	-498	9363

Source: Los Angeles Department of City Planning
Note: Using the geographic layer for the Coastal Zone Commission jurisdiction and the Three MIles within the Coastal Zone, permits within the jurisdiction were identified and analyzed.

Table 3

Affordable Housing Production in the Coastal Zone and Within Three Miles of the Coastal Zone, 1982 to 2020		
Year	**Coastal Zone**	**Within Three Miles of the Coastal Zone**
1982	N/A	N/A
1983	0	60
1984	62	24
1985	8	17
1986	2	1
1987	0	43
1988	0	2
1989	2	2
1990	0	7
1991	0	4
1992	140	0
1993	109	7
1994	N/A	N/A
1995	0	365
1996	12	0
1997	N/A	N/A
1998	10	59
1999	0	2
2000	4	0
2001	N/A	N/A
2002	52	N/A
2003	14	N/A
2004	5	N/A
2005	0	N/A
2006	2	115
2007	0	3
2008	0	25
2009	0	163
2010	32	56
2011	1	96
2012	0	3
2013	N/A	*16
2014	N/A	*6
2015	N/A	*8
2016	N/A	*6
2017	N/A	*4
2018	N/A	*7

2019	N/A	*18
2020	N/A	*3
Total	455	1,122

Source: Housing and Community Investment Department of Los Angeles .
*** Note** that this data encompasses units in both the Coastal Zone and Within Three Miles of the Coastal Zone because the database records these units as “Mello Determinations” and does not distinguish between the two zones.

Table 4

Coastal Zone Affordable Housing Production, 2006-2020

Year	Activity	Extremely Low Income	Very Low Income Units	Low Income Units	Moderate Income Units
2006	Constructed/rehabilitated	N/A	2	0	0
	Demolished		N/A	N/A	N/A
	Converted		N/A	N/A	N/A
	Net Gain, 2006:		2	0	0
2007	Constructed/rehabilitated	N/A	0	0	0
	Demolished		N/A	N/A	N/A
	Converted		N/A	N/A	N/A
	Net Gain, 2007:		0	0	0
2008	Constructed/rehabilitated	N/A	0	0	0
	Demolished		N/A	N/A	N/A
	Converted		N/A	N/A	N/A
	Net Gain, 2008:		0	0	0
2009	Constructed/rehabilitated	N/A	0	0	0
	Demolished		N/A	N/A	N/A
	Converted		N/A	N/A	N/A
	Net Gain, 2009:		0	0	0
2010	Constructed/rehabilitated	N/A	28	4	0
	Demolished		N/A	N/A	N/A
	Converted		N/A	N/A	N/A
	Net Gain, 2010:		28	4	0

2011	Constructed/rehabilitated Demolished Converted Net Gain, 2011:	N/A	0 N/A N/A 0	1 N/A N/A 1	0 N/A N/A 0
2012	Constructed/rehabilitated Demolished Converted Net Gain, 2012:	N/A	0 N/A N/A 0	0 N/A N/A 0	0 N/A N/A 0
2013	Constructed/rehabilitated Demolished Converted Net Gain, 2013:	N/A	0 N/A N/A 0	0 N/A N/A 0	0 N/A N/A 0
2014	Constructed/rehabilitated Demolished Converted Net Gain, 2014	N/A	0 N/A N/A 0	0 N/A N/A 0	0 N/A N/A 0
2015	Constructed/rehabilitated Demolished Converted Net Gain, 2015	N/A	0 N/A N/A 0	0 N/A N/A 0	0 N/A N/A 0
2016	Constructed/rehabilitated Demolished Converted Net Gain, 2016	N/A	0 N/A N/A 0	0 N/A N/A 0	0 N/A N/A 0
2017	Constructed/rehabilitated Demolished Converted Net Gain, 2017	N/A	0 N/A N/A 0	0 N/A N/A 0	0 N/A N/A 0
2018	Constructed/rehabilitated Demolished Converted Net Gain, 2018	0 0 0 0	0 N/A N/A 0	0 N/A N/A 0	0 N/A N/A 0
2019	Constructed/rehabilitated Demolished	0 0	0 N/A	0 N/A	0 N/A

	Converted	0	N/A	N/A	N/A
	Net Gain, 2019	0	0	0	0
2020	Constructed/rehabilitated	0	34	0	0
	Demolished	0	N/A	N/A	N/A
	Converted	0	N/A	N/A	N/A
	Net Gain, 2020	0	34	0	0
Total	Constructed/rehabilitated	0	64	5	0
	Demolished	0	N/A	N/A	N/A
	Converted	0	N/A	N/A	N/A
	Net Gain, 2006-2020:	0	64	5	0

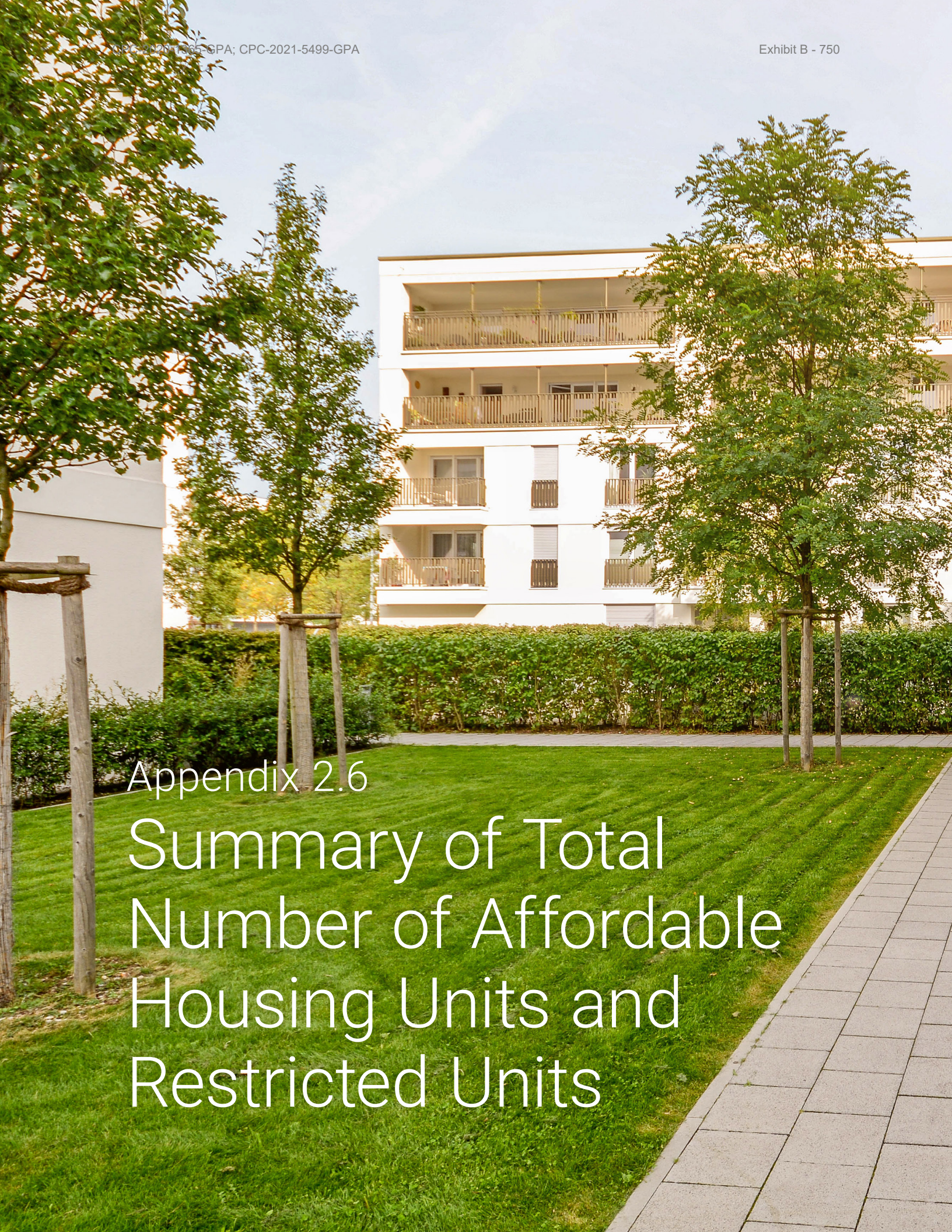
Source: Los Angeles Department of City Planning
Note: In late 2017, income-level specific data began to be recorded in detail. Detailed income-level data was not available for the years 2013 to early 2017.

Table 5

All Affordable Housing Production by Income Level, 2013 to 2020 By Coastal Zone *and* Within Three Miles of the Coastal Zone Boundaries						
Permitted New		**Total**	**ELI**	**VLI**	**Low**	**Moderate**
2013	**Coastal Zone**	50	N/A	N/A	N/A	N/A
	Coastal Zone + 3 Mile	192	N/A	N/A	N/A	N/A
2014	**Coastal Zone**	67	N/A	N/A	N/A	N/A
	Coastal Zone + 3 Mile	1015	N/A	N/A	N/A	N/A
2015	**Coastal Zone**	23	N/A	N/A	N/A	N/A
	Coastal Zone + 3 Mile	326	N/A	N/A	N/A	N/A
2016	**Coastal Zone**	48	N/A	N/A	N/A	N/A
	Coastal Zone + 3 Mile	603	N/A	N/A	N/A	N/A
2017	**Coastal Zone**	49	N/A	N/A	N/A	N/A
	Coastal Zone + 3 Mile	448	N/A	N/A	N/A	N/A
2018	**Coastal Zone**	73	N/A	N/A	N/A	N/A
	Coastal Zone + 3 Mile	469	0	6	27	1
2019	**Coastal Zone**	32	0	0	0	0

	Coastal Zone + 3 Mile	1616	15	24	2	2
2020	**Coastal Zone**	63	0	34	0	0
	Coastal Zone + 3 Mile	601	11	79	55	1
Total	**Coastal Zone**	473	0	34	0	0
	Coastal Zone + 3 Mile	5531	26	109	84	4

Source: Los Angeles Department of City Planning
Note: Beginning in late 2017, income-level specific data began to be recorded in detail. Detailed income-level data was not available for the years 2013 to early 2017.



Appendix 2.6

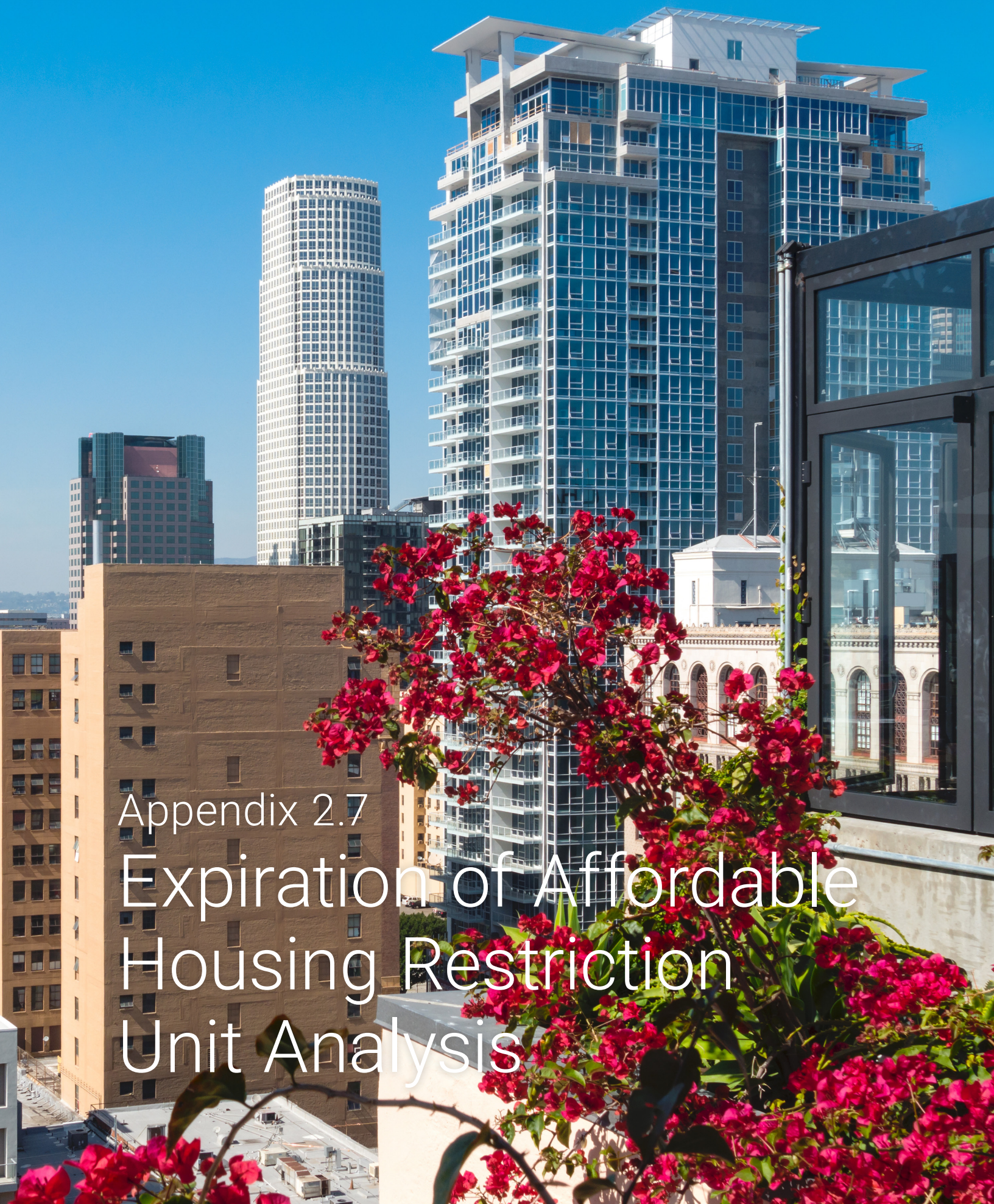
Summary of Total Number of Affordable Housing Units and Restricted Units

Appendix 2.6: Summary of Total Number of Affordable Housing Units and Restricted Units

Table 1

Primary Funding Source/Assistance Type Description	Properties	Total Units	Restricted/ Assisted Units
California Housing and Community Development Multifamily Housing Programs (HCD)	5	211	102
California Housing Finance Agency Multifamily Housing Programs (CalHFA)	12	1,105	1,029
California Low-Income Housing Tax Credit Program (LIHTC)	537	27,705	24,510
California Statewide Communities Development Authority (CSCDA) Multifamily Housing Programs	1	136	28
City of Los Angeles Land Use Restrictions	32	2,345	573
City of Los Angeles Land Use Restrictions - Density Bonus	108	4,202	887
City of Los Angeles Land Use Restrictions - Mello Act	6	71	71
Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	205	12,063	9,952
HUD Project-Based Section 8 Rental Assistance (PBRA)	248	11,982	11,482
HUD Section 202 Supportive Housing for the Elderly	4	259	226
HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	20	834	827
HUD Section 221 (D)(3) Assisted Mortgage Program	2	193	99

Los Angeles Housing Department (LAHD) - Community Development Block Grant (CDBG)	1	10	10
Los Angeles Housing Department (LAHD) - Earthquake (EQ)	67	1,772	573
Los Angeles Housing Department (LAHD) - HOME Investment Partnerships Program (HOME)	2	240	185
Los Angeles Housing Department (LAHD) - Major Projects (MP)	141	5,359	4,579
Los Angeles Housing Department (LAHD) - Multifamily Housing Bond Financing Program (MHBP)	28	2,567	1,436
Los Angeles Housing Department (LAHD) - Multifamily Rehab Program (EHOP)	1	3	3
Los Angeles Housing Department (LAHD) - Neighborhood Preservation Program (NPP)	6	176	126
Total	**1,420**	**71,057**	**56,572**
Source: Los Angeles Housing Department			



Appendix 2.7

Expiration of Affordable Housing Restriction Unit Analysis

Appendix 2.7 - Expiration of Affordable Housing Unit Restrictions Analysis

Table 1

Primary Funding Source/Assistance Type Description	October 1, 2021 to September 30, 2026	October 1, 2026 to September 30, 2031	Units expiring after October 1, 2031
California Housing and Community Development Multifamily Housing Programs (HCD)	24	38	40
California Housing Finance Agency Multifamily Housing Programs (CalHFA)	573	17	439
California Low-Income Housing Tax Credit Program (LIHTC)	163	272	24,075
California Statewide Communities Development Authority (CSCDA) Multifamily Housing Programs			28
City of Los Angeles Land Use Restrictions	25	191	357
City of Los Angeles Land Use Restrictions - Density Bonus	7	59	821
City of Los Angeles Land Use Restrictions - Mello Act			71
Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	789	821	8,342
HUD Project-Based Section 8 Rental Assistance (PBRA)	3,748	959	6,775
HUD Section 202 Supportive Housing for the Elderly			226

HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	382	128	317
HUD Section 221 (D)(3) Assisted Mortgage Program			99
Los Angeles Housing Department (LAHD) - Community Development Block Grant (CDBG)			10
Los Angeles Housing Department (LAHD) - Earthquake (EQ)	276	289	8
Los Angeles Housing Department (LAHD) - HOME Investment Partnerships Program (HOME)			185
Los Angeles Housing Department (LAHD) - Major Projects (MP)	133	139	4,307
Los Angeles Housing Department (LAHD) - Multifamily Housing Bond Financing Program (MHBP)	229	82	1,125
Los Angeles Housing Department (LAHD) - Multifamily Rehab Program (EHOP)	3		
Los Angeles Housing Department (LAHD) - Neighborhood Preservation Program (NPP)	4	61	61
TOTAL	**6,356**	**3,056**	**47,286**
Source: Los Angeles Housing Department			



Appendix 2.8

At-Risk Expiring Affordable Housing Inventory October 1, 2021 to September 30, 2031

Appendix 2.8: At-Risk Expiring Affordable Housing Inventory October 1, 2021 to September 30, 2031

Table 1

At-Risk Expiring Affordable Housing Inventory October 1, 2021 to September 30, 2031							
Name Of Project	**Address**	**Primary Funding Source/ Assistance Type Description**	**Type of Conversion Risk**	**Primary Expiration Date**	**Target Group (Senior)**	**Total Units**	**Restricted/ Assisted Units**
12342 OSBORNE PLACE	12342 W. OSBORNE PL.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	10/9/2021	No	24	5
ANGELES I - PRESERVATION I PROJECT	2628 S. WEST BLVD.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	10/31/2021	No	94	94
HAYES, ETHEL	2203 S. HARVARD BLVD.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	11/20/2021	No	2	1

ST. NICHOLAS CEDARS MANOR	2323 W. 4TH ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	11/30/2021	Yes	26	26
FOOTHILL GARDENS	7687 FOOTHILL BLVD	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	11/30/2021	Yes	54	54
TUJUNGA GARDENS	6643 FOOTHILL BLVD	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	11/30/2021	Yes	54	54
ST JAMES SQUARE APARTMENTS	1833 W. 5TH STREET	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	12/19/2021	No	70	70
PRENTICE APARTMENTS (PRENTICE HOTEL)	1010 E. 7TH ST./1012 E 7TH ST/1014 E 7th St	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	12/31/2021	No	46	46
PLUMMER PARK APTS	17051 W. PLUMMER ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2021	No	40	40
FAIRFAX TOWERS	1222 N. FAIRFAX AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2021	Yes	151	150
219 E. AVE 31 APTS	219 E. AVENUE 31	City of Los Angeles Land Use Restrictions	Restriction Expiration	1/15/2022	No	5	1
CASA LINDA III	5654 N. FULCHER AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	1/31/2022	No	3	3

WOODLAND TERRACE (A.K.A. WOODMAN NORDHOFF APTS)	9133 WOODMAN AVENUE, 14201 W NORDHOFF ST / 9135 WOODMAN AVENUE	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	1/31/2022	No	100	65
PARTHENIA TOWNHOUSES	21218 W. PARTHENIA ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	2/28/2022	No	24	11
119 EAST 94TH STREET	119 EAST 94TH STREET	Los Angeles Housing Department (LAHD) - Multifamily Rehab Program (EHOP)	Restriction Expiration	3/6/2022	No	3	3
FAME (FAME NORTH EAST APTS)	2232 S. HARVARD BLVD.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	3/17/2022	No	24	24
NEW HAMPSHIRE VILLA	625 N NEW HAMPSHIRE AVE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	3/20/2022	No	18	18
MONTEREY TERRACE	3800 MONTEREY RD.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2022	No	48	40
SHERMAN PARK APTS	17960 SHERMAN WAY	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2022	Yes	135	135

ELEVENTH AVENUE APARTMENTS	6720 11TH AVENUE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	4/27/2022	No	22	22
80TH STREET APTS	710 W. 80TH ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	5/31/2022	No	16	16
BONITA RANCH APARTMENTS	14164 W. FOOTHILL BLVD.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	5/31/2022	No	52	48
GRIFFITH GARDENS	1144 E. 24TH ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	5/31/2022	No	39	39
ST NICHOLAS HSG PROJ	10220 AQUEDUCT AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	5/31/2022	Yes	36	36
PARK PARTHENIA	19100 W. PARTHENIA ST.	Los Angeles Housing Department (LAHD) - Multifamily Housing Bond Financing Program (MHBP)	Restriction Expiration	6/1/2022	No	447	90
ALCOHOLISM CENTER FOR WOMEN SHELTER	1135 S. ALVARADO ST	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	6/16/2022	No	32	30

MORRIS ROSEN SR. APARTMENTS	245 MAIN ST.	City of Los Angeles Land Use Restrictions	Restriction Expiration	6/23/2022	Yes	89	23
GLENOAKS TOWNHOMES	14300 W. FOOTHILL BLVD.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	6/30/2022	No	48	48
ST. ANDREWS GARDENS	2062 W. ADAMS BLVD.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2022	No	192	192
CARTER HOUSE	449 W. 78TH ST.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	8/19/2022	No	21	21
WATTS ARMS II	1720 E. CENTURY BLVD.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	8/31/2022	Yes	40	40
MID-WILSHIRE APTS/1	2826 S. LA SALLE AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	8/31/2022	No	16	16
NORMANDIE VILLAS	2633 S. NORMANDIE AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	9/29/2022	No	25	25
STRATHERN PARK APTS 1 - STRATHERN	11111 W. STRATHERN ST.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	10/2/2022	No	169	169

STRATHERN PARK APTS 2 - LORNE PARK	11040 LORNE ST.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	10/2/2022	No	72	72
LA HACIENDA I APTS A	2126 W. CAMBRIDGE ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	10/7/2022	No	14	14
HUNCOT PROPERTIES/1 (97TH ST TOWNHOMES)	731 W. 97TH ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	10/31/2022	No	5	5
HUNCOT PROPERTIES/3 (A.K.A. 10TH AVE TOWN HOMES)	6312 S. 10TH AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	10/31/2022	No	5	5
VILLAGE ACQUISITION I SHELTER	10415 LURLINE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	12/29/2022	No	12	12
BALDWIN VILLA PLAZA	3901 MARLTON AVE./3939 MARLTON AVE	HUD Project-Based Section 8 Rental Assistance (PBRA)	Restriction Expiration	12/31/2022	Yes	202	200
MARINA POINTE APARTMENTS	13603 MARINA POINTE DRIVE	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	1/1/2023	No	583	117

MIYAKO GARDENS (LITTLE TOKYO GARDENS)	223 S. CENTRAL AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	2/28/2023	Yes	100	100
CARING FOR BABIES WITH AIDS SHELTER	5930 COMEY AVENUE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	3/15/2023	No	8	8
GRAND VIEW HOMES	1114 S. GRAND VIEW AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2023	No	26	26
SHERMAN WAY BILTMORE	17924 SHERMAN WAY	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	4/30/2023	No	102	102
LITTLE TOKYO TOWERS	455 E. 3RD STREET	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	5/31/2023	Yes	301	180
CANYON CREEK APTS.	18102 W. DEVONSHIRE BLVD.	Los Angeles Housing Department (LAHD) - Multifamily Housing Bond Financing Program (MHBP)	Restriction Expiration	6/1/2023	No	200	40
MOUNTAINBACK I APARTMENTS	11777 FOOTHILL BLVD.	Los Angeles Housing Department (LAHD) - Multifamily Housing Bond Financing Program (MHBP)	Restriction Expiration	6/1/2023	Yes	124	25

HSG FOR THE MULTI-HAND/BLIND	20619 W. DEVONSHIRE ST	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	6/22/2023	No	12	12
LA JOLLA HOTEL	721 E. 6TH STREET	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	6/24/2023	No	51	50
PROJECT HEADWAY	8431 GEYSER AVE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	7/27/2023	No	6	6
ALICE MANOR	10305 S. GRANDEE	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Prepayment	8/31/2023	Yes	60	60
NEW HORIZONS I	15756 W. PARTHENIA ST	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Prepayment	8/31/2023	Yes	6	6
NEW HORIZONS II	15746 W. PARTHENIA ST	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Prepayment	8/31/2023	Yes	6	6

NEW HORIZONS III	15713 W. PARTHENIA ST.	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Prepayment	8/31/2023	Yes	6	6
MANHATTAN GARDENS 1/2 (MANHATTAN 5-PLEX)	1424 S. MANHATTAN PL.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	9/18/2023	No	2	2
MANHATTAN GARDENS 2/2 (MANHATTAN 5-PLEX)	1504 S. MANHATTAN PL.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	9/18/2023	No	3	3
ARIRANG HOUSING	1725 N. WHITLEY AVE.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	9/27/2023	No	75	75
VILLA VALLEY APARTMENTS	15950 W. SHERMAN WAY	California Housing Finance Agency Multifamily Housing Programs (CalHFA)	Restriction Expiration	10/14/2023	Yes	145	145
1726-30 WINONA APTS	1726 N. WINONA BLVD.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	12/30/2023	No	15	2
PORTALS HOUSE - SHELTER	269 S. MARIPOSA AVE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	1/1/2024	No	8	8

THE COMMODORE (LUCAS STUDIOS PROJECT)	685 LUCAS AVENUE/1203 W 7th St	Los Angeles Housing Department (LAHD) - Major Projects (MP)	Restriction Expiration	1/1/2024	No	229	87
SAN FERNANDO VALLEY COMMTY MENTAL HEALTH CTR (DORIS FOSTER)	14807 FRIAR ST	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Prepayment	1/31/2024	Yes	10	10
REGENCY MANOR APARTMENTS HCD	7205 W. HOLLYWOOD BLVD.	California Housing and Community Development Multifamily Housing Programs (HCD)	Restriction Expiration	2/1/2024	Yes	120	24
LOS ANGELES ACCESSIBLE APTS. NO 1 (A.K.A. RESIDENCE SERVICE FOUNDATION)	2628 S. BRIGHTON AVE.	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Prepayment	3/1/2024	Yes	13	12
WESTINGTON	1914 S. WEST BLVD./1914 Walgrove Ave	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Prepayment	3/1/2024	Yes	13	12
NEW HAMPSHIRE ARMS	819 S. NEW HAMPSHIRE AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2024	No	36	36
OXFORD PARK	1920 S. OXFORD AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2024	Yes	109	109

TESTIMONIAL LOVE CENTER (SHELTER)	5701 S. WESTERN AVENUE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	4/5/2024	No	30	30
EAST L A NORTH 1/5	453 E. AVENUE 28	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	6/30/2024	No	8	8
EAST L A NORTH 2/5	2317 N. JOHNSTON ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	6/30/2024	No	14	14
EAST L A NORTH 3/5	2249 LINCOLN PARK AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	6/30/2024	No	14	14
EAST L A NORTH 4/5	2715 N. LINCOLN PARK AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	6/30/2024	No	5	5
EAST L A NORTH 5/5	3333 N. MISSION RD.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	6/30/2024	No	30	30
PARK VIEW TERRACE APTS	2451 W. 7TH ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	6/30/2024	Yes	94	94
WILTON WILSHIRE ARMS	3966 W. WILSHIRE BLVD.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	6/30/2024	Yes	73	73

LELAND COURTS-GORDON	1121 N. GORDON ST/5234 Melrose Ave	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/26/2024	Yes	18	18
LELAND COURTS-GORDON	1127 N GORDON ST/5234 Melrose Ave	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/26/2024	Yes	8	8
LELAND COURTS	5901 W. GREGORY AVE/5234 Melrose Ave	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/26/2024	Yes	16	16
LELAND COURTS-MELROSE	5234 W. MELROSE AVE	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/26/2024	Yes	28	28
LANKERSHIM ARMS	7628 N. LANKERSHIM BLVD.	Los Angeles Housing Department (LAHD) - Multifamily Housing Bond Financing Program (MHBP)	Restriction Expiration	7/26/2024	Yes	56	56
PENDLETON ARMS	8320 N. LAUREL CANYON BLVD./8400 Laurel Canyon Blvd	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2024	No	56	56
S & J LIMITED II - SITE 1 OF 6	679 E. 41ST ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2024	No	16	16
S & J LIMITED II - SITE 2 OF 6	6320 S. BROADWAY	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2024	No	18	18

S & J LIMITED II - SITE 3 OF 6	245 W. 64TH STREET	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2024	No	5	5
S & J LIMITED II - SITE 4 OF 6	4517 S. NORMANDIE	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2024	No	16	16
S & J LIMITED II - SITE 5 OF 6	235 W. 47TH STREET	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2024	No	8	8
S & J LIMITED II - SITE 6 OF 6	900 E. 28TH STREET	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2024	No	10	10
WILLOW BROOK VILLA APTS	4341 W. WILLOW BROOK AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2024	Yes	85	85
RAYEN PARK APARTMENTS	15233 RAYEN ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	8/31/2024	Yes	84	84
CARONDELET SENIOR APARTMENTS	512 S. CARONDELET ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	8/31/2024	Yes	46	46
GRANADA GARDENS	16700 W. CHATSWORTH ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	8/31/2024	No	169	169
VISTA LEE ROSA	1001 W. PACIFIC COAST HWY.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	8/31/2024	Yes	101	99

RESEDA MANOR	7725 N. RESEDA BLVD.	California Housing Finance Agency Multifamily Housing Programs (CalHFA)	Restriction Expiration	9/11/2024	Yes	40	40
CEDROS RAYEN APTS.	9009 N. CEDROS AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	9/30/2024	Yes	70	70
KITTRIDGE GARDENS I	6640 WILBUR AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	9/30/2024	No	128	128
KITTRIDGE GARDENS II	6540 N. WILBUR AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	9/30/2024	No	80	80
TARZANA TERRACES	18601 HATTERAS STREET	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	10/8/2024	No	193	39
FILIPINO AMERICAN SVC GROUP SHELTER	135 N PARK VIEW ST	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	11/30/2024	No	20	20
COLUMBUS TERRACE APTS	8606 COLUMBUS AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	11/30/2024	Yes	42	42
MOUNTAIN VIEW APARTMENTS/KATZ	9950 N. ZELZAH AVE.	Los Angeles Housing Department (LAHD) - Neighborhood	Restriction Expiration	12/16/2024	No	20	4

FAMILY TRUST, CARL LERNER		Preservation Program (NPP)					
SUNLAND PARK APTS	10836 ROYCROFT ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2024	No	120	120
METROPOLITAN(AKA: SKYLINE AT SOUTH PARK)	950 S. FLOWER ST.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	1/2/2025	No	270	41
4862 TWINING ST APTS	4862 E. TWINING ST.	City of Los Angeles Land Use Restrictions	Restriction Expiration	1/17/2025	Yes	3	1
SHERMAN ARMS APTS.	17760 W. SHERMAN WAY	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	1/31/2025	Yes	74	74
REFLECTIONS AT BRITTANIA	1030 BRITTANIA ST.	California Housing Finance Agency Multifamily Housing Programs (CalHFA)	Restriction Expiration	2/1/2025	Yes	43	42
REFLECTIONS AT GLENALBYN/GLENALBYN APARTMENTS	4122 GLENALBYN DR.	California Housing Finance Agency Multifamily Housing Programs (CalHFA)	Restriction Expiration	2/1/2025	Yes	58	58
REFLECTIONS AT SEPULVEDA	10050 SEPULVEDA BLVD.	California Housing Finance Agency Multifamily Housing Programs (CalHFA)	Restriction Expiration	2/1/2025	Yes	51	51

REFLECTIONS AT WYANDOTTE	19424 WYANDOTTE ST.	California Housing Finance Agency Multifamily Housing Programs (CalHFA)	Restriction Expiration	2/1/2025	Yes	78	78
REFLECTIONS AT YOSEMITE	1560 YOSEMITE DR.	California Housing Finance Agency Multifamily Housing Programs (CalHFA)	Restriction Expiration	2/1/2025	Yes	100	97
6805 LOUISE AVENUE	6805 N. LOUISE AVE.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	2/7/2025	No	72	14
REFLECTIONS AT BARBARA ANN	13131 BARBARA ANN ST.	California Housing Finance Agency Multifamily Housing Programs (CalHFA)	Restriction Expiration	2/14/2025	Yes	64	62
5922 CARLTON WAY	5922 W. CARLTON WAY	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	2/22/2025	No	15	3
723 SOUTH MANSFIELD AVENUE	723 S. MANSFIELD AVE.	Los Angeles Housing Department (LAHD) - Major Projects (MP)	Restriction Expiration	3/1/2025	No	20	4
DIANE APTS-BEACHWOOD DR APTS	1220 N. BEACHWOOD DR	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2025	Yes	8	8
DIANE APTS-GREGORY AVE APTS (5827 GREGORY AVE. APTS)	5827 GREGORY AVE	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2025	Yes	20	12

DIANE APTS-LELAND AVE	6250 LELAND AVE	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2025	Yes	24	24
DIANE APTS-VAN NESS	782 N. VAN NESS AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2025	Yes	9	9
DIANE APTS-WILTON	1209 S. WILTON PL.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2025	Yes	8	8
HOLLYWOOD PLAZA APTS	1637 N. VINE ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2025	Yes	153	153
CATHAY MANOR	600 N. BROADWAY	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Prepayment	6/1/2025	Yes	270	270
14640 HUBBARD STREET	14640 W. HUBBARD ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	6/5/2025	No	7	1
14648 HUBBARD STREET	14648 W. HUBBARD ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	6/5/2025	No	7	1
14654 W. HUBBARD ST.	14654 W. HUBBARD ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	6/5/2025	No	7	1

14662 HUBBARD STREET	14662 W. HUBBARD ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	6/5/2025	No	7	1
14668 HUBBARD STREET	14668 W. HUBBARD ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	6/5/2025	No	7	1
14678 HUBBARD STREET	14678 W. HUBBARD ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	6/5/2025	No	7	1
MARY-LIND FOUNDATION/1 - SHELTER	4439 BURNS AVE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	6/26/2025	No	100	100
NEW HAMPSHIRE APTS	1509 S. NEW HAMPSHIRE AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	6/30/2025	No	6	6
SOUTH SIDE APTS-SITE 1 OF 4	923 E. 79TH ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2025	No	6	6
SOUTH SIDE APTS-SITE 2 OF 4	927 E. 79TH STREET	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2025	No	6	6
SOUTH SIDE APTS-SITE 3 OF 4	1003 E. 79TH STREET	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2025	No	6	6

SOUTH SIDE APTS-SITE 4 OF 4	1009 E. 79TH STREET	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2025	No	2	2
14716 DELANO ST APTS	14716 W. DELANO ST.	Los Angeles Housing Department (LAHD) - Major Projects (MP)	Restriction Expiration	8/1/2025	No	9	9
17951 ROSCOE BOULEVARD	17951 W. ROSCOE BLVD.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	8/1/2025	No	6	1
16867 KINGSBURY ST.	16867 W. KINGSBURY ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	8/16/2025	No	69	14
5807 TOPANGA CNYN BLVD APTS	5807 N. TOPANGA CANYON BLVD.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	8/29/2025	No	16	12
4547 COLBATH AVENUE APTS	4547 N. COLBATH AVE.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	9/15/2025	No	15	3
LEDERER, MICHAEL	14830 W. VICTORY BLVD.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	10/1/2025	No	8	3
14150 SHERMAN WAY APTS/	14150 W. SHERMAN WAY	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	10/10/2025	No	11	4
LAS PALMAS GARDENS	1778 N. LAS PALMAS AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	10/23/2025	Yes	74	74

RAMONA PARK APTS	13850 RAMONA BLVD./13870 Ramona Blvd	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	10/31/2025	No	49	49
DELANO II	14722 DELANO ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	11/3/2025	No	9	9
4839 COLDWATER CANYON BLVD APTS	4839 N. COLDWATER CANYON BLVD.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	1/1/2026	No	15	6
8523 ETIWANDA AVE APTS	8523 N. ETIWANDA AVE.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	1/1/2026	No	47	9
16820 CHATSWORTH ST APTS	16820 W. CHATSWORTH ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	1/6/2026	No	90	18
15251 SUNBURST STREET APTS	15251 W. SUNBURST ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	1/13/2026	No	16	8
EL ADOBE STUDIO BUILDING	5205 W. HOLLYWOOD BLVD.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	2/1/2026	No	11	2
7219 BAKMAN AVENUE APTS	7219 N. BAKMAN AVE.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	2/1/2026	No	6	2
NELSON NETWORK,INC	9202 N. SEPULVEDA BLVD.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	2/1/2026	No	24	10

16815 KINGSBURY APTS	16815 W. KINGSBURY ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	2/28/2026	No	54	10
13554 CANTLAY STREET	13554 W. CANTLAY ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	3/1/2026	No	8	3
10009 DE SOTO AVENUE APTS	10009 N. DE SOTO AVE.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	3/6/2026	No	61	12
14432 BLEDSOE APTS	14432 W. BLEDSOE ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	4/1/2026	No	13	4
4607 WILLIS AVE	4607 N. WILLIS AVE.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	4/6/2026	No	38	7
WILLIS PARK EAST-4600 WILLIS APTS	4600 WILLIS AVENUE	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	5/4/2026	No	33	7
BAKMAN VILLAS APARTMENTS	5118 N. BAKMAN AVE.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	5/9/2026	No	11	4
SATICOY TERRACE APTS.	21523 W. SATICOY ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	6/1/2026	No	20	8
9700 SOUTH CENTRAL AVENUE APTS	9700 S. CENTRAL AVE.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	6/1/2026	No	8	8

6223 LEXINGTON AVENUE	6223 W. LEXINGTON AVE.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	8/1/2026	No	11	4
CASITA TOPANGA	8750 N. TOPANGA CANYON BLVD.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	8/15/2026	No	20	8
VILLA ROYALE APARTMENTS	9927 N. DE SOTO AVE.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	8/15/2026	No	65	32
10620 BALBOA BOULEVARD	10620 N. BALBOA BLVD.	Los Angeles Housing Department (LAHD) - Major Projects (MP)	Restriction Expiration	8/17/2026	No	63	13
CHATEAU CARLTON	6040 W. CARLTON WAY	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	8/30/2026	No	14	6
SATICOY VILLAS (A.K.A. THE SATICOY VILLAS)	20358 W. SATICOY ST.	Los Angeles Housing Department (LAHD) - Multifamily Housing Bond Financing Program (MHBP)	Restriction Expiration	9/1/2026	No	44	18
VANOWEN PLAZA	20711 VANOWEN ST.	Los Angeles Housing Department (LAHD) - Major Projects (MP)	Restriction Expiration	9/1/2026	No	49	20
SOUTH CENTRAL SITES	2013 E. 92ND ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Restriction Expiration	9/24/2026	No	37	37

SATICOY APARTMENTS	21618 W. SATICOY ST.	Los Angeles Housing Department (LAHD) - Major Projects (MP)	Restriction Expiration	10/1/2026	No	18	18
18320 NAPA STREET	18320 W. NAPA STREET	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	10/1/2026	No	8	4
420 BROADWAY ST	420 E. BROADWAY ST	City of Los Angeles Land Use Restrictions	Restriction Expiration	10/24/2026	No	5	1
DARBY VILLAS	6727 DARBY AVENUE	Los Angeles Housing Department (LAHD) - Multifamily Housing Bond Financing Program (MHBP)	Restriction Expiration	11/1/2026	No	47	19
19207 VICTORY BLVD.	19207 VICTORY BLVD.	Los Angeles Housing Department (LAHD) - Major Projects (MP)	Restriction Expiration	11/1/2026	No	26	10
AUDREY & SYDNEY IRMAS CENTER (PROJECT HOME AGAIN)	7817 LANKERSHIM BOULEVARD	Los Angeles Housing Department (LAHD) - Neighborhood Preservation Program (NPP)	Restriction Expiration	11/25/2026	No	55	55
ORION VILLAS	8852 ORION ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	12/1/2026	No	10	10
WILSHIRE BORGATA, INC.	12222 W. WILSHIRE BLVD.	City of Los Angeles Land Use Restrictions	Restriction Expiration	12/31/2026	No	60	12

WOODBRIDGE PARK APTS.	11220 MOORPARK STREET	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	12/31/2026	No	77	31
THE NEW YORKER	13951 W. MOORPARK ST.	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	12/31/2026	No	34	8
4334-4346 MATILIJA APARTMENTS	4334 N. MATILIJA AVE.	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	12/31/2026	No	54	11
ALABAMA I-III (ALABAMA COURT)	7440 N. ALABAMA AVE.	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	12/31/2026	No	42	42
SOPHIA RIDGE APTS.	9601 RESEDA BLVD.	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	12/31/2026	No	112	45
LEONARD STOVALL (STOVALL HOUSING)	4075 S. FIGUEROA STREET	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Prepayment	1/1/2027	Yes	96	96
20258 ROSCOE DEV LLC	20258 ROSCOE BLVD.	Los Angeles Housing Department (LAHD) - Major Projects (MP)	Restriction Expiration	2/1/2027	No	34	13
4420 N. FULTON AVENUE APTS	4420 N. FULTON AVE.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	2/13/2027	No	8	3

WINDSCAPE APARTMENTS	9730 N. RESEDA BLVD.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	2/15/2027	No	45	44
5316 CAHUENGA BLVD. APTS	5316 N. CAHUENGA BLVD.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	2/24/2027	No	7	3
SAID ADULT RESIDENTIAL FACILITY FOR THE DISAB	417 S. WESTMORELAND AVE.	Los Angeles Housing Department (LAHD) - Neighborhood Preservation Program (NPP)	Restriction Expiration	3/17/2027	No	6	6
VALLEY COMMITTEE HOUSE (UCP)	13290 N. BRADLEY AVE.	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Prepayment	4/1/2027	Yes	11	11
CASA VALLE (UCP)	14440 BLEDSOE ST.	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Prepayment	4/1/2027	Yes	11	11
6101 11TH AVENUE APTS	6101 S. 11TH AVE.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	4/4/2027	No	5	3
ERWIN STREET	14845 W. ERWIN ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	5/1/2027	No	11	4

CORNING PROPERTIES INVESTMENT, LLC	1936 S. CORNING ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	5/1/2027	No	14	7
VILLA VINCENNES	18411 W. VINCENNES ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	5/7/2027	No	57	12
8720 TOPANGA CANYON BLVD APTS	8720 N. TOPANGA CANYON BLVD.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	6/1/2027	No	19	8
8805 ORION AVENUE	8805 N. ORION AVE.	Los Angeles Housing Department (LAHD) - Major Projects (MP)	Restriction Expiration	7/2/2027	No	22	9
5225 CAHUENGA BLVD APTS	5225 N. CAHUENGA BLVD.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	7/10/2027	Yes	21	8
18042 SCHOENBORN STREET	18042 W. SCHOENBORN ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	8/1/2027	No	6	3
7428 ALABAMA AVENUE	7428 N. ALABAMA AVE.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	8/8/2027	No	12	3
HARBOR TOWERS	340 S. MESA ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	8/31/2027	Yes	180	178
CASA OLIVO	14109 W. HUBBARD ST.	HUD Section 202/811 Non-profit Elderly and	Mortgage Maturity/Pre payment	9/10/2027	Yes	11	10

		Handicapped Mortgage Program					
ADAMS SENIOR HOUSING	1921 W. ADAMS BLVD.	City of Los Angeles Land Use Restrictions	Restriction Expiration	9/18/2027	Yes	75	74
16830 KINGSBURY STREET	16830 W. KINGSBURY ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	9/30/2027	No	161	32
5916 CARLTON WAY	5916 W. CARLTON WAY	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	10/1/2027	No	30	6
OLIVE VIEW GARDEN APTS.	14500 OLIVE VIEW DRIVE	Los Angeles Housing Department (LAHD) - Multifamily Housing Bond Financing Program (MHBP)	Restriction Expiration	10/2/2027	No	98	40
PICO UNION II SCATTERESD SITES (NUEVO PICO UNION APARTMENTS)	1032 BEACON,1655-1659 11TH PL,1335-1139 17TH ST, 1349 WESTLAKE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	10/27/2027	No	16	16
12115 EL DORADO AVENUE	12115 N. EL DORADO AVE.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	11/1/2027	No	20	4
4320 MAMMOTH AVENUE APTS	4320 MAMMOTH AVE.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	11/1/2027	No	18	4

CARLTON APARTMENTS	6021 W. CARLTON WAY	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	11/1/2027	No	30	11
MACARTHUR PARK TOWERS	450 GRAND VIEW ST	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	11/30/2027	Yes	183	183
17932 SCHOENBORN STREET	17932 W. SCHOENBORN ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	12/1/2027	No	6	3
7317 SEPULVEDA	7317 SEPULVEDA BLVD.	Los Angeles Housing Department (LAHD) - Multifamily Housing Bond Financing Program (MHBP)	Restriction Expiration	12/2/2027	No	57	23
BALBOA COURT (BALBOA PLACE APARTMENTS)	16901 W. NAPA ST.	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	12/31/2027	No	151	31
SHERMAN OAKS GARDENS & VILLAS	5415 SEPULVEDA	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	12/31/2027	No	76	31
DRAGON INTERNATIONAL INC. (KINGSLEY DRIVE TOWER)	737 S. KINGSLEY DR.	California Housing Finance Agency Multifamily Housing Programs (CalHFA)	Restriction Expiration	1/1/2028	No	84	17
CASA GUADALUPE (VILLA GUADALUPE) II	3910 GUARDIA AVE.	Community Redevelopment Agency of the City of Los	Restriction Expiration	1/1/2028	No	22	22

		Angeles Housing Programs (CRA/LA)					
TOLUCA LAKE UNIVERSAL VILLAS	4616 N. CAHUENGA BLVD.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	2/1/2028	No	31	6
12012 VALLEYHEART DR. APTS	12012 W. VALLEYHEART DR.	Los Angeles Housing Department (LAHD) - Major Projects (MP)	Restriction Expiration	2/13/2028	No	8	1
GARCIA MARQUEZ VILLA I APARTMENTS	8727 ORION AVE.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	3/16/2028	No	10	10
15919 VANOWEN ST. APTS	15919 W. VANOWEN ST.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	3/29/2028	No	9	5
509 S. UNION DRIVE	509 S. UNION DR.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	5/1/2028	No	26	24
GARCIA MARQUEZ VILLA II APARTMENTS	8735 N. ORION AVE.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	5/31/2028	No	10	10
5738 CARLTON WAY	5738 W. CARLTON WAY	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	6/1/2028	No	40	8
8001 RESEDA BOULEVARD	8001 RESEDA BLVD.	Los Angeles Housing Department (LAHD) - Major Projects (MP)	Restriction Expiration	7/1/2028	No	56	28

IMOGENE HOUSING	716 IMOGEN AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2028	No	16	16
TARZANA TERRACE	5665 N. RESEDA BLVD.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	8/10/2028	No	56	22
CASA GUADALUPE (VILLA GUADALUPE)	5127 E HUNTINGTON DR N	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	9/15/2028	No	22	22
7414 ALABAMA AVENUE	7414 N. ALABAMA AVE.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	11/1/2028	No	8	2
245 N. BURLINGTON AVENUE APTS	245 N. BURLINGTON AVE.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	11/12/2028	No	10	2
625 S. BURLINGTON AVENUE APTS	625 S. BURLINGTON AVE.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	11/12/2028	No	48	16
1626 S. BARRINGTON AVENUE APTS	1626 S. BARRINGTON AVE.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	12/21/2028	No	11	2
1561 BARRINGTON AVENUE	1561 S. BARRINGTON AVE.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	12/28/2028	No	36	1

678 E. 41ST STREET APTS	678 E. 41ST ST.	City of Los Angeles Land Use Restrictions	Restriction Expiration	2/1/2029	No	6	2
2838-2358 SUNSET PLACE	2838 W. SUNSET PL.	City of Los Angeles Land Use Restrictions	Restriction Expiration	3/16/2029	Yes	102	102
E.J. AND EMILY LECHNER	11042 W. HORTENSE ST	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	4/1/2029	No	1	1
PRESERVATION V PROJECT-1042 ARDMORE	1042 S. ARDMORE AVE.	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	4/11/2029	No	10	10
NMS FAMILY LIVING TRUST	8758 N. TOPANGA CANYON BLVD.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	4/21/2029	No	27	16
JEWISH FAMILY SERVICE (GRAMERCY PLACE SHELTER (AKA HOPE COTTAGE)	827 S. GRAMERCY PLACE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	5/19/2029	No	8	8
ROBERT & CLAIRE HERON	11300 EXPOSITION BLVD.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	6/11/2029	No	55	11
HDR FUND II APTS.-AVE 63	111 S. AVENUE 63	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2029	No	18	11

HDR FUND II APTS.-NEWELL	2747 NEWELL ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2029	No	16	16
HDR FUND II APTS.-HELIOTROPE	811 N. HELIOTROPE DR.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2029	No	15	15
1845 BUTLER AVENUE APTS	1845 S. BUTLER AVE.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	8/24/2029	No	36	1
7254 VASSAR AVENUE	7254 N. VASSAR AVENUE	Los Angeles Housing Department (LAHD) - Major Projects (MP)	Restriction Expiration	9/5/2029	No	22	22
GARCIA, DOLORES M. JR.	2912 9TH AVE	Los Angeles Housing Department (LAHD) - Major Projects (MP)	Restriction Expiration	9/16/2029	No	11	11
PRESERVATION V PROJECT-1052 S. ARDMORE AVE APTS	1052 S. ARDMORE AVE.	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	9/30/2029	No	10	10
PRESERVATION V PROJECT-1243 W. 24TH ST. APTS	1243 W. 24TH ST.	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	9/30/2029	No	16	16
2033 S. BELOIT AVENUE APTS	2033 S. BELOIT AVE.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	10/5/2029	No	21	1
WOMEN'S CARE COTTAGE	6428 WHITSETT AVE	Community Redevelopment Agency of the City of Los	Restriction Expiration	11/17/2029	No	15	15

		Angeles Housing Programs (CRA/LA)					
6016 CARLTON WAY	6016 W. CARLTON WAY	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	11/27/2029	No	9	2
OWENS ROYAL	7628 N. OWENSMOUTH AVE.	Los Angeles Housing Department (LAHD) - Major Projects (MP)	Restriction Expiration	12/1/2029	No	24	10
BARNSDALL COURT/NORMANDIE	1626 N. NORMANDIE AVE.	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	12/31/2029	No	38	37
HOLIDAY VENICE 2C	1002 5TH AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2029	No	26	26
HOLIDAY VENICE 3C	1408 LINDEN AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2029	No	10	10
HOLIDAY VENICE 2B	410 INDIANA AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2029	No	44	44
HOLIDAY VENICE 1C	509 SUNSET AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2029	No	16	16
HOLIDAY VENICE 1D	534 INDIANA AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2029	No	13	13

HOLIDAY VENICE 4C	606 6TH AVENUE	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2029	No	10	10
HOLIDAY VENICE 1B	645 INDIANA AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2029	No	11	11
HOLIDAY VENICE 3B	664 BROOKS AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2029	No	19	19
HOLIDAY VENICE 4B	915 7TH AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2029	No	15	15
HOLIDAY VENICE 2D	919 5TH AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2029	No	26	26
PANAMA HOTEL	403 E. 5TH STREET	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	1/1/2030	No	219	219
HARDEMION VILLAS	3913 S. HILLCREST DR.	Los Angeles Housing Department (LAHD) - Earthquake (EQ)	Restriction Expiration	1/3/2030	No	29	12
2201 S. BEVERLY GLEN BLVD APTS	2201 S. BEVERLY GLEN BLVD.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	1/4/2030	No	30	1

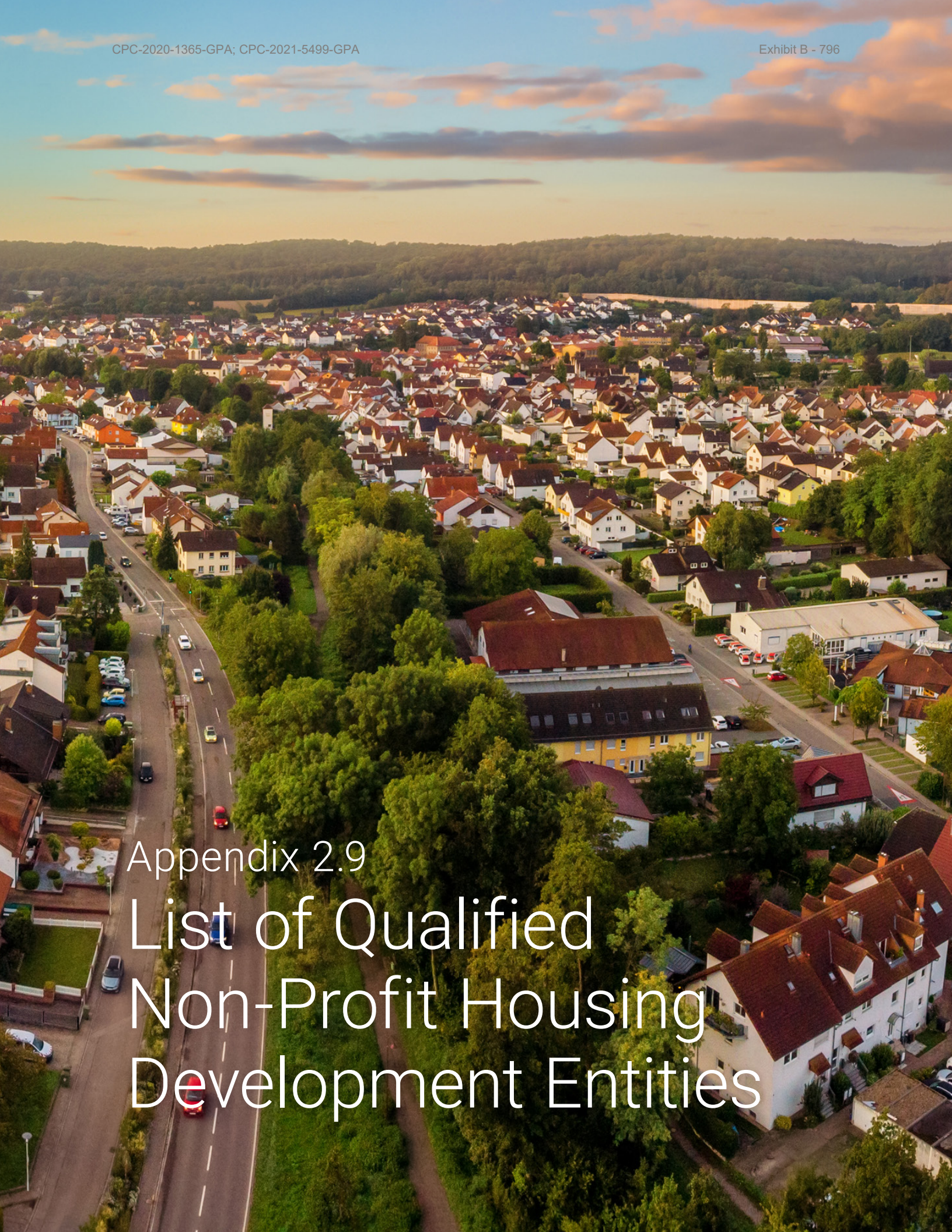
2225 BEVERLY GLEN BLVD	2225 S. BEVERLY GLEN BLVD.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	2/3/2030	No	30	1
450 S. BURLINGTON (AKA. BURLINGTON PARTNERSHIP)	450 S. BURLINGTON AVE.	Los Angeles Housing Department (LAHD) - Major Projects (MP)	Restriction Expiration	4/1/2030	No	17	17
CASTLEWOOD TERRACE	16920 CHATSWORTH ST.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	4/10/2030	Yes	68	7
HIS SHELTERING ARMS (SHELTER)	11101 S. MAIN STREET	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	4/18/2030	No	110	110
9205 BURNET AVENUE APTS	9205 N. BURNET AVE.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	8/11/2030	No	46	1
VILLAGE ACQUISITION II	9258 N. HAYVENHURST ST.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	9/4/2030	No	12	12
VILLAGE ACQUISITION III;	23801 W. ARCHWOOD ST.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	9/14/2030	No	6	6

PERSHING & ROMA HOTEL	500 S. MAIN ST.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	9/16/2030	No	67	67
VILLAGE ACQUISITION III	6542 BAIRD	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	9/27/2030	No	6	6
PROMENADE TOWERS	123 S. FIGUEROA ST.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	10/15/2030	No	583	86
ANAHEIM GARDENS	1535 W. ANAHEIM BLVD.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	10/31/2030	No	80	75
MARSHAL HOUSE	517 S. SAN JULIAN ST.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	1/1/2031	No	198	198
ANGELUS INN (ANGELUS HOTEL, ANNEX HOTEL)	518 S. SAN JULIAN ST	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	1/1/2031	No	31	30

725 CORONEL APTS	725 W. CORONEL ST.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	1/9/2031	No	3	3
ORBISON HOUSE/CAMERFORD	5726 CAMERFORD AVENUE	California Housing and Community Development Multifamily Housing Programs (HCD)	Restriction Expiration	3/15/2031	No	9	9
HDR FUND I APTS-43RD ST.	1040 W. 43RD ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	5/31/2031	No	19	19
HDR FUND I APTS-39TH PL.	1063 W. 39TH PL.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	5/31/2031	No	12	12
HDR FUND I APTS-58TH ST.	1733 W. 58TH ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	5/31/2031	No	9	9
HDR FUND I APTS-SCARFF	2375 S. SCARFF ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	5/31/2031	No	20	20
HDR FUND I APTS-ORCHARD	2714 S. ORCHARD AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	5/31/2031	No	16	16

1846 EL CERRITO PLACE	1846 N. EL CERRITO PL.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	6/27/2031	No	26	2
MENORAH HOUSE (AKA CALIFORNIA HOUSE FOR THE AGED)	19206 W. SHERMAN WAY	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	6/30/2031	Yes	51	51
FAME ARMS (A.K.A. 2420 S. WESTERN APTS)	2420 S. WESTERN AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/11/2031	Yes	40	39
3333 MENTONE AVENUE	3333 S. MENTONE AVE.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	7/18/2031	No	12	4
SELBY HOTEL	1740 N. HUDSON	California Housing and Community Development Multifamily Housing Programs (HCD)	Restriction Expiration	7/19/2031	No	29	29
3933 MARATHON STREET	3933 W. MARATHON ST.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	7/27/2031	No	22	5
ANGELES II - PRESERVATION II PROJECT	3012 S. HALLDALE AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2031	No	109	109
11337 COLLINS STREET APTS	11337 COLLINS ST.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	8/24/2031	No	12	2

2245 BEVERLY GLEN BOULEVARD	2245 S. BEVERLY GLEN BLVD.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	9/20/2031	No	53	2
					TOTAL	14,269	9,412
Source: Los Angeles Housing Department							



Appendix 2.9

List of Qualified Non-Profit Housing Development Entities

Appendix 2.9: List of Qualified Non-Profit Housing Development Entities

Table 1

List of Qualified Non-Profit Housing Development Entities					
Organization	**Address**	**City**	**State**	**Zip**	**Phone Number**
Department of Housing and Community Development	2020 W. El Camino Ave. Ste. 500	Sacramento	CA	95833	(916) 263-7453
Veritas Urban Properties LLC	2050 Hancock Street, Suite B	San Diego	CA	92110	(619) 746-5191
Catalyst Housing Group, LLC	21 Ward Street, Suite 2	Larkspur	CA	94939	(415) 205-4702
JEMCOR Development Partners	1700 El Camino Real Suite #400	San Mateo	CA	94402	(415) 941-5847
Jonathon Rose Companies	551 Fifth Ave, 23rd Floor	New York	NY	10176	(917) 542-3600
Standard Property Company, INC. (DBA Standard Communities)	1901 Avenue of the Stars, Suite 395	Los Angeles	CA	90067	(310) 553-5711
Colrich Multifamily Investments, LLC	444 West Beach St.	San Diego	CA	92101	(858) 490-2300
Lincoln Avenue Capitol, LLC	680 5th Avenue, 17th Floor	New York	NY	10019	(646) 585-5524
Eden Housing, Inc.	22645 Grand Street	Hayward	CA	94541	(510) 582-1460
GAL Affordable LP	250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 698-6357
Highland Property Development, LLC	250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 698-6357
American Community Developers, Inc.	20250 Harper Avenue	Detroit	MI	48225	(313) 884-0722
Berkadia	823 Colby Drive	Davis	CA	95616	(916) 769-7768

Preservation Partners Development	21515 Hawthorne Blvd. Suite 125	Torrance	CA	90503	(310) 802-6681
WNC Community Preservation Partners, LLC	17782 Sky Park Circle	Irvine	CA	92620	(714) 662-5565
California Commercial Investment Group	4530 E. Thousand Oaks Blvd., Ste. 100	Westlake Village	CA	91362	(805) 495-8400
Dawson Holdings, Inc.	300 Turney Street, 2nd Floor	Sausalito	CA	94965	(801) 244-6658
Mesa Realty Advisors	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310
Renaissance Housing Communities	110 Pacific Avenue, Suite 292	San Francisco	CA	94111	(415)0419-4027
Richman Group of California, LLC.	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda	CA	92887	(714) 837-6138
Allied Pacific Development, LLC	169 Saxony Road, Suite 103	Encinitas	CA	92024	(760) 557-1480
Belveron Real Estate Partners, LLC	268 Bush St., #3534	San Francisco	CA	94104	(415) 273-6801
Bank of America, N.A.	555 California St., 6th Floor	San Francisco	CA	94104	(415) 953-2631
Fairfield Residential LLC	5510 Morehouse Drive, Suite 200	San Diego	CA	92121	(858) 824-6406
USA Properties Fund	2440 Professional Drive	Roseville	CA	95661	(916) 773-5866
A. F. Evans Development, Inc.	4305 University Ave. Suite 550	San Diego	CA	92105	(619) 282-6647
California Coalition for Rural Housing	717 K Street, Suite 400	Sacramento	CA	95814	(916) 443-4448
Chelsea Investment Corporation	725 South Coast Highway 101	Encinitas	CA	92024	(760) 456-6000
Corporation for Better Housing	15303 Ventura Blvd., Suite 1100	Sherman Oaks	CA	91403	(818) 905-2430
Community HousingWorks	2815 Camino Del Rio South, Ste. 350	San Diego	CA	92108	(619) 858-9031
Hampstead Development Group, Inc.	3413 30th Street	San Diego	CA	92104	(619) 543-4200
Wakeland Housing & Development Corporation	1230 Columbia St. Ste. 950	San Diego	CA	92101	(619) 326-6215
West Bay Housing Corporation	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012
Fallbrook Capital Corporation	6700 Fallbrook Avenue, #111	West Hills	CA	91307	(818) 712-6931
Creative Housing Coalition	4612 Alta Canyada Road	La Canada	CA	91011	(805) 736-9342
Cabouchon Properties, LLC	Pier 9, Suite 114	San Francisco	CA	94111	(415) 433-2000

Maximus Properties, LLC	23586 Calabasas Road, Ste. 103	Calabasas	CA	91302	(818)449-4004
Squier Properties, LLC	1157 Lake Street	Venice	CA	90291	(310) 418-6389
MBK Management Corporation	23586 Calabasas Road, Ste. 100	Calabasas	CA	91302	(818) 444-2100 ext. 250
Domus Development, LLC	594 Howard St., Ste 204	San Francisco	CA	94105	(415) 856-0010
BUILD Leadership Development, Inc.	P.O. Box 9414	Newport Beach	CA	92658	(877) 644-9422
Skyline Real Estate Development & Acquisitions, Inc.	P.O. Box 7613	Newport Beach	CA	92658	(949) 293-4705
Linc Housing Corporation	100 Pine Avenue, # 500	Long Beach	CA	90802	(562) 684-1100
Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336
The John Stewart Company	1388 Sutter St., 11th Floor	San Francisco	CA	94109	(415) 345-4400
William G. Ayyad, Inc.	9252 Chesapeake Dr., Suite 100	San Diego	CA	92123	(858) 244-0900 *4
California Human Development Corporation	3315 Airway Drive	Santa Rosa	CA	95403	(707) 521-4788
Reiner Communities LLC	100 Spectrum Center Dr. Suite 830	Irvine	CA	92618	(949) 753-0555
KDF Communities, LLC	1301 Dove St., Suite 720	Newport Beach	CA	92660	(949) 622-1888
Mercy Housing California	1360 Mission St., Suite 300	San Francisco	CA	94103	213-743-5830
Bayside Communities	1990 North California Blvd., Ste. 1070	Walnut Creek	CA	94596	(925) 482-9406
Newport Development, LLC	9 Cushing, Ste. 200	Irvine	CA	92618	(949) 923-7812
East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	CA	90033	(323) 269-4214
Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	CA	90230	(310) 204-2050
California Community Reinvestment Corp.	100 West Broadway Ste. 1000	Glendale	CA	91210	818-844-4951
Mercy Housing, Inc.	1999 Broadway, Suite 1000	Denver	CO	80202	303-830-3300
Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	CA	92687	(714) 282-2520

California Housing Partnership Corporation	369 Pine Street, Suite 300	San Francisco	CA	94104	(415) 433-6804
University River Village	7901 La Riviera Drive	Sacramento	CA	95826	(916) 381-2001
National Affordable Housing Trust	2335 North Bank Drive	Columbus	OH	43220	(614) 451-9929
DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710
EAH, Inc.	22 Pelican Way	San Rafael	CA	94901	(415) 599-2712
Community Housing Assistance Program, Inc.	3803 E. Casselle Ave	Orange	CA	92869	
National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 204-3508
The Trinity Housing Foundation	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754
Foundation for Affordable Housing, Inc.	384 Forest Ave., Suite 14	Laguna Beach	CA	92651	(949) 443-9101
BRIDGE Housing Corporation	345 Spear Street, Suite 700	San Francisco	CA	94105	(415) 989-1111
Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410
USA Properties Fund	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771
American Baptist Homes of the West	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton	CA	94588	(925) 924-7162
California Housing Finance Agency	100 Corporate Pointe, Suite 250	Culver City	CA	90230	(916) 326-8610
California Housing Finance Agency	500 Capitol Mall, Suite 400	Sacramento	CA	95814	(916) 326-8801
California Housing Finance Agency	P.O. Box 4034	Sacramento	CA	95812	(916) 326-8801
Thomas Safran & Associates Development, Inc.	11812 San Vicente Blvd. #600	Los Angeles	CA	90049	(310) 820-4888
WIP-A, LLC	2716 Ocean Park Blvd., Suite 2025	Santa Monica	CA	90403	(310) 383-6002
New Economics for Women	303 South Loma Drive	Los Angeles	CA	90017	(213) 483-2060 ext 304

San Gabriel Valley Habitat for Humanity, Inc.	400 S Irwindale Ave	Azusa	CA	91702	(626) 709-3277
Santa Fe Art Colony Tenants Association	2415 S. Sante Fe Avenue, Unit 2	Los Angeles	CA	90058	(310) 663-6665
Los Angeles County Development Authority	700 W. Main Street	Alhambra	CA	91801	(626) 586-1816
Community Development Commission	700 W. Main Street	Los Angeles	CA	91801	(626) 586-1812
Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740
Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008
ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17
CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464
Clifford Beers Housing, Inc.	1200 Wilshire Blvd. Ste. 205	Los Angeles	CA	90017	
Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411
Keller & Company	4309 Argos Drive	San Diego	CA	92116	
Poker Flats LLC	1726 Webster	Los Angeles	CA	90026	
Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007
Home and Community	2425 Riverside Place	Los Angeles	CA	90039	(213) 910-9738
Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600
Los Angeles Housing & Community Invest Dept	1200 W.7th Street, 9th Floor	Los Angeles	CA	90017	(213) 808-8654
Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	91362	(805) 496-4948
Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800
A Community of Friends	9 Cushing, Ste. 200	Irvine	CA	92618	(415) 856-0010

Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	CA	90305	(323) 756-6533
Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520
LTSC Community Development Corporation	231 East Third Street, Ste. G 106	Los Angeles	CA	90013	(213) 473-1606
The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556
Southern California Presbyterian Homes	516 Burchett St	Glendale	CA	91203	(818) 247-0420
Abode Communities	701 E. Third St., Ste. 400	Los Angeles	CA	90015	(213) 629-2702
Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672
Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333
Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place	Los Angeles	CA	90005	(213) 365-7400
The Long Beach Housing Development Co.	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754
PICO Union Housing Corporation	1038 Venice Blvd.	Los Angeles	CA	90015	(213) 747-2790
American Family Housing	15161 Jackson St.	Midway City	CA	92655	(714) 897-3221
FAME Corporation	1968 W. Adams Blvd.	Los Angeles	CA	90018	(323) 730-7727
Housing Authority of the City of Los Angeles	2500 Wilshire Blvd, PHA	Los Angeles	CA	90057	(213) 252-4269
Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007
West Hollywood Community Housing Corp.	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771
City of Pomona Housing Authority	505 South Garey Ave	Pomona	CA	91766	(909) 620-2368
Hollywood Community Housing Corp.	1726 N. Whitley Ave	Hollywood	CA	90028	(323) 469-0710
Hope - Net	760 S. Westmoreland Ave	Los Angeles	CA	90005	(213) 389-9949

Skid Row Housing Trust	1317 E. 7th St	Los Angeles	CA	90021	(213) 683-0522
The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr	Long Beach	CA	90802	(562) 570-6926
Santa Fe Art Colony Tenants Association	2415 S. Sante Fe Avenue, Unit 2	Los Angeles	CA	90058	(310) 663-6665



Appendix 4.1

Housing Element Sites Inventory

Appendix 4.1 Inventory of Adequate Sites

The Housing Element Appendix 4.1 Inventory of Adequate Sites for Housing (Table A) is available through the link below:

https://planning.lacity.org/odocument/965797b9-c036-4c06-9c0a-837bf822edb8

CPC-2020-1365-CPA, CPC-2021-5403-GPA



Appendix 4.2

PipelineProjects (Public Land)

Appendix 4.2. Pipeline Development Projects on Public Land, Anticipated Development by Income Level

Jurisdiction Name	Project Name	Site Address	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Project Stage / Schedule
Metro Joint Development (JD)								
LOS ANGELES	Red Line - North Hollywood JD	Multiple	Pending Project	425	0	1,200	1,625	Metro Board Approved ENA with Developer; In Environmental Review Phase
LOS ANGELES	Crenshaw/LAX Line JD - Expo/Crenshaw	3630 CRENSHAW BLVD; 3510 EXPOSITION BLVD; 3606 EXPOSITION BLVD	Pending Project	80	0	320	400	Developer Selected; In Environmental Review Phase
LOS ANGELES	Gold Line JD - Mariachi Plaza	119-127 BAILEY ST; 1719 MARIACHI PLAZA; 1722-1724 PENNSYLVANIA AVE; 1825 E 1ST ST; 1817 E 1ST ST; 1800 PENNSYLVANIA AVE	Pending Project	60	0	0	60	Metro Board Approved ENA with Developer; In Planning Phase
LOS ANGELES	Gold Line JD - 1st/Lorena	3411 E 1ST ST	Pending Project	49	0	0	49	Developer Selected; In Planning Phase
LOS ANGELES	Gold Line JD - Chavez/Soto	2420 E CESAR E CHAVEZ AVE; 236 N SOTO ST; 242 N SOTO ST; 323 N MATHEWS ST; 2432 E CESAR E CHAVEZ AVE	Pending Project	77	0	0	77	Metro Board Approved Joint Development Agreement with Developer; In Design and Engineering Phase
LOS ANGELES	Gold Line JD - Chavez/Fickett	338 N MATHEWS ST	Pending Project	60	0	0	60	Metro Board Approved ENA with Developer; In Design and Engineering Phase
LOS ANGELES	Gold Line JD - 1st/Soto	119 S SOTO ST; 2316 E 1ST ST; 2322 E 1ST ST; 121 S SOTO ST; 2328 E 1ST ST; 113 S SOTO S	Pending Project	64	0	0	64	Metro Approved Joint Development Agreement with Developers; in Design & Engineering Phase
LOS ANGELES	Taylor Yard	2581 N CHAUCER ST	Pending Project	42	0	0	42	In construction phase
LOS ANGELES	Red Line JD - Vermont/Santa Monica	1015 N VERMONT AVE; 1041 N VERMONT AVE; 1026 N NEW HAMPSHIRE AVE; 1025 N VERMONT AVE	Pending Project	190	0	0	190	Metro Board Approved ENA with Developer; In Environmental Review Phase
Housing Authority of the City of Los Angeles (HACLA)								
LOS ANGELES	Project Homekey - Martel Apartments		Pending Project	11	0	0	11	HACLA acquisition funding approved (Homekey Program)
LOS ANGELES	Project Homekey - Parthenia Apartments		Pending Project	41	0	0	41	HACLA acquisition funding approved (Homekey Program)
LOS ANGELES	Project Homekey - Super 8 Canoga Park		Pending Project	52	0	0	52	HACLA acquisition funding approved (Homekey Program)
LOS ANGELES	Project Homekey - Noho Best Western		Pending Project	70	0	0	70	HACLA acquisition funding approved (Homekey Program)
LOS ANGELES	Project Homekey - Orchid Apartments		Pending Project	40	0	0	40	HACLA acquisition funding approved (Homekey Program)
LOS ANGELES	Rose Hill Courts Phase I	Florizel & McKenzie Sts., Boundary & Mercury Aves.	Pending Project	89	0	0	89	2023 expected completion
LOS ANGELES	Rose Hill Courts Phase II	Florizel & McKenzie Sts., Boundary & Mercury Aves.	Pending Project	96	0	0	96	2025 expected completion
LOS ANGELES	Jordan Downs Area H	Century, Grape, 99th Pl, Hickory St.	Pending Project	76	0	0	76	2021 expected completion
LOS ANGELES	Jordan Downs Area H2A	Kalmia Laurel, 97th, 99th Pl	Pending Project	76	0	0	76	2023 expected completion
LOS ANGELES	Jordan Downs Area H2B	Kalmia, Juniper, 97th, 99th Pl	Pending Project	119	0	0	119	2023 expected completion
LOS ANGELES	Jordan Downs Phase H3	97th, Hickory, Juniper, 99th	Pending Project	194	0	0	194	2025 expected completion
LOS ANGELES	Jordan Downs Phase H4	97th, Grape, Hickory, 99th	Pending Project	117	0	0	117	2027 expected completion
LOS ANGELES	Jordan Downs Phase S2	Century Blvd, Lou Dillon Ave, 101st	Pending Project	81	0	0	81	2022 expected completion
LOS ANGELES	Jordan Downs Phase S3	Century Blvd, Lou Dillon Ave, 101st	Pending Project	92	0	0	92	2021 expected completion
LOS ANGELES	Jordan Downs Phase S4	101st, 102nd, Grape St., Lou Dillon Ave.	Pending Project	90	0	0	90	2024 expected completion
LOS ANGELES	Jordan Downs Phase S5	101st, 102nd, Grape St., Lou Dillon Ave.	Pending Project	84	0	0	84	2025 expected completion
LOS ANGELES	Jordan Downs Phase S6	102nd, 103rd, Lou Dillon Ave, Juniper	Pending Project	100	0	0	100	2026 expected completion
LOS ANGELES	Jordan Downs Phase S7	E side of Juniper St., Jordan High School, N of 101st St	Pending Project	65	0	0	65	2026 expected completion
LOS ANGELES	Jordan Downs Phase S8	E side of Juniper St., Jordan High School, S of 101st St	Pending Project	85	0	0	85	2026 expected completion
LOS ANGELES	Jordan Downs Phase SO1	102nd, 103rd, W side of Lou Dillon Ave	Pending Project	10	0	0	10	2025 expected completion
LOS ANGELES	Jordan Downs Phase SO2	Juniper St., Jordan HS, 102nd, 103rd	Pending Project	65	0	0	65	2026 expected completion
LOS ANGELES	Jordan Downs Phase HO1	97th St, 99th St, E side of Grape Street	Pending Project	35	0	0	35	2027 expected completion
LOS ANGELES	Jordan Downs Phase HO2	99th St, Century Blvd, E side of Grape St.	Pending Project	40	0	0	40	2027 expected completion
LOS ANGELES	Rancho San Pedro Phase I Block C Bldg 1	First, Second, Centre, Palos Verdes Sts.	Pending Project	86	0	0	86	2026 expected completion
LOS ANGELES	Rancho San Pedro Phase I Block C Bldg 2	First, Second, Centre, Palos Verdes Sts.	Pending Project	73	0	0	73	2026 expected completion
LOS ANGELES	Rancho San Pedro Phase I Block C Bldg 3	First, Second, Centre, Palos Verdes Sts.	Pending Project	115	0	0	115	2029 expected completion
City-Owned and -Leased Sites - Affordable & Supportive Housing								
LOS ANGELES	Missouri Place - 11950 W. Missouri Ave	11950 W. Missouri Ave	Pending Project	73	0	1	74	In construction
LOS ANGELES	Summit View - 11681 W. Foothill Blvd	11681 W. Foothill Blvd	Pending Project	48	0	1	49	In construction
LOS ANGELES	Isla de Los Angeles - 283 W. Imperial Hwy	283 W. Imperial Hwy	Pending Project	53	0	1	54	In construction
LOS ANGELES	Berendo Sage - 1035 S. Berendo St	1035 S. Berendo St	Pending Project	40	0	1	41	In construction
LOS ANGELES	La Guadalupe - 110 S. Boyle Ave	110 S. Boyle Ave	Pending Project	43	0	1	44	Development Agreement executed
LOS ANGELES	Hollywood Arts Collective (Residential) - 1637 N. Wilcox Ave	1637 N. Wilcox Ave	Pending Project	151	0	1	152	In construction
LOS ANGELES	Reseda Theater - 18447 Sherman Way	18447 Sherman Way	Pending Project	25	0	1	26	In construction
LOS ANGELES	La Prensa Libre - 206 E. Washington Blvd	206 E. Washington Blvd	Pending Project	103	0	2	105	In Construction
LOS ANGELES	Adams Terrace - 4314 W. Adams Blvd	4314 W. Adams Blvd	Pending Project	84	0	2	86	In Construction
LOS ANGELES	Washington Arts Collective - 4600 & 4601 W. Washington Blvd	4600 & 4601 W. Washington Blvd	Pending Project	55	0	1	56	Development Agreement executed
LOS ANGELES	Weingart Tower - 557 S. Crocker St	557 S. Crocker St	Pending Project	275	0	3	278	In Construction
LOS ANGELES	Westlake 619 - 619 S. Westlake Ave	619 S. Westlake Ave	Pending Project	77	0	1	78	Development Agreement executed
LOS ANGELES	Depot at Hyde Park - 6527 S. Crenshaw Blvd	6527 S. Crenshaw Blvd	Pending Project	42	0	1	43	In Construction
LOS ANGELES	Mariposa Lily - 1047 S. Mariposa Ave	1047 S. Mariposa Ave	Pending Project	40	0	1	41	In Construction
LOS ANGELES	9th Street Lofts - 456 W. 9th St	456 W. 9th St	Pending Project	90	0	1	91	In Construction
LOS ANGELES	11010 Santa Monica Blvd	11010 Santa Monica Blvd	Pending Project	50	0	1	51	In Construction
LOS ANGELES	12568 N. San Fernando Rd	12568 N. San Fernando Rd	Pending Project	53	0	0	53	ENA Approved
LOS ANGELES	1304 E. Pleasant Ave	1304 E. Pleasant Ave	Pending Project	16	0	0	16	ENA Approved
LOS ANGELES	1808 S. St. Andrews Pl	1808 S. St. Andrews Pl	Pending Project	20	0	1	21	ENA Approved
LOS ANGELES	Reese Davidson Community - 200 E. North Venice Blvd	200 E. North Venice Blvd	Pending Project	136	0	4	140	ENA Approved
LOS ANGELES	249 N. Chicago Ave	249 N. Chicago Ave	Pending Project	32	0	0	32	ENA Approved
LOS ANGELES	318 N. Breed St	318 N. Breed St	Pending Project	31	0	1	32	ENA Approved
LOS ANGELES	Thatcher Yard - 3233 S. Thatcher Ave	3233 S. Thatcher Ave	Pending Project	97	0	1	98	DDA Approved
LOS ANGELES	4th Street Project - 3551 E. 4th St	3551 E. 4th St	Pending Project	8	0	0	8	DDA Approved
LOS ANGELES		5623-5633 N. Elmer Ave	Pending Project	0	12	0	12	ENA Approved
LOS ANGELES	8431 Geyser Ave	8431 Geyser Ave	Pending Project	6	0	0	6	ENA Approved
LOS ANGELES	Homeboy - 901 & 903 N. Main Street	901 & 903 N. Main Street	Pending Project	0	0	148	148	ENA Approved

LOS ANGELES	1816 N. Wilton Pl	1816 N. Wilton Pl	Pending Project	1	0	0	1	Pending Project
LOS ANGELES	1140 N. Glendale Blvd.	1140 N. Glendale Blvd.	Pending Project	98	0	1	99	Pending ENA
LOS ANGELES	LAMP Lodge - 656-660 S. Stanford Ave.	656-660 S. Stanford Ave.	Pending Project	0	0	82	82	In Construction
LOS ANGELES	5215 S. Figueroa	5215 S. Figueroa	Pending Project	40	0	0	40	In Construction
LOS ANGELES	5260 S. Figueroa	5260 S. Figueroa	Pending Project	99	0	0	99	Pending Project
LOS ANGELES	230 N. Judge John Aiso	230 N. Judge John Aiso	Pending Project	241	0	0	241	Pending Project
LOS ANGELES	West LA Civic Center		Pending Project	430	0	495	925	Pending Projet
TOTAL				**5,606**	**12**	**2,273**	**7,891**	

Sources: Metro, HACLA, City of Los Angeles



Appendix 4.3

Pipeline Projects (Private Development)

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	3716 MONTEREY ROAD N 90032	90032	5302027026			[Q]RD3-1D	0	14	0.1698	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	144A229 166	Northeast Los Angeles	Approved Entitlements	ADM-2018-4918-QC
LOS ANGELES	3014 MINNESOTA ST N 90031	90031	5208001001			[Q]RD3-1D-HPOZ	0	14	0.238	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	139-SA223 114	Northeast Los Angeles	Approved Entitlements	ADM-2018-137-QC
LOS ANGELES	4203 GRIFFIN AVE N 90031	90031	5207010045			[Q]RD3-1D-HPOZ	0	14	0.2366		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-SA225 462	Northeast Los Angeles	Approved Entitlements	DIR-2017-3388-CWNC
LOS ANGELES	4203 GRIFFIN AVE N 90031	90031	5207010045			[Q]RD3-1D-HPOZ	0	14	0.2366		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-SA225 462	Northeast Los Angeles	Approved Entitlements	ZA-2015-3771-ZAA
LOS ANGELES	9701 VESPER AVE N 91402	91402	2650021004	Low Residential		[T][Q]RD3-1	0	14	0.488	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	31	36	201B149 482	Mission Hills - Panorama City - North Hills	Approved Entitlements	CPC-2016-4616-GPAJ-VZCJ
LOS ANGELES	7018 VALMONT ST W 91042	91042	2568003010	Very Low I Residential		RD3-1	0	14	0.55	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	7	7	202-SA201 8	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Approved Entitlements	VTT-73124-SL
LOS ANGELES	10002 PINEWOOD AVE N 91042	91042	2568005001	Very Low I Residential		RD3-1	0	14	0.2589	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	1	0	1	202-SA201 189	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Approved Entitlements	ADM-2018-890-UDU
LOS ANGELES	2122 THOMAS ST N 90031	90031	5211007015	Very Low I Residential		RD3-1	0	14	0.172	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	0	1	136-SA225 45	Northeast Los Angeles	Approved Entitlements	ADM-2018-5967-UDU
LOS ANGELES	6826 VALMONT ST W 91042	91042	2568001023	Very Low I Residential		RD3-1	0	14	0.4877	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	202-SA201 35	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Approved Entitlements	DIR-2017-3102-RAO
LOS ANGELES	7032 VALMONT ST W 91042	91042	2568003054	Very Low I Residential		RD3-1	0	14	0.5466	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	8	8	204B201 1148	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Approved Entitlements	TT-83067-CN-HCA
LOS ANGELES	2015 EASTLAKE AVE N 90031	90031	5210027021			RD3-1-HPOZ	0	14	0.2651	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	136-SA223 198	Northeast Los Angeles	Approved Entitlements	DIR-2018-146-COA
LOS ANGELES	2220 FARGO ST W 90039	90039	5422017037			RD3-1VL	0	14	0.172	Institutional - Church - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	145-SA209 306	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	ZA-2014-2764-CU-ZV-ZAA
LOS ANGELES	1502 VAN NESS AVE S 90019	90019	5073003019	Low Residential		RD2-1-O-CPIO	0	21	0.172	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B189 61	South Los Angeles	Approved Entitlements	ADM-2021-2326-CPIOC
LOS ANGELES	1306 29TH ST W 90007	90007	5055010046	Low Residential		RD2-1-O	0	21	0.1543	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	120B197 176	South Los Angeles	Approved Entitlements	DIR-2017-344-COA-SPP
LOS ANGELES	2336 SCARFF ST S 90007	90007	5124023023	Non-Hazard Industrial and Commercial		[Q]RD2-1XL-O-HPOZ	0	21	0.258	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	123A203 109	South Los Angeles	Approved Entitlements	ADM-2020-4817-ADU
LOS ANGELES	10721 BURNET AVE N 91345	91345	2649003019	Very Low II Residential		(Q)RD2-1	0	21	0.2479	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	1	0	1	207B145 247	Mission Hills - Panorama City - North Hills	Approved Entitlements	ADM-2019-2548-UDU
LOS ANGELES	3120 ATWATER AVE W 90039	90039	5436020006	Low Residential		[Q]RD2-1-RIO	0	21	0.1704	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	151-SA211 25	Northeast Los Angeles	Approved Entitlements	AA-2018-3728-PMLA-SL
LOS ANGELES	1259 22ND ST W 90007	90007	5055019036	Public Facilities		[Q]RD2-1XL-HPOZ	0	21	0.103	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	124-SA201 117	South Los Angeles	Approved Entitlements	ADM-2021-1799-ADU
LOS ANGELES	1169 24TH ST W 90007	90007	5055020009	Public Facilities		[Q]RD2-1XL-HPOZ	0	21	0.135	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	124-SA201 269	South Los Angeles	Approved Entitlements	ADM-2018-3348-CWC
LOS ANGELES	426 SAN PASCUAL AVE N 90042	90042	5493032012	Very Low I Residential		RD2-1	0	21	0.173	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	154-SA233 338	Northeast Los Angeles	Approved Entitlements	AA-2015-3192-PMLA-SL
LOS ANGELES	6000 COMEY AVE W 90034	90034	5065012045	Very Low I Residential		RD2-1	0	21	0.183	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	1	1	2	123B173 586	West Adams - Baldwin Hills - Leimert	Approved Entitlements	ADM-2018-1179-UDU
LOS ANGELES	204 RENNIE AVE S 90291	90291	4240005019	Very Low I Residential		RD2-1	0	21	0.095	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	111B141 175	Venice	Approved Entitlements	DIR-2016-3884-VSO
LOS ANGELES	236 5TH AVE S 90291	90291	4240006009	Very Low I Residential		RD2-1	0	21	0.095	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	111B141 297	Venice	Approved Entitlements	DIR-2017-3520-CDP-MEL
LOS ANGELES	417 25TH ST E 90011	90011	5127013018	Very Low I Residential		RD2-1	0	21	0.083	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120A207 64	Southeast Los Angeles	Approved Entitlements	ZA-2012-1855-ZV-ZAA
LOS ANGELES	1918 CURSON AVE S 90016	90016	5064016010	Very Low I Residential		RD2-1	0	21	0.132	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	126B177 1073	West Adams - Baldwin Hills - Leimert	Approved Entitlements	AA-2019-2871-PMLA-SL
LOS ANGELES	767 AVENUE 50 N 90042	90042	5471015050	Very Low I Residential		RD2-1	0	21	0.5785	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	17	17	153A223 347	Northeast Los Angeles	Approved Entitlements	DIR-2017-2783-SPP
LOS ANGELES	1612 81ST ST W 90047	90047	6034010011	Very Low I Residential		RD2-1	0	21	0.154	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	1	0	1	099B193 1155	South Los Angeles	Approved Entitlements	ADM-2018-655-UDU
LOS ANGELES	2000 CLYDE AVE S 90016	90016	5064019001	Very Low I Residential		RD2-1	0	21	0.224	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	126B177 1049	West Adams - Baldwin Hills - Leimert	Approved Entitlements	TT-82439-CN
LOS ANGELES	4715 CAHUENGA BLVD N 91602	91602	2421019020	Very Low I Residential		RD2-1	0	21	0.1611	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	7	7	168B177 700	North Hollywood - Valley Village	Approved Entitlements	VTT-82101-SL
LOS ANGELES	221 RUTH AVE S 90291	90291	4240003023	Very Low I Residential		RD2-1	0	21	0.0983	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	111B141 122	Venice	Approved Entitlements	DIR-2017-789-CDP-MEL
LOS ANGELES	1740 84TH ST W 90047	90047	6034024007	Very Low I Residential		RD2-1	0	21	0.154	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	1	0	1	097-SA193 59	South Los Angeles	Approved Entitlements	ADM-2019-445-UDU
LOS ANGELES	672 38TH ST E 90011	90011	5121007020	Very Low I Residential		RD2-1	0	21	0.094	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	0	1	115-SA207 119	Southeast Los Angeles	Approved Entitlements	ADM-2019-421-UDU
LOS ANGELES	211 DIMMICK AVE S 90291	90291	4240005024	Very Low I Residential		RD2-1	0	21	0.095	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	111B141 177	Venice	Approved Entitlements	DIR-2016-4965-VSO
LOS ANGELES	3845 FLETCHER DR N 90065	90065	5458031041	Community Commercial		RD2-1-CDO	0	21	1.675	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	37	37	156A217 215	Northeast Los Angeles	Approved Entitlements	VTT-82440
LOS ANGELES	2820 DEL ST N 90065	90065	5446007022			RD2-1-CPIO-RIO	0	21	0.1294	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	144A219 360	Northeast Los Angeles	Approved Entitlements	ADM-2019-4543-ADU
LOS ANGELES	3121 VERA AVE S 90034	90034	4312008002	Low Residential		RD2-1-CPIO	0	21	0.1212	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B169 944	West Adams - Baldwin Hills - Leimert	Approved Entitlements	ADM-2019-1131-CPIOC
LOS ANGELES	1623 VAN NESS AVE S 90019	90019	5073023022	Low Residential		RD2-1-CPIO	0	21	0.185	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	126B189 409	South Los Angeles	Approved Entitlements	ADM-2020-2022-CPIOC
LOS ANGELES	616 AVENUE 66 N 90042	90042	5493025016	Low Residential		RD2-1-HPOZ	0	21	0.775	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	13	13	154-SA233 115	Northeast Los Angeles	Approved Entitlements	VTT-82095-SL
LOS ANGELES	4941 SYCAMORE TER N 90042	90042	5467016006	Low Residential		RD2-1-HPOZ	0	21	0.19	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A225 322	Northeast Los Angeles	Approved Entitlements	ADM-2019-506-CWC
LOS ANGELES	125 AVENUE 52 S 90042	90042	5468016007	Low Residential		RD2-1-HPOZ	0	21	0.187	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	150A227 155	Northeast Los Angeles	Approved Entitlements	DIR-2018-7476-COA
LOS ANGELES	2113 WORKMAN ST N 90031	90031	5204009028	Low Residential		RD2-1-HPOZ	0	21	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	136-SA221 55	Northeast Los Angeles	Approved Entitlements	ADM-2018-3163-ADU
LOS ANGELES	212 AVENUE 57 S 90042	90042	5468031004	Low Residential		RD2-1-HPOZ	0	21	0.1425	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A229 49	Northeast Los Angeles	Approved Entitlements	ADM-2020-6787-ADU
LOS ANGELES	1936 RIMPAU BLVD S 90016	90016	5061017008	Low Residential		RD2-1-O	0	21	0.15	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	0	1	126B181 1324	West Adams - Baldwin Hills - Leimert	Approved Entitlements	ADM-2018-3637-UDU
LOS ANGELES	2540 BRONSON AVE S 90018	90018	5059005020	Low Residential		RD2-1-O	0	21	0.163	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	0	1	123B185 597	West Adams - Baldwin Hills - Leimert	Approved Entitlements	ADM-2018-4884-UDU
LOS ANGELES	1915 VINEYARD AVE S 90016	90016	5061014003	Low Residential		RD2-1-O	0	21	0.201	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	126B181 1204	West Adams - Baldwin Hills - Leimert	Approved Entitlements	ZA-2020-844-CU
LOS ANGELES	2200 10TH AVE S 90018	90018	5060015012	Low Residential		RD2-1-O-CPIO	0	21	0.097	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	495	495	123B185 112	West Adams - Baldwin Hills - Leimert	Approved Entitlements	ADM-2019-50-CPIOC
LOS ANGELES	1930 6TH AVE S 90018	90018	5060023024	Low Residential		RD2-1-O-CPIO	0	21	0.1687	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B189 1066	West Adams - Baldwin Hills - Leimert	Approved Entitlements	ADM-2018-959-CPIOC
LOS ANGELES	628 CORONADO ST N 90026	90026	5402022009	Low Medium I Residential		RD2-1VL	0	21	0.155	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	139-SA205 314	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	ZA-2017-3743-ZV-ZAA
LOS ANGELES	770 HYPERION AVE N 90029	90029	5427011029	Low Medium I Residential		RD2-1VL	0	21	0.172	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	14	14	142-SA201 109	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	VTT-78257-SL
LOS ANGELES	2224 RESERVOIR ST W 90026	90026	5402032006	Low Medium I Residential		RD2-1VL	0	21	0.172	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A207 260	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	ZA-2014-2703-ZV-ZAA
LOS ANGELES	2311 COVE AVE W 90039	90039	5422006045	Low Medium I Residential		RD2-1VL	0	21	0.0975	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	145-SA209 23	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	AA-2018-7129-PMLA-CN
LOS ANGELES	NONE NONE 44664	44664	5431004022	Low Medium I Residential		RD2-1VL	0	21	0.135	Residential - Four Units (Any Combination) - 4 Stories or Less - Mills Act Property	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	147A205 96	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	ZA-2014-2644-ZAA-F
LOS ANGELES	534 CASANOVA ST W 90012	90012	5414024021	Low Medium I Residential		RD2-1VL	0	21	0.129	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	139-SA217 154	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	AA-2019-31-PMLA-SL
LOS ANGELES	1311 WATERLOO ST N 90026	90026	5424023009	Low Medium I Residential		RD2-1VL	0	21	0.183	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	141A207 174	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	ADM-2018-5914-SLD
LOS ANGELES	1811 GRIFFITH PARK BLVD N 90026	90026	5431001006	Low Medium I Residential		RD2-1VL	0	21	0.098	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	147A203 400	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	ZA-2019-5942-ZAA
LOS ANGELES	1418 MOHAWK ST N 90026	90026	5424027005	Low Medium I Residential		RD2-1VL	0	21	0.172	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	7	7	141A207 89	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	VTT-82093-SL
LOS ANGELES	810 BONNIE BRAE N		5404006023			RD2-1VL-CDO	0	21	0.161	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	139-SA207 386	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	ADM-2021-603-OVR
LOS ANGELES	923 GLENDALE BLVD N 90026	90026	5404005003	Low Medium I Residential		RD2-1VL-CDO	0	21	0.172	Residential - Four Units (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	14	15	139-SA207 326	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	DIR-2017-5367-DB-CDO
LOS ANGELES	1124 MARION AVE W 90026	90026	5402027013	Low Medium I Residential		RD2-1VL-HPOZ	0	21	0.172	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	136-SA211 275	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	ADM-2020-4057-COA
LOS ANGELES	1072 WEST EDGEWARE ROAD N 90026	90026	5405010009	Low Medium I Residential		RD2-1VL-HPOZ	0	21	0.157	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	138A209 239	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	AA-2018-3754-PMLA-SL
LOS ANGELES	1100 WEST KENSINGTON ROAD N 90026	90026	5404023019	Low Medium I Residential		RD2-1VL-HPOZ	0	21	0.211	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	138A209 251	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	ADM-2020-6947-ADU
LOS ANGELES	1150 WEST KENSINGTON ROAD N 90026	90026	5404023001	Low Medium I Residential		RD2-1VL-HPOZ	0	21	0.313	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	136-SA209 29	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	ADM-2021-4643-ADU
LOS ANGELES	847 10TH ST W 90731	90731	7454015005	Community Commercial		RD2-1XL	0	21	0.11	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	18	19	015B197 1062	San Pedro	Approved Entitlements	ZA-2018-6316-DB-CUW
LOS ANGELES	7720 LANKERSHIM BLVD N 91605	91605	2316001046	Low II Residential		[T][Q]RD1.5-1-CUGU	0	29	1.43	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	4	0	159	163	185B169 885	Sun Valley - La Tuna Canyon	Approved Entitlements	CPC-2016-2383-GPA-VZC-DB-SPP
LOS ANGELES	11600 MAGNOLIA BLVD W 91601	91601	2354004019	Very Low Residential		RD1.5-1	0	29	0.4426	Institutional - School (Private) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	171B169 445	North Hollywood - Valley Village	Approved Entitlements	DIR-2015-1438-SPP-SPPA
LOS ANGELES	11748 GILMORE ST W 91606	91606	2322016034	Very Low Residential		RD1.5-1	0	29	0.1597	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	180B169 1071	North Hollywood - Valley Village	Approved Entitlements	ZA-2015-1203-CU
LOS ANGELES	1735 WESTGATE AVE S 90025	90025	4259014063	Very Low Residential		[Q]RD1.5-1	0	29	0.2708	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	6	6	126B149 1058	West Los Angeles	Approved Entitlements	TT-74274-SL
LOS ANGELES	10733 OHIO AVE N 90024	90024	4325013014	Very Low Residential		[Q]RD1.5-1	0	29	0.176	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	9	9	132B153 600	Westwood	Approved Entitlements	DIR-2017-5262-DRB-SPP-SPPA-W
LOS ANGELES	1751 MALCOLM AVE S 90024	90024	4325023017	Very Low Residential		[Q]RD1.5-1	0	29	0.175	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	18	18	129B153 378	Westwood	Approved Entitlements	DIR-2017-342-DRB-SPP
LOS ANGELES	1644 MALCOLM AVE S 90024	90024	4325025084	Very Low Residential		[Q]RD1.5-1	0	29	0.3534	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	14	14	129B153 1417	West Los Angeles	Approved Entitlements	DIR-2014-3670-DRB-SPP-SPPA
LOS ANGELES	14533 KILLION ST W 91411	91411	2249001009	Very Low Residential		[Q]RD1.5-1	0	29	0.2166	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	6	6	174B149 934	Van Nuys - North Sherman Oaks	Approved Entitlements	VTT-82510-SL
LOS ANGELES	6705 SEPULVEDA BLVD N 91411	91411	2234021017	Low Residential		[Q]RD1.5-1-RIO	0	29	1.1161	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	40	44	180B145 113	Van Nuys - North Sherman Oaks	Approved Entitlements	DIR-2016-725-DB
LOS ANGELES	6705 SEPULVEDA BLVD N 91411	91411	2234021017	Low Residential		[Q]RD1.5-1-RIO	0	29	1.1161	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	30	30	180B145 113	Van Nuys - North Sherman Oaks	Approved Entitlements	VTT-77179-SL
LOS ANGELES	3037 ATWATER AVE W 90039	90039	5436032035	Low Residential		[Q]RD1.5-1-RIO	0	29	0.1646	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	151-SA211 106	Northeast Los Angeles	Approved Entitlements	AA-2018-6379-PMLA-SL
LOS ANGELES	14353 RIVERSIDE DR W 91423	91423	2248004027	Low Residential		[Q]RD1.5-1-RIO	0	29	0.2673	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	10	11	169-SA151 209	Van Nuys - North Sherman Oaks	Approved Entitlements	DIR-2017-2142-DB
LOS ANGELES	2100 TOBERMAN ST S 90007	90007	5124014008	Low Residential		[Q]RD1.5-1XL-O-HPOZ	0	29	0.1265	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	124-SA201 217	South Los Angeles	Approved Entitlements	ADM-2021-2504-ADU
LOS ANGELES	685 WESTMINSTER AVE E 90291	90291	4239019021	Very Low Residential		RD1.5-1	0	29	0.666	Institutional - Church - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	108B145 159	Venice	Approved Entitlements	DIR-2017-1895-CDP-MEL
LOS ANGELES	685 WESTMINSTER AVE E 90291	90291	4239019021	Very Low Residential		RD1.5-1	0	29	0.666	Institutional - Church - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	108B145 159	Venice	Approved Entitlements	DIR-2017-2506-VSO
LOS ANGELES	315 6TH AVE S 90291	90291	4240010010	Very Low Residential		RD1.5-1	0	29	0.148	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	111B141 332	Venice	Approved Entitlements	DIR-2019-2610-C

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	2831 UNIVERSITY AVE S 90007	90007	5123004414	Low Residential	RD1.5-1-O	RD1.5-1-O	0	29	0.1606	Recreational - Club, Lodge Hall, Fraternal Organization - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	121-5A201 149	South Los Angeles	Approved Entitlements	ADM-2021-4437-RDP
LOS ANGELES	428 GRAND BLVD E 90291	90291	4238020006	Low Residential	RD1.5-1-O	RD1.5-1-O	0	29	0.103	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	108B145 2009	Venice	Approved Entitlements	DIR-2018-1485-CDP-MEL
LOS ANGELES	1920 MICHIGAN AVE E 90033	90033	5174006049	Public Facilities	RD1.5-1-RIO-CUGU	RD1.5-1-RIO-CUGU	0	29	0.204	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	0	1	129A221 137	Boyle Heights	Approved Entitlements	ADM-2019-1598-UDU
LOS ANGELES	1754 GRIFFITH PARK BLVD N 90026	90026	5429016001	Non-Hazard Industrial and Commercial	RD1.5-1VL	RD1.5-1VL	0	29	0.256	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	7	7	145-5A203 49	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	VTT-82007-SL
LOS ANGELES	5707 KLUMP AVE N 91601	91601	2337034037	Non-Hazard Industrial and Commercial	RD1.5-1VL	RD1.5-1VL	0	29	0.1527	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	174B173 627	North Hollywood - Valley Village	Approved Entitlements	ADM-2020-7740-RDP
LOS ANGELES	1758 GRIFFITH PARK BLVD N 90026	90026	5429016027	Non-Hazard Industrial and Commercial	RD1.5-1VL	RD1.5-1VL	0	29	0.466	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	12	12	145-5A203 28	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	VTT-82275-SL
LOS ANGELES	1946 MANNING AVE S 90025	90025	4321005055	Airport Landside	RD1.5-1VL-O	RD1.5-1VL-O	0	29	0.155	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	129B157 544	West Los Angeles	Approved Entitlements	AA-2018-6209-PMLA-SL
LOS ANGELES	4011 SUNSET DR W 90027	90027	5430023010	Low Medium I Residential	RD1.5-1XL	RD1.5-1XL	0	29	0.163	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	3	4	147A203 88	Hollywood	Approved Entitlements	AA-2016-4918-PMLA-SL
LOS ANGELES	1615 EDGEMONT ST N 90027	90027	5543008033	Low Medium I Residential	RD1.5-1XL	RD1.5-1XL	0	29	0.1537	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147B197 403	Hollywood	Approved Entitlements	DIR-2016-2928-SPP
LOS ANGELES	4279 FOUNTAIN AVE W 90029	90029	5430031034	Low Medium I Residential	RD1.5-1XL	RD1.5-1XL	0	29	0.125	Commercial - Store Combination - Store and Office Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	147A201 221	Hollywood	Approved Entitlements	ZA-2017-3146-ZV
LOS ANGELES	4527 LEXINGTON AVE W 90029	90029	5542021039	Low Medium I Residential	RD1.5-1XL	RD1.5-1XL	0	29	0.1458	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	144B197 259	Hollywood	Approved Entitlements	DIR-2015-4317-SPP
LOS ANGELES	1148 BERENDO ST N 90029	90029	5540021008	Low Medium I Residential	RD1.5-1XL	RD1.5-1XL	0	29	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	7	8	144B197 498	Hollywood	Approved Entitlements	DIR-2020-1371-SPP-TOC-HCA
LOS ANGELES	1134 BERENDO ST N 90029	90029	5540022002	Low Medium I Residential	RD1.5-1XL	RD1.5-1XL	0	29	0.155	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	0	1	144B197 564	Hollywood	Approved Entitlements	ADM-2018-5641-UDU
LOS ANGELES	1233 HIGHLAND AVE N 90038	90038	5532006041	Low Medium I Residential	RD1.5-1XL	RD1.5-1XL	0	29	0.7713	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	8	0	64	72	144B185 217	Hollywood	Approved Entitlements	DIR-2014-2097-DB-SPR
LOS ANGELES	1134 WESTMORELAND AVE N 90029	90029	5542026010	Low Medium I Residential	RD1.5-1XL	RD1.5-1XL	0	29	0.132	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	9	9	144B197 562	Hollywood	Approved Entitlements	VTT-82011-SL
LOS ANGELES	4522 LEXINGTON AVE W 90029	90029	5542026046	Low Medium I Residential	RD1.5-1XL	RD1.5-1XL	0	29	0.2201	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	8	9	144B197 313	Hollywood	Approved Entitlements	DIR-2016-1086-SPP
LOS ANGELES	4652 LA MIRADA AVE W 90029	90029	5542019007	Low Medium I Residential	RD1.5-1XL	RD1.5-1XL	0	29	0.186	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	10	10	144B197 132	Hollywood	Approved Entitlements	VTT-74357-SL
LOS ANGELES	1754 BERENDO ST N 90027	90027	5589030011	Low Medium I Residential	RD1.5-1XL	RD1.5-1XL	0	29	0.155	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	150B197 1151	Hollywood	Approved Entitlements	DIR-2017-3555-SPP
LOS ANGELES	6817 LELAND WAY W 90028	90028	5548015020	Low Medium I Residential	RD1.5-1XL	RD1.5-1XL	0	29	0.172	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A185 130	Hollywood	Approved Entitlements	ADM-2020-4921-RDP
LOS ANGELES	463 13TH ST W 90731	90731	7456015006	Low II Residential	RD1.5-1XL-CPIO	RD1.5-1XL-CPIO	0	29	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	012B201 22	San Pedro	Approved Entitlements	ZA-2014-3757-CDP
LOS ANGELES	356 13TH ST W 90731	90731	7456009020	Low II Residential	RD1.5-1XL-CPIO	RD1.5-1XL-CPIO	0	29	0.1147	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	015B201 759	San Pedro	Approved Entitlements	ADM-2021-2309-RDP
LOS ANGELES	2819 WAVERLY DR W 90039	90039	5434025085		RD1.5-1XL-RIO	RD1.5-1XL-RIO	0	29	0.9869	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	16	16	151-5A207 75	Hollywood	Approved Entitlements	VTT-74961-SL
LOS ANGELES	2919 WAVERLY DR W 90039	90039	5434025014		RD1.5-1XL-RIO	RD1.5-1XL-RIO	0	29	0.32	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	16	16	151-5A207 55	Hollywood	Approved Entitlements	ZA-2018-6170-ZAA
LOS ANGELES	21425 VANOWEN ST W 91303	91303	2138011097		(WC)RIVER-SN-RIO	(WC)RIVER-SN-RIO	0	54	1.13	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	174	174	183B105 879	Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	DIR-2015-3494-SPP-SPPA
LOS ANGELES	21401 VANOWEN ST W 91303	91303	2138010098		(WC)RIVER-SN-RIO	(WC)RIVER-SN-RIO	0	54	1.107	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	154	154	183B105 919	Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	DIR-2016-4109-SPP-M1
LOS ANGELES	305 OCEAN FRONT WALK S 90291	90291	4286030024	Low Residential	C1-1	C1-1	0	54	0.1884	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	109-5A141 106	Venice	Approved Entitlements	DIR-2019-1277-CDP-SPP
LOS ANGELES	601 OCEAN FRONT WALK S 90291	90291	4286028001	Low Residential	C1-1	C1-1	0	54	0.203	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	109-5A143 381	Venice	Approved Entitlements	ZA-2015-102-CDP-CU-SPP
LOS ANGELES	811 OCEAN FRONT WALK S 90291	90291	4286027007	Low Residential	C1-1	C1-1	0	54	0.103	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	108A143 128	Venice	Approved Entitlements	ZA-2014-3007-CDP-CUB-ZV-SPP-M
LOS ANGELES	815 OCEAN FRONT WALK S 90291	90291	4286027008	Low Residential	C1-1	C1-1	0	54	0.103	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	8	9	108A143 134	Venice	Approved Entitlements	CPC-2019-2282-CDP-MEL-SPP-DB
LOS ANGELES	13641 SHERMAN WAY W 91405	91405	2328007002	Low Residential	C1-1VL	C1-1VL	0	54	0.8573	Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	10	0	90	100	183B157 16	Van Nuys - North Sherman Oaks	Approved Entitlements	CPC-2015-2424-ZC-SPR-DB
LOS ANGELES	619 WESTLAKE AVE S 90057	90057	5141001900	Low Residential	C1-2	C1-2	0	54	0.1722	Commercial - Professional Building - Medical Dental Building - One Story	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	39	0	1	40	133-5A203 187	Westlake	Approved Entitlements	ADM-2021-2518-RDP
LOS ANGELES	1900 CENTRAL AVE S 90011	90011	5129003801				0	54	1.04	Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	0	0		Southeast Los Angeles	Approved Entitlements	ZA-2015-92-CU-ZV
LOS ANGELES	2645 BLIMP ST N 90039	90039	5442007024		[Q]CM-1VL-RIO		0	54	0.25	Industrial - Parking Lot (Industrial Use Property) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	17	17	147A213 180	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	VTT-72790-CN
LOS ANGELES	2938 ALLESANDRO ST N 90039	90039	5442024052	Low I Residential	[Q]CM-1XL-RIO		0	54	0.3693	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	28	32	150B213 769	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	DIR-2018-2207-DB
LOS ANGELES	151 AVENUE 34 W 90031	90031	5205004011	Low I Residential	[T][Q]CM-2D		0	54	3.62	Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Over 50,000 SF - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	66	0	402	468	142-5A211 662	Northeast Los Angeles	Approved Entitlements	DIR-2019-6048-TOC-SPR-WDI
LOS ANGELES	2375 WASHINGTON BLVD W 90018	90018	5073018903	Very Low II Residential	C1.5-1VL-CPIO		0	108	0	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	62	0	2	64	126B193 899	South Los Angeles	Approved Entitlements	DIR-2017-5395-SPR-TOC
LOS ANGELES	4219 BROADWAY S 90037	90037	5111007029	Very Low II Residential	C2-1-CPIO		0	108	0.2898	Institutional - Church - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	87	0	0	87	114A203 197	Southeast Los Angeles	Approved Entitlements	CPC-2019-7615-DB-CU-SP
LOS ANGELES	5315 ADAMS BLVD W 90016	90016	5043002029	Very Low Residential	C2-1VL-CPIO		0	108	0.7417	Institutional - Church - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	60	60	123B177 916	West Adams - Baldwin Hills - Leimert	Approved Entitlements	ADM-2018-4117-CPIOC
LOS ANGELES	3051 VICTORIA AVE S 90016	90016	5050030058	Very Low Residential	C2-1VL-CPIO		0	108	0.146	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	120B185 810	West Adams - Baldwin Hills - Leimert	Approved Entitlements	ADM-2021-4211-RDP
LOS ANGELES	4210 DEL REY AVE S 90292	90292	4230005154	Low Residential	CM(GM)-2D-CA		0	54	0.9311	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	134	134	105B153 19	Palms - Mar Vista - Del Rey	Approved Entitlements	DIR-2014-4121-DB-SPR
LOS ANGELES	6714 MAIN ST S 90003	90003	6011003066	Low Residential	CM-1		0	54	0.4542	Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Under 10,000 SF - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	52	0	0	52	102B205 231	Southeast Los Angeles	Approved Entitlements	ADM-2020-4374-RDP
LOS ANGELES	900 FLORENCE AVE E 90001	90001	5163008004	Open Space	CM-1-CPIO		0	54	0.135	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	19	19	102B209 104	Southeast Los Angeles	Approved Entitlements	VTT-73772-SL
LOS ANGELES	2823 SOUTHWEST DR W 90043	90043	4007019029	Low Residential	CM-1LD-CPIO		0	54	0.441	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	105B189 1666	West Adams - Baldwin Hills - Leimert	Approved Entitlements	ADM-2018-4843-CPIOC
LOS ANGELES	2905 EXPOSITION PL W 90018	90018	5044011027	Low Residential	CM-1-SP		0	54	0	Industrial - Industrial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	78	78	120B185 1534	West Adams - Baldwin Hills - Leimert	Approved Entitlements	DIR-2016-3899-SPPA-SPP-SPR
LOS ANGELES	3605 OTHELLO AVE S 90018	90018	5044010027	Low Residential	CM-1-SP		0.385	54	0.385	Commercial - Auto, Recreational Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop -	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	38	38	120B185 1308	West Adams - Baldwin Hills - Leimert	Approved Entitlements	VTT-74239
LOS ANGELES	1829 HANCOCK ST N 90031	90031	5210024002	Low Residential	CM-1VL		0.54	54	0.063	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	96	0	1	97	135A223 49	Northeast Los Angeles	Approved Entitlements	CPC-2019-7418-CU-DB-SPR
LOS ANGELES	1734 55TH ST E 90058	90058	5150512027	Minimum Residential	CM-2D-CPIO		0	54	0.127	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	39	0	1	40	108B213 266	Southeast Los Angeles	Approved Entitlements	ADM-2021-203-PSH-PHP
LOS ANGELES	1771 BLAKE AVE W 90031	90031	5442009024				0	54	0.8965	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	100	100		Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	DIR-2014-953-ZV-ZAA-SPR
LOS ANGELES	136 7TH ST W 90731	90731	7455012029				0	54	0	Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element - Non-Vacant	3	0	29	32		San Pedro	Approved Entitlements	ADM-2019-2753-CPIOC
LOS ANGELES	1630 SAN PABLO ST N 90033	90033	5202001004				0	54	6.52	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	95	95		Northeast Los Angeles	Approved Entitlements	CPC-2018-898-ZAD-SPR
LOS ANGELES	3022 NORTH COOLIDGE AVE N 90039	90039	5442022006				0	54	0.125	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	28	30		Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	DIR-2016-585-DB
LOS ANGELES	2910 SAN FERNANDO ROAD W 90065	90065	5457004007	Low I Residential	(T)(Q)CM-1-CDO-RIO		0	54	4.88	Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Under 10,000 SF - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	31	0	339	370	153A213 165	Northeast Los Angeles	Approved Entitlements	CPC-2016-4393-VZC-DB-CDO-SPR
LOS ANGELES	321 MADISON AVE N 90004	90004	5501001800	Low Residential	[T][Q]CM-1		0	54	1.935	Miscellaneous - Utility	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	449	0	5	454	133B197 83	Wilshire	Approved Entitlements	CPC-2019-5596-GPAJ-ZCJ-SP-SPR
LOS ANGELES	9919 LOU-DILLON AVE S 90002	90002	6046019916		RAS3(UV)		0	54	0	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	62	7	3	72	093A215 520	Southeast Los Angeles	Approved Entitlements	DIR-2019-6968-DB
LOS ANGELES	2110 BAY ST E 90021	90021	5166005009		(T)(Q)CM-2D-RIO		0.661	54	0.661	Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, 25,000 to 50,000 SF - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	11	0	99	110	123A217 190	Central City North	Approved Entitlements	DIR-2018-3479-GPA-VZC-HD-SPR
LOS ANGELES	15951 SHERMAN WAY W 91406	91406	2206036046	Very Low Residential	(Q)R3-1		0	54	0.4913	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	183B141 30	Van Nuys - North Sherman Oaks	Approved Entitlements	AA-2017-2617-PMLA
LOS ANGELES	7228 AMIGO AVE N 91335	91335	2118028063		(T)(Q)R3-2D		0	54	0.3673	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	22	22	186B121 1086	Reseda - West Van Nuys	Approved Entitlements	DIR-2014-3713-CDO
LOS ANGELES	6200 KESTER AVE N 91411	91411	2241016013	Very Low I Residential	[Q]R3-1		0	54	0.2066	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	20	22	178-5A149 198	Van Nuys - North Sherman Oaks	Approved Entitlements	DIR-2015-1953-DB
LOS ANGELES	14818 DELANO ST W 91411	91411	2241017027	Very Low I Residential	[Q]R3-1		0	54	0	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	15	18	178-5A149 252	Van Nuys - North Sherman Oaks	Approved Entitlements	DIR-2018-1097-DB
LOS ANGELES	2641 GARTH AVE S 90034	90034	5065009012	Very Low I Residential	[Q]R3-1		0	54	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	12	12	123B169 427	West Adams - Baldwin Hills - Leimert	Approved Entitlements	VTT-82134-SL
LOS ANGELES	14142 VANOWEN ST W 91405	91405	2237006018	Very Low I Residential	[Q]R3-1		0	54	0.6032	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	63	0	1	64	180B153 28	Van Nuys - North Sherman Oaks	Approved Entitlements	CPC-2019-5295-DB-CU-SP
LOS ANGELES	713 CROFT AVE N 90069	90069	5528001079	Very Low I Residential	[Q]R3-1		0	54	0.6951	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	31	31	141B173 340	Hollywood	Approved Entitlements	VTT-82548-CN
LOS ANGELES	1244 39TH ST W 90037	90037	5037007036	Very Low I Residential	[Q]R3-1		0	54	0.2595	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	12	16	117B197 814	South Los Angeles	Approved Entitlements	DIR-2016-4715-DB
LOS ANGELES	4930 LAUREL CANYON BLVD N 91607	91607	2355009076	Very Low I Residential	[Q]R3-1		0	54	0.2296	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	8	8	168B165 99	North Hollywood - Valley Village	Approved Entitlements	DIR-2017-3465-SPP
LOS ANGELES	11964 MAYFIELD AVE W 90049	90049	4265011039	Very Low I Residential	[Q]R3-1		0	54	0.172	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	129B145 791	Brentwood - Pacific Palisades	Approved Entitlements	AA-2020-1431-PMLA-CC
LOS ANGELES	6302 RHEA AVE N 91606	91606	2333025019		[Q]R3-1		0	54	0.491	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	12	12	177B169 117	North Hollywood - Valley Village	Approved Entitlements	AA-2018-3354-PMLA
LOS ANGELES	1115 GRANVILLE AVE S 90049	90049	4265013107	Very Low I Residential	[Q]R3-1		0	54	0.1721	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	25	27	129B145 607	Brentwood - Pacific Palisades	Approved Entitlements	DIR-2014-2977-DB
LOS ANGELES	1707 BROCKTON AVE S 90025	90025	4259012042	Very Low I Residential	[Q]R3-1		0	54	0.23	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	17	18	126B145 990	West Los Angeles	Approved Entitlements	DIR-2014-4495-DB
LOS ANGELES	1017 CROFT AVE N 90069	90069	5529007042	Very Low I Residential	[Q]R3-1		0	54	0.2984	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	16	16	144B173 133	Hollywood	Approved Entitlements	VTT-74835-CN
LOS ANGELES	11965 MONTANA AVE W 90049	90049	4265007079	Very Low I Residential	[Q]R3-1		0	54	0.6072	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	45	49	129B141 303	Brentwood - Pacific Palisades	Approved Entitlements	VTT-71898-CN-M1
LOS ANGELES	11326 VICTORY BLVD W 91606	91606	2336016001	Very Low I Residential	[Q]R3-1		0	54	0.1467	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	16	16	180B173 913	North Hollywood - Valley Village	Approved Entitlements	VTT-73619-SL
LOS ANGELES	14825 VICTORY BLVD W 91411	91411	2236020029	Very Low I Residential	[Q]R3-1		0	54	0.1468	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	7	9	180B149 786	Van Nuys - North Sherman Oaks	Approved Entitlements	DIR-2015-2653-DB
LOS ANGELES	8664 WHITWORTH DR W 90035	90035	4332019094	Low Residential	[Q]R3-1-O		0	54	0.1447	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	9	10	132B169 469	Wilshire	Approved Entitlements	DIR-2014-4735-DB
LOS ANGELES	1211 SHERBOURNE DR S 90035	90035	4332022034	Low Residential	[Q]R3-1-O		0	54	0.147	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	132B169 829	Wilshire	Approved Entitlements	AA-2017-2361-PMLA-CC
LOS ANGELES	1442 BEDFORD ST S 90035	90035	4303018026	Low Residential	[Q]R3-1-O		0	54	0.149	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	3	0	26	29	129B169 220	Wilshire	Approved Entitlements	DIR-2020-5554-TOC-HCA
LOS ANGELES	1556 HI POINT ST S 90035	90035	5068018065	Low Residential	[Q]R3-1-O		0.6166	54	0.6166	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	41	45	129B173 999	Wilshire	Approved Entitlements	DIR-2016-1368-DB
LOS ANGELES	1614 HILTS AVE S 90024	90024	4326025128	Low Residential	[Q]R3-1-O		0	54	0.3053	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES

Appendix 4.3: *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	3515 HYDE PARK BLVD W 90043	90043	4006007037		Very Low Residential	R3-1	0	54	0.527	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	45	51	1058185 1165	West Adams - Baldwin Hills - Leimert	Approved Entitlements	DIR-2015-3651-DB
LOS ANGELES	10140 HILLHAVEN AVE N 91042	91042	2565013102		Very Low Residential	R3-1	0	54	0.4997	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	8	0	27	35	2048197 985	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Approved Entitlements	DIR-2018-78-DB
LOS ANGELES	3748 VETERAN AVE S 90034	90034	4252020049		Very Low Residential	R3-1	0	54	0.214	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	13	15	1178161 787	Palms - Mar Vista - Del Rey	Approved Entitlements	DIR-2014-4911-DB
LOS ANGELES	3734 BENTLEY AVE S 90034	90034	4252008023		Very Low Residential	R3-1	0	54	0.173	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	2	0	15	17	1178161 970	Palms - Mar Vista - Del Rey	Approved Entitlements	DIR-2019-6648-TOC
LOS ANGELES	6202 PACIFIC AVE S 90293	90293	4116001013		Very Low Residential	R3-1	0	54	0.092	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0968149 40	Westchester - Playa del Rey	Approved Entitlements	ZA-2014-3455-CDP-MEL
LOS ANGELES	3647 HUGHES AVE S 90034	90034	4313008041		Very Low Residential	R3-1	0	54	0.1151	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	7	8	1208165 521	Palms - Mar Vista - Del Rey	Approved Entitlements	DIR-2015-3578-DB
LOS ANGELES	10240 COMMERCE AVE N 91042	91042	2565015132		Very Low Residential	R3-1	0	54	0.5	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	36	36	2048197 886	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Approved Entitlements	ADM-2018-2153-OVR
LOS ANGELES	5143 MAPLEWOOD AVE W 90004	90004	5522015029		Very Low Residential	R3-1	0	54	0.4649	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	31	34	1418189 843	Wilshire	Approved Entitlements	DIR-2016-469-DB
LOS ANGELES	5122 MAPLEWOOD AVE W 90004	90004	5522016116		Very Low Residential	R3-1	0	54	0.2746	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	22	24	1418189 935	Wilshire	Approved Entitlements	DIR-2017-4551-TOC
LOS ANGELES	1222 BEACHWOOD DR N 90038	90038	5534013018		Very Low Residential	R3-1	0	54	0.155	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	3	0	8	11	1448189 267	Hollywood	Approved Entitlements	DIR-2019-4192-DB
LOS ANGELES	6401 OCEAN FRONT WALK S 90293	90293	4116024025		Very Low Residential	R3-1	0	54	0.059	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0968149 171	Westchester - Playa del Rey	Approved Entitlements	ZA-2014-1500-CDP-ZAA-MEL
LOS ANGELES	707 COLE AVE N 90038	90038	5533034030		Very Low Residential	R3-1	0	54	0.1449	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	7	0	77	84	1418185 385	Hollywood	Approved Entitlements	DIR-2014-2485-DB-SPR
LOS ANGELES	518 GRAMERCY PL N 90004	90004	5522013039		Very Low Residential	R3-1	0	54	0.1131	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	47	51	1418193 1072	Wilshire	Approved Entitlements	DIR-2016-811-DB-SPR
LOS ANGELES	141 RAMPART BLVD N 90026	90026	5156028014		Very Low Residential	R3-1	0	54	0.154	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	10	10	138A203 451	Westlake	Approved Entitlements	VTT-81342-SL
LOS ANGELES	21 LIGHTHOUSE ST W 90292	90292	4294009027		Very Low Residential	R3-1	0	54	0.0707	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	1	0	1	1024147 142	Venice	Approved Entitlements	ADM-2019-1031-UDU
LOS ANGELES	21 LIGHTHOUSE ST W 90292	90292	4294009027		Very Low Residential	R3-1	0	54	0.0707	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	0	1	1024147 142	Venice	Approved Entitlements	DIR-2019-3268-SPP-CDP-MEL
LOS ANGELES	507 OXFORD AVE N 90004	90004	5521014021		Very Low Residential	R3-1	0	54	0.1469	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	3	3	1418193 1198	Wilshire	Approved Entitlements	AA-2019-1709-PMLA-SL
LOS ANGELES	10528 WOODBINE ST W 90034	90034	4314018022		Very Low Residential	R3-1	0	54	0.3239	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	29	33	1208161 418	Palms - Mar Vista - Del Rey	Approved Entitlements	DIR-2018-4752-TOC
LOS ANGELES	2329 ABBOT KINNEY BLVD N 90291	90291	4229012033		Very Low Residential	R3-1	0	54	0.0734	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1058149 46	Venice	Approved Entitlements	DIR-2017-2660-CDP-SPP-MEL
LOS ANGELES	6601 OCEAN FRONT WALK S 90293	90293	4116002046		Very Low Residential	R3-1	0	54	0.059	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0968149 311	Westchester - Playa del Rey	Approved Entitlements	DIR-2016-3514-CDP-MEL
LOS ANGELES	4724 FRANKLIN AVE W 90027	90027	5589028008		Very Low Residential	R3-1	0	54	0.1893	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1508197 872	Hollywood	Approved Entitlements	ADM-2017-5173-ADU
LOS ANGELES	4907 ROSEWOOD AVE W 90004	90004	5522017078		Very Low Residential	R3-1	0	54	0.3328	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	24	26	1418193 1308	Wilshire	Approved Entitlements	DIR-2016-4774-DB
LOS ANGELES	25 UNION JACK ST E 90292	90292	4294006028		Very Low Residential	R3-1	0	54	0.0723	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	100-SA149 189	Venice	Approved Entitlements	DIR-2019-4385-CDP-SPP-MEL
LOS ANGELES	3209 OCEAN FRONT WALK S 90292	90292	4225001022		Very Low Residential	R3-1	0	54	0.0578	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	103-SA145 62	Venice	Approved Entitlements	DIR-2018-6400-CDP-MEL-SPP
LOS ANGELES	3246 BARRINGTON AVE S 90066	90066	4250010008		Very Low Residential	R3-1	0	54	0.1864	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	5	5	1178153 325	Palms - Mar Vista - Del Rey	Approved Entitlements	VTT-74918-SL
LOS ANGELES	18404 COLLINS ST W 91356	91356	2157006008		Very Low Residential	R3-1	0	54	1.0009	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	6	0	67	73	1748125 226	Encino - Tarzana	Approved Entitlements	VTT-72929-CN
LOS ANGELES	539 HOBART BLVD N 90004	90004	5521012025		Very Low Residential	R3-1	0	54	0.1411	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	4	0	35	39	1418193 1017	Wilshire	Approved Entitlements	DIR-2019-2271-TOC
LOS ANGELES	7346 WOODMAN AVE N 91405	91405	2328002094		Very Low Residential	R3-1	0	54	1.17	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	7	0	79	86	1868157 367	Van Nuys - North Sherman Oaks	Approved Entitlements	DIR-2014-2108-DB-SPR
LOS ANGELES	512 BOCCACCIO AVE E 90291	90291	4237007030		Very Low Residential	R3-1	0	54	0.115	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	1088149 1605	Venice	Approved Entitlements	ADM-2020-5256-VSO
LOS ANGELES	510 BOCCACCIO AVE E 90291	90291	4237007030		Very Low Residential	R3-1	0	54	0.115	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	1088149 1605	Venice	Approved Entitlements	DIR-2018-1244-CDP-MEL
LOS ANGELES	511 WOODLAWN AVE W 90291	90291	4237007030		Very Low Residential	R3-1	0	54	0.115	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	1088149 1605	Venice	Approved Entitlements	ADM-2020-5255-VSO
LOS ANGELES	513 WOODLAWN AVE W 90291	90291	4237007030		Very Low Residential	R3-1	0	54	0.115	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	1088149 1605	Venice	Approved Entitlements	ADM-2020-5257-VSO
LOS ANGELES	28 OUTRIGGER ST W 90292	90292	4294004049		Very Low Residential	R3-1	0	54	0.1062	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1024147 201	Venice	Approved Entitlements	DIR-2019-4205-CDP-SPP-MEL
LOS ANGELES	28 OUTRIGGER ST W 90292	90292	4294004049		Very Low Residential	R3-1	0	54	0.1062	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	1	0	1	1024147 201	Venice	Approved Entitlements	ADM-2018-1299-UDU
LOS ANGELES	4437 CENTINELA AVE S 90066	90066	4231016020		Very Low Residential	R3-1	0	54	0.115	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	8	8	1088157 549	Palms - Mar Vista - Del Rey	Approved Entitlements	VTT-82822-SL
LOS ANGELES	12610 VENICE BLVD W 90066	90066	4235002002		Very Low Residential	R3-1	0	54	0.169	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	12	12	1118153 484	Palms - Mar Vista - Del Rey	Approved Entitlements	VTT-82822-SL
LOS ANGELES	150 BERENDO ST N 90004	90004	5518027021		Very Low Residential	R3-1	0	54	0.2926	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	19	21	1388197 663	Wilshire	Approved Entitlements	DIR-2016-1458-SPP-DB
LOS ANGELES	845 VENICE BLVD E 90291	90291	4241033005		Very Low Residential	R3-1	0	54	0.046	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	8	0	0	8	1088149 675	Venice	Approved Entitlements	DIR-2020-4146-CDP-MEL-PSH-SIP
LOS ANGELES	3101 BAGLEY AVE S 90034	90034	4311019031		Very Low Residential	R3-1	0	54	0.1756	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	1	0	1	1238165 616	West Los Angeles	Approved Entitlements	ADM-2018-3592-UDU
LOS ANGELES	2805 SEPULVEDA BLVD S 90064	90064	4251002023		Very Low Residential	R3-1	0	54	0.3423	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	23	25	1238157 1225	West Los Angeles	Approved Entitlements	DIR-2014-1726-DB
LOS ANGELES	5410 QUAKERTOWN AVE N 91364	91364	2166003021		Very Low Residential	R3-1	0	54	1.2878	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	95	95	1748113 550	Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	VTT-73343-CN
LOS ANGELES	8938 ORION AVE N 91343	91343	2654002051		Very Low Residential	R3-1	0	54	0.8814	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	0	2	1958145 142	Mission Hills - Panorama City - North Hills	Approved Entitlements	A(CA)-2018-2426-UDU
LOS ANGELES	1808 ST ANDREWS PL S 90019	90019	5073014900		Very Low I Residential	R3-1-CPIO	0	54	0	Residential - Single Family Residence	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	19	0	1	20	1268193 642	South Los Angeles	Approved Entitlements	DIR-2021-3086-TOC-HCA-PSH
LOS ANGELES	907 17TH ST W 90015	90015	5135028007		Community Commercial	R3-1-HPOZ	0	54	0.161	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	10	11	126A203 200	Westlake	Approved Entitlements	DIR-2019-2700-TOC-CCMP
LOS ANGELES	963 WILTON PL S 90019	90019	5092021015		Community Commercial	R3-1-HPOZ	0	54	0.206	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	9	9	1328189 1224	Wilshire	Approved Entitlements	DIR-2015-1-CCMP
LOS ANGELES	4928 OAK TERRACE DR N 90042	90042	5467012004		Community Commercial	R3-1-HPOZ	0	54	0.1173	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-SA225 65	Northeast Los Angeles	Approved Entitlements	ADM-2020-1255-ADU
LOS ANGELES	738 OGDEN DR S 90036	90036	5086021058		Community Commercial	R3-1-HPOZ	0	54	0.219	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	12	12	1328177 106	Wilshire	Approved Entitlements	TT-72672-CN
LOS ANGELES	1160 27TH ST W 90007	90007	5055029015		Low Residential	R3-1-O	0	54	0.157	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	121-SA203 73	South Los Angeles	Approved Entitlements	ADM-2021-5079-ADU
LOS ANGELES	1910 OVERLAND AVE S 90025	90025	4321008145		Low Residential	R3-1-O	0	54	0.3099	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	16	16	1298157 565	West Los Angeles	Approved Entitlements	TT-74560
LOS ANGELES	1109 CARDIFF AVE S 90035	90035	4332002060		Low Residential	R3-1-O	0	54	0.2787	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	19	21	1328169 509	West Los Angeles	Approved Entitlements	DIR-2014-2640-DB
LOS ANGELES	3839 28TH ST W 90018	90018	5051015024		Low Residential	R3-1-O	0	54	0.157	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	1	0	0	1	1238185 1025	West Adams - Baldwin Hills - Leimert	Approved Entitlements	ADM-2018-1477-UDU
LOS ANGELES	2361 FOX HILLS DR S 90064	90064	4315014094		Low Residential	R3-1-O	0	54	0.24	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	16	18	1298161 299	West Los Angeles	Approved Entitlements	DIR-2014-4758-DB
LOS ANGELES	1110 SPAULDING AVE S 90019	90019	5085024020		Low Residential	R3-1-O	0	54	0.227	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	3	0	23	26	1328177 1028	Wilshire	Approved Entitlements	DIR-2019-2947-TOC
LOS ANGELES	1060 BRONSON AVE S 90019	90019	5081005062		Community Commercial	R3-1-O-HPOZ	0	54	0.3145	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	10	10	1298189 211	Wilshire	Approved Entitlements	TT-74001-CN
LOS ANGELES	3115 ADAMS BLVD W 90018	90018	5059028010		Community Commercial	R3-1-O-HPOZ	0	54	0.8268	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	1238189 647	West Adams - Baldwin Hills - Leimert	Approved Entitlements	ZA-2016-4613-CU
LOS ANGELES	1229 BRONSON AVE S 90019	90019	5081001010		Community Commercial	R3-1-O-HPOZ	0	54	0.169	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298189 724	Wilshire	Approved Entitlements	DIR-2017-368-COA
LOS ANGELES	4215 VINELAND AVE N 91602	91602	2366019028		Commercial Manufacturing	R3-1-RIO	0	54	0.9136	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	7	0	78	85	1658173 869	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	VTT-72928-CN
LOS ANGELES	15364 WEDDINGTON ST W 91411	91411	2250002143		Commercial Manufacturing	R3-1-RIO	0	54	0.9954	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	65	71	172-SA145 82	Van Nuys - North Sherman Oaks	Approved Entitlements	VTT-72815
LOS ANGELES	15034 ROOPARK ST W 91602	91602	2423013110		Commercial Manufacturing	R3-1-RIO	0	54	1.28	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	8	0	88	96	1658173 340	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	DIR-2015-686-DB-SPR
LOS ANGELES	15630 VANOWEN ST W 91406	91406	2234004027		Commercial Manufacturing	R3-1-RIO	0	54	0.5151	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1808141 37	Van Nuys - North Sherman Oaks	Approved Entitlements	ZA-2017-587-ZV
LOS ANGELES	15353 WEDDINGTON ST W 91411	91411	2250001045		Commercial Manufacturing	R3-1-RIO	0	54	3.87	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Wireless Communication Tower	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	270	270	172-SA145 36	Van Nuys - North Sherman Oaks	Approved Entitlements	VTT-72813-CN
LOS ANGELES	1550 PLEASANT AVE E 90033	90033	5174024004		Community Commercial - Mixed High Residential	R3-1-RIO-CUGU	0	54	0.163	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	4	0	30	34	129A219 37	Boyle Heights	Approved Entitlements	DIR-2018-5647-TOC
LOS ANGELES	817 HYPERION AVE N 90029	90029	5427009011		Very Low I Residential	R3-1VL	0	54	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	4	0	4	4	142-SA201 50	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	AA-2016-1567-PMLA-SL
LOS ANGELES	1301 CHEROKEE AVE N 90028	90028	5547031001		Low Medium II Residential	R3-1XL	0	54	0.119		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	12	12	1448185 118	Hollywood	Approved Entitlements	ADM-2020-5703-RDP
LOS ANGELES	2042 CAHUENGA BLVD N 90068	90068	5576004044		Low Medium II Residential	R3-1XL	0	54	0.153	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	5	0	29	34	151-SA187 315	Hollywood	Approved Entitlements	CPC-2018-1949-DB
LOS ANGELES	900 ARDMORE AVE N 90029	90029	5537025019		Low Medium II Residential	R3-1XL	0	54	0.093	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	29	33	1418193 100	Hollywood	Approved Entitlements	DIR-2018-3931-TOC
LOS ANGELES	1144 CAHUENGA BLVD N 90038	90038	5533008026		Low Medium II Residential	R3-1XL	0	54	0.3857	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	26	29	1448185 521	Hollywood	Approved Entitlements	DIR-2014-3620-DB
LOS ANGELES	4609 LOS FELIZ BLVD W 90027	90027	5588025020		Low Medium II Residential	R3-1XL	0	54	0.566	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	1	0	1	2	1538197 593	Hollywood	Approved Entitlements	DIR-2018-4139-ADU
LOS ANGELES	926 KINGSLEY DR N 90029	90029	5537024021		Low Medium II Residential	R3-1XL	0	54	0.207	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	4	0	33	37	1448193 1308	Hollywood	Approved Entitlements	DIR-2019-2938-TOC
LOS ANGELES	5817 CAMERFORD AVE W 90038	90038	5534034046		Low Medium II Residential	R3-1XL	0	54	0.4566	Residential - Five or More Units or Apartments (Any Combination)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	31	34	1418189 172	Hollywood	Approved Entitlements	DIR-2015-635-DB
LOS ANGELES	512 LOMNA BLVD W 90044	90044	5403001520		Light Manufacturing	R3-1XL-O	0	54	0.8129	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	18	18	0818201 168	Harbor Gateway	Approved Entitlements	DIR-2017-6293-SL-M1
LOS ANGELES	2806 ELLENDALE PL S 90007	90007	5055012021		Low Residential	R3-1-O	0	54	0.3764	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	7	7	1238197 1550	South Los Angeles	Approved Entitlements	DIR-2016-720-COA
LOS ANGELES	2656 ELLENDALE PL S 90007	90007	5055014013		Low Residential	R3-1-O	0	54	0.23	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238197 1207	South Los Angeles	Approved Entitlements	ADM-2021-3795-ADU
LOS ANGELES	10010 GRAPE ST 90002	90002	6046021916		Very Low Residential	RA53(UV)	0	54	3.9068	Miscellaneous - Government Owned Property - Miscellaneous - Public Housing	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	1073	0	0	1073	091-SA217 18	Southeast Los Angeles	Approved Entitlements	TT-82633
LOS ANGELES	11038 ARMINTA ST W 91352	91352	2314008040		Low II Residential	T[T(Q)R3-1-CUGU	0	54	0.9297	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	11	11	1898173 478	Sun Valley - La Tuna Canyon	Approved Entitlements	APCNV-2015-1042-ZC
LOS ANGELES	14719 MAGNOLIA BLVD W 91403	91403	2249020001		[T](Q)R3-1	0	54	0.1587	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	9	9	172-SA149 289	Van Nuys - North Sherman Oaks	Approved Entitlements	APCSV-2017-894-ZC
LOS ANGELES	11757 SAN VICENTE BLVD W 90049	90049	4401017007		Low Residential	C1.5-1VL	0	108	0.294	Commercial - Store Combination - Store and Office Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	0298145 16	Brentwood - Pacific Palisades	Approved Entitlements	DIR-2017-5373-DRB-SPP
LOS ANGELES	3518 OCEANO VISTA S 90034	90034	4044004026		Very Low Residential	C2-2D-SP	0	108	0.2979	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - One	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	9	0	72	81	1208185 1093	West Adams - Baldwin Hills - Leimert	Approved Entitlements	DIR-2020-768-SPP-TOC
LOS ANGELES	4242 CRENSHAW BLVD S 90008	90008	5024017009			C2-1D	0	108	0.337	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - New Car Sales and Servi	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	14	0	110	124		West Adams

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	985 3RD AVE S 90019	90019	5092018035		Minimum Residential	C2-1	0	108	0.186	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	6	0	44	50	129B189 136	Wilshire	Approved Entitlements	DIR-2018-2234-TOC
LOS ANGELES	2101 8TH ST W 90057	90057	5141018013		Minimum Residential	C2-1	0	108	0.3	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	51	57	132A203 196	Westlake	Approved Entitlements	DIR-2019-1663-TOC
LOS ANGELES	3977 BEVERLY BLVD W 90004	90004	5520021021		Minimum Residential	C2-1	0	108	0.3642	Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	7	0	60	67	138B197 295	Wilshire	Approved Entitlements	DIR-2019-2765-TOC-SPP
LOS ANGELES	3546 OVERLAND AVE S 90034	90034	4314011059		Minimum Residential	C2-1	0	108	0.4357	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	54	60	120B161 856	Palms - Mar Vista - Del Rey	Approved Entitlements	DIR-2015-3935-DB
LOS ANGELES	4632 HOLLYWOOD BLVD W 90027	90027	5542014008		Minimum Residential	C2-1	0	108	0.155	Commercial - Commercial - Miscellaneous Commercial - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	147B197 478	Hollywood	Approved Entitlements	DIR-2016-4982-SPP
LOS ANGELES	5553 TUJUNGA AVE N 91601	91601	2350004069		Minimum Residential	C2-1	0	108	0.3615	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop -	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	27	30	174B173 977	North Hollywood - Valley Village	Approved Entitlements	DIR-2020-754-RDP-HCA
LOS ANGELES	8811 SEPULVEDA BLVD N 91343	91343	2654013007		Minimum Residential	C2-1	0	108	0.8365	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop -	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	44	0	320	364	195B145 378	Mission Hills - Panorama City - North Hills	Approved Entitlements	CPC-2016-2751-VZC-DB-SPR
LOS ANGELES	3242 8TH ST W 90005	90005	5094018010		Minimum Residential	C2-1	0	108	0.279	Commercial - Office Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	0	0	132B197 504	Wilshire	Approved Entitlements	ZA-2016-2984-ZV-CU-ZAA-SPR
LOS ANGELES	629 LA BREA AVE S 90036	90036	5508007019		Minimum Residential	C2-1	0	108	0.096	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	14	0	107	121	135B181 710	Wilshire	Approved Entitlements	ZA-2019-1744-CU-MCUP-SPR-TO
LOS ANGELES	525 WESTERN AVE N 90004	90004	5522012022		Minimum Residential	C2-1	0	108	0.2603	Commercial - Store Combination - Store and Office Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	63	0	1	64	141B193 1026	Wilshire	Approved Entitlements	DIR-2019-7014-TOC
LOS ANGELES	4100 MELROSE AVE W 90029	90029	5539023001		Minimum Residential	C2-1	0	108	0.344	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Service Centers (N	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	4	0	29	33	141B197 491	Wilshire	Approved Entitlements	DIR-2018-7575-SPP-TOC
LOS ANGELES	5525 SUNSET BLVD W 90028	90028	5544023023		Minimum Residential	C2-1	0	108	2.23	Commercial - Department Store - Building Supplies (Home Depot, etc.) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	61	0	351	412	147A193 11	Hollywood	Approved Entitlements	CPC-2019-4639-CU-DB-SPE-SPP-S
LOS ANGELES	5525 SUNSET BLVD W 90028	90028	5544023023		Minimum Residential	C2-1	0	108	2.23	Commercial - Department Store - Building Supplies (Home Depot, etc.) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	25	0	268	293	147A193 11	Hollywood	Approved Entitlements	ZA-2015-2903-MCUP-SPP-SPPA-C
LOS ANGELES	5212 MELROSE AVE W 90038	90038	5522003003		Minimum Residential	C2-1	0	108	0.287	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	141B189 345	Wilshire	Approved Entitlements	ZA-2017-3165-CU-ZV-ZAA
LOS ANGELES	3100 8TH ST W 90005	90005	5094014025		Minimum Residential	C2-1	0	108	0.6541	Commercial - Store Combination - Store and Office Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	9	0	89	98	132B197 464	Wilshire	Approved Entitlements	DIR-2014-4932-DB-SPR
LOS ANGELES	4640 HOLLYWOOD BLVD W 90027	90027	5542014007		Minimum Residential	C2-1	0	108	0.31	Commercial - Office Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	147B197 457	Hollywood	Approved Entitlements	DIR-2017-2396-SPP
LOS ANGELES	3565 OVERLAND AVE S 90034	90034	4252034042		Minimum Residential	C2-1	0	108	0.1185	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	11	0	108	119	120B161 1018	Palms - Mar Vista - Del Rey	Approved Entitlements	DIR-2019-1558-TOC-WDI-SPR
LOS ANGELES	3644 OVERLAND AVE S 90034	90034	4314010092		Minimum Residential	C2-1	0	108	0.5771	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	8	0	84	92	120B161 1115	Palms - Mar Vista - Del Rey	Approved Entitlements	DIR-2014-4832-DB-SPP
LOS ANGELES	301 HARVARD BLVD S 90020	90020	5503006010		Minimum Residential	C2-1	0	108	0.203	Commercial - Store Combination - Store and Office Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	3	0	27	30	135B193 219	Wilshire	Approved Entitlements	DIR-2014-4378-DB
LOS ANGELES	3688 OVERLAND AVE S 90034	90034	4314010076		Minimum Residential	C2-1	0	108	0.0985	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	19	0	168	187	120B161 1276	Palms - Mar Vista - Del Rey	Approved Entitlements	DIR-2018-1136-TOC-WDI-SPR
LOS ANGELES	1033 ABBOT KINNEY BLVD S 90291	90291	4239021023		Low II Residential	C2-1-CA	0	108	0.0941	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	108B145 956	Venice	Approved Entitlements	ZA-2013-3354-CUB-CU-CDP-MEL
LOS ANGELES	9402 BROADWAY S 90003	90003	6053006926		Very Low II Residential	C2-1-CPIO	0	103	0	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool and Misc.	YES - Current	YES - City-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	20	0	160	180	094-SA203 463	Southeast Los Angeles	Approved Entitlements	DIR-2018-4789-SPP
LOS ANGELES	10025 BROADWAY S 90003	90003	6053023006		Very Low II Residential	C2-1-CPIO	0	108	0.145	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	091-SA203 161	Southeast Los Angeles	Approved Entitlements	ADM-2021-3453-RDP
LOS ANGELES	1632 FLORENCE AVE W 90047	90047	6018003034		Very Low II Residential	C2-1-CPIO	0	108	0.7126	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	13	0	115	128	102B193 1416	South Los Angeles	Approved Entitlements	DIR-2018-6175-TOC
LOS ANGELES	1613 MANCHESTER AVE W 90047	90047	6034030041		Very Low II Residential	C2-1-CPIO	0	108	1.3652	Institutional - Church - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	49	0	1	50	097-SA195 278	South Los Angeles	Approved Entitlements	DIR-2019-2356-TOC-SPR
LOS ANGELES	2407 1ST ST E 90033	90033	5180002028		Low Residential	C2-1-CUGU	0	108	0.4821	Commercial - Store Combination - Store and Residential Combination - Five Stories	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	49	0	1	50	127-SA223 164	Boyle Heights	Approved Entitlements	DIR-2014-912-DB
LOS ANGELES	2423 1ST ST E 90033	90033	5180002029		Low Residential	C2-1-CUGU	0	108	0.3118	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	24	1	29	127-SA223 177	Boyle Heights	Approved Entitlements	DIR-2014-4670-DB
LOS ANGELES	2420 CESAR E CHAVEZ AVE E 90033	90033	5180001900		Low Residential	C2-1-CUGU	0	108	0.1157	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	76	0	1	77	129A225 345	Boyle Heights	Approved Entitlements	DIR-2016-4669-DB-SPR
LOS ANGELES	1016 STATE ST N 90033	90033	5201016024		Low Residential	C2-1-CUGU	0	108	0.12	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	8	0	77	85	132A223 166	Boyle Heights	Approved Entitlements	DIR-2020-244-TOC-SPR-HCA
LOS ANGELES	1225 VERMONT AVE N 90029	90029	5540017013		Low Residential	C2-1D	0	108	0.2893	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	52	58	144B197 154	Hollywood	Approved Entitlements	DIR-2019-909-TOC-SPP
LOS ANGELES	1712 ALEXANDRIA AVE N 90027	90027	5589033052		Low Residential	C2-1D	0	108	0.191	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	0	0	147B197 197	Hollywood	Approved Entitlements	DIR-2017-3910-SPP
LOS ANGELES	4900 HOLLYWOOD BLVD W 90027	90027	5543008034		Low Residential	C2-1D	0	108	1.5336	Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Under 10,000 SF - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	24	0	126	150	147B197 258	Hollywood	Approved Entitlements	DIR-2013-1595-DB
LOS ANGELES	5001 HOLLYWOOD BLVD W 90027	90027	5589035004		Low Residential	C2-1D	0	108	0.253	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	5	5	147B197 224	Hollywood	Approved Entitlements	DIR-2019-7358-SPP
LOS ANGELES	4531 HOLLYWOOD BLVD W 90027	90027	5542003013		Low Residential	C2-1D	0	108	0.895	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	202	202	147B197 534	Hollywood	Approved Entitlements	DIR-2014-2578-SPP-SPR
LOS ANGELES	5165 SANTA MONICA BLVD W 90029	90029	5537015033		Low Residential	C2-1D	0	108	0.138	Commercial - Professional Building - Medical Dental Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	1	0	0	1	144B193 651	Hollywood	Approved Entitlements	DIR-2018-2800-UDU
LOS ANGELES	1015 VERMONT AVE N 90029	90029	5538022900		Low Residential	C2-1D	0	108	0.241	Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	185	0	2	187	144B197 904	Hollywood	Approved Entitlements	DIR-2019-5645-TOC-SPR-SPP
LOS ANGELES	4750 SANTA MONICA BLVD W 90029	90029	5538021001		Low Residential	C2-1D	0	108	0.143	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	10	0	75	85	144B197 755	Hollywood	Approved Entitlements	DIR-2020-4249-TOC-SPP-VHCA
LOS ANGELES	1040 KENMORE AVE N 90029	90029	5538012001		Low Residential	C2-1D	0	108	0.223	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	61	0	1	62	144B197 772	Hollywood	Approved Entitlements	DIR-2020-667-TOC-SPP-SP
LOS ANGELES	420 9TH ST W 90731	90731	7455007016		Low Residential	C2-1-HPOZ	0	108	0.186	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	50	56	015B201 336	San Pedro	Approved Entitlements	DIR-2019-5704-TOC-CCMP
LOS ANGELES	2714 FIGUEROA ST S 90007	90007	5123018032		Low Residential	C2-1L	0	108	0.3531	Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	18	0	139	157	121-SA203 125	Southeast Los Angeles	Approved Entitlements	CPC-2020-4714-CU-DB-SPR-RDP-I
LOS ANGELES	5501 RESEDA BLVD N 91356	91356	2160007023		Low Residential	C2-1L	0	108	0.1341	Commercial - Store Combination - Store and Office Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	35	40	174B125 545	Encino - Tarzana	Approved Entitlements	DIR-2018-4224-DB-SPP
LOS ANGELES	511 31ST ST W 90007	90007	5123020029		Low Residential	C2-1L	0	108	0.4729	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	2	67	75	120A203 74	Southeast Los Angeles	Approved Entitlements	CPC-2017-111-DB-CUB-CU-SPR
LOS ANGELES	1125 CRENSHAW BLVD S 90019	90019	5082026027		Low II Residential	C2-1-O	0	108	0.8067	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	129B189 206	Wilshire	Approved Entitlements	ZA-2016-2604-ZAD
LOS ANGELES	1141 CRENSHAW BLVD S 90019	90019	5082026012		Low II Residential	C2-1-O	0	108	0.157	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	42	0	1	43	129B189 369	Wilshire	Approved Entitlements	CPC-2020-516-DB-PSH-SIP
LOS ANGELES	5891 OLYMPIC BLVD W 90036	90036	5080021023		Low II Residential	C2-1-O	0	108	0.153	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	5	0	41	46	132B177 702	Wilshire	Approved Entitlements	DIR-2018-5870-TOC
LOS ANGELES	6066 OLYMPIC BLVD W 90036	90036	5086001066		Low II Residential	C2-1-O	0	108	0.65	Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	12	0	108	120	132B177 667	Wilshire	Approved Entitlements	DIR-2020-3886-SPR-TOC-HCA
LOS ANGELES	1346 ABBOT KINNEY BLVD S 90291	90291	4238004036		Low Medium Residential	C2-1-O-CA	0	108	0.062	Industrial - Industrial - Artist in Residence - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	108B145 1373	Venice	Approved Entitlements	DIR-2015-2967-CDP-SPP
LOS ANGELES	1301 ABBOT KINNEY BLVD S 90291	90291	4239027001		Low Medium Residential	C2-1-O-CA	0	108	0.078	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	108B145 1162	Venice	Approved Entitlements	ZA-2015-1155-SPP-CDP-MEL-ZV
LOS ANGELES	1107 ABBOT KINNEY BLVD S 90291	90291	4239022003		Low Medium Residential	C2-1-O-CA	0	108	0.079	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	108B145 1032	Venice	Approved Entitlements	DIR-2019-4064-CDP-MEL-SPP
LOS ANGELES	2231 WESTERN AVE S 90018	90018	5058009047		Low II Residential	C2-1-O-CPIO	0	108	0.6104	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	60	60	123B193 227	South Los Angeles	Approved Entitlements	ZA-2016-3577-ZAD-CUB
LOS ANGELES	4339 ADAMS BLVD W 90018	90018	5059003022		Very Low II Residential	C2-1-O-SP	0	108	0.2847	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	48	48	123B185 663	West Adams - Baldwin Hills - Leimert	Approved Entitlements	CPC-2016-3761-DB-SPP
LOS ANGELES	6622 CRENSHAW BLVD S 90043	90043	4006016027		Very Low I Residential	C2-1-SP	0	108	0.182	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	102B185 115	West Adams - Baldwin Hills - Leimert	Approved Entitlements	ADM-2020-6732-RDP
LOS ANGELES	12001 PICO BLVD W 90064	90064	4259033021		Very Low Residential	C2-1VL	0	108	0.151	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	8	0	72	80	123B149 943	West Los Angeles	Approved Entitlements	DIR-2018-3172-TOC-CDO
LOS ANGELES	1405 WELLESLEY AVE S 90025	90025	4267032015		Very Low Residential	C2-1VL	0	108	0.528	Institutional - Homes for Aged and Others - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	0	0	126B145 780	West Los Angeles	Approved Entitlements	ZA-2017-1594-CU
LOS ANGELES	1656 SAWTELLE BLVD S 90025	90025	4261008013		Very Low Residential	C2-1VL	0	108	0.161	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	29	33	123B149 556	West Los Angeles	Approved Entitlements	DIR-2020-2120-TOC-HCA
LOS ANGELES	2017 TEMPLE ST W 90026	90026	5157023010		Very Low Residential	C2-1VL	0	108	0.105	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	36	40	136-SA207 19	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	DIR-2018-6861-TOC-WDI
LOS ANGELES	418 ALVARADO ST N 90026	90026	5157023015		Very Low Residential	C2-1VL	0	108	0.11	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	67	73	138A205 10	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	CPC-2017-5092-DB-SPR
LOS ANGELES	959 EVERETT ST N 90026	90026	5406016028		Very Low Residential	C2-1VL	0	108	0.348	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop -	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	15	0	189	204	136-SA211 253	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	CPC-2013-3319-DB-SPR
LOS ANGELES	9530 RESEDA BLVD N 91324	91324	2764008019		Very Low Residential	C2-1VL	0	108	0.4163	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop -	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	128	128	198B125 37	Northridge	Approved Entitlements	CPC-2015-3702-CUB-VZC-SPR
LOS ANGELES	827 VIA DE LA PAZ N 90272	90272	4412004025		Very Low Residential	C2-1VL	0	108	0.17	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	129B125 799	Brentwood - Pacific Palisades	Approved Entitlements	DIR-2018-5951-SPP
LOS ANGELES	12300 PICO BLVD W 90064	90064	4259040014		Very Low Residential	C2-1VL	0	108	0.2201	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	55	65	120B149 112	Palms - Mar Vista - Del Rey	Approved Entitlements	DIR-2017-5254-TOC-CDO
LOS ANGELES	6500 LANKERSHIM BLVD N 91606	91606	2335009023		Very Low Residential	C2-1VL	0	108	0	Recreational - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	10	0	109	119	180B169 824	North Hollywood - Valley Village	Approved Entitlements	DIR-2019-2051-TOC-SPR
LOS ANGELES	3523 CAHUENGA BLVD N 90068	90068	2425008027		Very Low Residential	C2-1VL	0	108	0.2199	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	5	5	159B177 284	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	DIR-2017-333-DRB-SPP-MSP
LOS ANGELES	712 ALVARADO ST N 90026	90026	5404008034		Very Low Residential	C2-1VL	0	108	0.2645	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	30	34	138A207 40	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	DIR-2015-3518-DB
LOS ANGELES	2930 WESTWOOD BLVD S 90064	90064	4254002018		Very Low Residential	C2-1VL	0	108	0.25	Commercial - Office Building - Two Stories	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	5	0	45	50	123B157 952	West Los Angeles	Approved Entitlements	DIR-2019-2570-TOC
LOS ANGELES	11752 SANTA MONICA BLVD W 90025	90025	4247006012		Very Low Residential	C2-1VL	0	108	1.32	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	16	0	138	154	126B149 386	West Los Angeles	Approved Entitlements	DIR-2016-2363-DB-SPR
LOS ANGELES	916 ALVARADO ST N 90026	90026	5404004036		Very Low Residential	C2-1VL	0	108	0.1658	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	24	27	139-SA207 253	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	DIR-2018-7374-TOC
LOS ANGELES	7639 VAN NUYS BLVD N 91405	91405	2210031034		Very Low Residential	C2-1VL	0	108	0.3062	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Used Car Sales - One Sto	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	32	36	186B149 98	Van Nuys - North Sherman Oaks	Approved Entitlements	DIR-2016-2920-DB
LOS ANGELES	5215 FIGUEROA ST S 90037	90037	5001029900		Very Low Residential	C2-1VL-CPIO	0	108	0.155	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	39	0	1	40	108B201 173	South Los Angeles	Approved Entitlements	ADM-2020-5596-RDP
LOS ANGELES	4345 WOODLAWN AVE S 90011	90011	5113036019		Very Low Residential	C2-1VL-CPIO	0	108	0.155	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	32	0	1	33	112-SA205 7	Southeast Los Angeles	Approved Entitlements	DIR-2020-5080-TOC-HCA
LOS ANGELES	1448 JEFFERSON BLVD W 90007	90007	5040003016		Very Low Residential	C2-1VL-CPIO	0	108	0.149	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Used Car Sales - One Sto	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	7	9	120B197 661	South Los Angeles	Approved Entitlements	DIR-2019-7297-TOC
LOS ANGELES	4815 NORMANDIE AVE S 90037	90037	5016021004		Very Low Residential	C2-1VL-CPIO	0	108	0.124	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	1	0	0	1	111B193 838	South Los Angeles	Approved Entitlements	ADM-2018-1737-ADU
LOS ANGELES	2602 ORANGE DR S 90016	90016	5040014027		Very Low Residential	C2-1VL-CPIO	0	108	0.2866	Commercial - Store Combination - Store and Residential Combination - Three Stories	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	25	25	123B177 998	West Adams - Baldwin Hills - Leimert	Approved Entitlements	ADM-2018-6192-CPIOC
LOS ANGELES	5300 ADAMS BLVD W 90016	90016	5043006032		Very Low Residential	C2-1VL-CPIO	0	108	0.1428	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	8	0	0	8	123B177 1014	West Adams - Baldwin Hills - Leimert	Approved Entitlements	ADM-2018-7362-CPIOC
LOS ANGELES	8909 CENTRAL AVE S 90002	90002	6042028002		Very Low Residential	C2-1VL-CPIO	0	108	0.138	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	58	0	1	59	096A209 328	Southeast Los Angeles	Approved Entitlements	ADM-2021-168-PSH-PHP
LOS ANGELES	4719 NORMANDIE AVE S 90037	90037	5016020027		Very Low Residential	C2-1VL-CPIO	0	108	0	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	43	0	43	111B193 758	South Los Angeles	Approved Entitlements	ADM-2020-5093-CPIOC
LOS ANGELES	3411 12TH AVE S 90018	90018	5044006032		Very Low Residential	C2-1VL-CPIO	0	108	0.4746	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	7	7	120B185 861	West Adams - Baldwin Hills - Leimert	Approved Entitlements	ADM-2018-3082-CPIOC
LOS ANGELES	7600 VERMONT AVE

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	11961 VENICE BLVD W 90066	90066	4234021011		Very Low Residential	R3-1	0	54	0.273	Commercial - Professional Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	5	0	33	38	114B157 1107	Palms - Mar Vista - Del Rey	Approved Entitlements	DIR-2019-3815-DB
LOS ANGELES	1255 ELDEN AVE S 90006	90006	5076018024		Low Residential	R4-1	0	108	0.8644	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	92	0	1	93	129B197 958	Wilshire	Approved Entitlements	DIR-2015-529-DB-SPR
LOS ANGELES	1917 3RD ST W 90057	90057	5154020037		Low Residential	R4-1	0	108	0	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	136	0	1	137	135A205 215	Westlake	Approved Entitlements	DIR-2020-3752-TOC-SPR-HCA-PH
LOS ANGELES	1250 WESTMORELAND AVE S 90006	90006	5076018026			R4-1XL	0	108	0	Institutional - Homes for Aged and Others - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	92	0	1	93	129B197 979	Wilshire	Approved Entitlements	DIR-2015-805-DB-SPR
LOS ANGELES	700 MANHATTAN PL S 90005	90005	5093004068		Light Manufacturing	R4-2	0	108	1.11	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	13	0	147	160	132B193 331	Wilshire	Approved Entitlements	DIR-2016-104-DB-SPR
LOS ANGELES	551 HARVARD BLVD S 90020	90020	5503022001		Light Manufacturing	R4-2	0	108	0.789	Commercial - Office Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	15	0	135	150	135B193 786	Wilshire	Approved Entitlements	DIR-2020-6681-TOC-SPR-VHCA
LOS ANGELES	4773 HOLLYWOOD BLVD W 90027	90027	5589030030		Low Medium I Residential	RD1.5-1XL	0	29	0.658	Commercial - Office Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	21	21	147B197 157	Hollywood	Approved Entitlements	VTT-74730-SL
LOS ANGELES	11600 SANTA MONICA BLVD W 90025	90025	4262009001				0	108	0.313	Commercial - Service Station - Full Service - No Additional Services	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	9	0	91	100		West Los Angeles	Approved Entitlements	DIR-2019-2757-DB-SPR
LOS ANGELES	12575 VENICE BLVD W 90066	90066	4246027001				0	108	0.152	Commercial - Professional Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	5	0	47	52		Palms - Mar Vista - Del Rey	Approved Entitlements	DIR-2016-54-DB
LOS ANGELES	1322 JEFFERSON BLVD W 90007	90007	5040019005				0	108	0.152	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	13	0	116	129		South Los Angeles	Approved Entitlements	DIR-2018-4052-TOC-WDI-SPR
LOS ANGELES	433 ROSENELL TER W 90026	90026	5157013009				0	108	0.1342	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	43	47		Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	DIR-2018-2918-TOC
LOS ANGELES	2870 OLYMPIC BLVD W 90006	90006	5078014024				0	108	0.082	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	13	0	113	126		Wilshire	Approved Entitlements	DIR-2019-2498-SPR
LOS ANGELES	3619 VENICE BLVD W 90019	90019	5072017012				0	108	0.138	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	25	28		West Adams - Baldwin Hills - Leimert	Approved Entitlements	DIR-2019-3912-TOC
LOS ANGELES	3800 6TH ST W 90020	90020	5503028008				0	108	0.427	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	122	122		Wilshire	Approved Entitlements	ZA-2017-259-CU-CUB-ZAA-SPR
LOS ANGELES	11722 CULVER BLVD S 90230	90230	4218001005				0	108	0.057	Residential - Single Family Residence - Condominium	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	12	12		Palms - Mar Vista - Del Rey	Approved Entitlements	ZA-2016-112-DV
LOS ANGELES	5109 ADAMS BLVD W 90016	90016	5049009038				0	108	0.093	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	7	0	62	69		West Adams - Baldwin Hills - Leimert	Approved Entitlements	DIR-2019-104-TOC
LOS ANGELES	5181 ADAMS BLVD W 90016	90016	5049016046				0	108	0.221	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	13	0	102	115		West Adams - Baldwin Hills - Leimert	Approved Entitlements	DIR-2018-3435-DB-SPR
LOS ANGELES	2842 JAMES M. WOOD BLVD W 90006	90006	5077029032				0	108	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	20	0	173	193		Wilshire	Approved Entitlements	DIR-2018-309-TOC-SPR
LOS ANGELES	10841 SEPULVEDA BLVD N 91345	91345	2664013041				0	108	0.9201	Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	7	0	45	52		Mission Hills - Panorama City - North Hills	Approved Entitlements	CPC-2017-627-VZCI-SPR
LOS ANGELES	3170 OLYMPIC BLVD W 90006	90006	5080017010				0	108	0.304	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	46	0	206	252		Wilshire	Approved Entitlements	CPC-2016-3662-CU-DB-SPR
LOS ANGELES	3076 OLYMPIC BLVD W 90006	90006	5080030044				0	108	1.4	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	19	0	207	226		Wilshire	Approved Entitlements	DIR-2014-3570-DB-SPR
LOS ANGELES	4719 NORMANDIE AVE S 90037	90037	5016020005				0	108	0.121	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	42	0	1	43		South Los Angeles	Approved Entitlements	CPC-2019-2592-DB-CU-SIP
LOS ANGELES	1800 BEVERLY BLVD W 90057	90057	5154001019				0	108	0.716	Commercial - Commercial - Miscellaneous Commercial - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	21	0	223	244		Westlake	Approved Entitlements	CPC-2016-4954-DB-SPR
LOS ANGELES	4515 EAGLE ROCK BLVD N 90041	90041	5473037049				0	108	0	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	38	38		Northeast Los Angeles	Approved Entitlements	VTT-74078-SL
LOS ANGELES	3501 CENTRAL AVE S 90011	90011	5114014033				0	108	0.4432	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	73	0	1	74		Southeast Los Angeles	Approved Entitlements	DIR-2018-848-DB-SPR
LOS ANGELES	211 ALPINE ST W 90012	90012	5408030009				0	108	0.32	Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	17	0	153	170		Central City North	Approved Entitlements	DIR-2018-4743-TOC-SPR
LOS ANGELES	900 FIGUEROA ST S 90015	90015	5138002026				0	108	0.4963	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	60	60		Central City	Approved Entitlements	VTT-62367-M3
LOS ANGELES	744 FIGUEROA ST S 90017	90017	5144010012				0	108	0.108	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	438	438		Central City	Approved Entitlements	CPC-2016-1950-TDR-SPR
LOS ANGELES	215 14TH ST W 90015	90015	5134025022				0	108	0.107	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	154	154		Central City	Approved Entitlements	ZA-2016-15-SPR-ZV-TDR
LOS ANGELES	1012 SWARTHMORE AVE N 90272	90272	4423016024				0	108	0.179	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	8	8		Brentwood - Pacific Palisades	Approved Entitlements	AA-2015-3312-PMLA
LOS ANGELES	10065 COMMERCE AVE N 91042	91042	2568008012				0	108	0.1548	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4		Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Approved Entitlements	DIR-2017-4407-SPP
LOS ANGELES	3355 OVERLAND AVE S 90034	90034	4254024077				0	108	0.122	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	37	41		Palms - Mar Vista - Del Rey	Approved Entitlements	DIR-2017-2229-DB
LOS ANGELES	2037 JEFFERSON BLVD W 90018	90018	5052023007				0	108	0.119	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	14	14		South Los Angeles	Approved Entitlements	ADM-2020-5606-RDP
LOS ANGELES	2037 JEFFERSON BLVD W 90018	90018	5052023007				0	108	0.119	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	7	7		South Los Angeles	Approved Entitlements	DIR-2019-7216-COA
LOS ANGELES	569 6TH ST W 90731	90731	7453037023				0	108	0.115	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	47	0	1	48		San Pedro	Approved Entitlements	DIR-2020-5595-HDP
LOS ANGELES	1340 HILL ST S 90015	90015	5133002001				0	108	0.298	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	12	47	176	235		Central City	Approved Entitlements	DIR-2017-1212-SPR
LOS ANGELES	11674 SANTA MONICA BLVD W 90025	90025	4262008018				0	108	2.02	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	20	0	160	180		West Los Angeles	Approved Entitlements	CPC-2015-2956-VZC-DB-CUB-SPR
LOS ANGELES	646 VIRGIL AVE N 90004	90004	5539026022				0	108	0.161	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	24	24		Wilshire	Approved Entitlements	VTT-74454-CN
LOS ANGELES	654 VIRGIL AVE N 90004	90004	5539026035				0	108	0.482	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	24	24		Wilshire	Approved Entitlements	DIR-2015-4274-SPP
LOS ANGELES	11800 SANTA MONICA BLVD W 90025	90025	4262005047				0	108	1.2952	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	16	0	134	150		West Los Angeles	Approved Entitlements	DIR-2014-2297-DB-SPR
LOS ANGELES	800 WESTERN AVE S 90005	90005	5093008013				0	108	0.239	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	23	0	207	230		Wilshire	Approved Entitlements	DIR-2018-4864-TOC-SPR
LOS ANGELES	1600 SCHRADER BLVD N 90028	90028	5547016017		Very Low I Residential	(T)(Q)C2-2D	0	108	0.328	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	148-5A187 294	Hollywood	Approved Entitlements	VTT-74521
LOS ANGELES	3545 WILSHIRE BLVD W 90010	90010	5503025012		Very Low I Residential	(T)(Q)C4-2	0	108	1.326	Commercial - Bank, Savings and Loan - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	428	428	135B193 939	Wilshire	Approved Entitlements	CPC-2016-341-VZC-ZAA-SPR
LOS ANGELES	635 WESTERN AVE S 90010	90010	5503031017		Very Low I Residential	(T)(Q)C4-2	0	108	0.757	Commercial - Parking Lot (Commercial Use Property) - Parking Structures - Commercial Parking - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	132	132	135B193 977	Wilshire	Approved Entitlements	CPC-2016-3497-VZC-ZAA-MSC-SP
LOS ANGELES	3980 WILSHIRE BLVD W 90010	90010	5503030039		Very Low I Residential	(T)(Q)C4-2	0	108	1.06	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	278	278	132B189 78	Wilshire	Approved Entitlements	CPC-2016-321-VZC-BL-ZAD-SPR-E
LOS ANGELES	1311 CAHUENGA BLVD N 90028	90028	5546017030		Heavy Manufacturing	(T)(Q)C4-2D	0	108	1.49	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	20	349	369	147A187 368	Hollywood	Approved Entitlements	CPC-2014-4279-ZC-HD-ZAA-SPR
LOS ANGELES	6100 HOLLYWOOD BLVD W 90028	90028	5546027018		Very Low I Residential	(T)(Q)C4-2D-SN	0	108	0.251	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	24	0	196	220	148-5A189 122	Hollywood	Approved Entitlements	CPC-2016-2848-VZC-HD-CUB-SPR
LOS ANGELES	6400 SUNSET BLVD W 90028	90028	5546014058		Very Low I Residential	(T)(Q)C4-2D-SN	0	108	0.7275	Commercial - Store - Two Stories	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	10	0	190	200	147A187 151	Hollywood	Approved Entitlements	CPC-2016-3630-ZC-HD-DB-MCUP
LOS ANGELES	6436 HOLLYWOOD BLVD W 90028	90028	5546007001		Very Low I Residential	(T)(Q)C4-2D-SN	0	108	0.149	Commercial - Store Combination - Store and Office Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	260	260	148-5A187 178	Hollywood	Approved Entitlements	CPC-2016-3176-VZC-HD-VCU-MC
LOS ANGELES	12071 WILSHIRE BLVD W 90049	90049	4265016030		Low Residential	[Q]C4-1L-CDO	0	108	0.152	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	10	12	126B145 126	Brentwood - Pacific Palisades	Approved Entitlements	DIR-2014-4722-CDO-DB
LOS ANGELES	4386 HUNTINGTON DR E 90032	90032	5214007011		Low Residential	[Q]C4-1VL	0	108	0.126	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	141A229 183	Northeast Los Angeles	Approved Entitlements	ADM-2019-164-UDU
LOS ANGELES	308 PERSHING DR E 90293	90293	4116012007		Low Residential	[Q]C4-1VL	0	108	0.116	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	096B149 385	Westchester - Playa del Rey	Approved Entitlements	DIR-2017-2911-CDP-SPP-MEL
LOS ANGELES	120 AVENUE 63 N 90042	90042	5493014007		Low Residential	[Q]C4-1XL-HPOZ	0	108	0.413	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-5A231 313	Northeast Los Angeles	Approved Entitlements	DIR-2016-1528-COA
LOS ANGELES	433 MAIN ST S 90013	90013	5149022008		Low Residential	[Q]C4-4D	0	108	0.434	Commercial - Parking Lot (Commercial Use Property) - Parking Structures - Commercial Parking - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	195	195	129A211 97	Central City	Approved Entitlements	ZA-2016-3816-ZV-TDR-SPR
LOS ANGELES	6201 SUNSET BLVD W 90028	90028	5546026037		Low Residential	(T)(Q)C4-2D-SN	0	108	1.68	Recreational - Athletic and Amusement Facility - Auditorium, Stadium, Amphitheater - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	731	731	147A189 23	Hollywood	Approved Entitlements	CPC-2014-3808-GPA-ZC-HD-CU-C
LOS ANGELES	11301 CAMARILLO ST W 91602	91602	2353023061		Very Low I Residential	C4-1	0	108	0.6694	Institutional - School (Private) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	54	60	168B173 425	North Hollywood - Valley Village	Approved Entitlements	DIR-2016-4332-DB-SPR
LOS ANGELES	11405 CHANDLER BLVD W 91601	91601	2350011017		Very Low I Residential	C4-1	0	108	0.55	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	7	0	75	82	171B173 101	North Hollywood - Valley Village	Approved Entitlements	CPC-2015-926-DB-SPR
LOS ANGELES	6733 SEPULVEDA BLVD S 90045	90045	4110001005		Very Low I Residential	C4-1	0	108	2.087	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	176	176	102B165 71	Westchester - Playa del Rey	Approved Entitlements	DIR-2016-1648-SPR
LOS ANGELES	4882 LAKERSHIM BLVD N 91601	91601	2353019020		Low II Residential	C4-1-CA	0	108	0.2782	Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	21	25	168B173 146	North Hollywood - Valley Village	Approved Entitlements	DIR-2017-647-DB
LOS ANGELES	747 WESTERN AVE N 90029	90029	5535017001		Low II Residential	C4-1D	0	108	0.179	Commercial - Non-Auto Service and Repair Shop, Paint Shop, or Laundry - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	45	51	141B193 390	Hollywood	Approved Entitlements	DIR-2016-2667-DB-SPR
LOS ANGELES	8150 SUNSET BLVD W 90046	90046	5554007014		Low II Residential	C4-1D	0	108	2.218	Commercial - Shopping Center (Neighborhood, Community) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	28	10	191	229	192B149 252	Mission Hills - Panorama City - North Hills	Approved Entitlements	CPC-2013-2551-CUB-DB-SPR
LOS ANGELES	2771 ROWENA AVE W 90039	90039	5434031005		Low II Residential	C4-1D	0	108	0.292	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	35	39	151-5A207 152	Hollywood	Approved Entitlements	CPC-2018-5164-DB-WDI
LOS ANGELES	16161 VENTURA BLVD W 91436	91436	2260011001		Low II Residential	C4-1L	0	108	0.71	Commercial - Professional Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	11	0	103	114	168B137 377	Encino - Tarzana	Approved Entitlements	DIR-2017-3172-DB-SPP-SPR-WDI
LOS ANGELES	6001 PICO BLVD W 90035	90035	5087016013		Low II Residential	C4-1-O	0	108	0.112	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	5	0	43	48	129B173 236	Wilshire	Approved Entitlements	DIR-2016-1399-DB
LOS ANGELES	1715 BRONSON AVE N 90028	90028	5545003029		Low II Residential	C4-1-SN	0	108	0.3951	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	89	89	148-5A191 119	Hollywood	Approved Entitlements	DIR-2014-3609-SPR
LOS ANGELES	639 FAIRFAX AVE N 90036	90036	5527017031		Low II Residential	C4-1VL	0	108	0.446	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	57	63	141B177 727	Hollywood	Approved Entitlements	DIR-2016-1926-DB
LOS ANGELES	19975 VENTURA BLVD W 91364	91364	2164001001		Low II Residential	C4-1VLD	0	108	0.1799	Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	30	36	174B113 391	Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	DIR-2017-2034-DB-SPP-WDI
LOS ANGELES	9224 PICO BLVD W 90035	90035	4306004007		Low II Residential	C4-1VL-O	0	108	0.404	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	8	0	56	64	132A167 222	West Los Angeles	Approved Entitlements	CPC-2020-946-DB-MCUP-HCA
LOS ANGELES	1938 WESTWOOD BLVD S 90025	90025	4321011204		Low Residential	C4-1VL-O	0	108	0.303	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	129B153 797	West Los Angeles	Approved Entitlements	ZA-2020-1297-CU
LOS ANGELES	9300 PICO BLVD W 90035	90035	4306003046		Low Residential	C4-1VL-O	0	108	0.2779	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	59	65	132A167 224	West Los Angeles	Approved Entitlements	DIR-2014-4940-DB
LOS ANGELES	2902 WILSHIRE BLVD W 90010	90010	5077013041		Low Residential	C4-2	0	108	2.9283	Commercial - Store Combination - Store and Residential Combination - Over 20 Stories	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	644	644	133-5A201 35	Wilshire	Approved Entitlements	DIR-2016-755-DD-SPR
LOS ANGELES	3016 WILSHIRE BLVD W 90010	90010	5077013038		Low Residential	C4-2	0	108	1.2	Commercial - Store Combination - Store and Office Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	262	262	132B197 30	Wilshire	Approved Entitlements	DIR-2020-3261-SPR-VHCA
LOS ANGELES	1930 WILSHIRE BLVD W 90057	90057	5142002019		Low Residential	C4-2	0	108	0.7748	Commercial - Office Building - 6 to 13 Stories	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	39	0	0	439	478 132A203 41	Westlake	Approved Entitlements	CPC-2016-3142-GPA-ZC-VCU-CUB
LOS ANGELES	1637 WILCOX AVE N 90028	90028	5547016907		Low Residential	C4-2D	0	108	0.2501	Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	35	0	117	152	148-5A187 209	Hollywood	Approved Entitlements	DIR-2018-6425-SPR
LOS ANGELES	1601 LAS PALMAS AVE N 90028	90028	5547014029		Low Residential	C4-2D	0	108	0.117	Commercial - Office Building - Office and Residential - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	69	0	133	202	148-5A185 267	Hollywood	Approved Entitlements	CPC-2019-6373-DB-CU-SPR-SIP-P
LOS ANGELES	11120 CHANDLER BLVD W 91601	91601	2350015116		Medium Residential	C4-2D-CA	0	108	1.6	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	329	329	171B173 167	North Hollywood - Valley Village	Approved Entitlements	ZA-2014-4603-ZAA-ZAI-SPR
LOS ANGELES	6701 SUNSET BLVD W 90028	90028	5547020003		Low Residential	C4-2D-SN	0	108	0.258	Commercial - Professional Building - Medical Dental Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	105	0	845	950	147A185 51	Hollywood	Approved Entitlements	CPC-2015-2025-MCUP-CU-SPR-D
LOS ANGELES	6630 SUNSET BLVD W 90028	90028	5547024014		Low Residential	C4-2D-SN	0	108	0.3183	Commercial - Professional Building - Medical Dental Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	36	40	147A185 77	Hollywood	Approved Entitlements	DIR-2016-2292-DB
LOS ANGELES	5101 LANKERSHIM BLVD N 91601	91601	2353004041		Light Manufacturing	R4-2	0	108	2.09	Commercial - Store Combination - Store and Residential Combination - 6 to 13 Stories	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	25	0	272	297	171B173 746	North Hollywood - Valley Village	Approved Entitlements	DIR-2015-2676-DB-SPR
LOS ANGELES	8862 PICO BLVD W 90035	90035	4305014900				0	108	0.1102	Miscellaneous - Government Owned Property - Miscellaneous - Government Property and Possessory Interest P	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	47	0	1	48		Wilshire	Approved Entitlements	CPC-2016-1735-DB
LOS ANGELES	2757 WILSHIRE BLVD W 90036	90036	5508015007				0	108	7.55	Commercial - Office Building - 6 to 13 Stories	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	285	285		Wilshire	Approved Entitlements	CPC-2013-193-ZC-CU-ZV-BL-CDO
LOS ANGELES	6200 HOLLYWOOD BLVD W 90028	90028	5546028002				0	108	0.349	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	507	507		Hollywood	Approved Entitlements	DIR-2015-1673-CUCI
LOS ANGELES	400 BROADWAY S 90013	90013	5149024021			

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	11421 OLYMPIC BLVD W 90025	90025	4260004047		Minimum Residential	(Q)C2-1	0	108	0.6169	Institutional - Church - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	7	0	70	77	1238153 43	West Los Angeles	Approved Entitlements	CPC-2013-1739-ZC-DB-SPR
LOS ANGELES	6836 BAIRD AVE N 91335	91335	2126022005			(T)(Q)RAS4-1L-CDO-RIO	0	108	0.1836	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	23	27	1838125 907	Reseda - West Van Nuys	Approved Entitlements	APCSV-2016-4523-VZCJ-CDO
LOS ANGELES	6909 SANTA MONICA BLVD W 90038	90038	5532017046		Minimum Residential	(Q)C2-2D	0	108	1.6703	Commercial - Store Combination - Store and Residential Combination - 6 to 13 Stories	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	15	0	216	231	1448181 392	Hollywood	Approved Entitlements	CPC-2015-4611-GPA-VZC-HD-DB-
LOS ANGELES	4864 MELROSE AVE W 90029	90029	5521004031		Minimum Residential	C2-1	0	108	0.3394	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	45	51	1418193 595	Wilshire	Approved Entitlements	DIR-2016-4043-DB
LOS ANGELES	6220 YUCCA ST W 90028	90028	5546031031		Very Low I Residential	(T)(Q)C2-2D	0	108	0.895	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	253	253	1504189 316	Hollywood	Approved Entitlements	CPC-2014-4705-ZC-HD-DB-MCUP
LOS ANGELES	6254 SUNSET BLVD W 90028	90028	5546025033		Very Low I Residential	(T)(Q)C4-2D-SN	0	108	1.34	Commercial - Store Combination - Store and Residential Combination - 6 to 13 Stories	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	12	0	188	200	147A189 64	Hollywood	Approved Entitlements	CPC-2014-750-VZC-HD-DB-CUB-S
LOS ANGELES	1850 CHEROKEE AVE N 90028	90028	5547004021		Low Medium I Residential	(T)(Q)R4-2	0	108	0.425	Commercial - Hotel and Motel - Hotel - 50 Rooms and Over - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	0	0	150A185 278	Hollywood	Approved Entitlements	ZA-2015-2683-CU-ZV-ZAA
LOS ANGELES	3057 PICO BLVD W 90006	90006	5080012033			(T)(Q)R4-2D	0	108	0.49	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	51	51	129B193 1153	Wilshire	Approved Entitlements	CPC-2016-1603-ZC-HD
LOS ANGELES	10939 OHIO AVE W 90024	90024	4324038002		Low Residential	(Q)R4-1L	0	108	0.1592	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	3	0	15	18	129B153 121	Westwood	Approved Entitlements	DIR-2020-5861-TOC-DRB-SPP-HC
LOS ANGELES	332 OAKHURST DR N 90048	90048	4335007006		Low Residential	(Q)R4-1-O	0	108	0.1773	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	20	20	1388169 950	Wilshire	Approved Entitlements	VTT-70499-CN
LOS ANGELES	103 CHENEY DR S 90048	90048	4335007123		Low Residential	(Q)R4-1-O	0	108	0.3064	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	4	0	31	35	1388169 354	Wilshire	Approved Entitlements	DIR-2014-4295-DB
LOS ANGELES	540 LANDFAIR AVE S 90024	90024	4363005047		Very Low Residential	(Q)R4-1VL	0	108	0.5112	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	21	21	1358149 200	Westwood	Approved Entitlements	DIR-2016-3573-DRB-SPP
LOS ANGELES	626 LANDFAIR AVE S 90024	90024	4363006007		Very Low Residential	(Q)R4-1VL	0	108	0.153	Residential - Rooming/Boarding House	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	10	10	1358149 325	Westwood	Approved Entitlements	DIR-2017-1539-DRB-SPP
LOS ANGELES	1769 SYCAMORE AVE N 90028	90028	5548002049		Very Low Residential	(Q)R4-1VL	0	108	0.666	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	10	0	55	65	1508181 706	Hollywood	Approved Entitlements	DIR-2014-4232-DB
LOS ANGELES	6555 FRANKLIN AVE W 90028	90028	5575005012		Very Low Residential	(Q)R4-1VL	0	108	0.1074	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	3	0	25	28	150A187 180	Hollywood	Approved Entitlements	DIR-2020-7352-TOC-HCA
LOS ANGELES	1818 CHEROKEE AVE N 90028	90028	5547004048		Low Residential	(Q)R4-2	0	108	0.482	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	36	36	150A185 329	Hollywood	Approved Entitlements	AA-2016-1840-PMEX
LOS ANGELES	1600 SERRANO AVE N 90027	90027	5544020025		Low Residential	(Q)R4-2	0	108	0.4017	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	41	12	1	54	148-5A195 283	Hollywood	Approved Entitlements	CPC-2010-1554-DB-SPP
LOS ANGELES	1439 TAMARIND AVE N 90028	90028	5545014049		Low Residential	(Q)R4-2	0	108	0.2984	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A191 116	Hollywood	Approved Entitlements	ADM-2021-65-RDP
LOS ANGELES	6650 FRANKLIN AVE W 90028	90028	5547003024		Low Residential	(Q)R4-2	0	108	0.4993	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	67	0	1	68	150A185 258	Hollywood	Approved Entitlements	CPC-2017-1503-DB-CU-SPR
LOS ANGELES	1321 TAMARIND AVE N 90028	90028	5545014024		Low Residential	(Q)R4-2	0	108	0.149	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	21	21	1448189 21	Hollywood	Approved Entitlements	ADM-2021-2681-RDP
LOS ANGELES	1310 GORDON ST N 90028	90028	5545014030		Low Residential	(Q)R4-2	0	108	0.149	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	21	21	1448189 39	Hollywood	Approved Entitlements	ADM-2021-2682-RDP
LOS ANGELES	800 HARVARD BLVD S 90005	90005	5093022029		Minimum Residential	C2-1	0	108	0.1508	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	11	0	240	251	1328193 622	Wilshire	Approved Entitlements	DIR-2014-4807-DB-SPR
LOS ANGELES	864 VERMONT AVE S 90005	90005	5077024043		Minimum Residential	C2-1	0	108	0.3197	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	1328197 747	Wilshire	Approved Entitlements	ZA-2016-914-MCUP-ZV
LOS ANGELES	1012 HOBART BLVD S 90006	90006	5080022014		Minimum Residential	C2-1	0	108	0.093	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	1298193 359	Wilshire	Approved Entitlements	ZA-2017-4659-CU-ZAA
LOS ANGELES	1069 EXPOSITION BLVD W 90007	90007	5040031012		Minimum Residential	C2-2D-CPIO	0	108	0.061	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	46	52	1178197 345	South Los Angeles	Approved Entitlements	ADM-2021-1387-CPIOC
LOS ANGELES	5147 BAKMAN AVE N 91601	91601	2353002137		Low II Residential	C4-1-CA	0	108	0	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	30	33	171B173 692	North Hollywood - Valley Village	Approved Entitlements	DIR-2019-7590-DB
LOS ANGELES	1043 HARVARD BLVD S 90006	90006	5080022025		Low Residential	R4-1	0	108	0.1351	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	46	0	1	47	1298193 530	Wilshire	Approved Entitlements	DIR-2020-467-TOC-HCA-PHP
LOS ANGELES	224 ALVARADO ST N 90026	90026	5157021032		Low Residential	R4-1	0	108	0.1056	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme - Non-Vacant	6	0	54	60	136-5A205 204	Westlake	Approved Entitlements	DIR-2019-4425-TOC
LOS ANGELES	231 ALEXANDRIA AVE S 90004	90004	5518008007		Low Residential	R4-1	0	108	0.166	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	3	0	22	25	1358197 48	Wilshire	Approved Entitlements	DIR-2016-3894-DB
LOS ANGELES	2974 SAN MARINO ST W 90006	90006	5078007002		Low Residential	R4-1	0	108	0.141	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	17	21	1328197 1059	Wilshire	Approved Entitlements	DIR-2016-4309-DB
LOS ANGELES	460 MANHATTAN PL S 90020	90020	5503015011		Low Residential	R4-1	0	108	0.197	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	7	0	23	30	1358193 651	Wilshire	Approved Entitlements	DIR-2016-4271-DB
LOS ANGELES	453 BURLINGTON AVE S 90057	90057	5154024001		Low Residential	R4-1	0	108	0.138	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme - Non-Vacant	0	0	1	1	133-5A205 276	Westlake	Approved Entitlements	ADM-2021-3172-RDP
LOS ANGELES	708 NEW DEPOT ST S 90012	90012	5407007048		Low Residential	R4-1	0	108	0.2225	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	30	33	135A213 88	Central City North	Approved Entitlements	DIR-2017-2462-DB
LOS ANGELES	8820 SEPULVEDA EASTWAY S 90045	90045	4123006028		Minimum Residential	R4-1	0	108	1.26	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	136	136	096B165 920	Westchester - Playa del Rey	Approved Entitlements	DIR-2015-583-SPR
LOS ANGELES	925 MANHATTAN PL S 90019	90019	5093001019		Low Residential	R4-1	0	108	0.172	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	4	0	29	33	1328193 990	Wilshire	Approved Entitlements	DIR-2020-4550-TOC-HCA
LOS ANGELES	241 LAKE ST N 90026	90026	5157018062		Low Residential	R4-1	0	108	0.2873	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	37	37	136-5A205 95	Westlake	Approved Entitlements	DIR-2015-3716-DB
LOS ANGELES	849 BUNKER HILL AVE N 90012	90012	5407007047		Low Residential	R4-1	0	108	0.277	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	35	37	135A213 125	Central City North	Approved Entitlements	DIR-2016-571-DB
LOS ANGELES	966 KENMORE AVE S 90006	90006	5078005026		Low Residential	R4-1	0	108	0.2712	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	37	41	1298197 49	Wilshire	Approved Entitlements	DIR-2017-3720-TOC
LOS ANGELES	1045 DEWEY AVE S 90006	90006	5078014010		Low Residential	R4-1	0	108	0.135	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	7	0	60	67	1298197 423	Wilshire	Approved Entitlements	DIR-2018-901-TOC
LOS ANGELES	951 FEDORA ST S 90006	90006	5078003038		Low Residential	R4-1	0	108	0.2711	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	54	60	1328197 1143	Wilshire	Approved Entitlements	DIR-2015-1168-DB
LOS ANGELES	316 CATALINA ST S 90020	90020	5502006004		Low Residential	R4-1	0	108	0.179	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	3	0	27	30	1358197 283	Wilshire	Approved Entitlements	DIR-2020-2194-TOC-HCA
LOS ANGELES	453 KENMORE AVE S 90020	90020	5502013063		Low Residential	R4-1	0	108	0.6404	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	69	69	1358197 700	Wilshire	Approved Entitlements	ZA-2015-1135-ZAA
LOS ANGELES	926 KINGSLEY DR S 90006	90006	5093023056		Low Residential	R4-1	0	108	0.155	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	63	69	1328193 1000	Wilshire	Approved Entitlements	DIR-2016-2097-DB
LOS ANGELES	712 GRAMERCY DR S 90005	90005	5092028040		Low Residential	R4-1	0	108	0.287	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	30	32	1328193 342	Wilshire	Approved Entitlements	DIR-2016-3469-DB
LOS ANGELES	982 OGDEN AVE S 90006	90006	5078006016		Low Residential	R4-1	0	108	0.135	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	0	0	1298197 117	Wilshire	Approved Entitlements	ADM-2020-5600-RDP
LOS ANGELES	975 MANHATTAN PL S 90019	90019	5080001005		Low Residential	R4-1	0	108	0.215	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	8	0	87	95	1298193 96	Wilshire	Approved Entitlements	CPC-2018-656-DB-SPR
LOS ANGELES	226 LAKE ST N 90026	90026	5157020132		Low Residential	R4-1	0	108	0.2515	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	31	36	136-5A205 160	Westlake	Approved Entitlements	DIR-2017-4561-TOC
LOS ANGELES	4649 MAUBERT AVE W 90027	90027	5542024023		Low Residential	R4-1	0	108	0.253	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	17	0	136	153	147B197 516	Hollywood	Approved Entitlements	DIR-2019-3760-TOC-SPP-SPR
LOS ANGELES	218 OCCIDENTAL BLVD S 90057	90057	5155013029		Low Residential	R4-1	0	108	0.3328	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	11	0	41	52	136-5A201 153	Westlake	Approved Entitlements	DIR-2015-3458-DB
LOS ANGELES	425 UNION AVE S 90017	90017	5153003011		Low Residential	R4-1	0	108	0.21	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	4	0	29	33	133-5A205 252	Westlake	Approved Entitlements	DIR-2016-3318-DB
LOS ANGELES	329 RAMPART BLVD S 90057	90057	5155021027		Low Residential	R4-1	0	108	0.3728	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	8	0	45	53	135A203 48	Westlake	Approved Entitlements	DIR-2017-38-DB
LOS ANGELES	2720 JAMES M. WOOD BLVD W 90006	90006	5077028006		Very Low I Residential	(T)(Q)C2-1VL	0	108	0.132	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	4	0	18	22	1328197 799	Wilshire	Approved Entitlements	DIR-2016-4249-DB
LOS ANGELES	451 BONNIE BRAE ST S 90057	90057	5154026008		Low Residential	R4-1	0	108	0.172	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	4	0	23	27	133-5A205 212	Westlake	Approved Entitlements	DIR-2016-4972-DB
LOS ANGELES	909 FEDORA ST S 90006	90006	5094022030		Low Residential	R4-1	0	108	0.1469	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	3	0	20	23	1328197 872	Wilshire	Approved Entitlements	DIR-2017-278-DB
LOS ANGELES	1028 SERRANO AVE S 90006	90006	5080017016		Low Residential	R4-1	0	108	0.143	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	3	0	18	21	1298193 451	Wilshire	Approved Entitlements	DIR-2016-4040-DB
LOS ANGELES	427 BERENDO ST S 90020	90020	5502011015		Low Residential	R4-1	0	108	0.591	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	7	0	78	85	1358197 589	Wilshire	Approved Entitlements	DIR-2014-4710-DB
LOS ANGELES	831 WESTLAKE AVE S 90057	90057	5141020012		Low Residential	R4-1	0	108	0.224	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	12	0	79	91	130-5A203 28	Westlake	Approved Entitlements	DIR-2019-2893-TOC
LOS ANGELES	1111 KENMORE AVE N 90029	90029	5540009009		Light Manufacturing	(T)(Q)M1-1D	0	108	0.1432	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	20	24	1448197 675	Hollywood	Approved Entitlements	DIR-2017-2254-DB
LOS ANGELES	5500 OLYMP ART N 91601	91601	2350005105		Light Manufacturing	M1-1L	0	108	0.8327	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	84	84	174B173 1182	North Hollywood - Valley Village	Approved Entitlements	DIR-2014-3130-SPR
LOS ANGELES	5532 FULCHER AVE N 91601	91601	2350003060		Light Manufacturing	M1-1L	0	108	0.3627	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	33	36	174B173 1122	North Hollywood - Valley Village	Approved Entitlements	DIR-2014-4487-DB
LOS ANGELES	6500 SEPULVEDA BLVD N 91411	91411	2235002024		Medium Residential	R4-1-RIO	0	108	1.2043	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	153	0	160	160	1B0B145 564	Van Nuys - North Sherman Oaks	Approved Entitlements	DIR-2016-4380-DB-SPR
LOS ANGELES	11433 ALBERS ST W 91601	91601	2350007071		Hybrid Industrial	R4-1VL	0	108	0.426	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	11	0	48	59	174B169 1074	North Hollywood - Valley Village	Approved Entitlements	DIR-2016-599-DB
LOS ANGELES	11110 HARTSOOK ST W 91601	91601	2353007051		Hybrid Industrial	R4-1VL	0	108	0.5622	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	7	0	54	61	171B173 789	North Hollywood - Valley Village	Approved Entitlements	DIR-2015-4123-DB
LOS ANGELES	11011 OTSEGO ST W 91601	91601	2353007052		Hybrid Industrial	R4-1VL	0	108	1.2	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	20	0	124	144	171B173 774	North Hollywood - Valley Village	Approved Entitlements	DIR-2015-3499-DB-SPR
LOS ANGELES	1216 MENLO AVE S 90006	90006	5076019027		Hybrid Industrial	R4-1VL	0	108	0.918	Institutional - School (Private) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	127	0	9	136	129B197 831	Wilshire	Approved Entitlements	DIR-2020-4501-SPR-TOC-PHP-VH
LOS ANGELES	11262 OTSEGO ST W 91601	91601	2353013100		Hybrid Industrial	R4-1VL	0	108	0.3989	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	44	49	171B173 919	North Hollywood - Valley Village	Approved Entitlements	DIR-2015-3792-DB
LOS ANGELES	1120 SERRANO AVE S 90006	90006	5080018055		Hybrid Industrial	R4-1VL	0	108	0.2852	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	46	52	129B193 746	Wilshire	Approved Entitlements	DIR-2018-4954-TOC
LOS ANGELES	2847 LEEWARD AVE W 90005	90005	5077015020		Light Manufacturing	R4-2	0	108	0.4269	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	42	42	133-5A201 213	Wilshire	Approved Entitlements	VTT-82230-CN
LOS ANGELES	411 NORMANDIE AVE S 90020	90020	5502016015		Light Manufacturing	R4-2	0	108	2.06	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	224	224	1358193 427	Wilshire	Approved Entitlements	ZA-2015-4699-ZAA-SPR-DD
LOS ANGELES	502 HARVARD BLVD S 90020	90020	5503023075		Light Manufacturing	R4-2	0	108	0.1945	Institutional - Homes for Aged and Others - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	36	40	1358193 661	Wilshire	Approved Entitlements	DIR-2018-5859-TOC
LOS ANGELES	750 KINGSLEY DR S 90005	90005	5093025102		Light Manufacturing	R4-2	0	108	0.4555	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	62	68	1328193 509	Wilshire	Approved Entitlements	DIR-2016-3657-DB
LOS ANGELES	1048 OXFORD AVE S 90006	90006	5080014023		Light Manufacturing	R4-2	0	108	0.1572	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	49	49	1298193 551	Wilshire	Approved Entitlements	CPC-2016-4126-ZC-HD-ZAA
LOS ANGELES	825 IROLO ST S 90005	90005	5094020016		Light Manufacturing	R4-2	0	108	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	3	0	26	29	1328193 703	Wilshire	Approved Entitlements	DIR-2019-3143-TOC
LOS ANGELES	714 GRAND VIEW ST S 90057	90057	5141017004		Light Manufacturing	R4-2	0	108	0.125	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	99	0	1	100	132A203 70	Westlake	Approved Entitlements	DIR-2018-4135-TOC-SPR
LOS ANGELES	831 HARVARD BLVD S 90005	90005	5093017043		Light Manufacturing	R4-2	0	108	0.4499	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	65	65	1328193 735	Wilshire	Approved Entitlements	VTT-73472-CN
LOS ANGELES	2745 FRANCIS AVE W 90005	90005	5077021021		Light Manufacturing	R4-2	0	108	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	63	0	1	64	132A201 84	Wilshire	Approved Entitlements	DIR-2019-7658-TOC-HCA
LOS ANGELES	734 ARDMORE AVE S 90005	90005	5094003007		Light Manufacturing	R4-2	0	108	0.1549	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	4	4	1328193 457	Wilshire	Approved Entitlements	AA-2017-2072-PMLA-SL
LOS ANGELES	500 MANHATTAN PL S 90020	90020	5503018022		Light Manufacturing	R4-2	0	108	0.1943	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	56	60	1358193 668	Wilshire	Approved Entitlements	DIR-2017-181-DB
LOS ANGELES	1375 ST ANDREWS PL W 90028	90028	5544030022		Light Manufacturing	R4-2	0	108	0.947	Institutional - School (Private) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	185	185	147A193 156	Hollywood	Approved Entitlements	ZA-2015-4629-ZAA-ZAI-WDI-SPR
LOS ANGELES	315 COMMONWEALTH AVE S 90020	90020	5501021003		Light Manufacturing	R4-2	0	108	0.179	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	3	0	23	26	136-5A201 165	Wilshire	Approved Entitlements	DI

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	4113 MERCURY AVE E 90031	90031	5304033017		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.116	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	142-5A227 158	Northeast Los Angeles	Approved Entitlements	ADM-2021-818-QC
LOS ANGELES	3960 TAMPICO AVE		5307010011		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.335	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-5A235 221	Northeast Los Angeles	Approved Entitlements	ZA-2016-1772-ZV-ZAD
LOS ANGELES	4211 TURQUOISE ST E 90032	90032	5209006048		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.1722	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A227 49	Northeast Los Angeles	Approved Entitlements	ZA-2017-5533-ZAD
LOS ANGELES	4916 LA CALANDRIA WAY E 90032	90032	5216018044		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.1607		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138A233 234	Northeast Los Angeles	Approved Entitlements	ADM-2019-958-QC
LOS ANGELES	5025 WADENA ST E 90032	90032	5307019001		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.576	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	145-5A235 155	Northeast Los Angeles	Approved Entitlements	AA-2018-6494-PMLA
LOS ANGELES	506 CLIFTON ST E 90031	90031	5206024030		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.166	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A225 216	Northeast Los Angeles	Approved Entitlements	ZA-2019-6867-ZAD
LOS ANGELES	4118 BERENICE AVE N 90031	90031	5207014002		General Commercial	[Q]R1-1D-HPOZ	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	144A225 98	Northeast Los Angeles	Approved Entitlements	ADM-2019-3595-CWC
LOS ANGELES	15205 DE PAUW ST E 90272	90272	4412027019		Very Low Residential	R1-1	0	1 unit per lot	0.2367	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B125 109	Brentwood - Pacific Palisades	Approved Entitlements	DIR-2016-2841-CDP-MEL
LOS ANGELES	15210 EARLHAM ST W 90272	90272	4412027027		Very Low Residential	R1-1	0	1 unit per lot	0.2787	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	123B125 135	Brentwood - Pacific Palisades	Approved Entitlements	AA-2016-221-PMEX
LOS ANGELES	15210 EARLHAM ST W 90272	90272	4412027027		Very Low Residential	R1-1	0	1 unit per lot	0.2787	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	123B125 135	Brentwood - Pacific Palisades	Approved Entitlements	DIR-2016-217-CDP-MEL
LOS ANGELES	15211 DE PAUW ST W 90272	90272	4412028033		Very Low Residential	R1-1	0	1 unit per lot	0.2367	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B129 74	Brentwood - Pacific Palisades	Approved Entitlements	DIR-2016-2834-CDP-MEL
LOS ANGELES	17605 CASTELLAMMARE DR W 90272	90272	4416012022		Very Low Residential	R1-1	0	1 unit per lot	0.0867	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B117 536	Brentwood - Pacific Palisades	Approved Entitlements	DIR-2017-823-CDP-MEL
LOS ANGELES	304 CRANE BLVD W 90065	90065	5467018016		Very Low Residential	R1-1	0	1 unit per lot	0.1433	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-5A225 168	Northeast Los Angeles	Approved Entitlements	DIR-2014-2968-SPP
LOS ANGELES	3101 BELDEN DR N 90068	90068	5583007025		Very Low Residential	R1-1	0	1 unit per lot	0.1442	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A189 16	Hollywood	Approved Entitlements	DIR-2015-1455-DRB-SPP
LOS ANGELES	3887 ALTA MESA DR N 91604	91604	2384021044		Very Low Residential	R1-1	0	1 unit per lot	0.2291	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	159B161 34	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	ZA-2016-2935-ZAD-DRB-SPP
LOS ANGELES	4715 CAMELLIA AVE N 91602	91602	2354015050		Very Low Residential	R1-1	0	1 unit per lot	0.1558	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B169 651	North Hollywood - Valley Village	Approved Entitlements	DIR-2017-2816-AC
LOS ANGELES	617 FRONTENAC AVE E 90065	90065	5465008013		Very Low Residential	R1-1	0	1 unit per lot	0.1652	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-5A223 178	Northeast Los Angeles	Approved Entitlements	ZA-2018-307-ZAD-SPP
LOS ANGELES	7510 EARLDOM AVE S 90293	90293	4117030013		Very Low Residential	R1-1	0	1 unit per lot	0.1354	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	093B153 113	Westchester - Playa del Rey	Approved Entitlements	DIR-2019-2677-CDP-MEL
LOS ANGELES	16526 AKRON ST W 90272	90272	4419011059		Very Low Residential	R1-1	0	1 unit per lot	0.1324	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B121 307	Brentwood - Pacific Palisades	Approved Entitlements	ZA-2015-936-CDP-MEL
LOS ANGELES	4554 SAN ANDREAS AVE E 90065	90065	5471004025		Very Low Residential	R1-1	0	1 unit per lot	0.1287		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-5A221 167	Northeast Los Angeles	Approved Entitlements	ZA-2015-4719-ZAD-SPP
LOS ANGELES	562 MOUNT HOLYOKE AVE N 90272	90272	4412017012		Very Low Residential	R1-1	0	1 unit per lot	0.084	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B125 736	Brentwood - Pacific Palisades	Approved Entitlements	ADM-2021-3228-CATEX
LOS ANGELES	5242 IRVINE AVE N 91601	91601	2348006035		Very Low Residential	R1-1	0	1 unit per lot	0.1576	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	171B169 301	North Hollywood - Valley Village	Approved Entitlements	ADM-2021-3868-CDP
LOS ANGELES	7045 ORION AVE N 91406	91406	2222035023		Very Low Residential	R1-1	0	1 unit per lot	0.6887	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	183B145 220	Van Nuys - North Sherman Oaks	Approved Entitlements	AA-2020-1349-PMLA
LOS ANGELES	4074 SUNSWEPT DR N 91604	91604	2384002051		Very Low Residential	R1-1	0	1 unit per lot	0.2513	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	162B161 316	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	ZA-2015-4343-ZAA-ZAD
LOS ANGELES	12629 ALBERS ST W 91607	91607	2346008023		Very Low Residential	R1-1	0	1 unit per lot	0.167	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	174B161 590	North Hollywood - Valley Village	Approved Entitlements	ADM-2021-4093-OVR
LOS ANGELES	1620 KILBOURN ST N 90065	90065	5454006045		Very Low Residential	R1-1	0	1 unit per lot	0.0798	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-5A217 266	Northeast Los Angeles	Approved Entitlements	ZA-2014-3516-ZAD-SPP
LOS ANGELES	5370 MT ROYAL DR N 90041	90041	5669006043		Very Low Residential	R1-1	0	1 unit per lot	1.6	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	8	8	165A225 39	Northeast Los Angeles	Approved Entitlements	TT-71245
LOS ANGELES	656 LACHMAN LANE N 90272	90272	4419014009		Very Low Residential	R1-1	0	1 unit per lot	0.2534	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B121 608	Brentwood - Pacific Palisades	Approved Entitlements	DIR-2017-2367-MEL
LOS ANGELES	321 SWARTHMORE AVE N 90272	90272	4412024026		Very Low Residential	R1-1	0	1 unit per lot	0.2697	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B125 119	Brentwood - Pacific Palisades	Approved Entitlements	ZA-2014-3098-CDP-MEL
LOS ANGELES	443 AVENUE 37 W 90065	90065	5451012030		Very Low Residential	R1-1	0	1 unit per lot	0.1441	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-5A223 284	Northeast Los Angeles	Approved Entitlements	ADM-2020-1719-ADU
LOS ANGELES	12133 HUSTON ST W 91607	91607	2356006014		Very Low Residential	R1-1	0	1 unit per lot	0.2162	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B165 210	North Hollywood - Valley Village	Approved Entitlements	ADM-2019-7518-ADU
LOS ANGELES	2519 SUNDOWN DR N 90065	90065	5462001010		Very Low Residential	R1-1	0	1 unit per lot	0.1182	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A219 127	Northeast Los Angeles	Approved Entitlements	ZA-2018-4256-ZAD-SPP
LOS ANGELES	3130 ELLINGTON DR N 90068	90068	2429005025		Very Low Residential	R1-1	0	1 unit per lot	0.1463	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-5A181 212	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	DIR-2014-2896-DRB-SPP-MSP
LOS ANGELES	16719 MARQUEZ TER W 90272	90272	4419014023		Very Low Residential	R1-1	0	1 unit per lot	0.179	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B121 655	Brentwood - Pacific Palisades	Approved Entitlements	DIR-2016-3905-CDP
LOS ANGELES	13460 GALEWOOD ST W 91423	91423	2373018027		Very Low Residential	R1-1	0	1 unit per lot	0.173	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	162B157 143	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	ZA-2016-1065-ZAD
LOS ANGELES	3516 PARRISH AVE E 90065	90065	5462008017		Very Low Residential	R1-1	0	1 unit per lot	0.0941	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-5A217 198	Northeast Los Angeles	Approved Entitlements	ADM-2020-5788-ADU
LOS ANGELES	17878 CASTELLAMMARE DR W 90272	90272	4416015067		Very Low Residential	R1-1	0	1 unit per lot	0.2084	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B113 97	Brentwood - Pacific Palisades	Approved Entitlements	ZA-2014-3515-CDP-MEL
LOS ANGELES	3710 GLENALBYN DR N 90065	90065	5451025015		Very Low Residential	R1-1	0	1 unit per lot	0.1058	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	145-5A221 508	Northeast Los Angeles	Approved Entitlements	ADM-2018-1798-ADU
LOS ANGELES	3933 GLENALBYN DR N 90065	90065	5451020034		Very Low Residential	R1-1	0	1 unit per lot	0.12	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-5A223 145	Northeast Los Angeles	Approved Entitlements	DIR-2019-3338-SPP
LOS ANGELES	7207 WOODROW WILSON DR W 90068	90068	2429004045		Very Low Residential	R1-1	0	1 unit per lot	0.174	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-5A181 316	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	ZA-2016-3386-ZV-ZAD-ZAA-DRB-S
LOS ANGELES	4668 SAN ANDREAS AVE E 90065	90065	5471007043		Very Low Residential	R1-1	0	1 unit per lot	0.1219	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-5A221 172	Northeast Los Angeles	Approved Entitlements	DIR-2015-894-SPP
LOS ANGELES	6846 PACIFIC VIEW DR W 90068	90068	2429023023		Very Low Residential	R1-1	0	1 unit per lot	0.1699	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A183 129	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	ZA-2014-3068-ZAD
LOS ANGELES	8818 YATES ST W 91040	91040	2546006030		Very Low Residential	R1-1	0	1 unit per lot	0.2057	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	204B189 552	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Approved Entitlements	DIR-2015-4547-SPP
LOS ANGELES	12645 MORRISON ST W 91607	91607	2357025067		Very Low Residential	R1-1	0	1 unit per lot	0.1333		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B161 70	North Hollywood - Valley Village	Approved Entitlements	ADM-2019-431-ADU
LOS ANGELES	464 CRANE BLVD N 90065	90065	5467021027		Very Low Residential	R1-1	0	1 unit per lot	0.123	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-5A225 80	Northeast Los Angeles	Approved Entitlements	DIR-2020-427-SPP
LOS ANGELES	446 JAMES ST W 90065	90065	5452011003		Very Low Residential	R1-1	0	1 unit per lot	0.0865	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-5A221 460	Northeast Los Angeles	Approved Entitlements	DIR-2017-3923-SPP
LOS ANGELES	962 TERRACE 49 N 90042	90042	5475011036		Very Low Residential	R1-1	0	1 unit per lot	0.1721	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A223 15	Northeast Los Angeles	Approved Entitlements	ADM-2021-2356-ADU
LOS ANGELES	3418 GLENALBYN DR N 90065	90065	5451023034		Very Low Residential	R1-1	0	1 unit per lot	0.1166	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-5A221 185	Northeast Los Angeles	Approved Entitlements	ZA-2014-2229-ZAD-SPP
LOS ANGELES	621 FRONTENAC AVE E 90065	90065	5465008014		Very Low Residential	R1-1	0	1 unit per lot	0.2208	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-5A223 190	Northeast Los Angeles	Approved Entitlements	ZA-2019-4701-ZAD-SPP
LOS ANGELES	3627 PRIMAVERA AVE E 90065	90065	5464003042		Very Low Residential	R1-1	0	1 unit per lot	0.1299	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-5A219 265	Northeast Los Angeles	Approved Entitlements	DIR-2015-2195-SPP
LOS ANGELES	1701 WINMAR DR N 90065	90065	5464026030		Very Low Residential	R1-1	0	1 unit per lot	0.2093	Residential - Single Family Residence - Other Improvements Only	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-5A219 37	Northeast Los Angeles	Approved Entitlements	DIR-2017-3708-SPP
LOS ANGELES	4750 GLENALBYN DR N 90065	90065	5466019051		Very Low Residential	R1-1	0	1 unit per lot	0.0808	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-5A223 182	Northeast Los Angeles	Approved Entitlements	ZA-2015-3224-ZAD-SPP
LOS ANGELES	3620 KINNEY CIR N 90065	90065	5460017029		Very Low Residential	R1-1	0	1 unit per lot	0.1074	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A217 206	Northeast Los Angeles	Approved Entitlements	ZA-2014-4154-ZAD-SPP
LOS ANGELES	22715 CREOLE ROAD W 91364	91364	2074010058		Very Low Residential	R1-1	0	1 unit per lot	0.3342	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B097 1007	Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	ZA-2012-3542-ZAD-ZAA
LOS ANGELES	3985 ALTA MESA DR N 91604	91604	2384020017		Very Low Residential	R1-1	0	1 unit per lot	0.1354	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	159B161 176	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	ADM-2020-5207-ADU-MSP-OVR
LOS ANGELES	426 CRANE BLVD N 90065	90065	5467021016		Very Low Residential	R1-1	0	1 unit per lot	0.0635	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-5A225 90	Northeast Los Angeles	Approved Entitlements	DIR-2019-2407-SPP
LOS ANGELES	605 BAYLOR ST N 90272	90272	4415001033		Very Low Residential	R1-1	0	1 unit per lot	0.102	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B121 922	Brentwood - Pacific Palisades	Approved Entitlements	DIR-2017-1131-CDP
LOS ANGELES	14820 VALLEY VISTA BLVD W 91403	91403	2275017006		Very Low Residential	R1-1	0	1 unit per lot	0.58	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	165A149 115	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	ZA-2017-5225-ZAA
LOS ANGELES	15200 DE PAUW ST W 90272	90272	4412027020		Very Low Residential	R1-1	0	1 unit per lot	0.2367	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B129 82	Brentwood - Pacific Palisades	Approved Entitlements	DIR-2016-2838-CDP-MEL
LOS ANGELES	521 LOMBARD AVE N 90272	90272	4412019020		Very Low Residential	R1-1	0	1 unit per lot	0.1388	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B125 831	Brentwood - Pacific Palisades	Approved Entitlements	ADM-2018-4960-CATEX
LOS ANGELES	5051 WHITSETT AVE N 91607	91607	2357007018		Very Low Residential	R1-1	0	1 unit per lot	0.6133	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	171B165 878	North Hollywood - Valley Village	Approved Entitlements	ADM-2021-3632-OVR
LOS ANGELES	3624 KINNEY CIR N 90065	90065	5460017028		Very Low Residential	R1-1	0	1 unit per lot	0.1058	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A217 195	Northeast Los Angeles	Approved Entitlements	ZA-2014-4158-ZAD-SPP
LOS ANGELES	7452 REMMET AVE N 91303	91303	2111007024		Very Low Residential	R1-1	0	1 unit per lot	0.2537	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	186B105 377	Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	AA-2013-782-PMLA
LOS ANGELES	346 CANYON VISTA DR W 90065	90065	5465017004		Very Low Residential	R1-1	0	1 unit per lot	0.1737	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A223 208	Northeast Los Angeles	Approved Entitlements	ADM-2021-4957-ADU
LOS ANGELES	3233 FUTURE ST N 90065	90065	5455005021		Very Low Residential	R1-1	0	1 unit per lot	0.2483	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A217 395	Northeast Los Angeles	Approved Entitlements	DIR-2020-7036-SPP
LOS ANGELES	2882 EL ROBLE DR W 90041	90041	5683031026		Very Low Residential	R1-1	0	1 unit per lot	0.2464	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	162A217 54	Northeast Los Angeles	Approved Entitlements	ZA-2019-4220-ZAD
LOS ANGELES	22241 MULHOLLAND DR W 91364	91364	2076023019		Very Low Residential	R1-1	0	1 unit per lot	6.0899	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	19	19	165B101 102	Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	ZA-2007-1255-ZAD
LOS ANGELES	4753 SAN FELICIANO DR N 91364	91364	2076021033		Very Low Residential	R1-1	0	1 unit per lot	0.1919		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B101 949	Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	ADM-2020-7227-MSP-OVR-ADU
LOS ANGELES	731 OXFORD AVE W 90292	90292	4229014076		Very Low Residential	R1-1	0	1 unit per lot	0.0698	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	105B149 408	Venice	Approved Entitlements	DIR-2015-2264-MEL
LOS ANGELES	731 OXFORD AVE W 90292	90292	4229014076		Very Low Residential	R1-1	0	1 unit per lot	0.0698	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	105B149 408	Venice	Approved Entitlements	ZA-2014-3176-CDP
LOS ANGELES	1008 OBAN DR N 90065	90065	5475006042		Very Low Residential	R1-1	0	1 unit per lot	0.169	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A221 146	Northeast Los Angeles	Approved Entitlements	DIR-2015-2891-SPP
LOS ANGELES	325 MOUNT HOLYOKE AVE N 90272	90272	4412015028		Very Low Residential	R1-1	0	1 unit per lot	0.1844	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B125 74	Brentwood - Pacific Palisades	Approved Entitlements	DIR-2017-526-CDP-MEL
LOS ANGELES	333 MOUNT HOLYOKE AVE N 90272	90272	4412015029		Very Low Residential	R1-1	0	1 unit per lot	0.1844	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B125 62	Brentwood - Pacific Palisades	Approved Entitlements	DIR-2017-523-CDP-MEL
LOS ANGELES	1116 OLANCHA DR N 90065	90065	5475008023		Very Low Residential	R1-1	0	1 unit per lot	0.1315	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-5A221 358	Northeast Los Angeles	Approved Entitlements	DIR-2017-5274-SPP
LOS ANGELES	3601 LAVELL DR E 90065	90065	5460011015		Very Low Residential	R1-1	0	1 unit per lot	0.1175	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-5A217 76	Northeast Los Angeles	Approved Entitlements	ZA-2018-5554-ZAD-SPP
LOS ANGELES	21488 ARCOS DR W 91364	91364	2171010060		Very Low Residential	R1-1	0	1 unit per lot	0.1228	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B105 806	Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	ADM-2019-4434-ADU-MSP-OVR
LOS ANGELES	442 JAMES ST W 90065	90065	5452011004		Very Low Residential	R1-1	0	1 unit per lot	0.086	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-5A221 471	Northeast Los Angeles	Approved Entitlements	DIR-2018-1132-SPP
LOS ANGELES	438 JAMES ST W 90065	90065	5452011005		Very Low Residential	R1-1	0	1 unit per lot	0.0853	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-5A221 480	Northeast Los Angeles	Approved Entitlements	DIR-2018-1133-SPP
LOS ANGELES	434 JAMES ST W 90065	90065	5452011006		Very Low Residential	R1-1	0	1 unit per lot	0.0849	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-5A221 490	Northeast Los Angeles	Approved Entitlements	DIR-2018-1134-SPP
LOS ANGELES	426 JAMES ST W 90065	90065	5452011013		Very Low Residential	R1-1	0	1 unit per lot	0.0832	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-5A221 428	Northeast Los Angeles	Approved Entitlements	DIR-2018-1129-SPP
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Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	5150 BEEMAN AVE N 91607	91607	2357005017		Very Low Residential	R1-1	0	1 unit per lot	0.201	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718161 605	North Hollywood - Valley Village	Approved Entitlements	DIR-2017-2685-SPP
LOS ANGELES	4924 LLANO DR N 91364	91364	2170006085		Very Low Residential	R1-1	0	1 unit per lot	0.1572	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688101 389	Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	DIR-2020-1334-DRB-SPP-MSP
LOS ANGELES	733 OXFORD AVE W 90292	90292	4229014075		Very Low Residential	R1-1	0	1 unit per lot	0.0688	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058149 410	Venice	Approved Entitlements	DIR-2015-2266-MEL
LOS ANGELES	733 OXFORD AVE W 90292	90292	4229014075		Very Low Residential	R1-1	0	1 unit per lot	0.0688	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058149 410	Venice	Approved Entitlements	ZA-2014-3174-CDP
LOS ANGELES	4701 GLENALBYN DR N 90065	90065	5466029011		Very Low Residential	R1-1	0	1 unit per lot	0.0851	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-SA223 313	Northeast Los Angeles	Approved Entitlements	ZA-2015-3616-ZAD-ZAA-SPP
LOS ANGELES	7012 VISTA DEL MAR LANE S 90293	90293	4116017015		Very Low Residential	R1-1	0	1 unit per lot	0.1322	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	096B149 650	Westchester - Playa del Rey	Approved Entitlements	DIR-2019-6145-CDP-MEL
LOS ANGELES	4935 CARPENTER AVE N 91607	91607	2355013013		Very Low Residential	R1-1	0	1 unit per lot	0.2324	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B169 58	North Hollywood - Valley Village	Approved Entitlements	ADM-2018-782-ADU
LOS ANGELES	3920 VERDUGO VIEW DR N 90065	90065	5472006029		Very Low Residential	R1-1	0	1 unit per lot	0.217	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-SA219 248	Northeast Los Angeles	Approved Entitlements	ADM-2021-3023-ADU
LOS ANGELES	6108 RODGERTON DR W 90068	90068	5583007019		Very Low Residential	R1-1	0	1 unit per lot	0.144	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-SA191 122	Hollywood	Approved Entitlements	ZA-2019-6437-ZAD-DRB-SPP
LOS ANGELES	4758 GLENALBYN DR N 90065	90065	5466019050		Very Low Residential	R1-1	0	1 unit per lot	0.102	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-SA223 160	Northeast Los Angeles	Approved Entitlements	ZA-2015-3223-ZAD-SPP
LOS ANGELES	433 DEL NORTE ST W 90065	90065	5451024032		Very Low Residential	R1-1	0	1 unit per lot	0.0741	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-SA221 389	Northeast Los Angeles	Approved Entitlements	DIR-2015-3300-SPP
LOS ANGELES	7031 EARLDOM AVE S 90293	90293	4116020005		Very Low Residential	R1-1	0	1 unit per lot	0.1196	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	096B153 854	Westchester - Playa del Rey	Approved Entitlements	ADM-2021-1258-CEX
LOS ANGELES	4835 HUB ST E 90042	90042	5477011042		Very Low Residential	R1-1	0	1 unit per lot	0.3213	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-SA223 128	Northeast Los Angeles	Approved Entitlements	ZA-2016-898-ZAA
LOS ANGELES	3628 KINNEY CIR N 90065	90065	5460014029		Very Low Residential	R1-1	0	1 unit per lot	0.1212	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A217 183	Northeast Los Angeles	Approved Entitlements	ZA-2014-4161-ZAD-SPP
LOS ANGELES	2981 HOLLYRIDGE DR N 90068	90068	5583017034		Very Low Residential	R1-1	0	1 unit per lot	0.2307	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A191 32	Hollywood	Approved Entitlements	DIR-2014-1335-DRB-SPP
LOS ANGELES	2981 HOLLYRIDGE DR N 90068	90068	5583017034		Very Low Residential	R1-1	0	1 unit per lot	0.2307	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A191 32	Hollywood	Approved Entitlements	ZA-2014-2473-ZAD
LOS ANGELES	4832 GENTRY AVE N 91607	91607	2355012024		Very Low Residential	R1-1	0	1 unit per lot	0.2028	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	168B165 381	North Hollywood - Valley Village	Approved Entitlements	ADM-2021-148-OVR
LOS ANGELES	12337 LA MAIDA ST W 91607	91607	2356029025		Very Low Residential	R1-1	0	1 unit per lot	0.1492	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B165 334	North Hollywood - Valley Village	Approved Entitlements	DIR-2014-4077-SPP
LOS ANGELES	4356 MORRO DR N 91364	91364	2172021064		Very Low Residential	R1-1	0	1 unit per lot	0.2814	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	166-SA109 148	Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	ZA-2013-3754-ZAD-DRB-SPP-MSP
LOS ANGELES	239 SUNRIDGE ST E 90293	90293	4116016017		Very Low Residential	R1-1	0	1 unit per lot	0.1331	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	096B149 540	Westchester - Playa del Rey	Approved Entitlements	DIR-2016-222-CDP
LOS ANGELES	2702 AVENUE 30 W 90065	90065	5457007022		Low Medium II Residential	R1-1-CDO	0	1 unit per lot	0.1561	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150B213 258	Northeast Los Angeles	Approved Entitlements	ADM-2019-171-ADU
LOS ANGELES	2823 AVENUE 32 W 90065	90065	5457021010		Low Medium II Residential	R1-1-CDO	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A215 170	Northeast Los Angeles	Approved Entitlements	ADM-2017-3511-AC-ADU
LOS ANGELES	4500 SUNNYCREST DR N 90065	90065	5679021017		Low Medium II Residential	R1-1-CDO	0	1 unit per lot	0.1797	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	159A215 12	Northeast Los Angeles	Approved Entitlements	ADM-2021-3252-ADU
LOS ANGELES	2683 MOSS AVE W 90065	90065	5457019025		Low Medium II Residential	R1-1-CDO	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A215 354	Northeast Los Angeles	Approved Entitlements	DIR-2021-2769-CDO
LOS ANGELES	11936 RATNER ST W 91605	91605	2310014021		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.3489	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	180B165 348	Sun Valley - La Tuna Canyon	Approved Entitlements	AA-2015-4449-PMLA
LOS ANGELES	2108 STANLEY HILLS DR N 90046	90046	5567010041		Low Medium II Residential	R1-1-HCR	0	1 unit per lot	0.1163	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-SA173 251	Hollywood	Approved Entitlements	ZA-2014-1621-ZAD-ZAA
LOS ANGELES	2252 LAUREL CANYON BLVD N 90046	90046	5569033020		Low Medium II Residential	R1-1-HCR	0	1 unit per lot	0.1205	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-SA173 64	Hollywood	Approved Entitlements	ZA-2017-1775-ZV-ZAD-ZAA
LOS ANGELES	1622 VIEWMONT DR N 90069	90069	5558017060		Low Medium II Residential	R1-1-HCR	0	1 unit per lot	0.9982	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-SA173 233	Hollywood	Approved Entitlements	ZA-2019-2020-ZAD
LOS ANGELES	5239 GRANADA ST E 90042	90042	5469023013		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1336	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-SA225 11	Northeast Los Angeles	Approved Entitlements	ZA-2019-5915-ZAD-CCMP
LOS ANGELES	6125 OUTLOOK AVE E 90042	90042	5484026024		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A229 8	Northeast Los Angeles	Approved Entitlements	ADM-2020-7587-ADU
LOS ANGELES	107 HIGHLAND AVE S 90036	90036	5513014030		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1859	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138B185 283	Wilshire	Approved Entitlements	ADM-2019-4518-CWC
LOS ANGELES	815 AVENUE 65 N 90042	90042	5716010020		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.307	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A233 346	Northeast Los Angeles	Approved Entitlements	AA-2019-4513-PMLA
LOS ANGELES	1610 ORANGE GROVE AVE N 90046	90046	5551015025		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1859	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147B177 576	Hollywood	Approved Entitlements	ADM-2018-3179-CWC
LOS ANGELES	455 HIGHLAND AVE N 90036	90036	5524031023		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1859	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141B185 1044	Wilshire	Approved Entitlements	ADM-2021-2785-ADU
LOS ANGELES	3647 5TH AVE S 90018	90018	5044028001		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1317	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B189 1486	West Adams - Baldwin Hills - Leimert	Approved Entitlements	ADM-2021-2771-ADU
LOS ANGELES	532 LAS PALMAS AVE N 90004	90004	5524023004		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1603	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141B185 880	Hollywood	Approved Entitlements	ADM-2020-4856-ADU
LOS ANGELES	635 SEWARD ST N 90004	90004	5523001016		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1574	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141B185 660	Wilshire	Approved Entitlements	DIR-2018-3603-CCMP
LOS ANGELES	451 HIGHLAND AVE S 90036	90036	5507013003		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1859	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	135B185 279	Wilshire	Approved Entitlements	ADM-2019-4162-CWC
LOS ANGELES	107 LARCHMONT BLVD S 90004	90004	5515020025		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138B189 1019	Wilshire	Approved Entitlements	ADM-2019-5648-ADU
LOS ANGELES	6643 EMMET TER W 90068	90068	5575008001		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1306	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A185 159	Hollywood	Approved Entitlements	ADM-2018-6106-CWNC
LOS ANGELES	6672 WHITLEY W		5575013027		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.127	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A185 45	Hollywood	Approved Entitlements	ADM-2021-607-ADU
LOS ANGELES	6561 PICKWICK ST E 90042	90042	5716008044		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1439	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A233 10	Northeast Los Angeles	Approved Entitlements	ZA-2017-3449-ZAD-CCMP
LOS ANGELES	6565 PICKWICK ST E 90042	90042	5716008045		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1587	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-SA235 186	Northeast Los Angeles	Approved Entitlements	ZA-2017-3451-ZAD-CCMP
LOS ANGELES	1300 GENESEE AVE N 90046	90046	5551030022		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1618	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	144B177 97	Hollywood	Approved Entitlements	ADM-2019-5846-ADU
LOS ANGELES	501 VAN NESS AVE S 90020	90020	5504016030		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1896	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	135B189 632	Wilshire	Approved Entitlements	ADM-2019-2064-CWC
LOS ANGELES	2330 CLARK AVE S 90291	90291	4228006005		Low Residential	R1-1-O	0	1 unit per lot	0.0826	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	106-SA147 151	Venice	Approved Entitlements	DIR-2017-4374-CDP-MEL
LOS ANGELES	2814 BEACH AVE S 90291	90291	4228015003		Low Residential	R1-1-O	0	1 unit per lot	0.0872	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	106-SA147 419	Venice	Approved Entitlements	DIR-2017-3741-CDP-MEL
LOS ANGELES	2329 BEACH AVE S 90291	90291	4228004037		Low Residential	R1-1-O	0	1 unit per lot	0.0619	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	106-SA147 153	Venice	Approved Entitlements	DIR-2017-3249-VSO
LOS ANGELES	610 MILDRED AVE E 90291	90291	4228004042		Low Residential	R1-1-O	0	1 unit per lot	0.0941	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	106-SA147 98	Venice	Approved Entitlements	DIR-2020-3520-CDP-MEL
LOS ANGELES	762 130TH ST W 90247	90247	6117025001		Low Residential	R1-1-O	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	081B197 460	Harbor Gateway	Approved Entitlements	ZA-2014-3889-CU
LOS ANGELES	2313 CLARK AVE S 90291	90291	4228005032		Low Residential	R1-1-O	0	1 unit per lot	0.1653	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	106-SA147 82	Venice	Approved Entitlements	DIR-2017-4217-CDP-MEL
LOS ANGELES	159 MABERY ROAD N 90402	90402	4411006010		Low Residential	R1-1-O	0	1 unit per lot	0.355	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B129 93	Brentwood - Pacific Palisades	Approved Entitlements	ADM-2019-267-CATEX
LOS ANGELES	2326 CLEMENT AVE S 90291	90291	4228006020		Low Residential	R1-1-O	0	1 unit per lot	0.0826	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	106-SA147 123	Venice	Approved Entitlements	DIR-2017-3182-VSO
LOS ANGELES	1158 DANIELS DR S 90035	90035	4330017030		Low Residential	R1-1-O	0	1 unit per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	132A165 161	West Los Angeles	Approved Entitlements	DIR-2018-1049-RAO
LOS ANGELES	10657 TAMARACK AVE N 91331	91331	2620007007		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.1836	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	207B157 696	Arleta - Pacoima	Approved Entitlements	ADM-2019-1903-OVR
LOS ANGELES	1237 VICTORIA AVE S 90019	90019	5082022014		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1974	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B185 829	Wilshire	Approved Entitlements	ADM-2018-7318-ADU
LOS ANGELES	1022 ALVIRA ST S 90035	90035	5087013002		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1769	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	132B173 501	Wilshire	Approved Entitlements	ADM-2019-5363-CWC
LOS ANGELES	1046 4TH AVE S 90019	90019	5081016006		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B189 364	Wilshire	Approved Entitlements	ADM-2018-5736-CWC
LOS ANGELES	1081 POINT VIEW ST S 90035	90035	5087019020		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1648	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	132B173 816	Wilshire	Approved Entitlements	DIR-2020-2065-CDO
LOS ANGELES	1153 ORLANDO AVE S 90035	90035	5087005011		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	132B173 946	Wilshire	Approved Entitlements	DIR-2017-4002-CWC
LOS ANGELES	3458 ARLINGTON AVE S 90018	90018	5042032019		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.127	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B189 1030	South Los Angeles	Approved Entitlements	ADM-2018-2567-CWC
LOS ANGELES	2238 31ST ST W 90018	90018	5052023025		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B189 586	South Los Angeles	Approved Entitlements	ADM-2020-7228-ADU
LOS ANGELES	920 COCHRAN AVE S 90036	90036	5089024006		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1528	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	132B181 550	Wilshire	Approved Entitlements	ADM-2021-2358-ADU
LOS ANGELES	10334 SAMOA AVE N 91042	91042	2565007038	Low Medium II Residential	R1-1-RFA	R1-1-RIO	0	1 unit per lot	0.1148	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	204B201 352	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Approved Entitlements	ADM-2020-4077-OVR
LOS ANGELES	6846 AMIGO AVE N 91335	91335	2126023015	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.3099	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	183B121 928	Reseda - West Van Nuys	Approved Entitlements	AA-2017-4570-PMLA
LOS ANGELES	3958 SUNSET DR N 91604	91604	2384001029	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.3675	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	162B161 207	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	ZA-2016-267-ZAD-ZAA
LOS ANGELES	5023 VENTURA CANYON AVE N 91423	91423	2359006012	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.6887	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	171B157 940	Van Nuys - North Sherman Oaks	Approved Entitlements	AA-2019-3186-PMLA
LOS ANGELES	11026 HORTENSE ST W 91602	91602	2353035004	Medium Residential	R1-1-VL	R1-1-VL	0	1 unit per lot	0.3787	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B173 883	North Hollywood - Valley Village	Approved Entitlements	AA-2020-1425-PMLA
LOS ANGELES	2311 HUNG ST W 90039	90039	5422002019	Medium Residential	R1-1-VL	R1-1-VL	0	1 unit per lot	0.172	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-SA207 106	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	ZA-2016-2245-ZAD
LOS ANGELES	2046 AVON ST N 90026	90026	5415009015	Medium Residential	R1-1-VL	R1-1-VL	0	1 unit per lot	0.172	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	144A211 272	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	ZA-2019-924-ZAD-ZAA
LOS ANGELES	1307 PASEO DEL MAR W 90731	90731	7470031005	Low Medium I Residential	R1-1-XL	R1-1-XL	0	1 unit per lot	0.432	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	106B193 343	San Pedro	Approved Entitlements	ZA-2013-3636-CDP-MEL
LOS ANGELES	2803 DENISON AVE S 90731	90731	7465020051	Low Medium I Residential	R1-1-XL	R1-1-XL	0	1 unit per lot	0.0574	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	099B197 1132	San Pedro	Approved Entitlements	ZA-2015-2814-CDP-MEL
LOS ANGELES	2805 DENISON AVE S 90731	90731	7465020052	Low Medium I Residential	R1-1-XL	R1-1-XL	0	1 unit per lot	0.0574	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	099B197 1154	San Pedro	Approved Entitlements	ZA-2015-2812-CDP-MEL
LOS ANGELES	1207 PASEO DEL MAR W 90731	90731	7470031011	Low Medium I Residential	R1-1-XL	R1-1-XL	0	1 unit per lot	0.449	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	106B193 368	San Pedro	Approved Entitlements	DIR-2017-3804-CDP-MEL
LOS ANGELES	1305 PASEO DEL MAR W 90731	90731	7470031006	Low Medium I Residential	R1-1-XL	R1-1-XL	0	1 unit per lot	0.442	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	106B193 350	San Pedro	Approved Entitlements	ZA-2013-3632-CDP-MEL
LOS ANGELES	1256 50TH ST W 90037	90037	5017010017	Low Medium I Residential	R1R3-CPIO	R1R3-CPIO	0	1 unit per lot	0.1372	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	111B197 1132	South Los Angeles	Approved Entitlements	ADM-2020-5382-CPIOC
LOS ANGELES	3112 BRIGHTON AVE S 90018	90018	5053032010	Limited Commercial	R1R3-Q-CPIO	R1R3-Q-CPIO	0	1 unit per lot	0.1698	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B193 629	South Los Angeles	Approved Entitlements	ADM-2021-2314-CPIOC
LOS ANGELES	348 ORANGE DR N 90036	90036	5507006017	Low Medium I Residential	R1R3-RG	R1-1-O	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	135B181 322	Wilshire	Approved Entitlements	AA-2014-3602-PMLA-CC
LOS ANGELES	10522 CHEVIOT DR W 90064	90064	4318020010	Medium Residential	R1V2-O	R1-1-O	0	1 unit per lot	0.194	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	123B161 109	West Los Angeles	Approved Entitlements	ZA-2017-992-ZAA
LOS ANGELES	138 LAUREL AVE N 90048	90048	5511003021	Low Medium I Residential	R1V3	R1-1-O	0	1 unit per lot	0.1503	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	138B177 498	Wilshire	Approved Entitlements	ZA-2012-1171-CU-ZAA
LOS ANGELES	12942 BLOOMFIELD ST W 91604	91604	2375011033				0	1 unit per lot	0.3902	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	8145 WILLOW GLEN W 90046	90046	5565026025			RE11-1-HCR	0	1 unit per lot	0.2525	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1538173 298	Hollywood	Approved Entitlements	AA-2013-662-PMEX
LOS ANGELES	8145 WILLOW GLEN W 90046	90046	5565026025			RE11-1-HCR	0	1 unit per lot	0.2525	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538173 298	Hollywood	Approved Entitlements	DIR-2015-3818-DRB-SPP-MSP
LOS ANGELES	8029 WILLOW GLEN ROAD W 90046	90046	5565024037			RE11-1-HCR	0	1 unit per lot	0.5215	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538173 13	Hollywood	Approved Entitlements	DIR-2015-4308-DRB-SPP-MSP
LOS ANGELES	9366 FLICKER WAY W 90069	90069	4392006019			RE11-1-HCR	0	1 unit per lot	1.5562		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1478165 508	Hollywood	Approved Entitlements	ZA-2016-3349-ZV
LOS ANGELES	2700 WOODSTOCK ROAD N 90046	90046	5570028023			RE11-1-HCR	0	1 unit per lot	1.03	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1568173 934	Hollywood	Approved Entitlements	ZA-2017-4575-ZAD-DRB-SPP-MSP
LOS ANGELES	9362 SIERRA MAR DR W 90069	90069	4392017004			RE11-1-HCR	0	1 unit per lot	0.0876	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	1478165 603	Hollywood	Approved Entitlements	ZA-2017-107-ZV-ZAD-ZAA
LOS ANGELES	1570 HASLAM TER N 90069	90069	5558003013			RE11-1-HCR	0	1 unit per lot	0.16	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1478169 289	Hollywood	Approved Entitlements	AA-2021-3236-DPS
LOS ANGELES	456 ARDEN BLVD S 90020	90020	5505019001			RE11-1-HPOZ	0	1 unit per lot	0.2812	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358189 609	Wilshire	Approved Entitlements	ADM-2021-4891-ADU
LOS ANGELES	519 LATIMER ROAD N 90402	90402	4409026017			RE11-1-O	0	1 unit per lot	0.533	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238129 138	Brentwood - Pacific Palisades	Approved Entitlements	ADM-2020-5973-CEX
LOS ANGELES	14619 VALLEY VISTA BLVD W 91403	91403	2276029004			RE15-1-H	0	1 unit per lot	0.738	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2		Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	AA-2014-2963-PMLA
LOS ANGELES	3027 PASSMORE DR N 90068	90068	2427008047		Medium Residential	RE15-1	0	1 unit per lot	0.3114	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-SA181 160	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	DIR-2017-1499-DRB-SPP-MSP
LOS ANGELES	15870 ROYAL HAVEN PL W 91403	91403	2280022061			RE15-1-H	0	1 unit per lot	0.4591	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598141 254	Encino - Tarzana	Approved Entitlements	ADM-2021-3597-MSP-ADU
LOS ANGELES	3611 SCADLOCK LANE N 91403	91403	2279031028			RE15-1-H	0	1 unit per lot	0.2497	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1624145 216	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	ADM-2021-1894-ADU-MSP-OVR
LOS ANGELES	2745 OUTPOST DR W 90068	90068	5572002007			RE15-1-H	0	1 unit per lot	0.7626	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538181 15	Hollywood	Approved Entitlements	DIR-2015-2805-DRB-SPP
LOS ANGELES	1270 MARINETTE ROAD		4422005027			RE15-1-H	0	1 unit per lot	2.1	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	0	0	1298129 54	Brentwood - Pacific Palisades	Approved Entitlements	VTT-73423
LOS ANGELES	2402 CARMAN CREST DR N 90068	90068	5572010013			RE15-1-H	0	1 unit per lot	1.35	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538181 261	Hollywood	Approved Entitlements	DIR-2014-1044-DRB-SPP-MSP
LOS ANGELES	2559 OUTPOST DR N 90068	90068	5572006005			RE15-1-H	0	1 unit per lot	0.3009	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538181 216	Hollywood	Approved Entitlements	DIR-2015-4379-DRB-SPP-MSP
LOS ANGELES	3485 VISTA HAVEN ROAD N 91403	91403	2279022022			RE15-1-H	0	1 unit per lot	1.5098	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598145 354	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	DIR-2020-233-DRB-SPP-MSP
LOS ANGELES	7523 MULHOLLAND DR W 90068	90068	2427005037			RE15-1-H	0	1 unit per lot	3.32	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1568177 127	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	DIR-2014-840-DRB-SPP-MSP-M1
LOS ANGELES	1105 DONAIRE WAY N 90272	90272	4420022031			RE15-1-H	0	1 unit per lot	0.4656	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328121 408	Brentwood - Pacific Palisades	Approved Entitlements	DIR-2015-3745-CDP-MEL
LOS ANGELES	16655 STONE OAK PARK W 90049	90049	4490027011			RE15-1-H	0	1 unit per lot	0.7098	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598137 615	Brentwood - Pacific Palisades	Approved Entitlements	DIR-2017-1804-DRB-SPP-MSP
LOS ANGELES	1830 SIERRA BONITA AVE N 90046	90046	5550003012			RE15-1-H	0	1 unit per lot	2.4481	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	1508177 967	Hollywood	Approved Entitlements	TT-73805
LOS ANGELES	3599 LANKERSHIM BLVD N 91604	91604	2380005009			RE15-1-H	0	1 unit per lot	0.5039	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598173 235	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	DIR-2017-2955-DRB-SPP-MSP
LOS ANGELES	2201 OUTPOST DR N 90068	90068	5572008013			RE15-1-H	0	1 unit per lot	1.88		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538181 307	Hollywood	Approved Entitlements	DIR-2014-4712-DRB-SPP-MSP
LOS ANGELES	13050 MULHOLLAND DR W 90210	90210	4386008040			RE15-1-H	0	1 unit per lot	0.5823	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1568161 47	Bel Air - Beverly Crest	Approved Entitlements	DIR-2017-3190-DRB-SPP-MSP
LOS ANGELES	3650 SEPULVEDA BLVD N 91403	91403	2280020027			RE15-1-H	0	1 unit per lot	0.5693	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628141 412	Encino - Tarzana	Approved Entitlements	ADM-2020-5330-ADU-MSP-OVR
LOS ANGELES	2407 CARMAN CREST DR N 90068	90068	5572009014			RE15-1-H	0	1 unit per lot	0.513	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538181 265	Hollywood	Approved Entitlements	DIR-2014-4386-DRB-SPP-MSP
LOS ANGELES	11670 DUQUE DR W 91604	91604	2381019024			RE15-1-H	0	1 unit per lot	0.3884	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598169 681	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	DIR-2014-4432-DRB-SPP-MSP
LOS ANGELES	11564 DONA PEPITA PL W 91604	91604	2381024029			RE15-1-H	0	1 unit per lot	0.1793	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1568169 162	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	DIR-2016-2285-DRB-SPP-MSP-M1
LOS ANGELES	3755 CAMINO DE LA CUMBRE N 91423	91423	2274019041			RE15-1-H	0	1 unit per lot	0.2257	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628153 516	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	ZA-2017-2833-ZAD
LOS ANGELES	3604 WOODHILL CANYON PL N 91604	91604	2376015030			RE15-1-H	0	1 unit per lot	2.01	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628165 967	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	AA-2014-3391-PMLA
LOS ANGELES	3604 WOODHILL CANYON PL N 91604	91604	2376015030			RE15-1-H	0	1 unit per lot	2.01	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628165 967	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	ZA-2014-3395-ZAD
LOS ANGELES	7424 WOODROW WILSON DR W 90046	90046	2427014035			RE15-1-H	0	1 unit per lot	0.5011	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1568177 284	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	ZA-2018-890-ZAA-DRB-SPP-MSP
LOS ANGELES	3202 OAKDELL ROAD N 91604	91604	2381014014			RE15-1-H	0	1 unit per lot	0.5142	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598169 597	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	DIR-2017-2714-DRB-SPP-MSP
LOS ANGELES	8732 ARLENE TER W 90046	90046	5564011005		Medium Residential	RE15-1-HCR	0	1 unit per lot	0.224	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538169 525	Bel Air - Beverly Crest	Approved Entitlements	ADM-2021-1262-ADU-MSP-OVR
LOS ANGELES	1326 SAN YSIDRO DR N 90210	90210	4355006029		Medium Residential	RE15-1-HCR	0	1 unit per lot	0.1868	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	1478157 513	Bel Air - Beverly Crest	Approved Entitlements	ZA-2014-3685-ZV-ZAA
LOS ANGELES	2471 NALIN DR N 90077	90077	4378002900			RE15-1-H-HCR	0	1 unit per lot	0	Residential - Single Family Residence - Vacant Land	YES - Current	YES - State-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1568145 272	Bel Air - Beverly Crest	Approved Entitlements	DIR-2015-938-DRB-SPP-MSP
LOS ANGELES	9810 PORTOLA DR W 90210	90210	4383007043			RE15-1-H-HCR	0	1 unit per lot	0.3129	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1508157 59	Bel Air - Beverly Crest	Approved Entitlements	ZA-2016-4639-ZAD
LOS ANGELES	1512 STRADELLA ROAD N 90077	90077	4377038015			RE15-1-H-HCR	0	1 unit per lot	1.41	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1478149 192	Bel Air - Beverly Crest	Approved Entitlements	AA-2017-5037-PMLA
LOS ANGELES	1415 ORIOLE DR N 90069	90069	5560006016			RE15-1-H-HCR	0	1 unit per lot	1.0463	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	1478169 750	Hollywood	Approved Entitlements	ZA-2015-3570-ZV-ZAA
LOS ANGELES	9812 PORTOLA DR W 90210	90210	4383007044			RE15-1-H-HCR	0	1 unit per lot	0.2754	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1508157 62	Bel Air - Beverly Crest	Approved Entitlements	ZA-2016-4641-ZAD
LOS ANGELES	2460 HORSE SHOE CANYON ROAD N 90046	90046	5565012009			RE15-1-H-HCR	0	1 unit per lot	0.2213	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538173 395	Bel Air - Beverly Crest	Approved Entitlements	ADM-2021-4297-ADU-MSP-OVR
LOS ANGELES	9843 YOAKUM DR W 90210	90210	4383004038			RE15-1-H-HCR	0	1 unit per lot	0.544		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538153 225	Bel Air - Beverly Crest	Approved Entitlements	ZA-2017-3428-ZAD
LOS ANGELES	9231 KINGLET DR W 90069	90069	5561006042			RE15-1-H-HCR	0	1 unit per lot	0.9221	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1478169 150	Hollywood	Approved Entitlements	ZA-2016-159-ZV
LOS ANGELES	2943 ULLA ST N 90031	90031	5208017013			(Q)RE20-1D	0	1 unit per lot	0.2295	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A225 214	Northeast Los Angeles	Approved Entitlements	ZA-2017-409-ZV-ZAD
LOS ANGELES	962 AVENUE 37 W 90065	90065	5454018031		Low Residential	RE20-1	0	1 unit per lot	0.1933	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A221 390	Northeast Los Angeles	Approved Entitlements	ZA-2014-3546-ZAA-SPP
LOS ANGELES	966 AVENUE 37 W 90065	90065	5454018032		Low Residential	RE20-1	0	1 unit per lot	0.107	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A221 68	Northeast Los Angeles	Approved Entitlements	ZA-2014-3544-ZAA-SPP
LOS ANGELES	858 AVENUE 37 W 90065	90065	5454019043		Low Residential	RE20-1	0	1 unit per lot	0.1435	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A221 245	Northeast Los Angeles	Approved Entitlements	ZA-2016-2517-ZAD-SPP
LOS ANGELES	1640 OLD RANCH ROAD N 90049	90049	4426002019			RE20-1-H	0	1 unit per lot	1.44	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358137 597	Brentwood - Pacific Palisades	Approved Entitlements	ZA-2015-1052-ZV-ZAD
LOS ANGELES	2320 BOWMONT DR N 90210	90210	4388013040			RE20-1-H	0	1 unit per lot	0.937	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1538165 282	Bel Air - Beverly Crest	Approved Entitlements	DIR-2018-5476-DRB-SPP-MSP
LOS ANGELES	9610 OAK PASS ROAD W 90210	90210	4384012022			RE20-1-H-HCR	0	1 unit per lot	1.9199	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	1538157 178	Bel Air - Beverly Crest	Approved Entitlements	AA-2020-3074-PMEX
LOS ANGELES	2941 HUTTON DR N 90210	90210	4385017001			RE20-1-H-HCR	0	1 unit per lot	1.4399	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1568157 195	Bel Air - Beverly Crest	Approved Entitlements	ZA-2016-1290-PMLA
LOS ANGELES	11201 CHALON ROAD N 90049	90049	4369009007			RE20-1-H-HCR	0	1 unit per lot	7.91	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418145 148	Bel Air - Beverly Crest	Approved Entitlements	ZA-2014-4882-ZV-ZAA
LOS ANGELES	808 STRADELLA ROAD N 90077	90077	4370003026			RE20-1-H-HCR	0	1 unit per lot	1.03	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418149 121	Bel Air - Beverly Crest	Approved Entitlements	ZA-2014-2029-ZAD
LOS ANGELES	880 STONE CANYON ROAD N 90077	90077	4370022025			RE20-1-H-HCR	0	1 unit per lot	0.1201	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1448149 255	Bel Air - Beverly Crest	Approved Entitlements	ZA-2014-3229-ZAD-ZAA
LOS ANGELES	3183 ABINGTON DR N 90210	90210	4385005033			RE20-1-H-HCR	0	1 unit per lot	0.499	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598157 287	Bel Air - Beverly Crest	Approved Entitlements	DIR-2015-3847-DRB-SPP-MSP
LOS ANGELES	9503 ANDORA PL N 91311	91311	2724007004			(T)(Q)RE20-1-H-K	0	1 unit per lot	86.98	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	33	33	2018097 36	Chatsworth - Porter Ranch	Approved Entitlements	CPC-2004-7308-ZC-ZAD-K
LOS ANGELES	6125 SISTER ELSIE DR W 91042	91042	2569014053		Medium Residential	RE40-1	0	1 unit per lot	0.0215	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	204A205 148	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Approved Entitlements	ADM-2018-3526-OVR
LOS ANGELES	20113 CHAPTER DR W		2174006013		Medium Residential	RE40-1	0	1 unit per lot	0.9508	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658113 215	Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	DIR-2017-845-DRB-SPP-MSP
LOS ANGELES	1620 BRIDGEPORT DR N 90065	90065	5464028024		Medium Residential	RE40-1	0	1 unit per lot	0.2229	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-SA219 80	Northeast Los Angeles	Approved Entitlements	DIR-2020-2979-SPP
LOS ANGELES	8504 DAY ST W 91040	91040	2560035021		Medium Residential	RE40-1	0	1 unit per lot	0.6694	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048189 965	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Approved Entitlements	ADM-2017-4277-ADU
LOS ANGELES	631 GLENALBYN PL N 90065	90065	5465027003		Medium Residential	RE40-1	0	1 unit per lot	0.1652	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A221 18	Northeast Los Angeles	Approved Entitlements	ZA-2017-2433-ZAD-SPP
LOS ANGELES	NONE NONE 58906	58906	2174006010		Medium Residential	RE40-1	0	1 unit per lot	0.9419	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658113 217	Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	DIR-2017-1139-DRB-SPP-MSP
LOS ANGELES	1417 FERMO DR N 90272	90272	4425005010			RE40-1-H	0	1 unit per lot	5.63	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328133 131	Brentwood - Pacific Palisades	Approved Entitlements	ZA-2019-6471-ZAD
LOS ANGELES	3580 ALTA DR N 91604	91604	2384024003			RE40-1-H	0	1 unit per lot	2.5798	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598161 117	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	ZA-2018-791-ZAD-DRB-SPP-MSP
LOS ANGELES	3915 HOLLYLINE AVE N 91423	91423	2272001017			RE40-1-H	0	1 unit per lot	2.5	Residential - Single Family Residence - Other Improvements Only	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1628153 366	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	AA-2014-4808-PMLA
LOS ANGELES	11951 PINNACLE PL W 90210	90210	2382020053			RE40-1-H	0	1 unit per lot	0.9807	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1568165 99	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	DIR-2016-234-DRB-SPP-MSP
LOS ANGELES	12071 CREST CT W 90210	90210	2382018029			RE40-1-H	0	1 unit per lot	0.6664	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1568165 80	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	DIR-2015-4214-DRB-SPP-MSP
LOS ANGELES	3701 GLENRIDGE DR N 91423	91423	2272032020			RE40-1-H	0	1 unit per lot	1.05	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628153 571	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	DIR-2017-1105-DRB-SPP-MSP
LOS ANGELES	17335 TRAMONTO DR W 90272	90272	4416023070			RE40-1-H	0	1 unit per lot	0.349	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268117 367	Brentwood - Pacific Palisades	Approved Entitlements	ZA-2014-327-CDP
LOS ANGELES	NONE NONE 59826	59826	4382022011			RE40-1-H-HCR	0	1 unit per lot	1.6099	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1568153 248	Bel Air - Beverly Crest	Approved Entitlements	DIR-2017-2151-DRB-SPP-MSP
LOS ANGELES	15210 ANTELO PL W 90077	90077	4378005010			RE40-1-H-HCR	0	1 unit per lot	3.2	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598145 585	Bel Air - Beverly Crest	Approved Entitlements	DIR-2016-3262-DRB-SPP-MSP
LOS ANGELES	7927 GRANITO DR W 90046	90046	5551033010			RE40-1-H-HCR	0	1 unit per lot	4.32	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1508177 351	Hollywood	Approved Entitlements	ZA-2018-2669-ZAD
LOS ANGELES	13442 JAVA DR W 90210	90210	4385002010			RE40-1-H-HCR	0	1 unit per lot	0.44	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598157 236	Bel Air - Beverly Crest	Approved Entitlements	ZA-2017-1743-ZAD
LOS ANGELES	6617 DAVE ST W 91042	91042	2569020006		Very Low I Residential	RE40-1-K	0	1 unit per lot	0.5723		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048201 773	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Approved Entitlements	DIR-2017-208E-AC
LOS ANGELES	9333 WAYSIDE DR W 91040	91040	2549014024		Very Low I Residential	RE40-1-K	0	1 unit per lot	0.7787	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078185 427	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Approved Entitlements	DIR-2018-5727-SPP
LOS ANGELES	10521 MARY BELL AVE N 91040	91040	2543016056		Very Low I Residential	RE40-1-K	0	1 unit per lot	1.42	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048181 59	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Approved Entitlements	DIR-2017-2858-SPP
LOS ANGELES	16321 PACIFIC COAST HWY W 90272	90272	4414021025			RE40-1-O	0	1 unit per lot	19.77	Residential - Manufactured Home Park	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268121 602	Brentwood - Pacific Palisades	Approved Entitlements	DIR-2020-2187-CDP-MEL
LOS ANGELES	10580 SELKIRK LANE W 90077	90077	4380002011				0	1 unit per lot	2.1173	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1		Bel Air - Beverly Crest	Approved Entitlements	ZA-2011-1424-ZAD-ZAA
LOS ANGELES	10511 MARY BELL AVE N 91040	91040	2543016050				0	1 un

Appendix 4.3: *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	823 CURSON AVE S 90036	90036	5089014034		Medium Residential	R2-1-O-HPOZ	0	2 units per lot	0.253	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	1328177 261	Wilshire	Approved Entitlements	ADM-2019-1748-CWC
LOS ANGELES	2642 VAN BUREN PL S 90007	90007	5054016013		Medium Residential	R2-1-O-HPOZ	0	2 units per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238197 1148	South Los Angeles	Approved Entitlements	ADM-2018-5884-CWC
LOS ANGELES	2650 VAN BUREN PL S 90007	90007	5054011018		Medium Residential	R2-1-O-HPOZ	0	2 units per lot	0.127	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238197 1188	South Los Angeles	Approved Entitlements	ADM-2019-4348-CWC
LOS ANGELES	505 SILVER LAKE BLVD N 90026	90026	5401013033		Community Commercial	R2-1VL	0	2 units per lot	0.4634	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	55	60	139-5A203 706	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	DIR-2017-804-TOC
LOS ANGELES	NONE NONE 77594	77594	5419025001		Community Commercial	R2-1VL	0	2 units per lot	0.118	Residential - Three Units (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	139-5A209 179	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	AA-2019-5621-PMLA-CN
LOS ANGELES	5637 RIVERTON AVE N 91601	91601	2415008022		Community Commercial	R2-1VL	0	2 units per lot	0.1543	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	174B177 421	North Hollywood - Valley Village	Approved Entitlements	ADM-2020-4508-RDP
LOS ANGELES	3314 DESCANSO DR W 90026	90026	5426014046		Community Commercial	R2-1VL	0	2 units per lot	0.1049	Residential - Four Units (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	142-5A203 389	Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	ZA-2018-7274-ZAA
LOS ANGELES	4307 RUSSELL AVE W 90027	90027	5591023026		Medium Residential	R2-1XL	0	2 units per lot	0.1483	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	1	0	1	150B201 1208	Hollywood	Approved Entitlements	ADM-2018-515-UDU
LOS ANGELES	1227 VIRGIL AVE N 90029	90029	5542021028		Medium Residential	R2-1XL	0	2 units per lot	0.154	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	10	10	145-5A201 121	Hollywood	Approved Entitlements	VTT-82052-SL
LOS ANGELES	3800 FIGUEROA ST S 90037	90037	5037027937		Very Low Residential	PF-1	0	varies	62.99	Miscellaneous - Government Owned Property - Recreation - Sports Stadium	YES - Current	YES - State-Owned	Pending Project	Not Used in Prior Housing Element	8	0	71	79	117A201 1	Southeast Los Angeles	Approved Entitlements	CPC-2018-2460-DB-SPR
LOS ANGELES	13560 FENTON AVE N 91342	91342	2503009907		Low II Residential	PF-1VL	0	varies	8.4074	Miscellaneous - Government Owned Property	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	0	0	6	6	228B157 641	Sylmar	Approved Entitlements	TT-53664
LOS ANGELES	5717 JEFFERSON BLVD W 90016	90016	4205033016				0		11.0842	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1218	1218		West Adams - Baldwin Hills - Leimert	Approved Entitlements	CPC-2015-2593-GPA-ZC-HD-ZAA-
LOS ANGELES	1801 JOHNSTON ST N 90031	90031	5210016014		Low I Residential	M1-1VL	0		0.496	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	10	10	135A223 104	Northeast Los Angeles	Approved Entitlements	ZA-2015-3114-ZAD
LOS ANGELES	1118 MCCADDEN PL N 90038	90038	5532021029				0		1.63	Commercial - Office Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	35	100	0	135		Hollywood	Approved Entitlements	CPC-2016-1083-GPA-VZC-HD-DB-
LOS ANGELES	8900 VENICE BLVD W 90232	90232	4312014093				0		0.9772	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	200	200		Palms - Mar Vista - Del Rey	Approved Entitlements	CPC-2015-4478-GPA-ZC-HD-CU-C
LOS ANGELES	220 WASHINGTON BLVD E 90015	90015	5127029048				0		0.81	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	28	80	1	109		Southeast Los Angeles	Approved Entitlements	DIR-2018-1094-SPR
LOS ANGELES	803 5TH ST E 90013	90013	5147011024		Low Residential	M2-2D	0		0.505	Commercial - Hotel and Motel - Hotel - 50 Rooms and Over - 6 to 13 Stories	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	94	0	1	95	127-5A213 393	Central City	Approved Entitlements	ZA-2019-2724-ZAD-ZAA
LOS ANGELES	758 14TH ST E 90021	90021	5132020014		Low Residential	M2-2D	0		0.292	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	7	7	123A211 212	Central City	Approved Entitlements	TT-72857-CC
LOS ANGELES	1320 MAIN ST S 90015	90015	5133011008		Low Residential	M2-2D	0		0.146	Commercial - Store Combination - Store and Office Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	124-5A207 181	Central City	Approved Entitlements	ZA-2017-4975-ZAD
LOS ANGELES	785 TOWNE AVE S 90021	90021	5146027027		Low Residential	M2-2D	0		0.5	Industrial - Light Manufacturing - Four Stories	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	60	60	126A213 630	Central City	Approved Entitlements	ZA-2017-3205-ZAA-ZAD
LOS ANGELES	11240 PICO BLVD W 90064	90064	4256010012			NI(EC)-O	0		2.36	Industrial - Warehousing, Distribution, Storage - Public Storage - Mini Warehouse - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	66	0	529	595	123B153 147	West Los Angeles	Approved Entitlements	VTT-70805-GB
LOS ANGELES	22321 NORMANDIE AVE S 90501	90501	7347004017				0		0.45	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4		Harbor Gateway	Approved Entitlements	CPC-2015-3622-GPA-ZC-ZAI
LOS ANGELES	554 SAN PEDRO ST S 90013	90013	5147024022				0		0.367	Industrial - Food Processing Plant - Other - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	378	0	4	382		Central City	Approved Entitlements	CPC-2017-614-GPAJ-ZCJ-HD-SPR
LOS ANGELES	9901 ALAMEDA ST S 90002	90002	6046019906				0		4	Industrial - Heavy Manufacturing - One Story	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	0	0	115	115		Southeast Los Angeles	Approved Entitlements	DIR-2016-4733-AC
LOS ANGELES	695 SANTA FE AVE S 90021	90021	5164019031		Low Residential	M3-1-RIO	0		2.18	Commercial - Store Combination - Store and Residential Combination - 6 to 13 Stories	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	320	320	124-5A217 152	Central City North	Approved Entitlements	ZA-2013-4075-ZV-ZAD-SPR
LOS ANGELES	647 GIBBONS ST S 90031	90031	5410003003		Low Residential	M3-1-RIO	0		0.087	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	135A219 17	Northeast Los Angeles	Approved Entitlements	ZA-2017-543-ZAD
LOS ANGELES	2117 VIOLET ST E 90021	90021	5166003012		Low Residential	M3-1-RIO	0		0.448	Commercial - Store Combination - Store and Office Combination - Three Stories	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	57	0	290	347	124-5A217 344	Central City North	Approved Entitlements	CPC-2017-437-GPAJ-VZCJ-HD-VCI
LOS ANGELES	520 MATEO ST S 90013	90013	5164008013				0		0.0799	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	29	446	475		Central City North	Approved Entitlements	CPC-2016-3853-GPA-VZC-HD-ZAI
LOS ANGELES	16140 SATICOY ST W 91406	91406	2205021015		Low Residential	[T][Q]MR1-VL	0		0.187	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	186B141 79	Van Nuys - North Sherman Oaks	Approved Entitlements	ZA-2018-5650-ZAA
LOS ANGELES	6847 WOODLEY AVE N 91406	91406	2224025015				0		0.3214	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0		Van Nuys - North Sherman Oaks	Approved Entitlements	CPC-2018-4246-ZC-HD-BL-CU-SPP
LOS ANGELES	9825 MASON AVE N 91311	91311	2748005021				0		2.4399	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0		Chatsworth - Porter Ranch	Approved Entitlements	CPC-2016-5001-ZC-HD-CUB-CU-S
LOS ANGELES	255 BURLINGTON AVE S 90057	90057	5154021033				0		0.6543	Commercial - Supermarket - Supermarket - 12,000 SF or More - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	13	0	117	130		Westlake	Approved Entitlements	DIR-2018-6684-TOC-SPR-WDI
LOS ANGELES	10341 GRAHAM AVE S 90002	90002	6065023906				0		1.55	Miscellaneous - Government Owned Property - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	27	59	1	87		Southeast Los Angeles	Approved Entitlements	DIR-2019-5213-TOC-SPR-PHP
LOS ANGELES	10341 GRAHAM AVE S 90002	90002	6065023906				0		1.55	Miscellaneous - Government Owned Property - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	9	29	0	38		Southeast Los Angeles	Approved Entitlements	DIR-2020-700-TOC-SPR
LOS ANGELES	NONE NONE 92000	92000	7442040006		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Townhouse Format - Condominium	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	86	86	027B193 402	Wilmington - Harbor City	Approved Entitlements	DIR-2021-2786-SPP-SPPA
LOS ANGELES	NONE NONE 92480	92480	7442031181		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Townhouse Format - Condominium	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	212	212	027B193 396	Wilmington - Harbor City	Approved Entitlements	DIR-2021-3242-SPP-SPPA
LOS ANGELES	NONE NONE 87696	87696	7442034001		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	60	60	027B193 167	Wilmington - Harbor City	Approved Entitlements	DIR-2020-6580-SPP-A-SPP
LOS ANGELES	26900 WESTERN AVE S		7442035007		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element - Non-Vacant	0	0	79	79	027B193 227	Wilmington - Harbor City	Approved Entitlements	DIR-2020-4708-SPP-SPPA
LOS ANGELES	2100 FARGO ST W 90039	90039	5422020038				0		0.4603	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4		Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	AA-2016-2681-PMLA
LOS ANGELES	11320 LA GRANGE AVE W 90025	90025	4261033027				0		0.0151	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2		West Los Angeles	Approved Entitlements	AA-2015-2896-PMLA
LOS ANGELES	1947 SAWTELLE BLVD S 90025	90025	4261030019				0		0.864	Recreational - Athletic and Amusement Facility - Auditorium, Stadium, Amphitheater - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	8	0	80	88		West Los Angeles	Approved Entitlements	DIR-2017-5278-TOC-SPR
LOS ANGELES	838 MANSFIELD AVE N 90038	90038	5524005025				0		0.138	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element	0	0	4	4		Hollywood	Approved Entitlements	ZA-2017-52-ZV-ZAA
LOS ANGELES	11841 MAYFIELD AVE W 90049	90049	4265015252				0		0.3542	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	26	26		Brentwood - Pacific Palisades	Approved Entitlements	DIR-2014-4608-DB
LOS ANGELES	1319 ORANGE GROVE AVE S 90019	90019	5086004009				0		0.169	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	4	0	29	33		Wilshire	Approved Entitlements	DIR-2018-4682-TOC
LOS ANGELES	1415 REEVES ST S 90035	90035	4306002008				0		0.158	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	25	25		West Los Angeles	Approved Entitlements	ZA-2017-4743-ZAD-ZAA-ZV
LOS ANGELES	15200 MAGNOLIA BLVD W 91403	91403	2263002043				0		0.2796	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	10	10		Van Nuys - North Sherman Oaks	Approved Entitlements	TT-74069-CN
LOS ANGELES	1721 COLBY AVE S 90025	90025	4261014012				0		0.205	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	6	0	28	34		West Los Angeles	Approved Entitlements	DIR-2019-4004-DB
LOS ANGELES	642 COMMONWEALTH AVE N 90004	90004	5539027018				0		0.1722	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	12	12		Wilshire	Approved Entitlements	VTT-73859-SL
LOS ANGELES	642 JUANITA AVE N 90004	90004	5539023029				0		0.172	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	29	33		Wilshire	Approved Entitlements	DIR-2019-970-TOC-SPP-SPPA
LOS ANGELES	726 WILTON PL S 90005	90005	5092027007				0		0.161	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	3	0	22	25		Wilshire	Approved Entitlements	DIR-2019-3158-TOC
LOS ANGELES	820 SHERBOURNE DR S 90035	90035	4333024054				0		0.1366	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	6	6		Wilshire	Approved Entitlements	VTT-77078-CN
LOS ANGELES	7369 WARING AVE W 90046	90046	5526006028				0		0.1035	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	5	5		Hollywood	Approved Entitlements	VTT-74182-SL
LOS ANGELES	118 FLORES ST N 90048	90048	5511009008				0		0.173	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	8	8		Wilshire	Approved Entitlements	VTT-74328-CC
LOS ANGELES	1013 EVERETT ST N 90026	90026	5406015044				0		0.857	Residential - Four Units (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	45	50		Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	DIR-2016-1039-DB
LOS ANGELES	14301 FRIAR ST W 91401	91401	2240012030				0		0	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	24	30		Van Nuys - North Sherman Oaks	Approved Entitlements	DIR-2018-63-DB-CDO
LOS ANGELES	1118 CORNING ST S 90035	90035	4332029004				0		0.148	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	38	43		Wilshire	Approved Entitlements	DIR-2019-855-TOC
LOS ANGELES	734 CROFT AVE N 90069	90069	5528002098				0		0.5968	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	28	28		Hollywood	Approved Entitlements	VTT-82019
LOS ANGELES	728 SWEETZER AVE N 90069	90069	5528003205				0		0.9038	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	49	49		Hollywood	Approved Entitlements	VTT-74130-CN
LOS ANGELES	6523 DENHURST AVE S 90043	90043	4006020010				0		0.26	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	5	0	36	41		West Adams - Baldwin Hills - Leimert	Approved Entitlements	DIR-2019-1157-TOC
LOS ANGELES	3675 DUNN DR S 90034	90034	4313007029				0		0.124	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	1	0	17	18		Palms - Mar Vista - Del Rey	Approved Entitlements	DIR-2014-4625-DB
LOS ANGELES	7327 HAZELTINE AVE N 91405	91405	2217030008				0		0.5041	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	24	24		Van Nuys - North Sherman Oaks	Approved Entitlements	VTT-72877-SL
LOS ANGELES	14934 BURBANK BLVD W 91411	91411	2250015049				0		0.2847	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	10	11		Van Nuys - North Sherman Oaks	Approved Entitlements	DIR-2015-3160-DB
LOS ANGELES	6800 VARIEL AVE N 91303	91303	2138023007				0		0.1152	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	18	18		Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	DIR-2017-123-AC
LOS ANGELES	1505 HOLT AVE S 90035	90035	4303012102				0		0.2984	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	19	21		Wilshire	Approved Entitlements	VTT-70675-CN
LOS ANGELES	8900 RAMSGATE AVE S 90045	90045	4125014022				0		0.157	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	6	0	27	33		Westchester - Playa del Rey	Approved Entitlements	DIR-2018-5175-TOC
LOS ANGELES	3012 MARATHON ST W 90026	90026	5401019015				0		0.172	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	14	14		Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	VTT-72779-SL
LOS ANGELES	1759 NEW HAMPSHIRE AVE N 90027	90027	5589030012				0		0.213	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	6	6		Hollywood	Approved Entitlements	VTT-72366-SL
LOS ANGELES	11614 BURBANK BLVD W 91601	91601	2350001096				0		0.4235	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	19	21		North Hollywood - Valley Village	Approved Entitlements	TT-74950-CN
LOS ANGELES	4055 OAKWOOD AVE W 90004	90004	5520017030				0		0	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	14	0	54	68		Wilshire	Approved Entitlements	CPC-2018-3020-CU-DB-SPP
LOS ANGELES	3705 MCLAUGHLIN AVE S 90066	90066	4234015009				0		0.125	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	2	0	19	21		Palms - Mar Vista - Del Rey	Approved Entitlements	DIR-2019-4279-DB
LOS ANGELES	1306 ORANGE DR N 90028	90028	5548023107				0		0	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	11	12		Hollywood	Approved Entitlements	DIR-2014-4605-DB
LOS ANGELES	1134 ORANGE DR N 90038	90038	5532017008				0		0.1349	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	3	0	21	24		Hollywood	Approved Entitlements	CPC-2019-2707-DB-CU
LOS ANGELES	1333 ORANGE GROVE AVE S 90019	90019	5086004029				0		0.8331	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	56	61		Wilshire	Approved Entitlements	DIR-2016-295-DB
LOS ANGELES	853 HYPERION AVE N 90029	90029	5427009033				0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	8	8		Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	VTT-72500-SL
LOS ANGELES	4809 OAKWOOD AVE W 90004	90004	5522030073				0		0.3329	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	18	18		Wilshire	Approved Entitlements	VTT-73377
LOS ANGELES	856 WILTON PL S 90005	90005	5092026022				0		0.172	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	10	10		Wilshire	Approved Entitlements	VTT-72781-SL
LOS ANGELES	8833 READING AVE S 90045	90045	4125014004				0		0.159	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	5	0	28	33		Westchester - Playa del Rey	Approved Entitlements	DIR-2019-883-TOC
LOS ANGELES	151 SYCAMORE AVE N 90036	90036	5513003024				0		0.172	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4		Wilshire	Approved Entitlements	AA-2014-4044-PMLA-CC
LOS ANGELES	5247 VANTAGE AVE N 91607	91607	2347020038				0		0	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	18	18		North Hollywood - Valley Village	Approved Entitlements	TT-73230-CN
LOS ANGELES	836 CRENSHAW BLVD S 90005	90005	5092002028				0		0.164	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	4	0	40	44		Wilshire	Approved Entitlements	DIR-2015-1195-DB
LOS ANGELES	1238 GORDON ST N 90038	90038	5534011020				0		0.149	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	10	10		Hollywood	Approved Entitlements	VTT-72931-SL
LOS ANGELES	1050 HOBART BLVD N 90029	90029	5537020037				0		4.2	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	48	54		Hollywood	Approved Entitlements	DIR-2014-4905-DB-SPR
LOS ANGELES	5151 ROMAINE ST W 90029	90029	5537020037				0		4.2	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	75	0	1	76		Hollywood	Approved Entitlements	DIR-2014-4903-DB-SPR
LOS ANGELES	315 SYCAMORE AVE N 90036	90036	5525032016				0		0.172	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4		Wilshire	Approved Entitlements	AA-2015-3688-PMLA
LOS ANGELES	12300 WEDDINGTON ST W 91607	91607	2347026007				0		0.2419	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	26	26		North Hollywood - Valley Village	Approved Entitlements	DIR-2015-2697-SPP
LOS ANGELES	1036 NORTON AVE S 90019	90019	5081010047				0		0.4181	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	22	22		Wilshire	Approved Entitlements	VTT-73593-CN
LOS ANGELES	1047 MARIPOSA AVE S 90006	90006	5078017900				0		0.1356	Residential - Single Family Residence - Vacant Land	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	40	0	1	41		Wilshire	Approved Entitlements	DIR-2019-366-TOC
LOS ANGELES	1035 BERENDO ST S 90006	90006	5078012900				0		0.1356	Residential - Single Family Residence	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	41	0	1	42		Wilshire	Approved Entitlements	DIR-2018-5919-TOC
LOS ANGELES	5929 SUNSET B

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	15012 MOORPARK ST W 91403	91403	2264016077				0		0.2754													
LOS ANGELES	738 PARKMAN AVE N 90026	90026	5401027026				0		0.326	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	9	9		Silver Lake - Echo Park - Elysian Valley	Approved Entitlements	VTT-74164-SL
LOS ANGELES	14407 TIARA ST W 91401	91401	2245002027				0		0.317	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	8	8		Van Nuys - North Sherman Oaks	Approved Entitlements	TT-72973-CN
LOS ANGELES	4302 TROOST AVE N 91604	91604	2365024048				0		0.4579		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	10	10		Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Approved Entitlements	VTT-74802
LOS ANGELES	4712 VANTAGE AVE N 91607	91607	2356037047				0		0.6536	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	16	16		North Hollywood - Valley Village	Approved Entitlements	VTT-74012-SL
LOS ANGELES	13267 FOOTHILL BLVD W 91342	91342	2513027053				0		3.11	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	204	204		Sylmar	Approved Entitlements	ZA-2006-2596-ZV-YV-ZAA-ZAD-SP
LOS ANGELES	14222 TIARA ST W 91401	91401	2245019008				0		0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3		Van Nuys - North Sherman Oaks	Approved Entitlements	AA-2017-621-PMLA-CN
LOS ANGELES	610 VAN NESS AVE S 90005	90005	5504018011				0		0.1839	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	12	12		Wilshire	Approved Entitlements	DIR-2016-3612-DRB-SPP
LOS ANGELES	7026 VALMONT ST W 91042	91042	2568003053				0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	8	8		Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Approved Entitlements	ADM-2018-7140-OVR
LOS ANGELES	14421 NORDHOFF ST W 91402	91402	2639010006				0		0.6494	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	9	9		Mission Hills - Panorama City - North Hills	Approved Entitlements	APCNV-2019-1697-ZC
LOS ANGELES	181 AVENUE 21 N 90031	90031	5447014032				0		0.087	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	95	100		Northeast Los Angeles	Approved Entitlements	APCE-2018-5867-SPE
LOS ANGELES	6160 VARIEL AVE N 91367	91367	2149005036			(WC)COLLEGE-SN	0		1.32	Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, 25,000 to 50,000 SF - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	259	259 1778105 42		Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	DIR-2018-3018-SPP
LOS ANGELES	6279 VARIEL AVE N 91367	91367	2149001026			(WC)COLLEGE-SN	0		2.1799	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element - Non-Vacant	0	0	215	215 1778105 14		Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	DIR-2017-4199-SPP
LOS ANGELES	6330 VARIEL AVE N 91367	91367	2149003009			(WC)COLLEGE-SN	0		4	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	395	395 1808105 69		Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	DIR-2018-2463-SPP
LOS ANGELES	5955 DE SOTO AVE N 91367	91367	2149002027			(WC)COMMERCE-SN	0		2.9399	Commercial - Office Building - Two Stories	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	170	170 1778105 78		Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	DIR-2015-1807-SPP
LOS ANGELES	21300 CALIFA ST W 91367	91367	2149002017			(WC)COMMERCE-SN	0		2.205	Institutional - Church - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	194	194 1748105 10		Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	DIR-2018-2713-SPP
LOS ANGELES	21031 WARNER CENTER LANE W 91367	91367	2149017007			(WC)COMMERCE-SN	0		2.3187	Commercial - Office Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1009	1009 1748105 24		Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	DIR-2017-1708-SPP
LOS ANGELES	6400 CANOGA AVE N 91367	91367	2149001020			(WC)DOWNTOWN-SN	0		4.7	Commercial - Office Building - Three Stories	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	650	650 1808105 61		Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	DIR-2018-3394-SPP
LOS ANGELES	6100 TOPANGA CANYON BLVD N 91367	91367	2146005015			(WC)DOWNTOWN-SN	0		9.65	Commercial - Shopping Center (Regional) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1432	1432 1778101 81		Canoga Park - Winnetka - Woodland Hills - West Hills	Approved Entitlements	ZA-2016-3908-MCUP-DI-SPP
LOS ANGELES	232 2ND ST W 90012	90012		Low Residential		(Q)C2-4D-CDO-SN	0	108			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	680	680 130-5A213 31		Central City	Approved Entitlements	CPC-2016-3808-VZC-CDO-DD-SPP
LOS ANGELES	3816 HOMER ST N 90031	90031	5207007010			(Q)RD3-1D-HPOZ	0	14			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1 144A225 283		Northeast Los Angeles	Approved Entitlements	ADM-2021-4230-ADU
LOS ANGELES	5830 MCCONNELL AVE S 90094	90094		Low Residential		C2(PV)	0	108			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	81	81 102B161 1269		Westchester - Playa del Rey	Approved Entitlements	DIR-2015-411-SPP
LOS ANGELES	7843 LANKERSHIM BLVD N 91605	91605		Low II Residential		C2-1VL-CUGU	0	108			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	45	50 1898169 470		Sun Valley - La Tuna Canyon	Approved Entitlements	DIR-2014-4810-DB
LOS ANGELES	432 OLIVE ST S 90013	90013	5149027023			C2-4D	0	108			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	660	660 130-5A211 148		Central City	Approved Entitlements	DIR-2014-3941-SPR
LOS ANGELES	945 8TH ST W 90017	90017		Low Residential		C2-4D	0	108			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	781	781 129A207 14		Central City	Approved Entitlements	ZA-2017-2512-CU-CUB-SPR
LOS ANGELES	3440 WILSHIRE BLVD W 90010	90010		Low Residential		C4-2	0	108			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	32	32	576	640 1328197 50		Wilshire	Approved Entitlements	CPC-2016-3692-VZC-MCUP-SPR
LOS ANGELES	737 SPRING ST S 90014	90014		Low Residential		C5-4D	0	108			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	320	320 127-5A211 126		Central City	Approved Entitlements	DIR-2014-4189-TDR-SPR
LOS ANGELES	730 SPRING ST S 90014	90014		Low Residential		C5-4D	0	108			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	308	308 127-5A211 126		Central City	Approved Entitlements	DIR-2015-2630-TDR-SPR
LOS ANGELES	1101 FLOWER ST S 90015	90015		Low II Residential		LASED	0				YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	700	700 126A207 321		Central City	Approved Entitlements	DIR-2005-7453-SPP-SPPA-M3
LOS ANGELES	NONE NONE 66988	66988		Low I Residential		M2-1	0				YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	39	39 0458193 35		Harbor Gateway	Approved Entitlements	VTT-82249-SL
LOS ANGELES	12655 BLUFF CREEK DR W 90094	90094		Low Medium Residential		OS(PV)	0				YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	125	125 1028153 109		Westchester - Playa del Rey	Approved Entitlements	DIR-2014-4898-SPP
LOS ANGELES	12700 MILLENNIUM W 90094	90094		Low Medium Residential		OS(PV)	0				YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	99	99 1028153 109		Westchester - Playa del Rey	Approved Entitlements	DIR-2014-4255-SPP-M1
LOS ANGELES	99 OCEAN WAY N 90402	90402	4410007036	Low Residential		R1-1-O	0	1 unit per lot														
LOS ANGELES	8633 COLUMBUS AVE N 91343	91343		Very Low Residential		R3-1	0	54			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0 1958145 576		Mission Hills - Panorama City - North Hills	Approved Entitlements	ADM-2018-3702-UDU
LOS ANGELES	6030 SEABLIFF DR S 90094	90094		Heavy Manufacturing		R4(PV)	0	108			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	75	75 1028157 324		Westchester - Playa del Rey	Approved Entitlements	DIR-2014-4315-SPP
LOS ANGELES	5605 GENTRY AVE N 91607	91607		Low Residential		R4-1	0	108			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0 1748165 1155		North Hollywood - Valley Village	Approved Entitlements	ADM-2020-6949-RDP
LOS ANGELES	2715 JALMIA DR N 90046	90046				RE11-1-HCR	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1 1568177 714		Hollywood	Approved Entitlements	DIR-2015-2949-DRB-SPP-MSP
LOS ANGELES	2528 GRAND AVE S 90007	90007					0				YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	25	3	268	296		Southeast Los Angeles	Approved Entitlements	CPC-2016-3312-GPA-VZC-DB-SPP
LOS ANGELES	9218 LANGDON AVE N 91343	91343	2656026031	Very Low I Residential		(Q)RD6-1	0	7	0.8466	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	6	6 1988145 282		Mission Hills - Panorama City - North Hills	Entitlement Applications	APCNV-2019-7236-ZC
LOS ANGELES	3306 27TH ST W 90018	90018	5052013034			RD5-1-O-HPOZ	0	8	0.1285	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1 1238189 939		West Adams - Baldwin Hills - Leimert	Entitlement Applications	ADM-2021-6504-ADU
LOS ANGELES	5009 TEMPLETON ST E 90032	90032	5218017012			(Q)RD3-1D	0	14	0.262		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1 142-5A235 355		Northeast Los Angeles	Entitlement Applications	ADM-2019-6355-QC
LOS ANGELES	4823 HILLSDALE DR E 90032	90032	5213050226			(Q)RD3-1D	0	14	0.138	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	10	10 144A233 310		Northeast Los Angeles	Entitlement Applications	ADM-2021-5494-QC
LOS ANGELES	5151 TEMPLETON ST E 90032	90032	5219011033			(Q)RD3-1D	0	14	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1 142-5A235 228		Northeast Los Angeles	Entitlement Applications	ADM-2020-2640-QC
LOS ANGELES	4755 HUNTINGTON DR E 90032	90032	5213003031			(Q)RD3-1D	0	14	0.1625	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1 142-5A231 58		Northeast Los Angeles	Entitlement Applications	ADM-2019-7362-QC
LOS ANGELES	4135 GRIFFIN AVE N 90031	90031	5207010022			(Q)RD3-1D-HPOZ	0	14	0.227		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1 145-5A225 477		Northeast Los Angeles	Entitlement Applications	ADM-2020-353-QC
LOS ANGELES	1740 PENMAR AVE S 90291	90291	4244026001	Low Residential		(Q)RD3-1XL	0	14	0.1584	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2 1118149 410		Venice	Entitlement Applications	AA-2018-3776-PMLA-SL
LOS ANGELES	8327 BURNET AVE N 91343	91343	2654025026	Very Low I Residential		RD3-1	0	14	0.4201	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	2	0	8	10 1928145 359		Mission Hills - Panorama City - North Hills	Entitlement Applications	DIR-2021-5700-TOC-HCA
LOS ANGELES	1201 38TH ST W 90037	90037	5037014030	Very Low Residential		RD2-1-CPIO	0	21	0.127	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1 1178197 458		South Los Angeles	Entitlement Applications	ADM-2021-6188-CPIOC
LOS ANGELES	1931 HARVARD BLVD S 90018	90018	5074032013	Very Low Residential		RD2-1-HPOZ	0	21	0.272	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1 1268193 1032		South Los Angeles	Entitlement Applications	ADM-2021-4422-ADU
LOS ANGELES	2323 SCARFF ST S 90007	90007	5124012030	General/Bulk Cargo (Non Hazardous Ind. and Com.)		(Q)RD2-1XL-O-HPOZ	0	21	0.2048	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	7	7 123A201 29		South Los Angeles	Entitlement Applications	DIR-2017-3411-CCMP
LOS ANGELES	121 AVENUE 33 E 90031	90031	5207001003	Community Commercial		(Q)RD2-1D	0	21	0.218	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2 142-5A223 282		Northeast Los Angeles	Entitlement Applications	ADM-2019-5691-QC
LOS ANGELES	5322 BORLAND ROAD E 90032	90032	5221005024	Community Commercial		(Q)RD2-1D	0	21	0.132	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2 138A237 135		Northeast Los Angeles	Entitlement Applications	ADM-2020-148-QC
LOS ANGELES	2036 CURSON AVE S 90016	90016	5064016002	Very Low I Residential		RD2-1	0	21	0.1188	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2 1268177 1247		West Adams - Baldwin Hills - Leimert	Entitlement Applications	ADM-2020-6491-SLD
LOS ANGELES	736 VERNON AVE E 90011	90011	5108002035	Very Low I Residential		RD2-1	0	21	0.6369	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	26	0	35	61 112-5A207 62		Southeast Los Angeles	Entitlement Applications	CPC-2020-5420-CU-DB-HCA-PHP
LOS ANGELES	246 6TH AVE S 90291	90291	4240003006	Very Low I Residential		RD2-1	0	21	0.192	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4 1118141 181		Venice	Entitlement Applications	DIR-2021-2054-CDP-MEL-HCA
LOS ANGELES	221 RUTH AVE S 90291	90291	4240003023	Very Low I Residential		RD2-1	0	21	0.0983	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1 1118141 122		Venice	Entitlement Applications	ADM-2019-6752-VSO
LOS ANGELES	1284 37TH ST W 90007	90007	5040015004	Very Low I Residential		RD2-1	0	21	0.166	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2 1178197 32		South Los Angeles	Entitlement Applications	ADM-2019-2523-CPIOC
LOS ANGELES	208 THERESA ST W 90065	90065	5446021018	Community Commercial		RD2-1-COO	0	21	0.103	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1 144A223 167		Northeast Los Angeles	Entitlement Applications	ADM-2020-7398-ADU
LOS ANGELES	1955 23RD ST W 90018	90018	5058023016	Low Residential		RD2-1-CPIO	0	21	0.153		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1 1238193 202		South Los Angeles	Entitlement Applications	ADM-2019-6905-CPIOC
LOS ANGELES	1747 25TH ST W 90018	90018	5058028016	Low Residential		RD2-1-CPIO	0	21	0.143	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2 1238193 435		South Los Angeles	Entitlement Applications	ADM-2021-3704-CPIOC
LOS ANGELES	1889 23RD ST W 90018	90018	5058023003	Low Residential		RD2-1-CPIO	0	21	0.153	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2 1238193 191		South Los Angeles	Entitlement Applications	ADM-2021-5412-CPIOC
LOS ANGELES	3137 CURTS AVE S 90034	90034	4312010006	Low Residential		RD2-1-CPIO	0	21	0.148	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4 1238169 1219		West Adams - Baldwin Hills - Leimert	Entitlement Applications	ADM-2021-4886-CPIOC
LOS ANGELES	217 AVENUE 55 N 90042	90042	5468023006	Low Residential		RD2-1-HPOZ	0	21	0.225	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	5	8 151-5A227 145		Northeast Los Angeles	Entitlement Applications	DIR-2021-6524-TOC-COA-VHCA
LOS ANGELES	230 AVENUE 55 S 90042	90042	5468013006	Low Residential		RD2-1-HPOZ	0	21	0.19	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	0	1 150A227 191		Northeast Los Angeles	Entitlement Applications	ADM-2018-3533-UDU
LOS ANGELES	2676 SICHEL ST N 90031	90031	5205005013			RD2-1-HPOZ	0	21	0.227	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2 141A223 396		Northeast Los Angeles	Entitlement Applications	DIR-2020-2710-COA-HCA
LOS ANGELES	2205 DALY ST N 90031	90031	5204007030	Low Residential		RD2-1-HPOZ	0	21	0.1517	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1 138A221 304		Northeast Los Angeles	Entitlement Applications	ADM-2021-6794-ADU
LOS ANGELES	1614 SYCAMORE AVE S 90019	90019	5067002034	Low Residential		RD2-1-O	0	21	0.212	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4 126B181 176		West Adams - Baldwin Hills - Leimert	Entitlement Applications	AA-2018-1101-PMLA-SL
LOS ANGELES	2140 3RD AVE S 90018	90018	5060029018	Low Residential		RD2-1-O-CPIO	0	21	0.111	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1 1238189 90		West Adams - Baldwin Hills - Leimert	Entitlement Applications	ADM-2021-6353-CPIOC
LOS ANGELES	2244 BRONSON AVE S 90018	90018	5060011015	Low Residential		RD2-1-O-CPIO	0	21	0.158	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1 1238185 174		West Adams - Baldwin Hills - Leimert	Entitlement Applications	ADM-2020-2957-CPIOC
LOS ANGELES	1459 NORTON AVE S 90019	90019	5072009008	Low Residential		RD2-1-O-CPIO	0	21	0.206	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2 126B189 119		West Adams - Baldwin Hills - Leimert	Entitlement Applications	ADM-2020-4906-CPIOC
LOS ANGELES	1725 3RD AVE S 90019	90019	5072029004	Low Residential		RD2-1-O-CPIO	0	21	0.177	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1 126B189 724		West Adams - Baldwin Hills - Leimert	Entitlement Applications	ADM-2020-6292-CPIOC
LOS ANGELES	4200 WILLIMET AVE E 90039	90039	5594002012	Community Commercial		RD2-1-RIO	0	21	0.19	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	8	8 1598205 360		Northeast Los Angeles	Entitlement Applications	VTT-83281-SL-VHCA
LOS ANGELES	1304 MALTMAN AVE N 90026	90026	5427022011	Low Medium I Residential		RD2-1VL	0	21	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3 142-5A203 82		Silver Lake - Echo Park - Elysian Valley	Entitlement Applications	AA-2019-7027-PMLA-SL
LOS ANGELES	800 EAST EDGEWARE ROAD N 90026	90026	5405024018			RD2-1VL-HPOZ	0	21	0.273	Residential - Four Units (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1 136-5A211 150		Silver Lake - Echo Park - Elysian Valley	Entitlement Applications	DIR-2021-4459-CCMP
LOS ANGELES	1222 ALEXANDRIA AVE N 90029	90029	5540007009	Community Commercial		RD2-1XL	0	21	0.1469	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3 144B197 180		Hollywood	Entitlement Applications	ADM-2020-4496-SLD
LOS ANGELES	973 26TH ST W 90731	90731	7463017006	Community Commercial		RD2-1XL	0	21	0.0899	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1 0098197 706		San Pedro	Entitlement Applications	DIR-2021-2226-CDP-MEL
LOS ANGELES	712 26TH ST W 90731	90731	7465009019	Community Commercial		RD2-1XL	0	21	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1 0098197 679		San Pedro	Entitlement Applications	DIR-2021-5219-CDP-MEL
LOS ANGELES	5883 WALL ST S 90003	90003	6006002037	Low I Residential		RD1.5-1-CPIO	0	29	0.118	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3 1058205 101		Southeast Los Angeles	Entitlement Applications	ADM-2020-2360-CPIOC
LOS ANGELES	5867 TOWNE AVE S 90003	90003	6006030014	Low I Residential		RD1.5-1-CPIO	0	29	0.119	Industrial - Light Manufacturing - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3 1088205 1287		Southeast Los Angeles	Entitlement Applications	ADM-2021-5404-CPIOC
LOS ANGELES	5871 TOWNE AVE S 90003	90003	6006030015	Low I Residential		RD1.5-1-CPIO	0	29	0.119	Industrial - Industrial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3 1058205 43		Southeast Los Angeles	Entitlement Applications	ADM-2021-5322-CPIOC
LOS ANGELES	1951 PRELISS ROAD S 90034	90034	4302019019	Very Low Residential		RD1.5-1	0	29	0.2167	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	6	6 1268169 647		West Adams - Baldwin Hills - Leimert	Entitlement Applications	VTT-82683-SL
LOS ANGELES	11815 RIVERSIDE DR W 91607	91607	2355018011	Very Low Residential		(Q)RD1.5-1	0	29	0.1997	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	6	6 1688169 432		North Hollywood - Valley Village	Entitlement Applications	DIR-2018-5940-SPP
LOS ANGELES	3541 CENTINELA AVE S 90066	90066	4246007015	Very Low Residential		(Q)RD1.5-1	0	29	0.156	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4 1148153 568		Palms - Mar Vista - Del Rey	Entitlement Applications	AA-2019-1850-PMLA-SL
LOS ANGELES	10766 MASSACHUSETTS AVE W 90024	90024	4325024028	Very Low Residential		(Q)RD1.5-1	0	29	0.142	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3 1298153 205		Westwood	Entitlement Applications	DIR-2021-5686-DRB-SPP-HCA
LOS ANGELES	14110 KITTRIDGE ST W 91405	91405	2237010020			(Q)RD1.5-1-HPOZ	0	29	0.1962	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2 1808153 553		Van Nuys - North Sherman Oaks	Entitlement Applications	DIR-2020-2722-COA-HCA
LOS ANGELES	11370 OVADA PL W 90049	90049	4368016012	Very Low I Residential		(Q)RD1.5-1VL-HCR	0	29	0.326	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	9	9 138B145 181		Bel Air - Beverly Crest	Entitlement Applications	VTT-83245-SL-HCA
LOS ANGELES	1801 PENMAR AVE S 90291	90291	4243002065	Low Residential		(Q)RD1.5-1XL	0	29	0.242	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	7	7 1118149 466		Venice	Entitlement

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	1259 ADAMS BLVD W 90007	90007	5055015030		Low I Residential	RD1.5-1-CPIO	0	29	0.1687	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238197 863	South Los Angeles	Entitlement Applications	ADM-2021-5955-CPIOC
LOS ANGELES	1731 BURLINGTON AVE S 90006	90006	5135012022		Open Space	RD1.5-1-HPOZ	0	29	0.177	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	126A201 79	Westlake	Entitlement Applications	DIR-2021-2392-CCMP-HCA
LOS ANGELES	40 23RD AVE E 90291	90291	4226016004		Low Residential	RD1.5-1-O	0	29	0.061	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	105A145 17	Venice	Entitlement Applications	DIR-2019-5782-CDP-MEL-SPP
LOS ANGELES	4700 ST CHARLES PL W 90019	90019	5071019042		Low Residential	RD1.5-1-O	0	29	0.13	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	1268185 90	West Adams - Baldwin Hills - Leimert	Entitlement Applications	AA-2018-3260-PMLA-SL
LOS ANGELES	522 VENICE BLVD E 90291	90291	4228003001		Low Residential	RD1.5-1-O	0	29	0.37	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	14	0	19	33	106-SA147 45	Venice	Entitlement Applications	CPC-2020-5839-DB-CU-CDP-MEL-
LOS ANGELES	511 RIALTO AVE E 90291	90291	4238006031		Low Residential	RD1.5-1-O	0	29	0.11	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	0	1	108B145 1702	Venice	Entitlement Applications	ADM-2019-300-VSO
LOS ANGELES	1712 WASHINGTON WAY S 90291	90291	4228003004		Low Residential	RD1.5-1-O	0	29	0.142	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element - Non-Vacant	0	0	3	3	106-SA147 42	Venice	Entitlement Applications	DIR-2020-560-CDP-MEL
LOS ANGELES	544 GRAND BLVD E 90291	90291	4238019010		Low Residential	RD1.5-1-O	0	29	0.103	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	108B145 1971	Venice	Entitlement Applications	DIR-2020-5001-CDP-MEL-HCA
LOS ANGELES	546 GRAND BLVD E 90291	90291	4238019010		Low Residential	RD1.5-1-O	0	29	0.103	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	108B145 1971	Venice	Entitlement Applications	DIR-2020-5005-CDP-MEL-HCA
LOS ANGELES	506 RIALTO AVE E 90291	90291	4238016023		Low Residential	RD1.5-1-O	0	29	0.0585	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	108B145 1825	Venice	Entitlement Applications	DIR-2021-5728-CDP-MEL
LOS ANGELES	310 GRAND BLVD E 90291	90291	4238021008		Low Residential	RD1.5-1-O	0	29	0.103	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	108B145 2035	Venice	Entitlement Applications	DIR-2018-1821-CDP-MEL
LOS ANGELES	312 GRAND BLVD E 90291	90291	4238021008		Low Residential	RD1.5-1-O	0	29	0.103	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	108B145 2035	Venice	Entitlement Applications	DIR-2018-1826-CDP-MEL
LOS ANGELES	314 GRAND BLVD E 90291	90291	4238021009		Low Residential	RD1.5-1-O	0	29	0.116	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	106-SA1452099	Venice	Entitlement Applications	DIR-2018-1830-CDP-MEL
LOS ANGELES	316 GRAND BLVD E 90291	90291	4238021009		Low Residential	RD1.5-1-O	0	29	0.116	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	106-SA1452099	Venice	Entitlement Applications	DIR-2018-1833-CDP-MEL
LOS ANGELES	2815 OCEAN FRONT WALK S 90291	90291	4226021014		Low Residential	RD1.5-1-O	0	29	0.0578	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	105A145 389	Venice	Entitlement Applications	ADM-2017-4779-UDU
LOS ANGELES	312 NORTH VENICE BLVD E 90291	90291	4238024018		Low Residential	RD1.5-1-O	0	29	0.216	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	6	6	106-SA145 222	Venice	Entitlement Applications	VTT-82617-SL
LOS ANGELES	1322 2ND AVE S 90019	90019	5072037007		Low Residential	RD1.5-1-O-CPIO	0	29	0.172	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	129B189 1114	West Adams - Baldwin Hills - Leimert	Entitlement Applications	ADM-2021-4173-CPIOC
LOS ANGELES	2640 LA SALLE AVE S 90018	90018	5053020031		Low Residential	RD1.5-1-O-CPIO	0	29	0.1652	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	123B193 796	South Los Angeles	Entitlement Applications	ADM-2021-1277-CPIOC
LOS ANGELES	4332 ALCOVE AVE N 91604	91604	2375008021		Public Facilities	RD1.5-1-RIO	0	29	0.1277	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	165B161 507	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Entitlement Applications	AA-2021-3676-PMLA-SL-HCA
LOS ANGELES	5623 ELMER AVE N 91601	91601	2337035901		General/Bulk Cargo (Non Hazardous Ind. and Com.)	RD1.5-1VL	0	29	0.1664	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	14	0	0	14	174B173 827	North Hollywood - Valley Village	Entitlement Applications	VTT-74726-SL-EXT
LOS ANGELES	2821 AVENEL ST N 90039	90039	5434026025		Low Medium I Residential	RD1.5-1XL	0	29	0.144	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	4	4	151-SA205 117	Hollywood	Entitlement Applications	AA-2021-6001-PMLA-CN-HCA
LOS ANGELES	1624 NORMANDIE AVE N 90027	90027	5543001030		Low Medium I Residential	RD1.5-1XL	0	29	0.2104	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	4	0	1	5	147B197 384	Hollywood	Entitlement Applications	TT-73199-CN-EXT
LOS ANGELES	1931 IVAR AVE N 90068	90068	5575001027		Low Medium I Residential	RD1.5-1XL	0	29	0.228	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	12	12	150A187 119	Hollywood	Entitlement Applications	VTT-76049-SL
LOS ANGELES	4505 PROSPECT AVE W 90027	90027	5590025025		Low Medium I Residential	RD1.5-1XL	0	29	0.155	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	3	3	147B197 204	Hollywood	Entitlement Applications	DIR-2020-369-SPP-SPPA-HCA
LOS ANGELES	1351 SEWARD ST N 90028	90028	5547029005		Low Medium I Residential	RD1.5-1XL	0	29	0.172	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	5	5	147A185 270	Hollywood	Entitlement Applications	VTT-77186-SL
LOS ANGELES	506 SYCAMORE AVE N 90036	90036	5525019013		Low Medium I Residential	RD1.5-1XL	0	29	0.17	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	5	5	141B181 1139	Hollywood	Entitlement Applications	VTT-82842-SL
LOS ANGELES	3820 ROBLE VISTA DR W 90027	90027	5434012010		Low Medium I Residential	RD1.5-1XL	0	29	0.27	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	3	3	153A203 150	Hollywood	Entitlement Applications	AA-2019-7116-PMLA-SL
LOS ANGELES	7543 TAMPA AVE N 91335	91335	2116015002		Minimum Residential	(Q)C1-1	0	54	0.3	Commercial - Store Combination - Wireless Communication Tower - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	8	0	39	47	186B117 259	Reseda - West Van Nuys	Entitlement Applications	ANCSV-2017-556-VZCJ
LOS ANGELES	2124 VENICE BLVD W 90006	90006	5074022025		Low Residential	C1-1VL-HPOZ-CPIO	0	54	0.218	Institutional - Church - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B193 300	South Los Angeles	Entitlement Applications	ADM-2021-6393-CPIOC
LOS ANGELES	1840 ADAMS BLVD W 90018	90018	5053020011		Very Low II Residential	C2-1VL-O-CPIO	0	108	0.149	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	10	10	123B193 618	South Los Angeles	Entitlement Applications	VTT-83081-SL-HCA
LOS ANGELES	1848 GRAMERCY PL S 90019	90019	5073016009		Very Low II Residential	C1.5-1VL-CPIO	0	108	0.204	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	30	36	126B193 898	South Los Angeles	Entitlement Applications	CPC-2020-2115-DB-HCA
LOS ANGELES	3702 JEFFERSON BLVD W 90016	90016	5046002001		Very Low I Residential	C2-1VL-CPIO	0	108	0.29	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - YES - Current		NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	12	0	54	66	120B185 879	West Adams - Baldwin Hills - Leimert	Entitlement Applications	DIR-2019-5394-TOC
LOS ANGELES	1330 PICO BLVD W 90015	90015	5135035020		Low Residential	CM-1	0	54	2.3962	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	9	9	127-SA203 245	Westlake	Entitlement Applications	CPC-2018-3454-GPA-VZC-HD-SN-
LOS ANGELES	1256 SLAUSON AVE W 90044	90044	6003002001		Open Space	CM-1-CPIO	0	54	0.085	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	108B197 1477	South Los Angeles	Entitlement Applications	ADM-2021-5652-CPIOC
LOS ANGELES	600 ALVARADO ST N 90026	90026	5404011029		Low Residential	CM-1VL	0	54	0.094	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - YES - Current		NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	10	0	55	65	138A207 141	Silver Lake - Echo Park - Elysian Valley	Entitlement Applications	DIR-2019-4859-TOC-WDI
LOS ANGELES	336 7TH ST W 90731	90731	7455012030		Minimum Residential	CM-2D-CPIO	0	54	0	Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	6	0	29	35	015B201 163	San Pedro	Entitlement Applications	ADM-2019-7329-RDP
LOS ANGELES	1734 55TH ST E 90058	90058	5105012027		Minimum Residential	CM-2D-CPIO	0	54	0.127	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	78	0	1	79	108B213 266	Southeast Los Angeles	Entitlement Applications	ADM-2021-1553-CPIOC
LOS ANGELES	825 MIRAFLORES AVE W 90731	90731	7447023006		Minimum Residential	CM-2D-CPIO	0	54	0.8034	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	21	21	021B197 555	San Pedro	Entitlement Applications	VTT-73277-SL
LOS ANGELES	1807 STANFORD AVE S 90021	90021	5131005014		Low II Residential	CM-2D-O-CPIO	0	54	0.046	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	6	6	121-SA209 128	Southeast Los Angeles	Entitlement Applications	ADM-2020-4579-CPIOC
LOS ANGELES	3600 WILSHIRE BLVD W 90010	90010	5093020001		Low Residential	C4-2	0	108	3.998	Commercial - Office Building - Over 20 Stories	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	760	760	132B193 56	Wilshire	Entitlement Applications	CPC-2016-3412-VZC-HD-ZAA-SPR
LOS ANGELES	1730 COLBY AVE S 90025	90025	4261015065		Very Low I Residential	[Q]R3-1	0	54	0.3741	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	20	20	126B149 467	West Los Angeles	Entitlement Applications	TT-82687-CC
LOS ANGELES	6507 WOODMAN AVE N 91401	91401	2238012067		Very Low I Residential	[Q]R3-1	0	54	0.2383	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	180B157 693	Van Nuys - North Sherman Oaks	Entitlement Applications	ADM-2021-4209-UDU
LOS ANGELES	16990 SUNSET BLVD W	90272	4415021005		Very Low Residential	[Q]R3-1	0	54	0.93	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	27	30	126B121 490	Brentwood - Pacific Palisades	Entitlement Applications	PAR-2020-7612-VHCA
LOS ANGELES	14648 CALVERT ST W 91411	91411	2241022011		Very Low I Residential	[Q]R3-1-VL-O-CUGU	0	54	0.1205	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	20	0	61	81	177A149 30	Van Nuys - North Sherman Oaks	Entitlement Applications	DIR-2020-6619-TOC-VHCA
LOS ANGELES	800 LOMAINE BLVD S 90005	90005	5090033010		Low Residential	[T][Q]R4A53-1VL	0	54	0.181	Residential - Three Units (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	10	0	90	100	145-SA223 423	Northeast Los Angeles	Entitlement Applications	DIR-2018-4190-TOC-SPP
LOS ANGELES	23133 SHERMAN PL W 91307	91307	2021014053		Minimum Residential	QC1-1VL	0	54	1.61	Commercial - Commercial - Vacant Parcel with Existing Non-structural Other Imps.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	114	114	183B093 747	Canoga Park - Winnetka - Woodland Hills - West Hills	Entitlement Applications	CPC-2017-781-VZCJ-HD-BL-SPR
LOS ANGELES	None None 90744	90744	7423016010		Low Residential	[Q]R3-1VL-O-CUGU	0	54	0.45	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	63	0	1	64	030B209 45	Wilmington - Harbor City	Entitlement Applications	ADM-2021-5570-DB-SPR-PSH-SIP
LOS ANGELES	4006 MARTIN LUTHER KING, JR BLVD W 90008	90008	5032007019		Very Low II Residential	C1.5-1-SP	0	108	0.402	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	14	0	63	77	117B181 567	West Adams - Baldwin Hills - Leimert	Entitlement Applications	DIR-2021-6163-TOC-SPP-HCA
LOS ANGELES	11770 SAN VICENTE BLVD W 90049	90049	4265018017		Low Residential	C1.5-1VL	0	108	0.486	Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	14	14	129B145 93	Brentwood - Pacific Palisades	Entitlement Applications	VTT-74327
LOS ANGELES	12544 VENTURA BLVD W 91604	91604	2384023056		Low Residential	C1.5-1VL-RIO	0	108	0.2363	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	10	0	22	32	162B161 1022	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Entitlement Applications	CPC-2021-6074-DB-SPR-SPP-HCA
LOS ANGELES	3017 CRENSHAW BLVD S 90016	90016	5050031038		Very Low Residential	C2-1-SP	0	108	0.161	Institutional - Church - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	34	0	151	185	120B185 530	West Adams - Baldwin Hills - Leimert	Entitlement Applications	DIR-2021-2622-TOC-SPP-SPR-HCA
LOS ANGELES	3518 CRENSHAW BLVD S 90016	90016	5046004026		Very Low Residential	C2-2D-SP	0	108	0.2979	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - YES - Current		NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	18	0	72	90	120B185 1093	West Adams - Baldwin Hills - Leimert	Entitlement Applications	ADM-2021-5197-RDP
LOS ANGELES	1750 VINE ST N 90028	90028	5546004020			(T)(Q)C2-2-SN	0	108	0.631	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	266	0	872	1138	148-SA187 23	Hollywood	Entitlement Applications	CPC-2018-2114-DB-CU-MCUP-SP
LOS ANGELES	4221 HUNTINGTON DR E 90032	90032	5209032029		Very Low Residential	[Q]C2-1	0	108	0.186	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	8	0	18	26	139-SA229 18	Northeast Los Angeles	Entitlement Applications	CPC-2021-1601-DB-CU-HCA
LOS ANGELES	320 87TH ST W 90003	90003	6040019019		Very Low Residential	[Q]C2-1	0	108	1.8712	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	096A203 58	Southeast Los Angeles	Entitlement Applications	ADM-2021-2765-CPIOC
LOS ANGELES	33 DRIFTWOOD ST E 90292	90292	4225004080		Very Low Residential	[Q]C2-1	0	108	0.167	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	103-SA147 120	Venice	Entitlement Applications	ADM-2019-3336-VSO
LOS ANGELES	1449 ECHO PARK AVE N 90026	90026	5419023010		Minimum Residential	[Q]C2-1VL	0	108	0.172	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	24	30	141A209 402	Silver Lake - Echo Park - Elysian Valley	Entitlement Applications	DIR-2020-1006-TOC-HCA
LOS ANGELES	500 LARCHMONT BLVD N 90004	90004	5523017042		Minimum Residential	[Q]C2-1VL	0	108	0.128	Commercial - Office Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	19	23	141B189 1136	Wilshire	Entitlement Applications	DIR-2021-559-TOC-HCA
LOS ANGELES	12444 CHANDLER BLVD W 91607	91607	2347031029		Minimum Residential	[Q]C2-1VL	0	108	0.6386	Commercial - Service Station - With Car Wash - No Additional Services	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	69	69	171B165 151	North Hollywood - Valley Village	Entitlement Applications	VTT-83014-CN
LOS ANGELES	4311 SUNSET BLVD W 90029	90029	5429007006		Minimum Residential	[Q]C2-1VL	0	108	0.138	Commercial - Non-Auto Service and Repair Shop, Paint Shop, or Laundry - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	20	0	112	132	147A201 305	Silver Lake - Echo Park - Elysian Valley	Entitlement Applications	CPC-2016-1104-DB-SPR
LOS ANGELES	3004 SUNSET BLVD W	90026	5426017032		Minimum Residential	[Q]C2-1VL	0	108	0.193	Commercial - Commercial - Vacant Parcel with Existing Non-structural Other Imps.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	68	74	142-SA203 417	Silver Lake - Echo Park - Elysian Valley	Entitlement Applications	PAR-2020-7223-VHCA
LOS ANGELES	3209 SUNSET BLVD W 90026	90026	5426005002		Minimum Residential	[Q]C2-1VL	0	108	0.056	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	16	0	74	90	142-SA203 147	Silver Lake - Echo Park - Elysian Valley	Entitlement Applications	CPC-2021-2035-DB-CU-CUB-SPR-
LOS ANGELES	7049 CANOGA AVE N 91303	91303	2138013028		Very Low I Residential	[Q]C2-1VL-RIO	0	108	0.3656	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	44	0	198	242	183B105 482	Canoga Park - Winnetka - Woodland Hills - West Hills	Entitlement Applications	DIR-2021-3757-TOC-SPR-HCA
LOS ANGELES	5748 BRYNHURST AVE S 90043	90043	5006003015		Very Low II Residential	[Q]C2-1VL-SP	0	108	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	10	0	26	36	108B185 842	West Adams - Baldwin Hills - Leimert	Entitlement Applications	DIR-2019-409-TOC-DRB-SPP
LOS ANGELES	810 WILTON PL S 90005	90005	5092026014		Very Low Residential	R3-1	0	54	0.172	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	6	0	14	20	132B189 658	Wilshire	Entitlement Applications	DIR-2021-6050-TOC-HCA
LOS ANGELES	8651 WILBUR AVE N	91324	2784004061		Very Low Residential	R3-1	0	54	0.8604	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	58	64	195B121 390	Northridge	Entitlement Applications	PAR-2021-527-VHCA
LOS ANGELES	2616 ABBOT KINNEY BLVD S 90291	90291	4237020030		Low Residential	R3-1	0	54	0.117	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	108B149 1555	Venice	Entitlement Applications	DIR-2021-1091-CDP-MEL-VHCA
LOS ANGELES	25 ROSE AVE E 90291	90291	4286019010		Low Residential	R3-1	0	54	0.147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	109-SA141 62	Venice	Entitlement Applications	AA-2019-3169-PMLA-SL
LOS ANGELES	6744 ESPLANADE S 90293	90293	4116006066		Very Low Residential	R3-1	0	54	0.194	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	13	17	096B149 366	Westchester - Playa del Rey	Entitlement Applications	CPC-2017-5544-DB-CDP-MEL
LOS ANGELES	11700 SUNSET BLVD W 90049	90049	4401007016		Low Residential	R3-1	0	54	0.515	Commercial - Service Station - Full-Service - No Additional Services	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	10	0	44	54	135B145 594	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2018-5033-GPA-CDP-CU
LOS ANGELES	3117 BAGLEY AVE S 90034	90034	4311019014		Very Low Residential	R3-1	0	54	0.147	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	4	0	10	14	123B165 680	West Los Angeles	Entitlement Applications	DIR-2021-4330-TOC-HCA
LOS ANGELES	11502 VENICE BLVD W 90066	90066	4214012001		Very Low Residential	R3-1	0	54	0.062	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	114B157 737	Palms - Mar Vista - Del Rey	Entitlement Applications	AA-2020-7920-PMLA-SL-HCA
LOS ANGELES	10912 BLK ST W	91602	2421023007		Very Low Residential	R3-1	0	54	0.2234	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	2	0	16	18	168B173 615	North Hollywood - Valley Village	Entitlement Applications	PAR-2020-3864-VHCA
LOS ANGELES	3482 71ST ST W 90043	90043	4006034002		Very Low Residential	R3-1	0	54	0.1157	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	102B185 729	West Adams - Baldwin Hills - Leimert	Entitlement Applications	ADM-2021-5022-RDP
LOS ANGELES	2456 PURDUE AVE S 90064	90064	4260038030		Very Low Residential	R3-1	0	54	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	2	0	25	27	123B153 493	Palms - Mar Vista - Del Rey	Entitlement Applications	DIR-2021-5596-TOC-HCA
LOS ANGELES	1848 WORKMAN ST N	90031	5210008011		Very Low Residential	R3-1	0	54	0.208	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	2	0	16	18	135A223 72	Northeast Los Angeles	Entitlement Applications	PAR-2020-3084-VHCA
LOS ANGELES	230 UNION AVE S 90026	90026	5153011012		Low Residential	R3-1	0	54	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	4	0	14	18	135A207 346	Westlake	Entitlement Applications	DIR-2021-5479-TOC-HCA
LOS ANGELES	12604 MITCHELL AVE W 90066	90066	4235006001		Very Low Residential	R3-1	0	54	0.172	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	6	6	111B153 1042	Palms - Mar

Appendix 4.3: *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	117 WEST CHANNEL ROAD N 90402	90402	4410012002		Minimum Residential	[Q]C2-1XL	0	108	0.11	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	122B129 36	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2020-248-CDP-SPP-MEL
LOS ANGELES	21300 DEVONSHIRE ST W 91311	91311	2747011051		Minimum Residential	[Q]C2-2D	0	108	0.7108	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop -	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	99	0	1	100	204B105 328	Chatsworth - Porter Ranch	Entitlement Applications	ADM-2021-4558-DB-SPP-SPR-HCA
LOS ANGELES	8101 SAN FERNANDO ROAD N	91352	2409003006			[Q]C2-2L-CDO-CUGU	0	108	0.1721	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	37	42	189B173 98	Sun Valley - La Tuna Canyon	Entitlement Applications	PAR-2021-525-VHCA
LOS ANGELES	8011 VINELAND AVE N 91352	91352	2314006002		Low I Residential	[Q]P-1L-CDO-CUGU	0	108	2.1781	Commercial - Shopping Center (Regional) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	147	0	1	148	189B173 181	Sun Valley - La Tuna Canyon	Entitlement Applications	DIR-2021-3848-TOC-SPR-CDO-HC
LOS ANGELES	11039 STRATHERN ST W 91352	91352	2314006002		Low I Residential	[Q]P-1L-CUGU	0	108	2.1781	Commercial - Shopping Center (Regional) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	96	0	1	97	189B173 181	Sun Valley - La Tuna Canyon	Entitlement Applications	CPC-2021-4080-ZC-SPR-CDO-BL-H
LOS ANGELES	2071 WASHINGTON BLVD W 90018	90018	5074019023		Very Low II Residential	C1.5-1VL-HPOZ-CPIO	0	108	0.178	Commercial - Hotel and Motel - Hotel - Under 50 Rooms - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	126B193 842	South Los Angeles	Entitlement Applications	ADM-2021-2804-CPIOC
LOS ANGELES	10003 WASHINGTON BLVD W 90232	90232	4207005014		Minimum Residential	C2-1	0	108	0.341	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop -	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	38	0	188	226	120B165 1359	Palms - Mar Vista - Del Rey	Entitlement Applications	DIR-2020-5935-TOC-HCA
LOS ANGELES	10003 WASHINGTON BLVD W	90232	4207005014		Minimum Residential	C2-1	0	108	0.341	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop -	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	19	0	189	208	120B165 1359	Palms - Mar Vista - Del Rey	Entitlement Applications	PAR-2020-4662-VHCA
LOS ANGELES	3001 BEVERLY BLVD W	90057	5156011009		Minimum Residential	C2-1	0	108	0.298	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	4	0	42	46	138A201 258	Westlake	Entitlement Applications	PAR-2020-3123-VHCA
LOS ANGELES	1525 PIZARRO ST W 90026	90026	5159021027		Minimum Residential	C2-1	0	108	0.175	Recreational - Athletic and Amusement Facility - Gymnasium, Health Spa - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	20	0	80	100	136-5A207 312	Westlake	Entitlement Applications	DIR-2020-3735-TOC-SPR-HCA
LOS ANGELES	1216 8TH ST W 90005	90005	5094017009		Minimum Residential	C2-1	0	108	0.124	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	8	8	132B197 501	Wilshire	Entitlement Applications	CPC-2018-1511-ZC-ZAA-CU-CUB-
LOS ANGELES	10401 WASHINGTON BLVD W	90232	4208007015		Minimum Residential	C2-1	0	108	0.296	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	15	0	130	145	117B165 232	Palms - Mar Vista - Del Rey	Entitlement Applications	PAR-2020-1786-VHCA
LOS ANGELES	10745 BURBANK BLVD W 91601	91601	2415018009		Minimum Residential	C2-1	0	108	0.2895	Commercial - Office Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	10	0	44	54	174B177 518	North Hollywood - Valley Village	Entitlement Applications	ADM-2021-3591-DB-HCA
LOS ANGELES	3433 8TH ST W 90005	90005	5093018020		Minimum Residential	C2-1	0	108	0.291	Commercial - Store Combination - Store and Office Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	82	0	210	292	132B193 569	Wilshire	Entitlement Applications	CPC-2019-2567-GPAJ-VZCJ-HD-C
LOS ANGELES	10460 SANTA MONICA BLVD W 90025	90025	4317002007		Minimum Residential	C2-1	0	108	0.119	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element	14	0	61	75	132B157 836	West Los Angeles	Entitlement Applications	DIR-2019-7744-TOC
LOS ANGELES	905 BEACON AVE S 90015	90015	5137001034		Minimum Residential	C2-1	0	108	0.344	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	30	0	130	160	130-5A203 206	Westlake	Entitlement Applications	DIR-2020-7604-SPR-TOC-HCA
LOS ANGELES	4216 MELROSE AVE W 90029	90029	5538027004		Minimum Residential	C2-1	0	108	0.05	Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	6	0	27	33	141B197 496	Wilshire	Entitlement Applications	DIR-2021-4779-TOC-SPP-HCA
LOS ANGELES	2401 8TH ST W	90057	5141015034		Minimum Residential	C2-1	0	108	0.9325	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element	27	0	237	264	132A201 102	Westlake	Entitlement Applications	PAR-2020-5190-VHCA
LOS ANGELES	15314 RAYEN ST W 91343	91343	2654011019		Minimum Residential	C2-1	0	108	0.7346	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	63	0	1	64	195B145 270	Mission Hills - Panorama City - North Hills	Entitlement Applications	DIR-2020-6317-DB-SPR-PHP-HCA
LOS ANGELES	10924 MAIN ST S 90061	90061	6073008032		Very Low II Residential	C2-1-CPIO	0	108	0.1545	Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	10	0	0	10	088-5A205 163	Southeast Los Angeles	Entitlement Applications	ADM-2020-7841-CPIOC
LOS ANGELES	1911 NEW ENGLAND ST S 90007	90007	5056026033		Very Low II Residential	C2-1-CPIO	0	108	0.263	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	8	0	36	44	126B197 677	South Los Angeles	Entitlement Applications	ADM-2021-5463-DB-HCA
LOS ANGELES	5900 FIGUEROA ST S 90003	90003	6004037010		Very Low II Residential	C2-1-CPIO	0	108	0.11	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	82	0	1	83	105B201 118	South Los Angeles	Entitlement Applications	ADM-2021-2109-CPIOC
LOS ANGELES	7107 MAIN ST S 90003	90003	6012013002		Very Low II Residential	C2-1-CPIO	0	108	0.069	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	102B201 744	Southeast Los Angeles	Entitlement Applications	ADM-2021-2640-CPIOC
LOS ANGELES	8727 BROADWAY S 90003	90003	6040019003		Very Low II Residential	C2-1-CPIO	0	108	0.499	Institutional - Church - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	160	0	3	163	096A203 131	Southeast Los Angeles	Entitlement Applications	DIR-2021-1283-TOC-SPR-PHP-HC
LOS ANGELES	325 FLORENCE AVE E 90003	90003	6011008052		Very Low II Residential	C2-1-CPIO	0	108	0.1595	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	31	0	0	31	102B205 795	Southeast Los Angeles	Entitlement Applications	ADM-2019-6195-CPIOC
LOS ANGELES	4355 AVALON BLVD S 90011	90011	5113014005		Very Low II Residential	C2-1-CPIO	0	108	0.106	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	114A207 439	Southeast Los Angeles	Entitlement Applications	ADM-2021-2753-CPIOC
LOS ANGELES	2201 1ST ST E 90033	90033	5183005035		Low Residential	C2-1-CUGU	0	108	0.253	Commercial - Hotel and Motel - Hotel - Under 50 Rooms - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	79	0	1	80	127-5A223 59	Boyle Heights	Entitlement Applications	DIR-2021-6107-TOC-ZBA-PHP
LOS ANGELES	3416 1ST ST E 90063	90063	5179017009		Low Residential	C2-1-CUGU	0	108	0.236	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	8	0	34	42	124-5A229 40	Boyle Heights	Entitlement Applications	DIR-2021-1664-TOC-HCA
LOS ANGELES	6104 SANTA MONICA BLVD W 90038	90038	5534021002		Low Residential	C2-1D	0	108	0.275	Commercial - Wholesale and Manufacturing Outlet - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	14	0	69	83	144B189 677	Hollywood	Entitlement Applications	DIR-2021-1485-WDI
LOS ANGELES	6104 SANTA MONICA BLVD W	90038	5534021002		Low Residential	C2-1D	0	108	0.275	Commercial - Wholesale and Manufacturing Outlet - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	7	0	69	76	144B189 676	Hollywood	Entitlement Applications	PAR-2020-6861-VHCA
LOS ANGELES	1111 MADISON AVE N 90029	90029	5542029025		Low Residential	C2-1D	0	108	0.247	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	10	0	36	46	144B197 680	Hollywood	Entitlement Applications	APCC-2020-3957-SPE-SPP-TOC-HI
LOS ANGELES	1666 VERMONT AVE N 90027	90027	5542001022		Low Residential	C2-1D	0	108	0.648	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop -	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	32	0	123	155	147B197 254	Hollywood	Entitlement Applications	DIR-2019-6738-SPP-TOC-SP
LOS ANGELES	4100 SUNSET BLVD W 90029	90029	5429002004		Low Residential	C2-1D	0	108	0.192	Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	16	0	83	99	145-5A201 262	Hollywood	Entitlement Applications	CPC-2016-1103-MCUP-DB-SPR
LOS ANGELES	2718 FIGUEROA ST S	90007	5123018032		Low Residential	C2-1L	0	108	0.3531	Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	18	0	133	151	121-5A203 137	Southeast Los Angeles	Entitlement Applications	PAR-2020-3836-VHCA
LOS ANGELES	7050 VAN NUYS BLVD N 91405	91405	2217007017		Low Residential	C2-1L	0	108	0.5681	Recreational - Club, Lodge Hall, Fraternal Organization - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	74	0	295	369	183B149 213	Van Nuys - North Sherman Oaks	Entitlement Applications	DIR-2021-6087-TOC-HCA
LOS ANGELES	1600 MAIN ST S 90291	90291	4238021001		Low II Residential	C2-1-O	0	108	0.146	Commercial - Store Combination - Store and Office Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	108B145 2051	Venice	Entitlement Applications	DIR-2021-5070-CDP-SPP-MEL
LOS ANGELES	800 FAIRFAX AVE S		5086008010		Low II Residential	C2-1-O	0	108	0.771	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	56	0	181	237	132B177 185	Wilshire	Entitlement Applications	DIR-2019-7299-TOC-SPR
LOS ANGELES	6300 3RD ST W 90036	90036	5509018009		Low II Residential	C2-1-O	0	108	1.82	Commercial - Shopping Center (Regional) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	381	381	133B177 796	Wilshire	Entitlement Applications	DIR-2018-2770-SPR-WDI
LOS ANGELES	1410 MAIN ST S 90291	90291	4238012003		Low II Residential	C2-1-O	0	108	0.067	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	9	9	108B145 1701	Venice	Entitlement Applications	APCW-2021-2020-CDP-MEL-SPE-
LOS ANGELES	6630 CRENSHAW BLVD S 90043	90043	4006016027		Very Low Residential	C2-1-SP	0	108	0.182	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	102B185 115	West Adams - Baldwin Hills - Leimert	Entitlement Applications	ADM-2020-6299-OVR
LOS ANGELES	11604 VANOWEN ST W	91605	2320014007		Very Low Residential	C2-1VL	0	108	0.1826	Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	48	0	1	49	180B169 19	North Hollywood - Valley Village	Entitlement Applications	PAR-2020-4656-VHCA
LOS ANGELES	1911 SUNSET BLVD W 90026	90026	5404001034		Very Low Residential	C2-1VL	0	108	0.682	Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	48	0	146	194	141A207 403	Silver Lake - Echo Park - Elysian Valley	Entitlement Applications	CPC-2020-3140-CU-MCUP-DB-SP
LOS ANGELES	8940 RESEDA BLVD N 91324	91324	2769002025		Very Low Residential	C2-1VL	0	108	0.5165	Commercial - Professional Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	10	0	46	56	195B125 241	Northridge	Entitlement Applications	DIR-2020-3936-TOC-SPR-HCA-PH
LOS ANGELES	1251 SUNSET BLVD W 90026	90026	5406016026		Very Low Residential	C2-1VL	0	108	0.23	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	12	0	64	76	136-5A211 58	Silver Lake - Echo Park - Elysian Valley	Entitlement Applications	DIR-2018-6634-TOC
LOS ANGELES	3443 SEPULVEDA BLVD S 90034	90034	4251015006		Very Low Residential	C2-1VL	0	108	2.75	Commercial - Supermarket - Supermarket - 12,000 SF or More - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	68	0	375	443	117B157 113	Palms - Mar Vista - Del Rey	Entitlement Applications	DIR-2018-3992-DB-MCUP-ZV-SPP
LOS ANGELES	17630 SHERMAN WAY W 91406	91406	2228021011		Very Low Residential	C2-1VL	0	108	0.3971	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop -	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	10	0	34	44	183B129 163	Reseda - West Van Nuys	Entitlement Applications	DIR-2020-7563-DB-HCA
LOS ANGELES	17630 SHERMAN WAY W	91406	2228021011		Very Low Residential	C2-1VL	0	108	0.3971	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop -	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	5	0	34	39	183B129 163	Reseda - West Van Nuys	Entitlement Applications	PAR-2020-6139-VHCA
LOS ANGELES	4305 LANKERSHIM BLVD N 91602	91602	2423019026		Low Residential	C2-1VL-CDO-RIO	0	108	0.2961	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop -	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	6	0	24	30	165B177 638	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Entitlement Applications	DIR-2021-4392-DB-SPP-HCA
LOS ANGELES	4345 WOODLAWN AVE S 90011	90011	5134036019		Very Low Residential	C2-1VL-CPIO	0	108	0.155	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	36	0	1	37	112-5A205 7	Southeast Los Angeles	Entitlement Applications	ADM-2021-3883-CPIOC
LOS ANGELES	5110 WASHINGTON BLVD W 90016	90016	5062006028		Very Low Residential	C2-1VL-CPIO	0	108	0.179	Commercial - Hotel and Motel - Motel - Under 50 Rooms - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	30	30	126B181 960	West Adams - Baldwin Hills - Leimert	Entitlement Applications	ADM-2020-6472-CPIOC
LOS ANGELES	7311 FIGUEROA ST S 90003	90003	6020025014		Very Low Residential	C2-1VL-CPIO	0	108	0.143	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	14	0	46	60	102B201 1119	South Los Angeles	Entitlement Applications	DIR-2021-1929-TOC-HCA
LOS ANGELES	7320 BROADWAY S 90003	90003	6031050005		Very Low Residential	C2-1VL-CPIO	0	108	0.143	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	8	0	20	28	102B201 1189	Southeast Los Angeles	Entitlement Applications	DIR-2019-324-TOC
LOS ANGELES	7408 FIGUEROA S		6020031011		Very Low Residential	C2-1VL-CPIO	0	108	0.266	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	6	0	39	45	102B201 1289	South Los Angeles	Entitlement Applications	DIR-2021-790-TOC-HCA
LOS ANGELES	3006 FLORENCE AVE W 90043	90043	4009004013		Very Low Residential	C2-1VL-CPIO	0	108	0.099	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	102B189 1441	West Adams - Baldwin Hills - Leimert	Entitlement Applications	ADM-2021-836-CPIOC
LOS ANGELES	5407 WESTERN AVE S 90062	90062	5005031038		Very Low Residential	C2-1VL-CPIO	0	108	0.271	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	59	0	1	60	108B193 591	South Los Angeles	Entitlement Applications	ADM-2021-6047-PSH-PHP
LOS ANGELES	8911 CENTRAL AVE S 90002	90002	6042028003		Very Low Residential	C2-1VL-CPIO	0	108	0.094	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	88	0	1	89	096A209 331	Southeast Los Angeles	Entitlement Applications	ADM-2021-2634-CPIOC
LOS ANGELES	4721 NORMANDIE AVE S 90037	90037	5016020027		Very Low Residential	C2-1VL-CPIO	0	108	0	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	84	0	1	85	111B193 758	South Los Angeles	Entitlement Applications	ADM-2019-4097-CPIO-PHP
LOS ANGELES	4512 VERMONT AVE S 90037	90037	5018008014		Very Low Residential	C2-1VL-CPIO	0	108	0.121	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	20	0	20	111B197 321	South Los Angeles	Entitlement Applications	ADM-2021-6466-CPIOC
LOS ANGELES	10206 MAIN ST S 90003	90003	6009009002		Very Low Residential	C2-1VL-CPIO	0	108	0.122	Institutional - Church - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	091-5A205 370	Southeast Los Angeles	Entitlement Applications	ADM-2019-5202-CPIOC
LOS ANGELES	4752 MAIN ST S 90037	90037	5109003001		Very Low Residential	C2-1VL-CPIO	0	108	0.155	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	56	0	1	57	111A205 58	Southeast Los Angeles	Entitlement Applications	DIR-2021-6147-TOC-HCA-PHP
LOS ANGELES	8420 BROADWAY S 90003	90003	6040002002		Very Low Residential	C2-1VL-CPIO	0	108	0.132	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	097-5A203 99	Southeast Los Angeles	Entitlement Applications	ADM-2021-1896-CPIOC
LOS ANGELES	10501 FIGUEROA ST S 90003	90003	6061025025		Very Low Residential	C2-1VL-CPIO	0	108	0.119	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	090A201 210	South Los Angeles	Entitlement Applications	ADM-2021-4650-CPIOC
LOS ANGELES	2602 FLORENCE AVE W 90043	90043	4009003001		Very Low Residential	C2-1VL-CPIO	0	108	0.124	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	102B189 1407	West Adams - Baldwin Hills - Leimert	Entitlement Applications	ADM-2021-837-CPIOC
LOS ANGELES	7423 CENTRAL AVE S 90001	90001	6023012004		Very Low Residential	C2-1VL-CPIO	0	108	0.126	Commercial - Commercial - Miscellaneous Commercial - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	5	5	102B209 315	Southeast Los Angeles	Entitlement Applications	ADM-2020-7356-CPIOC
LOS ANGELES	6550 NORMANDIE AVE S 90044	90044	6014009028		Very Low Residential	C2-1VL-CPIO	0	108	0.6427	Institutional - School (Private) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	12	0	58	70	102B197 72	South Los Angeles	Entitlement Applications	DIR-2018-6218-TOC
LOS ANGELES	8942 WESTERN AVE S 90047	90047	6037026038		Very Low Residential	C2-1VL-CPIO	0	108	0.207	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	12	0	65	77	096A193 317	South Los Angeles	Entitlement Applications	DIR-2021-4858-TOC-SPR-CPIOA-H
LOS ANGELES	6001 BROADWAY S 90003	90003	6005004021		Very Low Residential	C2-1VL-CPIO	0	108	0.356	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	60	0	0	60	105B201 577	South Los Angeles	Entitlement Applications	ADM-2020-5561-CPIOC
LOS ANGELES	6501 BROADWAY S 90003	90003	6012004047		Very Low Residential	C2-1VL-CPIO	0	108	0.261	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	50	0	1	51	105B201 1426	South Los Angeles	Entitlement Applications	ADM-2021-4426-CPIOC
LOS ANGELES	7415 MAIN ST S 90003	90003	6031007024		Very Low Residential	C2-1VL-CPIO	0	108	0.145	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	26	26	102B201 1293	Southeast Los Angeles	Entitlement Applications	ADM-2020-6075-CPIOC
LOS ANGELES	5913 BROADWAY S 90003	90003	6005006014		Very Low Residential	C2-1VL-CPIO	0	108	0.127	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	12	0	54	66	105B201 276	South Los Angeles	Entitlement Applications	DIR-2020-2200-TOC-HCA
LOS ANGELES	6032 VERMONT AVE S 90044	90044	6004010008		Very Low Residential	C2-1VL-CPIO	0	108	0.07	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element	0	0	1	1	105B197 612	South Los Angeles	Entitlement Applications	ADM-2020-4056-CPIOC
LOS ANGELES	10501 WILMINGTON AVE S 90002	90002	6065030012		Very Low Residential	C2-1VL-CPIO	0	108	0.121	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	26	0	0	26	090A215 351	Southeast Los Angeles	Entitlement Applications	ADM-2021-2591-RDP
LOS ANGELES	9722 BROADWAY S 90003	90003	6053013006		Very Low Residential	C2-1VL-CPIO	0	108	0.138	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	093A203 298	Southeast Los Angeles	Entitlement Applications	ADM-2021-700-CPIOC
LOS ANGELES	9169 NORMANDIE AVE S 90044	90044	6037023016		Very Low Residential	C2-1VL-CPIO	0	108	0.201	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Service Centers (N	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	094-5A195 236	South Los Angeles	Entitlement Applications	ADM-2019-6252-CPIOC
LOS ANGELES	5314 HOOVER ST S 90037	90037	5060026041		Very Low Residential	C2-1VL-CPIO	0	108	0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	112	0	1	113	108A201 480	South Los Angeles	Entitlement Applications	ADM-2021-3744-CPIOC
LOS ANGELES	3313 48TH ST W 90043	90043	5013021001		Very Low Residential	C2-1VL-CPIO	0	108	0.177	Commercial - Office Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	4	4	111B185 351	West Adams - Baldwin Hills - Leimert	Entitlement Applications	ADM-2020-2842-CPIOC
LOS ANGELES	250 69TH ST W 90003	90003	6012009063		Very Low Residential	C2-1V

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	17017 VENTURA BLVD W 91316	91316	2258013020		Low II Residential	C4-1VL	0	108	0.241	Commercial - Supermarket - Supermarket - 12,000 SF or More - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	97	97	1638133 58	Encino - Tarzana	Entitlement Applications	CPC-2018-3286-VZC-SPE-ELD-SPP
LOS ANGELES	5537 SANTA MONICA BLVD W 90038	90038	5536011017		Low II Residential	C4-1VL	0	108	0.351	Commercial - Store Combination - Store and Office Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	16	0	52	68	1448193 667	Hollywood	Entitlement Applications	CPC-2021-1288-CU-DB-HCA
LOS ANGELES	22055 VENTURA BLVD W 91364	91364	2169025069		Low II Residential	C4-1VLD	0	108	0.1498	Commercial - Nursery or Greenhouse - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	8	8	1718101 59	Canoga Park - Winnetka - Woodland Hills - West Hills	Entitlement Applications	DIR-2018-7617-DB-SPP-HCA
LOS ANGELES	9500 PICO BLVD W 90035	90035	4306002023		Low Residential	C4-1VL-O	0	108	0.48	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop -	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	26	0	95	121	132A167 245	West Los Angeles	Entitlement Applications	CPC-2020-5837-DB-CU-SPR-VHCA
LOS ANGELES	2121 WESTWOOD BLVD S 90025	90025	4322001016		Low Residential	C4-1VL-POD	0	108	0.155	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	28	0	95	123	1268153 180	West Los Angeles	Entitlement Applications	CPC-2020-5994-DB-SPR-VHCA
LOS ANGELES	3700 WILSHIRE BLVD W 90010	90010	5093006019		Low Residential	C4-2	0	108	2.48	Commercial - Office Building - 6 to 13 Stories	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	506	506	1328193 66	Wilshire	Entitlement Applications	CPC-2016-2579-VZC-BL-MCUP-ZA
LOS ANGELES	5001 WILSHIRE BLVD W 90036	90036	5507019029		Low Residential	C4-2D	0	108	1.1827	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	50	0	218	268	1358185 544	Wilshire	Entitlement Applications	DIR-2021-3326-TOC-SPR-VHCA
LOS ANGELES	6350 SELMA AVE W 90028	90028	5546012009		Low Residential	C4-2D	0	108	0.598	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	148-5A187 321	Hollywood	Entitlement Applications	VTT-82764
LOS ANGELES	6350 SELMA AVE W 90028	90028	5546012009		Low Residential	C4-2D	0	108	0.598	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	58	0	261	319	148-5A187 321	Hollywood	Entitlement Applications	DIR-2019-5590-TOC-SPR
LOS ANGELES	6140 HOLLYWOOD BLVD W 90028	90028	5546027001		Low Residential	C4-2D-SN	0	108	0.345	Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Under 10,000 SF - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	27	27	148-5A189 126	Hollywood	Entitlement Applications	VTT-74666
LOS ANGELES	1360 VINE ST N 90028	90028	5546022016		Low Residential	C4-2D-SN	0	108	0.155	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	70	0	388	458	147A189 171	Hollywood	Entitlement Applications	CPC-2016-3777-VZC-HD-BL-DB-M
LOS ANGELES	525 VIRGIL AVE S	90020	5077004030		Low Residential	CR-1	0	108	0.967	Commercial - Office Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	19	0	111	130	1358197 866	Wilshire	Entitlement Applications	PAR-2020-3104-VHCA
LOS ANGELES	6817 HAWTHORN AVE W 90028	90028	5548006001		Low Residential	CR-2D	0	108	0.379	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	28	0	123	151	148-5A185 399	Hollywood	Entitlement Applications	DIR-2020-6165-TOC-SPR-VHCA
LOS ANGELES	6831 HAWTHORN AVE W	90028	5548006002		Low Residential	CR-2D	0	108	0.189	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	14	0	123	137	148-5A185 189	Hollywood	Entitlement Applications	PAR-2020-5056-VHCA
LOS ANGELES	4780 WILSHIRE BLVD W 90010	90010	5507030015		Low Residential	CR(PKM)-1	0	108	3.12	Commercial - Office Building - Three Stories	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	12	0	62	74	1328185 23	Wilshire	Entitlement Applications	DIR-2021-6385-DRB-SPP-HCA
LOS ANGELES	4600 WILSHIRE BLVD W 90010	90010	5090009021		Low Residential	CR(PKM)-1	0	108	1.126	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	6	6	1328185 34	Wilshire	Entitlement Applications	VTT-73894-SL
LOS ANGELES	4600 WILSHIRE BLVD W 90010	90010	5090009021		Low Residential	CR(PKM)-1	0	108	1.126	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	16	16	1328185 34	Wilshire	Entitlement Applications	VTT-73894-SL-M1
LOS ANGELES	4600 WILSHIRE BLVD W 90010	90010	5090009021		Low Residential	CR(PKM)-1	0	108	1.126	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	81	81	1328185 34	Wilshire	Entitlement Applications	VTT-73895
LOS ANGELES	4680 WILSHIRE BLVD W 90010	90010	5090009020		Low Residential	CR(PKM)-1	0	108	1.57	Commercial - Office Building - 6 to 13 Stories	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	81	81	1328185 29	Wilshire	Entitlement Applications	DIR-2019-2192-DRB-SPP-DI-SPR
LOS ANGELES	1415 COURT ST W 90026	90026	5160009012		Low Residential	CW	0	108	0.138	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	14	0	39	53	135A209 91	Westlake	Entitlement Applications	DIR-2021-1270-TOC-SPP-HCA
LOS ANGELES	333 DOUGLAS ST N 90026	90026	5160009020		Low Residential	CW	0	108	0.1285	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	8	8	135A209 45	Westlake	Entitlement Applications	DIR-2020-4048-SPPA-HCA
LOS ANGELES	1322 MARYLAND ST W 90017	90017	5152002011		Low Residential	CW	0	108	0.186	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	17	0	53	70	132A207 184	Westlake	Entitlement Applications	DIR-2020-842-TOC-SPP-HCA
LOS ANGELES	1301 COLTON ST W 90026	90026	5160019037		Low Residential	CW	0	108	0.2559	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	14	0	38	52	135A209 296	Westlake	Entitlement Applications	DIR-2021-2253-TOC-SPP-HCA
LOS ANGELES	4064 BROADWAY PL S 90037	90037	5111022025		Minimum Residential	C2-2D-CPIO	0	108	0.158	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	115-5A203 256	Southeast Los Angeles	Entitlement Applications	ADM-2021-6054-CPIOC
LOS ANGELES	8141 VAN NUYS BLVD N 91402	91402	2210011029		Minimum Residential	[Q]C2-2-CDO	0	108	4.12	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	200	200	1928149 536	Mission Hills - Panorama City - North Hills	Entitlement Applications	DIR-2020-4227-CDO-SPR-HCA
LOS ANGELES	8155 VAN NUYS BLVD N	91402	2210011029		Minimum Residential	[Q]C2-2-CDO	0	108	4.12	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	200	200	1928149 536	Mission Hills - Panorama City - North Hills	Entitlement Applications	PAR-2020-3040-VHCA
LOS ANGELES	713 5TH ST E 90013	90013	5147010002		Low II Residential	(T)(Q)C2-4D	0	108	0.126	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	100	0	51	151	127-5A213 364	Central City	Entitlement Applications	DIR-2020-7253-RDP-HCA
LOS ANGELES	414 CROCKER ST S	90013	5147009027		Low II Residential	[T](Q)C2-4D	0	108	0.8207	Industrial - Food Processing Plant - Other - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	173	0	2	175	127-5A213 223	Central City	Entitlement Applications	PAR-2020-105-VHCA
LOS ANGELES	14045 SHERMAN WAY W 91405	91405	2216002049		Low Residential	C1.5-1VL	0	108	0.2511	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	15	0	30	45	1838153 87	Van Nuys - North Sherman Oaks	Entitlement Applications	APCSV-2020-2235-ZCJ-HCA
LOS ANGELES	1850 PACIFIC AVE S 90731	90731	7456029021		Minimum Residential	C2-1XL-CPIO	0	108	0.459	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Used Car Sales - One Sto	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	17	17	0128197 907	San Pedro	Entitlement Applications	ADM-2020-5201-CPIOC
LOS ANGELES	2519 ALSACE AVE S 90016	90016	5049016054		Minimum Residential	C2-2D-CPIO	0	108	0.1184	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1238177 772	West Adams - Baldwin Hills - Leimert	Entitlement Applications	ADM-2021-5969-CPIOC
LOS ANGELES	6214 YUCCA ST W 90028	90028	5546031019		Very Low I Residential	(T)(Q)C2-2D	0	108	0.895	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	191	191	150A189 316	Hollywood	Entitlement Applications	VTT-73718
LOS ANGELES	1402 VETERAN AVE S 90024	90024	4324038001		Low Residential	[Q]R4-1L	0	108	0.177	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	6	0	20	26	1328153 1000	Westwood	Entitlement Applications	DIR-2021-2473-TOC-DRB-SPP-HC
LOS ANGELES	1383 MIDVALE AVE S 90024	90024	4324008010		Low Residential	[Q]R4-1L	0	108	0.178	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	8	8	1328153 870	Westwood	Entitlement Applications	APCW-2020-3744-SPE-DRB-SPP-H
LOS ANGELES	333 SAN VICENTE BLVD S 90048	90048	4334009161		Low Residential	[Q]R4-1-O	0	108	0.9589	Institutional - Church - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	34	0	136	170	1388173 856	Wilshire	Entitlement Applications	DIR-2019-1856-DB-F-SPR
LOS ANGELES	325 BOYLE AVE S 90033	90033	5174012009		Low Residential	[Q]R4-1-RIO-CUGU	0	108	4.68	Institutional - Homes for Aged and Others - Five Stories	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	95	95	127-5A221 55	Boyle Heights	Entitlement Applications	DIR-2020-4784-SPR-HCA
LOS ANGELES	525 LANDFAIR AVE S 90024	90024	4363009016		Very Low Residential	[Q]R4-1VL	0	108	0.183	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	9	9	1358149 230	Westwood	Entitlement Applications	DIR-2018-463-DRB-SPP
LOS ANGELES	1535 GORDON ST N 90028	90028	5545007023		Very Low Residential	[Q]R4-1VL	0	108	0.148	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	4	0	13	17	147A191 33	Hollywood	Entitlement Applications	ADM-2020-3709-RDP
LOS ANGELES	10915 STRATHMORE DR W 90024	90024	4363005039		Very Low Residential	[Q]R4-1VL	0	108	0.647	Institutional - Church - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	12	0	33	45	1358149 177	Westwood	Entitlement Applications	CPC-2020-6504-CU-DB-DRB-SPP-I
LOS ANGELES	1818 CHEROKEE AVE N 90028	90028	5547004048		Low Residential	[Q]R4-2	0	108	0.482	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	42	0	65	107	150A185 329	Hollywood	Entitlement Applications	CPC-2020-4648-CU-DB-VHCA-PHI
LOS ANGELES	7701 HOOVER ST S 90044	90044	6020011013		Very Low Residential	C2-1VL-CPIO	0	108	0.131	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	0998197 340	South Los Angeles	Entitlement Applications	ADM-2021-4911-CPIOC
LOS ANGELES	1400 VINE ST N 90028	90028	5546023051		Low Residential	C4-2D-SN	0	108	1.13		YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	42	0	177	219	147A189 103	Hollywood	Entitlement Applications	CPC-2021-3871-DB-MCUP-SPR-VI
LOS ANGELES	1017 MARIPOSA AVE S 90006	90006	5078017004		Low Residential	R4-1	0	108	0.135	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	10	0	90	100	1298197 289	Wilshire	Entitlement Applications	DIR-2020-6552-TOC-HCA
LOS ANGELES	1025 MARIPOSA AVE S	90006	5078017006		Low Residential	R4-1	0	108	0.1351	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	10	0	90	100	1298197 328	Wilshire	Entitlement Applications	PAR-2020-6273-VHCA
LOS ANGELES	1755 CAHUENGA BLVD W 90028	90028	5586028022		Low Residential	R4-1	0	108	0.1859	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	17	21	148-5A191 16	Hollywood	Entitlement Applications	DIR-2019-2145-SPP-TOC
LOS ANGELES	203 OXFORD AVE N 90004	90004	5517005015		Low Residential	R4-1	0	108	0.1641	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	24	24	1388193 626	Wilshire	Entitlement Applications	ADM-2021-1186-RDP
LOS ANGELES	964 NORMANDIE AVE S 90006	90006	5078020020		Low Residential	R4-1	0	108	0.135	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	6	0	23	29	1298197 29	Wilshire	Entitlement Applications	ADM-2021-4832-RDP
LOS ANGELES	924 PARK VIEW ST S 90006	90006	5136004009		Low Residential	R4-1	0	108	0.172	Residential - Rooming/Boarding House	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	14	0	58	72	132A201 344	Westlake	Entitlement Applications	DIR-2020-1281-TOC-HCA
LOS ANGELES	2649 SAN MARINO W		5077027018		Low Residential	R4-1	0	108	0.155	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	11	0	49	60	132A201 242	Wilshire	Entitlement Applications	DIR-2021-6247-TOC-HCA
LOS ANGELES	1419 NEW HAMPSHIRE AVE N 90027	90027	5543015012		Low Residential	R4-1	0	108	0.155	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	14	0	55	69	147B197 822	Hollywood	Entitlement Applications	DIR-2021-4977-TOC-SPP-HCA
LOS ANGELES	1001 PARK VIEW ST S 90006	90006	5136003020		Low Residential	R4-1	0	108	0.7397	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	28	0	124	152	130-5A201 50	Westlake	Entitlement Applications	DIR-2020-929-TOC-SPR
LOS ANGELES	1001 PARK VIEW ST S	90006	5136003020		Low Residential	R4-1	0	108	0.7397	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	14	0	124	138	130-5A201 68	Westlake	Entitlement Applications	PAR-2020-957-VHCA
LOS ANGELES	100 NORMANDIE AVE S 90004	90004	5518006001		Low Residential	R4-1	0	108	0.1056	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	16	0	80	96	1388197 913	Wilshire	Entitlement Applications	DIR-2021-1060-TOC-SPR-WDI-HC
LOS ANGELES	2716 JAMES M. WOOD BLVD W 90006	90006	5077028005		Low Residential	R4-1	0	108	0.155	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	16	0	50	66	1328197 798	Wilshire	Entitlement Applications	DIR-2020-5300-TOC-HCA
LOS ANGELES	933 PARK VIEW ST S 90006	90006	5136002037		Low Residential	R4-1	0	108	0.2962	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	22	22	132A201 336	Westlake	Entitlement Applications	VTT-82089
LOS ANGELES	825 BARTLETT ST W 90012	90012	5407005010		Low Residential	R4-1	0	108	0.133	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	4	0	16	20	135A213 252	Central City North	Entitlement Applications	DIR-2021-1773-TOC-HCA
LOS ANGELES	1822 4TH ST W 90057	90057	5154023009		Low Residential	R4-1	0	108	0.1515	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	4	0	18	22	133-5A205 140	Westlake	Entitlement Applications	DIR-2020-2769-TOC
LOS ANGELES	2426 CINCINNATI ST E 90033	90033	5177034008		Light Manufacturing	R4-1-CUGU	0	108	0.161	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	4	0	16	20	129A225 251	Boyle Heights	Entitlement Applications	DIR-2021-1029-TOC-HCA
LOS ANGELES	228 SOTO ST W 90033	90033	5180001013		Light Manufacturing	R4-1-CUGU	0	108	0.197	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	46	0	1	47	129A223 414	Boyle Heights	Entitlement Applications	DIR-2021-6291-TOC-PHP
LOS ANGELES	1114 HELIOTROPE DR N 90029	90029	5540024007		Light Manufacturing	R4-1D	0	108	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	8	0	22	30	1448197 657	Hollywood	Entitlement Applications	DIR-2021-1238-TOC-SPP-HCA
LOS ANGELES	1115 BERENDO ST N 90029	90029	5540024012		Light Manufacturing	R4-1D	0	108	0.155	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	8	0	22	30	1448197 656	Hollywood	Entitlement Applications	DIR-2021-1538-TOC-SPP-HCA
LOS ANGELES	5430 VIRGINIA AVE W 90029	90029	5536010010		Hybrid Industrial	R4-1VL	0	108	0.172	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	14	0	58	72	1448193 575	Hollywood	Entitlement Applications	DIR-2020-4087-RDP
LOS ANGELES	11103 HARTSOOK ST W 91601	91601	2353005023		Hybrid Industrial	R4-1VL	0	108	0.1721	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	28	0	124	152	1718173 707	North Hollywood - Valley Village	Entitlement Applications	DIR-2021-3398-TOC-SPR-HCA
LOS ANGELES	3300 CASTLE HEIGHTS AVE S 90034	90034	4311006014		Hybrid Industrial	R4-1VL	0	108	0.27	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	98	98	1238165 959	West Los Angeles	Entitlement Applications	ADM-2020-7955-OVR
LOS ANGELES	11029 HARTSOOK ST W 91601	91601	2353006018		Hybrid Industrial	R4-1VL	0	108	0.1721	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	18	0	42	60	1718173 701	North Hollywood - Valley Village	Entitlement Applications	CPC-2019-7757-CU-DB-RDPA-HCA
LOS ANGELES	5530 VIRGINIA AVE W 90038	90038	5536011009		Hybrid Industrial	R4-1VL	0	108	0.344	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	20	0	54	74	1448193 590	Hollywood	Entitlement Applications	CPC-2020-7814-CU-DB-HCA
LOS ANGELES	2859 FRANCIS AVE W 90005	90005	5077022059		Light Manufacturing	R4-2	0	108	0.3099	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	22	0	99	121	1328197 554	Wilshire	Entitlement Applications	DIR-2020-7210-TOC-SPR-HCA
LOS ANGELES	1541 CAMBRIA W		5142024010		Light Manufacturing	R4-2	0	108	0.224	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	12	0	38	50	130-5A205 62	Westlake	Entitlement Applications	DIR-2021-643-TOC-HCA
LOS ANGELES	14971 FOOTHILL BLVD W 91342	91342	2502002021		Very Low Residential	C2-1VL	0	108	0.37	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element	38	0	113	151	2288145 89	Sylmar	Entitlement Applications	CPC-2021-1056-CU-DB-SPR-HCA
LOS ANGELES	11158 FIGUEROA ST S 90061	90061	6075029010		Minimum Residential	C2-2D-CPIO	0	108	0.109	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	08TA201 73	South Los Angeles	Entitlement Applications	ADM-2019-6897-CPIOC
LOS ANGELES	728 HUDSON AVE S 90005	90005	5090008028		Low Residential	CR(PKM)-1	0	108	0.484	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	12	12	1328185 81	Wilshire	Entitlement Applications	VTT-83306-CN-HCA
LOS ANGELES	5500 HOLLYWOOD BLVD W 90028	90028	5544025032		Low Residential	[Q]R5-2	0	217	0.2922	Commercial - Store Combination - Store and Office Combination - Mills Act Property	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	64	14	1	79	148-5A193 144	Hollywood	Entitlement Applications	DIR-2021-6567-DB-SIP-PHP-HCA
LOS ANGELES	5600 HOLLYWOOD BLVD W 90028	90028	5544026009		Low Residential	[Q]R5-2	0	217	0.218	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	80	0	160	240	148-5A193 156	Hollywood	Entitlement Applications	CPC-2020-4196-CU-DB-SPP-SPR-V
LOS ANGELES	1201 GRAND AVE S 90015	90015	5139022008		Very Low I Residential	[Q]R5-4D-O	0	217	0.347	Industrial - Light Manufacturing - Three Stories	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	312	312	126A207 103	Central City	Entitlement Applications	CPC-2018-2954-TDR-SPR-MSC
LOS ANGELES	9041 LA TUNA CANYON ROAD W 91352	91352	2545024006		Low Residential	A1-1XL-K	0	1 unit per lot	4.2798	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	198B185 16	Sun Valley - La Tuna Canyon	Entitlement Applications	APCNV-2017-1479-ZC
LOS ANGELES	12079 IERCE ST W 91342	91342	2531015005		Low Residential	(T)(Q)RS-1	0	1 unit per lot	1.0008	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	3	3	213B165 507	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Entitlement Applications	APCNV-2018-70-ZC
LOS ANGELES	1909 RONDA DR N 90032	90032	5215023029		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.132	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	135A231 218	Northeast Los Angeles	Entitlement Applications	ADM-2021-5406-QC
LOS ANGELES	3535 HILLVIEW PL N 90032	90032	5305006015		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.1046	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	144A229 497	Northeast Los Angeles	Entitlement Applications	ADM-2021-2619-QC
LOS ANGELES	4951 LA CALANDRIA DR E 90032	90032	5216013014		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.149	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in

Appendix 4.3: *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	2320 HAVERHILL DR N 90065	90065	5462021018		Very Low Residential	R1-1	0	1 unit per lot	0.0982	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A219 324	Northeast Los Angeles	Entitlement Applications	DIR-2017-1143-SPP
LOS ANGELES	17534 SHERMAN WAY W 91406	91406	2228020007		Very Low Residential	R1-1	0	1 unit per lot	0.2015	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	9	9	183B129 171	Reseda - West Van Nuys	Entitlement Applications	APCSV-2018-2184-ZC-BL
LOS ANGELES	259 WEST CHANNEL ROAD N 90402	90402	4410018014		Very Low Residential	R1-1	0	1 unit per lot	0.155	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B129 841	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2020-2860-CDP-MEL
LOS ANGELES	NONE NONE 88124	88124	2190013011		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	165A107 58	Canoga Park - Winnetka - Woodland Hills - West Hills	Entitlement Applications	DIR-2020-6999-DRB-SPP-MSP
LOS ANGELES	7520 EARLDOM AVE S 90293	90293	4117030015		Very Low Residential	R1-1	0	1 unit per lot	0.1241	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	093B153 128	Westchester - Playa del Rey	Entitlement Applications	ADM-2021-1619-CEX
LOS ANGELES	7207 WOODROW WILSON DR W 90068	90068	2429004045		Very Low Residential	R1-1	0	1 unit per lot	0.174	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-5A181 316	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Entitlement Applications	DIR-2020-6469-DRB-SPP-MSP
LOS ANGELES	4704 GALENDO ST N 91364	91364	2171008001		Very Low Residential	R1-1	0	1 unit per lot	0.188	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	166-5A105 59	Canoga Park - Winnetka - Woodland Hills - West Hills	Entitlement Applications	DIR-2019-664-DRB-SPP-MSP
LOS ANGELES	630 LAS CASAS AVE N 90272	90272	4414026002		Very Low Residential	R1-1	0	1 unit per lot	0.184	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B121 844	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2021-1343-MEL
LOS ANGELES	3464 VERDUGO VISTA TER N 90065	90065	5472011029		Very Low Residential	R1-1	0	1 unit per lot	0.129		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-5A219 201	Northeast Los Angeles	Entitlement Applications	ADM-2021-1841-ADU
LOS ANGELES	3605 LOOSMORE ST E 90065	90065	5454015020		Very Low Residential	R1-1	0	1 unit per lot	0.1085	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A219 226	Northeast Los Angeles	Entitlement Applications	ADM-2019-3075-ADU
LOS ANGELES	516 BERLUT AVE N 90272	90272	4412017036		Very Low Residential	R1-1	0	1 unit per lot	0.119	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B125 806	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2021-5934-CDP-MEL
LOS ANGELES	2331 LYRIC AVE N 90027	90027	5433016013		Very Low Residential	R1-1	0	1 unit per lot	0.126	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-5A203 50	Hollywood	Entitlement Applications	DIR-2021-5187-WDI
LOS ANGELES	15206 EARLHAM ST W 90272	90272	4412027023		Very Low Residential	R1-1	0	1 unit per lot	0.2292	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B125 137	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2019-6956-CDP-MEL
LOS ANGELES	15319 EARLHAM ST W 90272	90272	4412019033		Very Low Residential	R1-1	0	1 unit per lot	0.1914	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B125 863	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2021-3360-MEL
LOS ANGELES	21643 ARCOS DR W 91364	91364	2171007005		Very Low Residential	R1-1	0	1 unit per lot	0.1606	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B105 740	Canoga Park - Winnetka - Woodland Hills - West Hills	Entitlement Applications	ADM-2020-6089-ADU-MSP-OVR
LOS ANGELES	3488 DIVISION ST N 90065	90065	5464022038		Very Low Residential	R1-1	0	1 unit per lot	0.1457	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A219 140	Northeast Los Angeles	Entitlement Applications	ADM-2021-4959-ADU
LOS ANGELES	3150 GENEVA ST W 90020	90020	5501023013		Very Low Residential	R1-1	0	1 unit per lot	2.2514	Institutional - Homes for Aged and Others - Two Stories	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	40	40	136-5A201 227	Wilshire	Entitlement Applications	CPC-2020-4011-GPAJ-ZCJ-SPR-HC
LOS ANGELES	4000 BRILLIANT DR N 90065	90065	5462021004		Very Low Residential	R1-1	0	1 unit per lot	0.1219	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A219 405	Northeast Los Angeles	Entitlement Applications	DIR-2017-1378-SPP
LOS ANGELES	2414 SUNDOWN DR N 90065	90065	5462022009		Very Low Residential	R1-1	0	1 unit per lot	0.1157	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A219 276	Northeast Los Angeles	Entitlement Applications	DIR-2017-1368-SPP
LOS ANGELES	2410 SUNDOWN DR N 90065	90065	5462022010		Very Low Residential	R1-1	0	1 unit per lot	0.1074	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A219 286	Northeast Los Angeles	Entitlement Applications	DIR-2017-1369-SPP
LOS ANGELES	2406 SUNDOWN DR N 90065	90065	5462022029		Very Low Residential	R1-1	0	1 unit per lot	0.1065	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A219 287	Northeast Los Angeles	Entitlement Applications	DIR-2017-1370-SPP
LOS ANGELES	813 CYNTHIA AVE N 90065	90065	5471006002		Very Low Residential	R1-1	0	1 unit per lot	0.115	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-5A221 86	Northeast Los Angeles	Entitlement Applications	DIR-2021-2760-SPP
LOS ANGELES	897 CHATTANOOGA AVE N 90272	90272	4419009008		Very Low Residential	R1-1	0	1 unit per lot	0.12		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B121 358	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2017-3056-CEX
LOS ANGELES	382 ADERNO WAY N 90272	90272	4415026005		Very Low Residential	R1-1	0	1 unit per lot	0.335	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B121 303	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2021-3762-CDP-MEL
LOS ANGELES	16841 BOLLINGER DR W 90272	90272	4415011003		Very Low Residential	R1-1	0	1 unit per lot	0.1584	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B121 91	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2020-7112-CDP-MEL
LOS ANGELES	4100 CARRIZAL ROAD N		2172033039		Very Low Residential	R1-1	0	1 unit per lot	0.115	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	165A107 457	Canoga Park - Winnetka - Woodland Hills - West Hills	Entitlement Applications	DIR-2017-2544-DRB-SPP-MSP
LOS ANGELES	654 ALMA REAL DR N 90272	90272	4411011001		Very Low Residential	R1-1	0	1 unit per lot	0.253	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B129 686	Brentwood - Pacific Palisades	Entitlement Applications	ADM-2020-6393-CEX
LOS ANGELES	17533 REVELLO DR W 90272	90272	4416021006		Very Low Residential	R1-1	0	1 unit per lot	0.0904	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B117 497	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2019-5584-CDP-MEL
LOS ANGELES	17523 REVELLO DR W 90272	90272	4416021008		Very Low Residential	R1-1	0	1 unit per lot	0.0971	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B117 517	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2019-5571-CDP-MEL
LOS ANGELES	3970 BRILLIANT DR N 90065	90065	5462021003		Very Low Residential	R1-1	0	1 unit per lot	0.1271	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A219 390	Northeast Los Angeles	Entitlement Applications	DIR-2017-1377-SPP
LOS ANGELES	4006 BRILLIANT DR N 90065	90065	5462021005		Very Low Residential	R1-1	0	1 unit per lot	0.0938	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A219 419	Northeast Los Angeles	Entitlement Applications	DIR-2017-1379-SPP
LOS ANGELES	8100 SNALOA ROAD S 90293	90293	4115019007		Very Low Residential	R1-1	0	1 unit per lot	0.324	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	096B153 121	Westchester - Playa del Rey	Entitlement Applications	DIR-2020-6879-MEL-CDP
LOS ANGELES	235 VANCE ST N 90272	90272	4411027006		Very Low Residential	R1-1	0	1 unit per lot	0.3432	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B129 748	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2021-3032-CDP-MEL
LOS ANGELES	15851 ASILOMAR BLVD W 90272	90272	4413020017		Very Low Residential	R1-1	0	1 unit per lot	0.325	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B125 690	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2020-182-CDP-MEL
LOS ANGELES	3001 CARTER AVE S 90292	90292	4229005046		Very Low Residential	R1-1	0	1 unit per lot	0.1	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	108B149 1386	Venice	Entitlement Applications	ADM-2020-3799-VSO-ADU
LOS ANGELES	16011 MIAMI WAY W 90272	90272	4413004004		Very Low Residential	R1-1	0	1 unit per lot	0.264	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B125 60	Brentwood - Pacific Palisades	Entitlement Applications	ADM-2020-771-CATEX
LOS ANGELES	NONE NONE 81041	81041	4413004004		Very Low Residential	R1-1	0	1 unit per lot	0.264	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B125 60	Brentwood - Pacific Palisades	Entitlement Applications	ADM-2020-766-CATEX
LOS ANGELES	20454 STRATHERN ST W	91306	2107024030		Very Low Residential	R1-1	0	1 unit per lot	0.5746	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	9	9	189B109 426	Canoga Park - Winnetka - Woodland Hills - West Hills	Entitlement Applications	PAR-2020-6264-PMEX-CA
LOS ANGELES	3415 SCARBORO ST E 90065	90065	5464025037		Very Low Residential	R1-1	0	1 unit per lot	0.1815	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A219 280	Northeast Los Angeles	Entitlement Applications	ADM-2021-6331-ADU
LOS ANGELES	3061 BELDEN DR N 90068	90068	5583007023		Very Low Residential	R1-1	0	1 unit per lot	0.1713	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-5A189 306	Hollywood	Entitlement Applications	DIR-2015-86-DRB-SPP
LOS ANGELES	11512 LA MAIDA ST W 91601	91601	2354012031		Very Low Residential	R1-1	0	1 unit per lot	0.1928	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B169 321	North Hollywood - Valley Village	Entitlement Applications	ADM-2021-5699-OVR-ADU
LOS ANGELES	6941 SHADYGROVE ST W 91042	91042	2564004023		Very Low Residential	R1-1	0	1 unit per lot	0.126	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	201A201 92	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Entitlement Applications	ADM-2021-2069-OVR-ADU
LOS ANGELES	21075 TOPOCHICO DR W 91364	91364	2172019035		Very Low Residential	R1-1	0	1 unit per lot	0.1398	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	166-5A107 350	Canoga Park - Winnetka - Woodland Hills - West Hills	Entitlement Applications	DIR-2019-4606-DRB-SPP-MSP
LOS ANGELES	15907 ASILOMAR BLVD W 90272	90272	4413009011		Very Low Residential	R1-1	0	1 unit per lot	0.167	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B125 657	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2021-63-MEL
LOS ANGELES	825 DICKSON ST W 90292	90292	4229014063		Very Low Residential	R1-1	0	1 unit per lot	0.1046	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	105B149 364	Venice	Entitlement Applications	DIR-2020-5868-CDP-MEL
LOS ANGELES	15856 SEABEC CIR W 90272	90272	4413020018		Very Low Residential	R1-1	0	1 unit per lot	0.222	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B125 670	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2020-246-CDP-MEL
LOS ANGELES	3164 FUTURE ST E 90065	90065	5454006015		Very Low Residential	R1-1	0	1 unit per lot	0.1515	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-5A217 244	Northeast Los Angeles	Entitlement Applications	DIR-2016-5000-SPP
LOS ANGELES	3152 FUTURE ST E 90065	90065	5454006047		Very Low Residential	R1-1	0	1 unit per lot	0.1478	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-5A217 261	Northeast Los Angeles	Entitlement Applications	DIR-2016-4998-SPP
LOS ANGELES	4505 SAN BLAS AVE N 91364	91364	2190006029		Very Low Residential	R1-1	0	1 unit per lot	0.239	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	166-5A105 263	Canoga Park - Winnetka - Woodland Hills - West Hills	Entitlement Applications	DIR-2020-882-DRB-SPP-MSP
LOS ANGELES	3406 TARECO DR N 90068	90068	5579029002		Very Low Residential	R1-1	0	1 unit per lot	0.218	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	159B181 676	Hollywood	Entitlement Applications	ADM-2021-6679-ADU-MSP-OVR
LOS ANGELES	17464 REVELLO DR W 90272	90272	4416003032		Very Low Residential	R1-1	0	1 unit per lot	0.2297	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B117 577	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2018-6294-CDP-MEL
LOS ANGELES	17470 REVELLO DR W 90272	90272	4416003033		Very Low Residential	R1-1	0	1 unit per lot	0.2077	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B117 588	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2018-8302-CDP-MEL
LOS ANGELES	2402 SUNDOWN DR N 90065	90065	5462022012		Very Low Residential	R1-1	0	1 unit per lot	0.1115	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A219 309	Northeast Los Angeles	Entitlement Applications	DIR-2017-1371-SPP
LOS ANGELES	NONE NONE 59102	59102	5462022013		Very Low Residential	R1-1	0	1 unit per lot	0.1951	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A219 284	Northeast Los Angeles	Entitlement Applications	DIR-2017-1372-SPP
LOS ANGELES	2318 HAVERHILL WAY W 90065	90065	5462022014		Very Low Residential	R1-1	0	1 unit per lot	0.1222	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A219 300	Northeast Los Angeles	Entitlement Applications	DIR-2017-1373-SPP
LOS ANGELES	2314 HAVERHILL WAY W 90065	90065	5462022015		Very Low Residential	R1-1	0	1 unit per lot	0.118	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A219 319	Northeast Los Angeles	Entitlement Applications	DIR-2017-1374-SPP
LOS ANGELES	2310 HAVERHILL WAY W 90065	90065	5462022016		Very Low Residential	R1-1	0	1 unit per lot	0.1137	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A219 330	Northeast Los Angeles	Entitlement Applications	DIR-2017-1375-SPP
LOS ANGELES	3963 BRILLIANT DR N 90065	90065	5462022017		Very Low Residential	R1-1	0	1 unit per lot	0.1207	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A219 351	Northeast Los Angeles	Entitlement Applications	DIR-2017-1376-SPP
LOS ANGELES	827 DICKSON ST W 90292	90292	4229014062		Very Low Residential	R1-1	0	1 unit per lot	0.1046	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	105B149 348	Venice	Entitlement Applications	DIR-2021-3145-CDP-MEL
LOS ANGELES	633 ERSKINE DR N 90272	90272	4413016025		Very Low Residential	R1-1	0	1 unit per lot	0.269	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B125 205	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2020-7427-CDP-MEL
LOS ANGELES	22552 UHEA ROAD W 91364	91364	2076016025		Very Low Residential	R1-1	0	1 unit per lot	0.4084	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	165B097 59	Canoga Park - Winnetka - Woodland Hills - West Hills	Entitlement Applications	DIR-2019-4861-DRB-SPP-MSP
LOS ANGELES	718 QUAIL DR N 90065	90065	5466010026		Very Low Residential	R1-1	0	1 unit per lot	0.0872	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A223 269	Northeast Los Angeles	Entitlement Applications	ADM-2021-6378-ADU
LOS ANGELES	3812 DIVISION ST N 90065	90065	5475004029		Very Low Residential	R1-1	0	1 unit per lot	0.116	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A219 296	Northeast Los Angeles	Entitlement Applications	DIR-2020-3201-SPP
LOS ANGELES	3356 ISABEL DR E 90065	90065	5464025016		Very Low Residential	R1-1	0	1 unit per lot	0.177	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A217 330	Northeast Los Angeles	Entitlement Applications	ADM-2020-6187-ADU
LOS ANGELES	223 REES ST N 90293	90293	4116014012		Very Low Residential	R1-1	0	1 unit per lot	0.128	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	096B149 558	Westchester - Playa del Rey	Entitlement Applications	DIR-2021-4352-CDP-MEL
LOS ANGELES	12626 TIARA ST W 91607	91607	2341003028		Very Low Residential	R1-1	0	1 unit per lot	0.2794	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	177B161 1023	North Hollywood - Valley Village	Entitlement Applications	AA-2020-6355-PMEX
LOS ANGELES	17532 REVELLO DR W 90272	90272	4416011006		Very Low Residential	R1-1	0	1 unit per lot	0.084	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B117 533	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2019-5524-CDP-MEL
LOS ANGELES	17550 TAMONTO DR W 90272	90272	4416021015		Very Low Residential	R1-1	0	1 unit per lot	0.1694	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B117 403	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2019-6352-CDP-MEL
LOS ANGELES	6830 PACIFIC VIEW DR W 90068	90068	2429022027		Very Low Residential	R1-1	0	1 unit per lot	0.0585	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A181 127	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Entitlement Applications	ADM-2020-6727-ADU-MSP-OVR
LOS ANGELES	3021 STANFORD AVE S 90292	90292	4229006048		Very Low Residential	R1-1	0	1 unit per lot	0.0927	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	108B149 1587	Venice	Entitlement Applications	ADM-2020-7047-VSO
LOS ANGELES	17504 CASTELLAMMARE DR W 90272	90272	4416010001		Very Low Residential	R1-1	0	1 unit per lot	0.0853	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B117 644	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2020-3095-CDP
LOS ANGELES	364 CRANE BLVD N 90065	90065	5467021008		Very Low Residential	R1-1	0	1 unit per lot	0.0755	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	148-5A225 110	Northeast Los Angeles	Entitlement Applications	DIR-2020-3069-SPP
LOS ANGELES	202 VANCE ST N 90272	90272	4411027004		Very Low Residential	R1-1	0	1 unit per lot	0.419	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B129 832	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2019-1949-CDP-MEL
LOS ANGELES	447 BEECH ST W 90065	90065	5452011012		Very Low Residential	R1-1	0	1 unit per lot	0.0876	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-5A221 455	Northeast Los Angeles	Entitlement Applications	ADM-2021-4386-ADU
LOS ANGELES	2330 CLOY AVE S 90291	90291	4228007021		Very Low Residential	R1-1	0	1 unit per lot	0.0826	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	106-5A147 124	Venice	Entitlement Applications	DIR-2020-6145-CDP-MEL
LOS ANGELES	349 SYCAMORE ROAD N 90402	90402	4410018024		Very Low Residential	R1-1	0	1 unit per lot	0.1587	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B129 705	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2021-2531-CDP-MEL
LOS ANGELES	4055 AVENUE 40 W 90065	90065	5459027020		Low Medium II Residential	R1-1-CDO	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-5A217 309	Northeast Los Angeles	Entitlement Applications	ADM-2020-803-ADU
LOS ANGELES	3012 EDWARD AVE N 90065	90065	5457011017		Low Medium II Residential	R1-1-CDO	0	1 unit per lot	0.172	Residential - Two Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150B213 79	Northeast Los Angeles	Entitlement Applications	ADM-2021-6774-ADU
LOS ANGELES	11146 LORNE ST W 91352	91352	2314006015		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.2578	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	14	20	189B173 114	Sun Valley - La Tuna Canyon	Entitlement Applications	APCNV-2019-3202-ZCJ
LOS ANGELES	2669 BRONHOLLY DR N 90068	90068	5580018020		Low Medium II Residential	R1-1D	0	1 unit per lot	0.0938	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-5A191 39	Hollywood	Entitlement Applications	ADM-2021-5709-OVR
LOS ANGELES	1634 OGDEN DR N 90046	90046	5553014014		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.4183	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	9430 HASKELL AVE N 91343	91343	2671010005	Low Residential	RA-1	0	1 unit per lot	0.909	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	1988141 155	Mission Hills - Panorama City - North Hills	Entitlement Applications	APCNV-2019-213-ZC
LOS ANGELES	9335 NOBLE AVE N 91343	91343	2656021009	Low Residential	RA-1	0	1 unit per lot	0.3842	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	5	5	1988145 163	Mission Hills - Panorama City - North Hills	Entitlement Applications	APCNV-2018-5927-ZC
LOS ANGELES	9217 TOBIAS AVE N 91402	91402	2651008009	Low Residential	RA-1	0	1 unit per lot	0.5449	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	16	16	1988149 395	Mission Hills - Panorama City - North Hills	Entitlement Applications	APCNV-2019-5383-ZC
LOS ANGELES	14724 GLEDHILL ST W 91402	91402	2650030003	Low Residential	RA-1	0	1 unit per lot	0.3901	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 146	Mission Hills - Panorama City - North Hills	Entitlement Applications	CPC-2021-3574-CU
LOS ANGELES	4031 COLDSTREAM TER N 91356	91356	2180001034	Low Residential	RA-1-H	0	1 unit per lot	0.3727	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628117 63	Encino - Tarzana	Entitlement Applications	ADM-2020-6412-ADU-MSP-OVR
LOS ANGELES	10345 MCBROOM ST W 91040	91040	2528031020	Limited Commercial	RA-1-K	0	1 unit per lot	1.634	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078177 64	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Entitlement Applications	AA-2021-403-PMLA
LOS ANGELES	10136 FOOTHILL BLVD W 91342	91342	2550023013	Limited Commercial	RA-1-K	0	1 unit per lot	0.3713	Commercial - Nursery or Greenhouse - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108181 173	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Entitlement Applications	DIR-2021-1979-SPP
LOS ANGELES	9565 LA CANADA WAY W 91040	91040	2549011007	Limited Commercial	RA-1-K	0	1 unit per lot	1.05	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078181 186	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Entitlement Applications	AA-2021-1250-PMLA
LOS ANGELES	10091 MCBROOM ST W 91040	91040	2543008020	Limited Commercial	RA-1-K	0	1 unit per lot	0.64	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078181 58	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Entitlement Applications	DIR-2021-3586-SPP
LOS ANGELES	8152 ELLENBOGEN ST W 91040	91040	2553018021		RA-1-RFA	0	1 unit per lot	0.6278	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2108193 338	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Entitlement Applications	AA-2020-5032-PMLA
LOS ANGELES	4875 GINTEORA WAY W 90041	90041	5683028026	Low Residential	(T)(Q)RE11-1	0	1 unit per lot	3.0199	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	14	14	160-5A219 7	Northeast Los Angeles	Entitlement Applications	VTT-83148-HCA
LOS ANGELES	NONE NONE 94594	94594	5472013070	Very Low I Residential	RE11-1	0	1 unit per lot	0.1136	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A219 304	Northeast Los Angeles	Entitlement Applications	DIR-2021-5697-SPP
LOS ANGELES	1487 AVENUE 43 W 90065	90065	5472013071	Very Low I Residential	RE11-1	0	1 unit per lot	0.1035	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A219 292	Northeast Los Angeles	Entitlement Applications	DIR-2021-5801-SPP
LOS ANGELES	1491 AVENUE 43 W 90065	90065	5472013072	Very Low I Residential	RE11-1	0	1 unit per lot	0.1014	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A219 277	Northeast Los Angeles	Entitlement Applications	DIR-2021-5803-SPP
LOS ANGELES	2686 ZORADA DR N 90046	90046	5569020049		RE11-1-HCR	0	1 unit per lot	0.6048	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153B177 568	Hollywood	Entitlement Applications	DIR-2021-5914-SPP-MSP
LOS ANGELES	261 HUDSON AVE S 90004	90004	5515001009		RE11-1-HPOZ	0	1 unit per lot	0.3581	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	135B185 86	Wilshire	Entitlement Applications	ADM-2021-3246-ADU
LOS ANGELES	3467 CAMINO DE LA CUMBRE N 91423	91423	2274021012		RE15-1-H	0	1 unit per lot	0.1951	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598149 268	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Entitlement Applications	DIR-2020-5035-DRB-SPP-MSP
LOS ANGELES	16670 CHARMEL LANE W 90272	90272	4420024014		RE15-1-H	0	1 unit per lot	0.4513	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328121 275	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2020-6982-CDP-MEL
LOS ANGELES	3566 OAKFIELD DR N 91423	91423	2274015014		RE15-1-H	0	1 unit per lot	0.2584	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598149 44	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Entitlement Applications	DIR-2020-6439-DRB-SPP-MSP
LOS ANGELES	3655 VALLEY MEADOW ROAD N 91403	91403	2280017027		RE15-1-H	0	1 unit per lot	0.7727	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628141 584	Encino - Tarzana	Entitlement Applications	ADM-2020-2607-ADU-MSP-OVR
LOS ANGELES	1329 LACHMAN LANE N 90272	90272	4420027001		RE15-1-H	0	1 unit per lot	0.3335	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328121 230	Brentwood - Pacific Palisades	Entitlement Applications	ADM-2020-5196-CATEX
LOS ANGELES	17087 ESCALON DR W 91436	91436	2292019004		RE15-1-H	0	1 unit per lot	0.4772	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628133 292	Encino - Tarzana	Entitlement Applications	ADM-2020-4481-ADU-MSP-OVR
LOS ANGELES	3112 DONA CLARA PL N 91604	91604	2380032006		RE15-1-H	0	1 unit per lot	0.3188	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1568173 48	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Entitlement Applications	ADM-2020-6806-ADU-MSP-OVR
LOS ANGELES	16015 VALLEY WOOD ROAD W 91403	91403	2280019034		RE15-1-H	0	1 unit per lot	0.2654	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598141 27	Encino - Tarzana	Entitlement Applications	ADM-2021-3205-ADU-MSP-OVR
LOS ANGELES	3760 EUREKA DR N 91604	91604	2378013023		RE15-1-H	0	1 unit per lot	2.47	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element - Non-Vacant	0	0	1	1	1628173 693	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Entitlement Applications	ADM-2021-1152-ADU-MSP-OVR
LOS ANGELES	9031 ALTO CEDRO DR W 90210	90210	4388016030		RE15-1-H	0	1 unit per lot	0.3966	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538165 326	Bel Air - Beverly Crest	Entitlement Applications	ADM-2020-6670-ADU-MSP-OVR
LOS ANGELES	1110 VISTAGRANDE DR N 90272	90272	4420025034		RE15-1-H	0	1 unit per lot	0.3866	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328121 284	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2021-1117-CDP-MEL
LOS ANGELES	NONE NONE 66030	66030	2427007017		RE15-1-H	0	1 unit per lot	0.3861	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1568177 113	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Entitlement Applications	DIR-2018-2498-DRB-SPP-MSP
LOS ANGELES	3400 COLVILLE PL N 91436	91436	2287012042		RE15-1-H	0	1 unit per lot	0.241	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598137 352	Encino - Tarzana	Entitlement Applications	DIR-2021-1637-DRB-SPP-MSP
LOS ANGELES	11202 CANTON DR W 91604	91604	2377013013		RE15-1-H	0	1 unit per lot	0.3611	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598173 158	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Entitlement Applications	ADM-2019-7421-OVR
LOS ANGELES	11155 MOUNTCASTLE DR W 91604	91604	2380012014		RE15-1-H	0	1 unit per lot	0.482	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598173 211	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Entitlement Applications	DIR-2020-63-DRB-SPP-MSP
LOS ANGELES	3710 EUREKA DR N 91604	91604	2378015004		RE15-1-H	0	1 unit per lot	0.3099	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628173 917	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Entitlement Applications	ADM-2021-4510-ADU-MSP-OVR
LOS ANGELES	16591 CALNEVA DR W 91436	91436	2293009022		RE15-1-H	0	1 unit per lot	0.2773	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598137 379	Encino - Tarzana	Entitlement Applications	ADM-2021-4746-ADU-MSP-OVR
LOS ANGELES	8117 ELRITA DR W 90046	90046	5565003022	Medium Residential	RE15-1-HCR	0	1 unit per lot	0.1336	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1568173 652	Bel Air - Beverly Crest	Entitlement Applications	ADM-2020-7244-ADU-MSP-OVR
LOS ANGELES	8744 SKYLINE DR W 90046	90046	5564010025	Medium Residential	RE15-1-HCR	0	1 unit per lot	0.1652	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538169 451	Bel Air - Beverly Crest	Entitlement Applications	ADM-2020-7056-ADU-MSP-OVR
LOS ANGELES	15479 HAMNER DR W 90077	90077	4378013025		RE15-1-H-HCR	0	1 unit per lot	0.3402	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1568145 169	Bel Air - Beverly Crest	Entitlement Applications	DIR-2021-1072-MSP-DRB-SPP
LOS ANGELES	15427 HAMNER DR W 90077	90077	4378013030		RE15-1-H-HCR	0	1 unit per lot	0.6724	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1568145 92	Bel Air - Beverly Crest	Entitlement Applications	ADM-2021-942-ADU-MSP-OVR
LOS ANGELES	2991 BEVERLY GLEN CIR N 90077	90077	4379013011		RE15-1-H-RPD-HCR	0	1 unit per lot	0.4699	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598153 273	Bel Air - Beverly Crest	Entitlement Applications	ADM-2020-5166-ADU-MSP-OVR
LOS ANGELES	3829 CAZADOR ST N 90065	90065	5462020008	Low Residential	RE20-1	0	1 unit per lot	0.1074	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A219 370	Northeast Los Angeles	Entitlement Applications	DIR-2020-7039-SPP
LOS ANGELES	2350 BOWMONT N		4388013039		RE20-1-H	0	1 unit per lot	0.5736	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538165 257	Bel Air - Beverly Crest	Entitlement Applications	DIR-2021-681-SPP-MSP
LOS ANGELES	10513 ROCCA PL W 90077	90077	4370022018		RE20-1-H-HCR	0	1 unit per lot	1.8799	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1448153 683	Bel Air - Beverly Crest	Entitlement Applications	DIR-2019-6111-SPR
LOS ANGELES	9764 SUFFOLK DR W 90210	90210	4385006062		RE20-1-H-HCR	0	1 unit per lot	0.7441	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598157 275	Bel Air - Beverly Crest	Entitlement Applications	ADM-2020-7114-ADU-MSP-OVR
LOS ANGELES	1136 STRADELLA ROAD N 90077	90077	4370006023		RE20-1-H-HCR	0	1 unit per lot	2.3452	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1448149 108	Bel Air - Beverly Crest	Entitlement Applications	DIR-2020-201-SPR
LOS ANGELES	9712 OAK PASS ROAD W 90210	90210	4384007012		RE20-1-H-HCR	0	1 unit per lot	0.02	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	9	9	1538157 109	Bel Air - Beverly Crest	Entitlement Applications	CPC-2018-1506-GPA-VZC-SP-SPP-
LOS ANGELES	8160 KILGROARTY ST W 91040	91040	2559032001	Very Low I Residential	RE11-1	0	1 unit per lot	9.778	Residential - Two Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	10	10	2018193 7	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Entitlement Applications	VTT-73957
LOS ANGELES	NONE NONE 89693	89693	2561003011	Medium Residential	RE40-1	0	1 unit per lot	10.1841	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048189 934	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Entitlement Applications	DIR-2021-581-SPP
LOS ANGELES	13411 MULHOLLAND DR W 90210	90210	2386001003		RE40-1-H	0	1 unit per lot	1.08	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598157 192	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Entitlement Applications	APCSV-2018-5294-SPE-ZAA-ZAD-I
LOS ANGELES	3003 BUNYON CANYON ROAD N 90046	90046	5572004006		RE40-1-H	0	1 unit per lot	4.75	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538181 264	Hollywood	Entitlement Applications	APCSV-2016-4179-SPE-DRB-SPP-I
LOS ANGELES	3301 COLDWATER CANYON AVE N 91604	91604	2385023030		RE40-1-H	0	1 unit per lot	1.47	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598161 211	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Entitlement Applications	DIR-2019-7354-DRB-SPP-MSP
LOS ANGELES	3307 SCADLOCK LANE N 91403	91403	2279033010		RE40-1-H	0	1 unit per lot	0.97	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598145 531	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	Entitlement Applications	ADM-2020-6997-ADU-MSP-OVR
LOS ANGELES	310 BELLINO DR N 90272	90272	4416014056		RE40-1-H	0	1 unit per lot	1.39	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298117 119	Brentwood - Pacific Palisades	Entitlement Applications	ADM-2017-4438-CEX
LOS ANGELES	310 BELLINO DR N 90272	90272	4416014056		RE40-1-H	0	1 unit per lot	1.39	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298117 119	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2021-6213-CDP-MEL
LOS ANGELES	138 MAPLETON DR N 90077	90077	4358004013		RE40-1-HCR	0	1 unit per lot	2.3699	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418153 131	Bel Air - Beverly Crest	Entitlement Applications	DIR-2020-7251-SPR
LOS ANGELES	8160 WILLOW GLEN ROAD W 90046	90046	5565016009		RE40-1-H-HCR	0	1 unit per lot	0.53	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	153B173 371	Hollywood	Entitlement Applications	DIR-2018-2049-DRB-SPP-MSP
LOS ANGELES	9625 WHEATLAND AVE N 91040	91040	2544007022	Very Low I Residential	RE40-1-K	0	1 unit per lot	1.1299	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018177 440	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	Entitlement Applications	DIR-2021-1837-SPP
LOS ANGELES	16321 PACIFIC COAST HWY W 90272	90272	4414021025		RE40-1-O	0	1 unit per lot	19.77	Residential - Manufactured Home Park	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268121 602	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2021-1252-CDP-MEL
LOS ANGELES	2357 INDIANA AVE N 90032	90032	5215005001		[Q]RE9-1D	0	1 unit per lot	1.18	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	16	16	138A229 8	Northeast Los Angeles	Entitlement Applications	VTT-74104
LOS ANGELES	2329 INDIANA AVE N 90032	90032	5215004008		[Q]RE9-1D	0	1 unit per lot	0.637	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138A229 20	Northeast Los Angeles	Entitlement Applications	ADM-2021-4874-ADU
LOS ANGELES	6053 RODGERTON DR W 90068	90068	5583002002	Very Low I Residential	RE9-1	0	1 unit per lot	0.182	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-5A191 75	Hollywood	Entitlement Applications	DIR-2018-1268-DRB-SPP
LOS ANGELES	1112 LAS PULGAS ROAD N 90272	90272	4420009008	Very Low I Residential	RE9-1	0	1 unit per lot	0.382	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298121 78	Brentwood - Pacific Palisades	Entitlement Applications	DIR-2020-5779-CDP-MEL
LOS ANGELES	6155 RODGERTON DR W 90068	90068	5583004006	Very Low I Residential	RE9-1	0	1 unit per lot	0.232	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-5A189 194	Hollywood	Entitlement Applications	DIR-2018-7142-DRB-SPP
LOS ANGELES	6023 RODGERTON DR W 90068	90068	5583001009	Very Low I Residential	RE9-1	0	1 unit per lot	0.277	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-5A191 67	Hollywood	Entitlement Applications	DIR-2019-4480-DRB
LOS ANGELES	6120 MULHOLLAND HWY W 90068	90068	5581022010	Very Low I Residential	RE9-1	0	1 unit per lot	0.2387	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598189 48	Hollywood	Entitlement Applications	DIR-2020-916-DRB-SPP
LOS ANGELES	6110 MULHOLLAND HWY W 90068	90068	5581022011	Very Low I Residential	RE9-1	0	1 unit per lot	0.1806	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598189 46	Hollywood	Entitlement Applications	DIR-2020-918-DRB-SPP
LOS ANGELES	6100 MULHOLLAND HWY W 90068	90068	5581022012	Very Low I Residential	RE9-1	0	1 unit per lot	0.2637	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598189 35	Hollywood	Entitlement Applications	DIR-2020-924-DRB-SPP
LOS ANGELES	1920 LAUGHLIN PARK DR N 90027	90027	5580005008	Very Low I Residential	RE9-1	0	1 unit per lot	0.87	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A195 103	Hollywood	Entitlement Applications	DIR-2021-1187-SPP
LOS ANGELES	413 MCCADDEN PL N 90004	90004	5524032014		RE9-1-HPOZ	0	1 unit per lot	0.239	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141B185 1157	Wilshire	Entitlement Applications	ADM-2021-3332-ADU
LOS ANGELES	17641 LOS ALMOS ST W 91344	91344	2712023008	Medium Residential	RE9-1XL-RFA	0	1 unit per lot	0.2617	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078129 207	Granada Hills - Knollwood	Entitlement Applications	ADM-2021-2973-OVR
LOS ANGELES	18431 ARMINTA ST W 91335	91335	2102015029	Very Low I Residential	[T5R5-1	0	1 unit per lot	0.482	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	1898125 435	Reseda - West Van Nuys	Entitlement Applications	AA-2019-2413-PC
LOS ANGELES	2287 CAZADOR DR N 90065	90065	5456006010	Low Residential	R2-1	0	2 units per lot	0.2901	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-5A217 424	Northeast Los Angeles	Entitlement Applications	DIR-2020-3360-SPP
LOS ANGELES	2119 FEDERAL AVE S 90025	90025	4260007005	Low Residential	R2-1	0	2 units per lot	0.1426	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	123B149 218	West Los Angeles	Entitlement Applications	AA-2020-4533-PMLA-HCA
LOS ANGELES	822 ANGELUS PL E 90291	90291	4237019007	Low Residential	R2-1	0	2 units per lot	0.0964	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088149 1033	Venice	Entitlement Applications	DIR-2020-4803-CDP-MEL
LOS ANGELES	713 PALMS BLVD E 90291	90291	4241011007	Low Residential	R2-1	0	2 units per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088145 860	Venice	Entitlement Applications	DIR-2019-7005-CDP-MEL
LOS ANGELES	627 PALMS BLVD E 90291	90291	4241012013	Low Residential	R2-1	0	2 units per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088145 1169	Venice	Entitlement Applications	ADM-2020-2334-VSO
LOS ANGELES	841 SUPERBA AVE E 90291	90291	4241019003	Low Residential	R2-1	0	2 units per lot	0.0721	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088145 407	Venice	Entitlement Applications	DIR-2021-519-CDP-MEL
LOS ANGELES	707 CRESTMOORE PL E 90291	90291	4237011011	Low Residential	R2-1	0	2 units per lot	0.0964	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088149 1275	Venice	Entitlement Applications	DIR-2021-6159-CDP-MEL
LOS ANGELES	942 AMOROSO PL E 90291	90291	4241030017	Low Residential	R2-1	0	2 units per lot	0.0826	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2088149 226	Venice	Entitlement Applications	DIR-2020-6963-CDP-SPP-MEL
LOS ANGELES	3146 VERDUGO PL N 90065	90065	5456009028	Low Residential	R2-1	0	2 units per lot	0.189	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	150B213 466	Northeast Los Angeles	Entitlement Applications	DIR-2017-5220-SPP
LOS ANGELES	3152 VERDUGO PL N 90065	90065	5456009029	Low Residential	R2-1	0	2 units per lot	0.172	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	150B213 452	Northeast Los Angeles	Entitlement Applications	DIR-2017-5221-SPP
LOS ANGELES	825 PALMS BLVD E 90291	90291	4241010007	Low Residential	R2-1	0	2 units per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088145 365	Venice	Entitlement Applications	DIR-2016-3945-CDP-MEL
LOS ANGELES	841 VENEZIA A

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	6100 CANOGA AVE N 91367	91367	2149005012			(WC)DOWNTOWN-SN	0		8.83	Commercial - Department Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	880	880	1778105 46	Canoga Park - Winnetka - Woodland Hills - West Hills	Entitlement Applications	DIR-2020-5379-SPP-VHCA
LOS ANGELES	21201 VICTORY BLVD W 91303	91303	2148031014			(WC)UPTOWN-SN-RIO	0		1.5	Commercial - Office Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	244	244	1808105 49	Canoga Park - Winnetka - Woodland Hills - West Hills	Entitlement Applications	DIR-2018-7402-SPP
LOS ANGELES	5500 CANOGA AVE N 91367	91367	2149016026				0		58.86	Industrial - Heavy Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	566	566		Canoga Park - Winnetka - Woodland Hills - West Hills	Entitlement Applications	DIR-2018-7428-SPP
LOS ANGELES	1028 27TH ST W 90731	90731			Community Commercial	RD2-1XL	0	21			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0098197 812	San Pedro	Entitlement Applications	DIR-2020-254-MEL
LOS ANGELES	1325 POINSETTIA PL N 90046	90046	0				0				YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	9	9		Hollywood	Entitlement Applications	TT-83048-CC
LOS ANGELES	9213 N LANGDON AVE	91343	2656027007		Very Low I Residential	(Q)RD6-1	0	7	0.562	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988145 296	Mission Hills - Panorama City - North Hills	Issued Permits	20016-20000-14044
LOS ANGELES	9219 1/2 N LANGDON AVE	91343	2656027007		Very Low I Residential	(Q)RD6-1	0	7	0.562	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988145 296	Mission Hills - Panorama City - North Hills	Issued Permits	21016-20000-13431
LOS ANGELES	1710 S LA FAYETTE ROAD	90019	5071010043			RD6-1-O	0	7	0.053	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268185 366	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-20000-31535
LOS ANGELES	10404 N SHERMAN GROVE AVE	91040	2560018001			RD5-1	0	8	0.1111	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048189 223	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tu	Issued Permits	20016-10000-23229
LOS ANGELES	2429 N CHEREMOYA AVE	90068	5580007009			RD4-1XL	0	10	0.127	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A189 236	Hollywood	Issued Permits	21016-10000-00381
LOS ANGELES	12304-12304 1/4 N SAN FERNANDO ROAD	91342	2507007002		Neighborhood Commercial	RD3-1XL-CPIO	0	14	0.1354	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198149 754	Sylmar	Issued Permits	20016-10000-08547
LOS ANGELES	17720 W SUPERIOR ST 1-51	91325	2755003145			(Q)RD1.5-1 ; (Q)RD3-1	0	14	1.6062	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Other Improvements Onh	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	2018129 469	Northridge	Issued Permits	20016-20000-30552
LOS ANGELES	14727 W PLUMMER ST Unit #25	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04967
LOS ANGELES	14727 W PLUMMER ST Unit #36	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04978
LOS ANGELES	14727 W PLUMMER ST Unit #9	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04951
LOS ANGELES	14727 W PLUMMER ST Unit #4	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04946
LOS ANGELES	14727 W PLUMMER ST Unit #2	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04944
LOS ANGELES	14727 W PLUMMER ST Unit #21	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04963
LOS ANGELES	14727 W PLUMMER ST Unit #15	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04957
LOS ANGELES	14727 W PLUMMER ST Unit #33	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04975
LOS ANGELES	14727 W PLUMMER ST Unit #16	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04958
LOS ANGELES	14727 W PLUMMER ST Unit #8	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04950
LOS ANGELES	14727 W PLUMMER ST Unit #14	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04956
LOS ANGELES	14727 W PLUMMER ST Unit #1	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04943
LOS ANGELES	14727 W PLUMMER ST Unit #23	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04965
LOS ANGELES	14727 W PLUMMER ST Unit #31	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04973
LOS ANGELES	14727 W PLUMMER ST Unit #6	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04948
LOS ANGELES	14727 W PLUMMER ST Unit #10	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04952
LOS ANGELES	14727 W PLUMMER ST Unit #12	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04954
LOS ANGELES	14727 W PLUMMER ST Unit #22	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04964
LOS ANGELES	14727 W PLUMMER ST Unit #34	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04976
LOS ANGELES	14727 W PLUMMER ST Unit #20	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04962
LOS ANGELES	14727 W PLUMMER ST Unit #7	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04949
LOS ANGELES	14727 W PLUMMER ST Unit #28	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04970
LOS ANGELES	14727 W PLUMMER ST Unit #35	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04977
LOS ANGELES	14727 W PLUMMER ST Unit #13	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04955
LOS ANGELES	14727 W PLUMMER ST Unit #26	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04968
LOS ANGELES	14727 W PLUMMER ST Unit #29	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04971
LOS ANGELES	14727 W PLUMMER ST Unit #19	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04961
LOS ANGELES	14727 W PLUMMER ST Unit #30	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04972
LOS ANGELES	14727 W PLUMMER ST Unit #17	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04959
LOS ANGELES	14727 W PLUMMER ST Unit #32	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04974
LOS ANGELES	14727 W PLUMMER ST Unit #5	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04947
LOS ANGELES	14727 W PLUMMER ST Unit #3	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04945
LOS ANGELES	14727 W PLUMMER ST Unit #24	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04966
LOS ANGELES	14727 W PLUMMER ST Unit #18	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04960
LOS ANGELES	14727 W PLUMMER ST Unit #27	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04969
LOS ANGELES	14727 W PLUMMER ST Unit #11	91402	2650025041		Very Low I Residential	(Q)RD3-1	0	14	1.03	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 603	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04953
LOS ANGELES	14421 W NORDHOFF ST	91402	2639010110		Low Residential	(T)(Q)RD3-1	0	14	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 677	Mission Hills - Panorama City - North Hills	Issued Permits	19010-20000-04389
LOS ANGELES	9109 N NILO LANE	91402	2639010111		Low Residential	(T)(Q)RD3-1	0	14	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 678	Mission Hills - Panorama City - North Hills	Issued Permits	19010-20000-04392
LOS ANGELES	9117 N NILO LANE	91402	2639010112		Low Residential	(T)(Q)RD3-1	0	14	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 679	Mission Hills - Panorama City - North Hills	Issued Permits	19010-20000-04393
LOS ANGELES	9123 N NILO LANE	91402	2639010113		Low Residential	(T)(Q)RD3-1	0	14	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 680	Mission Hills - Panorama City - North Hills	Issued Permits	19010-20000-04394
LOS ANGELES	9124 N NILO LANE	91402	2639010114		Low Residential	(T)(Q)RD3-1	0	14	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 681	Mission Hills - Panorama City - North Hills	Issued Permits	19010-20000-04395
LOS ANGELES	9120 N NILO LANE	91402	2639010115		Low Residential	(T)(Q)RD3-1	0	14	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 682	Mission Hills - Panorama City - North Hills	Issued Permits	19010-20000-04396
LOS ANGELES	9114 N NILO LANE	91402	2639010116		Low Residential	(T)(Q)RD3-1	0	14	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 683	Mission Hills - Panorama City - North Hills	Issued Permits	19010-20000-04397
LOS ANGELES	9110 N NILO LANE	91402	2639010117		Low Residential	(T)(Q)RD3-1	0	14	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 684	Mission Hills - Panorama City - North Hills	Issued Permits	19010-20000-04398
LOS ANGELES	14415 N NORDHOFF ST	91402	2639010118		Low Residential	(T)(Q)RD3-1	0	14	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 685	Mission Hills - Panorama City - North Hills	Issued Permits	19010-20000-04399
LOS ANGELES	11977-11979 W MAYFIELD AVE	90049	4265009045		Low Residential	(Q)RD3-1	0	14	0.2066	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1298145 784	Brentwood - Pacific Palisades	Issued Permits	20010-30000-02074
LOS ANGELES	11975 W MAYFIELD AVE	90049	4265009045		Low Residential	(Q)RD3-1	0	14	0.2066	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298145 784	Brentwood - Pacific Palisades	Issued Permits	20010-30000-01749
LOS ANGELES	3755 1/2 N LOCKE AVE	90032	5306011050		Very Low I Residential	(Q)RD3-1D	0	14	0.1696	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	144A233 103	Northeast Los Angeles	Issued Permits	20016-10000-09971
LOS ANGELES	2229 S PENMAR AVE	90291	4242002007		Low Residential	(Q)RD3-1XL	0	14	0.124	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118149 1358	Venice	Issued Permits	20016-30000-32064
LOS ANGELES	1027 1/2 N BROAD AVE	90744	7423006017		Low Residential	(Q)RD3-1XL-O-CUGU	0	14	0.23	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0338205 997	Wilmington - Harbor City	Issued Permits	19010-10000-02318
LOS ANGELES	15432 W GAULT ST #119	91406	2222031020		Very Low I Residential	RD3-1	0	14	0.8126	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838145 193	Van Nuys - North Sherman Oaks	Issued Permits	20016-10000-02091
LOS ANGELES	6944 W VALMONT ST	91042	2568003013		Very Low I Residential	RD3-1	0	14	0.4848	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	202-5A201 12	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tu	Issued Permits	19010-20000-03038
LOS ANGELES	6942 W VALMONT ST	91042	2568003013		Very Low I Residential	RD3-1	0	14	0.4848	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	202-5A201 12	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	19010-20000-03037
LOS ANGELES	8251 N MAMMOTH AVE	91402	2213011009		Very Low I Residential	RD3-1	0	14	0.19	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928153 779	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20000-04957
LOS ANGELES	7443-7443 1/2 N ETON AVE	91303	2112008007		Very Low I Residential	RD3-1	0	14	0.1721	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868105 458	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-00683
LOS ANGELES	2230 1/4 N THOMAS ST	90031	5211007006		Very Low I Residential	RD3-1	0	14	0.189	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138A225 214	Northeast Los Angeles	Issued Permits	20016-10000-14178
LOS ANGELES	8844 1/2 S ORCHARD AVE	90044	6038015012		Very Low I Residential	RD3-1	0	14	0.1313	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	096A199 224	South Los Angeles	Issued Permits	20014-20000-04487
LOS ANGELES	6538 N IRVINE AVE	91606	2335005021		Very Low I Residential	RD3-1	0	14	0.1877	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	180B169 686	North Hollywood - Valley Village	Issued Permits	20010-10000-01370
LOS ANGELES	11613 W HAYNES ST	91606	2335005021		Very Low I Residential	RD3-1	0	14	0.1877	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	180B169 686	North Hollywood - Valley Village	Issued Permits	20016-10000-01305
LOS ANGELES	8848 S MENLO AVE	90044	6038021012		Very Low I Residential	RD3-1	0	14	0.1175	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	096A199 228	South Los Angeles	Issued Permits	20014-10000-02630
LOS ANGELES	7706 W SUMMITROSE ST	91042	2558002036		Very Low I Residential	RD3-1	0	14	0.1384	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	204B193 164	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	21014-10000-01863
LOS ANGELES	3558 N LOCKE AVE	90032	5213001011		Very Low I Residential	RD3-1	0	14	0.137	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	144A233 343	Northeast Los Angeles	Issued Permits	20016-10000-11018
LOS ANGELES	7314 S 9TH AVE	90043	4012001016		Very Low I Residential	RD3-1	0	14	0.1394	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	102B185 946	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-16308
LOS ANGELES	1416 W 79TH ST	90047	6034004009		Very Low I Residential	RD3-1	0	14	0.1261	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	099B193 841	South Los Angeles	Issued Permits	20014-10000-02833
LOS ANGELES	5129 1/2 E OAKLAND ST	90032	5219001009		Very Low I Residential	RD3-1	0	14	0.153	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	144A235 217	Northeast Los Angeles	Issued Permits	19014-10000-05776
LOS ANGELES	3312-3314 E BALDWIN ST	90031	5211002006		Very Low I Residential	RD3-1	0	14	0.194	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	136-5A225 22	Northeast Los Angeles	Issued Permits	20016-20000-23156
LOS ANGELES	8915-8915 1/2 S ORCHARD AVE	90044	6038018043		Very Low I Residential	RD3-1	0	14	0.133	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	096A199 272	South Los Angeles	Issued Permits	20016-10000-19121
LOS ANGELES	7320-7320 1/2 S 9TH AVE	90043	4012001015		Very Low I Residential	RD3-1	0	14	0.1394	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	102B185 975	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-20000-04250
LOS ANGELES	3835-3835 1/2 N PORTOLA AVE	90032	5307013011		Very Low I Residential	RD3-1	0	14	0.1687	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	144A235 117	Northeast Los Angeles	Issued Permits	18016-70000-37825
LOS ANGELES	5856-5856 1/2 S 8TH AVE	90043	4005010015			RD3-1	0	14	0.11	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058189 130	West Adams - Baldwin Hills - Leimert	Iss

Appendix 4.3: *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	2313 S CLOVERDALE AVE	90016	5063008065		Very Low I Residential	RD2-1	0	21	0.1157	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238177 183	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-23216
LOS ANGELES	1125 N AVENUE 56 UNIT 1-2	90042	5478025015		Very Low I Residential	RD2-1	0	21	0.1446	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A227 429	Northeast Los Angeles	Issued Permits	19016-10001-28964
LOS ANGELES	2021 E IMPERIAL HWY	90059	6067013004		Very Low I Residential	RD2-1	0	21	0.197	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0848213 109	Southeast Los Angeles	Issued Permits	20010-10000-01753
LOS ANGELES	822-822 1/2 E 79TH ST	90001	6029003010		Very Low I Residential	RD2-1	0	21	0.119	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998209 316	Southeast Los Angeles	Issued Permits	21014-10000-02253
LOS ANGELES	603-603 1/2 W 47TH ST	90037	5018029021		Very Low I Residential	RD2-1	0	21	0.194	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	112-SA201 272	South Los Angeles	Issued Permits	19014-70000-00063
LOS ANGELES	3630-3632 S BEETHOVEN ST	90066	4245008025		Very Low I Residential	RD2-1	0	21	0.132	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	111B153 110	Palms - Mar Vista - Del Rev	Issued Permits	20010-30000-00357
LOS ANGELES	6016 W COMEY AVE	90034	5065012042		Very Low I Residential	RD2-1	0	21	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238173 524	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-30000-01179
LOS ANGELES	6018-6018 1/2 W COMEY AVE	90034	5065012042		Very Low I Residential	RD2-1	0	21	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1238173 524	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-30000-01177
LOS ANGELES	8004 1/4 N DE GARMO AVE	91352	2407021007		Very Low I Residential	RD2-1	0	21	0.2685	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1B98177 203	Sun Valley - La Tuna Canyon	Issued Permits	20016-20000-28453
LOS ANGELES	8006 1/2-1/3 N DE GARMO AVE	91352	2407021007		Very Low I Residential	RD2-1	0	21	0.2685	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1B98177 203	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-04113
LOS ANGELES	5239 W 21ST ST	90016	5063002018		Very Low I Residential	RD2-1	0	21	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268177 1104	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10002-01536
LOS ANGELES	5662 E FAYETTE ST	90042	5478036022		Very Low I Residential	RD2-1	0	21	0.1285	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A227 455	Northeast Los Angeles	Issued Permits	20014-10000-03433
LOS ANGELES	3735 S GREENFIELD AVE	90034	4252014008		Very Low I Residential	RD2-1	0	21	0.115	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178161 832	Palms - Mar Vista - Del Rey	Issued Permits	20016-10000-29859
LOS ANGELES	5915 N FAIR AVE 1-8	91601	2337013020		Very Low I Residential	RD2-1	0	21	0.1606	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778173 1335	North Hollywood - Valley Village	Issued Permits	20016-10000-33460
LOS ANGELES	2404-2404 1/2 S DUNSMUIR AVE	90016	5063011005		Very Low I Residential	RD2-1	0	21	0.149	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238177 428	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-20001-01540
LOS ANGELES	332 W 46TH ST	90037	5110009010		Very Low I Residential	RD2-1	0	21	0.124	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	112-SA203 279	Southeast Los Angeles	Issued Permits	20016-10000-18052
LOS ANGELES	706 W 50TH ST	90037	5018020007		Very Low I Residential	RD2-1	0	21	0.1404	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	111A201 295	South Los Angeles	Issued Permits	20010-10000-04625
LOS ANGELES	708-708 1/2 W 50TH ST	90037	5018020007		Very Low I Residential	RD2-1	0	21	0.1404	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	111A201 295	South Los Angeles	Issued Permits	20010-10000-04624
LOS ANGELES	2329 S CLOVERDALE AVE	90016	5063008009		Very Low I Residential	RD2-1	0	21	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238177 264	West Adams - Baldwin Hills - Leimert	Issued Permits	19016-20000-35602
LOS ANGELES	2029 S CURSON AVE	90016	5064019018		Very Low I Residential	RD2-1	0	21	0.138	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268177 1188	West Adams - Baldwin Hills - Leimert	Issued Permits	21014-20000-01269
LOS ANGELES	4058 1/2 S MCKINLEY AVE	90011	5114009027		Very Low I Residential	RD2-1	0	21	0.053	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	115-SA207 375	Southeast Los Angeles	Issued Permits	20010-10000-03745
LOS ANGELES	4058 S MCKINLEY AVE	90011	5114009027		Very Low I Residential	RD2-1	0	21	0.053	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	115-SA207 375	Southeast Los Angeles	Issued Permits	20010-10000-03744
LOS ANGELES	628 W 51ST ST	90037	5001031001		Very Low I Residential	RD2-1	0	21	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	111A201 378	South Los Angeles	Issued Permits	20010-10000-01543
LOS ANGELES	6070 1/2 W COMEY AVE	90034	5065012031		Very Low I Residential	RD2-1	0	21	0.064	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238173 359	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-10000-02538
LOS ANGELES	717-717 1/2 W 47TH ST	90037	5018028009		Very Low I Residential	RD2-1	0	21	0.194	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	112-SA201 284	South Los Angeles	Issued Permits	19010-10000-05550
LOS ANGELES	715-715 1/2 W 47TH ST	90037	5018028009		Very Low I Residential	RD2-1	0	21	0.194	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	112-SA201 284	South Los Angeles	Issued Permits	19010-10000-05549
LOS ANGELES	609 W 73RD ST	90044	6020028019		Very Low I Residential	RD2-1	0	21	0.2496	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	102B201 1009	South Los Angeles	Issued Permits	19010-10000-05546
LOS ANGELES	611-611 1/2 W 73RD ST	90044	6020028019		Very Low I Residential	RD2-1	0	21	0.2496	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	102B201 1009	South Los Angeles	Issued Permits	19010-10000-05547
LOS ANGELES	613-613 1/2 W 73RD ST	90044	6020028019		Very Low I Residential	RD2-1	0	21	0.2496	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	102B201 1009	South Los Angeles	Issued Permits	19010-10000-05548
LOS ANGELES	236 1/2 E 24TH ST	90011	5127033025		Very Low I Residential	RD2-1	0	21	0.1435	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	121-SA207 315	Southeast Los Angeles	Issued Permits	18010-10000-05508
LOS ANGELES	1918 S BEDFORD ST	90034	4302024007		Very Low I Residential	RD2-1	0	21	0.151	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268169 387	West Adams - Baldwin Hills - Leimert	Issued Permits	19014-30000-05868
LOS ANGELES	308 1/2 N SAN PASCUAL AVE	90042	5493031012		Very Low I Residential	RD2-1	0	21	0.219	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A233 63	Northeast Los Angeles	Issued Permits	19016-30000-23114
LOS ANGELES	8523 W HARGIS ST	90034	5065007027		Very Low I Residential	RD2-1	0	21	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238173 692	West Adams - Baldwin Hills - Leimert	Issued Permits	19014-20000-06914
LOS ANGELES	825 1/2 W 77TH ST	90044	6020010022		Very Low I Residential	RD2-1	0	21	0.129	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998197 214	South Los Angeles	Issued Permits	20016-10000-10488
LOS ANGELES	239 3/4 N ROSEMONT AVE	90026	5157012021		Very Low I Residential	RD2-1	0	21	0.184	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138A205 322	Westlake	Issued Permits	20016-10000-20117
LOS ANGELES	1039-1039 3/4 E 33RD ST	90011	5114019009		Very Low I Residential	RD2-1	0	21	0.1664	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	117A209 250	Southeast Los Angeles	Issued Permits	20016-70000-02623
LOS ANGELES	2049 1/2 N SICHEL ST	90031	5210010043		Very Low I Residential	RD2-1	0	21	0.0555	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	136-SA223 125	Northeast Los Angeles	Issued Permits	20014-20000-03487
LOS ANGELES	329-329 1/2 W 47TH ST	90037	5110009023		Very Low I Residential	RD2-1	0	21	0.124	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	112-SA203 316	Southeast Los Angeles	Issued Permits	20014-10000-03327
LOS ANGELES	8840 W DAVID AVE	90034	4301019011		Very Low I Residential	RD2-1	0	21	0.0977	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268169 1139	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-28033
LOS ANGELES	523 1/2 W 50TH ST	90037	5018022028		Very Low I Residential	RD2-1	0	21	0.096	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	111A201 247	South Los Angeles	Issued Permits	20014-20000-01790
LOS ANGELES	218-220 W 40TH PL	90037	5111022005		Very Low I Residential	RD2-1	0	21	0.127	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	115-SA203 244	Southeast Los Angeles	Issued Permits	20016-10000-33045
LOS ANGELES	5540 W SMILEY DR	90016	5048023012		Very Low I Residential	RD2-1	0	21	0.165	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238177 1655	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-20000-05476
LOS ANGELES	9121 3/4 S HOOVER ST	90044	6039002062		Very Low I Residential	RD2-1	0	21	0.135	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	094-SA199 129	South Los Angeles	Issued Permits	20016-10000-23302
LOS ANGELES	4963-4963 1/2 W 20TH ST	90016	5062004005		Very Low I Residential	RD2-1	0	21	0.2079	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1268181 1108	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-30000-01793
LOS ANGELES	22515 S HALLDALE AVE 1-5	90501	7347006011		Very Low I Residential	RD2-1	0	21	0.23	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	5	5	0458193 123	Harbor Gateway	Issued Permits	20010-20000-02626
LOS ANGELES	608-608 1/2 W 42ND ST	90037	5019015026		Very Low I Residential	RD2-1	0	21	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	114A201 152	South Los Angeles	Issued Permits	19010-70000-04782
LOS ANGELES	1426-1426 1/2 W 38TH ST	90062	5036004004		Very Low I Residential	RD2-1	0	21	0.1019	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1178193 825	South Los Angeles	Issued Permits	19010-10000-05614
LOS ANGELES	2042 N GRIFFIN AVE	90031	5210018001		Very Low I Residential	RD2-1	0	21	0.179	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	136-SA223 129	Northeast Los Angeles	Issued Permits	20010-10000-00806
LOS ANGELES	2929 S LA BREA AVE	90016	5049029016		Very Low I Residential	RD2-1	0	21	0.143	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B177 262	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-10000-06133
LOS ANGELES	4617 S HOOPER AVE	90011	5107010027		Very Low I Residential	RD2-1	0	21	0.151	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	112-SA211 282	Southeast Los Angeles	Issued Permits	20010-10000-01920
LOS ANGELES	4619-4619 1/2 S HOOPER AVE	90011	5107010027		Very Low I Residential	RD2-1	0	21	0.151	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	112-SA211 282	Southeast Los Angeles	Issued Permits	20010-10000-01919
LOS ANGELES	3040 S BUCKINGHAM ROAD	90016	5050027053		Very Low I Residential	RD2-1	0	21	0.1413	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B181 619	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-01797
LOS ANGELES	3667 S KELTON AVE	90034	4252021015		Very Low I Residential	RD2-1	0	21	0.115	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178161 481	Palms - Mar Vista - Del Rey	Issued Permits	19010-30000-05025
LOS ANGELES	6002 W ERNEST AVE	90034	5065018005		Very Low I Residential	RD2-1	0	21	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238173 294	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-30000-03363
LOS ANGELES	550-550 1/2 W 47TH ST	90037	5018027019		Very Low I Residential	RD2-1	0	21	0.193	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	112-SA201 325	South Los Angeles	Issued Permits	19010-10000-04783
LOS ANGELES	552-552 1/2 W 47TH ST	90037	5018027019		Very Low I Residential	RD2-1	0	21	0.193	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	112-SA201 325	South Los Angeles	Issued Permits	19010-10000-04784
LOS ANGELES	552-552 1/2 W 47TH ST	90037	5018027019		Very Low I Residential	RD2-1	0	21	0.193	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	112-SA201 325	South Los Angeles	Issued Permits	19010-10001-04784
LOS ANGELES	550-550 1/2 W 47TH ST	90037	5018027019		Very Low I Residential	RD2-1	0	21	0.193	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	112-SA201 325	South Los Angeles	Issued Permits	19010-10001-04783
LOS ANGELES	1319 1/2 N AVENUE 54	90042	5478003008		Very Low I Residential	RD2-1	0	21	0.1679	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A227 363	Northeast Los Angeles	Issued Permits	20010-20000-02196
LOS ANGELES	459 1/2 W 47TH ST	90037	5018035012		Very Low I Residential	RD2-1	0	21	0.124	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	112-SA201 254	South Los Angeles	Issued Permits	20016-10000-17814
LOS ANGELES	11340 1/2 W EMELITA ST	91601	2337016007		Very Low I Residential	RD2-1	0	21	0.1606	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748173 195	North Hollywood - Valley Village	Issued Permits	21016-10000-07876
LOS ANGELES	3210 S SHERBOURNE DR	90034	4312018003		Very Low I Residential	RD2-1	0	21	0.1111	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238169 985	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-30000-03747
LOS ANGELES	922 W 73RD ST	90044	6020004014		Very Low I Residential	RD2-1	0	21	0.1285	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	102B197 1403	South Los Angeles	Issued Permits	18010-70001-05368
LOS ANGELES	2714 W EXPOSITION PL	90018	5044020004		Very Low I Residential	RD2-1	0	21	0.1028	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	117B189 215	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-10000-00931
LOS ANGELES	348 W 48TH ST 1-3	90037	5110016001		Very Low I Residential	RD2-1	0	21	0.1239	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	111A203 114	Southeast Los Angeles	Issued Permits	20016-10000-05018
LOS ANGELES	2123 1/2 S ORANGE DR	90016	5062012019		Very Low I Residential	RD2-1	0	21	0.138	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268181 1380	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-14434
LOS ANGELES	2232 S SPAULDING AVE	90016	5064025014		Very Low I Residential	RD2-1	0	21	0.1151	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268173 1038	West Adams - Baldwin Hills - Leimert	Issued Permits	19014-10000-04314
LOS ANGELES	913 W 48TH ST	90037	5018011001		Very Low I Residential	RD2-1	0	21	0.1342	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	111B197 704	South Los Angeles	Issued Permits	19016-10001-30850
LOS ANGELES	853-853 1/4 W 94TH ST	90044	6039018072		Very Low I Residential	RD2-1	0	21	0.186	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	094-SA199 254	South Los Angeles	Issued Permits	20016-10000-29160
LOS ANGELES	826 W 71ST ST	90044	6013002030		Very Low I Residential	RD2-1	0	21	0.1019	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	102B197 981	South Los Angeles	Issued Permits	20016-10000-14810
LOS ANGELES	843 1/2 W 74TH ST	90044	6020003026		Very Low I Residential	RD2-1	0	21	0.129	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	102B197 1481	South Los Angeles	Issued Permits	20014-20000-05308
LOS ANGELES	1927 S SHERBOURNE DR	90034	4302024009		Very Low I Residential	RD2-1	0	21	0.151	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268169 421	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-20000-03861
LOS ANGELES	721-723 E 41ST PL	90011	5115001012		Very Low I Residential	RD2-1	0	21	0.1199	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	114A207 34	Southeast Los Angeles	Issued Permits	21010-10000-01198
LOS ANGELES	516-518 W 51ST ST	90037	5001032002		Very Low I Residential	RD2-1	0	21	0.152	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	111A201 365	South Los Angeles	Issued Permits	20010-10000-01776
LOS ANGELES	702-702 1/2 W 49TH ST	90037	5018023043		Very Low I Residential	RD2-1	0	21	0.1561	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	111A201 152	South Los Angeles	Issued Permits	20010-10000-01910
LOS ANGELES	638-640 W COLDEN AVE	90044	6054027006		Very Low I Residential	RD2-1	0	21	0.1394	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	093A201 211	South Los Angeles	Issued Permits	20010-10000-04401
LOS ANGELES	7400 N RADFORD AVE 1-3	91605	2317017015		Very Low I Residential	RD2-1	0	21	0.19	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	186B169 691	Sun Valley - La Tuna Canyon	Issued Permits	20016-20000-16289
LOS ANGELES	11308-11308 1/2 W EMELITA ST	91601	2337016013		Very Low I Residential	RD2-1	0	21	0.1606	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1748173 189	North Hollywood - Valley Village	Issued Permits	20010-20000-05092
LOS ANGELES	831-831 1/2 W 95TH ST	90044	6039017047		Very Low I Residential	RD2-1	0	21	0.139	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	093A199 19	South Los Angeles	Issued Permits	20010-10000-02421
LOS ANGELES	2649 S DUNSMUIR AVE	90016	5043007011		Very Low I Residential	RD2-1	0	21	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238177 1252	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-30000-07659
LOS ANGELES	3735-3737 S VETERAN AVE	90034	4252019009		Very Low I Residential	RD2-1	0	21	0.115	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178161 780	Palms - Mar Vista - Del Rey	Issued Permits	20016-20000-26452
LOS ANGELES	1320 W 37TH ST UNIT 1-4	90007	5040010014		Very Low I Residential	RD2-1	0	21	0.166	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178197 24	South Los Angeles	Issued Permits	20014-10000-05380
LOS ANGELES	5232 1/4-5234 1/4 W 20TH ST	90016	5063002023		Very Low I Residential	RD2-1	0	21	0.174	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268177 1035	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-30000-08844
LOS ANGELES	211 W 43RD ST	90037	5111014016		Very Low I Residential	RD2-1	0	21	0.1456	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	114A203 269	Southeast Los Angeles	Issued Permits	20010-10000-02162
LOS ANGELES	213-213 1/2 W 43RD ST	90037	5111014016		Very Low I Residential	RD2-1	0	21	0.1456	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	114A203 269	Southeast Los Angeles	Issued Permits	20010-10000-02163
LOS ANGELES	2731 E DARWIN AVE	90031	5210010022	

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	1258-1260 W 37TH DR	90007	5040013010		Low Residential	RD2-1-CPIO	0	21	0.099	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1178197_269	South Los Angeles	Issued Permits	20010-10000-02263
LOS ANGELES	916 1/2 E IMPERIAL HWY	90059	6072027014		Low Residential	RD2-1-CPIO	0	21	0.138	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	087A209_489	Southeast Los Angeles	Issued Permits	20016-10000-14551
LOS ANGELES	1157 1/2 W 37TH DR	90007	5040032016		Low Residential	RD2-1-CPIO	0	21	0.16	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178197_176	South Los Angeles	Issued Permits	20010-70000-00247
LOS ANGELES	1164 W 37TH PL	90007	5040032006		Low Residential	RD2-1-CPIO	0	21	0.161	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	0	6	1178197_158	South Los Angeles	Issued Permits	19010-10000-05848
LOS ANGELES	1182 5/8 W 37TH PL	90007	5040032035		Low Residential	RD2-1-CPIO	0	21	0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178197_1268	South Los Angeles	Issued Permits	21016-10000-05375
LOS ANGELES	1182 1/8 W 37TH PL	90007	5040032035		Low Residential	RD2-1-CPIO	0	21	0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178197_1268	South Los Angeles	Issued Permits	21016-10000-05346
LOS ANGELES	1182 3/8 W 37TH PL	90007	5040032036		Low Residential	RD2-1-CPIO	0	21	0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178197_1269	South Los Angeles	Issued Permits	21016-10000-05347
LOS ANGELES	1180 1/2 W 37TH PL	90007	5040032038		Low Residential	RD2-1-CPIO	0	21	0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178197_1271	South Los Angeles	Issued Permits	21016-10000-05345
LOS ANGELES	1176 1/4 W 37TH PL	90007	5040032039		Low Residential	RD2-1-CPIO	0	21	0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178197_1272	South Los Angeles	Issued Permits	21016-10000-05343
LOS ANGELES	1176 3/4 W 37TH PL	90007	5040032040		Low Residential	RD2-1-CPIO	0	21	0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178197_1273	South Los Angeles	Issued Permits	21016-10000-06067
LOS ANGELES	1178 1/2 W 37TH PL	90007	5040032041		Low Residential	RD2-1-CPIO	0	21	0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178197_1274	South Los Angeles	Issued Permits	21016-10000-05344
LOS ANGELES	1242 W 37TH DR	90007	5040013014		Low Residential	RD2-1-CPIO	0	21	0.108	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1178197_272	South Los Angeles	Issued Permits	19010-10000-02926
LOS ANGELES	134 3/4 S AVENUE 53	90042	5468016013		Low Residential	RD2-1-HPOZ	0	21	0.206	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A227_158	Northeast Los Angeles	Issued Permits	21016-30000-05561
LOS ANGELES	6536 E MERIDIAN ST	90042	5493024006		Low Residential	RD2-1-HPOZ	0	21	0.2316	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A233_392	Northeast Los Angeles	Issued Permits	20010-10000-04511
LOS ANGELES	223 S AVENUE 55	90042	5468028016		Low Residential	RD2-1-HPOZ	0	21	0.152	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A229_163	Northeast Los Angeles	Issued Permits	20014-10000-00407
LOS ANGELES	205 S AVENUE 59	90042	5492017025		Low Residential	RD2-1-HPOZ	0	21	0.079	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-SA229_375	Northeast Los Angeles	Issued Permits	19010-10000-05563
LOS ANGELES	238 E AVENUE 38	90031	5451004013		Low Residential	RD2-1-HPOZ	0	21	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	144A223_216	Northeast Los Angeles	Issued Permits	17010-20000-04437
LOS ANGELES	116-118 S AVENUE 60	90042	5492015021		Low Residential	RD2-1-HPOZ	0	21	0.275	Residential - Rooming/Boarding House	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-SA229_94	Northeast Los Angeles	Issued Permits	19016-30000-04762
LOS ANGELES	214-214 1/4 N AVENUE 52	90042	5468002008		Low Residential	RD2-1-HPOZ	0	21	0.261	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-SA227_347	Northeast Los Angeles	Issued Permits	20016-20000-12377
LOS ANGELES	216 N AVENUE 52	90042	5468002008		Low Residential	RD2-1-HPOZ	0	21	0.261	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-SA227_347	Northeast Los Angeles	Issued Permits	20010-20000-01789
LOS ANGELES	216 1/2 N AVENUE 52	90042	5468002008		Low Residential	RD2-1-HPOZ	0	21	0.261	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-SA227_347	Northeast Los Angeles	Issued Permits	20016-20000-12379
LOS ANGELES	419 N AVENUE 65	90042	5493018002		Low Residential	RD2-1-HPOZ	0	21	0.0991	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-SA233_199	Northeast Los Angeles	Issued Permits	18016-10000-04766
LOS ANGELES	754-756 1/2 N AVENUE 66	90042	5716026035		Low Residential	RD2-1-HPOZ	0	21	0.3099	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Mills Act Property	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	156A235_316	Northeast Los Angeles	Issued Permits	19016-30000-32192
LOS ANGELES	5423-5423 1/4 E ASH ST	90042	5469029020		Low Residential	RD2-1-HPOZ	0	21	0.23	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-SA227_9	Northeast Los Angeles	Issued Permits	21016-20000-05386
LOS ANGELES	5423 1/2-3/4 E ASH ST	90042	5469029020		Low Residential	RD2-1-HPOZ	0	21	0.23	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-SA227_9	Northeast Los Angeles	Issued Permits	21016-20000-05387
LOS ANGELES	213 N AVENUE 56	90042	5468033036		Low Residential	RD2-1-HPOZ	0	21	0.225	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-SA227_95	Northeast Los Angeles	Issued Permits	20016-30000-17803
LOS ANGELES	343 1/2 N AVENUE 61	90042	5484025010		Low Residential	RD2-1-HPOZ	0	21	0.23	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A229_41	Northeast Los Angeles	Issued Permits	20016-10000-18054
LOS ANGELES	126 W AVENUE 44	90065	5467005016		Low Residential	RD2-1-HPOZ	0	21	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A223_317	Northeast Los Angeles	Issued Permits	19010-10000-04059
LOS ANGELES	120-124 S AVENUE 56	90042	5468025007		Low Residential	RD2-1-HPOZ	0	21	0.233	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-SA229 406	Northeast Los Angeles	Issued Permits	19014-10000-06419
LOS ANGELES	1627-1629 S MANSFIELD AVE	90019	5067003010		Low Residential	RD2-1-O	0	21	0.148	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1268181_169	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-30000-01936
LOS ANGELES	2125 S WEST VIEW ST	90016	5062021006		Low Residential	RD2-1-O	0	21	0.138	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238181_104	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-30000-03077
LOS ANGELES	2123-2123 1/2 S WEST VIEW ST	90016	5062021006		Low Residential	RD2-1-O	0	21	0.138	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1238181_104	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-30000-03076
LOS ANGELES	2155 S WEST VIEW ST	90016	5062021012		Low Residential	RD2-1-O	0	21	0.138	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238181_262	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-04476
LOS ANGELES	2157-2159 S WEST VIEW ST	90016	5062021012		Low Residential	RD2-1-O	0	21	0.138	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1238181_262	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-04477
LOS ANGELES	2131 S RIMPAU BLVD	90016	5062022007		Low Residential	RD2-1-O	0	21	0.138	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238181_207	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-20000-05989
LOS ANGELES	2133-2133 1/2 S RIMPAU BLVD	90016	5062022007		Low Residential	RD2-1-O	0	21	0.138	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1238181_207	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-20000-05990
LOS ANGELES	1937 S WEST VIEW ST	90016	5062002006		Low Residential	RD2-1-O	0	21	0.152	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268181_1284	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-20000-03552
LOS ANGELES	1545 1/2 S RIDGELEY DR	90019	5069031023		Low Residential	RD2-1-O	0	21	0.1542	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1268177_22	Wilshire	Issued Permits	20016-20000-09919
LOS ANGELES	1816 S MANSFIELD AVE	90019	5067014004		Low Residential	RD2-1-O	0	21	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268181_691	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-01128
LOS ANGELES	5219-5219 1/2 W PACKARD ST	90019	5070008044		Low Residential	RD2-1-O	0	21	0.158	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298181_505	Wilshire	Issued Permits	20016-10000-33394
LOS ANGELES	1483-1483 1/2 W 35TH ST	90018	5041001033		Low Residential	RD2-1-O	0	21	0.1561	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1208193_844	South Los Angeles	Issued Permits	19010-70000-05900
LOS ANGELES	4752 W 21ST ST	90016	5061018001		Low Residential	RD2-1-O	0	21	0.145	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238181_114	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-08678
LOS ANGELES	10303-10303 1/2 N LAUREL CANYON BLVD	91331	2646003024		Low Residential	RD2-1-O	0	21	0.151	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	204B157_427	Arleta - Pacoima	Issued Permits	20014-20000-04196
LOS ANGELES	1702 S ORANGE DR	90019	5067003033		Low Residential	RD2-1-O	0	21	0.1446	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268181_394	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-30000-02351
LOS ANGELES	3027-3027 1/2 S WALTON AVE	90007	5040024015		Low Residential	RD2-1-O	0	21	0.143	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1208197_468	South Los Angeles	Issued Permits	19010-10000-05148
LOS ANGELES	3027 1/4 S WALTON AVE	90007	5040024015		Low Residential	RD2-1-O	0	21	0.143	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208197_468	South Los Angeles	Issued Permits	19010-10001-05148
LOS ANGELES	1614 S 12TH AVE	90019	5072010014		Low Residential	RD2-1-O-CPIO	0	21	0.152	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268189_280	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-20000-05164
LOS ANGELES	2246 1/2 S BRONSON AVE	90018	5060011015		Low Residential	RD2-1-O-CPIO	0	21	0.158	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238185_174	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-08339
LOS ANGELES	1507 1/2 S 5TH AVE	90019	5072019002		Low Residential	RD2-1-O-CPIO	0	21	0.172	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268189_73	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-10000-04491
LOS ANGELES	2243 1/2 S BRONSON AVE	90018	5060005022		Low Residential	RD2-1-O-CPIO	0	21	0.149	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238185_116	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-10000-00942
LOS ANGELES	1925 1/2 S 4TH AVE	90018	5060026022		Low Residential	RD2-1-O-CPIO	0	21	0.161	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268189_1048	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-29353
LOS ANGELES	4365 N MART AVE	91604	2365016010		Community Commercial	RD2-1-RIO	0	21	0.1549	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658169_392	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-70000-04254
LOS ANGELES	6405 N PETIT AVE	91406	2231002041		Community Commercial	RD2-1-RIO	0	21	0.1329	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808137_742	Reseda - West Van Nuys	Issued Permits	20014-20000-02019
LOS ANGELES	16627 1/2 W VICTORY BLVD	91406	2231010064		Community Commercial	RD2-1-RIO	0	21	0.1409	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808137_717	Reseda - West Van Nuys	Issued Permits	21016-20000-05265
LOS ANGELES	1903 W CLINTON ST	90026	5404008027		Low Medium I Residential	RD2-1VL	0	21	0.1285	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138A207_100	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-30000-04491
LOS ANGELES	1653 N REDCLIFF ST Unit 4 & 5	90026	5425001038		Low Medium I Residential	RD2-1VL	0	21	0.266	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	144A205_19	Silver Lake - Echo Park - Elysian Valley	Issued Permits	19010-30000-00184
LOS ANGELES	1161-1161 3/4 N HYPERION AVE	90029	5429013019		Low Medium I Residential	RD2-1VL	0	21	0.148	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-SA203 193	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-10000-30302
LOS ANGELES	437 1/2 N MOUNTAIN VIEW AVE	90026	5157023003		Low Medium I Residential	RD2-1VL	0	21	0.0514	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138A207_283	Silver Lake - Echo Park - Elysian Valley	Issued Permits	19010-20000-06419
LOS ANGELES	2676 N GLENDALE BLVD 1-4	90039	5438018008		Low Medium I Residential	RD2-1VL	0	21	0.1205	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A207_78	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20014-30000-04512
LOS ANGELES	328-330 1/2 N PARKMAN AVE	90026	5156015014		Low Medium I Residential	RD2-1VL	0	21	0.143	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	139-SA203 438	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-20001-04365
LOS ANGELES	416 N LA FAYETTE PARK PL	90026	5156025004		Low Medium I Residential	RD2-1VL	0	21	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	139-SA203 430	Silver Lake - Echo Park - Elysian Valley	Issued Permits	19010-40000-06462
LOS ANGELES	418-420 N LA FAYETTE PARK PL	90026	5156025004		Low Medium I Residential	RD2-1VL	0	21	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	139-SA203 430	Silver Lake - Echo Park - Elysian Valley	Issued Permits	19010-40000-06465
LOS ANGELES	2505 1/2 N GRIFFITH PARK BLVD	90039	5432002009		Low Medium I Residential	RD2-1VL	0	21	0.207	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A205_313	Silver Lake - Echo Park - Elysian Valley	Issued Permits	18010-10001-02503
LOS ANGELES	626 1/2 N SILVER LAKE BLVD	90026	5401022024		Low Medium I Residential	RD2-1VL	0	21	0.105	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A203_395	Silver Lake - Echo Park - Elysian Valley	Issued Permits	21016-30000-10746
LOS ANGELES	2908 W RESERVOIR ST	90026	5401001031		Low Medium I Residential	RD2-1VL	0	21	0.132	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	142-SA205 527	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-30000-06604
LOS ANGELES	1618-1618 1/2 W GRAFTON ST	90026	5419015022		Low Medium I Residential	RD2-1VL	0	21	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A209_254	Silver Lake - Echo Park - Elysian Valley	Issued Permits	21016-10000-04722
LOS ANGELES	2607-2607 1/2 W BELLEVUE AVE	90026	5402009022		Low Medium I Residential	RD2-1VL	0	21	0.162	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	139-SA205 288	Silver Lake - Echo Park - Elysian Valley	Issued Permits	18014-10000-02607
LOS ANGELES	1032 1/4-1/2 N WATERLOO ST	90026	5402029007		Low Medium I Residential	RD2-1VL	0	21	0.172	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	139-SA207 61	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20010-30000-02189
LOS ANGELES	1709 N LUCRETIA AVE	90026	5420029025		Low Medium I Residential	RD2-1VL	0	21	0.0506	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	142-SA209 271	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-10000-17840
LOS ANGELES	602 N DOUGLAS ST	90026	5405015025			RD2-1VL-HPOZ	0	21	0.121	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	136-SA209 172	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-10000-30871
LOS ANGELES	1032-1034 S WEST EDGEWARE ROAD	90026	5405010019			RD2-1VL-HPOZ	0	21	0.125	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138A209_208	Silver Lake - Echo Park - Elysian Valley	Issued Permits	21016-10000-05243
LOS ANGELES	1427-1427 1/2 W ALLISON AVE	90026	5405002014			RD2-1VL-HPOZ	0	21	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138A211_14	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20014-10000-05361
LOS ANGELES	1115 N ALEXANDRIA AVE	90029	5540006015		Community Commercial	RD2-1XL	0	21	0.15	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1448197_639	Hollywood	Issued Permits	20016-10000-14548
LOS ANGELES	2115 N HOLLY DR	90068	5576004056		Community Commercial	RD2-1XL	0	21	0.173	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-SA187 242	Hollywood	Issued Permits	20010-30000-01085
LOS ANGELES	2117-2117 1/2 N HOLLY DR	90068	5576004056		Community Commercial	RD2-1XL	0	21	0.173	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	151-SA187 242	Hollywood	Issued Permits	20010-30000-01087
LOS ANGELES	6325 W PRIMROSE AVE	90068	5576016024		Community Commercial	RD2-1XL	0	21	0.241	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-SA187 154	Hollywood	Issued Permits	16010-10000-04775
LOS ANGELES	6327 1/2 W PRIMROSE AVE	90068	5576016024		Community Commercial	RD2-1XL	0	21	0.241	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-SA187 154	Hollywood	Issued Permits	16010-10000-04773
LOS ANGELES	6327 W PRIMROSE AVE	90068	5576016024		Community Commercial	RD2-1XL	0	21	0.241	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-SA187 154	Hollywood	Issued Permits	16010-10000-04772
LOS ANGELES	6325 1/2 W PRIMROSE AVE	90068	5576016024		Community Commercial	RD2-1XL	0	21	0.241	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-SA187 154	Hollywood	Issued Permits	16010-10000-04774
LOS ANGELES	2543 N BEACHWOOD DR Unit # B	90068	5585008019		Community Commercial	RD2-1XL	0	21	0.1779	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-SA189 390	Hollywood	Issued Permits	17010-20000-00288
LOS ANGELES	2543 N BEACHWOOD DR Unit #C	90068	5585008019		Community Commercial	RD2-1XL	0	21	0.1779	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-SA189 390	Hollywood	Issued Permits	17010-20000-00289
LOS ANGELES	2543 N BEACHWOOD DR Unit # A	90068	5585008019		Community Commercial	RD2-1XL	0	21	0.1779	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-SA189 390	Hollywood	Issued Permits	17010-20000-00287
LOS ANGELES	2441 N BEACHWOOD DR Unit #6,7	90068	5585019016		Community Commercial	RD2-1XL	0	21	0.127	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A189_205	Hollywood	Issued Permits	20016-20000-10349
LOS ANGELES	1222 1/2 W 24TH ST	90731	7460018019		Low Residential	RD2-1XL	0	21	0.124	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	5807-5809 N KESTER AVE	91411	2243015038		Very Low Residential	[Q]RD1.5-1	0	29	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1748149 273	Van Nuys - North Sherman Oaks	Issued Permits	20010-10000-04744
LOS ANGELES	5803-5805 1/2 N KESTER AVE	91411	2243015038		Very Low Residential	[Q]RD1.5-1	0	29	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	1748149 273	Van Nuys - North Sherman Oaks	Issued Permits	20010-10000-04745
LOS ANGELES	5655 N HAZELTINE AVE #1-#3	91401	2245027022		Very Low Residential	[Q]RD1.5-1	0	29	0.1194	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	1748153 569	Van Nuys - North Sherman Oaks	Issued Permits	19010-20000-04499
LOS ANGELES	5653 N HAZELTINE AVE #1-#3	91401	2245027023		Very Low Residential	[Q]RD1.5-1	0	29	0.1214	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	1748153 585	Van Nuys - North Sherman Oaks	Issued Permits	19010-20000-04497
LOS ANGELES	5744 N KESTER AVE 1-4	91411	2244013004		Very Low Residential	[Q]RD1.5-1	0	29	0.1441	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1748149 388	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-01538
LOS ANGELES	14243 W VICTORY BLVD 5	91401	2237020021		Very Low Residential	[Q]RD1.5-1	0	29	0.1492	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808153 1032	Van Nuys - North Sherman Oaks	Issued Permits	20016-10000-17101
LOS ANGELES	3057 N HOLLYCREST DR 1-5	90068	5579039009		Very Low Residential	[Q]RD1.5-1	0	29	0.136	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	1	0	1	157-5A183 40	Hollywood	Issued Permits	19016-30000-03611
LOS ANGELES	4331 1/2 E BEAGLE ST	90032	5214006009		Regional Center Commercial	[Q]RD1.5-1D	0	29	0.075	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A229 359	Northeast Los Angeles	Issued Permits	20010-10000-04053
LOS ANGELES	5239-5241 E HUNTINGTON DR NORTH	90032	5309001026		Regional Center Commercial	[Q]RD1.5-1D	0	29	0.171	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	144A237 55	Northeast Los Angeles	Issued Permits	19010-10000-05553
LOS ANGELES	6715 N SEPULVEDA BLVD	91406	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04533
LOS ANGELES	6705 N SEPULVEDA BLVD	91411	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04547
LOS ANGELES	6705 N SEPULVEDA BLVD	91411	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04554
LOS ANGELES	6705 N SEPULVEDA BLVD	91411	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04561
LOS ANGELES	6705 N SEPULVEDA BLVD	91411	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04553
LOS ANGELES	6707 N SEPULVEDA BLVD	91411	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04537
LOS ANGELES	6705 N SEPULVEDA BLVD	91411	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04541
LOS ANGELES	6705 N SEPULVEDA BLVD	91411	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04538
LOS ANGELES	6711 N SEPULVEDA BLVD	91406	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04535
LOS ANGELES	15111 W LEMAY ST	91406	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04551
LOS ANGELES	6705 N SEPULVEDA BLVD	91411	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04563
LOS ANGELES	15110 W ARCHWOOD ST	91406	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04540
LOS ANGELES	6705 N SEPULVEDA BLVD	91411	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04546
LOS ANGELES	6709 N SEPULVEDA BLVD	91406	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04536
LOS ANGELES	15117 W LEMAY ST	91406	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04562
LOS ANGELES	15105 W LEMAY ST	91406	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04539
LOS ANGELES	6705 N SEPULVEDA BLVD	91411	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04549
LOS ANGELES	6721 N SEPULVEDA BLVD	91406	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04495
LOS ANGELES	6705 N SEPULVEDA BLVD	91411	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04548
LOS ANGELES	6705 N SEPULVEDA BLVD	91411	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04545
LOS ANGELES	6705 N SEPULVEDA BLVD	91411	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04555
LOS ANGELES	6705 N SEPULVEDA BLVD	91411	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04550
LOS ANGELES	6705 N SEPULVEDA BLVD	91411	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04496
LOS ANGELES	6705 N SEPULVEDA BLVD	91411	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04543
LOS ANGELES	6717 N SEPULVEDA BLVD	91411	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04497
LOS ANGELES	15116 W ARCHWOOD ST	91406	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04552
LOS ANGELES	6705 N SEPULVEDA BLVD	91411	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04557
LOS ANGELES	6705 N SEPULVEDA BLVD	91411	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04560
LOS ANGELES	6705 N SEPULVEDA BLVD	91411	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04558
LOS ANGELES	11504 W ARCHWOOD ST	91406	2234021002		Low Residential	[Q]RD1.5-1-RIO	0	29	0.3667	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1808145 181	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-04488
LOS ANGELES	4455-4455 1/2 N COLFAX AVE	91602	2364010045		Low Residential	[Q]RD1.5-1-RIO	0	29	0.132	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1658169 97	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	20010-10000-00471
LOS ANGELES	4453-4453 1/2 N COLFAX AVE	91602	2364010045		Low Residential	[Q]RD1.5-1-RIO	0	29	0.132	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1658169 97	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	20010-10000-00473
LOS ANGELES	6416 W NORMAN AVE	91406	2233005020		Low Residential	[Q]RD1.5-1-RIO	0	29	0.1297	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808141 904	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-03972
LOS ANGELES	3960 N CARPENTER AVE	91604	2369027032		Very Low I Residential	[Q]RD1.5-1VL	0	29	0.4811	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1628169 297	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20016-10000-27044
LOS ANGELES	25200-25200 1/4 S FRAMPTON AVE	90710	7413001015		Low Residential	[Q]RD1.5-1XL	0	29	0.2295	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0368197 293	Wilmington - Harbor City	Issued Permits	19010-10000-06320
LOS ANGELES	25202-25202 1/2 S FRAMPTON AVE	90710	7413001015		Low Residential	[Q]RD1.5-1XL	0	29	0.2295	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0368197 293	Wilmington - Harbor City	Issued Permits	19010-10000-06322
LOS ANGELES	25200 1/2-3/4 S FRAMPTON AVE	90710	7413001015		Low Residential	[Q]RD1.5-1XL	0	29	0.2295	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0368197 293	Wilmington - Harbor City	Issued Permits	19010-10000-06321
LOS ANGELES	2212 S PENMAR AVE	90291	4242029008		Low Residential	[Q]RD1.5-1XL	0	29	0.14	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118149 1232	Venice	Issued Permits	20016-10000-26975
LOS ANGELES	25315-25317 S PETROLEUM AVE	90710	7413013025		Low Residential	[Q]RD1.5-1XL	0	29	0.1285	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0368197 595	Wilmington - Harbor City	Issued Permits	20016-10000-14152
LOS ANGELES	1427-1427 1/2 W 254TH ST	90710	7410005062		Low Residential	[Q]RD1.5-1XL	0	29	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0368193 471	Wilmington - Harbor City	Issued Permits	19010-70000-01177
LOS ANGELES	1429-1429 1/2 W 254TH ST	90710	7410005062		Low Residential	[Q]RD1.5-1XL	0	29	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0368193 471	Wilmington - Harbor City	Issued Permits	19010-70000-01178
LOS ANGELES	2115 S OAK ST	90007	5124013004		Low Residential	[Q]RD1.5-1XL-O-HPOZ	0	29	0.149	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	124-5A203 253	South Los Angeles	Issued Permits	20014-30000-01598
LOS ANGELES	949 W ADAMS BLVD	90007	5124010020		Low Residential	[Q]RD1.5-1XL-O-HPOZ	0	29	0.592	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	123A201 100	South Los Angeles	Issued Permits	20016-10000-33465
LOS ANGELES	4295-4295 1/2 N TUJUNGA AVE	91604	2365030007		Low Residential	T[Q]RD1.5-1VL-RIO	0	29	0.15	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1658173 650	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	19010-20000-02216
LOS ANGELES	4293-4293 1/2 N TUJUNGA AVE	91604	2365030007		Low Residential	T[Q]RD1.5-1VL-RIO	0	29	0.15	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1658173 650	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19010-20000-02213
LOS ANGELES	4297-4297 1/2 N TUJUNGA AVE	91604	2365030007		Low Residential	T[Q]RD1.5-1VL-RIO	0	29	0.15	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1658173 650	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	19010-20000-02215
LOS ANGELES	4299-4299 1/2 N TUJUNGA AVE	91604	2365030007		Low Residential	T[Q]RD1.5-1VL-RIO	0	29	0.15	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1658173 650	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	19010-20000-02214
LOS ANGELES	15965 W VICTORY BLVD 1-5	91406	2233014020		Very Low Residential	R1-1-RIO ; RD1.5-1-RIO	0	29	0.152	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808141 919	Van Nuys - North Sherman Oaks	Issued Permits	20016-20000-20957
LOS ANGELES	6926 N MORELLA AVE # 3	91605	2321016017		Very Low Residential	RD1.5-1	0	29	0.1814	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838169 349	North Hollywood - Valley Village	Issued Permits	20010-30000-01556
LOS ANGELES	6926 N MORELLA AVE # 1 - # 2	91605	2321016017		Very Low Residential	RD1.5-1	0	29	0.1814	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1838169 349	North Hollywood - Valley Village	Issued Permits	20010-30000-01554
LOS ANGELES	6926 N MORELLA AVE #4 - #5	91605	2321016017		Very Low Residential	RD1.5-1	0	29	0.1814	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1838169 349	North Hollywood - Valley Village	Issued Permits	20010-30000-01557
LOS ANGELES	10815-10815 1/2 W HORTENSE ST	91602	2421024012		Very Low Residential	RD1.5-1	0	29	0.1767	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1688173 806	North Hollywood - Valley Village	Issued Permits	20010-10000-04768
LOS ANGELES	10817-10817 1/2 W HORTENSE ST	91602	2421024012		Very Low Residential	RD1.5-1	0	29	0.1767	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1688173 806	North Hollywood - Valley Village	Issued Permits	20010-10000-04767
LOS ANGELES	10863 W HARTSOOK ST	91601	2419008020		Very Low Residential	RD1.5-1	0	29	0.1702	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718173 759	North Hollywood - Valley Village	Issued Permits	19010-10000-04215
LOS ANGELES	10859 W HARTSOOK ST	91601	2419008020		Very Low Residential	RD1.5-1	0	29	0.1702	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718173 759	North Hollywood - Valley Village	Issued Permits	19010-10000-04219
LOS ANGELES	10861 W HARTSOOK ST	91601	2419008020		Very Low Residential	RD1.5-1	0	29	0.1702	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718173 759	North Hollywood - Valley Village	Issued Permits	19010-10000-04217
LOS ANGELES	10861 1/2 W HARTSOOK ST	91601	2419008020		Very Low Residential	RD1.5-1	0	29	0.1702	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718173 759	North Hollywood - Valley Village	Issued Permits	19010-10000-04216
LOS ANGELES	10859 1/2 W HARTSOOK ST	91601	2419008020		Very Low Residential	RD1.5-1	0	29	0.1702	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718173 759	North Hollywood - Valley Village	Issued Permits	19010-10000-04218
LOS ANGELES	1832 S BARRINGTON AVE UNIT 1-12	90025	4262021095		Very Low Residential	RD1.5-1	0	29	0.2727	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268149 971	West Los Angeles	Issued Permits	21016-20000-04985
LOS ANGELES	2322 S COCHRAN AVE	90016	5063008072		Very Low Residential	RD1.5-1	0	29	0.1157	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1238177 1949	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-00477
LOS ANGELES	242 N HOOVER ST UNITS 1-5	90004	5156003027		Very Low Residential	RD1.5-1	0	29	0.2091	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	5	5	139-5A201 242	Westlake	Issued Permits	19010-10000-05045
LOS ANGELES	2553 S THURMAN AVE	90016	5048005037		Very Low Residential	RD1.5-1	0	29	0.281	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	4	4	1238173 765	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-20000-02371
LOS ANGELES	2555 S THURMAN AVE	90016	5048005037		Very Low Residential	RD1.5-1	0	29	0.281	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	4	4	1238173 765	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-20000-02372
LOS ANGELES	3522-3522 1/2 S BRONSON AVE	90018	5044005022		Very Low Residential	RD1.5-1	0	29	0.121	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1208185 1133	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-70000-05039
LOS ANGELES	3524 S BRONSON AVE	90018	5044005022		Very Low Residential	RD1.5-1	0	29	0.121	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208185 1133	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-70000-05038
LOS ANGELES	3651 N REGAL PL Bldg. #2	90068	2425003025		Very Low Residential	RD1.5-1	0	29	0.6515	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1598177 169	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	19010-10000-00485
LOS ANGELES	3651 N REGAL PL Building #-1	90068	2425003051		Very Low Residential	RD1.5-1	0	29	0.0145	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	22	26	1598177 194	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19010-10000-00477
LOS ANGELES	1288 W 39TH PL	90037	5037005011		Very Low Residential	RD1.5-1	0	29	0.1145	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178197 1055	South Los Angeles	Issued Permits	19010-10000-04791
LOS ANGELES	3928-3928 1/2 S NORMANDIE AVE	90037	5037005011		Very Low Residential	RD1.5-1	0	29	0.1145	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1178197 1055	South Los Angeles	Issued Permits	19010-10000-04790
LOS ANGELES	6836 N GENTRY AVE 3	91605	2321022015		Very Low Residential	RD1.5-1	0	29	0.1837	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838165 541	North Hollywood - Valley Village	Issued Permits	20010-30000-03248
LOS ANGELES	6836 N GENTRY AVE 1-2	91605	2321022015		Very Low Residential	RD1.5-1	0	29	0.1837	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1838165 541	North Hollywood - Valley Village	Issued Permits	20010-30000-03247
LOS ANGELES	6836 N GENTRY AVE 4-5	91605	2321022015		Very Low Residential	RD1.5-1	0	29	0.1837	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1838165 541	North Hollywood - Valley Village	Issued Permits	20010-30000-03249
LOS ANGELES	118-118 1/2 S AVENUE

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	5640 1/2-3/4 N AUCKLAND AVE	91601	2415026011		Very Low Residential	RD1.5-1	0	29	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	174B177 405	North Hollywood - Valley Village	Issued Permits	20010-30000-01092
LOS ANGELES	721-721 1/2 W 41ST PL	90037	5019020010		Very Low Residential	RD1.5-1	0	29	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	114A201 39	South Los Angeles	Issued Permits	19010-10000-04705
LOS ANGELES	719-719 1/2 W 41ST PL	90037	5019020010		Very Low Residential	RD1.5-1	0	29	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	114A201 39	South Los Angeles	Issued Permits	19010-10000-04704
LOS ANGELES	2304-2304 1/2 S HAUSER BLVD	90016	5063023025		Very Low Residential	RD1.5-1	0	29	0.139	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	123B177 281	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-10000-04387
LOS ANGELES	2302-2302 1/2 S HAUSER BLVD	90016	5063023025		Very Low Residential	RD1.5-1	0	29	0.139	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	123B177 281	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-10000-04388
LOS ANGELES	1121-1121 1/2 W BROWNING BLVD	90037	5037023021		Very Low Residential	RD1.5-1	0	29	0.179	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	114B197 33	South Los Angeles	Issued Permits	19010-10000-03649
LOS ANGELES	1123-1123 1/2 W BROWNING BLVD	90037	5037023021		Very Low Residential	RD1.5-1	0	29	0.179	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	114B197 33	South Los Angeles	Issued Permits	19010-10000-03650
LOS ANGELES	5529 W HOMESIDE AVE	90016	5048020023		Very Low Residential	RD1.5-1	0	29	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B177 178	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-20000-22687
LOS ANGELES	8506-8508 S VAN NESS AVE	90047	6035029001		Very Low Residential	RD1.5-1	0	29	0.118	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	097-5A191 183	South Los Angeles	Issued Permits	21016-10000-06323
LOS ANGELES	808 1/2 W 163RD ST	90247	6120018039		Very Low Residential	RD1.5-1	0	29	0.158	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	069B197 324	Harbor Gateway	Issued Permits	20016-10000-30332
LOS ANGELES	2726 W GLASSELL ST	90026	5156020007		Very Low Residential	RD1.5-1	0	29	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138A203 431	Westlake	Issued Permits	20014-20000-01378
LOS ANGELES	3870 S BUDLONG AVE 1-3	90037	5037016002		Very Low Residential	RD1.5-1	0	29	0.138	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	117B197 791	South Los Angeles	Issued Permits	20014-20000-00641
LOS ANGELES	6219-6219 1/2 E MONTEREY ROAD	90042	5312003021		Very Low Residential	RD1.5-1	0	29	0.146	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-5A231 147	Northeast Los Angeles	Issued Permits	18016-10000-19058
LOS ANGELES	2528 S CLYDE AVE	90016	5048003044		Very Low Residential	RD1.5-1	0	29	0.127	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B173 694	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-07478
LOS ANGELES	1317 W 36TH PL	90007	5040008002		Very Low Residential	RD1.5-1	0	29	0.157	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B197 1039	South Los Angeles	Issued Permits	20016-70000-03350
LOS ANGELES	6621-6621 1/2 N BECK AVE	91606	2320024017		Very Low Residential	RD1.5-1	0	29	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	180B169 524	North Hollywood - Valley Village	Issued Permits	20010-10000-03749
LOS ANGELES	6619-6619 1/2 N BECK AVE	91606	2320024017		Very Low Residential	RD1.5-1	0	29	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	180B169 524	North Hollywood - Valley Village	Issued Permits	20010-10000-03748
LOS ANGELES	1372-1372 1/2 W 35TH PL	90007	5040005026		Very Low Residential	RD1.5-1	0	29	0.156	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	120B197 853	South Los Angeles	Issued Permits	19010-30000-02542
LOS ANGELES	1370-1370 1/2 W 35TH PL	90007	5040005026		Very Low Residential	RD1.5-1	0	29	0.156	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	120B197 853	South Los Angeles	Issued Permits	19010-30000-02541
LOS ANGELES	1372-1372 1/2 W 35TH PL	90007	5040005026		Very Low Residential	RD1.5-1	0	29	0.156	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B197 853	South Los Angeles	Issued Permits	19010-30002-02542
LOS ANGELES	2202 S THURMAN AVE	90016	5064022016		Very Low Residential	RD1.5-1	0	29	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B177 1476	West Adams - Baldwin Hills - Leimert	Issued Permits	19014-20000-06606
LOS ANGELES	2405 S HAUSER BLVD	90016	5063007098		Very Low Residential	RD1.5-1	0	29	0.1946	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	27	30	123B177 622	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-10000-04872
LOS ANGELES	1231 W LEIGHTON AVE	90037	5037005025		Very Low Residential	RD1.5-1	0	29	0.1549	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	117B197 1096	South Los Angeles	Issued Permits	20010-20000-02188
LOS ANGELES	815 E INDIANA AVE	90291	4239005009		Very Low Residential	RD1.5-1	0	29	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	111B145 984	Venice	Issued Permits	20014-10000-02145
LOS ANGELES	10827 W HUSTON ST LOT #8	91601	2421009019		Very Low Residential	RD1.5-1	0	29	0.1478	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B173 99	North Hollywood - Valley Village	Issued Permits	18010-20000-05165
LOS ANGELES	10827 W HUSTON ST LOT #2	91601	2421009019		Very Low Residential	RD1.5-1	0	29	0.1478	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B173 99	North Hollywood - Valley Village	Issued Permits	18010-20000-05159
LOS ANGELES	10827 W HUSTON ST LOT #6	91601	2421009019		Very Low Residential	RD1.5-1	0	29	0.1478	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B173 99	North Hollywood - Valley Village	Issued Permits	18010-20000-05163
LOS ANGELES	10827 W HUSTON ST LOT #5	91601	2421009019		Very Low Residential	RD1.5-1	0	29	0.1478	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B173 99	North Hollywood - Valley Village	Issued Permits	18010-20000-05162
LOS ANGELES	10827 W HUSTON ST LOT #3	91601	2421009019		Very Low Residential	RD1.5-1	0	29	0.1478	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B173 99	North Hollywood - Valley Village	Issued Permits	18010-20000-05160
LOS ANGELES	10827 W HUSTON ST LOT #1	91601	2421009019		Very Low Residential	RD1.5-1	0	29	0.1478	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B173 99	North Hollywood - Valley Village	Issued Permits	18010-20000-05158
LOS ANGELES	10827 W HUSTON ST LOT #7	91601	2421009019		Very Low Residential	RD1.5-1	0	29	0.1478	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B173 99	North Hollywood - Valley Village	Issued Permits	18010-20000-05164
LOS ANGELES	10827 W HUSTON ST LOT #4	91601	2421009019		Very Low Residential	RD1.5-1	0	29	0.1478	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B173 99	North Hollywood - Valley Village	Issued Permits	18010-20000-05161
LOS ANGELES	2816 S WELLINGTON ROAD	90016	5050015010		Very Low Residential	RD1.5-1	0	29	0.145	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B185 1064	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-20000-13080
LOS ANGELES	4438-4438 1/2 S LIMA ST	90011	5106002019		Very Low Residential	RD1.5-1	0	29	0.31	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	112-5A213 187	Southeast Los Angeles	Issued Permits	19010-10000-01788
LOS ANGELES	4436-4436 1/2 S LIMA ST	90011	5106002019		Very Low Residential	RD1.5-1	0	29	0.31	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	112-5A213 187	Southeast Los Angeles	Issued Permits	19010-10000-01787
LOS ANGELES	5321-5321 1/2 E OAKLAND ST	90032	5219003017		Very Low Residential	RD1.5-1	0	29	0.164	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	144A237 158	Northeast Los Angeles	Issued Permits	20010-10000-04627
LOS ANGELES	5323-5323 1/2 E OAKLAND ST	90032	5219003017		Very Low Residential	RD1.5-1	0	29	0.164	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	144A237 158	Northeast Los Angeles	Issued Permits	20010-10000-04626
LOS ANGELES	6640 N IRVINE AVE #1 - #6	91606	2320025004		Very Low Residential	RD1.5-1	0	29	0.179	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	180B169 416	North Hollywood - Valley Village	Issued Permits	19016-20001-24868
LOS ANGELES	910-910 1/2 W 71ST ST	90044	6013001017		Very Low Residential	RD1.5-1	0	29	0.0909	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	102B197 994	South Los Angeles	Issued Permits	20014-20000-00378
LOS ANGELES	2133 1/4 S CARMONA AVE	90016	5063013021		Very Low Residential	RD1.5-1	0	29	0.1384	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B177 1596	West Adams - Baldwin Hills - Leimert	Issued Permits	18010-10002-02652
LOS ANGELES	2133 1/4 S CARMONA AVE	90016	5063013021		Very Low Residential	RD1.5-1	0	29	0.1384	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B177 1596	West Adams - Baldwin Hills - Leimert	Issued Permits	18010-10005-02652
LOS ANGELES	4823-4823 1/2 N RIVERTON AVE	91601	2421013032		Very Low Residential	RD1.5-1	0	29	0.1584	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	168B177 446	North Hollywood - Valley Village	Issued Permits	19010-30000-05058
LOS ANGELES	4825-4825 1/2 N RIVERTON AVE	91601	2421013032		Very Low Residential	RD1.5-1	0	29	0.1584	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	168B177 446	North Hollywood - Valley Village	Issued Permits	19010-30000-05059
LOS ANGELES	10807-10807 1/2 W PEACH GROVE ST	91601	2421012014		Very Low Residential	RD1.5-1	0	29	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	168B177 293	North Hollywood - Valley Village	Issued Permits	19010-70000-03109
LOS ANGELES	10809-10809 1/2 W PEACH GROVE ST	91601	2421012014		Very Low Residential	RD1.5-1	0	29	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	168B177 293	North Hollywood - Valley Village	Issued Permits	19010-70000-03110
LOS ANGELES	3806-3808 S BUDLONG AVE	90037	5037016026		Very Low Residential	RD1.5-1	0	29	0.162	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	117B197 569	South Los Angeles	Issued Permits	20010-10000-03187
LOS ANGELES	1138-1138 1/2 W 38TH ST	90037	5037016026		Very Low Residential	RD1.5-1	0	29	0.162	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	117B197 569	South Los Angeles	Issued Permits	20010-10000-03186
LOS ANGELES	847 W 79TH ST	90044	6020014028		Very Low Residential	RD1.5-1	0	29	0.131	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	099B197 453	South Los Angeles	Issued Permits	20010-10000-02271
LOS ANGELES	845-845 1/2 W 79TH ST	90044	6020014028		Very Low Residential	RD1.5-1	0	29	0.131	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	099B197 453	South Los Angeles	Issued Permits	20010-10000-02272
LOS ANGELES	14014 W BURBANK BLVD	91401	2247007024		Very Low Residential	RD1.5-1	0	29	0.1492	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	174B153 824	Van Nuys - North Sherman Oaks	Issued Permits	20014-30000-02501
LOS ANGELES	6901 N HINDS AVE	91605	2321014012		Very Low Residential	RD1.5-1	0	29	0.1814	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	183B169 431	North Hollywood - Valley Village	Issued Permits	19010-10000-03575
LOS ANGELES	11853-11853 1/2 W DEHOUGNE ST	91605	2321014012		Very Low Residential	RD1.5-1	0	29	0.1814	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	183B169 431	North Hollywood - Valley Village	Issued Permits	19010-10000-03577
LOS ANGELES	11851-11851 1/2 W DEHOUGNE ST	91605	2321014012		Very Low Residential	RD1.5-1	0	29	0.1814	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	183B169 431	North Hollywood - Valley Village	Issued Permits	19010-10000-03576
LOS ANGELES	1612 W 206TH ST 1-4	90501	7351008010		Very Low Residential	RD1.5-1	0	29	0.1606	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	054B193 272	Harbor Gateway	Issued Permits	18010-30000-03281
LOS ANGELES	120-120 1/2 E 29TH ST	90011	5128004004		Very Low Residential	RD1.5-1	0	29	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	120A205 256	Southeast Los Angeles	Issued Permits	21010-10000-00563
LOS ANGELES	122-122 1/2 E 29TH ST	90011	5128004004		Very Low Residential	RD1.5-1	0	29	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	120A205 256	Southeast Los Angeles	Issued Permits	21010-10000-00562
LOS ANGELES	2230-2230 1/2 S HAUSER BLVD	90016	5063024017		Very Low Residential	RD1.5-1	0	29	0.1394	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	123B177 211	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-10000-01564
LOS ANGELES	1913 S RIDGELEY DR	90016	5064007006		Very Low Residential	RD1.5-1	0	29	0.1146	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B177 986	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-20000-29048
LOS ANGELES	517 W 79TH ST #1-4	90044	6020016015		Very Low Residential	RD1.5-1	0	29	0.171	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	0	4	099B201 509	South Los Angeles	Issued Permits	19014-20000-02558
LOS ANGELES	12644 W OXNARD ST	91606	2341004012		Very Low Residential	RD1.5-1	0	29	0.1691	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	177B161 918	North Hollywood - Valley Village	Issued Permits	19010-70000-06163
LOS ANGELES	12646-12646 1/2 W OXNARD ST	91606	2341004012		Very Low Residential	RD1.5-1	0	29	0.1691	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	177B161 918	North Hollywood - Valley Village	Issued Permits	19010-70000-06165
LOS ANGELES	12648-12648 1/2 W OXNARD ST	91606	2341004012		Very Low Residential	RD1.5-1	0	29	0.1691	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	177B161 918	North Hollywood - Valley Village	Issued Permits	19010-70000-06166
LOS ANGELES	1261 W ROLLAND CURTIS PL	90037	5037011016		Very Low Residential	RD1.5-1	0	29	0.12	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	117B197 624	South Los Angeles	Issued Permits	19010-70000-06087
LOS ANGELES	1263-1263 1/2 W ROLLAND CURTIS PL	90037	5037011016		Very Low Residential	RD1.5-1	0	29	0.12	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	117B197 624	South Los Angeles	Issued Permits	19010-70000-06086
LOS ANGELES	1269 W ROLLAND CURTIS PL	90037	5037011017		Very Low Residential	RD1.5-1	0	29	0.12	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	117B197 623	South Los Angeles	Issued Permits	19010-70000-06083
LOS ANGELES	1267-1267 1/2 W ROLLAND CURTIS PL	90037	5037011017		Very Low Residential	RD1.5-1	0	29	0.12	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	117B197 623	South Los Angeles	Issued Permits	19010-70000-06084
LOS ANGELES	11833 W GILMORE ST 1-18	91606	2322017055		Very Low Residential	RD1.5-1	0	29	0.3007	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	180B169 939	North Hollywood - Valley Village	Issued Permits	20016-20000-17083
LOS ANGELES	2728 S SYCAMORE AVE	90016	5049017025		Very Low Residential	RD1.5-1	0	29	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B177 1442	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-16772
LOS ANGELES	441 W 84TH PL	90003	6032034012		Very Low Residential	RD1.5-1	0	29	0.1163	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	097-5A201 58	South Los Angeles	Issued Permits	19014-70000-06868
LOS ANGELES	115 E 31ST ST 4	90011	5128005040		Very Low Residential	RD1.5-1	0	29	0.143	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120A205 343	Southeast Los Angeles	Issued Permits	21016-10000-08311
LOS ANGELES	1085-1 1/2 W HESBY ST	91601	2419006012		Very Low Residential	RD1.5-1	0	29	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	171B173 1043	North Hollywood - Valley Village	Issued Permits	20014-20000-05022
LOS ANGELES	331 1/4 E 52ND ST	90011	5109024024		Very Low Residential	RD1.5-1	0	29	0.218	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	108B205 64	Southeast Los Angeles	Issued Permits	21010-30000-02044
LOS ANGELES	8770 W GUTHRIE AVE	90034	4320023001		Very Low Residential	RD1.5-1	0	29	0.1446	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B169 675	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-30000-07747
LOS ANGELES	8774 W GUTHRIE AVE	90034	4320023001		Very Low Residential	RD1.5-1	0	29	0.1446	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B169 675	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-30000-01279
LOS ANGELES	2220-2220 1/2 S CARMONA AVE	90016	5063007072		Very Low Residential	RD1.5-1	0	29	0.1394	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	123B177 152	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-01751
LOS ANGELES	2218-2218 1/2 S CARMONA AVE	90016	5063007072		Very Low Residential	RD1.5-1	0	29	0.1394	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	123B177 152	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-01750
LOS ANGELES	5401 W CARLIN ST	90016	5043010018		Very Low Residential	RD1.5-1	0	29	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B177 1402	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-70000-06177
LOS ANGELES	5403-5405 W CARLIN ST	90016	5043010018		Very Low Residential	RD1.5-1	0	29	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	123B177 1402	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-70000-06176
LOS ANGELES	6007 N FAIR AVE UNIT A	91606	2337006007		Very Low Residential	RD1.5-1	0	29	0.2293	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	177B173 1089	North Hollywood - Valley Village	Issued Permits	17010-20000-04299
LOS ANGELES	6013 N FAIR AVE UNIT B	91606	2337006007		Very Low Residential	RD1.5-1	0	29	0.2293	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	177B173 1089	North Hollywood - Valley Village	Issued Permits	17010-20000-04300
LOS ANGELES	6011-6011 1/2 N FAIR AVE UNIT D	91606	2337006007		Very Low Residential	RD1.5-1	0	29	0.2293	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	177B173 1089	North Hollywood - Valley Village	Issued Permits	17010-20000-04302
LOS ANGELES	6009-6009 1/2 N FAIR AVE UNIT C	91606	2337006007		Very Low Residential	RD1.5-1	0	29	0.2293	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	177B173 1089	North Hollywood - Valley Village	Issued Permits	17010-20000-04301
LOS ANGELES	2300-2310 S THURMAN AVE	90016	5064023018		Very Low Residential	RD1.5-1	0	29	0.132	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B173 60	West Adams - Baldwin Hills - Leimert	Issued Permits	18010-30000-06266
LOS ANGELES	2300-2310 S THURMAN AVE	90016	5064023018		Very Low Residential	RD1.5-1	0	29	0.132	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B173 60	West Adams - Baldwin Hills - Leimert	Issued Permits	18010-30000-06268
LOS ANGELES	2300-2310 S THURMAN AVE	90016	5064023018		Very Low Residential	RD1.5-1	0	29	0.132	Residential - Three Units (Any

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	1503 W 207TH ST #2	90501	7351013017		Very Low Residential	RD1.5-1	0	29	0.1606	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	054B193 287	Harbor Gateway	Issued Permits	19010-10000-01869
LOS ANGELES	1503 W 207TH ST #4	90501	7351013017		Very Low Residential	RD1.5-1	0	29	0.1606	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	054B193 287	Harbor Gateway	Issued Permits	19010-10000-01871
LOS ANGELES	1503 W 207TH ST #8	90501	7351013017		Very Low Residential	RD1.5-1	0	29	0.1606	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	054B193 287	Harbor Gateway	Issued Permits	19010-10000-01875
LOS ANGELES	1503 W 207TH ST #9	90501	7351013017		Very Low Residential	RD1.5-1	0	29	0.1606	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	054B193 287	Harbor Gateway	Issued Permits	19010-10000-01876
LOS ANGELES	1503 W 207TH ST #6	90501	7351013017		Very Low Residential	RD1.5-1	0	29	0.1606	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	054B193 287	Harbor Gateway	Issued Permits	19010-10000-01873
LOS ANGELES	1503 W 207TH ST #3	90501	7351013017		Very Low Residential	RD1.5-1	0	29	0.1606	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	054B193 287	Harbor Gateway	Issued Permits	19010-10000-01870
LOS ANGELES	5335 W HOMESIDE AVE	90016	5043021022		Very Low Residential	RD1.5-1	0	29	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B177 430	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-70000-05245
LOS ANGELES	5337 W HOMESIDE AVE	90016	5043021022		Very Low Residential	RD1.5-1	0	29	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	120B177 430	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-70000-05246
LOS ANGELES	1621-1621 1/2 W 204TH ST	90501	7351005010		Very Low Residential	RD1.5-1	0	29	0.155	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	054B193 107	Harbor Gateway	Issued Permits	20010-30000-03138
LOS ANGELES	1623-1623 1/2 W 204TH ST	90501	7351005010		Very Low Residential	RD1.5-1	0	29	0.155	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	054B193 107	Harbor Gateway	Issued Permits	20010-30000-03139
LOS ANGELES	7419 W VALMONT ST	91042	2558023014		Very Low Residential	RD1.5-1	0	29	0.1264	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	204A197 489	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	19010-20000-03872
LOS ANGELES	6212 N CAHUENGA BLVD	91606	2414019029		Very Low Residential	RD1.5-1	0	29	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	177B177 261	North Hollywood - Valley Village	Issued Permits	20010-20000-04631
LOS ANGELES	3928-3928 1/2 S WISCONSIN ST	90037	5037019021		Very Low Residential	RD1.5-1	0	29	0.156	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	117B197 965	South Los Angeles	Issued Permits	20010-10000-02981
LOS ANGELES	3930-3930 1/2 S WISCONSIN ST	90037	5037019021		Very Low Residential	RD1.5-1	0	29	0.156	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	117B197 965	South Los Angeles	Issued Permits	20010-10000-02982
LOS ANGELES	7147-7147 1/2 S LA CIENEGA BLVD	90045	4103015009		Very Low Residential	RD1.5-1	0	29	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	099B173 41	Westchester - Playa del Rey	Issued Permits	19010-10000-05750
LOS ANGELES	7149-7149 1/2 S LA CIENEGA BLVD	90045	4103015009		Very Low Residential	RD1.5-1	0	29	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	099B173 41	Westchester - Playa del Rey	Issued Permits	19010-10000-05751
LOS ANGELES	5648-5648 1/2 N AUCKLAND AVE	91601	2415026012		Very Low Residential	RD1.5-1	0	29	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	174B177 387	North Hollywood - Valley Village	Issued Permits	20010-10000-02587
LOS ANGELES	5650-5650 1/2 N AUCKLAND AVE	91601	2415026012		Very Low Residential	RD1.5-1	0	29	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	174B177 387	North Hollywood - Valley Village	Issued Permits	20010-10000-02586
LOS ANGELES	5112 N CAHUENGA BLVD 1-4	91601	2419017014		Very Low Residential	RD1.5-1	0	29	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	171B177 910	North Hollywood - Valley Village	Issued Permits	19010-20000-05321
LOS ANGELES	5108 N CAHUENGA BLVD 1-4	91601	2419017015		Very Low Residential	RD1.5-1	0	29	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	171B177 943	North Hollywood - Valley Village	Issued Permits	19010-20000-05320
LOS ANGELES	719 1/2 E SUNSET AVE	90291	4240017006		Very Low Residential	RD1.5-1	0	29	0.133	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	111B145 908	Venice	Issued Permits	20016-30000-17435
LOS ANGELES	5405 E HUNTINGTON DR NORT	90032	5309018018		Very Low Residential	RD1.5-1	0	29	0.115	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-SA237 140	Northeast Los Angeles	Issued Permits	20010-10000-01131
LOS ANGELES	5407-5407 1/2 E HUNTINGTON DR NORTH	90032	5309018018		Very Low Residential	RD1.5-1	0	29	0.115	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	145-SA237 140	Northeast Los Angeles	Issued Permits	20010-10000-01130
LOS ANGELES	5401 E HUNTINGTON DR NORTH	90032	5309018019		Very Low Residential	RD1.5-1	0	29	0.108	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	145-SA237 146	Northeast Los Angeles	Issued Permits	20010-10000-01134
LOS ANGELES	5401 E HUNTINGTON DR NORTH	90032	5309018019		Very Low Residential	RD1.5-1	0	29	0.108	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-SA237 146	Northeast Los Angeles	Issued Permits	20010-10000-01135
LOS ANGELES	5403 E HUNTINGTON DR NORTH	90032	5309018019		Very Low Residential	RD1.5-1	0	29	0.108	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-SA237 146	Northeast Los Angeles	Issued Permits	20010-10001-01135
LOS ANGELES	5401-5401 1/2 E HUNTINGTON DR NORTH	90032	5309018019		Very Low Residential	RD1.5-1	0	29	0.108	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	145-SA237 146	Northeast Los Angeles	Issued Permits	20010-10001-01134
LOS ANGELES	4157-4157 1/2 S NORMANDIE AVE	90037	5021016033		Very Low Residential	RD1.5-1	0	29	0.1423	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	114B193 799	South Los Angeles	Issued Permits	20010-10000-02877
LOS ANGELES	4159-4159 1/2 S NORMANDIE AVE	90037	5021016033		Very Low Residential	RD1.5-1	0	29	0.1423	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	114B193 799	South Los Angeles	Issued Permits	20010-10000-02876
LOS ANGELES	5700-5700 1/2 S BUDLONG AVE	90037	5002017001		Very Low Residential	RD1.5-1	0	29	0.112	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	108B197 1223	South Los Angeles	Issued Permits	20016-20000-30991
LOS ANGELES	22605-22607 S HARVARD BLVD	90047	7347010016		Very Low Residential	RD1.5-1	0	29	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	045B193 155	Harbor Gateway	Issued Permits	20010-30000-00391
LOS ANGELES	22601-22603 S HARVARD BLVD	90047	7347010016		Very Low Residential	RD1.5-1	0	29	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	045B193 155	Harbor Gateway	Issued Permits	20010-30000-00390
LOS ANGELES	2212-2218 W LAVERNA AVE	90041	5685011003		Very Low Residential	RD1.5-1	0	29	0.1625	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	160-SA221 280	Northeast Los Angeles	Issued Permits	20014-30000-02196
LOS ANGELES	936 1/2 W 78TH ST	90044	6020013008		Very Low Residential	RD1.5-1	0	29	0.1313	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	099B197 435	South Los Angeles	Issued Permits	20010-30000-03039
LOS ANGELES	936-938 W 78TH ST	90044	6020013008		Very Low Residential	RD1.5-1	0	29	0.1313	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	099B197 435	South Los Angeles	Issued Permits	20010-30000-03038
LOS ANGELES	368-368 1/2 S LESLIE WAY	90042	5492005005		Very Low Residential	RD1.5-1	0	29	0.1285	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A229 230	Northeast Los Angeles	Issued Permits	20016-10000-22883
LOS ANGELES	5432 W WESTHAVEN ST	90016	5043009005		Very Low Residential	RD1.5-1	0	29	0.1157	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B177 1258	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-32815
LOS ANGELES	2008 S CHARITON ST	90034	4302034009		Very Low Residential	RD1.5-1	0	29	0.1301	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B173 791	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-00343
LOS ANGELES	2817 S MANSFIELD AVE	90016	5049028021		Very Low Residential	RD1.5-1	0	29	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B177 116	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-30000-01122
LOS ANGELES	2303 S SPAULDING AVE	90016	5064028018		Very Low Residential	RD1.5-1	0	29	0.1141	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B173 1043	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-31610
LOS ANGELES	1159 1/2 W 37TH ST A-E	90007	5040030013		Very Low Residential	RD1.5-1	0	29	0.162	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B197 1106	South Los Angeles	Issued Permits	18010-10002-05346
LOS ANGELES	5355 E OAKLAND ST Unit 1-5	90032	5219003023		Very Low Residential	RD1.5-1	0	29	0.181	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	144A237 132	Northeast Los Angeles	Issued Permits	20014-20000-01172
LOS ANGELES	8802 W CATTARAUGUS AVE	90034	4312005002		Very Low Residential	RD1.5-1	0	29	0.102	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B169 722	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-23250
LOS ANGELES	4831-4833 N RIVERTON AVE	91601	2421013033		Very Low Residential	RD1.5-1	0	29	0.1584	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	168B177 433	North Hollywood - Valley Village	Issued Permits	19010-20000-04021
LOS ANGELES	4827-4829 N RIVERTON AVE	91601	2421013033		Very Low Residential	RD1.5-1	0	29	0.1584	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	168B177 433	North Hollywood - Valley Village	Issued Permits	19010-20000-04020
LOS ANGELES	1112 3/4 W BROWNING BLVD	90037	5037025003		Very Low Residential	RD1.5-1	0	29	0.179	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	114B197 91	South Los Angeles	Issued Permits	19016-30000-08141
LOS ANGELES	1802 S CARMONA AVE	90019	5064010011		Very Low Residential	RD1.5-1	0	29	0.1166	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B177 879	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-20000-01881
LOS ANGELES	1750 W COLORADO BLVD B1 & B2	90041	5689003027		Very Low Residential	RD1.5-1	0	29	0.165	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	162A225 148	Northeast Los Angeles	Issued Permits	18016-20000-16064
LOS ANGELES	1750 W COLORADO BLVD A1 & A2	90041	5689003027		Very Low Residential	RD1.5-1	0	29	0.165	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	162A225 148	Northeast Los Angeles	Issued Permits	18016-20000-16060
LOS ANGELES	1750 W COLORADO BLVD C1 & C2	90041	5689003027		Very Low Residential	RD1.5-1	0	29	0.165	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	162A225 148	Northeast Los Angeles	Issued Permits	18016-20000-16065
LOS ANGELES	6852 N SIMPSON AVE 1-10	91605	2321018019		Very Low Residential	RD1.5-1	0	29	0.1549	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	183B169 490	North Hollywood - Valley Village	Issued Permits	20016-10000-22985
LOS ANGELES	327 1/4 N WELCOME ST	90026	5159019016		Very Low Residential	RD1.5-1	0	29	0.11	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	136-SA207 363	Westlake	Issued Permits	19010-10000-04018
LOS ANGELES	12107-12109 W OTSEGO ST	91607	2356002019		Very Low Residential	RD1.5-1	0	29	0.1357	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	171B165 801	North Hollywood - Valley Village	Issued Permits	20016-22000-27099
LOS ANGELES	3409 N FLETCHER DR LOT 4	90065	5458024038		Public Facilities	RD1.5-1-CDO	0	29	0.2053	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	154-SA215 57	Northeast Los Angeles	Issued Permits	19010-20000-01567
LOS ANGELES	3409 N FLETCHER DR LOT 2	90065	5458024038		Public Facilities	RD1.5-1-CDO	0	29	0.2053	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	154-SA215 57	Northeast Los Angeles	Issued Permits	19010-20000-01565
LOS ANGELES	3409 N FLETCHER DR LOT 8	90065	5458024038		Public Facilities	RD1.5-1-CDO	0	29	0.2053	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	154-SA215 57	Northeast Los Angeles	Issued Permits	19010-20000-01571
LOS ANGELES	3409 N FLETCHER DR LOT 10	90065	5458024038		Public Facilities	RD1.5-1-CDO	0	29	0.2053	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	154-SA215 57	Northeast Los Angeles	Issued Permits	19010-20000-01573
LOS ANGELES	3409 N FLETCHER DR LOT 1	90065	5458024038		Public Facilities	RD1.5-1-CDO	0	29	0.2053	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	154-SA215 57	Northeast Los Angeles	Issued Permits	19010-20000-01564
LOS ANGELES	3409 N FLETCHER DR LOT 9	90065	5458024038		Public Facilities	RD1.5-1-CDO	0	29	0.2053	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	154-SA215 57	Northeast Los Angeles	Issued Permits	19010-20000-01572
LOS ANGELES	3409 N FLETCHER DR LOT 3	90065	5458024038		Public Facilities	RD1.5-1-CDO	0	29	0.2053	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	154-SA215 57	Northeast Los Angeles	Issued Permits	19010-20000-01566
LOS ANGELES	3409 N FLETCHER DR LOT 11	90065	5458024038		Public Facilities	RD1.5-1-CDO	0	29	0.2053	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	154-SA215 57	Northeast Los Angeles	Issued Permits	19010-20000-01574
LOS ANGELES	4409-4411 N VERDUGO ROAD	90065	5582027003		Public Facilities	RD1.5-1-CDO	0	29	0.101	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	159A217 115	Northeast Los Angeles	Issued Permits	19010-10000-00219
LOS ANGELES	1310 W 25TH ST	90007	5055004033		Low I Residential	RD1.5-1-CPIO	0	29	0.135	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B197 764	South Los Angeles	Issued Permits	20014-10000-02941
LOS ANGELES	1871-1871 1/2 W 24TH ST	90018	5058022023		Low I Residential	RD1.5-1-CPIO	0	29	0.153	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	123B193 329	South Los Angeles	Issued Permits	19010-10000-02329
LOS ANGELES	1869-1869 1/2 W 24TH ST	90018	5058022023		Low I Residential	RD1.5-1-CPIO	0	29	0.153	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	123B193 329	South Los Angeles	Issued Permits	19010-10000-02328
LOS ANGELES	3553 E PERCY ST 1-2	90023	5188006021		Public Facilities	RD1.5-1-CUGU	0	29	0.207	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	121-SA227 138	Boyle Heights	Issued Permits	19010-70000-04252
LOS ANGELES	3553 E PERCY ST 3-4	90023	5188006021		Public Facilities	RD1.5-1-CUGU	0	29	0.207	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	121-SA227 138	Boyle Heights	Issued Permits	19010-70000-04253
LOS ANGELES	3555 E PERCY ST 1-2	90023	5188006021		Public Facilities	RD1.5-1-CUGU	0	29	0.207	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	121-SA227 138	Boyle Heights	Issued Permits	19010-70000-04254
LOS ANGELES	431-431 1/2 S MATHEWS ST	90033	5185001006		Public Facilities	RD1.5-1-CUGU	0	29	0.138	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126A223 175	Boyle Heights	Issued Permits	21014-10000-00668
LOS ANGELES	2831-2831 1/2 E 6TH ST	90023	5185018022		Public Facilities	RD1.5-1-CUGU	0	29	0.2054	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	124-SA225 244	Boyle Heights	Issued Permits	19010-20000-01494
LOS ANGELES	2833-2833 1/2 E 6TH ST	90023	5185018022		Public Facilities	RD1.5-1-CUGU	0	29	0.2054	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	124-SA225 244	Boyle Heights	Issued Permits	19010-20000-01495
LOS ANGELES	929-929 1/2 S LORENA ST	90023	5188022013		Public Facilities	RD1.5-1-CUGU	0	29	0.137	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	121-SA225 144	Boyle Heights	Issued Permits	20010-70000-00898
LOS ANGELES	931-931 1/2 S LORENA ST	90023	5188022013		Public Facilities	RD1.5-1-CUGU	0	29	0.137	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	121-SA225 144	Boyle Heights	Issued Permits	20010-70000-00899
LOS ANGELES	2817-2817 1/2 E FOLSOM ST	90033	5178010004		Public Facilities	RD1.5-1-CUGU	0	29	0.134	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129A227 413	Boyle Heights	Issued Permits	20016-30000-22986
LOS ANGELES	3516 1/2 E SABINA ST	90023	5188006005		Public Facilities	RD1.5-1-CUGU	0	29	0.207	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	121-SA227 65	Boyle Heights	Issued Permits	20010-20000-01442
LOS ANGELES	358-358 1/2 N CHICAGO ST	90033	5175012015		Public Facilities	RD1.5-1-CUGU	0	29	0.1469	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	129A223 35	Boyle Heights	Issued Permits	19010-20000-06545
LOS ANGELES	356-356 1/2 N CHICAGO ST	90033	5175012015		Public Facilities	RD1.5-1-CUGU	0	29	0.1469	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	129A223 35	Boyle Heights	Issued Permits	19010-20000-06542
LOS ANGELES	2522-2522 1/2 E BOULDER ST	90033	5177026005		Public Facilities	RD1.5-1-CUGU	0	29	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	129A225 158	Boyle Heights	Issued Permits	20010-10000-04111
LOS ANGELES	2520-2520 1/2 E BOULDER ST	90033	5177026005		Public Facilities	RD1.5-1-CUGU	0	29	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	129A225 158	Boyle Heights	Issued Permits	20010-10000-04112
LOS ANGELES	129-131 1/2 N INDIANA ST	90063	5179018014		Public Facilities	RD1.5-1-CUGU	0	29	0.119	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	124-SA229 19	Boyle Heights	Issued Permits	20016-10000-19807
LOS ANGELES	2728 1/4-2730 1/4 E OREGON ST	90023	5185034023		Public Facilities	RD1.5-1-CUGU	0	29	0.1618	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	123A223 31	Boyle Heights	Issued Permits	20010-20000-01520
LOS ANGELES	2734 1/4-3/4 E OREGON ST	90023	5185034024		Public Facilities	RD1.5-1-CUGU	0	29	0.1618	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	123A223 38	Boyle Heights	Issued Permits	20010-20000-01533
LOS ANGELES	3552 E 7TH ST	90023	5188014005		Public Facilities	RD1.5-1-CUGU	0	29	0.199	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120A227 87	Boyle Heights	Issued Permits	19010-70000-02973
LOS ANGELES	3554-3554 1/2 E 7TH ST	90023	5188014005		Public

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	533 E GRAND BLVD	90291	4238016010		Low Residential	RD1.5-1-O	0	29	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088145 1894	Venice	Issued Permits	19010-10000-05807
LOS ANGELES	2725 1/2 S MENLO AVE	90007	5055009017		Low Residential	RD1.5-1-O	0	29	0.1721	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238197 1515	South Los Angeles	Issued Permits	20016-20000-21945
LOS ANGELES	2729 1/4 S MENLO AVE	90007	5055009018		Low Residential	RD1.5-1-O	0	29	0.1721	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238197 1540	South Los Angeles	Issued Permits	20016-20000-21920
LOS ANGELES	1669-1669 1/2 S LONGWOOD AVE	90019	5067006031		Low Residential	RD1.5-1-O	0	29	0.13	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268181 52	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-23087
LOS ANGELES	1813-1821 S PANDORA AVE	90025	4317002026		Low Residential	RD1.5-1-O	0	29	0.244	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	14	14	1328157 846	West Los Angeles	Issued Permits	19010-30000-02934
LOS ANGELES	1845-1847 S VINEYARD AVE	90019	5071023021		Low Residential	RD1.5-1-O	0	29	0.161	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1268185 832	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-10000-05326
LOS ANGELES	4601-4603 W PICKFORD ST	90019	5071023021		Low Residential	RD1.5-1-O	0	29	0.161	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1268185 832	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-10000-05325
LOS ANGELES	4556 1/2 W ST CHARLES PL	90019	5071014035		Low Residential	RD1.5-1-O	0	29	0.161	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268185 185	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-20000-23865
LOS ANGELES	4704-4706 W VENICE BLVD	90019	5071017004		Low Residential	RD1.5-1-O	0	29	0.099	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1298185 1213	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-20000-02383
LOS ANGELES	4711-4713 W LOMITA ST	90019	5071017004		Low Residential	RD1.5-1-O	0	29	0.099	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1298185 1213	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-20000-02382
LOS ANGELES	4628 W ST CHARLES PL	90019	5071019036		Low Residential	RD1.5-1-O	0	29	0.161	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268185 121	West Adams - Baldwin Hills - Leimert	Issued Permits	18016-10001-36535
LOS ANGELES	1802-1802 1/2 S HIGHLAND AVE	90019	5067011023		Low Residential	RD1.5-1-O	0	29	0.143	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1268181 734	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-03274
LOS ANGELES	4866-4866 1/2 W PICKFORD ST	90019	5067011023		Low Residential	RD1.5-1-O	0	29	0.143	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1268181 734	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-03275
LOS ANGELES	2813-2815 S OCEAN FRONT WALK	90291	4226021014		Low Residential	RD1.5-1-O	0	29	0.0578	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	1	1	2	1058145 389	Venice	Issued Permits	20016-10000-28724
LOS ANGELES	4555-4555 1/2 W SATURN ST	90019	5071013063		Low Residential	RD1.5-1-O	0	29	0.161	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1268185 419	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-30000-00081
LOS ANGELES	4551-4551 1/2 W SATURN ST	90019	5071013063		Low Residential	RD1.5-1-O	0	29	0.161	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1268185 419	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-30000-00080
LOS ANGELES	4525-4525 1/2 W ST ELMO DR	90019	5071012047		Low Residential	RD1.5-1-O	0	29	0.161	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1268185 612	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-03723
LOS ANGELES	4523-4523 1/2 W ST ELMO DR	90019	5071012047		Low Residential	RD1.5-1-O	0	29	0.161	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1268185 612	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-03722
LOS ANGELES	453 N STANLEY AVE 1-4	90036	5527026007		Low Residential	RD1.5-1-O	0	29	0.146	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	1418177 1225	Wilshire	Issued Permits	18010-20000-03540
LOS ANGELES	2688-2688 1/4 S ORCHARD AVE	90007	5055026040		Low Residential	RD1.5-1-O	0	29	0.0408	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238197 1842	South Los Angeles	Issued Permits	21016-30000-01692
LOS ANGELES	2688 1/2-2/4 S ORCHARD AVE	90007	5055026041		Low Residential	RD1.5-1-O	0	29	0.0412	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238197 1843	South Los Angeles	Issued Permits	21016-30000-01693
LOS ANGELES	2684-2684 1/4 S ORCHARD AVE	90007	5055026042		Low Residential	RD1.5-1-O	0	29	0.0357	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238197 1844	South Los Angeles	Issued Permits	21016-30000-01691
LOS ANGELES	2684 1/2-3/4 S ORCHARD AVE	90007	5055026043		Low Residential	RD1.5-1-O	0	29	0.0356	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238197 1845	South Los Angeles	Issued Permits	21016-30000-01690
LOS ANGELES	2815-2815 1/2 S MENLO AVE	90007	5055009021		Low Residential	RD1.5-1-O	0	29	0.172	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1238197 1614	South Los Angeles	Issued Permits	20010-10000-01360
LOS ANGELES	1844 S LONGWOOD AVE	90019	5067010030		Low Residential	RD1.5-1-O	0	29	0.11	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268181 778	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-20000-13770
LOS ANGELES	1619 S HIGHLAND AVE	90019	5067005004		Low Residential	RD1.5-1-O	0	29	0.115	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268181 72	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-20000-13876
LOS ANGELES	3202-3202 1/2 W 16TH PL	90019	5072032012		Low Residential	RD1.5-1-O-CPIO	0	29	0.139	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1268189 445	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-30000-04971
LOS ANGELES	3204-3204 1/2 W 16TH PL	90019	5072032012		Low Residential	RD1.5-1-O-CPIO	0	29	0.139	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1268189 445	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-30000-04972
LOS ANGELES	1518-1518 1/2 S 5TH AVE	90019	5072024023		Low Residential	RD1.5-1-O-CPIO	0	29	0.161	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1268189 111	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-70000-03731
LOS ANGELES	1122 1/2 S 5TH AVE	90019	5081012018		Low Medium I Residential	RD1.5-1-O-HPOZ	0	29	0.186	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298189 522	Wilshire	Issued Permits	19014-10000-06799
LOS ANGELES	4630 N TILDEN AVE 117	91403	2265013023		Public Facilities	RD1.5-1-RIO	0	29	0.5574	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168A151 94	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20016-20000-27812
LOS ANGELES	6466 N BALBOA BLVD #1-5	91406	2231023009		Public Facilities	RD1.5-1-RIO	0	29	0.1404	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	180B133 383	Reseda - West Van Nuys	Issued Permits	21016-20000-10477
LOS ANGELES	16023-16023 1/2 W VICTORY BLVD	91406	2233023017		Public Facilities	RD1.5-1-RIO	0	29	0.1357	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	180B141 931	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-02283
LOS ANGELES	627-627 1/2 N ECHANDIA ST	90033	5174003015		Public Facilities	RD1.5-1-RIO-CUGU	0	29	0.272	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	130-5A221 17	Boyle Heights	Issued Permits	21016-10000-04427
LOS ANGELES	343 S STATE ST	90033	5174019042		Public Facilities	RD1.5-1-RIO-CUGU	0	29	0.169	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	127-5A221 113	Boyle Heights	Issued Permits	20016-10000-13059
LOS ANGELES	5130-5130 1/2 N RIVERTON AVE	91601	2419009010		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1718177 889	North Hollywood - Valley Village	Issued Permits	20010-10000-00100
LOS ANGELES	5132-5132 1/2 N RIVERTON AVE	91601	2419009010		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1718177 889	North Hollywood - Valley Village	Issued Permits	20010-10000-00101
LOS ANGELES	5635-5635 1/2 N KLUMP AVE	91601	2337034020		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.1597	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1748173 784	North Hollywood - Valley Village	Issued Permits	19010-10000-04416
LOS ANGELES	5637-5637 1/2 N KLUMP AVE	91601	2337034020		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.1597	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1748173 784	North Hollywood - Valley Village	Issued Permits	19010-10000-04415
LOS ANGELES	619 N LA FAYETTE PARK PL	90026	5402006012		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.128	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	139-5A203 152	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20010-20000-01043
LOS ANGELES	3418 W LONDON ST	90026	5401010005		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.1092	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	139-5A201 18	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20010-20000-00499
LOS ANGELES	3420-3420 1/2 W LONDON ST	90026	5401010005		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.1092	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	139-5A201 18	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20010-20000-00500
LOS ANGELES	2206 N ALLESANDRO ST 14	90039	5422024025		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.3322	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-5A209 120	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-10000-01697
LOS ANGELES	826 N CORONADO TER	90026	5402028006		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.1308	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	139-5A205 222	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-10000-28647
LOS ANGELES	657-657 1/2 N PARKMAN AVE	90026	5401021024		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.171	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A203 371	Silver Lake - Echo Park - Elysian Valley	Issued Permits	19014-10000-04372
LOS ANGELES	1552-1552 1/2 N LUCRETIA AVE	90026	5419009002		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.158	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A209 136	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-20000-07326
LOS ANGELES	1436 N EDGECLIFFE DR	90026	5427024007		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.0619	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	144A203 123	Silver Lake - Echo Park - Elysian Valley	Issued Permits	18010-20000-02237
LOS ANGELES	827-827 1/2 N WATERLOO ST	90026	5402028018		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.145	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	139-5A205 242	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20014-10000-02156
LOS ANGELES	5151 1/3-1/2 N CARTWRIGHT AVE	91601	2419012009		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.1636	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1718177 800	North Hollywood - Valley Village	Issued Permits	21016-20000-12876
LOS ANGELES	5144-5144 1/2 N RIVERTON AVE	91601	2419009014		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.1802	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1718177 861	North Hollywood - Valley Village	Issued Permits	19010-20000-05866
LOS ANGELES	5142-5142 1/2 N RIVERTON AVE	91601	2419009014		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.1802	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1718177 861	North Hollywood - Valley Village	Issued Permits	19010-20000-05865
LOS ANGELES	720 1/2 N PARKMAN AVE	90026	5401027021		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.147	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A203 341	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20014-10000-02853
LOS ANGELES	5038-5038 1/2 N RIVERTON AVE	91601	2419010011		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.2077	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1718177 1096	North Hollywood - Valley Village	Issued Permits	19010-20000-00125
LOS ANGELES	5040-5040 1/2 N RIVERTON AVE	91601	2419010011		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.2077	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1718177 1096	North Hollywood - Valley Village	Issued Permits	19010-20000-00124
LOS ANGELES	5036-5036 1/2 N RIVERTON AVE	91601	2419010011		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.2077	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1718177 1096	North Hollywood - Valley Village	Issued Permits	19010-20000-00126
LOS ANGELES	5647 N KLUMP AVE	91601	2337034022		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.1497	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748173 741	North Hollywood - Valley Village	Issued Permits	20016-10000-30453
LOS ANGELES	2142 W MARATHON ST	90026	5402036017		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	139-5A207 202	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20010-10000-00761
LOS ANGELES	2140-2140 1/2 W MARATHON ST	90026	5402036017		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	139-5A207 202	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20010-10000-00762
LOS ANGELES	3412 W LONDON ST	90026	5401010003		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.1092	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	139-5A201 25	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20010-20000-16060
LOS ANGELES	5707-5709 N KLUMP AVE	91601	2337034027		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.1664	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748173 627	North Hollywood - Valley Village	Issued Permits	20016-10000-16300
LOS ANGELES	5632 N WILLOW CREST AVE 1-5	91601	2415023028		Non-Hazard Industrial and Commercial	RD1.5-1VL	0	29	0.1551	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748177 450	North Hollywood - Valley Village	Issued Permits	21016-10000-01666
LOS ANGELES	1120 N KINGSLEY DR 1-12	90029	5537015011		Low Medium I Residential	RD1.5-1XL	0	29	0.181	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1448193 612	Hollywood	Issued Permits	20016-10000-12605
LOS ANGELES	1323-1323 1/2 N BATES AVE	90027	5430031012		Low Medium I Residential	RD1.5-1XL	0	29	0.156	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	147A201 185	Hollywood	Issued Permits	19010-30000-06531
LOS ANGELES	1321-1321 1/2 N BATES AVE	90027	5430031012		Low Medium I Residential	RD1.5-1XL	0	29	0.156	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	147A201 185	Hollywood	Issued Permits	19010-30000-06530
LOS ANGELES	1334 N LAS PALMAS AVE 112-113	90028	5547031024		Low Medium I Residential	RD1.5-1XL	0	29	0.523	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	147A185 311	Hollywood	Issued Permits	20014-10000-02850
LOS ANGELES	1343 1/2 N SEWARD ST	90028	5547029007		Low Medium I Residential	RD1.5-1XL	0	29	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A185 290	Hollywood	Issued Permits	20010-10000-01331
LOS ANGELES	1343 N SEWARD ST	90028	5547029007		Low Medium I Residential	RD1.5-1XL	0	29	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A185 290	Hollywood	Issued Permits	20010-10000-01330
LOS ANGELES	1341 N SEWARD ST	90028	5547029007		Low Medium I Residential	RD1.5-1XL	0	29	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A185 290	Hollywood	Issued Permits	20010-10000-01328
LOS ANGELES	1341 1/2 N SEWARD ST	90028	5547029007		Low Medium I Residential	RD1.5-1XL	0	29	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A185 290	Hollywood	Issued Permits	20010-10000-01329
LOS ANGELES	1529-1529 1/2 N WINONA BLVD	90027	5544015042		Low Medium I Residential	RD1.5-1XL	0	29	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	147A195 29	Hollywood	Issued Permits	20010-10000-04075
LOS ANGELES	1531-1531 1/2 N WINONA BLVD	90027	5544015042		Low Medium I Residential	RD1.5-1XL	0	29	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	147A195 29	Hollywood	Issued Permits	19010-10000-04437
LOS ANGELES	1754 N BERENDO ST	90027	5589030010		Low Medium I Residential	RD1.5-1XL	0	29	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	150B197 1187	Hollywood	Issued Permits	18010-20000-03049
LOS ANGELES	4826 W FRANKLIN AVE	90027	5589031029		Low Medium I Residential	RD1.5-1XL	0	29	0.1549	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	6	7	150B197 884	Hollywood	Issued Permits	18010-20000-06250
LOS ANGELES	2917 1/2 W AVENEL TER	90039	5434029006		Low Medium I Residential	RD1.5-1XL	0	29	0.268	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	151-5A207 82	Hollywood	Issued Permits	20010-10000-00856
LOS ANGELES	2917 W AVENEL TER	90039	5434029006		Low Medium I Residential	RD1.5-1XL	0	29	0.268	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	151-5A207 82	Hollywood	Issued Permits	20010-10000-00857
LOS ANGELES	2913 1/2 W AVENEL TER	90039	5434029006		Low Medium I Residential	RD1.5-1XL	0	29	0.268	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	151-5A207 82	Hollywood	Issued Permits	20010-10000-00853
LOS ANGELES	2913 W AVENEL TER	90039	5434029006		Low Medium I Residential	RD1.5-1XL	0	29	0.268	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	151-5A207 82	Hollywood	Issued Permits	20010-10000-00854
LOS ANGELES	2915 W AVENEL TER	90039	5434029006		Low Medium I Residential	RD1.5-1XL	0	29	0.268	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	151-5A207 82	Hollywood	Issued Permits	20010-10000-00855
LOS ANGELES	5544-5544 1/2 W ROMAINE ST	90038	5535005019		Low Medium I Residential	RD1.5-1XL	0	29	0.157	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	144B193 1095	Hollywood	Issued Permits	20010-30000-00722
LOS ANGELES	5542-5542 1/2 W ROMAINE ST	90038	5535005019		Low Medium I Residential	RD1.5-1XL	0	29	0.157	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	144B193 1095	Hollywood	Issued Permits	20010-30000-00721
LOS ANGELES	953-953 1/2 N MARIPOSA AVE	90029	5538004005		Low Medium I Residential	RD1.5-1XL	0	29	0.2066	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	144B197 1240	Hollywood	Issued Permits	20010-30000-03619
LOS ANGELES	951 1/2-3/4 N MARIPOSA AVE	90029	5538004005		Low Medium I Residential	RD1.5-1XL	0	29	0.2066	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	1613 N KINGSLEY DR	90027	5544016008		Low Medium I Residential	RD1.5-1XL	0	29	0.1584	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-5A195 209	Hollywood	Issued Permits	20010-10000-02024
LOS ANGELES	726 W 1ST ST	90731	7451005006		Low Medium I Residential	RD1.5-1XL	0	29	0.129	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	018B197 1087	San Pedro	Issued Permits	20016-10000-21130
LOS ANGELES	6521-6521 1/2 W HOMEWOOD AVE	90028	5547027010		Low Medium I Residential	RD1.5-1XL	0	29	0.138	Commercial - Office Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	147A187 337	Hollywood	Issued Permits	20016-30000-16154
LOS ANGELES	1125 3/4 N LODI PL	90038	5534007017		Low Medium I Residential	RD1.5-1XL	0	29	0.155	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	144B189 540	Hollywood	Issued Permits	21016-30000-03263
LOS ANGELES	5446 W SIERRA VISTA AVE UNIT A,B,C-D	90038	5536021019		Low Medium I Residential	RD1.5-1XL	0	29	0.434	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	144B193 934	Hollywood	Issued Permits	20016-20000-07642
LOS ANGELES	5446 W SIERRA VISTA AVE UNIT #33	90038	5536021019		Low Medium I Residential	RD1.5-1XL	0	29	0.434	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	144B193 934	Hollywood	Issued Permits	21016-10000-03281
LOS ANGELES	763 W 4TH ST	90731	7451025006		Low Medium I Residential	RD1.5-1XL	0	29	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	015B197 30	San Pedro	Issued Permits	20010-10000-02599
LOS ANGELES	837-837 1/2 N KINGSLEY DR	90029	5535034019		Low Medium I Residential	RD1.5-1XL	0	29	0.148	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	141B193 198	Hollywood	Issued Permits	20010-30000-01306
LOS ANGELES	839-839 1/2 N KINGSLEY DR	90029	5535034019		Low Medium I Residential	RD1.5-1XL	0	29	0.148	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	141B193 198	Hollywood	Issued Permits	20010-30000-01307
LOS ANGELES	4344 W WILLOW BROOK AVE Unit 2	90029	5539006008		Low Medium I Residential	RD1.5-1XL	0	29	0.2134	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	144A201 139	Hollywood	Issued Permits	15010-10000-00753
LOS ANGELES	4344 W WILLOW BROOK AVE Unit 3	90029	5539006008		Low Medium I Residential	RD1.5-1XL	0	29	0.2134	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	144A201 139	Hollywood	Issued Permits	15010-10000-00754
LOS ANGELES	4344 W WILLOW BROOK AVE Unit 1	90029	5539006008		Low Medium I Residential	RD1.5-1XL	0	29	0.2134	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	144A201 139	Hollywood	Issued Permits	15010-10000-00752
LOS ANGELES	4344 W WILLOW BROOK AVE Unit 4	90029	5539006008		Low Medium I Residential	RD1.5-1XL	0	29	0.2134	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	144A201 139	Hollywood	Issued Permits	15010-10000-00755
LOS ANGELES	4344 W WILLOW BROOK AVE Unit 5	90029	5539006008		Low Medium I Residential	RD1.5-1XL	0	29	0.2134	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	144A201 139	Hollywood	Issued Permits	15010-10000-00756
LOS ANGELES	1813 N WILTON PL	90028	5586033009		Low Medium I Residential	RD1.5-1XL	0	29	0.2014	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A191 324	Hollywood	Issued Permits	20016-20000-17376
LOS ANGELES	6501-6501 1/2 W LEXINGTON AVE	90038	5533001052		Low Medium I Residential	RD1.5-1XL	0	29	0.158	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	144B185 414	Hollywood	Issued Permits	19010-10000-00134
LOS ANGELES	6503-6503 1/2 W LEXINGTON AVE	90038	5533001052		Low Medium I Residential	RD1.5-1XL	0	29	0.158	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	144B185 414	Hollywood	Issued Permits	19010-10000-00135
LOS ANGELES	1723-1725 1/2 N BERENDO ST	90027	5589031023		Low Medium I Residential	RD1.5-1XL	0	29	0.157	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147B197 121	Hollywood	Issued Permits	20016-10000-13183
LOS ANGELES	1145-1145 1/2 N KENMORE AVE	90029	5540009013		Low Medium I Residential	RD1.5-1XL	0	29	0.149	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	144B197 513	Hollywood	Issued Permits	20010-30000-02551
LOS ANGELES	1147-1147 1/2 N KENMORE AVE	90029	5540009013		Low Medium I Residential	RD1.5-1XL	0	29	0.149	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	144B197 513	Hollywood	Issued Permits	20010-30000-02550
LOS ANGELES	929-929 1/2 N OXFORD AVE	90029	5535020002		Low Medium I Residential	RD1.5-1XL	0	29	0.1446	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	144B193 1300	Hollywood	Issued Permits	19010-10000-05621
LOS ANGELES	931-931 1/2 N OXFORD AVE	90029	5535020002		Low Medium I Residential	RD1.5-1XL	0	29	0.1446	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	144B193 1300	Hollywood	Issued Permits	19010-10000-05623
LOS ANGELES	1176 N HOBART BLVD	90029	5537010015		Low Medium I Residential	RD1.5-1XL	0	29	0.1928	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	144B193 403	Hollywood	Issued Permits	19010-10000-05519
LOS ANGELES	1180-1180 1/2 N HOBART BLVD	90029	5537010015		Low Medium I Residential	RD1.5-1XL	0	29	0.1928	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	144B193 403	Hollywood	Issued Permits	19010-10000-05521
LOS ANGELES	1178-1178 1/2 N HOBART BLVD	90029	5537010015		Low Medium I Residential	RD1.5-1XL	0	29	0.1928	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	144B193 403	Hollywood	Issued Permits	19010-10000-05520
LOS ANGELES	1211 N KENMORE AVE	90029	5540007012		Low Medium I Residential	RD1.5-1XL	0	29	0.149	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	0	1	144B197 252	Hollywood	Issued Permits	18016-10000-27946
LOS ANGELES	1211 N KENMORE AVE 10,11,12,-12A	90029	5540007012		Low Medium I Residential	RD1.5-1XL	0	29	0.149	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	2	3	144B197 252	Hollywood	Issued Permits	18026-10000-00373
LOS ANGELES	5335 W VIRGINIA AVE	90029	5537007020		Low Medium I Residential	RD1.5-1XL	0	29	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	144B193 485	Hollywood	Issued Permits	19014-10000-06681
LOS ANGELES	545 W 14TH ST 1-22	90731	7454027024		Low II Residential	RD1.5-1XL-CPIO	0	29	0.3098	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	012B197 233	San Pedro	Issued Permits	20016-30000-33094
LOS ANGELES	541 3/4 N SPAULDING AVE	90036	5527024003			RD1.5-1XL-O	0	29	0.147	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141B177 954	Hollywood	Issued Permits	20014-20000-02653
LOS ANGELES	2925 1/4 W WAVERLY DR	90039	5434025018			RD1.5-1XL-RIO	0	29	0.38	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	151-5A207 49	Hollywood	Issued Permits	19010-10000-03273
LOS ANGELES	2927 1/2 W WAVERLY DR	90039	5434025018			RD1.5-1XL-RIO	0	29	0.38	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	151-5A207 49	Hollywood	Issued Permits	19010-10000-03277
LOS ANGELES	2927 W WAVERLY DR	90039	5434025018			RD1.5-1XL-RIO	0	29	0.38	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	151-5A207 49	Hollywood	Issued Permits	19010-10000-03275
LOS ANGELES	2925 W WAVERLY DR	90039	5434025018			RD1.5-1XL-RIO	0	29	0.38	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	151-5A207 49	Hollywood	Issued Permits	19010-10000-03272
LOS ANGELES	2925 1/2 W WAVERLY DR	90039	5434025018			RD1.5-1XL-RIO	0	29	0.38	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	151-5A207 49	Hollywood	Issued Permits	19010-10000-03274
LOS ANGELES	2919 W WAVERLY DR 1-16	90039	5434025015			RD1.5-1XL-RIO	0	29	0.34	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	16	16	151-5A207 55	Hollywood	Issued Permits	19010-10000-00627
LOS ANGELES	3201 E WINTER ST	90063	5178006015		Very Low II Residential	[Q]C1-1-CUGU	0	54	0.119	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129A229 201	Boyle Heights	Issued Permits	21016-10000-03744
LOS ANGELES	654 1/2 S SOTO ST	90023	5185027003		Very Low II Residential	[Q]C1-1-CUGU	0	54	0.116	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	124-5A221 143	Boyle Heights	Issued Permits	20016-10000-16168
LOS ANGELES	2268 E INEZ ST	90023	5183025033		Very Low II Residential	[Q]C1-1-CUGU	0	54	0.1	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	124-5A221 96	Boyle Heights	Issued Permits	19014-10000-07263
LOS ANGELES	1834 N ECHO PARK AVE unit 1&2	90026	5420030027		Very Low I Residential	[Q]C1-1VL	0	54	0.161	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	142-5A211 179	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20010-30000-04470
LOS ANGELES	1821 N ASHMORE PL unit 1&2	90026	5420030027		Very Low I Residential	[Q]C1-1VL	0	54	0.161	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	142-5A211 179	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20010-30000-04471
LOS ANGELES	1935 1/2 N ECHO PARK AVE	90026	5420022030		Very Low I Residential	[Q]C1-1VL	0	54	0.172	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	144A211 361	Silver Lake - Echo Park - Elysian Valley	Issued Permits	21014-20000-00466
LOS ANGELES	4751-4751 1/2 N TOWNSEND AVE	90041	5689030003		Very Low II Residential	[Q]C1-1XL	0	54	0.178	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	160-5A225 463	Northeast Los Angeles	Issued Permits	20016-20000-19503
LOS ANGELES	2633 1/4-3/4 E 4TH ST	90033	5180012028		Very Low II Residential	C1-1-CUGU	0	54	0.143	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	126A223 172	Boyle Heights	Issued Permits	20010-10000-02101
LOS ANGELES	1137-1137 1/2 S LORENA ST	90023	5190014029		Very Low II Residential	C1-1-CUGU	0	54	0.121	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	120A225 172	Boyle Heights	Issued Permits	19010-10000-06499
LOS ANGELES	1139-1139 1/2 S LORENA ST	90023	5190014029		Very Low II Residential	C1-1-CUGU	0	54	0.121	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	120A225 172	Boyle Heights	Issued Permits	19010-10000-06498
LOS ANGELES	1919-1921 N HYPERION AVE	90027	5430013022		Low Residential	C1-1D	0	54	0.112	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A203 171	Hollywood	Issued Permits	20016-10000-11757
LOS ANGELES	1820 W 11TH ST	90006	5136020022		Low Residential	C1-1-HPOZ	0	54	0.14	Residential - Rooming/Boarding House	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129A203 91	Westlake	Issued Permits	19016-20000-29742
LOS ANGELES	1581 W ADAMS BLVD	90007	5054017015			C4-1L-HPOZ	0	54	0.124	Commercial - Professional Building	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	7	7	123B197 854	South Los Angeles	Issued Permits	18010-10000-00338
LOS ANGELES	10600-10602 N SABLE AVE	91040	2547005001		Low Residential	C1-1VL	0	54	0.118	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	207B189 922	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	20014-10000-03627
LOS ANGELES	609 N DILLON ST 1-52	90026	5401014013		Low Residential	C1-1VL	0	54	0.478	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	5	0	47	52	141A203 393	Silver Lake - Echo Park - Elysian Valley	Issued Permits	15010-10000-04188
LOS ANGELES	609 N DILLON ST 1-53	90026	5401014013		Low Residential	C1-1VL	0	54	0.478	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A203 393	Silver Lake - Echo Park - Elysian Valley	Issued Permits	15010-10000-04188
LOS ANGELES	11233 N ALTA AVE	91345	2664027035			C1-1VL ; P-1 ; P-1VL	0	54	0.0614	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B145 550	Mission Hills - Panorama City - North Hills	Issued Permits	18010-20000-05734
LOS ANGELES	11235 N ALTA AVE	91345	2664027036			C1-1VL ; P-1 ; P-1VL	0	54	0.0393	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B145 551	Mission Hills - Panorama City - North Hills	Issued Permits	18010-20000-05735
LOS ANGELES	11240 N MISSION HEIGHTS DR	91345	2664027041			C1-1VL ; P-1 ; P-1VL	0	54	0.0395	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B145 559	Mission Hills - Panorama City - North Hills	Issued Permits	18010-20000-05749
LOS ANGELES	11238 N MISSION HEIGHTS DR	91345	2664027042			C1-1VL ; P-1 ; P-1VL	0	54	0.0399	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B145 558	Mission Hills - Panorama City - North Hills	Issued Permits	18010-20000-05750
LOS ANGELES	11236 N MISSION HEIGHTS DR	91345	2664027043			C1-1VL ; P-1 ; P-1VL	0	54	0.0396	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B145 557	Mission Hills - Panorama City - North Hills	Issued Permits	18010-20000-05751
LOS ANGELES	11234 N MISSION HEIGHTS DR	91345	2664027044			C1-1VL ; P-1 ; P-1VL	0	54	0.0393	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B145 556	Mission Hills - Panorama City - North Hills	Issued Permits	18010-20000-05752
LOS ANGELES	11232 N MISSION HEIGHTS DR	91345	2664027045			C1-1VL ; P-1 ; P-1VL	0	54	0.0649	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B145 555	Mission Hills - Panorama City - North Hills	Issued Permits	18010-20000-05753
LOS ANGELES	11248 N MISSION HEIGHTS DR	91345	2664028007			C1-1VL ; P-1 ; P-1VL	0	54	0.0389	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B145 570	Mission Hills - Panorama City - North Hills	Issued Permits	18010-20000-05745
LOS ANGELES	11246 N MISSION HEIGHTS DR	91345	2664028008			C1-1VL ; P-1 ; P-1VL	0	54	0.0389	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B145 569	Mission Hills - Panorama City - North Hills	Issued Permits	18010-20000-05746
LOS ANGELES	11256 N ADOBE LANE	91345	2664028019			C1-1VL ; P-1 ; P-1VL	0	54	0.0686	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B145 578	Mission Hills - Panorama City - North Hills	Issued Permits	18010-20000-05764
LOS ANGELES	1815-1815 1/2 W ADAMS BLVD	90018	5058020006		Very Low Residential	C2-1VL-CPIO	0	108	0.153	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	123B193 586	South Los Angeles	Issued Permits	19010-70000-05150
LOS ANGELES	1817-1817 1/2 W ADAMS BLVD	90018	5058020006		Very Low Residential	C2-1VL-CPIO	0	108	0.153	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	123B193 586	South Los Angeles	Issued Permits	19010-70000-05151
LOS ANGELES	1623 W DELAMO BLVD	90501	7351004010		Low Residential	[Q]CM-1	0	54	0.138	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	054B193 27	Harbor Gateway	Issued Permits	21016-20000-05759
LOS ANGELES	2938 N ALLESANDRO ST	90039	5442024043		Low I Residential	[Q]CM-1VL-RIO	0	54	0.2783	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	28	32	150B213 787	Silver Lake - Echo Park - Elysian Valley	Issued Permits	17016-10000-02803
LOS ANGELES	2908 N ALLESANDRO ST #1-#36	90039	5442024045		Low I Residential	[Q]CM-1XL-RIO	0	54	0.7582	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	31	36	150B213 870	Silver Lake - Echo Park - Elysian Valley	Issued Permits	19010-20000-00422
LOS ANGELES	1820 S 4TH AVE	90019	5072029016		Very Low II Residential	C2-1VL-O-CPIO	0	108	0.275	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B189 867	West Adams - Baldwin Hills - Leimert	Issued Permits	19016-10000-25368
LOS ANGELES	4040 S DEL REY AVE 1-9	90292	4230004039		Low Residential	CM(GM)-2D-CA	0	54	2.92	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	11	11	108B153 1002	Palms - Mar Vista - Del Rey	Issued Permits	20016-10001-30700
LOS ANGELES	6706 S MAIN ST	90003	6011003062		Low Residential	CM-1	0	54	0.1166	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	51	0	1	52	102B205 172	Southeast Los Angeles	Issued Permits	19010-10000-03444
LOS ANGELES	6714 S MAIN ST	90003	6011003064		Low Residential	CM-1	0	54	0.2025	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	59	0	1	60	102B205 242	Southeast Los Angeles	Issued Permits	19010-10000-02978
LOS ANGELES	801-801 1/2 E MANCHESTER AVE	90001	6029030007		Low Residential	CM-1	0	54	0.138	Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	097-5A209 248	Southeast Los Angeles	Issued Permits	19010-10000-02077
LOS ANGELES	107 S HEWITT ST	90012	5163002023		Low Residential	CM-1-RIO	0	54	0.529	Commercial - Store Combination - Store and Office Combination - Two Stories	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	8	0	61	69	129A215 97	Central City North	Issued Permits	19010-10000-00001
LOS ANGELES	4091 S REDWOOD AVE 1-68	90066	4230006232		Low Residential	CM(GM)-2D-CA	0	54	0.8888	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	108B153 893	Palms - Mar Vista - Del Rey	Issued Permits	20016-30001-19030
LOS ANGELES	4091 S REDWOOD AVE 1-77	90066	4230006232		Low Residential	CM(GM)-2D-CA	0	54	0.8888	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	9	9	108B153 978	Palms - Mar Vista - Del Rey	Issued Permits	20016-10000-02659
LOS ANGELES	4091 S REDWOOD AVE 1-80	90066	4230006232		Low Residential	CM(GM)-2D-CA	0	54	0.8888	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	108B153 893	Palms - Mar Vista - Del Rey	Issued Permits	20016-10000-24156
LOS ANGELES	608-608 1/2 E 29TH ST	90011	5128014005		Open Space	CM-1-CPIO	0	54	0.143	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	118-5A207 130	Southeast Los Angeles	Issued Permits	20010-10000-02320
LOS ANGELES	610-610 1/2 E 29TH ST	90011	5128014005		Open Space	CM-1-CPIO	0	54	0.143	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	118-5A207 130	Southeast Los Angeles	Issued Permits	20010-10000-02319
LOS ANGELES	2151 E 101ST ST 1-91	90002	6046021917			OS(UV) ; RAS3(UV) ; RAS3(UV)	0	54	10.2	Miscellaneous - Government Owned Property - Miscellaneous - Public Housing	YES - Current	NO - City-Owned	Pending Project	Not Used in Prior Housing Element	92	0	0	92	091-5A215 66	Southeast Los Angeles	Issued Permits	19010-10000-02912
LOS ANGELES	10247 N VARIEL AVE #1-#32	91311	2747005022			(T)(Q)RAS3-1	0	54	0.5165	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	26	32	204B105 375	Chatsworth - Porter Ranch	Issued Permits	19010-20000-02313
LOS ANGELES	21514 W SATICOY ST 1-30	91304	2111005038		Very Low Residential	(Q)R3-1	0	54	0.5011	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	186B105 164	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-23319
LOS ANGELES	20655 W SHERMAN WAY	91306	2113017017		Very Low Residential	(Q)R3-1	0	54	1.2903	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	183B109 44	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	17016-20000-24354
LOS ANGELES	8435 N ORION AVE 1-25	91343	2654029033		Very Low Residential	(Q)R3-1	0	54	0.3801	Residential - Five or More Units or Ap

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	710 W 75TH ST	90044	6020022008		Very Low I Residential	[Q]R3-1	0	54	0.161	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028201 1416	South Los Angeles	Issued Permits	20014-20000-01188
LOS ANGELES	5118-5118 1/2 N LAUREL CANYON BLVD	91607	2355008039		Very Low I Residential	[Q]R3-1	0	54	0.1767	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1718165 731	North Hollywood - Valley Village	Issued Permits	19010-20000-04486
LOS ANGELES	5120-5120 1/2 N LAUREL CANYON BLVD	91607	2355008039		Very Low I Residential	[Q]R3-1	0	54	0.1767	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1718165 731	North Hollywood - Valley Village	Issued Permits	19010-20000-04484
LOS ANGELES	121 1/2 N SYCAMORE AVE	90036	5513003019		Very Low I Residential	[Q]R3-1	0	54	0.172	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388181 732	Wilshire	Issued Permits	20014-20000-01270
LOS ANGELES	715 N ALFRED ST 1-8	90069	5528001053		Very Low I Residential	[Q]R3-1	0	54	0.13	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	8	8	1418173 381	Hollywood	Issued Permits	18010-20000-05774
LOS ANGELES	967 S BARRINGTON AVE 1-8	90049	4265008001		Very Low I Residential	[Q]R3-1	0	54	0.115	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298145 215	Brentwood - Pacific Palisades	Issued Permits	20016-10000-31325
LOS ANGELES	1616 S WESTGATE AVE	90025	4262014038		Very Low I Residential	[Q]R3-1	0	54	0.3111	Residential - Single Family Residence - Condominium	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1268149 1290	West Los Angeles	Issued Permits	20016-20000-25635
LOS ANGELES	1233 S WESTGATE AVE	90025	4263007244		Very Low I Residential	[Q]R3-1	0	54	0.7231	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1298145 977	West Los Angeles	Issued Permits	20016-30000-19014
LOS ANGELES	5262 N BAINBRIDGE PL	91607	2347025016		Very Low I Residential	[Q]R3-1	0	54	0	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 1281	North Hollywood - Valley Village	Issued Permits	19010-20000-05753
LOS ANGELES	5260 N BAINBRIDGE PL	91607	2347025017		Very Low I Residential	[Q]R3-1	0	54	0	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 1282	North Hollywood - Valley Village	Issued Permits	19010-20000-05766
LOS ANGELES	5258 N BAINBRIDGE PL	91607	2347025018		Very Low I Residential	[Q]R3-1	0	54	0	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 1283	North Hollywood - Valley Village	Issued Permits	19010-20000-05767
LOS ANGELES	5256 N BAINBRIDGE PL	91607	2347025019		Very Low I Residential	[Q]R3-1	0	54	0	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 1284	North Hollywood - Valley Village	Issued Permits	19010-20000-05768
LOS ANGELES	5257 N BAINBRIDGE PL	91607	2347025020		Very Low I Residential	[Q]R3-1	0	54	0	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 1285	North Hollywood - Valley Village	Issued Permits	19010-20000-05769
LOS ANGELES	5259 N BAINBRIDGE PL	91607	2347025021		Very Low I Residential	[Q]R3-1	0	54	0	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 1286	North Hollywood - Valley Village	Issued Permits	19010-20000-05770
LOS ANGELES	5261 N BAINBRIDGE PL	91607	2347025022		Very Low I Residential	[Q]R3-1	0	54	0	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 1287	North Hollywood - Valley Village	Issued Permits	19010-20000-05771
LOS ANGELES	5263 N BAINBRIDGE PL	91607	2347025023		Very Low I Residential	[Q]R3-1	0	54	0	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 1288	North Hollywood - Valley Village	Issued Permits	19010-20000-05772
LOS ANGELES	5264 N RAINIER WAY	91607	2347025024		Very Low I Residential	[Q]R3-1	0	54	0	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 1289	North Hollywood - Valley Village	Issued Permits	19010-20000-05773
LOS ANGELES	5262 N RAINIER WAY	91607	2347025025		Very Low I Residential	[Q]R3-1	0	54	0	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 1290	North Hollywood - Valley Village	Issued Permits	19010-20000-05774
LOS ANGELES	5260 N RAINIER WAY	91607	2347025026		Very Low I Residential	[Q]R3-1	0	54	0	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 1291	North Hollywood - Valley Village	Issued Permits	19010-20000-05775
LOS ANGELES	5258 N RAINIER WAY	91607	2347025027		Very Low I Residential	[Q]R3-1	0	54	0	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 1292	North Hollywood - Valley Village	Issued Permits	19010-20000-05776
LOS ANGELES	5256 N RAINIER WAY	91607	2347025028		Very Low I Residential	[Q]R3-1	0	54	0	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 1293	North Hollywood - Valley Village	Issued Permits	19010-20000-05777
LOS ANGELES	5261 N RAINIER WAY	91607	2347025032		Very Low I Residential	[Q]R3-1	0	54	0	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 1297	North Hollywood - Valley Village	Issued Permits	19010-20000-05781
LOS ANGELES	12315 W FREMONT ST	91607	2347025037		Very Low I Residential	[Q]R3-1	0	54	0	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 1302	North Hollywood - Valley Village	Issued Permits	19010-20000-05787
LOS ANGELES	12313 W FREMONT ST	91607	2347025038		Very Low I Residential	[Q]R3-1	0	54	0	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 1303	North Hollywood - Valley Village	Issued Permits	19010-20000-05788
LOS ANGELES	12311 S FREMONT PL	90005	2347025039		Very Low I Residential	[Q]R3-1	0	54	0	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 1304	North Hollywood - Valley Village	Issued Permits	19010-20000-05789
LOS ANGELES	12309 W FREMONT ST	91607	2347025040		Very Low I Residential	[Q]R3-1	0	54	0	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 1305	North Hollywood - Valley Village	Issued Permits	19010-20000-05790
LOS ANGELES	12305 W FREMONT ST	91607	2347025041		Very Low I Residential	[Q]R3-1	0	54	0	Residential - Single Family Residence - Small Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 1306	North Hollywood - Valley Village	Issued Permits	19010-20000-05791
LOS ANGELES	11561 W SYLVAN ST 1-8	91606	2335028032		Very Low I Residential	[Q]R3-1	0	54	0.2131	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1778169 84	North Hollywood - Valley Village	Issued Permits	20016-30000-19287
LOS ANGELES	7118 N JORDAN AVE 1-10	91303	2111025021			[Q]R3-1-CDO-RIO	0	54	0.1721	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838105 328	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-19752
LOS ANGELES	8532 1/2 W CASHIO ST	90035	4303032029		Low Residential	[Q]R3-1-O	0	54	0.151	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298173 569	Wilshire	Issued Permits	20016-10000-27134
LOS ANGELES	9519 W ALCOTT ST	90035	4306002019		Low Residential	[Q]R3-1-O	0	54	0.163	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1132A167 298	West Los Angeles	Issued Permits	20016-30000-07554
LOS ANGELES	900 S BEDFORD ST	90035	4333021033		Low Residential	[Q]R3-1-O	0	54	0.147	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1328169 106	Wilshire	Issued Permits	20016-30000-22686
LOS ANGELES	2957-2957 1/2 S KENWOOD AVE	90007	5054007014		Low Residential	[Q]R3-1-O	0	54	0.078	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208197 320	South Los Angeles	Issued Permits	20016-10000-13102
LOS ANGELES	1543 S HI POINT ST LOT-4	90035	5068016023		Low Residential	[Q]R3-1-O	0	54	0.1951	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298173 917	Wilshire	Issued Permits	20010-20000-01707
LOS ANGELES	1543 S HI POINT ST LOT-1	90035	5068016023		Low Residential	[Q]R3-1-O	0	54	0.1951	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298173 917	Wilshire	Issued Permits	20010-20000-01704
LOS ANGELES	1543 S HI POINT ST LOT-3	90035	5068016023		Low Residential	[Q]R3-1-O	0	54	0.1951	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298173 917	Wilshire	Issued Permits	20010-20000-01706
LOS ANGELES	1543 S HI POINT ST LOT-6	90035	5068016023		Low Residential	[Q]R3-1-O	0	54	0.1951	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298173 917	Wilshire	Issued Permits	20010-20000-01709
LOS ANGELES	1543 S HI POINT ST LOT-5	90035	5068016023		Low Residential	[Q]R3-1-O	0	54	0.1951	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298173 917	Wilshire	Issued Permits	20010-20000-01708
LOS ANGELES	1543 S HI POINT ST LOT-9	90035	5068016023		Low Residential	[Q]R3-1-O	0	54	0.1951	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298173 917	Wilshire	Issued Permits	20010-20000-01712
LOS ANGELES	1543 S HI POINT ST LOT-7	90035	5068016023		Low Residential	[Q]R3-1-O	0	54	0.1951	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298173 917	Wilshire	Issued Permits	20010-20000-01710
LOS ANGELES	1543 S HI POINT ST LOT-2	90035	5068016023		Low Residential	[Q]R3-1-O	0	54	0.1951	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298173 917	Wilshire	Issued Permits	20010-20000-01705
LOS ANGELES	1543 S HI POINT ST LOT-10	90035	5068016023		Low Residential	[Q]R3-1-O	0	54	0.1951	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298173 917	Wilshire	Issued Permits	20010-20000-01713
LOS ANGELES	1543 S HI POINT ST LOT-8	90035	5068016023		Low Residential	[Q]R3-1-O	0	54	0.1951	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298173 917	Wilshire	Issued Permits	20010-20000-01711
LOS ANGELES	6351 W ORANGE ST	90048	5510025010		Low Residential	[Q]R3-1-O	0	54	0.143	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358173 746	Wilshire	Issued Permits	20016-20000-10060
LOS ANGELES	1563 S FAIRFAX AVE 1-10	90019	5068021010		Low Residential	[Q]R3-1-O	0	54	0.1578	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	9	10	1298173 1078	Wilshire	Issued Permits	19010-10000-02737
LOS ANGELES	1429 S BEDFORD DR 1-8	90035	4303011033		Low Residential	[Q]R3-1-O	0	54	0.149	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	8	8	1298169 118	Wilshire	Issued Permits	16010-10000-06358
LOS ANGELES	1507 S HI POINT ST	90035	5068016008		Low Residential	[Q]R3-1-O	0	54	0.2029	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	36	40	1298173 750	Wilshire	Issued Permits	18010-10000-04481
LOS ANGELES	1444-1450 S REXFORD DR	90035	4306007004		Low Residential	[Q]R3-1-O	0	54	0.1549	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	26	29	1298165 44	West Los Angeles	Issued Permits	18010-30000-03845
LOS ANGELES	8039-8041 W BLACKBURN AVE	90048	5511028009		Low Residential	[Q]R3-1-O	0	54	0.13	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388177 779	Wilshire	Issued Permits	21016-20000-09854
LOS ANGELES	914 S WOOSTER ST #9	90035	4333012029		Low Residential	[Q]R3-1-O	0	54	0.147	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328169 140	Wilshire	Issued Permits	20016-30000-22754
LOS ANGELES	4927-4927 1/2 N KESTER AVE	91403	2263013015		Very Low I Residential	[Q]R3-1-RIO	0	54	0.1446	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	169-5A149 53	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-00635
LOS ANGELES	4925-4925 1/2 N KESTER AVE	91403	2263013015		Very Low I Residential	[Q]R3-1-RIO	0	54	0.1446	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	169-5A149 53	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-00636
LOS ANGELES	10612 W BLOOMFIELD ST Lot 4	91602	2423017035		Very Low I Residential	[Q]R3-1-RIO	0	54	0.1163	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658177 473	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	19010-20000-03588
LOS ANGELES	10612 W BLOOMFIELD ST Lot 3	91602	2423017035		Very Low I Residential	[Q]R3-1-RIO	0	54	0.1163	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658177 473	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	19010-20000-03587
LOS ANGELES	10612 W BLOOMFIELD ST Lot 5	91602	2423017035		Very Low I Residential	[Q]R3-1-RIO	0	54	0.1163	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658177 473	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	19010-20000-03589
LOS ANGELES	10612 W BLOOMFIELD ST Lot 7	91602	2423017035		Very Low I Residential	[Q]R3-1-RIO	0	54	0.1163	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658177 473	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	19010-20000-03593
LOS ANGELES	10612 W BLOOMFIELD ST Lot 1	91602	2423017035		Very Low I Residential	[Q]R3-1-RIO	0	54	0.1163	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658177 473	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19010-20000-03584
LOS ANGELES	10612 W BLOOMFIELD ST Lot 6	91602	2423017035		Very Low I Residential	[Q]R3-1-RIO	0	54	0.1163	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658177 473	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	19010-20000-03590
LOS ANGELES	10612 W BLOOMFIELD ST Lot 2	91602	2423017035		Very Low I Residential	[Q]R3-1-RIO	0	54	0.1163	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658177 473	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	19010-20000-03586
LOS ANGELES	10652 W WHIPPLE ST #1-14	91602	2423023023		Very Low I Residential	[Q]R3-1-RIO	0	54	0.2174	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	12	14	1658177 777	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	18010-20000-04621
LOS ANGELES	1011 N EVERETT ST Building A	90026	5406015046		Low Residential	[Q]R3-1VL	0	54	1.0213	Residential - Four Units (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	9	11	138A211 313	Silver Lake - Echo Park - Elysian Valley	Issued Permits	19010-10000-00882
LOS ANGELES	1011 N EVERETT ST Building B	90026	5406015046		Low Residential	[Q]R3-1VL	0	54	1.0213	Residential - Four Units (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	36	39	138A211 313	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-10000-00036
LOS ANGELES	1417-1417 1/2 W 257TH ST	90710	7410008052		Low Residential	[Q]R3-1VL	0	54	0.344	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0368193 834	Wilmington - Harbor City	Issued Permits	20016-10000-18229
LOS ANGELES	9503 W ALCOTT ST	90035	4306002018		Low Residential	[Q]R3-1VL-O	0	54	0.162	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	132A167 297	West Los Angeles	Issued Permits	20016-30000-06436
LOS ANGELES	1643 N MARTEL AVE 11	90046	5550015010		Very Low I Residential	[Q]R3-1XL	0	54	0.161	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1478181 218	Hollywood	Issued Permits	20016-30000-24567
LOS ANGELES	1855 N LA BREA AVE	90046	5572030010		Very Low I Residential	[Q]R3-1XL	0	54	1.209	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1508181 529	Hollywood	Issued Permits	20016-20000-09216
LOS ANGELES	7165-7167 W WARING AVE	90046	5525003002		Very Low I Residential	[Q]R3-1XL	0	54	0.0757	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418181 266	Hollywood	Issued Permits	19016-10000-32058
LOS ANGELES	849 N VISTA BLVD 1-4	90046	5525001006		Very Low I Residential	[Q]R3-1XL	0	54	0.177	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	4	4	1418181 1701	Hollywood	Issued Permits	20010-10000-00017
LOS ANGELES	6805 N BELLAIRE AVE #1-7	91605	2324014017			R1-1 ; [Q]R3-1	0	54	0.165	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838161 915	North Hollywood - Valley Village	Issued Permits	20014-20000-02308
LOS ANGELES	6811 N BELLAIRE AVE	91605	2324014017			R1-1 ; [Q]R3-1	0	54	0.165	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838161 915	North Hollywood - Valley Village	Issued Permits	20014-20000-02310
LOS ANGELES	7061 N WOODMAN AVE #1-25	91405	2216026028			R1-1 ; R3-1	0	54	0.4401	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838157 297	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-23672
LOS ANGELES	11557 W ERWIN ST #1-23	91606	2335030014		Very Low Residential	R3-1	0	54	0.3083	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	7	7	1778169 303	North Hollywood - Valley Village	Issued Permits	19014-20000-05988
LOS ANGELES	11700 W CHARNOCK ROAD #1	90066	4234014016		Very Low Residential	R3-1	0	54	0.167	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	1148157 113	Palms - Mar Vista - Del Rey	Issued Permits	18010-30000-06307
LOS ANGELES	11700 W CHARNOCK ROAD #6	90066	4234014016		Very Low Residential	R3-1	0	54	0.167	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	1148157 113	Palms - Mar Vista - Del Rey	Issued Permits	18010-30000-06313
LOS ANGELES	11700 W CHARNOCK ROAD #3	90066	4234014016		Very Low Residential	R3-1	0	54	0.167	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	1148157 113	Palms - Mar Vista - Del Rey	Issued Permits	18010-30000-06309
LOS ANGELES	11700 W CHARNOCK ROAD #5	90066	4234014016		Very Low Residential	R3-1	0	54	0.167	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	1148157 113	Palms - Mar Vista - Del Rey	Issued Permits	18010-30000-06311
LOS ANGELES	11700 W CHARNOCK ROAD #4	90066	4234014016		Very Low Residential	R3-1	0	54	0.167	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	1148157 113	Palms - Mar Vista - Del Rey	Issued Permits	18010-30000-06310
LOS ANGELES	11700 W CHARNOCK ROAD #2	90066	4234014016		Very Low Residential	R3-1	0	54	0.167	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	1148157 113	Palms - Mar Vista - Del Rey	Issued Permits	18010-30000-06308
LOS ANGELES	118 N ORLANDO AVE Unit #1-6	90048	5511011006		Very Low Residential	R3-1	0	54	0.146	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	6	6	1388173 552	Wilshire	Issued Permits	19010-20000-01046
LOS ANGELES	11848 W VANOWEN ST	91605	2322014030		Very Low Residential	R3-1	0	54	0.2527	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	3	0	32	35	1808169 17	North Hollywood - Valley Village	Issued Permits	19010-10000-01090
LOS ANGELES	6821 1/2 S 11TH AVE	90043	4006025023		Very Low Residential	R3-1	0	54	0.195	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028185 583	West Adams - Baldwin Hills - Leimert	Issued Permits	19016-10000-34764
LOS ANGELES	123 1/4-3/4 N BERENDO ST	90004	5518024013		Very Low Residential	R3-1	0	54	0.179	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in

Appendix 4.3: *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	11168 W MORRISON ST 1-12	91601	2353017012		Very Low Residential	R3-1	0	54	0.1702	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	1	0	11	12	1688173 58	North Hollywood - Valley Village	Issued Permits	19010-20000-05841
LOS ANGELES	18411 W VINCENNES ST 1-58	91325	2764010026		Very Low Residential	R3-1	0	54	1.1	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	1988125 135	Northridge	Issued Permits	20016-30000-28467
LOS ANGELES	5915 N RESEDA BLVD	91356	2156025021		Very Low Residential	R3-1	0	54	1.4474	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	1778125 834	Encino - Tarzana	Issued Permits	20016-30000-17637
LOS ANGELES	5240 N CAHUENGA BLVD	91601	2417004010		Very Low Residential	R3-1	0	54	0.1434	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	7	7	1718177 478	North Hollywood - Valley Village	Issued Permits	18010-20000-00667
LOS ANGELES	2260-2260 1/2 W 15TH ST	90006	5056006014		Very Low Residential	R3-1	0	54	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	1268197 92	South Los Angeles	Issued Permits	20010-10000-04910
LOS ANGELES	2262-2262 1/2 W 15TH ST	90006	5056006014		Very Low Residential	R3-1	0	54	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	1268197 92	South Los Angeles	Issued Permits	20010-10000-04911
LOS ANGELES	14701 W BLYTHE ST 1-10	91402	2210020031		Very Low Residential	R3-1	0	54	0.1606	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	10	10	1898149 370	Mission Hills - Panorama City - North Hills	Issued Permits	20016-20000-23137
LOS ANGELES	4320 S INGLEWOOD BLVD	90066	4233018009		Very Low Residential	R3-1	0	54	0.251	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	14	14	1118157 1198	Palms - Mar Vista - Del Rey	Issued Permits	18010-30000-02959
LOS ANGELES	4264 S CENTINELA AVE 1-13	90066	4232012034		Very Low Residential	R3-1	0	54	0.1256	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	13	13	1088157 198	Palms - Mar Vista - Del Rey	Issued Permits	18010-30000-02487
LOS ANGELES	4727 N WILLIS AVE	91403	2264006156		Very Low Residential	R3-1	0	54	0.6398	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	1	2	169-SA149 249	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19016-20000-11505
LOS ANGELES	3755 S CANFIELD AVE 1-8	90034	4313020033		Very Low Residential	R3-1	0	54	0.155	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	8	8	1208165 456	Palms - Mar Vista - Del Rey	Issued Permits	19010-30000-01478
LOS ANGELES	5505 N ZELZAH AVE 1-29	91316	2162009014		Very Low Residential	R3-1	0	54	0.4875	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1748129 930	Encino - Tarzana	Issued Permits	21016-10000-07596
LOS ANGELES	1228 S IROLO ST	90006	5078036018		Very Low Residential	R3-1	0	54	0.1351	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1298193 1131	Wilshire	Issued Permits	20016-10000-09806
LOS ANGELES	136 N RAMPART BLVD	90026	5157001006		Very Low Residential	R3-1	0	54	0.158	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	136-SA201 16	Westlake	Issued Permits	20016-10000-13302
LOS ANGELES	11830 W COURTLEIGH DR 1-30	90066	4233023086		Very Low Residential	R3-1	0	54	0.3719	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1118161 908	Palms - Mar Vista - Del Rey	Issued Permits	20016-30000-20815
LOS ANGELES	13437 W VICTORY BLVD 1-25	91401	2329015020		Very Low Residential	R3-1	0	54	0.4801	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808157 926	Van Nuys - North Sherman Oaks	Issued Permits	20016-30000-16549
LOS ANGELES	129 S KINGS ROAD 106	90048	5511015022		Very Low Residential	R3-1	0	54	0.4454	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388173 707	Wilshire	Issued Permits	20016-10000-25796
LOS ANGELES	12255 W BURBANK BLVD 1-52	91607	2340020023		Very Low Residential	R3-1	0	54	0.8956	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	1748165 700	North Hollywood - Valley Village	Issued Permits	20016-10000-29098
LOS ANGELES	12241 W BURBANK BLVD	91607	2340020022		Very Low Residential	R3-1	0	54	0.5142	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	1748165 701	North Hollywood - Valley Village	Issued Permits	20016-10000-27043
LOS ANGELES	9017 N COLUMBUS AVE 1-18	91343	2654004027		Very Low Residential	R3-1	0	54	0.3648	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1958145 83	Mission Hills - Panorama City - North Hills	Issued Permits	20016-20000-07354
LOS ANGELES	10132 N COMMERCE AVE #1-37	91042	2565014031		Very Low Residential	R3-1	0	54	0.25	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	31	37	2048197 1008	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	19010-20000-04241
LOS ANGELES	130 S CROFT AVE 1-18	90048	5511014008		Very Low Residential	R3-1	0	54	0.296	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	18	18	1388173 702	Wilshire	Issued Permits	19010-10000-04237
LOS ANGELES	5752-5752 1/2 S 10TH AVE	90043	5006015002		Very Low Residential	R3-1	0	54	0.172	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	1088185 872	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-10001-04313
LOS ANGELES	5230 N CAHUENGA BLVD #1- #7	91601	2417004009		Very Low Residential	R3-1	0	54	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	7	7	1718177 498	North Hollywood - Valley Village	Issued Permits	19010-20000-02590
LOS ANGELES	2320-2320 1/2 W 2ND ST	90057	5154013004		Very Low Residential	R3-1	0	54	0.1382	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	136-SA205 359	Westlake	Issued Permits	19010-70000-03050
LOS ANGELES	2318-2318 1/2 W 2ND ST	90057	5154013004		Very Low Residential	R3-1	0	54	0.1382	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	136-SA205 359	Westlake	Issued Permits	19010-70000-03049
LOS ANGELES	4219 3/4 S KANSAS AVE	90037	5020021028		Very Low Residential	R3-1	0	54	0.124	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148197 858	South Los Angeles	Issued Permits	21016-20000-04088
LOS ANGELES	4418 S SAUSON AVE	90230	4217018020		Very Low Residential	R3-1	0	54	0.113	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	8	8	1118161 762	Palms - Mar Vista - Del Rey	Issued Permits	19010-10000-04283
LOS ANGELES	4715-4715 1/2 W MAPLEWOOD AVE	90004	5521013012		Very Low Residential	R3-1	0	54	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	1418193 1249	Wilshire	Issued Permits	19010-10000-01593
LOS ANGELES	4713-4713 1/2 W MAPLEWOOD AVE	90004	5521013012		Very Low Residential	R3-1	0	54	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	1418193 1249	Wilshire	Issued Permits	19010-10000-01592
LOS ANGELES	4711-4711 1/2 W MAPLEWOOD AVE	90004	5521013012		Very Low Residential	R3-1	0	54	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	1418193 1249	Wilshire	Issued Permits	19010-10000-01594
LOS ANGELES	11938 W DOROTHY ST 1-8	90049	4265021035		Very Low Residential	R3-1	0	54	0.181	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	9	9	1298145 541	Brentwood - Pacific Palisades	Issued Permits	18010-20000-02883
LOS ANGELES	23 E LIGHTHOUSE ST	90292	4294009028		Very Low Residential	R3-1	0	54	0.0662	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	102A147 139	Venice	Issued Permits	20016-10000-23801
LOS ANGELES	6522-6522 1/4 S BRYNHURST AVE	90043	4006019008		Very Low Residential	R3-1	0	54	0.2606	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	1058185 1322	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-04411
LOS ANGELES	6520 1/2-3/4 S BRYNHURST AVE	90043	4006019008		Very Low Residential	R3-1	0	54	0.2606	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	1058185 1322	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-04410
LOS ANGELES	6522 1/2-3/4 S BRYNHURST AVE	90043	4006019008		Very Low Residential	R3-1	0	54	0.2606	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	1058185 1322	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-04412
LOS ANGELES	6520-6520 1/4 S BRYNHURST AVE	90043	4006019008		Very Low Residential	R3-1	0	54	0.2606	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	1058185 1322	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-04409
LOS ANGELES	428-428 1/2 N HARVARD BLVD	90004	5521024005		Very Low Residential	R3-1	0	54	0.1377	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	1388193 54	Wilshire	Issued Permits	20014-10000-05307
LOS ANGELES	428-430 N HARVARD BLVD	90004	5521024005		Very Low Residential	R3-1	0	54	0.1377	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388193 54	Wilshire	Issued Permits	20014-10000-05306
LOS ANGELES	3660 S EMPIRE DR	90034	4313004016		Very Low Residential	R3-1	0	54	0.125	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	120B165 812	Palms - Mar Vista - Del Rey	Issued Permits	19016-30000-22336
LOS ANGELES	148 E 84TH PL	90003	6030015013		Very Low Residential	R3-1	0	54	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	097-SA205 180	Southeast Los Angeles	Issued Permits	20014-20000-00787
LOS ANGELES	4718 W FRANKLIN AVE	90027	5589028007		Very Low Residential	R3-1	0	54	0.19	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	6	6	150B197 871	Hollywood	Issued Permits	18010-10000-01786
LOS ANGELES	5152-5154 W LA VISTA CT	90004	5522005003		Very Low Residential	R3-1	0	54	0.036	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418189 603	Wilshire	Issued Permits	19014-10000-05372
LOS ANGELES	3960 S INGLEWOOD BLVD #1-9	90066	4214021029		Very Low Residential	R3-1	0	54	0.158	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118157 200	Palms - Mar Vista - Del Rey	Issued Permits	20016-20000-09268
LOS ANGELES	3960 S INGLEWOOD BLVD 1-11	90066	4214021029		Very Low Residential	R3-1	0	54	0.158	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118157 200	Palms - Mar Vista - Del Rey	Issued Permits	20016-20000-13312
LOS ANGELES	3960 S INGLEWOOD BLVD 1-10	90066	4214021029		Very Low Residential	R3-1	0	54	0.158	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118157 200	Palms - Mar Vista - Del Rey	Issued Permits	20016-20000-24098
LOS ANGELES	12021 W WASHINGTON PL #1-#3	90066	4235029005		Very Low Residential	R3-1	0	54	0.057	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118157 391	Palms - Mar Vista - Del Rey	Issued Permits	18016-10001-27329
LOS ANGELES	1824-1834 1/2 N WINONA BLVD	90027	5544012028		Very Low Residential	R3-1	0	54	0.482	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A195 221	Hollywood	Issued Permits	20016-30000-07565
LOS ANGELES	861 S GRAMERCY PL	90005	5092026011		Very Low Residential	R3-1	0	54	0.172	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	4	0	29	33	1328189 890	Wilshire	Issued Permits	20010-10000-01658
LOS ANGELES	520-520 1/2 N WILTON PL	90004	5522014006		Very Low Residential	R3-1	0	54	0.1233	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	1418193 1070	Wilshire	Issued Permits	20010-30000-01053
LOS ANGELES	522-522 1/2 N WILTON PL	90004	5522014006		Very Low Residential	R3-1	0	54	0.1233	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	1418493-1040	Wilshire	Issued Permits	20010-30000-01051
LOS ANGELES	6441 N AGNES AVE	91606	2322007043		Very Low Residential	R3-1	0	54	0.161	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	180B165 618	North Hollywood - Valley Village	Issued Permits	21014-20000-02334
LOS ANGELES	8513 N CEDROS AVE	91402	2653016065		Very Low Residential	R3-1	0	54	0.1699	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1928149 160	Mission Hills - Panorama City - North Hills	Issued Permits	20016-10000-08931
LOS ANGELES	429 N HAYWORTH AVE 104	90048	5527032029		Very Low Residential	R3-1	0	54	0.3036	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418177 1362	Wilshire	Issued Permits	21016-30000-04050
LOS ANGELES	409 N HAYWORTH AVE	90048	5527032028		Very Low Residential	R3-1	0	54	0.1517	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1388177 35	Wilshire	Issued Permits	20016-30000-19153
LOS ANGELES	832-834 1/2 S MANSFIELD AVE	90036	5084002027		Very Low Residential	R3-1	0	54	0.191	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	1328181 381	Wilshire	Issued Permits	20016-20000-21773
LOS ANGELES	539 N ALEXANDRIA AVE 1-9	90004	5520010023		Very Low Residential	R3-1	0	54	0.1744	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	9	9	1418197 965	Wilshire	Issued Permits	16010-30000-01976
LOS ANGELES	4804 W OAKWOOD AVE	90004	5522033016		Very Low Residential	R3-1	0	54	0.1664	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	30	30	1388193 311	Wilshire	Issued Permits	18010-10000-04013
LOS ANGELES	5820 W LA MIRADA AVE	90038	5534019029		Very Low Residential	R3-1	0	54	0.3443	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1448189 223	Hollywood	Issued Permits	18010-20000-04089
LOS ANGELES	206-206 1/2 E 87TH ST	90003	6041015024		Very Low Residential	R3-1	0	54	0.1432	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	096A205 21	Southeast Los Angeles	Issued Permits	20010-10000-05072
LOS ANGELES	208-208 1/2 E 87TH ST	90003	6041015024		Very Low Residential	R3-1	0	54	0.1432	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	096A205 21	Southeast Los Angeles	Issued Permits	20010-10000-05071
LOS ANGELES	265 S COLUMBIA AVE 100	90026	5153017020		Very Low Residential	R3-1	0	54	0.118	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	133-SA207 196	Westlake	Issued Permits	18016-30000-37171
LOS ANGELES	532-532 1/2 N SERRANO AVE	90004	5521012006		Very Low Residential	R3-1	0	54	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	1418193 1065	Wilshire	Issued Permits	19010-10000-03280
LOS ANGELES	530-530 1/2 N SERRANO AVE	90004	5521012006		Very Low Residential	R3-1	0	54	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	1418193 1065	Wilshire	Issued Permits	19010-10000-03281
LOS ANGELES	6061 N FULTON AVE 1-8	91401	2330021020		Very Low Residential	R3-1	0	54	0.2083	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	8	8	1778157 641	Van Nuys - North Sherman Oaks	Issued Permits	17010-20000-00270
LOS ANGELES	3460-3460 1/2 S VIRGINIA ROAD	90016	5046004034		Very Low Residential	R3-1	0	54	0.1462	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	120B185 1193	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-70000-05805
LOS ANGELES	3925-3925 1/2 W EXPOSITION BLVD	90016	5046004034		Very Low Residential	R3-1	0	54	0.1462	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	120B185 1193	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-70000-05804
LOS ANGELES	1754 N GARFIELD PL	90028	5544005011		Very Low Residential	R3-1	0	54	0.218	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-SA193 27	Hollywood	Issued Permits	17016-70000-37823
LOS ANGELES	1752-1752 1/4 N GARFIELD PL	90028	5544005011		Very Low Residential	R3-1	0	54	0.218	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-SA193 27	Hollywood	Issued Permits	18014-70000-01885
LOS ANGELES	567 N ARDMORE AVE	90004	5521007013		Very Low Residential	R3-1	0	54	0.2112	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1418193 908	Wilshire	Issued Permits	20016-10000-19322
LOS ANGELES	2654-2656 S LA BREA AVE	90016	5049005013		Very Low Residential	R3-1	0	54	0.085	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1238181 1363	West Adams - Baldwin Hills - Leimert	Issued Permits	18010-20000-05614
LOS ANGELES	4612 W MAPLEWOOD AVE 1-4	90004	5521018010		Very Low Residential	R3-1	0	54	0.1549	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1418193 1280	Wilshire	Issued Permits	19014-10000-04805
LOS ANGELES	1137-1137 1/2 N BRONSON AVE	90038	5534010005		Very Low Residential	R3-1	0	54	0.154	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	1448189 480	Hollywood	Issued Permits	19010-70000-06484
LOS ANGELES	1139-1139 1/2 N BRONSON AVE	90038	5534010005		Very Low Residential	R3-1	0	54	0.154	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	1448189 480	Hollywood	Issued Permits	19010-70000-06482
LOS ANGELES	1870-1870 1/2 W 20TH ST	90007	5075030007		Very Low Residential	R3-1	0	54	0.153	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	1268197 1042	South Los Angeles	Issued Permits	20010-10000-03742
LOS ANGELES	1872-1872 1/2 W 20TH ST	90007	5075030007		Very Low Residential	R3-1	0	54	0.153	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	1268197 1042	South Los Angeles	Issued Permits	20010-10000-03743
LOS ANGELES	142 W 84TH ST	90003	6040001020		Very Low Residential	R3-1	0	54	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	097-SA203 20	Southeast Los Angeles	Issued Permits	20010-10000-03188
LOS ANGELES	144-144 1/2 W 84TH ST	90003	6040001020		Very Low Residential	R3-1	0	54	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	097-SA203 20	Southeast Los Angeles	Issued Permits	20010-10000-03189
LOS ANGELES	586 N HARVARD BLVD 1-9	90004	5521010004		Very Low Residential	R3-1	0	54	0.172	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	9	9	1418193 969	Wilshire	Issued Permits	18010-10000-03121
LOS ANGELES	4066 W MELROSE AVE	90029	5539024012		Very Low Residential	R3-1	0	54	0.1696	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1418197 490	Wilshire	Issued Permits	20016-10000-01549
LOS ANGELES	12004 W KLING ST 1-17	91607	2355015008		Very Low Residential	R3-1	0	54	0.3946	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688165 749	North Hollywood - Valley Village	Issued Permits	20016-20000-21568
LOS ANGELES	234 E 84TH ST	90003	6030014008		Very Low Residential	R3-1	0	54	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	097-SA205 77	Southeast Los Angeles	Issued Permits

Appendix 4.3: *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	15126 W ROSCOE BLVD 1-21	91402	2209005026		Very Low Residential	R3-1	0	54	0.3367	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928145 416	Mission Hills - Panorama City - North Hills	Issued Permits	18016-10000-39030
LOS ANGELES	3463 1/2 W 63RD ST	90043	4006005028		Very Low Residential	R3-1	0	54	0.124	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	1058185 805	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-20000-03329
LOS ANGELES	4557 W INGLEWOOD BLVD	90230	4221002047		Very Low Residential	R3-1	0	54	0.127	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	1088161 245	Palms - Mar Vista - Del Rey	Issued Permits	17016-30001-36896
LOS ANGELES	3740 S WESTWOOD BLVD 1-8	90034	4252029008		Very Low Residential	R3-1	0	54	0.183	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1178161 443	Palms - Mar Vista - Del Rey	Issued Permits	20016-20000-16310
LOS ANGELES	15326 W VOSE ST	91406	2222033016		Very Low Residential	R3-1	0	54	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1838145 302	Van Nuys - North Sherman Oaks	Issued Permits	20016-20000-21677
LOS ANGELES	13059 W OXNARD ST 1-17	91401	2331023004		Very Low Residential	R3-1	0	54	0.2893	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778161 911	Van Nuys - North Sherman Oaks	Issued Permits	20016-10000-16288
LOS ANGELES	1253 N ALEXANDRIA AVE	90029	5540004018		Very Low Residential	R3-1	0	54	0.148	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1448197 50	Hollywood	Issued Permits	20016-20000-17421
LOS ANGELES	9416 S FIRTH BLVD	90002	6048004043		Very Low Residential	R3-1	0	54	0.2295	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	25	25	093A213 691	Southeast Los Angeles	Issued Permits	19010-10000-05551
LOS ANGELES	121 S UNION PL	90026	5153012009		Very Low Residential	R3-1	0	54	0.167	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	135A207 293	Westlake	Issued Permits	20016-10000-24979
LOS ANGELES	11850 W RIVERSIDE DR 1-72	91607	2355019019		Very Low Residential	R3-1	0	54	0.8676	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B169 512	North Hollywood - Valley Village	Issued Permits	20016-20000-26005
LOS ANGELES	4646 N NATICK AVE Unit 101-Unit 102	91403	2265002179		Very Low Residential	R3-1	0	54	0.3303	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	168A149 65	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19016-20000-07433
LOS ANGELES	1265 N ST ANDREWS PL 1-18	90038	5536002001		Very Low Residential	R3-1	0	54	0.222	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1448193 140	Hollywood	Issued Permits	20016-10000-10485
LOS ANGELES	5034 S SLAUSON AVE	90230	4217028008		Very Low Residential	R3-1	0	54	0.195	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1088161 224	Palms - Mar Vista - Del Rey	Issued Permits	20016-20000-09459
LOS ANGELES	5812 W VIRGINIA AVE	90038	5534017012		Very Low Residential	R3-1	0	54	0.1721	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1448189 519	Hollywood	Issued Permits	20016-20000-17561
LOS ANGELES	630 N OXFORD AVE	90004	5521003026		Very Low Residential	R3-1	0	54	0.124	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	3	0	25	28	1418193 745	Wilshire	Issued Permits	19010-30000-06378
LOS ANGELES	644 N HOBART BLVD	90004	5521005005		Very Low Residential	R3-1	0	54	0.1721	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1418193 672	Wilshire	Issued Permits	20016-20000-17581
LOS ANGELES	7036 S LA TIJERA BLVD #15	90045	4103009003		Very Low Residential	R3-1	0	54	0.183	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	102B173 327	Westchester - Playa del Rey	Issued Permits	20016-20000-17632
LOS ANGELES	7444 N WOODMAN AVE	91405	2328001009		Very Low Residential	R3-1	0	54	1.47	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	186B157 284	Van Nuys - North Sherman Oaks	Issued Permits	20016-20000-25434
LOS ANGELES	7416 N WOODMAN AVE 1-35	91405	2328035004		Very Low Residential	R3-1	0	54	0.6123	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	186B157 324	Van Nuys - North Sherman Oaks	Issued Permits	20016-20000-26737
LOS ANGELES	6437 N AGNES AVE	91606	2322007044		Very Low Residential	R3-1	0	54	0.16	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	180B165 632	North Hollywood - Valley Village	Issued Permits	20010-20000-05118
LOS ANGELES	12211 W VANOWEN ST	91605	2321013063		Very Low Residential	R3-1	0	54	0.2117	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	183B165 637	North Hollywood - Valley Village	Issued Permits	20016-10000-10693
LOS ANGELES	12211 W VANOWEN ST	91605	2321013063		Very Low Residential	R3-1	0	54	0.2117	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	183B165 637	North Hollywood - Valley Village	Issued Permits	20016-10000-10695
LOS ANGELES	7814 S AVALON BLVD 2-3	90003	6023032017		Very Low Residential	R3-1	0	54	0.092	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	099B205 582	Southeast Los Angeles	Issued Permits	19016-20000-05505
LOS ANGELES	237-237 1/2 N ROSELAKE AVE	90026	5157018010		Very Low Residential	R3-1	0	54	0.1721	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	136-5A205 34	Westlake	Issued Permits	20010-30000-04324
LOS ANGELES	236-236 1/2 N ROSEMONT AVE	90026	5157018010		Very Low Residential	R3-1	0	54	0.1721	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	136-5A205 34	Westlake	Issued Permits	20010-30000-04323
LOS ANGELES	238-238 1/2 N ROSEMONT AVE	90026	5157018010		Very Low Residential	R3-1	0	54	0.1721	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	136-5A205 34	Westlake	Issued Permits	20010-30000-04322
LOS ANGELES	6545 S VICTORIA AVE 1-12	90043	4006019015		Very Low Residential	R3-1	0	54	0.26	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	102B185 64	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-30000-01631
LOS ANGELES	6611 S VICTORIA AVE 1-12	90043	4006019025		Very Low Residential	R3-1	0	54	0.26	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	102B185 160	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-30000-01628
LOS ANGELES	572 N VIRGIL AVE	90004	5539029033		Very Low Residential	R3-1	0	54	0.122	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A201 122	Wilshire	Issued Permits	20014-30000-02744
LOS ANGELES	22727 W DEL VALLE ST	91364	2040031030		Very Low Residential	R3-1	0	54	0.1492	Residential - Three Units (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	16	16	171B097 440	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	18010-20000-02868
LOS ANGELES	12813 W PACIFIC AVE	90066	4236015010		Very Low Residential	R3-1	0	54	0.111	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	111B153 870	Palms - Mar Vista - Del Rey	Issued Permits	20010-30000-01239
LOS ANGELES	14422 W VOSE ST	91405	2217007045		Very Low Residential	R3-1	0	54	0.4591	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	183B149 306	Van Nuys - North Sherman Oaks	Issued Permits	20016-30000-05484
LOS ANGELES	6217 W WARING AVE 1-24	90038	5533026120		Very Low Residential	R3-1	0	54	0.2952	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	141B185 263	Hollywood	Issued Permits	20016-30000-24442
LOS ANGELES	9502 S COMPTON AVE	90002	6048021020		Very Low Residential	R3-1	0	54	0.1423	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	25	0	0	25	093A213 21	Southeast Los Angeles	Issued Permits	19010-10000-04162
LOS ANGELES	850 N WILCOX AVE UNIT#101	90038	5533027036		Very Low Residential	R3-1	0	54	0.3013	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1448185 1247	Hollywood	Issued Permits	20016-30000-21562
LOS ANGELES	11714 W ARCHWOOD ST	91606	2322018019		Very Low Residential	R3-1	0	54	0.2091	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	4	0	33	37	180B169 348	North Hollywood - Valley Village	Issued Permits	19010-10000-00498
LOS ANGELES	541-541 1/2 N VIRGIL AVE	90004	5539030003		Very Low Residential	R3-1	0	54	0.1606	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	141B197 834	Wilshire	Issued Permits	16010-70000-05457
LOS ANGELES	543-543 1/2 N VIRGIL AVE	90004	5539030003		Very Low Residential	R3-1	0	54	0.1606	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	141B197 834	Wilshire	Issued Permits	16010-70000-05456
LOS ANGELES	827-827 1/2 N CENTENNIAL ST	90012	5406027016		Very Low Residential	R3-1	0	54	0.1606	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	135A213 18	Central City North	Issued Permits	19010-10000-05624
LOS ANGELES	825-825 1/2 N CENTENNIAL ST	90012	5406027016		Very Low Residential	R3-1	0	54	0.1606	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	135A213 18	Central City North	Issued Permits	19010-10000-05625
LOS ANGELES	12128 W IDAHO AVE 1-3	90025	4259004013		Very Low Residential	R3-1	0	54	0.138	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	3	3	126B145 1035	West Los Angeles	Issued Permits	19010-20000-01943
LOS ANGELES	11604 W SYLVAN ST 1-10	91606	2335029020		Very Low Residential	R3-1	0	54	0.208	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	177B169 157	North Hollywood - Valley Village	Issued Permits	21016-20000-09931
LOS ANGELES	11564 W SYLVAN ST 1-10	91606	2335029021		Very Low Residential	R3-1	0	54	0.208	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	177B169 156	North Hollywood - Valley Village	Issued Permits	21016-20000-09928
LOS ANGELES	3377 1/2 N EAGLE ROCK BLVD	90065	5457024001		Community Commercial	R3-1-CDO	0	54	0.292	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	153A215 110	Northeast Los Angeles	Issued Permits	21010-20000-00100
LOS ANGELES	3379 N EAGLE ROCK BLVD	90065	5457024001		Community Commercial	R3-1-CDO	0	54	0.292	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	153A215 110	Northeast Los Angeles	Issued Permits	21014-20000-00096
LOS ANGELES	868 1/2-1/4 W 41ST ST 868 1/4	90037	5019003033		Very Low I Residential	R3-1-CPIO	0	54	0.148	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	114B197 486	South Los Angeles	Issued Permits	20016-10000-21461
LOS ANGELES	867 W 41ST ST	90037	5019002003		Very Low I Residential	R3-1-CPIO	0	54	0.1342	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	114B197 424	South Los Angeles	Issued Permits	19010-10000-05047
LOS ANGELES	2358 W 18TH ST	90019	5073014001		Very Low I Residential	R3-1-CPIO	0	54	0.2663	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B193 615	South Los Angeles	Issued Permits	20014-10000-04804
LOS ANGELES	821 1/2 W 41ST ST	90037	5019002014			R3-1-CPIO ; [Q]R3-1	0	54	0.123	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	114B197 414	South Los Angeles	Issued Permits	20016-10000-01873
LOS ANGELES	1031-1031 1/4 N CUMMINGS ST	90033	5201014014		Community Commercial	R3-1-CUGU	0	54	0.197	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	132A223 227	Boyle Heights	Issued Permits	19010-10000-06516
LOS ANGELES	1031 1/2-3/4 N CUMMINGS ST	90033	5201014014		Community Commercial	R3-1-CUGU	0	54	0.197	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	132A223 227	Boyle Heights	Issued Permits	19010-10000-06517
LOS ANGELES	1033-1033 1/2 N CUMMINGS ST	90033	5201014014		Community Commercial	R3-1-CUGU	0	54	0.197	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	132A223 227	Boyle Heights	Issued Permits	19010-10000-06515
LOS ANGELES	2518-2518 1/2 E MALABAR ST	90033	5177023004		Community Commercial	R3-1-CUGU	0	54	0.1606	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	129A225 64	Boyle Heights	Issued Permits	20010-10000-02318
LOS ANGELES	2516-2516 1/2 E MALABAR ST	90033	5177023004		Community Commercial	R3-1-CUGU	0	54	0.1606	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	129A225 64	Boyle Heights	Issued Permits	20010-10000-02317
LOS ANGELES	2428-2428 1/2 E BOULDER ST	90033	5177027008		Community Commercial	R3-1-CUGU	0	54	0.161	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	129A225 80	Boyle Heights	Issued Permits	19010-40000-06471
LOS ANGELES	2426-2426 1/2 E BOULDER ST	90033	5177027008		Community Commercial	R3-1-CUGU	0	54	0.161	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	129A225 80	Boyle Heights	Issued Permits	19010-40000-06470
LOS ANGELES	542 N SAN BENITO ST	90033	5175033012		Community Commercial	R3-1-CUGU	0	54	0.11	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	130-5A223 359	Boyle Heights	Issued Permits	20014-30000-04969
LOS ANGELES	2438-2438 1/2 E CINCINNATI ST	90033	5177034006		Community Commercial	R3-1-CUGU	0	54	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	129A225 266	Boyle Heights	Issued Permits	20010-10000-04152
LOS ANGELES	2436-2436 1/2 E CINCINNATI ST	90033	5177034006		Community Commercial	R3-1-CUGU	0	54	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	129A225 266	Boyle Heights	Issued Permits	20010-10000-04149
LOS ANGELES	1722 1/2 E POMEROY AVE	90033	5201019014		Community Commercial	R3-1-CUGU	0	54	0.1138	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	132A223 64	Boyle Heights	Issued Permits	19010-20000-05899
LOS ANGELES	2452-2452 1/2 E BOULDER ST	90033	5177027002		Community Commercial	R3-1-CUGU	0	54	0.1606	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	129A225 119	Boyle Heights	Issued Permits	20010-70000-00210
LOS ANGELES	2450-2450 1/2 E BOULDER ST	90033	5177027002		Community Commercial	R3-1-CUGU	0	54	0.1606	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	129A225 119	Boyle Heights	Issued Permits	20010-70000-00209
LOS ANGELES	1017 S BURLINGTON AVE	90006	5136010015		Community Commercial	R3-1-HPOZ	0	54	0.172	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	7	7	130-5A203 326	Westlake	Issued Permits	20016-10000-08737
LOS ANGELES	1182 S WEST BLVD 1-3	90019	5082006009		Low Residential	R3-1-O	0	54	0.161	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	3	3	129B185 320	Wilshire	Issued Permits	20016-10000-18620
LOS ANGELES	1830 S SELBY AVE 1-20	90025	4321004010		Low Residential	R3-1-O	0	54	0.185	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	20	20	129B153 476	West Los Angeles	Issued Permits	19010-30000-04007
LOS ANGELES	2923 1/8-3/4 S HOOVER ST	90007	5055029004		Low Residential	R3-1-O	0	54	0.187	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	121-5A201 118	South Los Angeles	Issued Permits	20016-20000-33495
LOS ANGELES	8417 W BLACKBURN AVE 1-26	90048	5511032062		Low Residential	R3-1-O	0	54	0.317	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138B173 891	Wilshire	Issued Permits	21016-30000-02027
LOS ANGELES	4019-4019 1/2 W MONT CLAIR ST	90018	5051012006		Low Residential	R3-1-O	0	54	0.13	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	123B185 973	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-70000-06175
LOS ANGELES	4017-4017 1/2 W MONT CLAIR ST	90018	5051012006		Low Residential	R3-1-O	0	54	0.13	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	123B185 973	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-70000-06172
LOS ANGELES	8867 W ALCOTT ST #1-17	90035	4305014014		Low Residential	R3-1-O	0	54	0.176	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	3	0	14	17	132B169 1018	Wilshire	Issued Permits	17010-20000-03549
LOS ANGELES	329-329 1/2 S LA JOLLA AVE	90048	5511035031		Low Residential	R3-1-O	0	54	0.136	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	138B173 1073	Wilshire	Issued Permits	20016-20000-06434
LOS ANGELES	1349 S BURNSIDE AVE	90019	5085033013		Low Residential	R3-1-O	0	54	0.139	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	129B177 802	Wilshire	Issued Permits	20010-10000-01058
LOS ANGELES	1347 S BURNSIDE AVE	90019	5085033013		Low Residential	R3-1-O	0	54	0.139	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	129B177 802	Wilshire	Issued Permits	20010-10000-01059
LOS ANGELES	3820-3820 1/2 W MONT CLAIR ST	90018	5051021002		Low Residential	R3-1-O	0	54	0.143	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	123B185 1280	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-20000-00056
LOS ANGELES	3822-3822 1/2 W MONT CLAIR ST	90018	5051021002		Low Residential	R3-1-O	0	54	0.143	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	123B185 1280	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-20000-00057
LOS ANGELES	8457 W BLACKBURN AVE 1-18	90048	5511032063		Low Residential	R3-1-O	0	54	0.3204	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	18	18	138B173 865	Wilshire	Issued Permits	16010-30000-04749
LOS ANGELES	8307 1/2 W BLACKBURN AVE	90048	5511031002		Low Residential	R3-1-O	0	54	0.164	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	138B173 944	Wilshire	Issued Permits	20016-10000-01646
LOS ANGELES	411 S HAMEL ROAD	90048	4334015014		Low Residential	R3-1-O	0	54	0.149	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	37	37	138B169 838	Wilshire	Issued Permits	18010-10000-02245
LOS ANGELES	1849 S KELTON AVE	90025	4323007030		Low Residential	R3-1-O	0	54	0.152	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	129B153 790	West Los Angeles	Issued Permits	19014-10000-04922
LOS ANGELES	1821 1/2 S WESTHOLME AVE	90025	4317004013		Low Residential	R3-1-O	0	54	0.172	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	129B157 61	West Los Angeles	Issued Permits	20010-20000-01501
LOS ANGELES	1821 S WESTHOLME AVE	90025	4317004013		Low Residential	R3-1-O	0	54	0.172	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	129B157 61	West Los Angeles	Issued Permits	20010-20000-01502
LOS ANGELES	1819 1/2 S WESTHOLME AVE	90025	4317004013		Low Residential	R3-1-O	0	54	0.172	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO -

Appendix 4.3: *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	1146-1146 1/2 N SYCAMORE AVE	90038	5532016004		Low Medium II Residential	R3-1XL	0	54	0.138	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	2	2	1448181 356	Hollywood	Issued Permits	19010-70000-05615
LOS ANGELES	1248 N LODI PL	90038	5534004004		Low Medium II Residential	R3-1XL	0	54	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1448189 166	Hollywood	Issued Permits	19010-20000-03714
LOS ANGELES	1248 N LODI PL	90038	5534004004		Low Medium II Residential	R3-1XL	0	54	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1448189 166	Hollywood	Issued Permits	19010-20000-03715
LOS ANGELES	1248 N LODI PL	90038	5534004004		Low Medium II Residential	R3-1XL	0	54	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1448189 166	Hollywood	Issued Permits	19010-20000-03713
LOS ANGELES	1248 N LODI PL	90038	5534004004		Low Medium II Residential	R3-1XL	0	54	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1448189 166	Hollywood	Issued Permits	19010-20000-03712
LOS ANGELES	1248 N LODI PL	90038	5534004004		Low Medium II Residential	R3-1XL	0	54	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1448189 166	Hollywood	Issued Permits	19010-20000-03717
LOS ANGELES	1248 N LODI PL	90038	5534004004		Low Medium II Residential	R3-1XL	0	54	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1448189 166	Hollywood	Issued Permits	19010-20000-03711
LOS ANGELES	1248 N LODI PL	90038	5534004004		Low Medium II Residential	R3-1XL	0	54	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1448189 166	Hollywood	Issued Permits	19010-20000-03716
LOS ANGELES	1248 N LODI PL	90038	5534004004		Low Medium II Residential	R3-1XL	0	54	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1448189 166	Hollywood	Issued Permits	19010-20000-03718
LOS ANGELES	1248 N LODI PL	90038	5534004004		Low Medium II Residential	R3-1XL	0	54	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1448189 166	Hollywood	Issued Permits	19010-20000-03710
LOS ANGELES	1248 N LODI PL	90038	5534004004		Low Medium II Residential	R3-1XL	0	54	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1448189 166	Hollywood	Issued Permits	19010-20000-03709
LOS ANGELES	6135 W ELEANOR AVE	90038	5534022018		Low Medium II Residential	R3-1XL	0	54	0.149	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1448189 738	Hollywood	Issued Permits	20016-10000-14209
LOS ANGELES	5801 W CAMERFORD AVE	90038	5534034012		Low Medium II Residential	R3-1XL	0	54	0.149	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	31	36	1418189 169	Hollywood	Issued Permits	19010-10000-02388
LOS ANGELES	4901-4901 1/2 W ROMAINE ST	90029	5538003004		Low Medium II Residential	R3-1XL	0	54	0.179	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	3	3	1448197 1092	Hollywood	Issued Permits	19010-20000-06580
LOS ANGELES	4903-4903 1/2 W ROMAINE ST	90029	5538003004		Low Medium II Residential	R3-1XL	0	54	0.179	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	2	2	1448197 1092	Hollywood	Issued Permits	19010-20000-06582
LOS ANGELES	1132 N ORANGE DR	90038	5532017009		Low Medium II Residential	R3-1XL	0	54	0.135	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	3	0	21	24	1448181 385	Hollywood	Issued Permits	19010-10000-04877
LOS ANGELES	1223 N EDGEMONT ST 1-14	90029	5540011015		Low Medium II Residential	R3-1XL	0	54	0.2032	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1448197 172	Hollywood	Issued Permits	21016-20000-04982
LOS ANGELES	5066 W ROMAINE ST	90029	5537024005		Low Medium II Residential	R3-1XL	0	54	0.2066	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1448193 1082	Hollywood	Issued Permits	20016-20000-23226
LOS ANGELES	909-909 1/2 W 85TH ST	90044	6032012014		Very Low Residential	R3-1	0	54	0.209	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	097-5A199 121	South Los Angeles	Issued Permits	19014-30001-06070
LOS ANGELES	535 1/2 W 80TH ST	90044	6032028006		Very Low Residential	R3-1	0	54	0.213	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	099B201 699	South Los Angeles	Issued Permits	20014-20000-03521
LOS ANGELES	2726-2728 S ELLENDALE PL	90007	5055013022		Low Residential	R3-1-O	0	54	0.301	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1238197 1528	South Los Angeles	Issued Permits	20016-30000-15924
LOS ANGELES	2050-2052 W FAIR PARK AVE	90041	5686018021		Very Low Residential	R3-1	0	54	0.3443	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	160-5A223 88	Northeast Los Angeles	Issued Permits	20016-30000-09798
LOS ANGELES	10517-10517 1/2 S CENTRAL AVE	90002	6051012004		Very Low I Residential	R3-1-CPIO	0	54	0.0694	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	090B209 1089	Southeast Los Angeles	Issued Permits	20010-70000-00629
LOS ANGELES	13724 W VICTORY BLVD #1 -#67	91401	2239006043		Low I Residential	(T)(Q)RAS4-1VL	0	108	0.5682	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Used Car Sales - One Sto	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	63	67	1B0B157 951	Van Nuys - North Sherman Oaks	Issued Permits	17010-20002-01245
LOS ANGELES	13246-13252 W VICTORY BLVD	91401	2331001002		Very Low II Residential	(Q)C1.5-1VL	0	108	0.1313	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1B0B157 987	Van Nuys - North Sherman Oaks	Issued Permits	19014-20000-05969
LOS ANGELES	1553 N AVALON BLVD	90744	7421021029		Very Low II Residential	(Q)C1.5-1VL-O-CUGU	0	108	0.13	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	036B205 553	Wilmington - Harbor City	Issued Permits	20016-10000-21894
LOS ANGELES	760 S SERRANO AVE 1-157	90005	5093014070		Very Low I Residential	(T)(Q)C2-1	0	108	0.8443	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	16	0	141	157	1328193 571	Wilshire	Issued Permits	19010-10000-01792
LOS ANGELES	8406 N FRESCO WAY	91325	2786026001		Very Low I Residential	(T)(Q)C2-1VL	0	108	0.0578	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928125 982	Northridge	Issued Permits	18010-20000-05017
LOS ANGELES	8408 N FRESCO WAY	91325	2786026002		Very Low I Residential	(T)(Q)C2-1VL	0	108	0.0248	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928125 1005	Northridge	Issued Permits	18010-20000-05020
LOS ANGELES	8410 N FRESCO WAY	91325	2786026003		Very Low I Residential	(T)(Q)C2-1VL	0	108	0.0248	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928125 1007	Northridge	Issued Permits	18010-20000-05021
LOS ANGELES	8412 N FRESCO WAY	91325	2786026004		Very Low I Residential	(T)(Q)C2-1VL	0	108	0.0333	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928125 985	Northridge	Issued Permits	18010-20000-05022
LOS ANGELES	8358 N CANBY PL	91324	2786026032		Very Low I Residential	(T)(Q)C2-1VL	0	108	0.0361	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928125 975	Northridge	Issued Permits	18010-20000-05050
LOS ANGELES	8356 N CANBY PL	91324	2786026033		Very Low I Residential	(T)(Q)C2-1VL	0	108	0.0282	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928125 976	Northridge	Issued Permits	18010-20000-05051
LOS ANGELES	8354 N CANBY PL	91324	2786026034		Very Low I Residential	(T)(Q)C2-1VL	0	108	0.0282	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928125 977	Northridge	Issued Permits	18010-20000-05052
LOS ANGELES	8352 N CANBY PL	91324	2786026035		Very Low I Residential	(T)(Q)C2-1VL	0	108	0.0282	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928125 978	Northridge	Issued Permits	18010-20000-05053
LOS ANGELES	8350 N CANBY PL	91324	2786026036		Very Low I Residential	(T)(Q)C2-1VL	0	108	0.0282	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928125 979	Northridge	Issued Permits	18010-20000-05054
LOS ANGELES	8348 N CANBY PL	91324	2786026037		Very Low I Residential	(T)(Q)C2-1VL	0	108	0.0431	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928125 980	Northridge	Issued Permits	18010-20000-05055
LOS ANGELES	9502 N VAN NUYS BLVD 1-49	91402	2644025015		Low Residential	(T)(Q)RAS4-1VL	0	108	0.6407	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	49	49	1988149 44	Mission Hills - Panorama City - North Hills	Issued Permits	19010-10000-06092
LOS ANGELES	127 W 85TH PL	90003	6040008017		Very Low Residential	(Q)C2-1	0	108	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	097-5A203 234	Southeast Los Angeles	Issued Permits	20010-10000-01183
LOS ANGELES	129-129 1/2 W 85TH PL	90003	6040008017		Very Low Residential	(Q)C2-1	0	108	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	097-5A203 234	Southeast Los Angeles	Issued Permits	20010-10000-01184
LOS ANGELES	12916 1/2 W VENICE BLVD	90066	4236012006		Very Low Residential	(Q)C2-1	0	108	0.057	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118153 880	Palms - Mar Vista - Del Rey	Issued Permits	21016-30000-03286
LOS ANGELES	14400 W FRIAR ST Unit 201A	91401	2240002024		Very Low I Residential	(Q)C2-1L-CDO	0	108	0.4017	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	178-5A151 53	Van Nuys - North Sherman Oaks	Issued Permits	20016-20000-12139
LOS ANGELES	1032 N CORONADO ST 1-33	90026	5402020003		Minimum Residential	(Q)C2-1VL	0	108	0.172	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	29	33	141A205 354	Silver Lake - Echo Park - Elysian Valley	Issued Permits	18010-10000-01919
LOS ANGELES	1530 N ECHO PARK AVE	90026	5419014008		Minimum Residential	(Q)C2-1VL	0	108	0.129	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A209 270	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20010-10000-02909
LOS ANGELES	1419 N ECHO PARK AVE	90026	5419023004		Minimum Residential	(Q)C2-1VL	0	108	0.172	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A209 471	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-10000-04888
LOS ANGELES	10028 N SAN FERNANDO ROAD	91331	2537012024		Very Low Residential	(Q)C2-1VL-CUGU	0	108	0.2066	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	204B161 665	Arleta - Pacoima	Issued Permits	20016-20000-05111
LOS ANGELES	4510 N FIGUEROA ST #4	90065	5467007010		Low Residential	(Q)C2-1VL-HPOZ	0	108	0.161	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	167A225 96	Northeast Los Angeles	Issued Permits	21016-10000-14070
LOS ANGELES	426 S ROBERTSON BLVD Unit 204	90048	4334015134		Very Low II Residential	(Q)C2-1VL-O	0	108	0.2359	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388169 805	Wilshire	Issued Permits	21016-30000-00155
LOS ANGELES	6535 W MELROSE AVE	90038	5534011014		Low Residential	(Q)C2-1VL-SN	0	108	0.371	Commercial - Service Station - Full Service - No Additional Services	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	11	14	1418185 566	Hollywood	Issued Permits	16010-10000-00239
LOS ANGELES	7219 N CANBY AVE 1-26	91335	2119020901		Very Low Residential	(Q)C2-2D-CDO	0	108	0.2531	Commercial - Store Combination - Store and Office Combination - One Story	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	26	0	0	26	1838125 80	Reseda - West Van Nuys	Issued Permits	19010-10000-05824
LOS ANGELES	433 N ROSENELL TER	90026	5157013027		Low Residential	(T)(Q)C2-1VL	0	108	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	43	47	138A205 178	Silver Lake - Echo Park - Elysian Valley	Issued Permits	17010-20000-00071
LOS ANGELES	2335 W TEMPLE ST #1 -#35	90026	5157013022		Low Residential	(T)(Q)C2-1VL	0	108	0.557	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	32	35	138A205 200	Silver Lake - Echo Park - Elysian Valley	Issued Permits	17010-20000-00068
LOS ANGELES	283 W IMPERIAL HWY	90061	6074024900		Minimum Residential	C2-1	0	108	0.65	Miscellaneous - Utility	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	53	0	1	54	087A203 236	Southeast Los Angeles	Issued Permits	19010-10000-02202
LOS ANGELES	12444 W VENICE BLVD	90066	4235013027		Minimum Residential	C2-1	0	108	0.4789	Commercial - Shopping Center (Neighborhood, Community) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	7	0	70	77	1118153 326	Palms - Mar Vista - Del Rey	Issued Permits	19010-10000-03316
LOS ANGELES	200 N VERMONT AVE 1-490	90004	5501010032		Minimum Residential	C2-1	0	108	1.1219	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop -	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	49	0	441	490	1388197 542	Wilshire	Issued Permits	19010-10000-04128
LOS ANGELES	3001 W BEVERLY BLVD #1-46	90057	5156011009		Minimum Residential	C2-1	0	108	0.298	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	4	0	42	46	138A201 263	Westlake	Issued Permits	20010-10000-01814
LOS ANGELES	2812 W TEMPLE ST #1- #42	90026	5156016002		Minimum Residential	C2-1	0	108	0.386	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	38	42	138A203 118	Westlake	Issued Permits	18010-20001-05663
LOS ANGELES	5755 N TUJUNGA AVE 1-34	91601	2338024040		Minimum Residential	C2-1	0	108	0.167	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	30	34	174B173 403	North Hollywood - Valley Village	Issued Permits	18010-20000-01147
LOS ANGELES	5768 W 3RD ST	90036	5506002015		Minimum Residential	C2-1	0	108	0.123	Commercial - Non-Auto Service and Repair Shop, Paint Shop, or Laundry - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	5	0	41	46	1358181 179	Wilshire	Issued Permits	18010-10000-05554
LOS ANGELES	718 E ROSE AVE	90291	4240018045		Minimum Residential	C2-1	0	108	0.166	Institutional - School (Private) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	34	0	1	35	1118145 725	Venice	Issued Permits	19010-10000-00936
LOS ANGELES	8832 N LANGDON AVE	91343	2654013035		Minimum Residential	C2-1	0	108	2.1399	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	40	312	4	356	1958145 378	Mission Hills - Panorama City - North Hills	Issued Permits	20010-10000-00319
LOS ANGELES	1800 W BEVERLY BLVD	90057	5154001020		Minimum Residential	C2-1	0	108	0.269	Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Under 10,000 SF - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	21	0	222	243	135A205 320	Westlake	Issued Permits	18010-10000-00986
LOS ANGELES	850 S LA BREA AVE 1-53	90036	5084003009		Minimum Residential	C2-1	0	108	0.298	Commercial - Store Combination - Store and Residential Combination - 6 to 13 Stories	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	6	0	47	53	1328181 468	Wilshire	Issued Permits	16010-10000-05471
LOS ANGELES	749 1/4-1/2 W GARDENA BLVD	90247	6120019050		Minimum Residential	C2-1	0	108	0.2388	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0698197 419	Harbor Gateway	Issued Permits	19014-10000-02451
LOS ANGELES	3657 S MOTOR AVE	90034	4314008046		Minimum Residential	C2-1	0	108	0.1687	Institutional - School (Private) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	7	0	61	68	120B161 980	Palms - Mar Vista - Del Rey	Issued Permits	19010-10000-01408
LOS ANGELES	849 1/2 W 164TH ST	90247	6120018089		Minimum Residential	C2-1	0	108	0.0134	Residential - Single Family Residence - Planned Unit Development (PUD)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	069B197 534	Harbor Gateway	Issued Permits	19010-10001-17002
LOS ANGELES	3688 S OVERLAND AVE	90034	4314010081		Minimum Residential	C2-1	0	108	0.1441	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	14	0	124	138	120B161 1276	Palms - Mar Vista - Del Rey	Issued Permits	18010-30000-05373
LOS ANGELES	10375 W WASHINGTON BLVD	90232	4208006026		Minimum Residential	C2-1	0	108	0.833	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop -	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	14	0	125	139	1178165 217	Palms - Mar Vista - Del Rey	Issued Permits	18010-30000-05765
LOS ANGELES	220 S AMARADO ST	90057	5154020029		Minimum Residential	C2-1	0	108	0.467	Commercial - Hotel and Motel - Motel - Under 50 Rooms - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	14	14	135A205 228	Westlake	Issued Permits	19016-20000-35725
LOS ANGELES	800 S WESTERN AVE	90005	5093008014		Minimum Residential	C2-1	0	108	0.2907	Commercial - Professional Building - Medical Dental Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	23	0	207	230	1328193 736	Wilshire	Issued Permits	19010-10000-01211
LOS ANGELES	3200 W TEMPLE ST	90026	5156006003			C2-1 ; RD2-1	0	108	0.37	Commercial - Office Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	63	0	1	64	139-5A201 270	Westlake	Issued Permits	19010-10000-01691
LOS ANGELES	624-624 1/2 E 43RD ST	90011	5115010004		Very Low II Residential	C2-1-CPIO	0	108	0.1322	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	114A207 331	Southeast Los Angeles	Issued Permits	20010-30000-04686
LOS ANGELES	622-622 1/2 E 43RD ST	90011	5115010004		Very Low II Residential	C2-1-CPIO	0	108	0.1322	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	114A207 331	Southeast Los Angeles	Issued Permits	20010-30000-04685
LOS ANGELES	1065 W 40TH PL	90037	5020029017		Very Low II Residential	C2-1-CPIO	0	108	0.111	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	114B197 308	South Los Angeles	Issued Permits	20016-10000-15713
LOS ANGELES	6405 1/4 S VERMONT AVE	90044	6014004011		Very Low II Residential	C2-1-CPIO	0	108	0.057	Commercial - Office Building - Office and Residential - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	105B197 1345	South Los Angeles	Issued Permits	20016-30000-10605
LOS ANGELES	2424 1/2-3/4 E 8TH ST	90033	5185001014		Low Residential	C2-1-CUGU	0	108	0.275	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126A223 119	Boyle Heights	Issued Permits	20016-10000-09261
LOS ANGELES	4575 W SANTA MONICA BLVD 1-16	90029	5542027031		Low Residential	C2-1D	0	108	0.122	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop -	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	2	0	14	16	1448197 669	Hollywood	Issued Permits	19010-10000-01829
LOS ANGELES	4723 S NORMANDIE AVE	90037	5016020006		Low Residential	C2-1L	0	108	0.12	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	42	0	1	43	1118193 761	South Los Angeles	Issued Permits	19010-10000-01161
LOS ANGELES	3800 S FIGUEROA ST	90037	5037031023		Low Residential	C2-1L	0	108	0.2385	Commercial - Professional Building	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	8	0	71	79	117A201 48	South Los Angeles	Issued Permits	19010-10000-01753
LOS ANGELES	951 S OGDEN DR	90036	5086012032		Low II Residential	C2-1-O	0	108	0.1113	Commercial - Store Combination - Store and Residential Combination - Two Stories	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	6	0	51	57	1328177 635	Wilshire	Issued Permits	18010-10000-05193
LOS ANGELES	2221 S WESTERN AVE	90018	5058009041			C2-1-O ; C2-1-O-CPIO ; P-1-O	0	108	2.93	Institutional - Hospital - Five Stories	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	48	48	1238193 290	South Los Angeles	Issued Permits	18010-10000-01617
LOS ANGELES	4314 W ADAMS BLVD	90018	5051005902		Very Low II Residential	C2-1-O-SP	0	108	0.1719	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	37	0	1	38	1238185 717	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-10000-00030
LOS ANGELES	4347 W ADAMS BLVD	90018	5059003901		Very Low II Residential	C2-1-O-SP	0	108	0.2847	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	47	0	1	48	1238185 673	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-10000-01014
LOS ANGELES	1410 N HIGHLAND AVE	90028	5547021020		Low Residential	C2-1-SN	0

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	744 S FIGUEROA ST	90017	5144010014		Low Residential	C2-4D	0	108	0.357	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	438	438	129A209 98	Central City	Issued Permits	17010-10000-04815
LOS ANGELES	3323 W 66TH ST	90043	4006015015		Low Residential	R2-1	0	2 units per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1058185 1308	West Adams - Baldwin Hills - Leimert	Issued Permits	19014-20000-02339
LOS ANGELES	3667 S KEYSTONE AVE	90034	4314010081		Very Low Residential	R3-1	0	54	0.1441	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	5	0	44	49	120B161 1276	Palms - Mar Vista - Del Rey	Issued Permits	19010-30000-04144
LOS ANGELES	1010 S KENMORE AVE	90006	5078014026		Low Residential	R4-1	0	108	0.036	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	13	0	113	126	129B197 323	Wilshire	Issued Permits	19010-10000-03306
LOS ANGELES	1221 N MYRA AVE	90029	5429008028		Low Residential	R4-1VL ; [Q]C2-1VL	0	108	0.1505	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop -	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	10	0	90	100	147A201 306	Silver Lake - Echo Park - Elysian Valley	Issued Permits	19010-10000-00441
LOS ANGELES	6200 W SUNSET BLVD	90028	5546025001	Very Low I Residential	(T)(Q)C4-2D-SN		0	108	1.236	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	270	270	147A189 60	Hollywood	Issued Permits	19010-10000-02936
LOS ANGELES	5908-5910 E MARMION WAY	90042	5492013017	Low Residential	[Q]C4-1VL-HPOZ		0	108	0.1033	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A229 455	Northeast Los Angeles	Issued Permits	19014-30000-06747
LOS ANGELES	6220 W SELMA AVE	90028	5546026022		[Q]C4-1VL-SN		0	108	1.11	Industrial - Motion Picture, Radio and Television Industry - Studio - Two Stories	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	13	0	263	276	148-5A189 309	Hollywood	Issued Permits	20010-10000-02400
LOS ANGELES	2157 W ADDISON WAY	90041	5685006020	Low Residential	[Q]C4-1XL		0	108	0.179	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	160-5A221 178	Northeast Los Angeles	Issued Permits	20014-20000-04205
LOS ANGELES	5107 N HIGHLAND VIEW AVE	90041	5669027013	Low Residential	[Q]C4-1XL		0	108	0.187	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	162A223 77	Northeast Los Angeles	Issued Permits	20010-20000-01161
LOS ANGELES	4507 N CORLISS ST	90041	5474003021	Low Residential	[Q]C4-1XL		0	108	0.09	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-5A221 50	Northeast Los Angeles	Issued Permits	21014-10000-02248
LOS ANGELES	4712 E YORK BLVD 1-5	90042	5474017003	Low Residential	[Q]C4-1XL		0	108	0.138	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	156A223 161	Northeast Los Angeles	Issued Permits	19014-10000-06687
LOS ANGELES	3358 1/2 N GLENDALE BLVD	90039	5436014004	Low Residential	[Q]C4-1XL-RIO-POD		0	108	0.173	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153B209 44	Northeast Los Angeles	Issued Permits	19016-10000-02902
LOS ANGELES	5216 N SUMNER AVE	90041	5682009009	Low Residential	[Q]C4-2D		0	108	1.225	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop -	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	163-5A219 94	Northeast Los Angeles	Issued Permits	21014-10000-00921
LOS ANGELES	5115 E ECHO ST	90042	5468005036	Low Residential	[Q]C4-2D-HPOZ		0	108	0.1351	Residential - Single Family Residence - Mills Act Property	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A227 200	Northeast Los Angeles	Issued Permits	20016-10000-07488
LOS ANGELES	11201 W OTSEGO ST 1-104	91601	2353004025	Low II Residential	C4-1-CA		0	108	0.9624	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	171B173 866	North Hollywood - Valley Village	Issued Permits	20016-20000-07535
LOS ANGELES	5205 N HARMONY AVE #1 to #40	91601	2416009029	Low II Residential	C4-1-CA		0	108	0.1228	Commercial - Office Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	5	0	35	40	171B173 564	North Hollywood - Valley Village	Issued Permits	17010-20000-00012
LOS ANGELES	7566 W SUNSET BLVD	90046	5550025014	Low II Residential	C4-1D		0	108	0.646	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	12	0	116	128	147B177 1024	Hollywood	Issued Permits	19010-10000-05355
LOS ANGELES	7520 W SUNSET BLVD	90046	5550025014	Low II Residential	C4-1D		0	108	0.646	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	8	0	64	72	147B177 1075	Hollywood	Issued Permits	19010-10000-05354
LOS ANGELES	2818-2818 1/2 N AVENEL ST	90039	5434027019	Low II Residential	C4-1D		0	108	0.121	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-5A205 152	Hollywood	Issued Permits	19016-10001-23132
LOS ANGELES	5935 W PICO BLVD	90035	5087022030	Low II Residential	C4-1-O		0	108	0.591	Commercial - Shopping Center (Neighborhood, Community) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	13	0	110	123	129B173 314	Wilshire	Issued Permits	19010-10000-01697
LOS ANGELES	1855 S WESTWOOD BLVD	90025	4323001009	Low Residential	C4-1VL-O		0	108	0.158	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop -	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	6	0	54	60	129B153 698	West Los Angeles	Issued Permits	19010-10000-01849
LOS ANGELES	2336 S WESTWOOD BLVD 1-23	90064	4320002028	Low Residential	C4-1VL-POD		0	108	0.149	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	23	23	126B157 711	West Los Angeles	Issued Permits	18010-30000-03083
LOS ANGELES	2721 W WILSHIRE BLVD	90057	5141010007	Low Residential	C4-2		0	108	0.837	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	64	64	133-5A201 31	Westlake	Issued Permits	19010-10000-05453
LOS ANGELES	635 S HOBART BLVD UNIT#131	90010	5503028021	Low Residential	C4-2		0	108	1.36	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	135B193 998	Wilshire	Issued Permits	19016-10000-14893
LOS ANGELES	1630 N SCHRADER BLVD	90028	5547016909	Low Residential	C4-2D		0	108	0.2754	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	35	0	117	152	148-5A187 220	Hollywood	Issued Permits	20010-10000-00338
LOS ANGELES	6762 W HAWTHORN AVE 1-69	90028	5547013007	Low Residential	C4-2D		0	108	0.061	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	8	0	53	61	148-5A185 221	Hollywood	Issued Permits	18010-10000-06223
LOS ANGELES	4200 W PICO BLVD	90019	5082023002	Low II Residential	C4-2D-O-CPIO		0	108	0.577	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	60	0	1	61	129B185 1101	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-10000-01089
LOS ANGELES	11950 W ERWIN ST 1-161	91606	2334011030				0	108	1.9905	Commercial - Shopping Center (Regional) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	177B165 1101	North Hollywood - Valley Village	Issued Permits	19010-10002-00592
LOS ANGELES	6151 N RADFORD AVE	91606	2334011031				0	108	5.4226	Commercial - Shopping Center (Regional) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	481	481	177B165 1102	North Hollywood - Valley Village	Issued Permits	19010-10000-00594
LOS ANGELES	6151 N RADFORD AVE	91606	2334011031				0	108	5.4226	Commercial - Shopping Center (Regional) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	177B165 1102	North Hollywood - Valley Village	Issued Permits	19010-10002-00594
LOS ANGELES	8802 N VAN NUYS BLVD 1-24	91402	2639001017	Low Residential	[Q]CR-1-CDO		0	108	0.1938	Commercial - Office Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	2	0	22	24	195B149 432	Mission Hills - Panorama City - North Hills	Issued Permits	18010-20000-01663
LOS ANGELES	14541 W GILMORE ST 1-31	91411	2236016016	Low Residential	[Q]CR-1VL-CDO		0	108	0.1721	Institutional - School (Private) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	28	31	180B149 671	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-01941
LOS ANGELES	1659 W 11TH ST 1-4	90015	5137018012	Low Residential	CR-1-HPOZ		0	108	0.101	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	129A203 117	Westlake	Issued Permits	20010-10000-01627
LOS ANGELES	15724 W DEVONSHIRE ST #1-#11	91344	2661016005	Minimum Residential	CR-1VL		0	108	0.1955	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	11	11	204B141 375	Granada Hills - Knollwood	Issued Permits	20010-20000-00458
LOS ANGELES	21910 W ROSCOE BLVD 1-42	91304	2110001053		P-1 ; [Q]CR-1VL		0	108	0.78	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	192B101 624	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-30000-32945
LOS ANGELES	160-160 1/2 N GLENDALE BLVD	90026	5160013011	Low Residential	CW		0	108	0.211	Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Under 10,000 SF - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	135A209 280	Westlake	Issued Permits	17016-10002-27810
LOS ANGELES	215 N TOLUCA ST	90026	5160011017	Low Residential	CW		0	108	0.129	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element - Non-Vacant	5	0	55	60	135A209 210	Westlake	Issued Permits	16010-10000-05905
LOS ANGELES	1315 W COLTON ST	90026	5160019003	Low Residential	CW		0	108	0.129	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element - Non-Vacant	0	0	60	60	135A209 281	Westlake	Issued Permits	16010-10000-05900
LOS ANGELES	424 N FIRMIN ST	90026	5160022012	Low Residential	CW		0	108	0.1264	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	64	0	0	64	135A211 126	Westlake	Issued Permits	19010-10000-02083
LOS ANGELES	364 N EDGEWARE ROAD	90026	5160020011	Low Residential	CW		0	108	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	135A209 65	Westlake	Issued Permits	19016-20000-34916
LOS ANGELES	1230 W INGRAHAM ST	90017	5143020024	Low Residential	CW		0	108	0.5043	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	120	0	1	121	130-5A207 111	Westlake	Issued Permits	19010-10000-00720
LOS ANGELES	2528 S GRAND AVE	90007	5126019009		(T)(Q)C2-2D-CPIO		0	108	0.248	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	25	0	271	296	121-5A205 182	Southeast Los Angeles	Issued Permits	19010-10000-02385
LOS ANGELES	7700 N WOODMAN AVE 1-239	91402	2214025014		[Q]RAS4-1		0	108	1.1	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	56	0	183	239	186B157 49	Mission Hills - Panorama City - North Hills	Issued Permits	19010-10000-05760
LOS ANGELES	12101 W OLYMPIC BLVD	90064	4259019008	Very Low I Residential	(T)(Q)C2-2D		0	108	4.76	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - New Car Sales and Servi	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	30	0	570	600	123B149 452	West Los Angeles	Issued Permits	19010-10000-02627
LOS ANGELES	1540 E INDUSTRIAL ST	90021	5164023023	Low Residential	[T][Q]C2-2D-RIO		0	108	0.5732	Industrial - Industrial - Vacant Land	NO - Privately-Owned	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	53	0	422	475	124-5A215 51	Central City North	Issued Permits	19010-10000-03155
LOS ANGELES	13713 W OXNARD ST	91401	2239023014	Low I Residential	(T)(Q)RAS4-1VL		0	108	0.2658	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	16	16	177B157 801	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-06115
LOS ANGELES	14411 W VANOWEN ST	91405	2217009023		C2-1L ; P-1L		0	108	0.4657	Commercial - Office Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	22	22	183B149 693	Van Nuys - North Sherman Oaks	Issued Permits	17016-20000-08446
LOS ANGELES	11671 W NATIONAL BLVD	90064	4258009031		C2-1VL ; R3-1		0	108	0.2311	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	1	1	120B153 907	Palms - Mar Vista - Del Rey	Issued Permits	20016-10000-27648
LOS ANGELES	1518 S FEDERAL AVE	90025	4261001029		C2-1VL ; R3-1		0	108	0.7765	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	3	3	126B149 1303	West Los Angeles	Issued Permits	20016-20000-25645
LOS ANGELES	5181 W ADAMS BLVD	90016	5049016067	Minimum Residential	C2-2D-CPIO		0	108	0.1357	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	13	0	102	115	123B177 915	West Adams - Baldwin Hills - Leimert	Issued Permits	18010-10000-04667
LOS ANGELES	329-331 W 8TH ST	90731	7455010003	Minimum Residential	C2-2D-CPIO		0	108	0.115	Residential - Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	015B201 295	San Pedro	Issued Permits	19010-10000-01446
LOS ANGELES	11714 S CENTRAL AVE	90059	6148010003	Minimum Residential	C2-2D-CPIO		0	108	0.2008	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	084B209 442	Southeast Los Angeles	Issued Permits	19010-10000-02876
LOS ANGELES	6501 S CRENSHAW BLVD	90043	4006018039	Very Low Residential	C2-2D-SP		0	108	0.029	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	97	0	1	98	105B185 1276	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-10000-02774
LOS ANGELES	1008-1008 1/2 E 23RD ST	90011	5131019007	Very Low I Residential	[Q]R4-1		0	108	0.143	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	120A209 236	Southeast Los Angeles	Issued Permits	20010-10000-03740
LOS ANGELES	1006-1006 1/2 E 23RD ST	90011	5131019007	Very Low I Residential	[Q]R4-1		0	108	0.143	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	120A209 236	Southeast Los Angeles	Issued Permits	20010-10000-03739
LOS ANGELES	123 E 27TH ST	90011	5128001034	Very Low I Residential	[Q]R4-1		0	108	0.143	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120A205 96	Southeast Los Angeles	Issued Permits	18014-70000-05000
LOS ANGELES	10516-10516 1/2 S BROADWAY	90003	6074006012	Very Low I Residential	[Q]R4-1		0	108	0.145	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	090A203 222	Southeast Los Angeles	Issued Permits	20016-10000-31722
LOS ANGELES	917 W 50TH ST	90037	5018014013	Very Low I Residential	[Q]R4-1		0	108	0.1184	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	111B197 1027	South Los Angeles	Issued Permits	18014-30003-03926
LOS ANGELES	451 E 84TH PL	90003	6030028012	Very Low I Residential	[Q]R4-1		0	108	0.099	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	097-5A207 150	Southeast Los Angeles	Issued Permits	20010-10000-01548
LOS ANGELES	11001 S BROADWAY 1-55	90061	6074018025	Very Low I Residential	[Q]R4-1		0	108	0.292	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	54	0	1	55	088-5A203 324	Southeast Los Angeles	Issued Permits	20010-10000-03685
LOS ANGELES	3712 1/2-3714 S MAPLE AVE	90011	5121023021	Very Low I Residential	[Q]R4-1		0	108	0.157	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	117A205 280	Southeast Los Angeles	Issued Permits	20016-10000-31439
LOS ANGELES	622 3/4 E 79TH ST	90001	6029001006		[Q]R4-1		0	108	0.119	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	099B205 712	Southeast Los Angeles	Issued Permits	20016-10000-26516
LOS ANGELES	5037 1/2 S GRAMERCY PL	90062	5015012027	Very Low I Residential	[Q]R4-1		0	108	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	111B189 1499	South Los Angeles	Issued Permits	19010-10000-01833
LOS ANGELES	2025 E NEW JERSEY ST	90033	5183001017	Low Residential	[Q]R4-1-CUGU		0	108	0.136	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	14	0	1	15	129A223 176	Boyle Heights	Issued Permits	18010-10000-04650
LOS ANGELES	2232 1/2 E ROGERS AVE	90023	5183027023	Low Residential	[Q]R4-1-CUGU		0	108	0.087	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	124-5A221 174	Boyle Heights	Issued Permits	19010-10000-09169
LOS ANGELES	1325-1325 1/2 W 24TH ST	90007	5055002006	Low Residential	[Q]R4-1-HPOZ		0	108	0.135	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	123B197 482	South Los Angeles	Issued Permits	20010-30000-00027
LOS ANGELES	143 S WETHERLY DR #1 - #40	90048	4335008015	Low Residential	[Q]R4-1-O		0	108	0.138	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	36	40	138B169 888	Wilshire	Issued Permits	17010-20000-03575
LOS ANGELES	1563 N GORDON ST	90028	5545007015	Very Low Residential	[Q]R4-1VL		0	108	0.149	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-5A191 272	Hollywood	Issued Permits	20016-10000-17183
LOS ANGELES	747 S GAYLEY AVE 1-36	90024	4363007030	Very Low Residential	[Q]R4-1VL		0	108	0.3177	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	135B149 520	Westwood	Issued Permits	20016-30000-19576
LOS ANGELES	1920 N WHITLEY AVE 1-24	90068	5575005007	Very Low Residential	[Q]R4-1VL		0	108	0.184	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	3	0	21	24	150A187 149	Hollywood	Issued Permits	17010-10000-02511
LOS ANGELES	5855 W CARLTON WAY #39	90028	5545004017	Very Low Residential	[Q]R4-1VL		0	108	0.402	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-5A191 207	Hollywood	Issued Permits	18016-30000-37174
LOS ANGELES	6063-6063 1/2 W HAROLD WAY	90028	5545008027	Very Low Residential	[Q]R4-1VL		0	108	0.124	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A189 12	Hollywood	Issued Permits	20016-10000-03255
LOS ANGELES	1905 N GRACE AVE UNIT B	90068	5575005015	Very Low Residential	[Q]R4-1VL		0	108	0.2343	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	150A187 177	Hollywood	Issued Permits	19010-20000-01771
LOS ANGELES	1905 N GRACE AVE UNIT C	90068	5575005015	Very Low Residential	[Q]R4-1VL		0	108	0.2343	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	150A187 177	Hollywood	Issued Permits	19010-20000-01772
LOS ANGELES	1905 N GRACE AVE UNIT A	90068	5575005015	Very Low Residential	[Q]R4-1VL		0	108	0.2343	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	150A187 177	Hollywood	Issued Permits	19010-20000-01769
LOS ANGELES	5813 W HAROLD WAY	90028	5545010007	Very Low Residential	[Q]R4-1VL		0	108	0.201	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-5A191 289	Hollywood	Issued Permits	21016-20000-00540
LOS ANGELES	1540 N BRONSON AVE Unit #116	90028	5545010015	Very Low Residential	[Q]R4-1VL		0	108	0.281	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-5A191 298	Hollywood	Issued Permits	21016-20000-03691
LOS ANGELES	6065 1/2 W SELMA AVE	90028	5545007037	Very Low Residential	[Q]R4-1VL		0	108	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	148-5A189 293	Hollywood	Issued Permits	21016-10000-06915
LOS ANGELES	1619 E VENICE BLVD 1-8	90291	4242034004	Very Low I Residential	[Q]R4-1XL		0	108	0.137	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	8	8	111B149 1207	Venice	Issued Permits	17010-10000-00046
LOS ANGELES	149 N TAMARIND AVE #106	90028	5545014011	Low Residential	[Q]R4-2		0	108	0.149	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	147A191 121	Hollywood	Issued Permits	20016-30000-22863
LOS ANGELES	3170 W OLYMPIC BLVD	90006	5080017014	Minimum Residential	C2-1		0	108	0.1425	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	46	0	206	252	129B193 408	Wilshire	Issued Permits	18010-10000-05769
LOS ANGELES	242 N SOTO ST	90033	5180001901	Low Residential	C2-1-CUGU		0	108	0.3946	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	27	0	0	27	129A225 345	Boyle Heights	Issued Permits	20010-10000-01638
LOS ANGELES	341 N MATHEWS ST	90033	5180001904	Low Residential	C2-1-CUGU		0	108	0.9379	Commercial - Supermarket - Supermarket - 12,000 SF or More - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	49	0	1	50	129A225 395	Boyle Heights	Issued Permits	20010-10000-01639

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	545 S GRAMERCY PL	90020	5504026003		Light Manufacturing	R4-2	0	108	0.2203	Commercial - Office Building - Two Stories	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Eleme	0	0	1	1	1358193 812	Wilshire	Issued Permits	19016-10000-41160
LOS ANGELES	5620 W DE LONGPRE AVE	90028	5544030059		Light Manufacturing	R4-2	0	108	0.7575	Recreational - Club, Lodge Hall, Fraternal Organization - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	184	184	147A193 198	Hollywood	Issued Permits	19010-10000-01942
LOS ANGELES	5717 W CARLTON WAY 1-39	90028	5586035013		Light Manufacturing	R4-2	0	108	0.255	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	35	39	148-SA191 190	Hollywood	Issued Permits	18010-10000-05385
LOS ANGELES	5627 W FERNWOOD AVE	90028	5544030010		Light Manufacturing	R4-2	0	108	0.343	Institutional - Homes for Aged and Others - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	59	0	1	60	147A193 195	Hollywood	Issued Permits	19010-10000-00488
LOS ANGELES	542 S HOBART BLVD #1-37	90020	5503022018		Light Manufacturing	R4-2	0	108	0.386	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358193 810	Wilshire	Issued Permits	19016-20000-20938
LOS ANGELES	750 S NORMANDIE AVE	90005	5094005014		Heavy Manufacturing	RS-2	0	217	0.172	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328197 398	Wilshire	Issued Permits	19016-20000-28404
LOS ANGELES	696 S NEW HAMPSHIRE AVE	90005	5094008047		Heavy Manufacturing	RS-2	0	217	0	Commercial - Hotel and Motel - Hotel - 50 Rooms and Over - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	375	375	1328197 201	Wilshire	Issued Permits	18010-10000-00973
LOS ANGELES	3838 S DUNN DR #1-128	90232	4207004036		Heavy Manufacturing	RSP-1	0	217	0.591	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	42	42	120B165 1293	Palms - Mar Vista - Del Rey	Issued Permits	19014-10000-01344
LOS ANGELES	11873 W TERRA VISTA WAY	91342	2526004909			(T)(Q)RD6-1 ; A2-1	0	1 unit per lot	1.64	Residential - Single Family Residence - Vacant Land	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168169 147	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tu	Issued Permits	19010-10000-00338
LOS ANGELES	23913 W HOMEZELL DR	91304	2017019018		Low Residential	A1-1	0	1 unit per lot	0.83	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	193-SA091 13	Chatsworth - Porter Ranch	Issued Permits	20014-10000-02605
LOS ANGELES	11881 W TERRA VISTA WAY #106	91342	2526004018			(T)(Q)RD6-1 ; A2-1	0	1 unit per lot	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168169 147	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tu	Issued Permits	19010-10000-00322
LOS ANGELES	11881 W TERRA VISTA WAY #107	91342	2526004018			(T)(Q)RD6-1 ; A2-1	0	1 unit per lot	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168169 147	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tu	Issued Permits	19010-10000-00323
LOS ANGELES	11881 W TERRA VISTA WAY #108	91342	2526004018			(T)(Q)RD6-1 ; A2-1	0	1 unit per lot	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168169 147	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tu	Issued Permits	19010-10000-00324
LOS ANGELES	11881 W TERRA VISTA WAY #110	91342	2526004018			(T)(Q)RD6-1 ; A2-1	0	1 unit per lot	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168169 147	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tu	Issued Permits	19010-10000-00326
LOS ANGELES	11881 W TERRA VISTA WAY #111	91342	2526004018			(T)(Q)RD6-1 ; A2-1	0	1 unit per lot	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168169 147	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tu	Issued Permits	19010-10000-00327
LOS ANGELES	11881 W TERRA VISTA WAY #109	91342	2526004018			(T)(Q)RD6-1 ; A2-1	0	1 unit per lot	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168169 147	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tu	Issued Permits	19010-10000-00325
LOS ANGELES	11865 W TERRA VISTA WAY	91342	2526004018			(T)(Q)RD6-1 ; A2-1	0	1 unit per lot	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168169 147	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tu	Issued Permits	19010-10000-00340
LOS ANGELES	11869 W TERRA VISTA WAY	91342	2526004018			(T)(Q)RD6-1 ; A2-1	0	1 unit per lot	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168169 147	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tu	Issued Permits	19010-10000-00339
LOS ANGELES	11501 N CASSARA AVE	91342	2581028012		Very Low I Residential	A2-1	0	1 unit per lot	4.94	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	213B177 269	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	20010-30000-00406
LOS ANGELES	6207 W ANDERSON AVE	91214	2572004035		Very Low I Residential	A2-1	0	1 unit per lot	0.24	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	195B205 45	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	19010-20000-01140
LOS ANGELES	10877 N OLD SANTA SUSANA PASS ROAD LOT 14	91311	2723005003		Very Low I Residential	A2-1	0	1 unit per lot	1.5787	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B101 72	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05651
LOS ANGELES	10877 N OLD SANTA SUSANA PASS ROAD LOT 10	91311	2723005003		Very Low I Residential	A2-1	0	1 unit per lot	1.5787	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B101 72	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05647
LOS ANGELES	9732 W LA TUNA CANYON ROAD	91352	2401038012		Low Residential	A2-1-K	0	1 unit per lot	1.58	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	195B181 91	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-01551
LOS ANGELES	9807 W LA TUNA CANYON ROAD	91352	2544017007		Low Residential	A2-1-K	0	1 unit per lot	0.6184	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	198B181 80	Sun Valley - La Tuna Canyon	Issued Permits	19010-20000-04264
LOS ANGELES	15235-15235 1/2 W NURMI ST	91343	2611045030		Very Low Residential	(Q)R1-1	0	1 unit per lot	0.1581	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	219B145 765	Sylmar	Issued Permits	21016-20000-12202
LOS ANGELES	6329 N CLYBOURN AVE	91606	2412019026		Very Low I Residential	(T)(Q)C2-1VL	0	108	0.4786	Institutional - School (Private) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	101	0	2	103	180B177 316	North Hollywood - Valley Village	Issued Permits	19010-10000-02143
LOS ANGELES	21310-21312 W COMMUNITY ST	91304	2779013010		Low II Residential	(T)(Q)R1-1	0	1 unit per lot	0.381	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	192B105 487	Chatsworth - Porter Ranch	Issued Permits	19014-20000-01782
LOS ANGELES	12511 N HALEH LANE	91342	2611045027		Low II Residential	(T)(Q)R1-1	0	1 unit per lot	0.1573	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	219B145 762	Sylmar	Issued Permits	17010-20000-01185
LOS ANGELES	12515 N HALEH LANE	91342	2611045028		Low II Residential	(T)(Q)R1-1	0	1 unit per lot	0.1149	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	219B145 763	Sylmar	Issued Permits	17010-20000-01186
LOS ANGELES	12519 N HALEH LANE	91342	2611045029		Low II Residential	(T)(Q)R1-1	0	1 unit per lot	0.1148	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	219B145 764	Sylmar	Issued Permits	17010-20000-01187
LOS ANGELES	15235 W NURMI ST	91342	2611045030		Low II Residential	(T)(Q)R1-1	0	1 unit per lot	0.1581	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	219B145 765	Sylmar	Issued Permits	17010-20000-01188
LOS ANGELES	15241 W NURMI ST	91342	2611045031		Low II Residential	(T)(Q)R1-1	0	1 unit per lot	0.1148	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	219B145 766	Sylmar	Issued Permits	17010-20000-01189
LOS ANGELES	11144 N BORDEN AVE	91331	2532030024		Low II Residential	(T)(Q)R1-1-CUGU	0	1 unit per lot	0.1124	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B165 552	Arleta - Pacoima	Issued Permits	20010-20000-00971
LOS ANGELES	11146 N BORDEN AVE	91331	2532030024		Low II Residential	(T)(Q)R1-1-CUGU	0	1 unit per lot	0.1124	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B165 552	Arleta - Pacoima	Issued Permits	20010-20000-00970
LOS ANGELES	11148 N BORDEN AVE	91331	2532030025		Low II Residential	(T)(Q)R1-1-CUGU	0	1 unit per lot	0.2118	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B165 553	Arleta - Pacoima	Issued Permits	20010-20000-00973
LOS ANGELES	11150 N BORDEN AVE	91331	2532030025		Low II Residential	(T)(Q)R1-1-CUGU	0	1 unit per lot	0.2118	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B165 553	Arleta - Pacoima	Issued Permits	20010-20000-00972
LOS ANGELES	15901-15901 1/2 W ENADIA WAY	91406	2224004082			(T)(Q)RD1.5-1 ; R1-1	0	1 unit per lot	0.2061	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	183B141 1041	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-03914
LOS ANGELES	20935 W CHASE ST	91304	2779005032		Very Low Residential	(T)R1-1	0	1 unit per lot	0.2045	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	192B109 224	Chatsworth - Porter Ranch	Issued Permits	20016-20000-01485
LOS ANGELES	13419 W CROWLEY ST	91331	2627027109		Very Low Residential	(T)R1-1	0	1 unit per lot	0.1265	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	192B157 1037	Mission Hills - Panorama City - North Hills	Issued Permits	18010-20000-06105
LOS ANGELES	13418 W CROWLEY ST	91402	2627027110		Very Low Residential	(T)R1-1	0	1 unit per lot	0.1745	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	192B157 1038	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04784
LOS ANGELES	7946 N COLDWATER CANYON AVE	91605	2305037010		Very Low Residential	(T)R1-1	0	1 unit per lot	0.4111	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	189B161 452	Sun Valley - La Tuna Canyon	Issued Permits	19010-20000-06194
LOS ANGELES	7957 N BELLAIRE AVE	91605	2305037007		Very Low Residential	(T)R1-1	0	1 unit per lot	0.4272	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	189B161 453	Sun Valley - La Tuna Canyon	Issued Permits	19010-20000-04974
LOS ANGELES	10080-10082 N WOODMAN AVE	91345	2647014005		Low Medium I Residential	(T)(R1-1-O	0	1 unit per lot	0.3565	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	204B149 409	Mission Hills - Panorama City - North Hills	Issued Permits	20016-20000-07816
LOS ANGELES	4486 E FLORIZEL ST BLDG A-1-52	90032	5305011900		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	5.2445	Miscellaneous - Government Owned Property	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	51	0	0	51	144A229 493	Northeast Los Angeles	Issued Permits	19010-10000-05950
LOS ANGELES	4466 E FLORIZEL ST BLDG B-1-38	90032	5305011900		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	5.2445	Miscellaneous - Government Owned Property	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	27	7	4	38	144A229 493	Northeast Los Angeles	Issued Permits	19010-10000-05951
LOS ANGELES	2908 N CHADWICK DR	90032	5217004012		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.135	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A235 294	Northeast Los Angeles	Issued Permits	20010-10000-01402
LOS ANGELES	4456 E GATESIDE DR	90032	5215010012		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.129	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	136-SA229 112	Northeast Los Angeles	Issued Permits	20016-10000-07967
LOS ANGELES	3000 N COLLIS AVE	90032	5306002039		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-SA231 80	Northeast Los Angeles	Issued Permits	20014-10000-00844
LOS ANGELES	4020 N COLLIS AVE	90032	5306003032		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-SA233 120	Northeast Los Angeles	Issued Permits	19010-10000-04860
LOS ANGELES	4243-4245 N PORTOLA AVE	90032	5307006009		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.293	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A235 223	Northeast Los Angeles	Issued Permits	20016-20000-20027
LOS ANGELES	4123 N JENNINGS DR	90032	5307008019		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.131	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-SA235 172	Northeast Los Angeles	Issued Permits	20016-10000-10905
LOS ANGELES	1874-1876 N LANSDOWNE AVE	90032	5223029009		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	135A235 149	Northeast Los Angeles	Issued Permits	19014-10000-06563
LOS ANGELES	2502 N LOMBARDY BLVD	90032	5217022021		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.148	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	139-SA235 262	Northeast Los Angeles	Issued Permits	18010-10000-02074
LOS ANGELES	4632 E DRUID ST	90032	5215036007		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.14	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138A231 186	Northeast Los Angeles	Issued Permits	20016-10000-04094
LOS ANGELES	2631 N ROUND DR	90032	5217014005		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.111	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	139-SA235 46	Northeast Los Angeles	Issued Permits	19010-10000-02021
LOS ANGELES	3125-3125 1/2 N VAQUERO AVE	90032	5220012025		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.397	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A235 136	Northeast Los Angeles	Issued Permits	20016-10000-21251
LOS ANGELES	3103 1/2 N EVA TER	90031	5209002008		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.1561	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A227 154	Northeast Los Angeles	Issued Permits	19014-10000-05059
LOS ANGELES	3017 N EVA TER	90031	5209002013		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.156	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A227 245	Northeast Los Angeles	Issued Permits	20010-10000-01229
LOS ANGELES	2706 N CHADWICK CIR	90032	5217003008		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.14	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A233 223	Northeast Los Angeles	Issued Permits	17010-10000-04481
LOS ANGELES	2900 N BALLARD ST	90032	5217008001		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A235 351	Northeast Los Angeles	Issued Permits	20016-10000-07132
LOS ANGELES	3423 N REYNOLDS AVE	90032	5305015030		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.052	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	142-SA227 271	Northeast Los Angeles	Issued Permits	19010-70000-02864
LOS ANGELES	4805 E CONVERSE ST	90032	5213037033		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.1606	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	142-SA233 421	Northeast Los Angeles	Issued Permits	20010-30000-01385
LOS ANGELES	2842-2842 1/2 N BALLARD ST	90032	5217007013		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.11	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A235 405	Northeast Los Angeles	Issued Permits	19014-20000-01368
LOS ANGELES	4509-4509 1/2 N RICHARD DR	90032	5309009042		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.1354	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	147A237 92	Northeast Los Angeles	Issued Permits	20010-10000-00484
LOS ANGELES	2521 N ONYX DR	90032	5209023007		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.172	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	139-SA227 198	Northeast Los Angeles	Issued Permits	19010-10000-00253
LOS ANGELES	4932 E LA CALANDRIA WAY	90032	5216018013		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.132	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138A233 201	Northeast Los Angeles	Issued Permits	19010-10000-03114
LOS ANGELES	916 E PULLMAN ST	90032	5306005024		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A233 79	Northeast Los Angeles	Issued Permits	18010-10000-06000
LOS ANGELES	4205 E MERCURY AVE	90032	5304032006		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.109	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	142-SA227 137	Northeast Los Angeles	Issued Permits	19010-20000-03554
LOS ANGELES	2055-2055 1/2 N BARNETT WAY	90032	5223020029		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.115	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	136-SA235 311	Northeast Los Angeles	Issued Permits	20014-40000-00570
LOS ANGELES	2805-2805 1/2 N LINCOLN PARK AVE	90031	5208021009		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.172	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A225 356	Northeast Los Angeles	Issued Permits	20014-20000-04752
LOS ANGELES	4954 N HELLMAN AVE	90042	5312015009		Low Medium I Residential	[Q]R1-1D	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-SA233 12	Northeast Los Angeles	Issued Permits	20016-10000-29442
LOS ANGELES	115 E AVENUE 35	90031	5207003003		General Commercial	[Q]R1-1D-HPOZ	0	1 unit per lot	0.162	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	142-SA223 124	Northeast Los Angeles	Issued Permits	19014-20000-07163
LOS ANGELES	10434 W WYTON DR	90024	4360025005		Very Low Residential	R1-1	0	1 unit per lot	0.276	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138B153 280	Westwood	Issued Permits	19010-30000-06137
LOS ANGELES	11566 W LA MAIDA ST	91601	2354011026		Very Low Residential	R1-1	0	1 unit per lot	0.2066	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B169 330	North Hollywood - Valley Village	Issued Permits	20010-20000-04481
LOS ANGELES	3631 N MOUND VIEW AVE	91604	2376016006		Very Low Residential	R1-1	0	1 unit per lot	0.2027	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	162B165 1043	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-20000-02002
LOS ANGELES	12700 W MONTANA AVE	90049	4266003038		Very Low Residential	R1-1	0	1 unit per lot	0.1818	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B141 586	Brentwood - Pacific Palisades	Issued Permits	20010-30000-04542
LOS ANGELES	13137 W HUSTON ST	91423	2358010014		Very Low Residential	R1-1	0	1 unit per lot	0.2046	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B157 200	Van Nuys - North Sherman Oaks	Issued Permits	21014-20000-00102
LOS ANGELES	14614 1/2 W VOSE ST	91405	2219012010		Very Low Residential	R1-1	0	1 unit per lot	0.155	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	183B149 291	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-02178
LOS ANGELES	14650 W VALLEY VISTA BLVD	91403	2276031001		Very Low Residential	R1-1	0	1 unit per lot	0.2738	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	165A149 191	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-20000-00446
LOS ANGELES	5252 N WILLIS AVE	91411	2249019013		Very Low Residential	R1-1	0	1 unit per lot	0.1545	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	172-SA149 176	Van Nuys - North Sherman Oaks	Issued Permits	20016-10000-08694
LOS ANGELES	157 S GRETNA GREEN WAY	90049	4404001007		Very Low Residential	R1-1	0	1 unit per lot	0.252	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	132B141 618	Brentwood - Pacific Palisades	Issued Permits	20014-20000-01701
LOS ANGELES	16702 W LA MAIDA ST	91436	2259009006		Very Low Residential	R1-1	0	1 unit per lot	0.235	Residential - Single Family Residence	YES - Current	NO - Privately

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	12718 W ARCHWOOD ST	91606	2325009008		Very Low Residential	R1-1	0	1 unit per lot	0.1409	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1B08161 288	North Hollywood - Valley Village	Issued Permits	20014-20000-02358
LOS ANGELES	8350 N SYLMAR AVE	91402	2638029017		Very Low Residential	R1-1	0	1 unit per lot	0.1331	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928153 609	Mission Hills - Panorama City - North Hills	Issued Permits	19010-20000-05071
LOS ANGELES	10645 W OTSEGO ST	91601	2419013016		Very Low Residential	R1-1	0	1 unit per lot	0.1487	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718177 921	North Hollywood - Valley Village	Issued Permits	20014-10000-05767
LOS ANGELES	10645 W OTSEGO ST	91601	2419013016		Very Low Residential	R1-1	0	1 unit per lot	0.1487	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718177 921	North Hollywood - Valley Village	Issued Permits	20014-10001-05767
LOS ANGELES	11272 N VENA AVE	91345	2664002027		Very Low Residential	R1-1	0	1 unit per lot	0.1763	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108149 127	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20000-03073
LOS ANGELES	5906 N WILKINSON AVE	91607	2340002027		Very Low Residential	R1-1	0	1 unit per lot	0.1703	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778165 1013	North Hollywood - Valley Village	Issued Permits	21010-10000-00557
LOS ANGELES	5936 W 86TH PL	90045	4123016015		Very Low Residential	R1-1	0	1 unit per lot	0.1935	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0968169 633	Westchester - Playa del Rey	Issued Permits	19010-20000-04895
LOS ANGELES	12829 N HERRICK AVE	91342	2506028010		Very Low Residential	R1-1	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2228149 873	Sylmar	Issued Permits	20014-20000-01966
LOS ANGELES	11319 W YOUNGWORTH ST	90230	4215024023		Very Low Residential	R1-1	0	1 unit per lot	0.1584	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118161 821	Palms - Mar Vista - Del Rey	Issued Permits	20014-20000-05133
LOS ANGELES	8122 N PASO ROBLES AVE	91406	2204031015		Very Low Residential	R1-1	0	1 unit per lot	0.1602	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898133 85	Reseda - West Van Nuys	Issued Permits	20016-10000-19148
LOS ANGELES	15038 W BASSETT ST	91405	2220016016		Very Low Residential	R1-1	0	1 unit per lot	0.1343	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838145 562	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-01047
LOS ANGELES	8871-8875 S EARHART AVE	90045	4123007008		Very Low Residential	R1-1	0	1 unit per lot	0.1354	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0968165 995	Westchester - Playa del Rey	Issued Permits	20016-10000-17035
LOS ANGELES	8040 N VANTAGE AVE	91605	2309027011		Very Low Residential	R1-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898165 299	Sun Valley - La Tuna Canyon	Issued Permits	19010-20000-04834
LOS ANGELES	4040 W CLAYTON AVE	90027	5430019021		Very Low Residential	R1-1	0	1 unit per lot	0.1515	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-5A203 421	Hollywood	Issued Permits	20016-10000-09443
LOS ANGELES	11721-11723 W HATTERAS ST	91607	2339013033		Very Low Residential	R1-1	0	1 unit per lot	0.1584	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748169 256	North Hollywood - Valley Village	Issued Permits	19014-20001-06142
LOS ANGELES	14630 W VALERIO ST	91405	2218016012		Very Low Residential	R1-1	0	1 unit per lot	0.155	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868149 564	Van Nuys - North Sherman Oaks	Issued Permits	19014-20000-03454
LOS ANGELES	1613 W 65TH PL	90047	6015006019		Very Low Residential	R1-1	0	1 unit per lot	0.1092	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058193 1509	South Los Angeles	Issued Permits	20014-20000-03037
LOS ANGELES	16650 W MCCORMICK ST	91436	2259024019		Very Low Residential	R1-1	0	1 unit per lot	0.2617	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718137 38	Encino - Tarzana	Issued Permits	20010-20000-04791
LOS ANGELES	2612 S CLYDE AVE	90016	5048029036		Very Low Residential	R1-1	0	1 unit per lot	0.192	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238173 1090	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-10000-06241
LOS ANGELES	7762 N FERNCOLA AVE	91352	2405004036		Very Low Residential	R1-1	0	1 unit per lot	0.1272	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898177 692	Sun Valley - La Tuna Canyon	Issued Permits	20014-20000-02481
LOS ANGELES	21486 W ARCOS DR	91364	2171010048		Very Low Residential	R1-1	0	1 unit per lot	0.4846	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688105 846	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19014-20000-04046
LOS ANGELES	2721 S CLYDE AVE	90016	5048010052		Very Low Residential	R1-1	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238173 1595	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-20000-05411
LOS ANGELES	531 W 119TH ST	90044	6088025020		Very Low Residential	R1-1	0	1 unit per lot	0.2165	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0848201 882	South Los Angeles	Issued Permits	21016-10000-12929
LOS ANGELES	11170 N TUJUNGA CANYON BLVD	91042	2552033009		Very Low Residential	R1-1	0	1 unit per lot	0.1241	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108197 159	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tu	Issued Permits	19010-20000-05197
LOS ANGELES	3546 N COPELAND PL	90032	5219022028		Very Low Residential	R1-1	0	1 unit per lot	0.086	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	142-5A237 31	Northeast Los Angeles	Issued Permits	20016-10000-11783
LOS ANGELES	5438 N WOODMAN AVE	91401	2344002009		Very Low Residential	R1-1	0	1 unit per lot	0.1263	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748157 995	Van Nuys - North Sherman Oaks	Issued Permits	21014-20000-01872
LOS ANGELES	8009 S NAYLOR AVE	90045	4107001044		Very Low Residential	R1-1	0	1 unit per lot	0.1788	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998165 769	Westchester - Playa del Rey	Issued Permits	19014-40000-06037
LOS ANGELES	503 W 169TH ST	90248	6121003035		Very Low Residential	R1-1	0	1 unit per lot	0.1326	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0668201 98	Harbor Gateway	Issued Permits	20014-10000-02889
LOS ANGELES	6922 W SHADYGROVE ST	91042	2564007013		Very Low Residential	R1-1	0	1 unit per lot	0.164	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	201A201 139	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tu	Issued Permits	21016-20000-00293
LOS ANGELES	14703 W COVELLO ST	91405	2218002011		Very Low Residential	R1-1	0	1 unit per lot	0.1333	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868149 248	Van Nuys - North Sherman Oaks	Issued Permits	19016-20000-36529
LOS ANGELES	6911 N ZELZAH AVE	91335	2122006023		Very Low Residential	R1-1	0	1 unit per lot	0.1504	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838129 781	Reseda - West Van Nuys	Issued Permits	20014-20000-00953
LOS ANGELES	898 E CENTURY BLVD	90002	6050029001		Very Low Residential	R1-1	0	1 unit per lot	0.143	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0908209 228	Southeast Los Angeles	Issued Permits	20014-10000-01229
LOS ANGELES	5934 N BEEMAN AVE	91607	2341001003		Very Low Residential	R1-1	0	1 unit per lot	0.2564	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778161 992	North Hollywood - Valley Village	Issued Permits	20010-20000-01317
LOS ANGELES	18702 W COHASSET ST	91335	2118008006		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868121 444	Reseda - West Van Nuys	Issued Permits	19010-20000-05268
LOS ANGELES	7730 N CHIMINEAS AVE	91335	2102018010		Very Low Residential	R1-1	0	1 unit per lot	0.1216		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898125 843	Reseda - West Van Nuys	Issued Permits	20016-20000-16241
LOS ANGELES	4929 S COOLIDGE AVE	90230	4217028023		Very Low Residential	R1-1	0	1 unit per lot	0.1951	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088161 139	Palms - Mar Vista - Del Rey	Issued Permits	20016-10000-31441
LOS ANGELES	7244 N JELLICO AVE	91406	2228002014		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868129 1229	Reseda - West Van Nuys	Issued Permits	18010-20000-06348
LOS ANGELES	14222-14224 W PARTHENIA ST	91402	2638010001		Very Low Residential	R1-1	0	1 unit per lot	0.1308	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958153 822	Mission Hills - Panorama City - North Hills	Issued Permits	20016-20000-14386
LOS ANGELES	12746 N WOODCOCK AVE	91342	2506028030		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2228149 984	Sylmar	Issued Permits	20016-20000-21202
LOS ANGELES	8012-8014 N ALLOTT AVE	91402	2301009003		Very Low Residential	R1-1	0	1 unit per lot	0.1515	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898157 314	Mission Hills - Panorama City - North Hills	Issued Permits	20016-20000-29329
LOS ANGELES	7529 N LOUISE AVE	91406	2202010008		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868133 363	Reseda - West Van Nuys	Issued Permits	21014-20000-00897
LOS ANGELES	8434 N OUTLAND VIEW DR	91352	2404016017		Very Low Residential	R1-1	0	1 unit per lot	0.1593	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928177 371	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-02172
LOS ANGELES	6108 E ROY ST	90042	5486013026		Very Low Residential	R1-1	0	1 unit per lot	0.1129	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A231 167	Northeast Los Angeles	Issued Permits	21016-10000-02309
LOS ANGELES	4262 S HARVARD BLVD	90062	5021022003		Very Low Residential	R1-1	0	1 unit per lot	0.1253	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148193 1264	South Los Angeles	Issued Permits	19010-10000-05496
LOS ANGELES	6620 N GENTRY AVE	91606	2322021007		Very Low Residential	R1-1	0	1 unit per lot	0.1837	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808165 344	North Hollywood - Valley Village	Issued Permits	20014-20000-04724
LOS ANGELES	13103-13105 W BURTON ST	91605	2304005024		Very Low Residential	R1-1	0	1 unit per lot	0.1494	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928161 172	Sun Valley - La Tuna Canyon	Issued Permits	21016-10000-01754
LOS ANGELES	16764 W BOLLINGER DR	90272	4415005020		Very Low Residential	R1-1	0	1 unit per lot	0.235	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298121 1021	Brentwood - Pacific Palisades	Issued Permits	18010-20000-06138
LOS ANGELES	16766 W BOLLINGER DR	90272	4415005020		Very Low Residential	R1-1	0	1 unit per lot	0.235	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268121 23	Brentwood - Pacific Palisades	Issued Permits	18010-20000-06140
LOS ANGELES	6914 N OAK PARK AVE	91406	2230007001		Very Low Residential	R1-1	0	1 unit per lot	0.1504	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838133 714	Reseda - West Van Nuys	Issued Permits	20016-10000-27802
LOS ANGELES	8225 N CLYBOURN AVE	91352	2407023025		Very Low Residential	R1-1	0	1 unit per lot	0.1614	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928177 775	Sun Valley - La Tuna Canyon	Issued Permits	21010-20000-00448
LOS ANGELES	12133 W GOSHEN AVE	90049	4264025001		Very Low Residential	R1-1	0	1 unit per lot	0.211	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268145 89	Brentwood - Pacific Palisades	Issued Permits	18016-30000-16731
LOS ANGELES	12131 W GOSHEN AVE	90049	4264025001		Very Low Residential	R1-1	0	1 unit per lot	0.211	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268145 89	Brentwood - Pacific Palisades	Issued Permits	18010-30000-02477
LOS ANGELES	10509 W CANTARA ST	91352	2407004025		Very Low Residential	R1-1	0	1 unit per lot	0.1985	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928177 874	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-01514
LOS ANGELES	10337 W ROSCOE BLVD	91352	2404016010		Very Low Residential	R1-1	0	1 unit per lot	0.165	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928177 495	Sun Valley - La Tuna Canyon	Issued Permits	19014-20000-04976
LOS ANGELES	12740-12742 W CALIFA ST	91607	2341010007		Very Low Residential	R1-1	0	1 unit per lot	0.1736	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748161 20	North Hollywood - Valley Village	Issued Permits	21016-20000-01771
LOS ANGELES	6257 N AGNES AVE	91606	2334010035		Very Low Residential	R1-1	0	1 unit per lot	0.1381	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778165 158	North Hollywood - Valley Village	Issued Permits	20014-10000-05317
LOS ANGELES	7050 N BALCOM AVE	91335	2121018078		Very Low Residential	R1-1	0	1 unit per lot	0.1542	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838129 354	Reseda - West Van Nuys	Issued Permits	21016-20000-10818
LOS ANGELES	7063 N TYRONE AVE	91405	2217006021		Very Low Residential	R1-1	0	1 unit per lot	0.1859	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838153 364	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-01703
LOS ANGELES	5216 N LOLETA AVE	90041	5691002004		Very Low Residential	R1-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	163-5A227 230	Northeast Los Angeles	Issued Permits	20010-20000-00244
LOS ANGELES	5261 N HERMOSA AVE	90041	5669026013		Very Low Residential	R1-1	0	1 unit per lot	0.313	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	163-5A223 305	Northeast Los Angeles	Issued Permits	20010-20000-00002
LOS ANGELES	6606-6608 N CHARLESWORTH AVE	91606	2325012009		Very Low Residential	R1-1	0	1 unit per lot	0.1446	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808161 565	North Hollywood - Valley Village	Issued Permits	20016-20000-21771
LOS ANGELES	11262 W BLIX ST	91602	2353028031		Very Low Residential	R1-1	0	1 unit per lot	0.1893	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688173 650	North Hollywood - Valley Village	Issued Permits	20014-20000-01178
LOS ANGELES	6446 N BAXMAN AVE	91606	2336012002		Very Low Residential	R1-1	0	1 unit per lot	0.1611	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808173 727	North Hollywood - Valley Village	Issued Permits	20010-20000-03974
LOS ANGELES	7256 N RANIER AVE	91352	2410017031		Very Low Residential	R1-1	0	1 unit per lot	0.1518	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868173 1016	Sun Valley - La Tuna Canyon	Issued Permits	19010-20000-05086
LOS ANGELES	13609 W MUSCATINE ST	91331	2637007034		Very Low Residential	R1-1	0	1 unit per lot	0.1432	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958157 1100	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-00356
LOS ANGELES	7740-7742 N SHADYCOVE AVE	91504	2403018034		Very Low Residential	R1-1	0	1 unit per lot	0.1515	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898181 532	Sun Valley - La Tuna Canyon	Issued Permits	20014-20000-00226
LOS ANGELES	8129 N GOODLAND AVE	91605	2305007005		Very Low Residential	R1-1	0	1 unit per lot	0.2711	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898161 37	Sun Valley - La Tuna Canyon	Issued Permits	19010-20000-04324
LOS ANGELES	8127 N GOODLAND AVE	91605	2305007005		Very Low Residential	R1-1	0	1 unit per lot	0.2711	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898161 37	Sun Valley - La Tuna Canyon	Issued Permits	19010-20000-04323
LOS ANGELES	6247 N GOODLAND PL	91606	2332005008		Very Low Residential	R1-1	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778161 221	North Hollywood - Valley Village	Issued Permits	20016-20000-12627
LOS ANGELES	10246 W STRATHERN ST	91352	2407020005		Very Low Residential	R1-1	0	1 unit per lot	0.4297	Residential - Multiple Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898177 335	Sun Valley - La Tuna Canyon	Issued Permits	20016-20000-21597
LOS ANGELES	16051 W BASSETT ST	91406	2224026023		Very Low Residential	R1-1	0	1 unit per lot	0.2157	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838141 585	Van Nuys - North Sherman Oaks	Issued Permits	19014-20000-07105
LOS ANGELES	17830-17830 1/2 W ELKWOOD ST	91335	2101035025		Very Low Residential	R1-1	0	1 unit per lot	0.1657	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898129 952	Reseda - West Van Nuys	Issued Permits	20014-20000-04643
LOS ANGELES	8144 W GOULD AVE	90046	5556005041		Very Low Residential	R1-1	0	1 unit per lot	0.3673	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	150A175 184	Hollywood	Issued Permits	16010-10000-03064
LOS ANGELES	6316 N BEN AVE	91606	2334004028		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778165 60	North Hollywood - Valley Village	Issued Permits	21016-10000-00413
LOS ANGELES	6619 N TEESDALE AVE	91606	2325013014		Very Low Residential	R1-1	0	1 unit per lot	0.1483	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808161 508	North Hollywood - Valley Village	Issued Permits	20016-20000-17470
LOS ANGELES	4640 N COLUMBUS AVE	91403	2264008005		Very Low Residential	R1-1	0	1 unit per lot	0.1939	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688145 739	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-20000-01286
LOS ANGELES	6854 N RANCHITO AVE	91405	2216020030		Very Low Residential	R1-1	0	1 unit per lot	0.1779	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838153 936	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-00400
LOS ANGELES	5444 N MURIETTA AVE	91401	2247010011		Very Low Residential	R1-1	0	1 unit per lot	0.1673	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748153 1151	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-03271
LOS ANGELES	5212 N TEESDALE AVE	91607	2346018007		Very Low Residential	R1-1	0	1 unit per lot	0.1607	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718161 504	North Hollywood - Valley Village	Issued Permits	20016-30000-24043
LOS ANGELES	12245 W HATTERAS ST	91607	2340013024		Very Low Residential	R1-1	0	1 unit per lot	0.1547	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748165 234	North Hollywood - Valley Village	Issued Permits	20014-20000-04884
LOS ANGELES	22040-22042 W AVENUE SAN LUIS	91364	2169015024		Very Low Residential	R1-1	0	1 unit per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718101 518	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-09098
LOS ANGELES	2214 N VISTA DEL MAR AVE	90068	5585022004		Very Low Residential	R1-1	0	1 unit per lot	0.1016	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-5A189 98	Hollywood	Issued Permits	19010-10000-03595
LOS ANGELES	2214 N VISTA DEL MAR AVE	90068	5585022004		Very Low Residential	R1-1	0	1 unit per lot	0.1016	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-5A189 98	Hollywood	Issued Permits	19010-10001-03595
LOS ANGELES	10508 W RAINIER ST	91352	2407011008		Very Low Residential	R1-1	0	1 unit per lot	0.1287	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898177 77	Sun Valley - La Tuna Canyon	Issued Permits	20014-20000-01455
LOS ANGELES	6446 N MATILIJA AVE	91401	2238013017		Very Low Residential	R1-1	0	1 unit per lot	0.1757	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808153 936	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-01973
LOS ANGELES	7750-7752 W LE BERTHON ST	91042	2552024032		Very Low Residential	R1-1	0	1 unit per lot	0.1505	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	208-5A195 483	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	20014-20000-00875
LOS ANGELES	6314-6316 N CLEON AVE	91606	2414008040		Very Low Residential	R1-1	0

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	6528 S 3RD AVE	90043	4007026016		Very Low Residential	R1-1	0	1 unit per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058189 1772	West Adams - Baldwin Hills - Leimert	Issued Permits	19014-10000-06551
LOS ANGELES	5230 N HIGHLAND VIEW AVE	90041	5669026021		Very Low Residential	R1-1	0	1 unit per lot	0.1893	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	163-SA223 137	Northeast Los Angeles	Issued Permits	20016-10000-10680
LOS ANGELES	2422 N CHEREMOYA AVE	90068	5580008012		Very Low Residential	R1-1	0	1 unit per lot	0.1799	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A189 290	Hollywood	Issued Permits	21016-10000-04409
LOS ANGELES	12640-12642 W ALBERS ST	91607	2346009007		Very Low Residential	R1-1	0	1 unit per lot	0.1606	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	174B161 647	North Hollywood - Valley Village	Issued Permits	20016-10000-30329
LOS ANGELES	3074 N ST GEORGE ST	90027	5434020005		Very Low Residential	R1-1	0	1 unit per lot	0.1698	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A205 135	Hollywood	Issued Permits	20014-10000-01464
LOS ANGELES	7728 N AMESTOY AVE	91406	2203007016		Very Low Residential	R1-1	0	1 unit per lot	0.1845	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898133 859	Reseda - West Van Nuys	Issued Permits	21014-20000-00503
LOS ANGELES	6024 N VENTURA CANYON AVE	91401	2330026005		Very Low Residential	R1-1	0	1 unit per lot	0.1698	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778157 754	Van Nuys - North Sherman Oaks	Issued Permits	21016-20000-04378
LOS ANGELES	9628 S LA SALLE AVE	90047	6055018035		Very Low Residential	R1-1	0	1 unit per lot	0.171	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	093A195 255	South Los Angeles	Issued Permits	20010-10000-03147
LOS ANGELES	3913 S CHERRYWOOD AVE	90008	5033015051		Very Low Residential	R1-1	0	1 unit per lot	0.1299	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178185 1062	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-15768
LOS ANGELES	995 N AVENUE 67	90042	5716023028		Very Low Residential	R1-1	0	1 unit per lot	0.628	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A235 217	Northeast Los Angeles	Issued Permits	20016-10000-18195
LOS ANGELES	6941 N ETHEL AVE	91605	2327010038		Very Low Residential	R1-1	0	1 unit per lot	0.3423	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	183B161 588	North Hollywood - Valley Village	Issued Permits	20010-20000-04630
LOS ANGELES	4425 1/2 E MONT EAGLE PL	90041	5474038006		Very Low Residential	R1-1	0	1 unit per lot	0.1779	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A221 299	Northeast Los Angeles	Issued Permits	19010-10001-01756
LOS ANGELES	452 N RUSTIC DR	90065	5466014037		Very Low Residential	R1-1	0	1 unit per lot	0.1152	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A223 447	Northeast Los Angeles	Issued Permits	20016-20000-10475
LOS ANGELES	526 N BIENVENEDA AVE	90272	4414016007		Very Low Residential	R1-1	0	1 unit per lot	0.144	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268121 80	Brentwood - Pacific Palisades	Issued Permits	18010-30000-03903
LOS ANGELES	15931 W ASILOMAR BLVD	90272	4413008003		Very Low Residential	R1-1	0	1 unit per lot	0.2066	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268125 648	Brentwood - Pacific Palisades	Issued Permits	18016-30000-36166
LOS ANGELES	8435-8437 N MURIETTA AVE	91402	2638032011		Very Low Residential	R1-1	0	1 unit per lot	0.1393	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	192B153 352	Mission Hills - Panorama City - North Hills	Issued Permits	21016-20000-08400
LOS ANGELES	5937 S ARLINGTON AVE	90043	4005024024		Very Low Residential	R1-1	0	1 unit per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058189 358	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-10000-00437
LOS ANGELES	13907 W CHANDLER BLVD	91401	2247012030		Very Low Residential	R1-1	0	1 unit per lot	0.3245	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718153 912	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-03021
LOS ANGELES	14247 W COHASSET ST	91405	2215027003		Very Low Residential	R1-1	0	1 unit per lot	0.1815	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	186B153 79	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-02656
LOS ANGELES	8736 S MCCONNELL AVE	90045	4122020001		Very Low Residential	R1-1	0	1 unit per lot	0.143	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	096B161 793	Westchester - Playa del Rey	Issued Permits	20014-20000-04490
LOS ANGELES	8229-8239 1/2 S SUNNYSEA DR	90293	4115022016		Very Low Residential	R1-1	0	1 unit per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	096B153 401	Westchester - Playa del Rey	Issued Permits	20014-10000-03455
LOS ANGELES	6625 W 87TH ST	90045	4122017017		Very Low Residential	R1-1	0	1 unit per lot	0.1538	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	096B165 805	Westchester - Playa del Rey	Issued Permits	20016-20000-27519
LOS ANGELES	2015 W ADDISON WAY	90041	5685007009		Very Low Residential	R1-1	0	1 unit per lot	0.1462	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	160-SA223 246	Northeast Los Angeles	Issued Permits	19014-20000-05871
LOS ANGELES	456-458 N MUSEUM DR	90065	5466016025		Very Low Residential	R1-1	0	1 unit per lot	0.0654	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	150A223 452	Northeast Los Angeles	Issued Permits	19010-10000-05080
LOS ANGELES	4002 N DIVISION ST	90065	5475003022		Very Low Residential	R1-1	0	1 unit per lot	0.157	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A219 38	Northeast Los Angeles	Issued Permits	19016-10000-38977
LOS ANGELES	3933 N GLENALBYN DR	90065	5451020009		Very Low Residential	R1-1	0	1 unit per lot	0.1239	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	162B157 404	Northeast Los Angeles;Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19010-20000-00888
LOS ANGELES	443 W AVENUE 37	90065	5451012007		Very Low Residential	R1-1	0	1 unit per lot	0.1131	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-SA223 291	Northeast Los Angeles	Issued Permits	17010-20000-05198
LOS ANGELES	7272 N FIGUEROA ST	90041	5481013022		Very Low Residential	R1-1	0	1 unit per lot	0.0927	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	160-SA229 115	Northeast Los Angeles	Issued Permits	20010-10000-02609
LOS ANGELES	1621 W 68TH ST	90047	6015019012		Very Low Residential	R1-1	0	1 unit per lot	0.1022	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	102B193 591	South Los Angeles	Issued Permits	20016-20000-10357
LOS ANGELES	14813 W WEDDINGTON ST	91411	2249023019		Very Low Residential	R1-1	0	1 unit per lot	0.1539	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	172-SA149 158	Van Nuys - North Sherman Oaks	Issued Permits	19014-20000-05630
LOS ANGELES	1637 S CARMELINA AVE	90025	4259007024		Very Low Residential	R1-1	0	1 unit per lot	0.1395	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238145 181	West Los Angeles	Issued Permits	20010-30000-01014
LOS ANGELES	1639 S CARMELINA AVE	90025	4259007024		Very Low Residential	R1-1	0	1 unit per lot	0.1395	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238145 181	West Los Angeles	Issued Permits	20010-30000-01013
LOS ANGELES	6650 N ST CLAIR AVE	91606	2322004044		Very Low Residential	R1-1	0	1 unit per lot	0.1537	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	180B165 245	North Hollywood - Valley Village	Issued Permits	20016-20000-30939
LOS ANGELES	400 N ALMA REAL DR	90272	4411018011		Very Low Residential	R1-1	0	1 unit per lot	0.184	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238129 115	Brentwood - Pacific Palisades	Issued Permits	18010-30000-05417
LOS ANGELES	4607-4609 W MARWOOD DR	90065	5684026022		Very Low Residential	R1-1	0	1 unit per lot	0.4699	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	159A219 254	Northeast Los Angeles	Issued Permits	21014-10000-01180
LOS ANGELES	802 W 103RD ST	90044	6061001016		Very Low Residential	R1-1	0	1 unit per lot	0.0927	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	091-SA199 340	South Los Angeles	Issued Permits	20016-20000-11508
LOS ANGELES	4330 S GRAND VIEW BLVD	90066	4232019008		Very Low Residential	R1-1	0	1 unit per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	108B157 217	Palms - Mar Vista - Del Rey	Issued Permits	20010-10000-01735
LOS ANGELES	10924 N PASO ROBLES AVE	91344	2696018010		Very Low Residential	R1-1	0	1 unit per lot	0.1518	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B133 798	Granada Hills - Knollwood	Issued Permits	20016-20000-26814
LOS ANGELES	7226 N ZELZAH AVE	91335	2121010011		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	186B129 1289	Reseda - West Van Nuys	Issued Permits	20010-10000-01111
LOS ANGELES	7423 N TUJUNGA AVE	91605	2316019016		Very Low Residential	R1-1	0	1 unit per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	186B173 695	Sun Valley - La Tuna Canyon	Issued Permits	21016-10000-12643
LOS ANGELES	908 E 93RD ST	90002	6050005019		Very Low Residential	R1-1	0	1 unit per lot	0.116	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	094-SA209 310	Southeast Los Angeles	Issued Permits	20016-10000-30328
LOS ANGELES	12618-12620 W CALIFA ST	91607	2341012008		Very Low Residential	R1-1	0	1 unit per lot	0.1812	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	174B161 35	North Hollywood - Valley Village	Issued Permits	18016-20000-14678
LOS ANGELES	1935 W 81ST ST	90047	6035007017		Very Low Residential	R1-1	0	1 unit per lot	0.1363		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	099B193 1099	South Los Angeles	Issued Permits	20016-10000-12130
LOS ANGELES	4205 N SESPE AVE	91403	2276030007		Very Low Residential	R1-1	0	1 unit per lot	0.1315	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	165A149 139	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20016-20000-18298
LOS ANGELES	5113 S 3RD AVE	90043	5014025012		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118189 1600	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-01129
LOS ANGELES	12562 W HUSTON ST	91607	2357028010		Very Low Residential	R1-1	0	1 unit per lot	0.2038	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B161 283	North Hollywood - Valley Village	Issued Permits	20014-20000-02419
LOS ANGELES	7256 N WHITAKER AVE	91406	2226018012		Very Low Residential	R1-1	0	1 unit per lot	0.1779	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	186B137 340	Reseda - West Van Nuys	Issued Permits	20016-20000-30214
LOS ANGELES	355 N MOUNT HOLYOKE AVE	90272	4412015008		Very Low Residential	R1-1	0	1 unit per lot	0.273	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238125 32	Brentwood - Pacific Palisades	Issued Permits	19010-20000-03548
LOS ANGELES	632 W 111TH ST	90044	6075016006		Very Low Residential	R1-1	0	1 unit per lot	0.1148	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	088-SA201 377	South Los Angeles	Issued Permits	20014-10000-03203
LOS ANGELES	467 S BENTLEY AVE	90049	4366032016		Very Low Residential	R1-1	0	1 unit per lot	0.241	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358145 412	Westwood	Issued Permits	19016-10000-38241
LOS ANGELES	2811 S MILITARY AVE	90064	4251005005		Very Low Residential	R1-1	0	1 unit per lot	0.1309	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238157 1031	West Los Angeles	Issued Permits	20014-20000-05661
LOS ANGELES	4212 S ALLA ROAD	90066	4230020001		Very Low Residential	R1-1	0	1 unit per lot	0.1264	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	108B153 876	Palms - Mar Vista - Del Rey	Issued Permits	19014-30000-07023
LOS ANGELES	3023 S GENESEE AVE	90016	5048016037		Very Low Residential	R1-1	0	1 unit per lot	0.136	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B173 222	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-10000-04815
LOS ANGELES	4143 N DAVANA ROAD	91423	2266023010		Very Low Residential	R1-1	0	1 unit per lot	0.1969	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	165B153 1008	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	18010-20000-05303
LOS ANGELES	5419 1/2 S 5TH AVE	90043	5006026034		Very Low Residential	R1-1	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	108B189 750	West Adams - Baldwin Hills - Leimert	Issued Permits	19014-10000-05751
LOS ANGELES	5024 E BALTIMORE ST	90042	5477016003		Very Low Residential	R1-1	0	1 unit per lot	0.1565	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-SA225 148	Northeast Los Angeles	Issued Permits	20010-10000-02856
LOS ANGELES	5749 S 11TH AVE	90043	5006009019		Very Low Residential	R1-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088185 838	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-05082
LOS ANGELES	723 N LARK CT	90065	5466033027		Very Low Residential	R1-1	0	1 unit per lot	0.2844	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A223 410	Northeast Los Angeles	Issued Permits	19016-10000-10699
LOS ANGELES	13611-13613 W CORRENTI ST	91331	2625029031		Very Low Residential	R1-1	0	1 unit per lot	0.1401	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	198B157 831	Arleta - Pacoima	Issued Permits	19014-20000-05533
LOS ANGELES	1636 W 214TH ST	90501	7349025009		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	051B193 626	Harbor Gateway	Issued Permits	20016-10000-17306
LOS ANGELES	6481-6481 1/2 W SAN MARCO CIR	90068	5576005043		Very Low Residential	R1-1	0	1 unit per lot	0.0927	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A187 320	Hollywood	Issued Permits	20014-10000-05737
LOS ANGELES	3149 W 78TH ST	90043	4012006019		Very Low Residential	R1-1	0	1 unit per lot	0.1404	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	099B185 192	West Adams - Baldwin Hills - Leimert	Issued Permits	19014-10000-03558
LOS ANGELES	6936 N LANGDON AVE	91406	2234009009		Very Low Residential	R1-1	0	1 unit per lot	0.1235	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	183B145 479	Van Nuys - North Sherman Oaks	Issued Permits	20016-20000-04666
LOS ANGELES	9345 N DORRINGTON PL	91331	2642003014		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988153 662	Arleta - Pacoima	Issued Permits	20014-20000-03046
LOS ANGELES	15426 W CAMARILLO ST	91403	2261038045		Very Low Residential	R1-1	0	1 unit per lot	0.2314		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688145 462	Encino - Tarzana	Issued Permits	20016-20000-10773
LOS ANGELES	16024 W WYANDOTTE ST	91303	2206034022		Very Low Residential	R1-1	0	1 unit per lot	0.1385	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868141 780	Van Nuys - North Sherman Oaks	Issued Permits	20016-10000-27722
LOS ANGELES	8919-8921 N GREENBUSH AVE	91331	2640025020		Very Low Residential	R1-1	0	1 unit per lot	0.1404	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	195B157 471	Arleta - Pacoima	Issued Permits	20016-20000-32400
LOS ANGELES	18535 W MALDEN ST	91324	2785006019		Very Low Residential	R1-1	0	1 unit per lot	0.1301	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	192B125 155	Northridge	Issued Permits	20016-20000-21947
LOS ANGELES	15226 W CHATSWORTH ST	91345	2649010015		Very Low Residential	R1-1	0	1 unit per lot	0.2747	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	207B145 336	Mission Hills - Panorama City - North Hills	Issued Permits	19010-10000-03476
LOS ANGELES	15226 W CHATSWORTH ST	91345	2649010015		Very Low Residential	R1-1	0	1 unit per lot	0.2747	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	207B145 336	Mission Hills - Panorama City - North Hills	Issued Permits	19010-10001-03476
LOS ANGELES	6711 N FAIR AVE	91606	2319012011		Very Low Residential	R1-1	0	1 unit per lot	0.1229	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	180B173 209	North Hollywood - Valley Village	Issued Permits	20016-20000-26183
LOS ANGELES	18720 W COHASSET ST	91335	2118008003		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	186B121 641	Reseda - West Van Nuys	Issued Permits	20016-20000-28434
LOS ANGELES	2790-2790 1/2 W DELOR ROAD	90065	5684016019		Very Low Residential	R1-1	0	1 unit per lot	0.1287	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	159A217 187	Northeast Los Angeles	Issued Permits	20016-10000-28652
LOS ANGELES	11952 1/2 W MIRANDA ST	91607	2340031016		Very Low Residential	R1-1	0	1 unit per lot	0.1308	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	174B165 418	North Hollywood - Valley Village	Issued Permits	21010-20000-00680
LOS ANGELES	5352-5354 N NATICK AVE	91411	2249017003		Very Low Residential	R1-1	0	1 unit per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	172-SA149 72	Van Nuys - North Sherman Oaks	Issued Permits	20016-10000-22487
LOS ANGELES	7648 N AMESTOY AVE	91406	2203008012		Very Low Residential	R1-1	0	1 unit per lot	0.1815	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	186B133 69	Reseda - West Van Nuys	Issued Permits	21016-20000-11920
LOS ANGELES	5524 N AUCKLAND AVE	91601	2417008028		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	174B177 807	North Hollywood - Valley Village	Issued Permits	20016-20000-30124
LOS ANGELES	138 N HOBART BLVD	90004	5517016022		Very Low Residential	R1-1	0	1 unit per lot	0.172	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138B193 751	Wilshire	Issued Permits	20014-10000-05621
LOS ANGELES	8906-8908 S DE HAVILAND AVE	90045	4123009028		Very Low Residential	R1-1	0	1 unit per lot	0.1413	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	096B169 993	Westchester - Playa del Rey	Issued Permits	21016-10000-13157
LOS ANGELES	11536-11538 W BRADDOCK DR	90230	4217025004		Very Low Residential	R1-1	0	1 unit per lot	0.1129	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	111B161 879	Palms - Mar Vista - Del Rey	Issued Permits	19016-30000-29857
LOS ANGELES	9472 S LA SALLE AVE	90047	6055003015		Very Low Residential	R1-1	0	1 unit per lot	0.1698	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	093A195 183	South Los Angeles	Issued Permits	20010-10000-02975
LOS ANGELES	1233 W OAK GROVE DR	90041	5480024027		Very Low Residential	R1-1	0	1 unit per lot	0.148	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	159A229 71	Northeast Los Angeles	Issued Permits	21016-10000-06293
LOS ANGELES	4727 E NORELLE ST	90032	5214021032		Very Low Residential	R1-1	0	1 unit per lot	0.203	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138A231 77	Northeast Los Angeles	Issued Permits	21016-10000-03260
LOS ANGELES	9462-9464 N ROSLYNDALE AVE	91331	2642013008		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	198B153 225	Arleta - Pacoima	Issued Permits	20016-10000-16834
LOS ANGELES	10556 W ROSCOE BLVD	91352	2407002003		Very Low Residential	R1-1	0	1 unit per lot	0.1976	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	192B177 669	Sun Valley - La Tuna Canyon	Issued Permits	20014-20000-03070
LOS ANGELES	6955 N BALBOA BLVD	91406	2230005016		Very Low Residential	R1-1	0	1 unit per lot	0.1413		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	183B133 577	Reseda - West Van Nuys	Issued Permits	20016-20000-00573
LOS ANGELES	951 E 103RD ST	90002	6050029042		Very Low Residential	R1-1	0	1 unit per lot	0.118		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	090B209 515	Southeast Los Angeles	Issued Permits	18014-70000-04097
LOS ANGELES	8111 N TILDEN AVE	91402	2212003

Appendix 4.3: *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	4923 N RHODES AVE	91607	2356027001		Very Low Residential	R1-1	0	1 unit per lot	0.2756	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 668165 152	North Hollywood - Valley Village	Issued Permits	19010-20000-05922
LOS ANGELES	4919 N RHODES AVE	91607	2356027001		Very Low Residential	R1-1	0	1 unit per lot	0.2756	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 668165 178	North Hollywood - Valley Village	Issued Permits	19010-20000-06427
LOS ANGELES	12745-12747 W CALIFA ST	91607	2341009003		Very Low Residential	R1-1	0	1 unit per lot	0.18	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 778161 1046	North Hollywood - Valley Village	Issued Permits	20014-10000-03077
LOS ANGELES	630 N LAS CASAS AVE	90272	4414026002		Very Low Residential	R1-1	0	1 unit per lot	0.184	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 129121 844	Brentwood - Pacific Palisades	Issued Permits	20010-10000-03435
LOS ANGELES	13213 W POTSEGO ST	91423	2358003018		Very Low Residential	R1-1	0	1 unit per lot	0.1859	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 718157 778	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-00452
LOS ANGELES	5620 N NOBLE AVE	91411	2243009001		Very Low Residential	R1-1	0	1 unit per lot	0.1917	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 748145 420	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-01868
LOS ANGELES	5541-5543 N FALLBROOK AVE	91367	2042001019		Very Low Residential	R1-1	0	1 unit per lot	0.0898	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 748097 678	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19016-20000-32210
LOS ANGELES	5405-5405 1/2 N AMIGO AVE	91356	2161014027		Very Low Residential	R1-1	0	1 unit per lot	0.2157	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 718121 121	Encino - Tarzana	Issued Permits	20014-20000-04383
LOS ANGELES	5231 N TEESDALE AVE	91607	2346019017		Very Low Residential	R1-1	0	1 unit per lot	0.1601	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 718161 425	North Hollywood - Valley Village	Issued Permits	20016-20000-04777
LOS ANGELES	17125 W SATICOY ST	91406	2203006005		Very Low Residential	R1-1	0	1 unit per lot	0.1597	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 686133 205	Reseda - West Van Nuys	Issued Permits	19014-30000-03853
LOS ANGELES	4017 S MICHAEL AVE	90066	4230016023		Very Low Residential	R1-1	0	1 unit per lot	0.1398	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 088153 436	Palms - Mar Vista - Del Rey	Issued Permits	19010-30000-05738
LOS ANGELES	4019 S MICHAEL AVE	90066	4230016023		Very Low Residential	R1-1	0	1 unit per lot	0.1398	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 088153 436	Palms - Mar Vista - Del Rey	Issued Permits	19010-30000-05737
LOS ANGELES	6104 S HAAS AVE	90047	6001010030		Very Low Residential	R1-1	0	1 unit per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 058189 823	South Los Angeles	Issued Permits	20016-10000-10143
LOS ANGELES	12728 W COHASSET ST	91605	2305026004		Very Low Residential	R1-1	0	1 unit per lot	0.1625	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 868161 431	Sun Valley - La Tuna Canyon	Issued Permits	21014-10000-01719
LOS ANGELES	6705 N ST CLAIR AVE	91606	2322002053		Very Low Residential	R1-1	0	1 unit per lot	0.1552		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 880165 195	North Hollywood - Valley Village	Issued Permits	20014-20000-00050
LOS ANGELES	14174-14176 W SAYRE ST	91342	2508012007		Very Low Residential	R1-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2 228153 707	Sylmar	Issued Permits	21014-20000-03184
LOS ANGELES	6900-6900 1/2 N GLORIA AVE	91406	2224031017		Very Low Residential	R1-1	0	1 unit per lot	0.14	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 838141 638	Van Nuys - North Sherman Oaks	Issued Permits	21016-20000-00048
LOS ANGELES	2159 W RIDGEVIEW AVE	90041	5685025030		Very Low Residential	R1-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 59A221 98	Northeast Los Angeles	Issued Permits	20010-10000-04768
LOS ANGELES	16641 W COVELLO ST	91406	2226013005		Very Low Residential	R1-1	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 868137 56	Reseda - West Van Nuys	Issued Permits	18016-20000-38958
LOS ANGELES	5033 N NOELINE AVE	91436	2260005007		Very Low Residential	R1-1	0	1 unit per lot	0.2414	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 718137 333	Encino - Tarzana	Issued Permits	20016-20000-19015
LOS ANGELES	22128 W YBARRA ROAD	91364	2170015036		Very Low Residential	R1-1	0	1 unit per lot	0.1463	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 688101 819	Canoga Park-West Hills-Winnetka-Woodland Hill	Issued Permits	19016-20000-34286
LOS ANGELES	2573 S BUNDY DR	90064	4257022052		Very Low Residential	R1-1	0	1 unit per lot	0.1342	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 208149 418	Palms - Mar Vista - Del Rey	Issued Permits	20016-10000-07352
LOS ANGELES	16930 W HARTLAND ST	91406	2230009002		Very Low Residential	R1-1	0	1 unit per lot	0.1515	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 838133 915	Reseda - West Van Nuys	Issued Permits	20016-20000-20278
LOS ANGELES	1432 W 58TH PL	90047	6002005026		Very Low Residential	R1-1	0	1 unit per lot	0.0771	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 008193 1481	South Los Angeles	Issued Permits	20014-10000-00746
LOS ANGELES	13841-13843 W BRANFORD ST	91402	2637023010		Very Low Residential	R1-1	0	1 unit per lot	0.1354	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 928153 54	Mission Hills - Panorama City - North Hills	Issued Permits	20016-20000-08978
LOS ANGELES	13981 W BEAVER ST	91342	2509008020		Very Low Residential	R1-1	0	1 unit per lot	0.14	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2 228153 499	Sylmar	Issued Permits	20016-20000-00942
LOS ANGELES	12326 W EMELITA ST	91607	2340013006		Very Low Residential	R1-1	0	1 unit per lot	0.1843	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 748165 166	North Hollywood - Valley Village	Issued Permits	20010-20000-01467
LOS ANGELES	4217-4217 1/2 N DIVISION ST	90065	5472014025		Very Low Residential	R1-1	0	1 unit per lot	0.111	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 154-SA221 345	Northeast Los Angeles	Issued Permits	20016-10000-11791
LOS ANGELES	9125 S HARVARD BLVD	90047	6037029047		Very Low Residential	R1-1	0	1 unit per lot	0.1291	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	094-SA193 118	South Los Angeles	Issued Permits	20016-20000-32768
LOS ANGELES	12418 W GILMORE AVE	90066	4223029042		Very Low Residential	R1-1	0	1 unit per lot	0.11	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 088157 861	Palms - Mar Vista - Del Rey	Issued Permits	19010-20000-02832
LOS ANGELES	3532 S MURRIELD ROAD	90016	5046018006		Very Low Residential	R1-1	0	1 unit per lot	0.146	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B181 1095	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-27028
LOS ANGELES	3814 S RIDGELEY DR	90008	5029009024		Very Low Residential	R1-1	0	1 unit per lot	0.1606	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 178177 65	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-10000-00030
LOS ANGELES	11959 W LUCILE ST	90230	4220018043		Very Low Residential	R1-1	0	1 unit per lot	0.1846	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 058161 299	Palms - Mar Vista - Del Rey	Issued Permits	19010-30000-04432
LOS ANGELES	805 W 99TH ST	90044	6054005014		Very Low Residential	R1-1	0	1 unit per lot	0.1138	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	091-SA199 24	South Los Angeles	Issued Permits	20010-10000-03120
LOS ANGELES	7805-7805 1/2 S KITTYHAWK AVE	90045	4105020008		Very Low Residential	R1-1	0	1 unit per lot	0.1515	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 099B169 576	Westchester - Playa del Rey	Issued Permits	19014-30000-05121
LOS ANGELES	2113 W 85TH ST	90047	6035028027		Very Low Residential	R1-1	0	1 unit per lot	0.1282		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	097-SA191 160	South Los Angeles	Issued Permits	20014-10000-01580
LOS ANGELES	7438 N GAYNOR AVE	91406	2206023004		Very Low Residential	R1-1	0	1 unit per lot	0.179	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 868141 370	Van Nuys - North Sherman Oaks	Issued Permits	20014-10000-02530
LOS ANGELES	6503 S HALLDALE AVE	90047	6015007015		Very Low Residential	R1-1	0	1 unit per lot	0.0596	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 058193 1372	South Los Angeles	Issued Permits	20014-40000-00033
LOS ANGELES	2120 1/2 W LAVERNA AVE	90041	5685009031		Very Low Residential	R1-1	0	1 unit per lot	0.0564	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 160-SA221 315	Northeast Los Angeles	Issued Permits	19014-10000-03074
LOS ANGELES	6254-6256 N NORWICH AVE	91411	2242021009		Very Low Residential	R1-1	0	1 unit per lot	0.1859	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 778145 227	Van Nuys - North Sherman Oaks	Issued Permits	20016-10000-16773
LOS ANGELES	2039 N NEW HAMPSHIRE AVE	90027	5589023006		Very Low Residential	R1-1	0	1 unit per lot	0.1492	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 150B197 354	Hollywood	Issued Permits	20016-20000-02548
LOS ANGELES	3712 N STOCKBRIDGE AVE	90032	5219024009		Very Low Residential	R1-1	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 44A237 222	Northeast Los Angeles	Issued Permits	20016-20000-03220
LOS ANGELES	7438 W 81ST ST	90045	4114015007		Very Low Residential	R1-1	0	1 unit per lot	0.1285	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	096B157 69	Westchester - Playa del Rey	Issued Permits	19014-10000-07066
LOS ANGELES	7438 W 81ST ST	90045	4114015007		Very Low Residential	R1-1	0	1 unit per lot	0.1285	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	096B157 69	Westchester - Playa del Rey	Issued Permits	19014-10001-07066
LOS ANGELES	12620 W GREENE AVE	90066	4223019005		Very Low Residential	R1-1	0	1 unit per lot	0.0973	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 088157 1491	Palms - Mar Vista - Del Rey	Issued Permits	21010-10000-01768
LOS ANGELES	2045 1/2 W 82ND ST	90047	6035011018		Very Low Residential	R1-1	0	1 unit per lot	0.1332	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 099B189 711	South Los Angeles	Issued Permits	19014-40000-02797
LOS ANGELES	6730 N HINDS AVE	91606	2322014016		Very Low Residential	R1-1	0	1 unit per lot	0.1511		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 880169 150	North Hollywood - Valley Village	Issued Permits	20010-20000-01769
LOS ANGELES	4950 N LAURELGROVE AVE	91607	2356012010		Very Low Residential	R1-1	0	1 unit per lot	0.1917	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 668165 43	North Hollywood - Valley Village	Issued Permits	20016-20000-04291
LOS ANGELES	3817-3819 N SUNSWEPT DR	91604	2384005065		Very Low Residential	R1-1	0	1 unit per lot	0.3133	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 162B161 490	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19016-20000-37442
LOS ANGELES	4205-4207 N CANOGA DR	91364	2190002044		Very Low Residential	R1-1	0	1 unit per lot	0.138	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 165A105 198	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-30000-16296
LOS ANGELES	5304 N LIVE OAK VIEW AVE	90041	5682015008		Very Low Residential	R1-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 163-SA221 73	Northeast Los Angeles	Issued Permits	21010-10000-00816
LOS ANGELES	5503 N LEGHORN AVE	91401	2345010008		Very Low Residential	R1-1	0	1 unit per lot	0.2227	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 748161 631	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-05287
LOS ANGELES	13529-13531 W RELIANCE ST	91331	2637009019		Very Low Residential	R1-1	0	1 unit per lot	0.1528	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 928157 81	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20000-02077
LOS ANGELES	461-463 N BONHILL ROAD	90049	4494014007		Very Low Residential	R1-1	0	1 unit per lot	0.1983	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 358141 265	Brentwood - Pacific Palisades	Issued Permits	20016-10000-09138
LOS ANGELES	1513 W OAK GROVE DR	90041	5689029016		Very Low Residential	R1-1	0	1 unit per lot	0.1361	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 59A227 52	Northeast Los Angeles	Issued Permits	21016-10000-04404
LOS ANGELES	8507 N NOBLE AVE	91343	2654023040		Very Low Residential	R1-1	0	1 unit per lot	0.179	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 928145 207	Mission Hills - Panorama City - North Hills	Issued Permits	20010-10000-04895
LOS ANGELES	6943 N SHOSHONE AVE	91406	2229002004		Very Low Residential	R1-1	0	1 unit per lot	0.185	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 838129 658	Reseda - West Van Nuys	Issued Permits	21016-10000-01665
LOS ANGELES	5117 S WEST BLVD	90043	5013003001		Very Low Residential	R1-1	0	1 unit per lot	0.2378		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 111B185 582	West Adams - Baldwin Hills - Leimert	Issued Permits	18016-10000-18171
LOS ANGELES	10515 1/2 N GENESTA AVE	91344	2695010015		Very Low Residential	R1-1	0	1 unit per lot	0.1721		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 207B133 839	Granada Hills - Knollwood	Issued Permits	20010-20000-01757
LOS ANGELES	10967-10969 N RUSSETT AVE	91040	2551020028		Very Low Residential	R1-1	0	1 unit per lot	0.1165	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2 108189 190	Sunland-E LaTuna Cyn-Lakeyw Ter-Shadow Hls-Tujunga	Issued Permits	20014-20000-00280
LOS ANGELES	18657-18659 W RUNNYMEDE ST	91335	2118008026		Very Low Residential	R1-1	0	1 unit per lot	0.1586	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 886121 507	Reseda - West Van Nuys	Issued Permits	21016-20000-00533
LOS ANGELES	12500 W CANTARA ST	91605	2308006011		Very Low Residential	R1-1	0	1 unit per lot	0.1855	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 928165 746	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-01894
LOS ANGELES	3725 W 60TH ST	90043	4004018021		Very Low Residential	R1-1	0	1 unit per lot	0.1212	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 105B185 380	West Adams - Baldwin Hills - Leimert	Issued Permits	21014-10000-00077
LOS ANGELES	701 N HAVERFORD AVE	90272	4412006047		Very Low Residential	R1-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 126B125 350	Brentwood - Pacific Palisades	Issued Permits	19010-30000-00709
LOS ANGELES	8909 N CASTELLO AVE	91402	2639034004		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 195B153 458	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20000-04827
LOS ANGELES	3634 1/2 W 59TH ST	90043	4004014010		Very Low Residential	R1-1	0	1 unit per lot	0.155	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 105B185 115	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-20000-04454
LOS ANGELES	10620-10622 N SWINTON AVE	91344	2679008030		Very Low Residential	R1-1	0	1 unit per lot	0.1579	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2 207B137 563	Granada Hills - Knollwood	Issued Permits	20016-10000-32425
LOS ANGELES	4987 N VINCENT AVE	90041	5689015007		Very Low Residential	R1-1	0	1 unit per lot	0.1525	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 162A225 325	Northeast Los Angeles	Issued Permits	20010-20000-04848
LOS ANGELES	6179 3/4 E OAK CREST WAY	90042	5483017049		Very Low Residential	R1-1	0	1 unit per lot	0.3099	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 157-SA231 251	Northeast Los Angeles	Issued Permits	20016-20000-30212
LOS ANGELES	7303-7303 1/2 N WHITE OAK AVE	91335	2121015012		Very Low Residential	R1-1	0	1 unit per lot	0.1242	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 868129 1161	Reseda - West Van Nuys	Issued Permits	20016-20000-17748
LOS ANGELES	522 W 113TH ST	90044	6075026009		Very Low Residential	R1-1	0	1 unit per lot	0.1248	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 087A201 204	South Los Angeles	Issued Permits	19010-30000-00726
LOS ANGELES	14282 W BERG ST	91342	2508015020		Very Low Residential	R1-1	0	1 unit per lot	0.1698	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2 228153 315	Sylmar	Issued Permits	20010-20000-04697
LOS ANGELES	5456 N SALE AVE	91367	2040022013		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 748097 900	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-03500
LOS ANGELES	6990 S BUDLONG AVE	90044	6014027030		Very Low Residential	R1-1	0	1 unit per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 102B197 792	South Los Angeles	Issued Permits	19016-10000-37063
LOS ANGELES	10648 W PUTNEY ROAD	90064	4318042021		Very Low Residential	R1-1	0	1 unit per lot	0.1443	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 126B157 1343	West Los Angeles	Issued Permits	19016-20000-37077
LOS ANGELES	5902 N RANCHITO AVE	91401	2246005021		Very Low Residential	R1-1	0	1 unit per lot	0.3094	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 778153 1099	Van Nuys - North Sherman Oaks	Issued Permits	20016-10000-20596
LOS ANGELES	6608 N MATILIJA AVE	91405	2238011078		Very Low Residential	R1-1	0	1 unit per lot	0.256	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 880153 569	Van Nuys - North Sherman Oaks	Issued Permits	19014-20000-05534
LOS ANGELES	6864 N TEESDALE AVE	91605	2324027006		Very Low Residential	R1-1	0	1 unit per lot	0.1456	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 838161 745	North Hollywood - Valley Village	Issued Permits	19010-20000-04050
LOS ANGELES	10747 W TABOR ST	90034	4252035010		Very Low Residential	R1-1	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B161 1004	Palms - Mar Vista - Del Rey	Issued Permits	21016-20000-17058
LOS ANGELES	5707 S WEST BLVD	90043	5007023002		Very Low Residential	R1-1	0	1 unit per lot	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 108B185 690	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-02712
LOS ANGELES	6635 N SALOMA AVE	91405	2235009014		Very Low Residential	R1-1	0	1 unit per lot	0.179	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 880149 341	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-04281
LOS ANGELES	2113 W ADDISON WAY	90041	5685006012		Very Low Residential	R1-1	0	1 unit per lot	0.171	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 160-SA223 209	Northeast Los Angeles	Issued Permits	20016-10000-13267
LOS ANGELES	2027 S GLENDON AVE	90025	4321014042		Very Low Residential	R1-1	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 129B153 994	West Los Angeles	Issued Permits	20014-30000-05410
LOS ANGELES	8935 N CANBY AVE	91325	2769002017		Very Low Residential	R1-1	0	1 unit per lot	0.172	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 958125 289	Northridge	Issued Permits	20010-30000-02546
LOS ANGELES	5319 E STRATFORD ROAD	90042	5479011018		Very Low Residential	R1-1	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 156A227 172	Northeast Los Angeles	Issued Permits	20016-10000-26187
LOS ANGELES	7258-7260 N OAKDALE AVE	91306	2115011004		Very Low Residential	R1-1	0	1 unit per lot	0.1628		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 886113 795	Canoga Park-West Hills-Winnetka-Woodland Hill	Issued Permits	19014-30002-06095
LOS ANGELES	6628 N BEEMAN AVE	91606	2325014018		Very Low Residential	R1-1	0	1 unit per l

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	14928 W BURTON ST	91402	2210003055		Very Low Residential	R1-1	0	1 unit per lot	0.1896	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928149 481	Mission Hills - Panorama City - North Hills	Issued Permits	20016-10000-07344
LOS ANGELES	817 W 147TH ST	90247	6119023009		Very Low Residential	R1-1	0	1 unit per lot	0.1283	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0758197 393	Harbor Gateway	Issued Permits	19014-10000-03353
LOS ANGELES	6437 N SATSUMA AVE	91606	2414030027		Very Low Residential	R1-1	0	1 unit per lot	0.1341	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808173 770	North Hollywood - Valley Village	Issued Permits	20014-20000-04815
LOS ANGELES	12612 W TIARA ST	91607	2341003004		Very Low Residential	R1-1	0	1 unit per lot	0.1598	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778161 1026	North Hollywood - Valley Village	Issued Permits	20014-20000-03693
LOS ANGELES	9336-9338 N GULLO AVE	91331	2642009012		Very Low Residential	R1-1	0	1 unit per lot	0.1432	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988153 518	Arleta - Pacoima	Issued Permits	20016-20000-33634
LOS ANGELES	6943 N BURNET AVE	91405	2220011008		Very Low Residential	R1-1	0	1 unit per lot	0.1674	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838145 428	Van Nuys - North Sherman Oaks	Issued Permits	19014-20000-05011
LOS ANGELES	5988 W 76TH ST	90045	4105004013		Very Low Residential	R1-1	0	1 unit per lot	0.162	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028169 439	Westchester - Playa del Rey	Issued Permits	20010-30000-02650
LOS ANGELES	17403 W KESWICK ST	91325	2202006011		Very Low Residential	R1-1	0	1 unit per lot	0.173	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868129 68	Reseda - West Van Nuys	Issued Permits	21016-20000-13294
LOS ANGELES	7441 1/2 N BECKFORD AVE	91335	2104019013		Very Low Residential	R1-1	0	1 unit per lot	0.2479		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868117 493	Reseda - West Van Nuys	Issued Permits	20010-20000-01295
LOS ANGELES	324 N BEIRUT AVE	90272	4412023032		Very Low Residential	R1-1	0	1 unit per lot	0.168	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238125 123	Brentwood - Pacific Palisades	Issued Permits	19014-20000-00219
LOS ANGELES	11404 W KUNG ST	91602	2354014046		Very Low Residential	R1-1	0	1 unit per lot	0.153	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688169 723	North Hollywood - Valley Village	Issued Permits	18010-10000-05308
LOS ANGELES	4390 W 23RD ST	90016	5061003029		Very Low Residential	R1-1	0	1 unit per lot	0.244	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238185 320	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-10000-02742
LOS ANGELES	5017-5017 1/2 S 11TH AVE	90043	5013019029		Very Low Residential	R1-1	0	1 unit per lot	0.1825	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118185 498	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-20000-28175
LOS ANGELES	1624 S AMHERST AVE	90025	4259004030		Very Low Residential	R1-1	0	1 unit per lot	0.1426	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268145 1061	West Los Angeles	Issued Permits	20010-10000-01025
LOS ANGELES	2600-2600 1/2 N RINCONIA DR	90068	5585015019		Very Low Residential	R1-1	0	1 unit per lot	0.1267	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-5A189 482	Hollywood	Issued Permits	20016-10000-26284
LOS ANGELES	4626-4628 S BERRYMAN AVE	90230	4217021009		Very Low Residential	R1-1	0	1 unit per lot	0.2008	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118161 776	Palms - Mar Vista - Del Rey	Issued Permits	20016-20000-18958
LOS ANGELES	7809 N GENESTA AVE	91406	2204019015		Very Low Residential	R1-1	0	1 unit per lot	0.2747	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898133 730	Reseda - West Van Nuys	Issued Permits	20010-20000-02941
LOS ANGELES	3873 S SYCAMORE AVE	90008	5029003011		Very Low Residential	R1-1	0	1 unit per lot	0.2112	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178177 260	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-01649
LOS ANGELES	4933 N MORELLA AVE	91607	2355013029		Very Low Residential	R1-1	0	1 unit per lot	0.2272	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688169 56	North Hollywood - Valley Village	Issued Permits	20016-20000-01894
LOS ANGELES	2310 W 41ST DR	90008	5022023012		Very Low Residential	R1-1	0	1 unit per lot	0.1492		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148189 771	West Adams - Baldwin Hills - Leimert	Issued Permits	19014-10000-04516
LOS ANGELES	22118 W DEL VALLE ST	91364	2169019021		Very Low Residential	R1-1	0	1 unit per lot	0.1434	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718101 403	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-10000-01343
LOS ANGELES	2940 S KELTON AVE	90064	4254003026		Very Low Residential	R1-1	0	1 unit per lot	0.1146	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238157 1027	West Los Angeles	Issued Permits	20010-30000-02265
LOS ANGELES	5011 N WILLOW CREST AVE	91601	2419014014		Very Low Residential	R1-1	0	1 unit per lot	0.1436	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718177 1224	North Hollywood - Valley Village	Issued Permits	20016-30000-32301
LOS ANGELES	14677 W VALLEY VISTA BLVD	91403	2276030018		Very Low Residential	R1-1	0	1 unit per lot	0.1765	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	165A149 165	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20016-10000-18712
LOS ANGELES	12865 N NORRIS AVE	91342	2506012016		Very Low Residential	R1-1	0	1 unit per lot	0.3255	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1228149 731	Sylmar	Issued Permits	20010-10000-00577
LOS ANGELES	5263 N DAHLIA DR	90041	5669014008		Very Low Residential	R1-1	0	1 unit per lot	0.2796	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	163-5A227 97	Northeast Los Angeles	Issued Permits	20010-10000-03282
LOS ANGELES	4119 S BEETHOVEN ST	90066	4230025029		Very Low Residential	R1-1	0	1 unit per lot	0.1136	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088153 496	Palms - Mar Vista - Del Rey	Issued Permits	20014-20000-01990
LOS ANGELES	13124-13126 W MILLRACE ST	91352	2634029009		Very Low Residential	R1-1	0	1 unit per lot	0.1818	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928161 37	Sun Valley - La Tuna Canyon	Issued Permits	20016-30000-06413
LOS ANGELES	4936 N ARGUS DR	90041	5689002004		Very Low Residential	R1-1	0	1 unit per lot	0.1313	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	162A225 341	Northeast Los Angeles	Issued Permits	21010-10000-02276
LOS ANGELES	12549 N BROMONT AVE	91340	2513021020		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1198157 321	Sylmar	Issued Permits	20014-20000-01937
LOS ANGELES	7104-7106 N VANSCOY AVE	91605	2324033006		Very Low Residential	R1-1	0	1 unit per lot	0.1471	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838161 228	North Hollywood - Valley Village	Issued Permits	20016-20000-13012
LOS ANGELES	7542 N WHITE OAK AVE	91406	2202025006		Very Low Residential	R1-1	0	1 unit per lot	0.1486	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868129 328	Reseda - West Van Nuys	Issued Permits	18014-20000-02850
LOS ANGELES	7299 N SATSUMA AVE	91352	2410016031		Very Low Residential	R1-1	0	1 unit per lot	0.1515	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868173 1000	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-00099
LOS ANGELES	11845 W OXNARD ST	91606	2334016048		Very Low Residential	R1-1	0	1 unit per lot	0.1851	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778169 798	North Hollywood - Valley Village	Issued Permits	21014-20000-01273
LOS ANGELES	6521 N BABCOCK AVE	91606	2325019026		Very Low Residential	R1-1	0	1 unit per lot	0.1268	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808161 799	North Hollywood - Valley Village	Issued Permits	20016-10000-26453
LOS ANGELES	3450 W 77TH ST	90043	4012021032		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1998185 173	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-20000-03864
LOS ANGELES	1835 S BROCKTON AVE	90025	4259017017		Very Low Residential	R1-1	0	1 unit per lot	0.15	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238149 193	West Los Angeles	Issued Permits	19014-10000-07039
LOS ANGELES	1956 N JONES AVE	90032	5215020001		Very Low Residential	R1-1	0	1 unit per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	135A231 32	Northeast Los Angeles	Issued Permits	20016-10000-02316
LOS ANGELES	5555 N AUCKLAND AVE	91601	2417001011		Very Low Residential	R1-1	0	1 unit per lot	0.1442	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748177 679	North Hollywood - Valley Village	Issued Permits	20016-20000-09018
LOS ANGELES	13150-13150 1/2 W WELBY WAY	91606	2326011007		Very Low Residential	R1-1	0	1 unit per lot	0.1467	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808157 168	North Hollywood - Valley Village	Issued Permits	20016-20000-22534
LOS ANGELES	13635 W KAMLOOPS ST	91331	2621018013		Very Low Residential	R1-1	0	1 unit per lot	0.1388	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988157 255	Arleta - Pacoima	Issued Permits	20016-10000-18955
LOS ANGELES	14970-14972 W OSWALD ST	91342	2506006001		Very Low Residential	R1-1	0	1 unit per lot	0.1395	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1228149 1031	Sylmar	Issued Permits	20016-10000-10303
LOS ANGELES	116 W 118TH PL	90061	6087017010		Very Low Residential	R1-1	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0848201 903	Southeast Los Angeles	Issued Permits	21016-10000-00025
LOS ANGELES	17231 W SATICOY ST	91406	2203005007		Very Low Residential	R1-1	0	1 unit per lot	0.1597	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868133 193	Reseda - West Van Nuys	Issued Permits	20014-20000-04270
LOS ANGELES	6744 S ARLINGTON AVE	90043	4008018005		Very Low Residential	R1-1	0	1 unit per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028189 736	West Adams - Baldwin Hills - Leimert	Issued Permits	19014-70000-01698
LOS ANGELES	12880-12880 1/2 W CROWLEY ST	91331	2628024021		Very Low Residential	R1-1	0	1 unit per lot	0.1634	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958161 174	Sun Valley - La Tuna Canyon	Issued Permits	20016-20000-22439
LOS ANGELES	2151 W 81ST ST	90047	6035005017		Very Low Residential	R1-1	0	1 unit per lot	0.1301	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1998189 629	South Los Angeles	Issued Permits	19014-70000-04149
LOS ANGELES	1901 N WOLLAM ST	90065	5464023015		Very Low Residential	R1-1	0	1 unit per lot	0.2075	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A219 258	Northeast Los Angeles	Issued Permits	19010-10000-05525
LOS ANGELES	6337 N VICLAND PL	91606	2336020020		Very Low Residential	R1-1	0	1 unit per lot	0.1542		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778173 52	North Hollywood - Valley Village	Issued Permits	19014-10000-06567
LOS ANGELES	16617 W COVELLO ST	91406	2226013012		Very Low Residential	R1-1	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868137 57	Reseda - West Van Nuys	Issued Permits	20016-20000-09379
LOS ANGELES	2406 S HALM AVE	90034	4301021015		Very Low Residential	R1-1	0	1 unit per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268169 1378	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-20000-25090
LOS ANGELES	10433 W LINDBROOK DR	90024	4360026021		Very Low Residential	R1-1	0	1 unit per lot	0.283	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358157 133	Westwood	Issued Permits	19010-20000-06376
LOS ANGELES	1852 N ROWAN AVE	90032	5215019034		Very Low Residential	R1-1	0	1 unit per lot	0.1331	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	135A231 167	Northeast Los Angeles	Issued Permits	20014-10000-02155
LOS ANGELES	2523-2525 W RIDGEVIEW AVE	90041	5684032013		Very Low Residential	R1-1	0	1 unit per lot	0.1841	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	159A219 85	Northeast Los Angeles	Issued Permits	18016-20000-17491
LOS ANGELES	14613 S DENVER AVE	90248	6119012058		Very Low Residential	R1-1	0	1 unit per lot	0.1299	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0758201 170	Harbor Gateway	Issued Permits	20010-20000-04397
LOS ANGELES	5453 N BECK AVE	91601	2350002021		Very Low Residential	R1-1	0	1 unit per lot	0.1242	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748169 1139	North Hollywood - Valley Village	Issued Permits	20016-20000-17984
LOS ANGELES	13347 W FRIAR ST	91401	2330002019		Very Low Residential	R1-1	0	1 unit per lot	0.1475	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808157 1032	Van Nuys - North Sherman Oaks	Issued Permits	21016-20000-03439
LOS ANGELES	3561 W AVENUE 42	90065	5472007041		Very Low Residential	R1-1	0	1 unit per lot	0.15	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-5A219 173	Northeast Los Angeles	Issued Permits	21014-20000-01290
LOS ANGELES	22628-22630 W CLARENDON ST	91367	2040026019		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718097 51	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-04488
LOS ANGELES	8935 W 24TH ST	90034	4302016028		Very Low Residential	R1-1	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268169 1040	West Adams - Baldwin Hills - Leimert	Issued Permits	21014-30000-00317
LOS ANGELES	10332 1/2 S ANZAC AVE	90002	6066005054		Very Low Residential	R1-1	0	1 unit per lot	0.0746	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	090A215 72	Southeast Los Angeles	Issued Permits	20016-20000-32470
LOS ANGELES	11053 N ORO VISTA AVE	91040	2551034001		Very Low Residential	R1-1	0	1 unit per lot	0.1446	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108189 78	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	19016-20000-05869
LOS ANGELES	5470 S 10TH AVE	90043	5006014001		Very Low Residential	R1-1	0	1 unit per lot	0.2582	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088185 633	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-10000-01560
LOS ANGELES	7813 S YORKTOWN AVE	90045	4106025014		Very Low Residential	R1-1	0	1 unit per lot	0.21	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998169 518	Westchester - Playa del Rey	Issued Permits	20016-10000-18420
LOS ANGELES	12548-12550 W MIRANDA ST	91607	2341015009		Very Low Residential	R1-1	0	1 unit per lot	0.1859	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748161 249	North Hollywood - Valley Village	Issued Permits	21016-20000-00227
LOS ANGELES	6623-6625 N NAGLE AVE	91401	2327021034		Very Low Residential	R1-1	0	1 unit per lot	0.1642	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808157 408	Van Nuys - North Sherman Oaks	Issued Permits	20014-30000-00058
LOS ANGELES	7739 N AMESTOY AVE	91406	2203004013		Very Low Residential	R1-1	0	1 unit per lot	0.1828	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898133 835	Reseda - West Van Nuys	Issued Permits	20014-20000-05842
LOS ANGELES	4835-4835 1/2 N COLLEGE VIEW AVE	90041	5685003002		Very Low Residential	R1-1	0	1 unit per lot	0.176	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	160-5A221 70	Northeast Los Angeles	Issued Permits	20016-10000-13957
LOS ANGELES	2106 E 105TH ST	90002	6066013029		Very Low Residential	R1-1	0	1 unit per lot	0.109	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	090A215 393	Southeast Los Angeles	Issued Permits	21010-10000-01472
LOS ANGELES	8058-8060 N YARMOUTH AVE	91335	2101002024		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898129 218	Reseda - West Van Nuys	Issued Permits	20016-20000-09531
LOS ANGELES	13401-13403 W STRATHERN ST	91402	2301006001		Very Low Residential	R1-1	0	1 unit per lot	0.2197	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898157 349	Mission Hills - Panorama City - North Hills	Issued Permits	21016-20000-02014
LOS ANGELES	13028 W BURTON ST	91605	2304004007		Very Low Residential	R1-1	0	1 unit per lot	0.1579	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928161 244	Sun Valley - La Tuna Canyon	Issued Permits	21014-10000-01027
LOS ANGELES	12742 W BESSEMER ST	91606	2332028021		Very Low Residential	R1-1	0	1 unit per lot	0.122	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778161 839	North Hollywood - Valley Village	Issued Permits	20016-20000-11399
LOS ANGELES	638 W 104TH ST	90044	6061016008		Very Low Residential	R1-1	0	1 unit per lot	0.1137	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	090A201 70	South Los Angeles	Issued Permits	18014-70000-02319
LOS ANGELES	7802-7804 N PEACHTREE AVE	91402	2214016020		Very Low Residential	R1-1	0	1 unit per lot	0.1363	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898153 829	Mission Hills - Panorama City - North Hills	Issued Permits	20016-20000-20126
LOS ANGELES	7636 N LOUISE AVE	91406	2203005018		Very Low Residential	R1-1	0	1 unit per lot	0.1719	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868133 121	Reseda - West Van Nuys	Issued Permits	19014-20000-03325
LOS ANGELES	842 1/2 N AVENUE 51	90042	5478015031		Very Low Residential	R1-1	0	1 unit per lot	0.0883	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-5A225 452	Northeast Los Angeles	Issued Permits	21016-30000-00772
LOS ANGELES	7019 W 83RD ST	90045	4113002001		Very Low Residential	R1-1	0	1 unit per lot	0.2235	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998161 1043	Westchester - Playa del Rey	Issued Permits	19014-30000-00209
LOS ANGELES	5510 E EATON ST	90042	5485004006		Very Low Residential	R1-1	0	1 unit per lot	0.1584	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-5A227 332	Northeast Los Angeles	Issued Permits	19010-10000-04470
LOS ANGELES	8233 N ST CLAIR AVE	91605	2309011018		Very Low Residential	R1-1	0	1 unit per lot	0.1641	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928165 592	Sun Valley - La Tuna Canyon	Issued Permits	20014-20000-05019
LOS ANGELES	12916-12918 W CROWLEY ST	91331	2628024006		Very Low Residential	R1-1	0	1 unit per lot	0.176	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958161 242	Sun Valley - La Tuna Canyon	Issued Permits	21016-20000-08613
LOS ANGELES	8464-8466 N HAZELTINE AVE	91402	2638032017		Very Low Residential	R1-1	0	1 unit per lot	0.1382	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928153 241	Mission Hills - Panorama City - North Hills	Issued Permits	21014-20000-01322
LOS ANGELES	11130 W WELBY WAY	91606	2319014016		Very Low Residential	R1-1	0	1 unit per lot	0.1519	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808173 82	North Hollywood - Valley Village	Issued Permits	20014-20000-01471
LOS ANGELES	835-837 W 149TH ST	90247	6119028005		Very Low Residential	R1-1	0	1 unit per lot	0.1283	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0728197 12	Harbor Gateway	Issued Permits	20016-10000-15638
LOS ANGELES	6824 1/2 N TOBIAS AVE	91405	2219023023		Very Low Residential	R1-1	0	1 unit per lot	0.1928	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838149 733	Van Nuys - North Sherman Oaks	Issued Permits	19014-20000-06710
LOS ANGELES	4946 N STROHM AVE	91601	2420007009		Very Low Residential	R1-1	0	1 unit per lot	0.1869	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688177 43	North Hollywood - Valley Village	Issued Permits	20014-20000-01832
LOS ANGELES	3005 W 74TH ST	90043	4009005017		Very Low Residential	R1-1	0	1 unit per lot	0.1538	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028189 1695	West Adams - Baldwin Hills -

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	1876 1/2 W 38TH PL	90062	5035027021		Very Low Residential	R1-1	0	1 unit per lot	0.1184	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178189 945	South Los Angeles	Issued Permits	19014-10002-06335
LOS ANGELES	1509 W 65TH PL	90047	6015007018		Very Low Residential	R1-1	0	1 unit per lot	0.1092	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058193 1491	South Los Angeles	Issued Permits	20010-10000-03144
LOS ANGELES	8942 S DENKER AVE	90047	6037011009		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	096A195 410	South Los Angeles	Issued Permits	20016-10000-30013
LOS ANGELES	6559 N BELLAIRE AVE	91606	2325022029		Very Low Residential	R1-1	0	1 unit per lot	0.0895	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808161 641	North Hollywood - Valley Village	Issued Permits	20014-20000-00039
LOS ANGELES	6943 N JELLICO AVE	91406	2229001004		Very Low Residential	R1-1	0	1 unit per lot	0.185	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838129 656	Reseda - West Van Nuys	Issued Permits	19014-10000-06044
LOS ANGELES	6256 N RADFORD AVE	91606	2334008073		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778169 161	North Hollywood - Valley Village	Issued Permits	20010-10000-03292
LOS ANGELES	11557 W CUMPSTON ST	91601	2350002025		Very Low Residential	R1-1	0	1 unit per lot	0.1616	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748169 1137	North Hollywood - Valley Village	Issued Permits	21014-20000-02641
LOS ANGELES	4432 S HARDING AVE	90066	4231016029		Very Low Residential	R1-1	0	1 unit per lot	0.1362	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088157 522	Palms - Mar Vista - Del Rey	Issued Permits	19016-30000-19574
LOS ANGELES	6313-6313 1/2 N BELLAIRE AVE	91606	2332008007		Very Low Residential	R1-1	0	1 unit per lot	0.132	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778161 73	North Hollywood - Valley Village	Issued Permits	20016-20000-24972
LOS ANGELES	4121 1/2 W CLAYTON AVE	90027	5430003025		Very Low Residential	R1-1	0	1 unit per lot	0.1221	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-SA201 224	Hollywood	Issued Permits	20014-20000-03457
LOS ANGELES	7910-7912 N NEWCASTLE AVE	91335	2101027004		Very Low Residential	R1-1	0	1 unit per lot	0.145	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898125 497	Reseda - West Van Nuys	Issued Permits	20014-20000-04086
LOS ANGELES	3815 N SUNBEAM DR	90065	5472006016		Very Low Residential	R1-1	0	1 unit per lot	0.2045	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-SA217 168	Northeast Los Angeles	Issued Permits	20016-20000-03117
LOS ANGELES	10639 S ST ANDREWS PL	90047	6058026008		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	090A193 247	South Los Angeles	Issued Permits	19016-10000-41133
LOS ANGELES	21518 W VELICATA ST	91364	2168008011		Very Low Residential	R1-1	0	1 unit per lot	0.3489	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718105 1196	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-12233
LOS ANGELES	732 N GENSEE AVE	90046	5527008005		Very Low Residential	R1-1	0	1 unit per lot	0.1492	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418177 395	Hollywood	Issued Permits	20016-20000-12628
LOS ANGELES	3018 S HILLCREST DR	90016	5050025043		Very Low Residential	R1-1	0	1 unit per lot	0.151	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B181 474	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-02711
LOS ANGELES	13823 W BESSEMER ST	91401	2239021018		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778153 648	Van Nuys - North Sherman Oaks	Issued Permits	21014-10000-00509
LOS ANGELES	16031 W HART ST	91406	2224007009		Very Low Residential	R1-1	0	1 unit per lot	0.3099	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838141 387	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-02183
LOS ANGELES	15038 W GAULT ST	91405	2220006070		Very Low Residential	R1-1	0	1 unit per lot	0.1538	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838145 816	Van Nuys - North Sherman Oaks	Issued Permits	18010-10000-01814
LOS ANGELES	12729-12731 W CALIFA ST	91607	2341009020		Very Low Residential	R1-1	0	1 unit per lot	0.1768	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778161 1049	North Hollywood - Valley Village	Issued Permits	21016-20000-03551
LOS ANGELES	4936 N RUBIO AVE	91436	2259017035		Very Low Residential	R1-1	0	1 unit per lot	0.6143	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688137 39	Encino - Tarzana	Issued Permits	20010-20000-04588
LOS ANGELES	4938 N RUBIO AVE	91436	2259017035		Very Low Residential	R1-1	0	1 unit per lot	0.6143	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688137 39	Encino - Tarzana	Issued Permits	20010-20000-04587
LOS ANGELES	5539 N SYLVIA AVE	91356	2163016007		Very Low Residential	R1-1	0	1 unit per lot	0.1668	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748117 395	Encino - Tarzana	Issued Permits	20016-20000-30787
LOS ANGELES	7921 S CROYDON AVE	90045	4107005032		Very Low Residential	R1-1	0	1 unit per lot	0.151	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998165 707	Westchester - Playa del Rey	Issued Permits	20016-20000-18375
LOS ANGELES	14356 W CALIFA ST	91401	2245015002		Very Low Residential	R1-1	0	1 unit per lot	0.1551	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748149 38	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-04338
LOS ANGELES	842 W 148TH PL	90247	6119028013		Very Low Residential	R1-1	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0758197 510	Harbor Gateway	Issued Permits	21014-30000-00271
LOS ANGELES	8506-8508 N RANCHITO AVE	91402	2637032007		Very Low Residential	R1-1	0	1 unit per lot	0.1386	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928153 222	Mission Hills - Panorama City - North Hills	Issued Permits	21016-20000-00171
LOS ANGELES	7806-7808 W 81ST ST	90293	4114022020		Very Low Residential	R1-1	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0968153 71	Westchester - Playa del Rey	Issued Permits	19014-30000-04864
LOS ANGELES	2746 1/2 S THURMAN AVE	90016	5048010045		Very Low Residential	R1-1	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238173 1712	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-10000-03580
LOS ANGELES	12221-12223 W DEHOUGNE ST	91605	2321010037		Very Low Residential	R1-1	0	1 unit per lot	0.1909	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838165 423	North Hollywood - Valley Village	Issued Permits	21016-20000-00165
LOS ANGELES	6046 N DENNY AVE	91606	2414014030		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778177 488	North Hollywood - Valley Village	Issued Permits	21014-20000-00900
LOS ANGELES	13133 W BURTON ST	91605	2304005017		Very Low Residential	R1-1	0	1 unit per lot	0.1588	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928157 726	Sun Valley - La Tuna Canyon	Issued Permits	19014-20000-06119
LOS ANGELES	19836-19836 1/2 W INGOMAR ST	91306	2106030014		Very Low Residential	R1-1	0	1 unit per lot	0.146	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898113 1017	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-02995
LOS ANGELES	12342 N LA MAIDA ST	91607	2356030003		Very Low Residential	R1-1	0	1 unit per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688165 405	North Hollywood - Valley Village	Issued Permits	20016-20000-16625
LOS ANGELES	12748 N BROMONT AVE	91340	2513013045		Very Low Residential	R1-1	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2228157 559	Sylmar	Issued Permits	20014-10000-03583
LOS ANGELES	11250 W SATICOY ST	91352	2315015023		Very Low Residential	R1-1	0	1 unit per lot	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868173 293	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-00911
LOS ANGELES	13849 W GILMORE ST	91401	2238015003		Very Low Residential	R1-1	0	1 unit per lot	0.1859	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808153 924	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-01758
LOS ANGELES	3745 S GRAYBURN AVE	90018	5033009003		Very Low Residential	R1-1	0	1 unit per lot	0.1489	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178185 346	West Adams - Baldwin Hills - Leimert	Issued Permits	21016-10000-09019
LOS ANGELES	12947-12949 N BORDEN AVE	91342	2508004003		Very Low Residential	R1-1	0	1 unit per lot	0.1492	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2228153 278	Sylmar	Issued Permits	20016-20000-27806
LOS ANGELES	8915 W 25TH ST	90034	4302015022		Very Low Residential	R1-1	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268169 1229	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-20000-24595
LOS ANGELES	5254-5256 N BABCOCK AVE	91607	2346013051		Very Low Residential	R1-1	0	1 unit per lot	0.1424	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718161 345	North Hollywood - Valley Village	Issued Permits	20014-20000-03354
LOS ANGELES	2020 W 77TH ST	90047	6017022005		Very Low Residential	R1-1	0	1 unit per lot	0.1538	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998189 254	South Los Angeles	Issued Permits	21016-10000-01182
LOS ANGELES	11933 W ADDISON ST	91607	2355002024		Very Low Residential	R1-1	0	1 unit per lot	0.2327	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 1045	North Hollywood - Valley Village	Issued Permits	20010-20000-02669
LOS ANGELES	4816 N COLUMBUS AVE	91403	2264010014		Very Low Residential	R1-1	0	1 unit per lot	0.1387	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688145 344	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20014-20000-01341
LOS ANGELES	11237-11237 1/2 W SUNSHINE TER	91604	2378010019		Very Low Residential	R1-1	0	1 unit per lot	0.1299	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628173 523	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20016-30000-27586
LOS ANGELES	5153 S ST ANDREWS PL	90062	5015009005		Very Low Residential	R1-1	0	1 unit per lot	0.1386	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088193 31	South Los Angeles	Issued Permits	20014-20000-02928
LOS ANGELES	6057 W 82ND ST	90045	4107007017		Very Low Residential	R1-1	0	1 unit per lot	0.145	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998169 1208	Westchester - Playa del Rey	Issued Permits	19014-70000-06973
LOS ANGELES	1456 W 49TH ST	90062	5016030016		Very Low Residential	R1-1	0	1 unit per lot	0.145	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118193 926	South Los Angeles	Issued Permits	20016-20000-26750
LOS ANGELES	15421 W HART ST	91406	2222034013		Very Low Residential	R1-1	0	1 unit per lot	0.1766	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838145 323	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-04322
LOS ANGELES	9922 W COVELLO ST	91504	2405019025		Very Low Residential	R1-1	0	1 unit per lot	0.2007	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868181 306	Sun Valley - La Tuna Canyon	Issued Permits	20010-10000-02664
LOS ANGELES	1487 W 49TH ST	90062	5016022021		Very Low Residential	R1-1	0	1 unit per lot	0.1322	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118193 854	South Los Angeles	Issued Permits	21010-10000-01623
LOS ANGELES	7339 W 87TH ST	90045	4119025010		Very Low Residential	R1-1	0	1 unit per lot	0.1652	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0968157 661	Westchester - Playa del Rey	Issued Permits	20014-30000-02827
LOS ANGELES	5013 N SIERRA VILLA DR	90041	5682027030		Very Low Residential	R1-1	0	1 unit per lot	0.1664	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	162A219 86	Northeast Los Angeles	Issued Permits	21016-10000-01917
LOS ANGELES	3041 S POTOMAC AVE	90016	5057021019		Very Low Residential	R1-1	0	1 unit per lot	0.119	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B181 604	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-20000-01926
LOS ANGELES	2229 S GLENDON AVE	90064	4320001017		Very Low Residential	R1-1	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268157 395	West Los Angeles	Issued Permits	20016-30000-01400
LOS ANGELES	15453-15455 W VALERIO ST	91406	2222019051		Very Low Residential	R1-1	0	1 unit per lot	0.3096	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868145 511	Van Nuys - North Sherman Oaks	Issued Permits	21016-20000-03173
LOS ANGELES	17352 W KESWICK ST	91325	2202009011		Very Low Residential	R1-1	0	1 unit per lot	0.2517	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868133 112	Reseda - West Van Nuys	Issued Permits	19010-20000-04621
LOS ANGELES	3832 S GRAYBURN AVE	90008	5033011012		Very Low Residential	R1-1	0	1 unit per lot	0.1354	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178185 696	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-17633
LOS ANGELES	18019 W ROSITA ST	91316	2181029023		Very Low Residential	R1-1	0	1 unit per lot	0.1325	Residential - Single Family Residence - Other Improvements Only	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688125 385	Encino - Tarzana	Issued Permits	20010-20000-00244
LOS ANGELES	4850 W LINDBLADE ST	90230	4221010047		Very Low Residential	R1-1	0	1 unit per lot	0.1045	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088161 584	Palms - Mar Vista - Del Rey	Issued Permits	20014-20000-03977
LOS ANGELES	3942 S SOMERSET DR	90008	5045015020		Very Low Residential	R1-1	0	1 unit per lot	0.1411	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178185 1090	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-30000-02469
LOS ANGELES	12151 W HESBY ST	91607	2356003006		Very Low Residential	R1-1	0	1 unit per lot	0.1849	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 922	North Hollywood - Valley Village	Issued Permits	19010-20000-04536
LOS ANGELES	7651 N CLEON AVE	91352	2409015009		Very Low Residential	R1-1	0	1 unit per lot	0.1701	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868173 55	Sun Valley - La Tuna Canyon	Issued Permits	19014-20000-07138
LOS ANGELES	9754 N VENA AVE	91331	2621001002		Very Low Residential	R1-1	0	1 unit per lot	0.204	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018157 372	Arleta - Pacoima	Issued Permits	20014-20000-03171
LOS ANGELES	6739-6741 N ALCOVE AVE	91606	2325005014		Very Low Residential	R1-1	0	1 unit per lot	0.1641	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808161 141	North Hollywood - Valley Village	Issued Permits	21016-20000-11205
LOS ANGELES	7300-7302 N FARRALONE AVE	91303	2023011023		Very Low Residential	R1-1	0	1 unit per lot	0.1557	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868101 834	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-09689
LOS ANGELES	8031-8033 N MCDERMOTT AVE	91335	2101013022		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898129 331	Reseda - West Van Nuys	Issued Permits	20014-20000-01911
LOS ANGELES	6321 S 4TH AVE	90043	4007014012		Very Low Residential	R1-1	0	1 unit per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058189 1227	West Adams - Baldwin Hills - Leimert	Issued Permits	19014-30000-07068
LOS ANGELES	8021-8023 N CEDROS AVE	91402	2210016007		Very Low Residential	R1-1	0	1 unit per lot	0.1432	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898149 247	Mission Hills - Panorama City - North Hills	Issued Permits	20016-20000-13894
LOS ANGELES	6021 N ENSIGN AVE	91606	2337002010		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778173 1069	North Hollywood - Valley Village	Issued Permits	20010-10000-02200
LOS ANGELES	8108 S FLIGHT AVE	90045	4107014011		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998169 1241	Westchester - Playa del Rey	Issued Permits	20016-10000-12613
LOS ANGELES	5327 N TEESDALE AVE	91607	2346020016		Very Low Residential	R1-1	0	1 unit per lot	0.1601	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718161 221	North Hollywood - Valley Village	Issued Permits	20014-20000-01542
LOS ANGELES	10428 W MARGATE ST	91601	2417015025		Very Low Residential	R1-1	0	1 unit per lot	0.148	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718177 261	North Hollywood - Valley Village	Issued Permits	20014-20000-01551
LOS ANGELES	21423 W WYANDOTTE ST	91303	2111016026		Very Low Residential	R1-1	0	1 unit per lot	0.1721	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868105 859	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-20927
LOS ANGELES	10836 1/2 W ROSCOE BLVD	91352	2407024015		Very Low Residential	R1-1	0	1 unit per lot	0.2126	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928173 538	Sun Valley - La Tuna Canyon	Issued Permits	21014-10000-00090
LOS ANGELES	5724 N ALLOTT AVE	91401	2343013004		Very Low Residential	R1-1	0	1 unit per lot	0.217	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748157 296	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-02715
LOS ANGELES	6012 S 8TH AVE	90043	4007009003		Very Low Residential	R1-1	0	1 unit per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058189 622	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-10000-01577
LOS ANGELES	8007-8009 N ZELZAH AVE	91335	2101014019		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898129 408	Reseda - West Van Nuys	Issued Permits	20016-20000-18046
LOS ANGELES	14735 W MCCORMICK ST	91316	2249019007		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	172-SA149 212	Van Nuys - North Sherman Oaks	Issued Permits	21016-10000-01643
LOS ANGELES	21520-21520 1/2 W SATICOY ST	91304	2111005004		Very Low Residential	R1-1	0	1 unit per lot	0.1572	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868105 163	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-10000-18827
LOS ANGELES	12352 W EMELITA ST	91607	2340013002		Very Low Residential	R1-1	0	1 unit per lot	0.1844	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748165 161	North Hollywood - Valley Village	Issued Permits	21014-20000-03239
LOS ANGELES	7509 S NAYLOR AVE	90045	4106002034		Very Low Residential	R1-1	0	1 unit per lot	0.1639	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028165 760	Westchester - Playa del Rey	Issued Permits	20016-30000-30539
LOS ANGELES	7901-7903 S HULBERT AVE	90293	4114007001		Very Low Residential	R1-1	0	1 unit per lot	0.1291	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998153 136	Westchester - Playa del Rey	Issued Permits	20016-20000-15918
LOS ANGELES	6221 N TEESDALE AVE	91606	2332011015		Very Low Residential	R1-1	0	1 unit per lot	0.1664	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778161 327	North Hollywood - Valley Village	Issued Permits	19014-20000-06279
LOS ANGELES	8041 N WISNER AVE	91402	2209025004		Very Low Residential	R1-1	0	1 unit per lot	0.1271	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898145 179	Mission Hills - Panorama City - North Hills	Issued Permits	19014-20000-01061
LOS ANGELES	7316 N REMMET AVE	91303	2111015009		Very Low Residential	R1-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868105 793	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-10000-01322
LOS ANGELES	7710 S 10TH AVE	90043	4012006016		Very Low Residential	R1-1	0	1 unit

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	10416 W MCCORMICK ST	91601	2417018021		Very Low Residential	R1-1	0	1 unit per lot	0.1844	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718177 526	North Hollywood - Valley Village	Issued Permits	20016-20000-16501
LOS ANGELES	13432 W FERNMONT ST	91340	2513014023		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2228157 596	Sylmar	Issued Permits	20014-20000-03838
LOS ANGELES	5937 W 77TH ST	90045	4106011014		Very Low Residential	R1-1	0	1 unit per lot	0.1586	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998169 237	Westchester - Playa del Rey	Issued Permits	20016-10000-26078
LOS ANGELES	6825 N CALHOUN AVE	91405	2217012094		Very Low Residential	R1-1	0	1 unit per lot	0.1581	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838153 1035	Van Nuys - North Sherman Oaks	Issued Permits	19014-20002-04563
LOS ANGELES	9570-9570 1/2 S MAIE AVE	90002	6048019029		Very Low Residential	R1-1	0	1 unit per lot	0.0746	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	093A213 181	Southeast Los Angeles	Issued Permits	20016-20000-20915
LOS ANGELES	14567 W ASTORIA ST	91342	2506029001		Very Low Residential	R1-1	0	1 unit per lot	0.1538	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2228149 1057	Sylmar	Issued Permits	21014-10000-00592
LOS ANGELES	6917 N BURNET AVE	91405	2220011019		Very Low Residential	R1-1	0	1 unit per lot	0.1395	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838145 541	Van Nuys - North Sherman Oaks	Issued Permits	20016-30000-30556
LOS ANGELES	14033-14033 1/2 W GARBER ST	91331	2642002003		Very Low Residential	R1-1	0	1 unit per lot	0.1391	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988153 151	Arleta - Pacoima	Issued Permits	20010-10000-04006
LOS ANGELES	3632 S WEST BLVD	90016	5046029007		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178181 57	West Adams - Baldwin Hills - Leimert	Issued Permits	19014-10000-04799
LOS ANGELES	3637 W 60TH ST	90043	4004017027		Very Low Residential	R1-1	0	1 unit per lot	0.1212	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058185 365	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-11740
LOS ANGELES	10510 W WYTON DR	90024	4360023029		Very Low Residential	R1-1	0	1 unit per lot	0.205	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388153 298	Westwood	Issued Permits	21016-20000-04426
LOS ANGELES	7025-7027 N KATHERINE AVE	91405	2217018007		Very Low Residential	R1-1	0	1 unit per lot	0.1642	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838153 512	Van Nuys - North Sherman Oaks	Issued Permits	21014-20000-03157
LOS ANGELES	3115-3115 1/2 W 78TH ST	90043	4012006035		Very Low Residential	R1-1	0	1 unit per lot	0.1474	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998185 184	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-70000-08026
LOS ANGELES	5401 W 83RD ST	90045	4127023001		Very Low Residential	R1-1	0	1 unit per lot	0.1363	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998173 765	Westchester - Playa del Rey	Issued Permits	20010-30000-00289
LOS ANGELES	13508 W MONTAGUE ST	91331	2625032008		Very Low Residential	R1-1	0	1 unit per lot	0.1442	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988157 862	Arleta - Pacoima	Issued Permits	20014-20000-02415
LOS ANGELES	4308 N MAYCREST AVE	90032	5309022016		Very Low Residential	R1-1	0	1 unit per lot	0.172	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-SA239 46	Northeast Los Angeles	Issued Permits	20010-10000-02062
LOS ANGELES	1828 1/2 E 104TH ST	90002	6065029031		Very Low Residential	R1-1	0	1 unit per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	090A215 206	Southeast Los Angeles	Issued Permits	19016-70000-02624
LOS ANGELES	14957 W SYLVAN ST	91411	2242019010		Very Low Residential	R1-1	0	1 unit per lot	0.1433	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778145 107	Van Nuys - North Sherman Oaks	Issued Permits	20016-10000-32826
LOS ANGELES	6460-6460 1/2 N MARY ELLEN AVE	91401	2326021012		Very Low Residential	R1-1	0	1 unit per lot	0.1792	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808161 1276	Van Nuys - North Sherman Oaks	Issued Permits	19016-20000-28942
LOS ANGELES	2108 W 94TH PL	90047	6057015035		Very Low Residential	R1-1	0	1 unit per lot	0.1182	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	093A191 43	South Los Angeles	Issued Permits	19016-10000-06786
LOS ANGELES	14317-14319 W RAVEN ST	91402	2639020010		Very Low Residential	R1-1	0	1 unit per lot	0.1818	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958153 354	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20000-05592
LOS ANGELES	13861 W BURTON ST	91402	2213011017		Very Low Residential	R1-1	0	1 unit per lot	0.1351	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928153 844	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20000-03480
LOS ANGELES	5499-5501 N LEMONA AVE	91411	2250013026		Very Low Residential	R1-1	0	1 unit per lot	0.1648	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748145 658	Van Nuys - North Sherman Oaks	Issued Permits	21016-20000-04461
LOS ANGELES	12811 W WALSH AVE 6	90066	4223014001		Very Low Residential	R1-1	0	1 unit per lot	0.173	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088157 1714	Palms - Mar Vista - Del Rey	Issued Permits	20016-10000-29360
LOS ANGELES	7412 N PENFIELD AVE	91306	2115005028		Very Low Residential	R1-1	0	1 unit per lot	0.1579	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868113 545	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-00905
LOS ANGELES	14746 W COHASSET ST	91405	2218011003		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868149 353	Van Nuys - North Sherman Oaks	Issued Permits	20016-20000-19805
LOS ANGELES	11451 W SYLVAN ST	91606	2335021009		Very Low Residential	R1-1	0	1 unit per lot	0.1873	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778169 123	North Hollywood - Valley Village	Issued Permits	19014-20000-04659
LOS ANGELES	19718 W SATICOY ST	91306	2115016019		Very Low Residential	R1-1	0	1 unit per lot	0.1552	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868117 212	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-03649
LOS ANGELES	14238 W CALIFA ST	91401	2245020004		Very Low Residential	R1-1	0	1 unit per lot	0.2045	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748153 53	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-02440
LOS ANGELES	8047 N ST CLAIR AVE	91605	2309013002		Very Low Residential	R1-1	0	1 unit per lot	0.179	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898165 263	Sun Valley - La Tuna Canyon	Issued Permits	20014-20000-05641
LOS ANGELES	14139 W CANTLAY ST	91405	2217032001		Very Low Residential	R1-1	0	1 unit per lot	0.2849	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868153 895	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-02153
LOS ANGELES	12339 W LULL ST	91605	2307006016		Very Low Residential	R1-1	0	1 unit per lot	0.1869	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868165 96	Sun Valley - La Tuna Canyon	Issued Permits	20014-20000-02758
LOS ANGELES	12815 W MARTHA ST	91607	2341022010		Very Low Residential	R1-1	0	1 unit per lot	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748161 346	North Hollywood - Valley Village	Issued Permits	19014-20000-07147
LOS ANGELES	6054 W 83RD PL	90045	4107028013		Very Low Residential	R1-1	0	1 unit per lot	0.157	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0968169 57	Westchester - Playa del Rey	Issued Permits	20014-30000-01060
LOS ANGELES	11842 N ERWIN ST	91606	2334012059		Very Low Residential	R1-1	0	1 unit per lot	0.1538	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778169 405	North Hollywood - Valley Village	Issued Permits	18016-10000-25143
LOS ANGELES	5264-5264 1/2 N LOCKHAVEN AVE	90041	5682010028		Very Low Residential	R1-1	0	1 unit per lot	0.1612	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	163-SA219 46	Northeast Los Angeles	Issued Permits	20016-10000-10473
LOS ANGELES	7851 N BROADLEAF AVE	91402	2214002008		Very Low Residential	R1-1	0	1 unit per lot	0.1639	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898153 709	Mission Hills - Panorama City - North Hills	Issued Permits	19010-20000-03498
LOS ANGELES	22153-22155 W CANTLAY ST	91303	2032010023		Very Low Residential	R1-1	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868101 958	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-01523
LOS ANGELES	7559 N BELLAIRE AVE	91605	2305031023		Very Low Residential	R1-1	0	1 unit per lot	0.2545	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868161 335	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-00464
LOS ANGELES	3924 W 59TH ST	90043	4004011007		Very Low Residential	R1-1	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058181 214	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-20000-00583
LOS ANGELES	14885-14887 W ROUND VALLEY DR	91403	2276032033		Very Low Residential	R1-1	0	1 unit per lot	0.2566	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628149 66	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19014-20000-02568
LOS ANGELES	4820 N BEN AVE	91607	2355012037		Very Low Residential	R1-1	0	1 unit per lot	0.1987	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688165 439	North Hollywood - Valley Village	Issued Permits	20016-10000-22960
LOS ANGELES	5433 N AUCKLAND AVE	91601	2417002003		Very Low Residential	R1-1	0	1 unit per lot	0.1506	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748177 970	North Hollywood - Valley Village	Issued Permits	20014-20000-05257
LOS ANGELES	5151 N ROCKLAND AVE	90041	5671016010		Very Low Residential	R1-1	0	1 unit per lot	0.1466	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	163-SA221 276	Northeast Los Angeles	Issued Permits	20016-10000-13246
LOS ANGELES	7210 N CALDUS AVE	91406	2228005001		Very Low Residential	R1-1	0	1 unit per lot	0.1466	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838129 122	Reseda - West Van Nuys	Issued Permits	20014-20000-02018
LOS ANGELES	2142 N EASTERN AVE	90032	5216002003		Very Low Residential	R1-1	0	1 unit per lot	0.152	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	136-SA233 111	Northeast Los Angeles	Issued Permits	20014-10000-00889
LOS ANGELES	13221-13223 W WEDDINGTON ST	91401	2345023009		Very Low Residential	R1-1	0	1 unit per lot	0.1751	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718157 328	Van Nuys - North Sherman Oaks	Issued Permits	20014-10000-01295
LOS ANGELES	12617-12619 W SOLVANG ST	91605	2305023003		Very Low Residential	R1-1	0	1 unit per lot	0.1586	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898161 1072	Sun Valley - La Tuna Canyon	Issued Permits	20016-10000-20040
LOS ANGELES	6443 N CLYBOURN AVE	91606	2414033017		Very Low Residential	R1-1	0	1 unit per lot	0.1634	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808177 210	North Hollywood - Valley Village	Issued Permits	20014-20000-01077
LOS ANGELES	14731 1/2 W RUNNYMEDE ST	91405	2218011019		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868149 425	Van Nuys - North Sherman Oaks	Issued Permits	21014-10000-00110
LOS ANGELES	8846-8848 N KATHERINE AVE	91402	2639017023		Very Low Residential	R1-1	0	1 unit per lot	0.1424	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958149 327	Mission Hills - Panorama City - North Hills	Issued Permits	21016-20000-11448
LOS ANGELES	7413-7413 1/2 N GAVIOTA AVE	91406	2206021013		Very Low Residential	R1-1	0	1 unit per lot	0.179	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868141 462	Van Nuys - North Sherman Oaks	Issued Permits	20016-10000-24488
LOS ANGELES	4111 W CLAYTON AVE	90027	5430003022		Very Low Residential	R1-1	0	1 unit per lot	0.1221	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-SA201 221	Hollywood	Issued Permits	21016-20000-07123
LOS ANGELES	10453 W CUMPSTON ST	91601	2417009028		Very Low Residential	R1-1	0	1 unit per lot	0.1503	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748177 865	North Hollywood - Valley Village	Issued Permits	20016-20000-27109
LOS ANGELES	17932 W ROSCOE BLVD	91325	2101019009		Very Low Residential	R1-1	0	1 unit per lot	0.1625	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928129 353	Reseda - West Van Nuys	Issued Permits	19014-20000-05021
LOS ANGELES	3774 N CAZADOR ST	90065	5462018001		Very Low Residential	R1-1	0	1 unit per lot	0.115	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-SA219 91	Northeast Los Angeles	Issued Permits	21016-10000-05373
LOS ANGELES	8707 N MURIETTA AVE	91402	2638010010		Very Low Residential	R1-1	0	1 unit per lot	0.1342	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958153 1008	Mission Hills - Panorama City - North Hills	Issued Permits	20016-10000-12444
LOS ANGELES	20903-20903 1/2 S NORMANDIE AVE	90501	7349008001		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0548197 122	Harbor Gateway	Issued Permits	20016-10000-29349
LOS ANGELES	5134 N ELLENWOOD DR	90041	5671021022		Very Low Residential	R1-1	0	1 unit per lot	0.2095	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	163-SA221 242	Northeast Los Angeles	Issued Permits	20016-20000-23088
LOS ANGELES	22714 W BERDON ST	91367	2040019013		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748097 726	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-01259
LOS ANGELES	5190 1/2 N CASPAR AVE	90041	5671011030		Very Low Residential	R1-1	0	1 unit per lot	0.227	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	163-SA223 180	Northeast Los Angeles	Issued Permits	20016-10000-17057
LOS ANGELES	113 N KINGSLEY DR	90004	5517017036		Very Low Residential	R1-1	0	1 unit per lot	0.202	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388193 878	Wilshire	Issued Permits	19010-10000-00516
LOS ANGELES	11008 W CASHMERE ST	90049	4366025020		Very Low Residential	R1-1	0	1 unit per lot	0.272	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388149 217	Westwood	Issued Permits	20010-30000-04234
LOS ANGELES	163 S SERRANO AVE	90004	5517009023		Very Low Residential	R1-1	0	1 unit per lot	0.1384	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388193 1218	Wilshire	Issued Permits	20014-10000-01201
LOS ANGELES	7719-7721 N GOODLAND AVE	91605	2305033003		Very Low Residential	R1-1	0	1 unit per lot	0.1365	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898161 1066	Sun Valley - La Tuna Canyon	Issued Permits	21016-20000-14423
LOS ANGELES	7652 N GREG AVE	91352	2405009022		Very Low Residential	R1-1	0	1 unit per lot	0.1991	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868181 15	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-02446
LOS ANGELES	6677 N ETHEL AVE	91606	2326012002		Very Low Residential	R1-1	0	1 unit per lot	0.1462	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808161 308	North Hollywood - Valley Village	Issued Permits	20014-20000-04865
LOS ANGELES	8231 S AIRLANE AVE	90045	4107008018		Very Low Residential	R1-1	0	1 unit per lot	0.1611	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998169 1253	Westchester - Playa del Rey	Issued Permits	20014-30000-00832
LOS ANGELES	16838 W COVELLO ST	91406	2226028004		Very Low Residential	R1-1	0	1 unit per lot	0.1393	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868133 391	Reseda - West Van Nuys	Issued Permits	20010-30000-00451
LOS ANGELES	12808 W WADDELL ST	91607	2341021003		Very Low Residential	R1-1	0	1 unit per lot	0.1503	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748161 286	North Hollywood - Valley Village	Issued Permits	19016-20000-40169
LOS ANGELES	8244 N REDBUSH LANE	91402	2213002024		Very Low Residential	R1-1	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928153 1071	Mission Hills - Panorama City - North Hills	Issued Permits	20016-10000-26910
LOS ANGELES	13168 W ORTLEY PL	91401	2326022011		Very Low Residential	R1-1	0	1 unit per lot	0.2015	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808157 781	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-02810
LOS ANGELES	4932-4934 N ALHAMA DR	91364	2167012030		Very Low Residential	R1-1	0	1 unit per lot	0.1939	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688105 201	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-03827
LOS ANGELES	14211-14213 W ENADIA WAY	91405	2217022056		Very Low Residential	R1-1	0	1 unit per lot	0.1391	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838153 193	Van Nuys - North Sherman Oaks	Issued Permits	21014-20000-03018
LOS ANGELES	22448 W BERDON ST	91367	2040016011		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748101 335	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-10000-22589
LOS ANGELES	3826 S WESTSIDE AVE	90008	5034002040		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178185 688	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-19261
LOS ANGELES	3885 S CHERRYWOOD AVE	90008	5033014048		Very Low Residential	R1-1	0	1 unit per lot	0.1354	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178185 943	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-26210
LOS ANGELES	5647-5649 N AGNES AVE	91607	2340028027		Very Low Residential	R1-1	0	1 unit per lot	0.1265	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748165 567	North Hollywood - Valley Village	Issued Permits	20016-20000-08947
LOS ANGELES	4905 N BILOW AVE	91601	2420007019		Very Low Residential	R1-1	0	1 unit per lot	0.1842	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688177 245	North Hollywood - Valley Village	Issued Permits	19016-20000-22105
LOS ANGELES	12550 W WALSH AVE	90066	4223024027		Very Low Residential	R1-1	0	1 unit per lot	0.1087	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088157 1552	Palms - Mar Vista - Del Rey	Issued Permits	20016-20000-16402
LOS ANGELES	6211 N VENTURA CANYON AVE	91401	2330013008		Very Low Residential	R1-1	0	1 unit per lot	0.1504	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778157 324	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-03523
LOS ANGELES	331 S BEVERLY GLEN BLVD	90024	4359007035		Very Low Residential	R1-1	0	1 unit per lot	0.4086	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388153 108	Westwood	Issued Permits	20014-20000-03528
LOS ANGELES	13920-13922 W RUNNYMEDE ST	91405	2215011007		Very Low Residential	R1-1	0	1 unit per lot	0.1831	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868153 323	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-01234
LOS ANGELES	8372 N VINEVALLEY DR	91352	2404031004		Very Low Residential	R1-1	0	1 unit per lot	0.1687	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928177 460	Sun Valley - La Tuna Canyon	Issued Permits	19014-10000-04758
LOS ANGELES	1916 1/2 W 77TH ST	90047	6017023004		Very Low Residential	R1-1	0	1 unit per lot	0.1538		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998193 297	South Los Angeles	Issued Permits	20014-20000-03766
LOS ANGELES	4243 S BEETHOVEN ST	90066	4230026023		Very Low Residential	R1-1	0	1 unit per lot	0.101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088153 849	Palms - Mar Vista - Del Rey	Issued Permits	21016-10000-01209
LOS ANGELES

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	15029 W MARLIN PL	91405	2220013014	Very Low Residential	R1-1		0	1 unit per lot	0.1612	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1838145 369	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-01741
LOS ANGELES	3940 W 59TH ST	90043	4004011010	Very Low Residential	R1-1		0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1058181 217	West Adams - Baldwin Hills - Leimert	Issued Permits	19014-10000-00768
LOS ANGELES	9915 1/2 S BEACH ST	90002	6048027009	Very Low Residential	R1-1		0	1 unit per lot	0.0763	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 091-SA213 115	Southeast Los Angeles	Issued Permits	20016-20000-05442
LOS ANGELES	6318 N MORELLA AVE	91606	2334006067	Very Low Residential	R1-1		0	1 unit per lot	0.1551	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1778169 64	North Hollywood - Valley Village	Issued Permits	19016-20000-24310
LOS ANGELES	4955 1/2 E BUCHANAN ST	90042	5477005017	Very Low Residential	R1-1		0	1 unit per lot	0.124	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 156A225 430	Northeast Los Angeles	Issued Permits	20016-10000-13290
LOS ANGELES	1821 W 84TH ST	90047	6035017009	Very Low Residential	R1-1		0	1 unit per lot	0.1538	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 097-SA193 32	South Los Angeles	Issued Permits	19010-20000-03284
LOS ANGELES	11742-11742 1/2 N RINCON AVE	91342	2612027040	Very Low Residential	R1-1		0	1 unit per lot	0.1387	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 213B149 28	Sylmar	Issued Permits	20016-20000-14035
LOS ANGELES	8538-8540 N ETIWANDA AVE	91325	2786008006	Very Low Residential	R1-1		0	1 unit per lot	0.1587	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1928125 178	Northridge	Issued Permits	21016-20000-08333
LOS ANGELES	1420 W 69TH ST	90047	6015025011	Very Low Residential	R1-1		0	1 unit per lot	0.1074	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1028193 813	South Los Angeles	Issued Permits	20014-10000-04428
LOS ANGELES	8779-8781 N COLBATH AVE	91402	2639036019	Very Low Residential	R1-1		0	1 unit per lot	0.1515	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1958153 799	Mission Hills - Panorama City - North Hills	Issued Permits	19016-20000-16344
LOS ANGELES	8034 N VANTAGE AVE	91605	2309027010	Very Low Residential	R1-1		0	1 unit per lot	0.1721	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1898165 317	Sun Valley - La Tuna Canyon	Issued Permits	21016-10000-00488
LOS ANGELES	10236 1/2 W STRATHERN ST	91352	2407020019	Very Low Residential	R1-1		0	1 unit per lot	0.4297	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1898177 336	Sun Valley - La Tuna Canyon	Issued Permits	20014-20000-02205
LOS ANGELES	6204 N TEESDALE AVE	91606	2332013010	Very Low Residential	R1-1		0	1 unit per lot	0.1727	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1778161 384	North Hollywood - Valley Village	Issued Permits	20016-20000-09945
LOS ANGELES	3912 S RIDGELEY DR	90008	5029009016	Very Low Residential	R1-1		0	1 unit per lot	0.179	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1178177 211	West Adams - Baldwin Hills - Leimert	Issued Permits	21014-10000-00415
LOS ANGELES	12848 W WALSH AVE	90066	4223013020	Very Low Residential	R1-1		0	1 unit per lot	0.16	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1058157 149	Palms - Mar Vista - Del Rey	Issued Permits	19014-30000-04096
LOS ANGELES	8134-8136 N NATICK AVE	91402	2210013017	Very Low Residential	R1-1		0	1 unit per lot	0.1432	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1928149 598	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20000-01726
LOS ANGELES	10719 W VALERIO ST	91352	2410011020	Very Low Residential	R1-1		0	1 unit per lot	0.1699	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1868177 391	Sun Valley - La Tuna Canyon	Issued Permits	18010-20000-06167
LOS ANGELES	7404 N DENNY AVE	91352	2410011020	Very Low Residential	R1-1		0	1 unit per lot	0.1699	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1868177 391	Sun Valley - La Tuna Canyon	Issued Permits	18010-20000-06166
LOS ANGELES	11222 W HOMEDALE ST	90049	4366016006	Very Low Residential	R1-1		0	1 unit per lot	0.1836	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1388145 517	Westwood	Issued Permits	19014-40000-03997
LOS ANGELES	15754 W ADDISON ST	91436	2261004001	Very Low Residential	R1-1		0	1 unit per lot	0.1847	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1718141 471	Encino - Tarzana	Issued Permits	20010-20000-02647
LOS ANGELES	3528-3528 1/2 N DIXIE CANYON PL	91423	2386031004	Very Low Residential	R1-1		0	1 unit per lot	0.1462	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1598157 115	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19016-10000-10922
LOS ANGELES	4883 N AVOCA ST	90041	5690016028	Very Low Residential	R1-1		0	1 unit per lot	0.1134	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 160-SA227 140	Northeast Los Angeles	Issued Permits	20014-10000-02965
LOS ANGELES	11048 W DEBBY ST	91606	2336021037	Very Low Residential	R1-1		0	1 unit per lot	0.2297	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1778173 296	North Hollywood - Valley Village	Issued Permits	19010-10000-06110
LOS ANGELES	6618 N ATOLL AVE	91606	2326013011	Very Low Residential	R1-1		0	1 unit per lot	0.1446	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1808161 592	North Hollywood - Valley Village	Issued Permits	19016-20000-41423
LOS ANGELES	8035 N WYNNE AVE	91335	2102010018	Very Low Residential	R1-1		0	1 unit per lot	0.1763	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1898125 237	Reseda - West Van Nuys	Issued Permits	21014-20000-00131
LOS ANGELES	5443 N CLYBOURN AVE	91601	2417011007	Very Low Residential	R1-1		0	1 unit per lot	0.1781	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1748177 912	North Hollywood - Valley Village	Issued Permits	20014-20000-02955
LOS ANGELES	11617 W VALERIO ST	91605	2316015019	Very Low Residential	R1-1		0	1 unit per lot	0.151	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1868169 681	Sun Valley - La Tuna Canyon	Issued Permits	18014-20000-04101
LOS ANGELES	12614 W GILMORE ST	91606	2325018009	Very Low Residential	R1-1		0	1 unit per lot	0.1182	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1808161 1011	North Hollywood - Valley Village	Issued Permits	20014-20000-01654
LOS ANGELES	4164 N WOODCLIFF ROAD	91403	2281002006	Very Low Residential	R1-1		0	1 unit per lot	0.2242	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 165A145 136	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19014-20000-07133
LOS ANGELES	6335 N BABCOCK AVE	91606	2332014005	Very Low Residential	R1-1		0	1 unit per lot	0.161	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1808161 1205	North Hollywood - Valley Village	Issued Permits	18016-20000-16696
LOS ANGELES	5815 N CALHOUN AVE	91401	2245020027	Very Low Residential	R1-1		0	1 unit per lot	0.2158	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1748153 188	Van Nuys - North Sherman Oaks	Issued Permits	21010-20000-00198
LOS ANGELES	5046 N HESPERIA AVE	91316	2181025010	Very Low Residential	R1-1		0	1 unit per lot	0.1627	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1718125 853	Encino - Tarzana	Issued Permits	19016-30000-30918
LOS ANGELES	5431 N SHOUP AVE	91367	2040023003	Very Low Residential	R1-1		0	1 unit per lot	0.1608		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1748101 450	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-02001
LOS ANGELES	5700 1/2 S 9TH AVE	90043	5006016027	Very Low Residential	R1-1		0	1 unit per lot	0.2031	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1088185 654	West Adams - Baldwin Hills - Leimert	Issued Permits	17014-70000-01571
LOS ANGELES	3675 S WELLINGTON ROAD	90016	5046027005	Very Low Residential	R1-1		0	1 unit per lot	0.1432	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1178185 43	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-10000-04060
LOS ANGELES	8115 N LOUISE AVE	91325	2201019004	Very Low Residential	R1-1		0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1898133 133	Reseda - West Van Nuys	Issued Permits	21014-20000-00710
LOS ANGELES	22115 W AVENUE SAN LUIS	91364	2169019006	Very Low Residential	R1-1		0	1 unit per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1718101 459	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-00449
LOS ANGELES	15047 W SYLVAN ST	91411	2242020015	Very Low Residential	R1-1		0	1 unit per lot	0.1486	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1778145 97	Van Nuys - North Sherman Oaks	Issued Permits	20016-10000-18055
LOS ANGELES	7669 N EL CAPRICE AVE	91605	2307006009	Very Low Residential	R1-1		0	1 unit per lot	0.1939	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1868165 39	Sun Valley - La Tuna Canyon	Issued Permits	20016-20000-04347
LOS ANGELES	5127 S 7TH AVE	90043	5014009034	Very Low Residential	R1-1		0	1 unit per lot	0.1394	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1088189 71	West Adams - Baldwin Hills - Leimert	Issued Permits	18014-70000-05709
LOS ANGELES	4651 N BURNET AVE	91403	2264008028	Very Low Residential	R1-1		0	1 unit per lot	0.2281	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1638145 705	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19016-20000-22464
LOS ANGELES	15363-15365 W LEADWELL ST	91406	2222020022	Very Low Residential	R1-1		0	1 unit per lot	0.2112	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1868145 631	Van Nuys - North Sherman Oaks	Issued Permits	20016-20000-11924
LOS ANGELES	5175 N CASPAR AVE	90041	5671011002	Very Low Residential	R1-1		0	1 unit per lot	0.1792	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 163-SA223 191	Northeast Los Angeles	Issued Permits	20014-20000-05103
LOS ANGELES	1509 N MARLAY DR	90069	5556031005	Very Low Residential	R1-1		0	1 unit per lot	0.1062	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 148-SA175 318	Hollywood	Issued Permits	17010-10000-04344
LOS ANGELES	5960 W ABERNATHY DR	90045	4105004022	Very Low Residential	R1-1		0	1 unit per lot	0.1769	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 099B169 48	Westchester - Playa del Rey	Issued Permits	20010-30000-03163
LOS ANGELES	6337 N DENNY AVE	91606	2414009017	Very Low Residential	R1-1		0	1 unit per lot	0.1704	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1808177 310	North Hollywood - Valley Village	Issued Permits	20010-20000-01258
LOS ANGELES	127 W VIA MARINA	90292	4295009009	Very Low Residential	R1-1		0	1 unit per lot	0.0723	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 099A149 29	Venice	Issued Permits	19010-30000-05731
LOS ANGELES	11040 W BUX ST	91602	2353031008	Very Low Residential	R1-1		0	1 unit per lot	0.1893	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1688173 627	North Hollywood - Valley Village	Issued Permits	20014-10000-04430
LOS ANGELES	3715 S BUCKINGHAM ROAD	90016	5046029035	Very Low Residential	R1-1		0	1 unit per lot	0.1432	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1178181 128	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-11149
LOS ANGELES	9125-9127 N ROSLYNDALE AVE	91331	2625027010	Very Low Residential	R1-1		0	1 unit per lot	0.1439	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1988157 932	Arleta - Pacoima	Issued Permits	21016-20000-00099
LOS ANGELES	14208 W REMINGTON ST	91331	2644012023	Very Low Residential	R1-1		0	1 unit per lot	0.1515	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1988153 259	Arleta - Pacoima	Issued Permits	20016-10000-23755
LOS ANGELES	9715 S BANDERA ST	90002	6048035033	Very Low Residential	R1-1		0	1 unit per lot	0.0763	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 093A215 411	Southeast Los Angeles	Issued Permits	20016-20000-19808
LOS ANGELES	12806 W ERWIN ST	91606	2332033015	Very Low Residential	R1-1		0	1 unit per lot	0.1504	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1778161 440	North Hollywood - Valley Village	Issued Permits	20016-10000-22995
LOS ANGELES	14717 W POLK ST	91342	2506025002	Very Low Residential	R1-1		0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 2228149 706	Sylmar	Issued Permits	20016-10000-08271
LOS ANGELES	10016 N LEV AVE	91331	2645011017	Very Low Residential	R1-1		0	1 unit per lot	0.2238	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 2048153 843	Arleta - Pacoima	Issued Permits	20010-20000-02475
LOS ANGELES	3156 W 77TH ST	90043	4012006015	Very Low Residential	R1-1		0	1 unit per lot	0.1394	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1098185 155	West Adams - Baldwin Hills - Leimert	Issued Permits	21016-20000-15674
LOS ANGELES	6635 1/2 N LENNOX AVE	91405	2237003018	Very Low Residential	R1-1		0	1 unit per lot	0.2	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1808149 304	Van Nuys - North Sherman Oaks	Issued Permits	20010-10000-04663
LOS ANGELES	12757 W LEAGUE ST	91605	2305008009	Very Low Residential	R1-1		0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1898161 206	Sun Valley - La Tuna Canyon	Issued Permits	19014-20000-01017
LOS ANGELES	6628 N SATSUMA AVE	91606	2414026031	Very Low Residential	R1-1		0	1 unit per lot	0.1602	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1808173 380	North Hollywood - Valley Village	Issued Permits	20010-20000-03677
LOS ANGELES	9924 W KESWICK ST	91504	2405018007	Very Low Residential	R1-1		0	1 unit per lot	0.1636	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1868181 38	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-01996
LOS ANGELES	2134-2136 N BEECH KNOLL ROAD	90046	5567020031	Very Low Residential	R1-1		0	1 unit per lot	0.1612	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 151-SA173 526	Hollywood	Issued Permits	17014-20001-06447
LOS ANGELES	6224 N ATOLL AVE	91401	2331006006	Very Low Residential	R1-1		0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1778157 330	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-04203
LOS ANGELES	7351 N CAPPS AVE	91335	2118017011	Very Low Residential	R1-1		0	1 unit per lot	0.1431	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1868121 754	Reseda - West Van Nuys	Issued Permits	21010-20000-01307
LOS ANGELES	14357 W COHASSET ST	91405	2215022011	Very Low Residential	R1-1		0	1 unit per lot	0.1722	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1868149 295	Van Nuys - North Sherman Oaks	Issued Permits	20016-20000-25066
LOS ANGELES	6848 N JELLICO AVE	91406	2229002028	Very Low Residential	R1-1		0	1 unit per lot	0.185	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1838129 896	Reseda - West Van Nuys	Issued Permits	18016-20000-22065
LOS ANGELES	2525 W ARTHUR ST	90065	5460008020	Very Low Residential	R1-1		0	1 unit per lot	0.1571	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 153A215 324	Northeast Los Angeles	Issued Permits	20016-10000-14203
LOS ANGELES	12487-12489 N BRADLEY AVE	91342	2507015019	Very Low Residential	R1-1		0	1 unit per lot	0.1685	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 219B149 459	Sylmar	Issued Permits	19016-20000-31159
LOS ANGELES	11953 W HAMLIN ST	91606	2322012038	Very Low Residential	R1-1		0	1 unit per lot	0.1571	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1808165 579	North Hollywood - Valley Village	Issued Permits	20016-20000-31531
LOS ANGELES	2411 W LAS FLORES DR	90041	5682016001	Very Low Residential	R1-1		0	1 unit per lot	0.0229	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 163-SA221 118	Northeast Los Angeles	Issued Permits	20016-10000-07838
LOS ANGELES	17419-17419 1/2 W VALERIO ST	91406	2202015010	Very Low Residential	R1-1		0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1868129 734	Reseda - West Van Nuys	Issued Permits	20014-20000-03182
LOS ANGELES	17004-17006 W ENADIA WAY	91406	2227028021	Very Low Residential	R1-1		0	1 unit per lot	0.146	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1838133 255	Reseda - West Van Nuys	Issued Permits	20014-20000-04351
LOS ANGELES	6709 N COSTELLO AVE	91405	2238003007	Very Low Residential	R1-1		0	1 unit per lot	0.186	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1808153 254	Van Nuys - North Sherman Oaks	Issued Permits	19016-30000-23031
LOS ANGELES	18837-18839 W COLLINS ST	91356	2156022012	Very Low Residential	R1-1		0	1 unit per lot	0.1419	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1748121 232	Encino - Tarzana	Issued Permits	21014-10000-00534
LOS ANGELES	3156 W 74TH ST	90043	4012003027	Very Low Residential	R1-1		0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1028185 1019	West Adams - Baldwin Hills - Leimert	Issued Permits	21016-10000-02019
LOS ANGELES	10307 S RUTHELEN ST	90047	6058010008	Very Low Residential	R1-1		0	1 unit per lot	0.1487	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 091-SA193 247	South Los Angeles	Issued Permits	20016-10000-12132
LOS ANGELES	5452 S 10TH AVE	90043	5006014004	Very Low Residential	R1-1		0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1088185 572	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-18350
LOS ANGELES	4047 S ALLA ROAD	90066	4230017029	Very Low Residential	R1-1		0	1 unit per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1088153 476	Palms - Mar Vista - Del Rey	Issued Permits	19014-30000-06424
LOS ANGELES	2039 W 84TH ST	90047	6035019017	Very Low Residential	R1-1		0	1 unit per lot	0.1394	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 097-SA191 26	South Los Angeles	Issued Permits	21010-10000-00422
LOS ANGELES	5837 N RIVERTON AVE	91601	2415011037	Very Low Residential	R1-1		0	1 unit per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1748177 75	North Hollywood - Valley Village	Issued Permits	19014-20001-01921
LOS ANGELES	12516 W VOSE ST	91605	2324031003	Very Low Residential	R1-1		0	1 unit per lot	0.1583	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1838161 432	North Hollywood - Valley Village	Issued Permits	20010-20000-02896
LOS ANGELES	8709 S MCCONNELL AVE	90045	4122037009	Very Low Residential	R1-1		0	1 unit per lot	0.1705	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0968161 759	Westchester - Playa del Rey	Issued Permits	20016-10000-15471
LOS ANGELES	7231-7233 W HILLROSE ST	91042	2566006039	Very Low Residential	R1-1		0	1 unit per lot	0.1701	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 2078197 837	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	21014-20000-02623
LOS ANGELES	340 N CITRUS AVE	90036	5524038005	Very Low Residential	R1-1		0	1 unit per lot	0.148	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1388185 46	Wilshire	Issued Permits	20016-10000-12430
LOS ANGELES	3111 1/2 S 9TH AVE	90018	5051035037	Very Low Residential	R1-1		0	1 unit per lot	0.1538	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1208185 747	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-10590
LOS ANGELES	4456 E YELLOWSTONE ST	90032	5215018022	Very Low Residential	R1-1		0	1 unit per lot	0.147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 136-SA229 205	Northeast Los Angeles	Issued Permits	19014-10000-07216
LOS ANGELES	8068 N VENTURA CANYON AVE	91402	2310010005	Very Low Residential	R1-1		0	1 unit per lot	0.2127	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	134 S WILTON DR	90004	5516015009		Very Low Residential	R1-1	0	1 unit per lot	0.1285	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388189 1096	Wilshire	Issued Permits	20016-20000-30386
LOS ANGELES	4228 1/2 N PANAMINT ST	90065	5472001044		Very Low Residential	R1-1	0	1 unit per lot	0.273	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A219 239	Northeast Los Angeles	Issued Permits	20010-10000-00765
LOS ANGELES	7532 N PENFIELD AVE	91306	2115005017		Very Low Residential	R1-1	0	1 unit per lot	0.1579	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868113 311	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04406
LOS ANGELES	1519 N AVENUE 53	90042	5479013015		Very Low Residential	R1-1	0	1 unit per lot	0.0539	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A227 224	Northeast Los Angeles	Issued Permits	21016-20000-06799
LOS ANGELES	357 N BELLINO DR	90272	4416014036		Very Low Residential	R1-1	0	1 unit per lot	0.1652	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B117 32	Brentwood - Pacific Palisades	Issued Permits	20014-30000-02851
LOS ANGELES	4824 N VINCENT AVE	90041	5689008020		Very Low Residential	R1-1	0	1 unit per lot	0.1167	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	160-SA225 386	Northeast Los Angeles	Issued Permits	19014-20000-04989
LOS ANGELES	7047 N ST CLAIR AVE	91605	2321002032		Very Low Residential	R1-1	0	1 unit per lot	0.1381		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838165 152	North Hollywood - Valley Village	Issued Permits	20016-10000-17756
LOS ANGELES	5353 S 9TH AVE	90043	5056013022		Very Low Residential	R1-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088185 317	West Adams - Baldwin Hills - Leimert	Issued Permits	19014-30000-06423
LOS ANGELES	7285-7285 1/2 W MULHOLLAND DR	90068	2428018008		Very Low Residential	R1-1	0	1 unit per lot	0.2855	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A181 621	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20016-20000-29933
LOS ANGELES	8600-8600 1/2 N BLUFFDALE DR	91352	2404011001		Very Low Residential	R1-1	0	1 unit per lot	0.2066	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928177 65	Sun Valley - La Tuna Canyon	Issued Permits	20016-20000-27163
LOS ANGELES	12821 W CANTARA ST	91605	2305002006		Very Low Residential	R1-1	0	1 unit per lot	0.1138	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928161 315	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-01479
LOS ANGELES	12151-12153 W LULL ST	91605	2307014009		Very Low Residential	R1-1	0	1 unit per lot	0.1988	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868165 100	Sun Valley - La Tuna Canyon	Issued Permits	21016-20000-05625
LOS ANGELES	6548 N CAMELLIA AVE	91606	2335003002		Very Low Residential	R1-1	0	1 unit per lot	0.1642	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808169 648	North Hollywood - Valley Village	Issued Permits	19010-20000-05202
LOS ANGELES	18153 W GRESHAM ST	91325	2769017020		Very Low Residential	R1-1	0	1 unit per lot	0.1623	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958125 520	Northridge	Issued Permits	19010-20000-02866
LOS ANGELES	17054 W SAN FERNANDO MISSION BLVD	91344	2696016005		Very Low Residential	R1-1	0	1 unit per lot	0.1735	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B133 501	Granada Hills - Knollwood	Issued Permits	21014-20000-01898
LOS ANGELES	8441-8443 N SYLMAR AVE	91402	2638028016		Very Low Residential	R1-1	0	1 unit per lot	0.1586	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928153 339	Mission Hills - Panorama City - North Hills	Issued Permits	20016-20000-32907
LOS ANGELES	7544 N RIVERTON AVE	91352	2410009009		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868177 210	Sun Valley - La Tuna Canyon	Issued Permits	19010-20000-04940
LOS ANGELES	2592-2592 1/2 W HYLER AVE	90041	5473032020		Very Low Residential	R1-1	0	1 unit per lot	0.167	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	159A219 353	Northeast Los Angeles	Issued Permits	20016-10000-23505
LOS ANGELES	3518 S REDONDO BLVD	90016	5047006031		Very Low Residential	R1-1	0	1 unit per lot	0.1642	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B177 1022	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-33379
LOS ANGELES	7852-7854 N VINELAND AVE	91352	2409010014		Very Low Residential	R1-1	0	1 unit per lot	0.168	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898173 496	Sun Valley - La Tuna Canyon	Issued Permits	20014-20000-02729
LOS ANGELES	5104-5106 S BABETTE AVE	90066	4221011067		Very Low Residential	R1-1	0	1 unit per lot	0.132	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058161 460	Palms - Mar Vista - Del Rey	Issued Permits	20014-30000-03329
LOS ANGELES	6646-6648 N MATILIJA AVE	91405	2238011029		Very Low Residential	R1-1	0	1 unit per lot	0.1691	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808153 361	Van Nuys - North Sherman Oaks	Issued Permits	19016-20000-16501
LOS ANGELES	1650 W 78TH ST	90047	6018030001		Very Low Residential	R1-1	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998193 468	South Los Angeles	Issued Permits	20016-10000-16428
LOS ANGELES	5223 N FULTON AVE	91401	2344021032		Very Low Residential	R1-1	0	1 unit per lot	0.3236	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718157 509	Van Nuys - North Sherman Oaks	Issued Permits	19016-20001-36653
LOS ANGELES	13051-13053 W TONOPAH ST	91331	2627035006		Very Low Residential	R1-1	0	1 unit per lot	0.123	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958161 560	Mission Hills - Panorama City - North Hills	Issued Permits	20016-20000-30960
LOS ANGELES	12820 N DENTON AVE	91342	2508017022		Very Low Residential	R1-1	0	1 unit per lot	0.1678	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2228149 789	Sylmar	Issued Permits	20016-20000-12200
LOS ANGELES	1219 W 75TH ST	90044	6019008004		Very Low Residential	R1-1	0	1 unit per lot	0.1365	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028197 1625	South Los Angeles	Issued Permits	20010-70000-00849
LOS ANGELES	10208 S HOBART BLVD	90047	6059002012		Very Low Residential	R1-1	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	091-SA191 191	South Los Angeles	Issued Permits	20016-10000-15811
LOS ANGELES	16729 W ADDISON ST	91436	2259003024		Very Low Residential	R1-1	0	1 unit per lot	0.1893	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718137 182	Encino - Tarzana	Issued Permits	21010-20000-00712
LOS ANGELES	16727 W ADDISON ST	91436	2259003024		Very Low Residential	R1-1	0	1 unit per lot	0.1893	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718137 182	Encino - Tarzana	Issued Permits	21010-20000-00713
LOS ANGELES	14606 W COHASSET ST	91405	2218006030		Very Low Residential	R1-1	0	1 unit per lot	0.189	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868149 338	Van Nuys - North Sherman Oaks	Issued Permits	19010-20000-04284
LOS ANGELES	18133 W LULL ST	91335	2119003001		Very Low Residential	R1-1	0	1 unit per lot	0.1393	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868125 109	Reseda - West Van Nuys	Issued Permits	20016-20000-09431
LOS ANGELES	9451 S GRAMERCY PL	90047	6057015020		Very Low Residential	R1-1	0	1 unit per lot	0.1182	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	093A191 58	South Los Angeles	Issued Permits	21010-10000-00958
LOS ANGELES	10615-10617 N COLUMBUS AVE	91345	2649009013		Very Low Residential	R1-1	0	1 unit per lot	0.1726	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078145 416	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20000-02837
LOS ANGELES	6924-6926 N JAMIESON AVE	91335	2122004023		Very Low Residential	R1-1	0	1 unit per lot	0.1491	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838129 724	Reseda - West Van Nuys	Issued Permits	20016-20000-18049
LOS ANGELES	5739 N ST CLAIR AVE	91607	2340022015		Very Low Residential	R1-1	0	1 unit per lot	0.109	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748165 318	North Hollywood - Valley Village	Issued Permits	20014-20000-02249
LOS ANGELES	1220 1/2 W 65TH ST	90044	6014007010		Very Low Residential	R1-1	0	1 unit per lot	0.1074	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058197 1486	South Los Angeles	Issued Permits	20016-10000-20375
LOS ANGELES	7309 N DARBY PL	91335	2119024015		Very Low Residential	R1-1	0	1 unit per lot	0.2216	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868125 832	Reseda - West Van Nuys	Issued Permits	20010-20000-01367
LOS ANGELES	3998 S WESTSIDE AVE	90008	5034003046		Very Low Residential	R1-1	0	1 unit per lot	0.1411	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148185 120	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-26207
LOS ANGELES	2487-2489 S BUTLER AVE	90064	4260036023		Very Low Residential	R1-1	0	1 unit per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238153 737	Palms - Mar Vista - Del Rey	Issued Permits	21014-20000-01635
LOS ANGELES	3509 S SYCAMORE AVE	90016	5047005004		Very Low Residential	R1-1	0	1 unit per lot	0.1551	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208177 987	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-10000-04607
LOS ANGELES	12633 W GILMORE AVE	90066	4223018007		Very Low Residential	R1-1	0	1 unit per lot	0.0982	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088157 1355	Palms - Mar Vista - Del Rey	Issued Permits	20016-10000-33235
LOS ANGELES	4112 S 2ND AVE	90008	5022024016		Very Low Residential	R1-1	0	1 unit per lot	0.15	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148189 467	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-13518
LOS ANGELES	14250 W DYER ST	91342	2508014007		Very Low Residential	R1-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2228153 460	Sylmar	Issued Permits	20014-20000-00847
LOS ANGELES	4912 N DENSMORE AVE	91436	2261006036		Very Low Residential	R1-1	0	1 unit per lot	0.198	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688141 303	Encino - Tarzana	Issued Permits	19010-20000-06055
LOS ANGELES	14523 W GREENLEAF ST	91403	2276015028		Very Low Residential	R1-1	0	1 unit per lot	0.1561	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	165A151 15	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19014-20000-00263
LOS ANGELES	12512 W RUBENS AVE	90066	4223023017		Very Low Residential	R1-1	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088157 1508	Palms - Mar Vista - Del Rey	Issued Permits	21010-10000-02383
LOS ANGELES	1510 W 93RD ST	90047	6055004026		Very Low Residential	R1-1	0	1 unit per lot	0.1297	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	094-SA195 341	South Los Angeles	Issued Permits	20016-10000-23472
LOS ANGELES	5832-5832 1/2 N NORWICH AVE	91411	2243016030		Very Low Residential	R1-1	0	1 unit per lot	0.155	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	174B145 88	Van Nuys - North Sherman Oaks	Issued Permits	20016-10000-22470
LOS ANGELES	4919-4921 N HESPERIA AVE	91316	2181027017		Very Low Residential	R1-1	0	1 unit per lot	0.1552	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688125 216	Encino - Tarzana	Issued Permits	21016-10000-12435
LOS ANGELES	13814 W RUNNYMEDE ST	91405	2215009010		Very Low Residential	R1-1	0	1 unit per lot	0.155	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868153 336	Van Nuys - North Sherman Oaks	Issued Permits	21010-20000-00009
LOS ANGELES	10422 N JORDAN AVE	91311	2722013006		Very Low Residential	R1-1	0	1 unit per lot	0.1735	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078105 761	Chatsworth - Porter Ranch	Issued Permits	20014-20000-03041
LOS ANGELES	14545 W LYLE ST	91342	2505016017		Very Low Residential	R1-1	0	1 unit per lot	0.179	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2228149 434	Sylmar	Issued Permits	20014-20000-03682
LOS ANGELES	11475 W HAMLIN ST	91606	2335003012		Very Low Residential	R1-1	0	1 unit per lot	0.1693	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808169 870	North Hollywood - Valley Village	Issued Permits	19014-10000-04917
LOS ANGELES	4635 S BERRYMAN AVE	90230	4217025020		Very Low Residential	R1-1	0	1 unit per lot	0.1951	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118161 902	Palms - Mar Vista - Del Rey	Issued Permits	21010-10000-00138
LOS ANGELES	6039 E BURWOOD AVE	90042	5480001020		Very Low Residential	R1-1	0	1 unit per lot	0.0857	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-SA231 101	Northeast Los Angeles	Issued Permits	20016-10000-18598
LOS ANGELES	1540-1542 W 46TH ST	90062	5016013002		Very Low Residential	R1-1	0	1 unit per lot	0.1381	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118193 498	South Los Angeles	Issued Permits	20016-10000-31254
LOS ANGELES	4069 S LYCEUM AVE	90066	4230022020		Very Low Residential	R1-1	0	1 unit per lot	0.1136	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088153 488	Palms - Mar Vista - Del Rey	Issued Permits	20016-30000-26958
LOS ANGELES	8110 N BELLINGHAM AVE	91605	2309021016		Very Low Residential	R1-1	0	1 unit per lot	0.179	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898165 115	Sun Valley - La Tuna Canyon	Issued Permits	19016-20000-21270
LOS ANGELES	8219 N ST CLAIR AVE	91605	2309011020		Very Low Residential	R1-1	0	1 unit per lot	0.2148	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928165 640	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-02417
LOS ANGELES	10717 N LAS LUNITAS AVE	91042	2566009041		Very Low Residential	R1-1	0	1 unit per lot	0.1198	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078197 818	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	19010-20000-05635
LOS ANGELES	5232 N LEMP AVE	91601	2348006063		Very Low Residential	R1-1	0	1 unit per lot	0.1397	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718169 313	North Hollywood - Valley Village	Issued Permits	20010-20000-01846
LOS ANGELES	1708 W 38TH PL	90062	5035026002		Very Low Residential	R1-1	0	1 unit per lot	0.1177	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178193 1024	South Los Angeles	Issued Permits	20016-20000-12198
LOS ANGELES	5821 S MADDEN AVE	90043	4005010018		Very Low Residential	R1-1	0	1 unit per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088189 1488	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-10001-00693
LOS ANGELES	7432 N WILBUR AVE	91335	2118001015		Very Low Residential	R1-1	0	1 unit per lot	0.2539	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868121 536	Reseda - West Van Nuys	Issued Permits	19010-20000-03485
LOS ANGELES	7720 S LA SALLE AVE	90047	6018020014		Very Low Residential	R1-1	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998193 414	South Los Angeles	Issued Permits	21016-10000-01106
LOS ANGELES	13007-13009 W WELBY WAY	91606	2326001022		Very Low Residential	R1-1	0	1 unit per lot	0.1354	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808161 86	North Hollywood - Valley Village	Issued Permits	20014-10000-04670
LOS ANGELES	324 S MEDIO DR	90049	4405038021		Very Low Residential	R1-1	0	1 unit per lot	0.233	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298141 173	Brentwood - Pacific Palisades	Issued Permits	20010-20000-00282
LOS ANGELES	2379 W LAS COLINAS AVE	90041	5685015034		Very Low Residential	R1-1	0	1 unit per lot	0.2362	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	160-SA221 341	Northeast Los Angeles	Issued Permits	21014-10000-01614
LOS ANGELES	8100-8100 1/2 N CANTALOUPE AVE	91402	2213012017		Very Low Residential	R1-1	0	1 unit per lot	0.1366	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898153 115	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20000-02304
LOS ANGELES	4865 N WICOPEE AVE	90041	5690013007		Very Low Residential	R1-1	0	1 unit per lot	0.1634	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	160-SA227 74	Northeast Los Angeles	Issued Permits	19016-10000-14637
LOS ANGELES	4867 N WICOPEE AVE	90041	5690013007		Very Low Residential	R1-1	0	1 unit per lot	0.1634	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	160-SA227 74	Northeast Los Angeles	Issued Permits	19010-10000-02044
LOS ANGELES	14247 W HERRON ST	91342	2508023034		Very Low Residential	R1-1	0	1 unit per lot	0.2256	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198153 109	Sylmar	Issued Permits	20014-20000-03826
LOS ANGELES	6124 N TUJUNGA AVE	91606	2336029012		Very Low Residential	R1-1	0	1 unit per lot	0.1839	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778173 646	North Hollywood - Valley Village	Issued Permits	20014-10000-02887
LOS ANGELES	8621-8623 W WHEELER ST	91040	2555034011		Very Low Residential	R1-1	0	1 unit per lot	0.1069	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078189 332	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	18016-20000-04763
LOS ANGELES	10748-10750 N REDMONT AVE	91042	2566011023		Very Low Residential	R1-1	0	1 unit per lot	0.2855	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078197 645	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	19014-10000-04327
LOS ANGELES	5249 1/2-1/4 E MERIDIAN ST	90042	5479013026		Very Low Residential	R1-1	0	1 unit per lot	0.145	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A227 236	Northeast Los Angeles	Issued Permits	20016-10000-21216
LOS ANGELES	6325 N DENNY AVE	91606	2414009015		Very Low Residential	R1-1	0	1 unit per lot	0.1704	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778177 18	North Hollywood - Valley Village	Issued Permits	19014-20000-01491
LOS ANGELES	1108 E 118TH PL	90059	6084024016		Very Low Residential	R1-1	0	1 unit per lot	0.1998	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0848209 526	Southeast Los Angeles	Issued Permits	20014-10000-01115
LOS ANGELES	4915 E BALTIMORE ST	90042	5477008029		Very Low Residential	R1-1	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-SA223 32	Northeast Los Angeles	Issued Permits	21016-20000-04599
LOS ANGELES	4111 S BRONSON AVE	90008	5024011015		Very Low Residential	R1-1	0	1 unit per lot	0.0945	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148185 366	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-10000-04537
LOS ANGELES	6653 W 88TH ST	90045	4122019022		Very Low Residential	R1-1	0	1 unit per lot	0.1289	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0968161 804	Westchester - Playa del Rey	Issued Permits	19014-30000-04958
LOS ANGELES	10002 N LEV AVE	91331	2645011014		Very Low Residential	R1-1	0	1 unit per lot	0.2238	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048153 883	Arleta - Pacoima	Issued Permits	19016-20000-10671
LOS ANGELES	6217 N GENTRY AVE	91606	2334009039		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778165 277	North Hollywood - Valley Village	Issued Permits	21016-10000-01914
LOS ANGELES	4756 S MCCONNELL AVE	90066	4223022017		Very Low Residential	R1-1	0	1 unit per lot	0.22	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058157 276	Palms - Mar Vista - Del Rey	Issued Permits	19016-30000-31653
LOS ANGELES	12411 W HESBY ST	91607	2356022009		Very Low Residential	R1-1	0	1 unit per lot	0.1445	Residential - Single Family Residence - Other Improvements Only	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718165 884	North Hollywood - Valley Village	Issued Permits	21016-20000-09615
LOS ANGELES	14710-14710 1/2 W RINALDI ST	91340	2613017003		Very Low Residential	R1-1	0	1 unit per lot

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	3720 S CLYDE AVE	90016	5025005013		Very Low Residential	R1-1	0	1 unit per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	117B173 46	West Adams - Baldwin Hills - Leimert	Issued Permits	21016-20000-01795
LOS ANGELES	8324-8326 N BECKFORD AVE	91324	2784019036		Very Low Residential	R1-1	0	1 unit per lot	0.1152	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	192B121 734	Northridge	Issued Permits	21016-20000-16733
LOS ANGELES	5463 E ALLAN ST	90032	5220003011		Very Low Residential	R1-1	0	1 unit per lot	0.11	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	141A237 143	Northeast Los Angeles	Issued Permits	20014-10000-05405
LOS ANGELES	8908 1/2 S WILTON PL	90047	6036021003		Very Low Residential	R1-1	0	1 unit per lot	0.1332	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	096A191 244	South Los Angeles	Issued Permits	20016-20000-22541
LOS ANGELES	8338 S COLEGIO DR	90045	4114033023		Very Low Residential	R1-1	0	1 unit per lot	0.1147		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	096B157 343	Westchester - Playa del Rey	Issued Permits	20016-10000-07562
LOS ANGELES	5292 1/2 N COLLEGE VIEW AVE	90041	5682016007		Very Low Residential	R1-1	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	163-5A221 71	Northeast Los Angeles	Issued Permits	20016-10000-09135
LOS ANGELES	15025-15027 W LEADWELL ST	91405	2221012014		Very Low Residential	R1-1	0	1 unit per lot	0.1767	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	186B145 612	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-02025
LOS ANGELES	6505 N BEN AVE	91606	2322008066		Very Low Residential	R1-1	0	1 unit per lot	0.1591	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	180B165 564	North Hollywood - Valley Village	Issued Permits	20016-20000-17813
LOS ANGELES	3604 N COLDWATER CANYON AVE	91604	2384019004		Very Low Residential	R1-1	0	1 unit per lot	0.151	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	159B161 125	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20016-20000-06536
LOS ANGELES	3849 S LA SALLE AVE	90062	5036011026		Very Low Residential	R1-1	0	1 unit per lot	0.1138	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	117B193 1156	South Los Angeles	Issued Permits	20016-10000-08404
LOS ANGELES	3423 S 8TH AVE	90018	5044015009		Very Low Residential	R1-1	0	1 unit per lot	0.128	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B189 825	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-10000-02073
LOS ANGELES	546 W 111TH PL	90044	6075024004		Very Low Residential	R1-1	0	1 unit per lot	0.134	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	087A201 53	South Los Angeles	Issued Permits	19010-10000-05141
LOS ANGELES	4020 W 63RD ST	90043	4003026006		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	105B181 1114	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-70000-05222
LOS ANGELES	4142 1/2 S 5TH AVE	90008	5023023010		Very Low Residential	R1-1	0	1 unit per lot	0.0909	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	114B189 676	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-02190
LOS ANGELES	5061-5061 1/2 N NESTLE AVE	91356	2181014011		Very Low Residential	R1-1	0	1 unit per lot	0.1486	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	171B125 763	Encino - Tarzana	Issued Permits	20014-20000-03832
LOS ANGELES	1927 W 43RD PL	90062	5022010007		Very Low Residential	R1-1	0	1 unit per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	114B189 1597	South Los Angeles	Issued Permits	21016-20000-07630
LOS ANGELES	10815 W WELLWORTH AVE	90024	4325005012		Very Low Residential	R1-1	0	1 unit per lot	0.151	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	132B153 473	Westwood	Issued Permits	19014-10000-06516
LOS ANGELES	5817 N BECK AVE	91601	2338017004		Very Low Residential	R1-1	0	1 unit per lot	0.1675	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	174B169 201	North Hollywood - Valley Village	Issued Permits	20016-20000-06441
LOS ANGELES	2712 W LYTELLE PL	90065	5473022005		Very Low Residential	R1-1	0	1 unit per lot	0.135	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-5A219 238	Northeast Los Angeles	Issued Permits	18010-10000-04968
LOS ANGELES	3968 S BERRYMAN AVE	90066	4214010009		Very Low Residential	R1-1	0	1 unit per lot	0.1151	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	47	47	114B157 1212	Palms - Mar Vista - Del Rey	Issued Permits	17014-30001-01032
LOS ANGELES	11568-11570 W SUNSHINE TER	91604	2378034007		Very Low Residential	R1-1	0	1 unit per lot	0.2056	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	162B169 816	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20016-10000-19535
LOS ANGELES	14829 W HAGAR ST	91345	2664017023		Very Low Residential	R1-1	0	1 unit per lot	0.1637	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B149 372	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20000-01912
LOS ANGELES	2130 S CAMDEN AVE	90025	4322013007		Very Low Residential	R1-1	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B153 539	West Los Angeles	Issued Permits	19016-30000-37380
LOS ANGELES	13416-13416 1/2 W BASSETT ST	91405	2328014018		Very Low Residential	R1-1	0	1 unit per lot	0.1781	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	183B157 783	Van Nuys - North Sherman Oaks	Issued Permits	20016-20000-19958
LOS ANGELES	7614-7616 N ETHEL AVE	91605	2303020062		Very Low Residential	R1-1	0	1 unit per lot	0.1237	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	186B161 237	Sun Valley - La Tuna Canyon	Issued Permits	20016-20000-25766
LOS ANGELES	2513 W 76TH ST	90043	4009015013		Very Low Residential	R1-1	0	1 unit per lot	0.1691	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	099B189 53	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-70000-00841
LOS ANGELES	1444-1446 W 184TH ST	90248	6108015007		Very Low Residential	R1-1	0	1 unit per lot	0.1983	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	060B193 68	Harbor Gateway	Issued Permits	19014-10000-07002
LOS ANGELES	8128 S NAYLOR AVE	90045	4107003018		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	099B165 1045	Westchester - Playa del Rey	Issued Permits	20014-20000-01066
LOS ANGELES	5207 N HARTWICK ST	90041	5691001039		Very Low Residential	R1-1	0	1 unit per lot	0.1719	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	163-5A227 203	Northeast Los Angeles	Issued Permits	19014-20000-06821
LOS ANGELES	4952 E MERIDIAN ST	90042	5476017013		Very Low Residential	R1-1	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A225 192	Northeast Los Angeles	Issued Permits	21014-10000-01211
LOS ANGELES	14238 W BERG ST	91342	2508001019		Very Low Residential	R1-1	0	1 unit per lot	0.1477	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	222B153 129	Sylmar	Issued Permits	20016-10000-19859
LOS ANGELES	13737-13739 W LEADWELL ST	91405	2216037024		Very Low Residential	R1-1	0	1 unit per lot	0.1147		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	186B153 510	Van Nuys - North Sherman Oaks	Issued Permits	21016-20000-03339
LOS ANGELES	4220 S HOBART BLVD	90062	5021010015		Very Low Residential	R1-1	0	1 unit per lot	0.1313	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	114B193 1096	South Los Angeles	Issued Permits	20014-20000-00751
LOS ANGELES	7444 N DENNY AVE	91352	2410011006		Very Low Residential	R1-1	0	1 unit per lot	0.2045	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	186B177 320	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-01300
LOS ANGELES	7159-7161 W PACIFIC VIEW DR	90068	2428010028		Very Low Residential	R1-1	0	1 unit per lot	0.1363	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A181 373	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19014-20000-03253
LOS ANGELES	17922-17924 W LULL ST	91335	2120016023		Very Low Residential	R1-1	0	1 unit per lot	0.1263	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	186B129 171	Reseda - West Van Nuys	Issued Permits	20016-10000-09767
LOS ANGELES	10302 S STANFORD AVE	90002	6051003016		Very Low Residential	R1-1	0	1 unit per lot	0.1304	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	091-5A207 277	Southeast Los Angeles	Issued Permits	21016-20000-06735
LOS ANGELES	10922-10924 N BURNET AVE	91345	2615005025		Very Low Residential	R1-1	0	1 unit per lot	0.2479	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	207B145 55	Mission Hills - Panorama City - North Hills	Issued Permits	20016-20000-16867
LOS ANGELES	13432-13432 1/2 W BERG ST	91342	2511004010		Very Low Residential	R1-1	0	1 unit per lot	0.159	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	228B157 478	Sylmar	Issued Permits	20016-20000-15823
LOS ANGELES	2610 W 74TH ST	90043	4009011003		Very Low Residential	R1-1	0	1 unit per lot	0.1538	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	102B189 1751	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-09699
LOS ANGELES	6916 N ATOLL AVE	91605	2327010019		Very Low Residential	R1-1	0	1 unit per lot	0.1537	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	183B157 635	North Hollywood - Valley Village	Issued Permits	20014-20000-01681
LOS ANGELES	224 S GRAMERCY PL	90004	5516023022		Very Low Residential	R1-1	0	1 unit per lot	0.2479	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138B193 1421	Wilshire	Issued Permits	19010-20000-03450
LOS ANGELES	12508 W GILMORE AVE	90066	4223026002		Very Low Residential	R1-1	0	1 unit per lot	0.0991	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	108B157 1119	Palms - Mar Vista - Del Rey	Issued Permits	20010-10000-02004
LOS ANGELES	2617 S CLYDE AVE	90016	5048030020		Very Low Residential	R1-1	0	1 unit per lot	0.1147	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B173 1085	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-20000-00527
LOS ANGELES	2619 S CLYDE AVE	90016	5048030020		Very Low Residential	R1-1	0	1 unit per lot	0.1147	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B173 1085	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-20000-00526
LOS ANGELES	14613-14615 W WEDDINGTON ST	91411	2249009010		Very Low Residential	R1-1	0	1 unit per lot	0.4018	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	172-5A151 103	Van Nuys - North Sherman Oaks	Issued Permits	19010-20000-05260
LOS ANGELES	6243 N CARPENTER AVE	91606	2334008064		Very Low Residential	R1-1	0	1 unit per lot	0.1551	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	177B169 220	North Hollywood - Valley Village	Issued Permits	21016-20000-01794
LOS ANGELES	4122 N DIXIE CANYON AVE	91423	2373004005		Very Low Residential	R1-1	0	1 unit per lot	0.2026	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	165B157 1137	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-20000-02515
LOS ANGELES	6628-6630 N SALOMA AVE	91405	2235008016		Very Low Residential	R1-1	0	1 unit per lot	0.1652	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	180B149 361	Van Nuys - North Sherman Oaks	Issued Permits	21016-20000-04730
LOS ANGELES	2510 S AMHERST AVE	90064	4257022015		Very Low Residential	R1-1	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B149 304	Palms - Mar Vista - Del Rey	Issued Permits	18010-20000-06233
LOS ANGELES	9489-9491 N WOODALE AVE	91331	2621017003		Very Low Residential	R1-1	0	1 unit per lot	0.1381	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	198B157 146	Arleta - Pacoima	Issued Permits	20016-20000-25765
LOS ANGELES	6034-6034 1/2 N LAURELGROVE AVE	91606	2333012061		Very Low Residential	R1-1	0	1 unit per lot	0.2397	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	177B165 596	North Hollywood - Valley Village	Issued Permits	21016-20000-05696
LOS ANGELES	4832 N GENTRY AVE	91607	2355012025		Very Low Residential	R1-1	0	1 unit per lot	0.1872	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B165 366	North Hollywood - Valley Village	Issued Permits	20010-20000-03536
LOS ANGELES	4933 N EDGERTON AVE	91436	2260007017		Very Low Residential	R1-1	0	1 unit per lot	0.2073	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	168B137 204	Encino - Tarzana	Issued Permits	20010-20000-01879
LOS ANGELES	631 E COLDEN AVE	90002	6050016011		Very Low Residential	R1-1	0	1 unit per lot	0.1212	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	093A207 134	Southeast Los Angeles	Issued Permits	20010-10000-02640
LOS ANGELES	12564 N HERRICK AVE	91342	2508024021		Very Low Residential	R1-1	0	1 unit per lot	0.1432	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	219B153 181	Sylmar	Issued Permits	20014-20000-03801
LOS ANGELES	6015 S HALLDALE AVE	90047	6002018018		Very Low Residential	R1-1	0	1 unit per lot	0.0805	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	105B193 543	South Los Angeles	Issued Permits	20016-20000-09796
LOS ANGELES	5048 E ALMADEN DR	90042	5476011012		Very Low Residential	R1-1	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-5A225 310	Northeast Los Angeles	Issued Permits	20016-10000-13570
LOS ANGELES	22647 W WATERAS ST	91367	2040004055		Very Low Residential	R1-1	0	1 unit per lot	0.3661	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	174B097 86	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-00868
LOS ANGELES	11839 W WAGNER ST	90230	4218004046		Very Low Residential	R1-1	0	1 unit per lot	0.1147	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	111B161 1120	Palms - Mar Vista - Del Rey	Issued Permits	21016-10000-01961
LOS ANGELES	8919 N STANSBURY AVE	91402	2639020008		Very Low Residential	R1-1	0	1 unit per lot	0.1875	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	195B153 386	Mission Hills - Panorama City - North Hills	Issued Permits	20016-10000-19365
LOS ANGELES	5514-5516 N NORWICH AVE	91411	2250013031		Very Low Residential	R1-1	0	1 unit per lot	0.1569	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	174B145 620	Van Nuys - North Sherman Oaks	Issued Permits	21016-10000-07848
LOS ANGELES	3951 N GLENALBYN DR	90065	5451020017		Very Low Residential	R1-1	0	1 unit per lot	0.1207	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	145-5A223 661	Northeast Los Angeles	Issued Permits	16010-10000-06300
LOS ANGELES	5115 N WINDERMERE AVE	90041	5671020005		Very Low Residential	R1-1	0	1 unit per lot	0.1652	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	163-5A211 317	Northeast Los Angeles	Issued Permits	20014-10000-04262
LOS ANGELES	11227 W SUNSHINE TER	91604	2378010016		Very Low Residential	R1-1	0	1 unit per lot	0.157	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	162B173 483	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	20010-20000-01983
LOS ANGELES	9856 W FOOTHILL BLVD	91040	2547026020		Very Low Residential	R1-1	0	1 unit per lot	0.1199	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	207B185 438	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	21014-20000-02281
LOS ANGELES	634 E 106TH ST	90002	6051029014		Very Low Residential	R1-1	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	090A207 283	Southeast Los Angeles	Issued Permits	20010-10000-04128
LOS ANGELES	6905-6907 N MURIETTA AVE	91405	2216013017		Very Low Residential	R1-1	0	1 unit per lot	0.1423	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	183B153 864	Van Nuys - North Sherman Oaks	Issued Permits	20016-10000-16148
LOS ANGELES	8819 N AMIGO AVE	91324	2770014012		Very Low Residential	R1-1	0	1 unit per lot	0.187		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	195B121 287	Northridge	Issued Permits	19010-10001-02800
LOS ANGELES	11052 W ARCHWOOD ST	91606	2319020002		Very Low Residential	R1-1	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	180B173 289	North Hollywood - Valley Village	Issued Permits	20016-20000-25235
LOS ANGELES	3355 W 76TH ST	90043	4012013017		Very Low Residential	R1-1	0	1 unit per lot	0.1456		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	099B185 44	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-12128
LOS ANGELES	8750 W APPERSON ST	91040	2546005007		Very Low Residential	R1-1	0	1 unit per lot	0.1948	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	204B189 730	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	19010-20000-06374
LOS ANGELES	8746 W APPERSON ST	91040	2546005008		Very Low Residential	R1-1	0	1 unit per lot	0.1901	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	204B189 729	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	19010-20000-06370
LOS ANGELES	3448-3450 W 75TH ST	90043	4012020016		Very Low Residential	R1-1	0	1 unit per lot	0.1538	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	102B185 1172	West Adams - Baldwin Hills - Leimert	Issued Permits	17016-10002-00052
LOS ANGELES	9034 N VANNA AVE	91331	2640005016		Very Low Residential	R1-1	0	1 unit per lot	0.1338	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	195B157 146	Arleta - Pacoima	Issued Permits	20014-20000-03925
LOS ANGELES	1850 W 75TH ST	90047	6017016014		Very Low Residential	R1-1	0	1 unit per lot	0.1538	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	102B193 1941	South Los Angeles	Issued Permits	20016-20000-19619
LOS ANGELES	2621 S HALM AVE	90034	4301016025		Very Low Residential	R1-1	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B169 185	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-20000-01766
LOS ANGELES	9936 W LULL ST	91504	2405018025		Very Low Residential	R1-1	0	1 unit per lot	0.1636	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	186B181 120	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-02780
LOS ANGELES	13867-13869 W BRANFORD ST	91402	2637023006		Very Low Residential	R1-1	0	1 unit per lot	0.1393	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	192B153 75	Mission Hills - Panorama City - North Hills	Issued Permits	20014-30000-04015
LOS ANGELES	17507 W COVELLO ST	91406	2202023012		Very Low Residential	R1-1	0	1 unit per lot	0.1411	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	186B129 343	Reseda - West Van Nuys	Issued Permits	21016-10000-05228
LOS ANGELES	8109 N BEVIS AVE	91402	2210006011		Very Low Residential	R1-1	0	1 unit per lot	0.1461	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	189B149 37	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20000-01649
LOS ANGELES	2509 S VIRGINIA ROAD	90016	5050007030		Very Low Residential	R1-1	0	1 unit per lot	0.14	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B185 554	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-31893
LOS ANGELES	1605 W 214TH ST	90501	7349017019		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	051B193 549	Harbor Gateway	Issued Permits	20014-10000-01989
LOS ANGELES	6856 N LASAINE AVE	91406	2229037020		Very Low Residential	R1-1	0	1 unit per lot	0.1691	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	183B133 801	Reseda - West Van Nuys	Issued Permits	20014-20000-05682
LOS ANGELES	6054 W 74TH ST	90045	4106004011		Very Low Residential	R1-1	0	1 unit per lot	0.1432	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	102B169 205	Westchester - Playa del Rey	Issued Permits	20016-20000-23422
LOS ANGELES	511 W 105TH ST	90044	6061026022		Very Low Residential	R1-1	0	1 unit per lot	0.1108	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	090A201 168	South Los Angeles	Issued Permits	19010-10000-05905
LOS ANGELES	511 W 105TH ST	90044	6061026022		Very Low Residential	R1

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	6833 N ORION AVE	91406	2234003014		Very Low Residential	R1-1	0	1 unit per lot	0.2657	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838145 685	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-02042
LOS ANGELES	14050 W BURTON ST	91402	2212022025		Very Low Residential	R1-1	0	1 unit per lot	0.1349	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928153 915	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20000-04571
LOS ANGELES	6843 N BALBOA BLVD	91406	2230008016		Very Low Residential	R1-1	0	1 unit per lot	0.1453	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838133 863	Reseda - West Van Nuys	Issued Permits	20014-20000-00577
LOS ANGELES	7051 N ETHEL AVE	91605	2327012018		Very Low Residential	R1-1	0	1 unit per lot	0.1708	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838161 309	North Hollywood - Valley Village	Issued Permits	19010-20000-01130
LOS ANGELES	5243 E HUB ST	90042	5478017027		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-SA225 332	Northeast Los Angeles	Issued Permits	20014-20000-02799
LOS ANGELES	5534-5534 1/2 N ALCOVE AVE	91607	2346001032		Very Low Residential	R1-1	0	1 unit per lot	0.1698	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748161 476	North Hollywood - Valley Village	Issued Permits	20016-20000-30070
LOS ANGELES	2032 S KELTON AVE	90025	4323004008		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268153 123	West Los Angeles	Issued Permits	20014-20000-05117
LOS ANGELES	5650 1/2 N MAYNARD AVE	91367	2040011034		Very Low Residential	R1-1	0	1 unit per lot	0.182	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748097 415	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-28805
LOS ANGELES	22613-22615 W BURBANK BLVD	91367	2040008031		Very Low Residential	R1-1	0	1 unit per lot	0.2355	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748097 531	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-10000-03228
LOS ANGELES	11918 W OXNARD ST	91607	2339003019		Very Low Residential	R1-1	0	1 unit per lot	0.1515	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778165 767	North Hollywood - Valley Village	Issued Permits	21014-20000-00553
LOS ANGELES	22018 W GALVEZ ST	91364	2169012029		Very Low Residential	R1-1	0	1 unit per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718101 858	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-10000-05747
LOS ANGELES	3538-3538 1/2 S BURNSIDE AVE	90016	5047012009		Very Low Residential	R1-1	0	1 unit per lot	0.1423	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208177 1081	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-22991
LOS ANGELES	11952 W WEIR ST	90230	4218018024		Very Low Residential	R1-1	0	1 unit per lot	0.1148	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088161 987	Palms - Mar Vista - Del Rey	Issued Permits	20016-10000-25414
LOS ANGELES	5032 N AMESTOY AVE	91316	2258014033		Very Low Residential	R1-1	0	1 unit per lot	0.1529	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718133 709	Encino - Tarzana	Issued Permits	20016-20000-24509
LOS ANGELES	5832 N DENNY AVE	91601	2415015022		Very Low Residential	R1-1	0	1 unit per lot	0.1434	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748177 77	North Hollywood - Valley Village	Issued Permits	20016-20000-23937
LOS ANGELES	6638 N AMPERE AVE	91606	2326012022		Very Low Residential	R1-1	0	1 unit per lot	0.1443	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808161 492	North Hollywood - Valley Village	Issued Permits	20010-20000-02923
LOS ANGELES	8026 N ALLOTT AVE	91402	2301009001		Very Low Residential	R1-1	0	1 unit per lot	0.1453	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898157 266	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-02425
LOS ANGELES	1824 W 65TH ST	90047	6016010010		Very Low Residential	R1-1	0	1 unit per lot	0.1092	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058193 1459	South Los Angeles	Issued Permits	20014-10000-04534
LOS ANGELES	9813 S HOBART BLVD	90047	6055021038		Very Low Residential	R1-1	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	091-SA193 21	South Los Angeles	Issued Permits	20010-10000-02713
LOS ANGELES	15049 W MARTHA ST	91411	2243011018		Very Low Residential	R1-1	0	1 unit per lot	0.1602	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748145 399	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-05594
LOS ANGELES	8621-8623 N MATILIJA AVE	91402	2637031012		Very Low Residential	R1-1	0	1 unit per lot	0.1418	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928153 42	Mission Hills - Panorama City - North Hills	Issued Permits	20016-20000-31564
LOS ANGELES	111 1/2 S WILTON PL	90004	5516015018		Very Low Residential	R1-1	0	1 unit per lot	0.042	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388189 1037	Wilshire	Issued Permits	19016-10000-39708
LOS ANGELES	1532-1532 1/2 N AVENUE 46	90041	5474012012		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-SA221 294	Northeast Los Angeles	Issued Permits	20016-10000-29389
LOS ANGELES	3225 N LEDGEWOOD DR	90068	5582009010		Very Low Residential	R1-1	0	1 unit per lot	0.1735	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-SA189 89	Hollywood	Issued Permits	17010-20000-03734
LOS ANGELES	12152 W HATTERAS ST	91607	2340023004		Very Low Residential	R1-1	0	1 unit per lot	0.1859	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748165 325	North Hollywood - Valley Village	Issued Permits	20014-10000-03544
LOS ANGELES	7443 N BALCOM AVE	91335	2120030027		Very Low Residential	R1-1	0	1 unit per lot	0.279	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868129 642	Reseda - West Van Nuys	Issued Permits	20010-20000-00323
LOS ANGELES	12624 W TIARA ST	91607	2341003028		Very Low Residential	R1-1	0	1 unit per lot	0.2794	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778161 1024	North Hollywood - Valley Village	Issued Permits	20010-20000-04378
LOS ANGELES	9086 N VARNA AVE	91331	2640004015		Very Low Residential	R1-1	0	1 unit per lot	0.2835	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988153 944	Arleta - Pacoima	Issued Permits	19010-20000-03752
LOS ANGELES	7752 W VALMONT ST	91042	2558040039		Very Low Residential	R1-1	0	1 unit per lot	0.1756	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048193 1254	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	19014-20000-07065
LOS ANGELES	1417 N MT PLEASANT ST	90042	5476019009		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A223 132	Northeast Los Angeles	Issued Permits	20016-10000-08345
LOS ANGELES	4213 N HAZELTINE AVE	91423	2266013024		Very Low Residential	R1-1	0	1 unit per lot	0.161	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658153 738	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-20000-02970
LOS ANGELES	4040 W CAMERO AVE	90027	5430004005		Very Low Residential	R1-1	0	1 unit per lot	0.123	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-SA203 305	Hollywood	Issued Permits	20016-10000-32552
LOS ANGELES	4714 N FIRMAMENT AVE	91436	2261038005		Very Low Residential	R1-1	0	1 unit per lot	0.1834	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688141 563	Encino - Tarzana	Issued Permits	20014-20000-03284
LOS ANGELES	6020 S 2ND AVE	90043	4007002005		Very Low Residential	R1-1	0	1 unit per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058189 654	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-20000-03933
LOS ANGELES	9003 N GLADBECK AVE	91324	2770008027		Very Low Residential	R1-1	0	1 unit per lot	0.159	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958121 98	Northridge	Issued Permits	20010-20000-00706
LOS ANGELES	5832 N DONNA AVE	91356	2156015040		Very Low Residential	R1-1	0	1 unit per lot	0.1996	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748121 801	Encino - Tarzana	Issued Permits	21016-20000-00973
LOS ANGELES	3325 N BENNETT DR	90068	2429006001		Very Low Residential	R1-1	0	1 unit per lot	0.2343	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-SA181 116	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19010-20000-05190
LOS ANGELES	501-503 N ROBINWOOD DR	90049	4494016005		Very Low Residential	R1-1	0	1 unit per lot	0.359	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358141 182	Brentwood - Pacific Palisades	Issued Permits	21010-20000-02560
LOS ANGELES	239-241 N WEST CHANNEL ROAD	90402	4410012015		Very Low Residential	R1-1	0	1 unit per lot	0.187	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238129 861	Brentwood - Pacific Palisades	Issued Permits	19014-30000-01461
LOS ANGELES	22930 W DOLOROSA ST	91367	2042008009		Very Low Residential	R1-1	0	1 unit per lot	0.4132	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748097 818	Canoga Park-West Hills-Winnetka-Woodland Hill	Issued Permits	19010-20000-03468
LOS ANGELES	5712 N FALLBROOK AVE	91367	2040006011		Very Low Residential	R1-1	0	1 unit per lot	0.4967	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748097 313	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04776
LOS ANGELES	11215 W ERWIN ST	91606	2336024011		Very Low Residential	R1-1	0	1 unit per lot	0.1681	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778173 402	North Hollywood - Valley Village	Issued Permits	20014-20000-02916
LOS ANGELES	5145 N NEWCASTLE AVE	91316	2181002016		Very Low Residential	R1-1	0	1 unit per lot	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718125 683	Encino - Tarzana	Issued Permits	21016-10000-13579
LOS ANGELES	4943 N HESPERIA AVE	91316	2181027013		Very Low Residential	R1-1	0	1 unit per lot	0.1552	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688125 159	Encino - Tarzana	Issued Permits	20016-20000-11270
LOS ANGELES	4626-4628 N CERRILLOS DR	91364	2076020036		Very Low Residential	R1-1	0	1 unit per lot	0.2685	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658101 124	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19014-30000-07148
LOS ANGELES	6059 1/2 E SPRINGVALE DR	90042	5486007002		Very Low Residential	R1-1	0	1 unit per lot	0.146	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A231 44	Northeast Los Angeles	Issued Permits	20016-20000-25596
LOS ANGELES	3554-3556 N MOUND VIEW AVE	91604	2376018019		Very Low Residential	R1-1	0	1 unit per lot	0.1983	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	159B165 50	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	21016-20000-01697
LOS ANGELES	4172 S 3RD AVE	90008	5022026018		Very Low Residential	R1-1	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148189 907	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-18720
LOS ANGELES	6017 S 3RD AVE	90043	4007004004		Very Low Residential	R1-1	0	1 unit per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058189 634	West Adams - Baldwin Hills - Leimert	Issued Permits	19014-10000-00214
LOS ANGELES	2047 N NEW HAMPSHIRE AVE	90027	5589023005		Very Low Residential	R1-1	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1508197 334	Hollywood	Issued Permits	18014-10001-03995
LOS ANGELES	6698-6700 N COLBATH AVE	91405	2238005005		Very Low Residential	R1-1	0	1 unit per lot	0.1859	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808153 279	Van Nuys - North Sherman Oaks	Issued Permits	20016-20000-16171
LOS ANGELES	9035 1/2 N RATHBURN AVE	91325	2769005007		Very Low Residential	R1-1	0	1 unit per lot	0.1859	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958125 58	Northridge	Issued Permits	20010-20000-01445
LOS ANGELES	8713 S GLIDER AVE	90045	4123013025		Very Low Residential	R1-1	0	1 unit per lot	0.1446	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0968169 747	Westchester - Playa del Rey	Issued Permits	19010-70000-04596
LOS ANGELES	19440 W COHASSET ST	91335	2116016062		Very Low Residential	R1-1	0	1 unit per lot	0.2685	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868117 428	Reseda - West Van Nuys	Issued Permits	20014-20000-05640
LOS ANGELES	13838 W LANARK ST	91402	2213008013		Very Low Residential	R1-1	0	1 unit per lot	0.2281	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898153 243	Mission Hills - Panorama City - North Hills	Issued Permits	19014-20000-06816
LOS ANGELES	4849 N BECK AVE	91601	2354011010		Very Low Residential	R1-1	0	1 unit per lot	0.1857	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688169 197	North Hollywood - Valley Village	Issued Permits	20016-20000-02273
LOS ANGELES	6336 S MADDEN AVE	90043	4007011015		Very Low Residential	R1-1	0	1 unit per lot	0.1294	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058189 1334	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-20000-02274
LOS ANGELES	2412 S HOLT AVE	90034	4301024016		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268169 1463	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-20000-28711
LOS ANGELES	4718 E JESSICA DR	90065	5475022003		Very Low Residential	R1-1	0	1 unit per lot	0.3399	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A221 374	Northeast Los Angeles	Issued Permits	20016-10000-01195
LOS ANGELES	12210-12212 W JUNIETTE ST	90230	4220007008		Very Low Residential	R1-1	0	1 unit per lot	0.132	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058161 911	Palms - Mar Vista - Del Rey	Issued Permits	20016-20000-32313
LOS ANGELES	252 S GRAMERCY PL	90004	5516023017		Very Low Residential	R1-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358193 117	Wilshire	Issued Permits	19010-10000-00222
LOS ANGELES	842 N CRESCENT HEIGHTS BLVD	90046	5529022016		Very Low Residential	R1-1	0	1 unit per lot	0.1503	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418177 43	Hollywood	Issued Permits	19010-20000-05517
LOS ANGELES	10619 N VANORA DR	91040	2547024014		Very Low Residential	R1-1	0	1 unit per lot	0.1703	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078185 546	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	19010-20000-04876
LOS ANGELES	7314 N CAMELLIA AVE	91605	2316024003		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868169 854	Sun Valley - La Tuna Canyon	Issued Permits	20014-20000-03362
LOS ANGELES	7440-7440 1/2 N TYRONE AVE	91405	2215021011		Very Low Residential	R1-1	0	1 unit per lot	0.1476	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868153 273	Van Nuys - North Sherman Oaks	Issued Permits	20016-20000-19504
LOS ANGELES	5335 N HARTWICK ST	90041	5691001015		Very Low Residential	R1-1	0	1 unit per lot	0.1703	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	163-SA227 49	Northeast Los Angeles	Issued Permits	20014-20000-00629
LOS ANGELES	4738 N TOWNSEND AVE	90041	5689030046		Very Low Residential	R1-1	0	1 unit per lot	0.148	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	160-SA225 483	Northeast Los Angeles	Issued Permits	19014-10000-07222
LOS ANGELES	8838 S BLERIOT AVE	90045	4107028009		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0968169 126	Westchester - Playa del Rey	Issued Permits	20016-10000-16507
LOS ANGELES	8710 S GLIDER AVE	90045	4123013031		Very Low Residential	R1-1	0	1 unit per lot	0.2307	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0968169 674	Westchester - Playa del Rey	Issued Permits	20010-30000-02965
LOS ANGELES	7921 N OSTROM AVE	91406	2204016012		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898133 530	Reseda - West Van Nuys	Issued Permits	21014-20000-01236
LOS ANGELES	11033 W BLIX ST	91602	2353026022		Very Low Residential	R1-1	0	1 unit per lot	0.1893	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688173 558	North Hollywood - Valley Village	Issued Permits	20016-20000-31522
LOS ANGELES	8036 N GOSFORD AVE	91605	2305009021		Very Low Residential	R1-1	0	1 unit per lot	0.1366	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898161 285	Sun Valley - La Tuna Canyon	Issued Permits	20016-10000-26070
LOS ANGELES	3823 S HEPBURN AVE	90008	5034005043		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178189 856	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-08757
LOS ANGELES	5135 N HARTWICK ST	90041	5691002026		Very Low Residential	R1-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	163-SA227 354	Northeast Los Angeles	Issued Permits	20016-10000-17180
LOS ANGELES	7824 S DALTON AVE	90047	6018027006		Very Low Residential	R1-1	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1098193 583	South Los Angeles	Issued Permits	18014-70000-03236
LOS ANGELES	2121 S CAMDEN AVE	90025	4322018017		Very Low Residential	R1-1	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268153 554	West Los Angeles	Issued Permits	20010-10000-00193
LOS ANGELES	7002 S VISTA DEL MAR LANE	90293	4116017022		Very Low Residential	R1-1	0	1 unit per lot	0.0895	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0968149 628	Westchester - Playa del Rey	Issued Permits	20014-30000-00383
LOS ANGELES	10720 S COVENTRY PL	90064	4255011012		Very Low Residential	R1-1	0	1 unit per lot	0.17	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238157 365	West Los Angeles	Issued Permits	18014-10000-02023
LOS ANGELES	11305 W BESSEMER ST	91606	2337008010		Very Low Residential	R1-1	0	1 unit per lot	0.1581	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778173 900	North Hollywood - Valley Village	Issued Permits	21016-20000-15227
LOS ANGELES	14058 W DAVANA TER	91423	2266025007		Very Low Residential	R1-1	0	1 unit per lot	0.162	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658153 905	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19010-20000-06551
LOS ANGELES	12164 W VIEWCREST ROAD	91604	2376013002		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628165 906	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	19010-20000-05258
LOS ANGELES	5980 N CARPENTER AVE	91606	2339002033		Very Low Residential	R1-1	0	1 unit per lot	0.2008	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778169 841	North Hollywood - Valley Village	Issued Permits	20014-20000-00821
LOS ANGELES	6566 S HALLDALE AVE	90047	6015009031		Very Low Residential	R1-1	0	1 unit per lot	0.0918	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028193 137	South Los Angeles	Issued Permits	20016-20000-28814
LOS ANGELES	2489 1/2 S BUNDY DR	90064	4257021070		Very Low Residential	R1-1	0	1 unit per lot	0.1063	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208149 222	Palms - Mar Vista - Del Rey	Issued Permits	19016-10000-40850
LOS ANGELES	5057 N HESPERIA AVE	91316	2181024026		Very Low Residential	R1-1	0	1 unit per lot	0.1522	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718125 847	Encino - Tarzana	Issued Permits	21016-20000-01863
LOS ANGELES	4821 N RADFORD AVE	91607	2355012021		Very Low Residential	R1-1	0	1 unit per lot	0.3156	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688169 372	North Hollywood - Valley Village	Issued Permits	20010-20000-01399
LOS ANGELES	4817 N RADFORD AVE	91607	2355012021		Very Low Residential	R1-1	0	1

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	8363 N GLENCREST DR	91352	2404014009		Very Low Residential	R1-1	0	1 unit per lot	0.1423	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1928177 442	Sun Valley - La Tuna Canyon	Issued Permits	21014-20000-00485
LOS ANGELES	5214-5216 N DON PIO DR	91364	2168016068		Very Low Residential	R1-1	0	1 unit per lot	0.1664	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1718105 555	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-23127
LOS ANGELES	5655 N ST CLAIR AVE	91607	2340021005		Very Low Residential	R1-1	0	1 unit per lot	0.1901	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1748165 508	North Hollywood - Valley Village	Issued Permits	20014-20000-00177
LOS ANGELES	13998 W PIERCE ST	91331	2645025001		Very Low Residential	R1-1	0	1 unit per lot	0.25	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 2018153 349	Arleta - Pacoima	Issued Permits	19014-70000-06780
LOS ANGELES	2625 S VETERAN AVE	90064	4256026013		Very Low Residential	R1-1	0	1 unit per lot	0.1421	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1238157 351	West Los Angeles	Issued Permits	20016-10000-23837
LOS ANGELES	14240 W GAULT ST	91405	2217018001		Very Low Residential	R1-1	0	1 unit per lot	0.1642	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1838153 371	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-04279
LOS ANGELES	1653-1653 1/2 W 67TH ST	90047	6015014015		Very Low Residential	R1-1	0	1 unit per lot	0.0929	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1028193 404	South Los Angeles	Issued Permits	19014-10000-05190
LOS ANGELES	8705-8707 N MATILIJA AVE	91402	2637003030		Very Low Residential	R1-1	0	1 unit per lot	0.1338	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1958153 1080	Mission Hills - Panorama City - North Hills	Issued Permits	21016-20000-07664
LOS ANGELES	8328 S BLERIOT AVE	90045	4107028011		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0968169 80	Westchester - Playa del Rey	Issued Permits	20016-30000-26178
LOS ANGELES	545 W 121ST ST	90044	6117003014		Very Low Residential	R1-1	0	1 unit per lot	0.5945	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0848201 1267	Harbor Gateway	Issued Permits	20014-20000-02566
LOS ANGELES	14921 W KITTRIDGE ST	91405	2235008011		Very Low Residential	R1-1	0	1 unit per lot	0.1641	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1808149 464	Van Nuys - North Sherman Oaks	Issued Permits	20016-10000-21561
LOS ANGELES	10359 W MARGATE ST	91601	2417013007		Very Low Residential	R1-1	0	1 unit per lot	0.1489	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1718177 193	North Hollywood - Valley Village	Issued Permits	19014-20000-06220
LOS ANGELES	5427 S HILLCREST DR	90043	5007017022		Very Low Residential	R1-1	0	1 unit per lot	0.1698	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1088185 487	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-21854
LOS ANGELES	4104 S ALLA ROAD	90066	4230021001		Very Low Residential	R1-1	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1088153 590	Palms - Mar Vista - Del Rey	Issued Permits	21010-10000-00423
LOS ANGELES	12309 W HAMMACK ST	90230	4220002021		Very Low Residential	R1-1	0	1 unit per lot	0.1228	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1058161 541	Palms - Mar Vista - Del Rey	Issued Permits	20016-10000-11488
LOS ANGELES	7459 N IRVINE AVE	91605	2316014002		Very Low Residential	R1-1	0	1 unit per lot	0.152	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1868169 510	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-02675
LOS ANGELES	7803 N ENCINO AVE	91325	2201028012		Very Low Residential	R1-1	0	1 unit per lot	0.3725		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1898129 1021	Reseda - West Van Nuys	Issued Permits	18010-10000-05856
LOS ANGELES	15344-15346 W GREENLEAF ST	91403	2283022013		Very Low Residential	R1-1	0	1 unit per lot	0.1175	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 166-5A145 54	Encino - Tarzana	Issued Permits	20014-20000-01563
LOS ANGELES	1060-1064 N AVENUE 50	90042	5477016001		Very Low Residential	R1-1	0	1 unit per lot	0.132	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 154-5A225 131	Northeast Los Angeles	Issued Permits	21016-20000-10400
LOS ANGELES	7420 N FARMDALE AVE	91605	2316018005		Very Low Residential	R1-1	0	1 unit per lot	0.155	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1868169 641	Sun Valley - La Tuna Canyon	Issued Permits	20014-10000-05836
LOS ANGELES	240 N WILTON PL	90004	5516019018		Very Low Residential	R1-1	0	1 unit per lot	0.1575	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1388193 560	Wilshire	Issued Permits	20016-20002-07367
LOS ANGELES	5038 N ENFIELD AVE	91316	2182009021		Very Low Residential	R1-1	0	1 unit per lot	0.1384	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1718129 451	Encino - Tarzana	Issued Permits	21014-20000-01683
LOS ANGELES	9467 S LA SALLE AVE	90047	6055002018		Very Low Residential	R1-1	0	1 unit per lot	0.1521	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 093A195 160	South Los Angeles	Issued Permits	20019-10000-02071
LOS ANGELES	2030 W 42ND ST	90062	5022012025		Very Low Residential	R1-1	0	1 unit per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1148189 1142	South Los Angeles	Issued Permits	20016-10000-18089
LOS ANGELES	5215 E BUCHANAN ST	90042	5478008017		Very Low Residential	R1-1	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 154-5A225 65	Northeast Los Angeles	Issued Permits	20016-20000-11165
LOS ANGELES	5807 N BUCKNELL AVE	91607	2339004037		Very Low Residential	R1-1	0	1 unit per lot	0.393	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1748169 287	North Hollywood - Valley Village	Issued Permits	20010-20000-01930
LOS ANGELES	4843 N SANCOLA AVE	91601	2420014013		Very Low Residential	R1-1	0	1 unit per lot	0.1291	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1688177 354	North Hollywood - Valley Village	Issued Permits	20014-20000-04554
LOS ANGELES	2108 W 41ST DR	90062	5022018013		Very Low Residential	R1-1	0	1 unit per lot	0.1267	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1148189 767	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-10000-03872
LOS ANGELES	7963-7965 N JAMIESON AVE	91335	2101029014		Very Low Residential	R1-1	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1898129 467	Reseda - West Van Nuys	Issued Permits	21014-20000-03087
LOS ANGELES	7221-7223 N WHITE OAK AVE	91335	2121016013		Very Low Residential	R1-1	0	1 unit per lot	0.1294	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1838129 82	Reseda - West Van Nuys	Issued Permits	21016-20000-12372
LOS ANGELES	745 N ORANGE DR	90038	5525007026		Very Low Residential	R1-1	0	1 unit per lot	0.171	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1418181 355	Hollywood	Issued Permits	19016-10000-37861
LOS ANGELES	2047 S 84TH PL	90047	6035022018		Very Low Residential	R1-1	0	1 unit per lot	0.1342	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 097-5A191 98	South Los Angeles	Issued Permits	20014-10000-00423
LOS ANGELES	12549-12551 W BARBARA ANN ST	91605	2324034010		Very Low Residential	R1-1	0	1 unit per lot	0.1322	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1838161 99	North Hollywood - Valley Village	Issued Permits	20016-20000-33502
LOS ANGELES	15214 W VALERIO ST	91405	2221010003		Very Low Residential	R1-1	0	1 unit per lot	0.1735		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1868145 542	Van Nuys - North Sherman Oaks	Issued Permits	17014-10001-03465
LOS ANGELES	13020 N WOODCOCK AVE	91342	2506023020		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 2228149 390	Sylmar	Issued Permits	19010-20000-04361
LOS ANGELES	7046 N STANSBURY AVE	91405	2217015014		Very Low Residential	R1-1	0	1 unit per lot	0.1489	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1838153 423	Van Nuys - North Sherman Oaks	Issued Permits	20016-20000-09721
LOS ANGELES	7929-7929 1/2 N SANGAMON AVE	91352	2403013002		Very Low Residential	R1-1	0	1 unit per lot	0.1842	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1898181 210	Sun Valley - La Tuna Canyon	Issued Permits	21014-10000-00507
LOS ANGELES	17037 W SAN JOSE ST	91344	2695009013		Very Low Residential	R1-1	0	1 unit per lot	0.218	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 2078133 842	Granada Hills - Knollwood	Issued Permits	20010-20000-02334
LOS ANGELES	7446 N LINDLEY AVE	91335	2120020003		Very Low Residential	R1-1	0	1 unit per lot	0.1492	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1868125 513	Reseda - West Van Nuys	Issued Permits	20014-20000-02521
LOS ANGELES	7026 N JAMIESON AVE	91335	2121029015		Very Low Residential	R1-1	0	1 unit per lot	0.1542	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1838129 453	Reseda - West Van Nuys	Issued Permits	20010-20000-02921
LOS ANGELES	7733-7735 N BABCOCK AVE	91605	2307001016		Very Low Residential	R1-1	0	1 unit per lot	0.1191	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1898161 1001	Sun Valley - La Tuna Canyon	Issued Permits	20016-20000-19346
LOS ANGELES	14044 W AZTEC ST	91342	2508009013		Very Low Residential	R1-1	0	1 unit per lot	0.1698	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 2198153 23	Sylmar	Issued Permits	20010-20000-04137
LOS ANGELES	10850 W CROCKETT ST	91352	2407023014		Very Low Residential	R1-1	0	1 unit per lot	0.1652	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1928173 670	Sun Valley - La Tuna Canyon	Issued Permits	20016-20000-04610
LOS ANGELES	12951-12953 N BORDEN AVE	91342	2508004002		Very Low Residential	R1-1	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 2228153 262	Sylmar	Issued Permits	20016-20000-28445
LOS ANGELES	7338-7338 1/2 N RIVERTON AVE	91352	2410014024		Very Low Residential	R1-1	0	1 unit per lot	0.209	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1868177 435	Sun Valley - La Tuna Canyon	Issued Permits	20014-10000-02968
LOS ANGELES	121 W 119TH ST	90061	6087017021		Very Low Residential	R1-1	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0848201 959	Southeast Los Angeles	Issued Permits	21014-10000-00134
LOS ANGELES	12216 W HART ST	91605	2321009055		Very Low Residential	R1-1	0	1 unit per lot	0.2295	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1838165 269	North Hollywood - Valley Village	Issued Permits	20010-20000-03852
LOS ANGELES	2220-2222 W MARICOPA DR	90065	5462018025		Very Low Residential	R1-1	0	1 unit per lot	0.1151	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 151-5A219 96	Northeast Los Angeles	Issued Permits	18016-70000-09129
LOS ANGELES	8215 N WISNER AVE	91402	2209006004		Very Low Residential	R1-1	0	1 unit per lot	0.134	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1928145 531	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-03472
LOS ANGELES	11035 N ARBUCKLE AVE	91345	2615011019		Very Low Residential	R1-1	0	1 unit per lot	0.1348	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 2108149 957	Mission Hills - Panorama City - North Hills	Issued Permits	20016-10000-29742
LOS ANGELES	5131 N STROHM AVE	91601	2419020019		Very Low Residential	R1-1	0	1 unit per lot	0.2238	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1718177 794	North Hollywood - Valley Village	Issued Permits	19010-20000-03317
LOS ANGELES	18306 W SATICOY ST	91335	2119013002		Very Low Residential	R1-1	0	1 unit per lot	0.14	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1868125 242	Reseda - West Van Nuys	Issued Permits	20016-20000-10396
LOS ANGELES	15204 W SATICOY ST	91405	2221001019		Very Low Residential	R1-1	0	1 unit per lot	0.2079	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1868145 201	Van Nuys - North Sherman Oaks	Issued Permits	20016-20000-12003
LOS ANGELES	15202 W SATICOY ST	91405	2221001019		Very Low Residential	R1-1	0	1 unit per lot	0.2079	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1868145 201	Van Nuys - North Sherman Oaks	Issued Permits	19010-20000-05603
LOS ANGELES	17110 W KESWICK ST	91406	2203006018		Very Low Residential	R1-1	0	1 unit per lot	0.1446	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1868133 160	Reseda - West Van Nuys	Issued Permits	20014-20000-03575
LOS ANGELES	8214 N MURIETTA AVE	91402	2213002003		Very Low Residential	R1-1	0	1 unit per lot	0.1216	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1928153 965	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-01998
LOS ANGELES	3933 W 59TH ST	90043	4004010019		Very Low Residential	R1-1	0	1 unit per lot	0.123	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1058181 124	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-10000-02931
LOS ANGELES	12775 W WILLARD ST	91605	2305005010		Very Low Residential	R1-1	0	1 unit per lot	0.185	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1928161 376	Sun Valley - La Tuna Canyon	Issued Permits	20014-20000-01130
LOS ANGELES	17720 W HART ST	91335	2122001029		Very Low Residential	R1-1	0	1 unit per lot	0.1793	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1838129 573	Reseda - West Van Nuys	Issued Permits	20016-20000-07177
LOS ANGELES	3015 1/2 S HILLCREST DR	90016	5057020019		Very Low Residential	R1-1	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1208181 453	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-28100
LOS ANGELES	14950 W VOSE ST	91405	2220007035		Very Low Residential	R1-1	0	1 unit per lot	0.2198	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1838145 1133	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-02804
LOS ANGELES	7013 N MOONLIGHT LANE	91405	2220007036		Very Low Residential	R1-1	0	1 unit per lot	0.1965	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1838145 1134	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-02805
LOS ANGELES	7009 N MOONLIGHT LANE	91405	2220007037		Very Low Residential	R1-1	0	1 unit per lot	0.1976	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1838145 1135	Van Nuys - North Sherman Oaks	Issued Permits	18010-20000-02806
LOS ANGELES	2334 S MIDVALE AVE	90064	4322003008		Very Low Residential	R1-1	0	1 unit per lot	0.1518	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1268157 813	West Los Angeles	Issued Permits	20016-20000-31833
LOS ANGELES	14365 W COLLINS ST	91401	2245012030		Very Low Residential	R1-1	0	1 unit per lot	0.1569	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1748149 543	Van Nuys - North Sherman Oaks	Issued Permits	20016-20000-09239
LOS ANGELES	2130 W 76TH ST	90047	6017020007		Very Low Residential	R1-1	0	1 unit per lot	0.1538	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0998189 92	South Los Angeles	Issued Permits	18016-10000-23078
LOS ANGELES	1572 W GLEN AYLSA AVE	90041	5689024006		Very Low Residential	R1-1	0	1 unit per lot	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 160-5A227 76	Northeast Los Angeles	Issued Permits	19010-20000-05845
LOS ANGELES	8108 S LOYOLA BLVD	90045	4113007006		Very Low Residential	R1-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0998161 895	Westchester - Playa del Rey	Issued Permits	20016-20000-26400
LOS ANGELES	2622 S MIDVALE AVE	90064	4256031020		Very Low Residential	R1-1	0	1 unit per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1238157 235	West Los Angeles	Issued Permits	20014-30000-02700
LOS ANGELES	12310 W COLLINS ST	91607	2340020011		Very Low Residential	R1-1	0	1 unit per lot	0.1856	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1748165 616	North Hollywood - Valley Village	Issued Permits	19014-20000-02697
LOS ANGELES	4209 S CAMPBELL DR	90230	4232011029		Very Low Residential	R1-1	0	1 unit per lot	0.211	Residential - Single Family Residence - Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1118157 1425	Palms - Mar Vista - Del Rey	Issued Permits	20016-20000-20954
LOS ANGELES	514 N VIA DE LA PAZ	90272	4412018025		Very Low Residential	R1-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1268125 837	Brentwood - Pacific Palisades	Issued Permits	19010-20000-05055
LOS ANGELES	5635-5637 W 83RD ST	90045	4105029026		Very Low Residential	R1-1	0	1 unit per lot	0.1524	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0998169 1298	Westchester - Playa del Rey	Issued Permits	20014-30000-01522
LOS ANGELES	12355 W NEBRASKA AVE	90025	4259009015		Very Low Residential	R1-1	0	1 unit per lot	0.1497	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1238145 286	West Los Angeles	Issued Permits	20010-10000-02786
LOS ANGELES	17412 W SATICOY ST	91406	2202031025		Very Low Residential	R1-1	0	1 unit per lot	0.1379	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1868129 301	Reseda - West Van Nuys	Issued Permits	20014-20000-05256
LOS ANGELES	3369 N BENNETT DR	90068	2429007027		Very Low Residential	R1-1	0	1 unit per lot	0.1877	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1598181 848	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	21016-20000-04656
LOS ANGELES	5812-5814 N MORELLA AVE	91607	2339013038		Very Low Residential	R1-1	0	1 unit per lot	0.1404	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1748169 204	North Hollywood - Valley Village	Issued Permits	20016-20000-14679
LOS ANGELES	6606 N COLBATH AVE	91405	2238005026		Very Low Residential	R1-1	0	1 unit per lot	0.1859	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1808153 520	Van Nuys - North Sherman Oaks	Issued Permits	20016-20000-24476
LOS ANGELES	5620 N CALHOUN AVE	91401	2245027006		Very Low Residential	R1-1	0	1 unit per lot	0.2014	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1748153 712	Van Nuys - North Sherman Oaks	Issued Permits	21016-10000-02695
LOS ANGELES	6119-6121 W 78TH ST	90045	4106014006		Very Low Residential	R1-1	0	1 unit per lot	0.1516	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0998169 328	Westchester - Playa del Rey	Issued Permits	20016-10000-10678
LOS ANGELES	4357 S KENYON AVE	90066	4231011011		Very Low Residential	R1-1	0	1 unit per lot	0.1527	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1088157 1065	Palms - Mar Vista - Del Rey	Issued Permits	19010-10001-04979
LOS ANGELES	2708 W 60TH ST	90043	4007006016		Very Low Residential	R1-1	0	1 unit per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1058189 554	West Adams - Baldwin Hills - Leimert	Issued Permits	21016-10000-02293
LOS ANGELES	15210 W SAN JOSE ST	91345	2649022001		Very Low Residential	R1-1	0	1 unit per lot	0.2043	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 2078145 686	Mission Hills - Panorama City - North Hills	Issued Permits	20010-10000-04818
LOS ANGELES	678 E MARR ST	90291	4229011002		Very Low Residential	R1-1	0	1 unit per lot	0.07	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1058149 121	Venice	Issued Permits	17010-10000-01973
LOS ANGELES	676 E MARR ST	90291	4229011002		Very Low Residential	R1-1	0	1 unit per lot	0.07	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1058149 123	Venice	Issued Permits	17010-10000-01971
LOS ANGELES	425 N BOWLING GREEN WAY	90049	4402026009		Very Low Residential	R1-1	0	1 unit per lot	0.264	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1358141 426	Brentwood - Pacific Palisades	Issued Permits	19010-20000-05459
LOS ANGELES	12338 W MARS

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	13201-13203 N DE FOE AVE	91342	2505029031		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258149 447	Sylmar	Issued Permits	21016-20000-14545
LOS ANGELES	12019 W ADDISON ST	91607	2355001037		Very Low Residential	R1-1	0	1 unit per lot	0.155	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1731165 1064	North Hollywood - Valley Village	Issued Permits	20014-20000-02023
LOS ANGELES	7716 S LA SALLE AVE	90047	6018020012		Very Low Residential	R1-1	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998193 357	South Los Angeles	Issued Permits	21016-10000-05382
LOS ANGELES	13830 W COLLINS ST	91401	2246028001		Very Low Residential	R1-1	0	1 unit per lot	0.1854	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748153 579	Van Nuys - North Sherman Oaks	Issued Permits	19014-20001-02978
LOS ANGELES	4934 N GENEVIEVE AVE	90041	5690026010		Very Low Residential	R1-1	0	1 unit per lot	0.1253	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	160-SA229 345	Northeast Los Angeles	Issued Permits	19010-10000-02738
LOS ANGELES	11801 W ALBERS ST	91607	2348005010		Very Low Residential	R1-1	0	1 unit per lot	0.1797	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748169 1099	North Hollywood - Valley Village	Issued Permits	20014-20000-02626
LOS ANGELES	340 S ANITA AVE	90049	4405033021		Very Low Residential	R1-1	0	1 unit per lot	0.1735	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298141 268	Brentwood - Pacific Palisades	Issued Permits	18016-20000-28506
LOS ANGELES	5125 N SHEARIN AVE	90041	5671009003		Very Low Residential	R1-1	0	1 unit per lot	0.2244	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	162A223 46	Northeast Los Angeles	Issued Permits	19014-10000-05716
LOS ANGELES	5854 1/2 N TROOST AVE	91601	2339011042		Very Low Residential	R1-1	0	1 unit per lot	0.1561	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748169 58	North Hollywood - Valley Village	Issued Permits	20016-10000-17060
LOS ANGELES	1750 W COLORADO BLVD E1 & E2	90041	5689003017			R1-1 ; [Q]C4-1XL	0	1 unit per lot	0.92	Institutional - Homes for Aged and Others - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	162A225 119	Northeast Los Angeles	Issued Permits	18016-20000-16067
LOS ANGELES	1750 W COLORADO BLVD G1 & G2	90041	5689003017			R1-1 ; [Q]C4-1XL	0	1 unit per lot	0.92	Institutional - Homes for Aged and Others - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	162A225 119	Northeast Los Angeles	Issued Permits	18016-20000-16069
LOS ANGELES	1750 W COLORADO BLVD D1 & D2	90041	5689003017			R1-1 ; [Q]C4-1XL	0	1 unit per lot	0.92	Institutional - Homes for Aged and Others - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	162A225 119	Northeast Los Angeles	Issued Permits	18016-20000-16066
LOS ANGELES	1750 W COLORADO BLVD F1 & F2	90041	5689003017			R1-1 ; [Q]C4-1XL	0	1 unit per lot	0.92	Institutional - Homes for Aged and Others - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	162A225 119	Northeast Los Angeles	Issued Permits	18016-20000-16068
LOS ANGELES	3036 W SAGAMORE WAY	90065	5684013021		Low Medium II Residential	R1-1-CDO	0	1 unit per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	159A217 199	Northeast Los Angeles	Issued Permits	20016-20000-15508
LOS ANGELES	2518 W AVENUE 31	90065	5457010004		Low Medium II Residential	R1-1-CDO	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150B213 441	Northeast Los Angeles	Issued Permits	20016-10000-18093
LOS ANGELES	2830 1/2 W AVENUE 33	90065	5457018006		Low Medium II Residential	R1-1-CDO	0	1 unit per lot	0.172	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A215 178	Northeast Los Angeles	Issued Permits	21016-10000-06487
LOS ANGELES	2702 1/2 W AVENUE 31	90065	5457011027		Low Medium II Residential	R1-1-CDO	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150B213 180	Northeast Los Angeles	Issued Permits	18010-10000-02647
LOS ANGELES	3104 N EDWARD AVE	90065	5457012011		Low Medium II Residential	R1-1-CDO	0	1 unit per lot	0.1284	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A213 178	Northeast Los Angeles	Issued Permits	19014-40000-06855
LOS ANGELES	3122 E CHAUCER ST	90065	5454029008		Low Medium II Residential	R1-1-CDO	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A217 184	Northeast Los Angeles	Issued Permits	19010-10000-03839
LOS ANGELES	4312 E YORK BLVD	90041	5473028013		Low Medium II Residential	R1-1-CDO	0	1 unit per lot	0.1175		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-SA219 367	Northeast Los Angeles	Issued Permits	18014-20004-06918
LOS ANGELES	4533 1/2 N CALEDONIA WAY	90065	5679020012		Low Medium II Residential	R1-1-CDO	0	1 unit per lot	0.1652	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	160-SA215 130	Northeast Los Angeles	Issued Permits	20010-20000-02185
LOS ANGELES	632 1/2 W ROMULO ST	90065	5453015025		Low Medium II Residential	R1-1-CDO	0	1 unit per lot	0.069	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	144A219 190	Northeast Los Angeles	Issued Permits	20014-10000-02599
LOS ANGELES	4070 N RANONS AVE	90065	5459018018		Low Medium II Residential	R1-1-CDO	0	1 unit per lot	0.1462	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156B213 215	Northeast Los Angeles	Issued Permits	20016-20000-09130
LOS ANGELES	4612 N AVENUE 40	90065	5683012020		Low Medium II Residential	R1-1-CDO	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	160-SA217 149	Northeast Los Angeles	Issued Permits	21016-20000-09887
LOS ANGELES	3214-3214 1/2 E ARVIA ST	90065	5454028033		Low Medium II Residential	R1-1-CDO	0	1 unit per lot	0.119	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A217 230	Northeast Los Angeles	Issued Permits	20016-20000-11685
LOS ANGELES	4261-4261 1/2 W AVENUE 42	90065	5684011022		Low Medium II Residential	R1-1-CDO	0	1 unit per lot	0.1747	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	159A217 293	Northeast Los Angeles	Issued Permits	20016-10000-31349
LOS ANGELES	3924 E YORK BLVD	90065	5459015027		Low Medium II Residential	R1-1-CDO	0	1 unit per lot	0.1357	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-SA217 306	Northeast Los Angeles	Issued Permits	20014-20000-02822
LOS ANGELES	12016 W PENDLETON ST	91352	2633039019		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.2157	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928165 412	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-03860
LOS ANGELES	11316-11318 N TAMARACK AVE	91340	2616017021		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.2005	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B153 99	Arleta - Pacoima	Issued Permits	20014-20000-01879
LOS ANGELES	11128-11128 1/2 N HERRICK AVE	91331	2533011015		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	210B161 382	Arleta - Pacoima	Issued Permits	19014-20000-05771
LOS ANGELES	13126 W EUSTACE ST	91331	2524011019		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.3443	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	213B161 367	Arleta - Pacoima	Issued Permits	20016-30000-17078
LOS ANGELES	11323-11325 W ARMINTA ST	91352	2314013001		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1257	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898173 466	Sun Valley - La Tuna Canyon	Issued Permits	20016-20000-13311
LOS ANGELES	12744 W WINGO ST	91331	2624004001		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1788	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018161 15	Arleta - Pacoima	Issued Permits	21016-20000-03077
LOS ANGELES	12777 W SUNBURST ST	91331	2623025020		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1664	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048161 454	Arleta - Pacoima	Issued Permits	20014-20000-04787
LOS ANGELES	8715 N HERRICK AVE	91352	2408011001		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1717	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958173 551	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-02355
LOS ANGELES	7648 N RADFORD AVE	91605	2317005034		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1611	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868169 76	Sun Valley - La Tuna Canyon	Issued Permits	20016-20000-14396
LOS ANGELES	11960 W BLYTHE ST	91605	2310017002		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1543	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898165 548	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-00200
LOS ANGELES	11059 W LULL ST	91352	2315009005		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1665	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868173 76	Sun Valley - La Tuna Canyon	Issued Permits	19014-20000-05780
LOS ANGELES	11843 W ELKWOOD ST	91605	2310023021		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1861	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898169 534	Sun Valley - La Tuna Canyon	Issued Permits	20016-10000-15453
LOS ANGELES	11843 W ELKWOOD ST	91605	2310023021		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1861	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898169 534	Sun Valley - La Tuna Canyon	Issued Permits	20016-10001-15453
LOS ANGELES	12681-12683 W LOUVRE ST	91331	2527028014		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138161 358	Arleta - Pacoima	Issued Permits	20016-20000-14375
LOS ANGELES	8846 N TELFAIR AVE	91352	2631013043		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958169 293	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-00792
LOS ANGELES	13443-13443 1/2 W VAUGHN ST	91340	2523013016		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1721	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138157 474	Arleta - Pacoima	Issued Permits	20016-10000-31115
LOS ANGELES	11145 W LULL ST	91352	2315009037		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1547	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868173 95	Sun Valley - La Tuna Canyon	Issued Permits	19014-20000-04326
LOS ANGELES	12881-12883 W FILMORE ST	91331	2533028034		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1336	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138161 874	Arleta - Pacoima	Issued Permits	21016-20000-06802
LOS ANGELES	3531-3531 1/2 E 6TH ST	90023	5188002044		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.129	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123A227 349	Boyle Heights	Issued Permits	20016-10000-21424
LOS ANGELES	13011-13013 W CORCORAN ST	91340	2514018013		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1739	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168161 152	Arleta - Pacoima	Issued Permits	20016-20000-13052
LOS ANGELES	14046 W CHAMBERLAIN ST	91340	2616012010		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1443	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108153 536	Arleta - Pacoima	Issued Permits	20010-20000-00772
LOS ANGELES	12580 1/2 W DEBELL ST	91331	2624018006		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018161 561	Arleta - Pacoima	Issued Permits	19016-20000-26384
LOS ANGELES	13103 W WEIDNER ST	91331	2533004029		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1435	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138161 963	Arleta - Pacoima	Issued Permits	20014-20000-01064
LOS ANGELES	12839-12841 W CORRENTI ST	91331	2624008030		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.2024	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018161 314	Arleta - Pacoima	Issued Permits	20014-20000-01254
LOS ANGELES	11039 W STAGG ST	91352	2314008044		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1344	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898173 642	Sun Valley - La Tuna Canyon	Issued Permits	21014-20000-01453
LOS ANGELES	11910 N BORDEN AVE	91340	2514016055		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1837	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168161 499	Arleta - Pacoima	Issued Permits	19010-20000-04143
LOS ANGELES	11015 W LUDDINGTON ST	91352	2408029009		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.171	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958173 224	Sun Valley - La Tuna Canyon	Issued Permits	20016-20000-30352
LOS ANGELES	12590 W MONTAGUE ST	91331	2624017016		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1615	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018161 258	Arleta - Pacoima	Issued Permits	19014-20000-05335
LOS ANGELES	12938-12940 W KELOWNA ST	91331	2623023021		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1557	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048161 510	Arleta - Pacoima	Issued Permits	20016-20000-32156
LOS ANGELES	12672-12674 W LOUVRE ST	91331	2527029008		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138161 382	Arleta - Pacoima	Issued Permits	20016-20000-21104
LOS ANGELES	11753-11755 N GLENOAKS BLVD	91340	2524018003		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.179	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138157 91	Arleta - Pacoima	Issued Permits	20016-20000-14130
LOS ANGELES	11333-11333 W SATICOY ST	91352	2315011019		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1864	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868173 260	Sun Valley - La Tuna Canyon	Issued Permits	20014-20000-02486
LOS ANGELES	12653-12655 W FILMORE ST	91331	2527029014		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1719	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138161 424	Arleta - Pacoima	Issued Permits	20014-20000-00714
LOS ANGELES	7615 N TUJUNGA AVE	91605	2316009010		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1365	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868173 211	Sun Valley - La Tuna Canyon	Issued Permits	20014-30000-02649
LOS ANGELES	7922 N FAIR AVE	91352	2314007024		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.2561	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898173 370	Sun Valley - La Tuna Canyon	Issued Permits	21010-10000-01191
LOS ANGELES	9218 N TELFAIR AVE	91352	2629012010		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.3099	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988165 218	Sun Valley - La Tuna Canyon	Issued Permits	19014-20000-05399
LOS ANGELES	10651-10653 W FES ST	91352	2404022031		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1692	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928177 275	Sun Valley - La Tuna Canyon	Issued Permits	20016-20000-25956
LOS ANGELES	10079 N TELFAIR AVE	91331	2623022029		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1359	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048161 645	Arleta - Pacoima	Issued Permits	19010-20000-05319
LOS ANGELES	12903 W KAMLOOPS ST	91331	2623023007		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1523	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048161 538	Arleta - Pacoima	Issued Permits	20010-20000-00711
LOS ANGELES	11035 1/2 W SATICOY ST	91352	2315012033		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1802	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868173 227	Sun Valley - La Tuna Canyon	Issued Permits	21014-20000-00043
LOS ANGELES	12435 W BROMWICH ST	91331	2537007015		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.2066	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048165 252	Arleta - Pacoima	Issued Permits	20010-20000-02435
LOS ANGELES	11015 W LUDDINGTON ST	91352	2408029010		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1715	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958173 235	Sun Valley - La Tuna Canyon	Issued Permits	21016-20000-17107
LOS ANGELES	7719 N KLUMP AVE	91352	2315003009		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1527	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898173 871	Sun Valley - La Tuna Canyon	Issued Permits	20014-20000-02368
LOS ANGELES	13224 1/2 W FILMORE ST	91331	2534009019		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.0769	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108157 346	Arleta - Pacoima	Issued Permits	20010-30000-01466
LOS ANGELES	13263 1/2 W FILMORE ST	91331	2535004017		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.0815	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108157 358	Arleta - Pacoima	Issued Permits	20016-20000-05198
LOS ANGELES	11974 W NEENACH ST	91352	2633014010		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958165 785	Sun Valley - La Tuna Canyon	Issued Permits	20014-20000-01086
LOS ANGELES	13178 W JUDD ST	91331	2534012002		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1629	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108157 440	Arleta - Pacoima	Issued Permits	20016-10000-21560
LOS ANGELES	7823 N TUJUNGA AVE	91605	2311010004		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1537	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898173 593	Sun Valley - La Tuna Canyon	Issued Permits	20016-10000-21671
LOS ANGELES	11262-11264 W ARMINTA ST	91352	2314011006		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898173 520	Sun Valley - La Tuna Canyon	Issued Permits	21016-10000-11738
LOS ANGELES	8448 N O'MELVENY AVE	91352	2633033009		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1647	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928169 348	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-01697
LOS ANGELES	10654 W NETTLETON ST	91352	2404022028		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1777	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928177 231	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-02509
LOS ANGELES	8123-8123 1/2 N GENTRY AVE	91605	2310011037		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1394	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898165 100	Sun Valley - La Tuna Canyon	Issued Permits	20014-20000-02497
LOS ANGELES	7613 N BEN AVE	91605	2317002008		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.183	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868165 208	Sun Valley - La Tuna Canyon	Issued Permits	21010-20000-00246
LOS ANGELES	11850 W BLYTHE ST	91605	2310022025		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.183	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898169 357	Sun Valley - La Tuna Canyon	Issued Permits	20014-20000-03052
LOS ANGELES	13180 W KELOWNA ST	91331	2622019001		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1581	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018157 142	Arleta - Pacoima	Issued Permits	21016-10000-04695
LOS ANGELES	11005 W LUDDINGTON ST	91352	2408029008		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1706	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958173 216	Sun Valley - La Tuna Canyon	Issued Permits	21016-20000-01707
LOS ANGELES	11931 W ARMINTA ST	91605	2310021007		Low Medium I Residential	R1-1-CUGU	0	1 unit per lot	0.1545	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898165 591	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-02399
LOS ANGELES	11811 W NEENACH ST	91352	2631010052		Low Medium I Residential	R1-1-CUGU	0	1 unit per l

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	1316 N LONDONDERRY VIEW	90069	5559019024		Low Medium II Residential	R1-1-HCR	0	1 unit per lot	0.1395	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1448173 55	Hollywood	Issued Permits	20010-10000-02111
LOS ANGELES	8411 W RIDPATH DR	90046	5567025022		Low Medium II Residential	R1-1-HCR	0	1 unit per lot	0.0688	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A173 337	Hollywood	Issued Permits	21016-20000-01334
LOS ANGELES	8368 W HOLLYWOOD BLVD	90069	5555026028		Low Medium II Residential	R1-1-HCR	0	1 unit per lot	0.2662	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1478173 1093	Hollywood	Issued Permits	18010-10000-03315
LOS ANGELES	1105 S ST ANDREWS PL	90019	5081029017		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298193 676	Wilshire	Issued Permits	21010-10000-01621
LOS ANGELES	512 1/2 S VAN NESS AVE	90020	5504019013		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.2479	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358189 675	Wilshire	Issued Permits	20010-10000-02065
LOS ANGELES	3612 3/4 S 6TH AVE	90018	5044027004		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.136	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B189 1305	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-30000-19746
LOS ANGELES	370-370 1/2 N AVENUE 53	90042	5469018019		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.445	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-5A225 66	Northeast Los Angeles	Issued Permits	21016-30000-02367
LOS ANGELES	1631 N FAIRFAX AVE	90046	5551016009		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.188	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1478177 465	Hollywood	Issued Permits	19014-20000-07118
LOS ANGELES	14656-14658 W HAYNES ST	91411	2236014012		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1721	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	180B149 519	Van Nuys - North Sherman Oaks	Issued Permits	21016-20000-03297
LOS ANGELES	5062 W BEVERLY BLVD	90004	5515028001		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1542	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388189 458	Wilshire	Issued Permits	21016-10000-03362
LOS ANGELES	201 1/2 N VAN NESS AVE	90004	5516007003		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.303	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388189 699	Wilshire	Issued Permits	20016-10000-16303
LOS ANGELES	3677 S 2ND AVE	90018	5042005041		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.129	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178189 49	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-33088
LOS ANGELES	6115 1/2 E MOUNT ANGELUS DR	90042	5484034015		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.157	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A229 196	Northeast Los Angeles	Issued Permits	20016-10000-24362
LOS ANGELES	2000 N CANYON DR	90068	5587016014		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1859	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-5A191 393	Hollywood	Issued Permits	20014-10000-04930
LOS ANGELES	4516 1/2 N BERKSHIRE AVE	90032	5309026003		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A239 74	Northeast Los Angeles	Issued Permits	19014-10000-07232
LOS ANGELES	534 N MCCADDEN PL	90004	5524024004		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.183	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418185 882	Hollywood	Issued Permits	20014-10000-02193
LOS ANGELES	1930 N TAFT AVE	90068	5587018021		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1582	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A191 99	Hollywood	Issued Permits	20016-10000-22856
LOS ANGELES	5151 W 6TH ST	90036	5507014011		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.241	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358185 387	Wilshire	Issued Permits	20016-20000-33593
LOS ANGELES	512 N LILLIAN WAY	90004	5523009032		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1569	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418185 1099	Wilshire	Issued Permits	21016-20000-11479
LOS ANGELES	1315 1/2 N GENESEE AVE	90046	5551029004		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1549	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1448177 37	Hollywood	Issued Permits	20016-10000-20828
LOS ANGELES	14150 W KITTRIDGE ST	91405	2237010009		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	180B153 547	Van Nuys - North Sherman Oaks	Issued Permits	19010-20000-02029
LOS ANGELES	550 S BRONSON AVE	90020	5504011004		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.0896	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358189 819	Wilshire	Issued Permits	20014-10000-02054
LOS ANGELES	5895 W 2ND ST	90036	5512021017		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.2044	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388181 1241	Wilshire	Issued Permits	20016-20000-31821
LOS ANGELES	268 N LAS PALMAS AVE	90004	5524020005		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1457	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418185 700	Hollywood	Issued Permits	20016-10000-30646
LOS ANGELES	150 1/2 N VISTA ST	90036	5512011029		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388181 600	Wilshire	Issued Permits	20016-10000-14270
LOS ANGELES	800 S 3RD AVE	90005	5092013013		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1522	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328189 620	Wilshire	Issued Permits	19010-10000-03237
LOS ANGELES	867 S WESTCHESTER PL	90005	5092013025		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.179	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328189 895	Wilshire	Issued Permits	20014-30000-00138
LOS ANGELES	3668 S 5TH AVE	90018	5044029019		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B189 1605	West Adams - Baldwin Hills - Leimert	Issued Permits	21010-10000-01646
LOS ANGELES	245 N ARDEN BLVD	90004	5515011001		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.171	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388189 1440	Wilshire	Issued Permits	19014-20000-04292
LOS ANGELES	449 S HIGHLAND AVE	90036	5507013009		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1859	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358185 364	Wilshire	Issued Permits	19016-10001-21217
LOS ANGELES	6756 N TYRONE AVE	91405	2237005009		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	180B153 123	Van Nuys - North Sherman Oaks	Issued Permits	21010-10000-00821
LOS ANGELES	14153 W ARCHWOOD ST	91405	2237006016		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1635	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	180B153 83	Van Nuys - North Sherman Oaks	Issued Permits	19010-30000-02998
LOS ANGELES	860 S WESTCHESTER PL	90005	5092012015		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1893	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328189 875	Wilshire	Issued Permits	20016-10000-06548
LOS ANGELES	109 N FORMOSA AVE	90036	5512023023		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1767	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388181 809	Wilshire	Issued Permits	20016-20000-27876
LOS ANGELES	6133-6133 1/2 E OUTLOOK AVE	90042	5484026027		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-5A229 382	Northeast Los Angeles	Issued Permits	20014-10000-02295
LOS ANGELES	524 N CHEROKEE AVE	90004	5524022005		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1603	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418185 897	Hollywood	Issued Permits	20016-10000-14552
LOS ANGELES	134 S MARTEL AVE	90036	5512015027		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1893	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388181 1029	Wilshire	Issued Permits	20014-30000-02504
LOS ANGELES	235 S LARCHMONT BLVD	90004	5515021019		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1928	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358189 51	Wilshire	Issued Permits	19014-10000-06344
LOS ANGELES	954-956 S WINDSOR BLVD	90019	5090025004		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328189 942	Wilshire	Issued Permits	20014-20000-04453
LOS ANGELES	809 1/2 N AVENUE 64	90042	5486028027		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1179	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A233 269	Northeast Los Angeles	Issued Permits	20016-10000-21214
LOS ANGELES	800-802 S BRONSON AVE	90005	5092005001		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1346	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328189 522	Wilshire	Issued Permits	19016-20000-36104
LOS ANGELES	1100-1100 1/2 S GRAMERCY PL	90019	5081029008		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.2121	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298193 655	Wilshire	Issued Permits	19016-10000-39668
LOS ANGELES	411 S MCCADDEN PL	90020	5507014019		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.2812	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358185 269	Wilshire	Issued Permits	20014-20000-01930
LOS ANGELES	4904 W MARATHON ST	90029	5535029029		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1928	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418193 438	Hollywood	Issued Permits	19014-20000-05375
LOS ANGELES	3705-3705 1/2 S ARLINGTON AVE	90018	5042004014		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.204	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178189 32	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-30000-18403
LOS ANGELES	3705-3707 1/2 S ARLINGTON AVE	90018	5042004014		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.204	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178189 32	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-30001-18403
LOS ANGELES	1935 N TAFT AVE	90068	5587017028		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.19	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A191 89	Hollywood	Issued Permits	20016-20000-10344
LOS ANGELES	159 S MARTEL AVE	90036	5512012012		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1606	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388181 1128	Wilshire	Issued Permits	20016-10000-17759
LOS ANGELES	5903-5903 1/2 E TERRACE DR	90042	5484022032		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1163	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A229 210	Northeast Los Angeles	Issued Permits	19014-10000-03984
LOS ANGELES	163 S POINSETTIA PL	90036	5512018013		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1687	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388181 1148	Wilshire	Issued Permits	19010-20000-06505
LOS ANGELES	6621 N VESPER AVE	91405	2236008027		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.2454	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	180B149 350	Van Nuys - North Sherman Oaks	Issued Permits	19010-10000-05722
LOS ANGELES	2016 N CANYON DR	90068	5587016016		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1652	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-5A191 351	Hollywood	Issued Permits	19010-10000-04606
LOS ANGELES	4086 W LEEWARD AVE	90005	5092011008		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1673	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328189 465	Wilshire	Issued Permits	19010-10000-02417
LOS ANGELES	1968 N CANYON DR	90068	5587016012		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1859	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A191 21	Hollywood	Issued Permits	20014-10000-00136
LOS ANGELES	1968 N CANYON DR	90068	5587016012		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1859	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A191 21	Hollywood	Issued Permits	20014-10001-00136
LOS ANGELES	1616 N FAIRFAX AVE	90046	5551015035		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1944	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1478177 591	Hollywood	Issued Permits	20016-10000-14574
LOS ANGELES	539 N CHEROKEE AVE	90004	5524023016		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1603	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418185 858	Hollywood	Issued Permits	20014-10000-04211
LOS ANGELES	1977 N VAN NESS AVE	90068	5587016021		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1859	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-5A191 392	Hollywood	Issued Permits	20014-10000-03891
LOS ANGELES	7405 W HAWTHORN AVE	90046	5550015017		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.2066	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1478181 334	Hollywood	Issued Permits	20014-20000-01601
LOS ANGELES	6164 E OUTLOOK AVE	90042	5484029016		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.074	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-5A231 263	Northeast Los Angeles	Issued Permits	20016-10000-21998
LOS ANGELES	5635 E BERKSHIRE DR	90032	5309026013		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A239 103	Northeast Los Angeles	Issued Permits	20014-10000-01516
LOS ANGELES	14213 W ARCHWOOD ST	91405	2237006028		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	180B153 79	Van Nuys - North Sherman Oaks	Issued Permits	19014-20000-06156
LOS ANGELES	6145-6147 E OUTLOOK AVE	90042	5484026040		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.2295	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-5A229 352	Northeast Los Angeles	Issued Permits	19014-10000-05343
LOS ANGELES	715 1/2 N HOLLAND AVE	90042	5469003041		Low Medium I Residential	R1-1-HPOZ	0	1 unit per lot	0.1469	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A225 149	Northeast Los Angeles	Issued Permits	21016-10000-11434
LOS ANGELES	847 W 123RD ST	90044	6117009028		Low Medium I Residential	R1-1-O	0	1 unit per lot	0.3473	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0818197 12	Harbor Gateway	Issued Permits	20010-10000-04736
LOS ANGELES	834 W 131ST ST	90247	6117027008		Low Residential	R1-1-O	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0788197 54	Harbor Gateway	Issued Permits	20016-10000-09882
LOS ANGELES	2207 S PATRICIA AVE	90064	4315001047		Low Residential	R1-1-O	0	1 unit per lot	0.13	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298157 790	West Los Angeles	Issued Permits	19010-30000-01964
LOS ANGELES	1268 S MALCOLM AVE	90024	4325003011		Low Residential	R1-1-O	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328153 434	Westwood	Issued Permits	20014-10000-05001
LOS ANGELES	10614-10616 W BLYTHE AVE	90064	4255003009		Low Residential	R1-1-O	0	1 unit per lot	0.1406	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268157 820	West Los Angeles	Issued Permits	21014-30000-00526
LOS ANGELES	3713 1/2 S ST ANDREWS PL	90018	5042017013		Low Residential	R1-1-O	0	1 unit per lot	0.076	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178193 142	South Los Angeles	Issued Permits	21010-10000-02225
LOS ANGELES	4216 W 58TH PL	90043	4019006014		Low Residential	R1-1-O	0	1 unit per lot	0.123	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058181 66	West Adams - Baldwin Hills - Leimert	Issued Permits	21016-20000-10660
LOS ANGELES	4011 1/2 W 60TH ST	90043	4003006032		Low Residential	R1-1-O	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058181 493	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-06136
LOS ANGELES	10588 W OHIO AVE	90024	4326022010		Low Residential	R1-1-O	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328157 565	Westwood	Issued Permits	20016-10000-30333
LOS ANGELES	13223 S HOOVER ST	90247	6117029013		Low Residential	R1-1-O	0	1 unit per lot	0.1641	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0788197 124	Harbor Gateway	Issued Permits	20016-20000-24922
LOS ANGELES	2262 S PELHAM AVE	90064	4320010035		Low Residential	R1-1-O	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268157 95	West Los Angeles	Issued Permits	20016-30000-07198
LOS ANGELES	13917 W LOUVRE ST	91331	2618007021		Low Residential	R1-1-O	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078153 723	Arleta - Pacoima	Issued Permits	20014-20000-03637
LOS ANGELES	13718-13718 1/2 W PIERCE ST	91331	2646014015		Low Residential	R1-1-O	0	1 unit per lot	0.1744	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048157 940	Arleta - Pacoima	Issued Permits	20016-20000-14275
LOS ANGELES	4009 W 60TH ST	90043	4003006033		Low Residential	R1-1-O	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058181 491	West Adams - Baldwin Hills - Leimert	Issued Permits	19014-70000-00147
LOS ANGELES	2361 S SELBY AVE	90064	4320004106		Low Residential	R1-1-O	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268157 607	West Los Angeles	Issued Permits	19016-20000-34373
LOS ANGELES	10715 W TENNESSEE AVE	90064	4320007038		Low Residential	R1-1-O	0	1 unit per lot	0.105	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268157 245	West Los Angeles	Issued Permits	20016-20000-27800
LOS ANGELES	670 S GRETNA GREEN WAY	90049	4404007010		Low Residential	R1-1-O	0	1 unit per lot	0.1606	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298141 202	Brentwood - Pacific Palisades	Issued Permits	21016-10000-10713
LOS ANGELES	1172 S BEVERWIL DR	90035	4330024011		Low Residential	R1-1-O	0	1 unit per lot	0.1521	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	132A167 157	West Los Angeles	Issued Permits	20016-30000-08848
LOS ANGELES	10338 W LOUISIANA AVE	90025	4319006032		Low Residential	R1-1-O	0	1 unit per lot	0.132	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1298161 1438	West Los Angeles	Issued Permits	19010-10000-04196
LOS ANGELES	10584 W ASHTON AVE	90024	4326008020		Low Residential	R1-1-O	0	1 unit per lot	0.118	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328157 192	Westwood	Issued Permits	19014-10000-07034
LOS ANGELES	2529 S WESTWOOD BLVD	90064	4256002006		Low Residential	R1-1-O	0	1 unit per lot	0.1464	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268157 1212	West Los Angeles	Issued Permits	19010-20000-06361
LOS ANGELES	10344 W ILONA AVE	90064	4315015016		Low Residential	R1-1-O	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298161 322	West Los Angeles	Issued Permits	20016-30000-23297

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	13700-13702 W MERCER ST	91331	2618022029		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078157 966	Arleta - Pacoima	Issued Permits	19014-20000-00824
LOS ANGELES	10253 N KEWEN AVE	91331	2620019014		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.1492	Residential - Single Family Residence - Other Improvements Only	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048157 494	Arleta - Pacoima	Issued Permits	20016-20000-05951
LOS ANGELES	10825 N HADDON AVE	91331	2618003023		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.2031	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078153 168	Arleta - Pacoima	Issued Permits	21016-20000-00717
LOS ANGELES	10243 N AMBOY AVE	91331	2646022011		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048157 565	Arleta - Pacoima	Issued Permits	20010-20000-01909
LOS ANGELES	13042 W JOUETT ST	91331	2535027009		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.0769	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078161 184	Arleta - Pacoima	Issued Permits	20010-20000-01009
LOS ANGELES	13309 W TERRA BELLA ST	91331	2646025015		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.1671	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048157 754	Arleta - Pacoima	Issued Permits	20010-20000-00058
LOS ANGELES	10457-10457 1/2 N EL DORADO AVE	91331	2620024044		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.1951	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078161 462	Arleta - Pacoima	Issued Permits	20014-20000-04118
LOS ANGELES	13062 W JOUETT ST	91331	2535027004		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.1538	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078161 218	Arleta - Pacoima	Issued Permits	20014-20000-05040
LOS ANGELES	13103 1/2 W CARL ST	91331	2535023017		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.1629	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078161 66	Arleta - Pacoima	Issued Permits	21010-10000-00755
LOS ANGELES	13101 1/2 W CARL ST	91331	2535023017		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.1629	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078161 63	Arleta - Pacoima	Issued Permits	21010-10000-00753
LOS ANGELES	13747 1/2 W JUDD ST	91331	2618015010		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.2347	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078153 688	Arleta - Pacoima	Issued Permits	20014-20000-01070
LOS ANGELES	10682 N ILEX AVE	91331	2620002014		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.1641	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078157 576	Arleta - Pacoima	Issued Permits	20016-20000-32529
LOS ANGELES	13744 W MERCER ST	91331	2618021022		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078157 1087	Arleta - Pacoima	Issued Permits	20014-20000-02982
LOS ANGELES	13266 W JUDD ST	91331	2535013004		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.1629	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108157 676	Arleta - Pacoima	Issued Permits	19010-20000-04413
LOS ANGELES	10930 N RALSTON AVE	91331	2535013008		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.1629	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108157 798	Arleta - Pacoima	Issued Permits	20010-20000-00622
LOS ANGELES	13529 W WEIDNER ST	91331	2619002018		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.1652	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108157 591	Arleta - Pacoima	Issued Permits	20016-20000-04525
LOS ANGELES	10267 N TELFAIR AVE	91331	2623003012		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.2283	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048161 167	Arleta - Pacoima	Issued Permits	20010-20000-01780
LOS ANGELES	13861-13861 1/2 W DAVENTRY ST	91331	2618003004		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.1859	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078153 224	Arleta - Pacoima	Issued Permits	20016-20000-09145
LOS ANGELES	13507 W LOUVRE ST	91331	2619003008		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.1584	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108157 739	Arleta - Pacoima	Issued Permits	20010-20000-02769
LOS ANGELES	10363 N HADDON AVE	91331	2646008012		Highway Oriented Commercial	R1-1-O-CUGU	0	1 unit per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048157 266	Arleta - Pacoima	Issued Permits	20014-20000-01759
LOS ANGELES	6624 W MOORE DR	90048	5088006015		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328173 244	Wilshire	Issued Permits	17016-10000-15518
LOS ANGELES	1035 S VICTORIA AVE	90019	5082019005		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1974	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328189 1158	Wilshire	Issued Permits	18016-10000-10764
LOS ANGELES	1190 S WINDSOR BLVD	90019	5082021021		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1974	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298185 523	Wilshire	Issued Permits	21016-10000-05838
LOS ANGELES	2345 W 31ST ST	90018	5052008011		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1157	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208189 485	West Adams - Baldwin Hills - Leimert	Issued Permits	18014-20000-02496
LOS ANGELES	1141 S ALVIRA ST	90035	5087011007		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.158	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328173 921	Wilshire	Issued Permits	20016-10000-21339
LOS ANGELES	2038 W 30TH ST	90018	5053006016		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.119	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208193 387	South Los Angeles	Issued Permits	19014-70000-05732
LOS ANGELES	1113 S VICTORIA AVE	90019	5082020004		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1974	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298189 139	Wilshire	Issued Permits	20016-10000-27265
LOS ANGELES	6271 1/2 W DEL VALLE DR	90048	5088016022		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328177 50	Wilshire	Issued Permits	20016-10000-13991
LOS ANGELES	729 S SCHUMACHER DR	90048	5088001031		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358173 951	Wilshire	Issued Permits	20014-20000-05236
LOS ANGELES	2232 W 24TH ST 31-32	90018	5058003022		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.43	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1238189 400	South Los Angeles	Issued Permits	21016-10000-04093
LOS ANGELES	1155 S POINT VIEW ST	90035	5087020012		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328173 1112	Wilshire	Issued Permits	19014-10001-00858
LOS ANGELES	1042 1/2 S ALVIRA ST	90035	5087013006		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1556	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328173 607	Wilshire	Issued Permits	20016-20000-29391
LOS ANGELES	6142 W BARROWS DR	90048	5088004044		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.157	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328177 291	Wilshire	Issued Permits	20014-30000-04726
LOS ANGELES	1139 S LA JOLLA AVE	90035	5087009010		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1478	Residential - Single Family Residence - Mills Act Property	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328173 864	Wilshire	Issued Permits	19016-30000-36999
LOS ANGELES	2026 W 28TH ST	90018	5053003025		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238193 1063	South Los Angeles	Issued Permits	18014-10000-02601
LOS ANGELES	1234 S WESTCHESTER PL	90019	5081021007		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.2066	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298189 830	Wilshire	Issued Permits	20016-10000-09220
LOS ANGELES	1114 S DUNSMUIR AVE	90019	5085011007		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1561	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328181 1030	Wilshire	Issued Permits	20016-10000-05238
LOS ANGELES	912 S MASSELIN AVE	90036	5089018014		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328177 545	Wilshire	Issued Permits	20014-10000-00873
LOS ANGELES	2229 W 29TH ST	90018	5052020027		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208189 140	South Los Angeles	Issued Permits	20014-20000-05834
LOS ANGELES	2206 1/2 W 31ST ST	90018	5052023032		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208189 578	South Los Angeles	Issued Permits	20014-10000-02639
LOS ANGELES	837 S RIDGELEY DR	90036	5089019035		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1486		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328181 360	Wilshire	Issued Permits	20016-10001-10780
LOS ANGELES	812 S SIERRA BONITA AVE	90036	5089017003		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1767	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328177 296	Wilshire	Issued Permits	20014-20000-00148
LOS ANGELES	6524 W MOORE DR	90048	5088007013		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328173 270	Wilshire	Issued Permits	17014-30000-02460
LOS ANGELES	1021-1021 1/2 S STEARNS DR	90035	5087018003		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1212	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328173 502	Wilshire	Issued Permits	20010-10000-03298
LOS ANGELES	2238-2240 W 30TH ST	90018	5052022026		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208189 387	South Los Angeles	Issued Permits	20016-10000-15580
LOS ANGELES	931 S DUNSMUIR AVE	90036	5089025024		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.185	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328181 560	Wilshire	Issued Permits	19016-10000-39905
LOS ANGELES	1054 S DUNSMUIR AVE	90019	5085011002		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1595	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328181 914	Wilshire	Issued Permits	20016-10000-33428
LOS ANGELES	928 S GENESEE AVE	90036	5086024014		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1365	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328177 572	Wilshire	Issued Permits	20014-30000-01319
LOS ANGELES	2533 S 7TH AVE	90018	5059016023		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1497	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238189 608	West Adams - Baldwin Hills - Leimert	Issued Permits	21014-10000-01012
LOS ANGELES	2155-2157 W 29TH PL	90018	5052027021		Low Residential	R1-1-O-HPOZ	0	1 unit per lot	0.1348	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208189 111	South Los Angeles	Issued Permits	21016-10000-06899
LOS ANGELES	6256 W DREXEL AVE	90048	5510010021		General Commercial	R1-1-O-RFA	0	1 unit per lot	0.1388	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358177 164	Wilshire	Issued Permits	20016-20000-19146
LOS ANGELES	6363 W COLGATE AVE	90048	5511039011		General Commercial	R1-1-O-RFA	0	1 unit per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358177 67	Wilshire	Issued Permits	19014-30001-06175
LOS ANGELES	6612 W DREXEL AVE	90048	5510007034		General Commercial	R1-1-O-RFA	0	1 unit per lot	0.1388	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358173 231	Wilshire	Issued Permits	20016-20000-08411
LOS ANGELES	6362 W DREXEL AVE	90048	5510009022		General Commercial	R1-1-O-RFA	0	1 unit per lot	0.1388	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358173 318	Wilshire	Issued Permits	20016-20000-08400
LOS ANGELES	6239 W DREXEL AVE	90048	5510001006		General Commercial	R1-1-O-RFA	0	1 unit per lot	0.1388	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358177 135	Wilshire	Issued Permits	20016-10000-14945
LOS ANGELES	6245 W DREXEL AVE	90048	5510001007		General Commercial	R1-1-O-RFA	0	1 unit per lot	0.1388	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358177 133	Wilshire	Issued Permits	20010-10000-01512
LOS ANGELES	6436 W DREXEL AVE	90048	5510008029		General Commercial	R1-1-O-RFA	0	1 unit per lot	0.1388	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358173 276	Wilshire	Issued Permits	20016-10000-32823
LOS ANGELES	6430 W DREXEL AVE	90048	5510008030		General Commercial	R1-1-O-RFA	0	1 unit per lot	0.1388	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358173 281	Wilshire	Issued Permits	19010-20000-06443
LOS ANGELES	6510 W 5TH ST	90048	5511013023		General Commercial	R1-1-O-RFA	0	1 unit per lot	0.14	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358173 385	Wilshire	Issued Permits	19010-30000-04390
LOS ANGELES	6461 W COLGATE AVE	90048	5511041012		General Commercial	R1-1-O-RFA	0	1 unit per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358173 86	Wilshire	Issued Permits	19016-30000-40923
LOS ANGELES	9923 N PALI AVE	91042	2571017045		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.1742	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018205 370	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20014-10000-02254
LOS ANGELES	10542-10544 N HELENDALE AVE	91042	2557020008		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.112	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078197 1257	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20016-20000-11736
LOS ANGELES	6649-6651 W OLCOTT ST	91042	2570008025		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.3112	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	202-5A203 102	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tu	Issued Permits	19014-20000-03289
LOS ANGELES	7845-7847 W FORSYTHE ST	90048	2556009020		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.0856	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	208-5A195 132	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20014-20000-02690
LOS ANGELES	10435 N WHITEGATE AVE	91040	2559007031		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.3479		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048193 249	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	21016-10000-01831
LOS ANGELES	10443-10443 N LAS LUNITAS AVE	91042	2565011043		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048197 272	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20014-20000-03758
LOS ANGELES	10213 N QUILL AVE	91042	2560022008		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.1464	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048189 878	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20016-20000-23896
LOS ANGELES	10250 N WOODWARD AVE	91040	2559016011		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.2094	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048193 731	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	21016-20000-05024
LOS ANGELES	8305 W WENTWORTH ST	90040	5551025024		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.1134	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078189 153	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	18016-10000-39945
LOS ANGELES	8416-8418 W GRENOBLE ST	90040	5555025026		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.2088	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078189 1057	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	21016-20000-15258
LOS ANGELES	10011 N BREIDT AVE	91042	2570010004		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.1652	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	202-5A203 175	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	19010-20000-01986
LOS ANGELES	10251 N ORO VISTA AVE	91042	2560023002		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.1381	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048189 709	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20014-30000-05060
LOS ANGELES	10332 N SAMOA AVE NORT	91042	2565007043		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.1739	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048201 361	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20016-20000-04590
LOS ANGELES	10608 N NASSAU AVE	91040	2556020032		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.2056	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	207A193 325	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20014-10000-02619
LOS ANGELES	10507 N WILSEY AVE	91042	2557022026		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.154	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048197 47	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20014-10000-04243
LOS ANGELES	7733 W BECKETT ST	91042	2558042021		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.1177	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048193 1035	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20016-10000-10333
LOS ANGELES	7737 W BECKETT ST	91042	2558042022		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.117	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048193 1033	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20016-10000-10406
LOS ANGELES	10750 N NASSAU AVE	91040	2556002002		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.2725	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	208-5A193 412	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20010-20000-02364
LOS ANGELES	10754 N NASSAU AVE	91040	2556002002		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.2725	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	208-5A193 405	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20010-20000-02366
LOS ANGELES	10758 N NASSAU AVE	91040	2556002002		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.2725	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	208-5A193 392	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20010-20000-02367
LOS ANGELES	10432-10434 N FERNGLEN AVE	91042	2558018006		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.168	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048197 340	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20014-20000-03687
LOS ANGELES	8205 W APPERSON ST	91040	2560028001		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.1508	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048193 683	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	17016-20000-25973
LOS ANGELES	10437 N LAS LUNITAS AVE	91042	2565011045		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	10349 N HILLHAVEN AVE	91042	2565010070		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048197 1176	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tu	Issued Permits	18010-20000-04758
LOS ANGELES	10347 N HILLHAVEN AVE	91042	2565010070		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048197 1176	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	18010-20000-04756
LOS ANGELES	6438 W DAY ST	91042	2570003009		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.1762	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	204A205 504	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20014-20000-01735
LOS ANGELES	10418 N TUJUNGA CANYON BLVD	91042	2565011052		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.1419	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048197 427	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20010-20000-04278
LOS ANGELES	7720 W JAYSEE ST	91042	2537002026		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.1258	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	208-5A195 274	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	19010-20000-04835
LOS ANGELES	10234 N MT GLEASON AVE	91042	2558043024		Low Medium II Residential	R1-1-RFA	0	1 unit per lot	0.1217	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048193 834	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tu	Issued Permits	20010-20000-03473
LOS ANGELES	11111-11113 W VALLEY SPRING LANE	91602	2366009002			R1-1-RFA-RIO	0	1 unit per lot	0.2155	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658173 658	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	18014-30001-00420
LOS ANGELES	11573 W LANDALE ST	91602	2365004011			R1-1-RFA-RIO	0	1 unit per lot	0.2209		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658169 45	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	17014-10001-05940
LOS ANGELES	12123 W MAXWELLTON ROAD	91604	2369006005		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1745	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628165 518	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-20000-02261
LOS ANGELES	6844 N YOLANDA AVE	91335	2126024012		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1928		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838121 936	Reseda - West Van Nuys	Issued Permits	20010-20000-02094
LOS ANGELES	3227 1/4-3229 1/4 W MADERA AVE	90039	5437004019		Low II Residential	R1-1-RIO	0	1 unit per lot	0.124	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1538209 994	Northeast Los Angeles	Issued Permits	20014-20000-01918
LOS ANGELES	3231 1/4-3233 1/4 W MADERA AVE	90039	5437004019		Low II Residential	R1-1-RIO	0	1 unit per lot	0.124	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1538209 994	Northeast Los Angeles	Issued Permits	20010-20000-02933
LOS ANGELES	10747 W VALLEYHEART DR	91604	2423032013		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1097	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628177 223	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-30000-01929
LOS ANGELES	6624-6624 1/2 N BLEWETT AVE	91406	2233008013		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808141 332	Van Nuys - North Sherman Oaks	Issued Permits	21014-20000-00180
LOS ANGELES	13918 W VALLEYHEART DR	91423	2271004010		Low II Residential	R1-1-RIO	0	1 unit per lot	0.2257	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688153 606	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-30000-03055
LOS ANGELES	4641 N VARNA AVE	91423	2360017012		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1766	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688157 596	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	20014-20000-03574
LOS ANGELES	19172 W DELANO ST	91335	2128021005		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1595	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778121 367	Reseda - West Van Nuys	Issued Permits	20016-10000-17593
LOS ANGELES	18147 W WELBY WAY	91335	2125020031		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1399	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808125 85	Reseda - West Van Nuys	Issued Permits	20010-10000-03361
LOS ANGELES	12746 W MILBANK ST	91604	2362016030		Low II Residential	R1-1-RIO	0	1 unit per lot	0.4315	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688161 1088	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-20000-05119
LOS ANGELES	6516 N WHITMAN AVE	91406	2233005033		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1297		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808141 632	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-02031
LOS ANGELES	6731 N AMIGO AVE	91335	2126030003		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1383	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808121 92	Reseda - West Van Nuys	Issued Permits	19014-20000-07005
LOS ANGELES	17333 W BULLOCK ST	91316	2254033023		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778133 33	Encino - Tarzana	Issued Permits	20016-20000-08219
LOS ANGELES	5744 N NEWCASTLE AVE	91316	2159017017		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1262		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748129 244	Encino - Tarzana	Issued Permits	20014-20000-00651
LOS ANGELES	3934 W LEGION LANE	90039	5435036039		Low II Residential	R1-1-RIO	0	1 unit per lot	0.21	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A205 74	Northeast Los Angeles	Issued Permits	20016-20000-11687
LOS ANGELES	19534-19536 W GILMORE ST	91335	2132014004		Low II Residential	R1-1-RIO	0	1 unit per lot	0.154	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808117 824	Reseda - West Van Nuys	Issued Permits	20016-10000-16019
LOS ANGELES	18326 W CALVERT ST	91335	2124012026		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778125 582	Reseda - West Van Nuys	Issued Permits	21016-10000-01504
LOS ANGELES	19014 W VICTORY BLVD	91335	2128005003		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1724	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808121 598	Reseda - West Van Nuys	Issued Permits	19014-20000-01334
LOS ANGELES	19052 1/2 W FRIAR ST	91335	2128007009		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1651	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778121 30	Reseda - West Van Nuys	Issued Permits	20014-20000-03844
LOS ANGELES	4276 1/2 N BRUNSWICK AVE	90039	5594021003		Low II Residential	R1-1-RIO	0	1 unit per lot	0.157	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	159B205 508	Northeast Los Angeles	Issued Permits	21010-10000-01619
LOS ANGELES	6660 N SHIRLEY AVE	91335	2131005017		Low II Residential	R1-1-RIO	0	1 unit per lot	0.138	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808117 257	Reseda - West Van Nuys	Issued Permits	20016-20000-33457
LOS ANGELES	6136 N ZELZAH AVE	91316	2123026019		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778129 280	Reseda - West Van Nuys	Issued Permits	20014-20000-01084
LOS ANGELES	7032-7032 1/2 N OAKDALE AVE	91306	2135018019		Low II Residential	R1-1-RIO	0	1 unit per lot	0.188	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838113 323	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19016-30000-01499
LOS ANGELES	6154-6156 N AURA AVE	91335	2131014013		Low II Residential	R1-1-RIO	0	1 unit per lot	0.171	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778117 398	Reseda - West Van Nuys	Issued Permits	21016-20000-11797
LOS ANGELES	3068 N TYBURN ST	90039	5437015017		Low II Residential	R1-1-RIO	0	1 unit per lot	0.139	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538209 816	Northeast Los Angeles	Issued Permits	20014-20000-01589
LOS ANGELES	3068 N TYBURN ST	90039	5437015017		Low II Residential	R1-1-RIO	0	1 unit per lot	0.139	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538209 816	Northeast Los Angeles	Issued Permits	20014-20001-01589
LOS ANGELES	2941 1/2 N GRACIA ST	90039	5437024024		Low II Residential	R1-1-RIO	0	1 unit per lot	0.209	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	151-5A209 12	Northeast Los Angeles	Issued Permits	20016-20000-20420
LOS ANGELES	19160 W SCHOOLCRAFT ST	91335	2129010007		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1504	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838121 699	Reseda - West Van Nuys	Issued Permits	20016-10000-02930
LOS ANGELES	17814 W OXNARD ST	91316	2159026012		Low II Residential	R1-1-RIO	0	1 unit per lot	0.2262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778129 404	Encino - Tarzana	Issued Permits	20010-20000-00998
LOS ANGELES	14822 W HESBY ST	91403	2263030033		Low II Residential	R1-1-RIO	0	1 unit per lot	0.155	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	171A149 245	Van Nuys - North Sherman Oaks	Issued Permits	21010-20000-01532
LOS ANGELES	14644 W ADDISON ST	91403	2263027003		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1394	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	171A149 338	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-02821
LOS ANGELES	6704 N BLUCHER AVE	91406	2234005023		Low II Residential	R1-1-RIO	0	1 unit per lot	0.2596	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808141 173	Van Nuys - North Sherman Oaks	Issued Permits	19010-30000-02544
LOS ANGELES	4318 N KUMP AVE	91602	2366010017		Low II Residential	R1-1-RIO	0	1 unit per lot	0.2598	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658173 565	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20014-20000-01532
LOS ANGELES	6410 N YOLANDA AVE	91335	2127007003		Low II Residential	R1-1-RIO	0	1 unit per lot	0.173	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808121 549	Reseda - West Van Nuys	Issued Permits	20014-20000-01335
LOS ANGELES	6908 N TAMPA AVE	91335	2129008010		Low II Residential	R1-1-RIO	0	1 unit per lot	0.157	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838117 794	Reseda - West Van Nuys	Issued Permits	20014-20000-02647
LOS ANGELES	6850 N LUBAO AVE	91306	2135024001		Low II Residential	R1-1-RIO	0	1 unit per lot	0.155	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838113 755	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-28774
LOS ANGELES	6903 N NESTLE AVE	91335	2125031031		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838125 820	Reseda - West Van Nuys	Issued Permits	19014-10000-04978
LOS ANGELES	5828 N HALBRENT AVE	91411	2243018020		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1487	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748145 91	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-01005
LOS ANGELES	11243 W RYE ST	91602	2366002009		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1292	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658173 261	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	21014-10000-02225
LOS ANGELES	7038-7040 N QUAKERTOWN AVE	91306	2135009009		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1859	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838113 297	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-27088
LOS ANGELES	4181 N BAXMAN AVE	91602	2366031021		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658173 950	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-20000-01885
LOS ANGELES	6531 N JAMIESON AVE	91335	2123007005		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1379	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808129 587	Reseda - West Van Nuys	Issued Permits	20016-10000-16454
LOS ANGELES	4504 N VARNA AVE	91423	2360019027		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1859	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658157 117	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20016-10000-17595
LOS ANGELES	12748 W LANDALE ST	91604	2362014027		Low II Residential	R1-1-RIO	0	1 unit per lot	0.2672	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658161 132	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	20010-20000-05023
LOS ANGELES	12746 W LANDALE ST	91604	2362014027		Low II Residential	R1-1-RIO	0	1 unit per lot	0.2672	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658161 132	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-20000-05022
LOS ANGELES	4533 N MAMMOTH AVE	91423	2271006007		Low II Residential	R1-1-RIO	0	1 unit per lot	0.2618	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688153 718	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19010-20000-05454
LOS ANGELES	5655 N LOUISE AVE	91316	2254035016		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1388	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748133 423	Encino - Tarzana	Issued Permits	20014-10000-04431
LOS ANGELES	5655 N LOUISE AVE	91316	2254035016		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1388	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748133 423	Encino - Tarzana	Issued Permits	20014-10001-04431
LOS ANGELES	17521 W GILMORE ST	91406	2229027008		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1477		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808129 826	Reseda - West Van Nuys	Issued Permits	19014-10001-04017
LOS ANGELES	19433 W FRIAR ST	91335	2131011017		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1568	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808117 978	Reseda - West Van Nuys	Issued Permits	20016-10000-10715
LOS ANGELES	14821 W OTSEGO ST	91403	2263038043		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	171A149 124	Van Nuys - North Sherman Oaks	Issued Permits	21014-10000-01182
LOS ANGELES	6931-6933 N WILBUR AVE	91335	2129023001		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1403	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838121 690	Reseda - West Van Nuys	Issued Permits	20016-20000-11052
LOS ANGELES	6250-6252 N AURA AVE	91335	2131013012		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1515	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778117 189	Reseda - West Van Nuys	Issued Permits	20016-20000-30349
LOS ANGELES	6517 N TAMPA AVE	91335	2131009023		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1402	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808117 662	Reseda - West Van Nuys	Issued Permits	20014-10000-01211
LOS ANGELES	4032 N CARTWRIGHT AVE	91604	2423034019		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1652	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628177 232	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20014-10000-05337
LOS ANGELES	17622 W SCHOOLCRAFT ST	91335	2130009002		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838117 684	Reseda - West Van Nuys	Issued Permits	21016-20000-00244
LOS ANGELES	3462 W LARGA AVE	90039	5436025011		Low II Residential	R1-1-RIO	0	1 unit per lot	0.155	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538209 337	Northeast Los Angeles	Issued Permits	20014-20000-02746
LOS ANGELES	17130 W MARTHA ST	91316	2255021006		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1512	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748133 497	Encino - Tarzana	Issued Permits	21014-20000-00393
LOS ANGELES	7155 N OAKDALE AVE	91306	2135008019		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1842	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838113 75	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19014-20000-05726
LOS ANGELES	4415 N ATOLL AVE	91423	2360030058		Low II Residential	R1-1-RIO	0	1 unit per lot	0.2325	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658157 283	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	21010-20000-00054
LOS ANGELES	6640-6642 N GAVIOTA AVE	91406	2233018045		Low II Residential	R1-1-RIO	0	1 unit per lot	0.205	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808141 271	Van Nuys - North Sherman Oaks	Issued Permits	21016-10000-02628
LOS ANGELES	6415 N WILBUR AVE	91335	2128004043		Low II Residential	R1-1-RIO	0	1 unit per lot	0.157	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808121 541	Reseda - West Van Nuys	Issued Permits	20010-20000-01282
LOS ANGELES	6629-6631 N BALCOM AVE	91335	2122019011		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1491		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808129 348	Reseda - West Van Nuys	Issued Permits	20016-20000-10267
LOS ANGELES	6449-6453 N LUBAO AVE	91367	2134039022		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1785	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808113 714	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-12305
LOS ANGELES	3808 1/2 W REVERE AVE	90039	5435008002		Low II Residential	R1-1-RIO	0	1 unit per lot	0.155	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A207 161	Northeast Los Angeles	Issued Permits	20014-30000-04143
LOS ANGELES	14820 W ADDISON ST	91403	2263029010		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	171A149 320	Van Nuys - North Sherman Oaks	Issued Permits	20016-20000-08570
LOS ANGELES	5026 N SUNNYSLOPE AVE	91423	2359007016		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1655	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	171B157 967	Van Nuys - North Sherman Oaks	Issued Permits	20016-10000-24939
LOS ANGELES	19932 W VANOWEN ST	91306	2134012036		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1569	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808113 40	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-02788
LOS ANGELES	4357 N ELMER AVE	91602	2366006015		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1237	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658173 447	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	21016-20000-07633
LOS ANGELES	6720 N QUAKERTOWN AVE	91306	2134011034		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1652	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808113 121	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-10000-11498
LOS ANGELES	6546 N BOTHWELL ROAD	91335	2132011028		Low II Residential	R1-1-RIO	0	1 unit per lot	0.161	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808117 588	Reseda - West Van Nuys	Issued Permits	20014-20000-01537
LOS ANGELES	22139 W GAULT ST	91303	2024012018		Low II Residential	R1-1-RIO	0	1 unit per lot	0.2755	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838101 174	Canoga Park-West Hills-Winnetka-Woodland Hill	Issued Permits	20010-20000-02788
LOS ANGELES	5818-5818 1/2 N LINDLEY AVE	91316	2159009014		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1404		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748125 60	Encino - Tarzana	Issued Permits	19014-20000-00041
LOS ANGELES	6504 N BLEWETT AVE	91406	2233007031		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1297	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	19542 W HAMLIN ST	91335	2132012004	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1586	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808117 670	Reseda - West Van Nuys	Issued Permits	20014-20000-02886
LOS ANGELES	4851 N STERN AVE	91423	2269019013	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1354	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688153 208	Van Nuys - North Sherman Oaks	Issued Permits	20016-20000-21879
LOS ANGELES	3338 W GARDEN AVE	90039	5437005007	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538209 702	Northeast Los Angeles	Issued Permits	20010-20000-02947
LOS ANGELES	18563-18563 1/2 W HAYNES ST	91335	2127011013	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1608	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808125 470	Reseda - West Van Nuys	Issued Permits	21016-10000-04424
LOS ANGELES	19451 W VANOWEN ST	91335	2130016020	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1501	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838117 1022	Reseda - West Van Nuys	Issued Permits	21014-20000-01406
LOS ANGELES	7008 N CLAIRE AVE	91335	2129004002	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.161	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838121 536	Reseda - West Van Nuys	Issued Permits	20014-20000-05350
LOS ANGELES	6444-6446 N GEYSER AVE	91335	2127002012	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1404	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808121 443	Reseda - West Van Nuys	Issued Permits	20014-20000-01817
LOS ANGELES	5942 N LINDLEY AVE	91316	2159009002	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1404	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778125 799	Encino - Tarzana	Issued Permits	20010-20000-02906
LOS ANGELES	4327-4329 N AGNES AVE	91604	2368013040	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658165 551	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	21010-20000-00788
LOS ANGELES	4327-4329 N AGNES AVE	91604	2368013040	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658165 551	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	21010-20000-00786
LOS ANGELES	17927 W WELBY WAY	91335	2122023041	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1431	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808129 65	Reseda - West Van Nuys	Issued Permits	21014-10000-02053
LOS ANGELES	4532 N LENNOX AVE	91423	2265016037	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688153 733	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20016-20000-24977
LOS ANGELES	19198-19200 W ERWIN ST	91335	2128024005	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1651	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778121 235	Reseda - West Van Nuys	Issued Permits	21016-20000-00088
LOS ANGELES	3253 W GARDEN AVE	90039	5436028027	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538209 903	Northeast Los Angeles	Issued Permits	21014-20000-01379
LOS ANGELES	6912-6914 N TUNNEY AVE	91335	2130020024	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1384	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838117 775	Reseda - West Van Nuys	Issued Permits	20014-10000-01869
LOS ANGELES	4406 N MATILIJA AVE	91423	2271009002	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.2638	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658153 303	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19010-30000-03708
LOS ANGELES	3770 W GLENFELIZ BLVD	90039	5435031009	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1512	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-5A207 59	Northeast Los Angeles	Issued Permits	21014-10000-02364
LOS ANGELES	18015-18017 W COLLINS ST	91316	2159017001	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1262	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748129 497	Encino - Tarzana	Issued Permits	20014-20000-01940
LOS ANGELES	18934-18936 W SYLVAN ST	91335	2128008004	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1694	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778121 146	Reseda - West Van Nuys	Issued Permits	21016-10000-05999
LOS ANGELES	3332 W MADERA AVE	90039	5437010021	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538209 837	Northeast Los Angeles	Issued Permits	20010-30000-03134
LOS ANGELES	5024 N GREENBUSH AVE	91423	2359008017	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1656	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718157 972	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-02379
LOS ANGELES	18911 W ERWIN ST	91335	2128008008	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1629	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778121 227	Reseda - West Van Nuys	Issued Permits	19010-20000-02938
LOS ANGELES	4477 N MAMMOTH AVE	91423	2271009020	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.5277	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658153 41	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	20010-20000-02022
LOS ANGELES	4473 N MAMMOTH AVE	91423	2271009020	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.5277	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658153 70	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	20010-20000-02020
LOS ANGELES	4471 N MAMMOTH AVE	91423	2271009020	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.5277	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658153 70	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-20000-02019
LOS ANGELES	4475 N MAMMOTH AVE	91423	2271009020	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.5277	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658153 41	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-20000-02021
LOS ANGELES	19243 W HART ST	91335	2129007024	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1779	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838117 550	Reseda - West Van Nuys	Issued Permits	18010-20000-02086
LOS ANGELES	3914 W BOYCE AVE	90039	5435010005	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A207 29	Northeast Los Angeles	Issued Permits	20014-10000-05787
LOS ANGELES	22050 W HART ST	91303	2024003015	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1629	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838101 411	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-03691
LOS ANGELES	5009 N VARNA AVE	91423	2359008011	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1656	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718157 1035	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-00708
LOS ANGELES	13811-13813 W HARTSOOK ST	91423	2269006012	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1696	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718153 514	Van Nuys - North Sherman Oaks	Issued Permits	20010-10000-01677
LOS ANGELES	6914 N GARDEN GROVE AVE	91335	2125029009	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1549	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838125 776	Reseda - West Van Nuys	Issued Permits	20014-20000-05797
LOS ANGELES	19534 W VOSE ST	91335	2130031017	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1717	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838117 442	Reseda - West Van Nuys	Issued Permits	20010-20000-04062
LOS ANGELES	3206 N GRACIA ST	90039	5436021027	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.103	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538209 701	Northeast Los Angeles	Issued Permits	20014-20000-03119
LOS ANGELES	22039 W VANOWEN ST	91303	2024006003	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838101 827	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-04451
LOS ANGELES	19154-19156 W ERWIN ST	91335	2128024002	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1651	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778121 238	Reseda - West Van Nuys	Issued Permits	19014-20000-04923
LOS ANGELES	6635-6637 N PETIT AVE	91406	2231017028	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1595	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808137 196	Reseda - West Van Nuys	Issued Permits	21016-10000-08978
LOS ANGELES	15403 W ARCHWOOD ST	91406	2234023013	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1638	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 53	Van Nuys - North Sherman Oaks	Issued Permits	19010-20000-05133
LOS ANGELES	6730 N LINDLEY AVE	91335	2122028015	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.3898	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808125 119	Reseda - West Van Nuys	Issued Permits	20014-20000-03740
LOS ANGELES	22136 W HART ST	91303	2024010005	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838101 403	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-05398
LOS ANGELES	15202 W MARTHA ST	91411	2243008006	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1397	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748145 426	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-02197
LOS ANGELES	4552 N VARNA AVE	91423	2360019019	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1859	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688157 877	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20014-20000-03660
LOS ANGELES	17214 W WELBY WAY	91406	2230014008	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1848	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808133 69	Reseda - West Van Nuys	Issued Permits	20014-10000-00342
LOS ANGELES	4227 N KLUMP AVE	91602	2366015014	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1278	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658173 847	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20016-20000-12514
LOS ANGELES	3755 W VALLEYBROOK ROAD	90039	5435032008	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	154-5A207 205	Northeast Los Angeles	Issued Permits	17016-20000-14640
LOS ANGELES	5151 N NAGLE AVE	91423	2359002001	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1626	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718157 638	Van Nuys - North Sherman Oaks	Issued Permits	21014-20000-00284
LOS ANGELES	4363 N LEDGE AVE	91602	2424018022	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1822	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658177 460	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-20000-04016
LOS ANGELES	4340 N BELLINGHAM AVE	91604	2367004008	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.241	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658165 494	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-30000-00592
LOS ANGELES	4342 N BELLINGHAM AVE	91604	2367004008	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.241	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658165 472	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-30000-03718
LOS ANGELES	4449 N CAMELLIA AVE	91602	2365007014	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.4644	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658169 98	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19010-20000-02775
LOS ANGELES	4429 N GENTRY AVE	91607	2364013040	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.2324	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658165 243	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	21014-20000-00632
LOS ANGELES	3224 W ATWATER AVE	90039	5436021033	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1602	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538209 898	Northeast Los Angeles	Issued Permits	20016-10000-14418
LOS ANGELES	4101 N CAMELLIA AVE	91604	2368024016	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.4183	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628169 226	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	21010-20000-01101
LOS ANGELES	4103 N CAMELLIA AVE	91604	2368024016	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.4183	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628169 226	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	21010-20000-01100
LOS ANGELES	4324 N CAMELLIA AVE	91604	2365028024	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1394	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658169 508	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-20000-01781
LOS ANGELES	4073 N WILKINSON AVE	91604	2367009020	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658165 1247	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19014-20000-06594
LOS ANGELES	3783 1/2 W GLENFELIZ BLVD	90039	5435023025	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1083	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A207 443	Northeast Los Angeles	Issued Permits	19014-10000-05993
LOS ANGELES	6642 N FORBES AVE	91406	2231020045	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1414	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808133 143	Reseda - West Van Nuys	Issued Permits	20016-20000-32914
LOS ANGELES	16425-16427 W GILMORE ST	91406	2231003008	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1506	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808137 619	Reseda - West Van Nuys	Issued Permits	20016-10000-22999
LOS ANGELES	3332 W CASITAS AVE	90039	5436007012	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538209 293	Northeast Los Angeles	Issued Permits	19014-30000-06364
LOS ANGELES	4210 N ELMER AVE	91602	2366015007	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658173 908	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	21014-20000-00599
LOS ANGELES	6632 N MCCLENNAN AVE	91406	2231021038	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1411	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808133 168	Reseda - West Van Nuys	Issued Permits	20014-20000-05452
LOS ANGELES	19201 W HARTLAND ST	91335	2129013012	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1698	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838117 942	Reseda - West Van Nuys	Issued Permits	19010-20000-05633
LOS ANGELES	12434 W KLING ST	91604	2364008039	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1749	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688165 740	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	21016-20000-01079
LOS ANGELES	3903-3905 W REVERE AVE	90039	5435040040	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.124	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-5A207 275	Northeast Los Angeles	Issued Permits	20016-10000-21654
LOS ANGELES	20008 W VANOWEN ST	91306	2134012027	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1576	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808113 32	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-10000-31421
LOS ANGELES	19539 W BASSETT ST	91335	2130009023	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1354	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838117 744	Reseda - West Van Nuys	Issued Permits	20016-20000-20175
LOS ANGELES	18220 W WELBY WAY	91335	2125019028	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1432	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808125 133	Reseda - West Van Nuys	Issued Permits	20010-20000-02321
LOS ANGELES	3831 1/4 W BRUNSWICK AVE	90039	5435011025	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.124	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A207 184	Northeast Los Angeles	Issued Permits	20016-10000-21966
LOS ANGELES	15210-15212 W KITTRIDGE ST	91405	2235002019	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1373	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 393	Van Nuys - North Sherman Oaks	Issued Permits	21016-20000-13480
LOS ANGELES	3436 N GARDENSIDE LANE	90039	5435022013	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1652	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	156A207 322	Northeast Los Angeles	Issued Permits	18014-10000-01585
LOS ANGELES	6899 N LINDLEY AVE	91335	2125026013	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1365	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838125 826	Reseda - West Van Nuys	Issued Permits	20014-20000-01631
LOS ANGELES	6251-6253 N CHIMINEAS AVE	91335	2124021008	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1285	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778125 347	Reseda - West Van Nuys	Issued Permits	20016-20000-30059
LOS ANGELES	5016 N RANCHITO AVE	91423	2269005007	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1939	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718153 758	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-00048
LOS ANGELES	4538 N ALLOTT AVE	91423	2360015037	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1916	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688157 882	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19016-20000-12042
LOS ANGELES	4713 N SUNNYSLOPE AVE	91423	2359021040	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1794	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688157 474	Van Nuys - North Sherman Oaks	Issued Permits	20014-10000-05233
LOS ANGELES	4012-4014 N VESELICH AVE	90039	5594029021	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.0482	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-5A205 109	Northeast Los Angeles	Issued Permits	20016-10000-09492
LOS ANGELES	4216-4218 N GREENBUSH AVE	91423	2360010024	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658157 683	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	21010-20000-01559
LOS ANGELES	18758-18760 W WELBY WAY	91335	2126036013	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808121 108	Reseda - West Van Nuys	Issued Permits	20016-20000-29427
LOS ANGELES	19606 W VICTORY BLVD	91335	2132016021	Low II Residential	R1-1-RIO	R1-1-RIO	0	1 unit per lot	0.157	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808117 898	Reseda -

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	5013 N GREENBUSH AVE	91423	2359007009		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1655	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 7J1B157 1004	Van Nuys - North Sherman Oaks	Issued Permits	21016-20000-09417
LOS ANGELES	6653 N DENSMORE AVE	91406	2233009006		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1365	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 8B0B141 233	Van Nuys - North Sherman Oaks	Issued Permits	19014-20000-06203
LOS ANGELES	17531 1/2 W BURBANK BLVD	91316	2254015007		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1432	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 174B129 787	Encino - Tarzana	Issued Permits	17014-10000-04643
LOS ANGELES	17931-17933 W BULLOCK ST	91316	2159010033		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 177B129 422	Encino - Tarzana	Issued Permits	20014-20000-00251
LOS ANGELES	4508-4510 N CEDROS AVE	91403	2265004012		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 16BA149 199	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19014-20000-06727
LOS ANGELES	16436 W GILMORE ST	91406	2231005040		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1387	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 8B0B137 659	Reseda - West Van Nuys	Issued Permits	20016-20000-02938
LOS ANGELES	17362 W HAMLIN ST	91406	2229026004		Low II Residential	R1-1-RIO	0	1 unit per lot	0.144	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 8B0B129 774	Reseda - West Van Nuys	Issued Permits	20014-20000-04170
LOS ANGELES	6542 N CORBIN AVE	91335	2132009015		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 8B0B117 603	Reseda - West Van Nuys	Issued Permits	21014-10000-00590
LOS ANGELES	10440 W WHIPPLE ST	91602	2424015003		Low II Residential	R1-1-RIO	0	1 unit per lot	0.2231	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 165B177 722	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	19010-20000-04935
LOS ANGELES	10453 W WHIPPLE ST	91602	2424016010		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1741	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 165B177 665	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-20000-02159
LOS ANGELES	4248 N RHODES AVE	91604	2367007003		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 165B165 736	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-20000-04794
LOS ANGELES	19222 W SCHOOLCRAFT ST	91335	2129010001		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1391	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1B3B117 705	Reseda - West Van Nuys	Issued Permits	20016-20000-27266
LOS ANGELES	5724 N LASAINE AVE	91316	2254035023		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 174B133 291	Encino - Tarzana	Issued Permits	20016-10000-31319
LOS ANGELES	11166 W VALLEY SPRING LANE	91602	2366017002		Low II Residential	R1-1-RIO	0	1 unit per lot	0.2891	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 165B173 713	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	19014-20002-02616
LOS ANGELES	4231 N CAMELLIA AVE	91604	2368017037		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 165B169 821	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20016-20000-29924
LOS ANGELES	5601 N ANDASOL AVE	91316	2254016001		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1495	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 174B133 597	Encino - Tarzana	Issued Permits	19014-10000-06556
LOS ANGELES	4100 N LAURELGROVE AVE	91604	2367013001		Low II Residential	R1-1-RIO	0	1 unit per lot	0.2089	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 165B165 1225	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	20010-20000-04896
LOS ANGELES	4445 N BELLINGHAM AVE	91604	2364003066		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1285	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 165B165 171	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19010-20000-06527
LOS ANGELES	4445 N BELLINGHAM AVE	91604	2364003066		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1285	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 165B165 171	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19010-20001-06527
LOS ANGELES	14626-14628 W OTSEGO ST	91403	2263033039		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1611	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 171A151 126	Van Nuys - North Sherman Oaks	Issued Permits	20016-20000-11233
LOS ANGELES	19926 W WELBY WAY	91306	2134011022		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1607	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1B0B113 133	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-10000-04694
LOS ANGELES	6854 N GARDEN GROVE AVE	91335	2125029005		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1B3B125 836	Reseda - West Van Nuys	Issued Permits	20010-20000-02218
LOS ANGELES	6723 N SYLVIA AVE	91335	2129016017		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1508	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1B0B117 114	Reseda - West Van Nuys	Issued Permits	19014-20000-00951
LOS ANGELES	6631-6633 N BOTHWELL ROAD	91335	2132003017		Low II Residential	R1-1-RIO	0	1 unit per lot	0.144	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1B0B117 416	Reseda - West Van Nuys	Issued Permits	19014-70000-06012
LOS ANGELES	13936 W HUSTON ST	91423	2269016006		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1354	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 16BB153 143	Van Nuys - North Sherman Oaks	Issued Permits	19016-20000-18176
LOS ANGELES	4442 N KATHERINE AVE	91423	2265018041		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1549	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 165B153 100	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20016-20000-14915
LOS ANGELES	4439 N RADFORD AVE	91607	2364013010		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 165B169 146	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	21016-20000-00956
LOS ANGELES	19537 W HARTLAND ST	91335	2130011001		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1466	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1B3B117 928	Reseda - West Van Nuys	Issued Permits	20010-20000-02799
LOS ANGELES	4028 W BRUNSWICK AVE	90039	5594028010		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1388	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 157-5A207 123	Northeast Los Angeles	Issued Permits	20014-10000-00613
LOS ANGELES	4748 N BUFFALO AVE	91423	2359020020		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1671	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 16BB157 360	Van Nuys - North Sherman Oaks	Issued Permits	20016-10000-11213
LOS ANGELES	5112-5114 N NAGLE AVE	91423	2359001019		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1601	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 171B157 773	Van Nuys - North Sherman Oaks	Issued Permits	21016-20000-13266
LOS ANGELES	6915 N LINDLEY AVE	91335	2125027022		Low II Residential	R1-1-RIO	0	1 unit per lot	0.1365	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1B3B125 779	Reseda - West Van Nuys	Issued Permits	20016-20000-19964
LOS ANGELES	1433 N CORONADO ST	90026	5424019014		Medium Residential	R1-1VL	0	1 unit per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 142-5A207 324	Silver Lake - Echo Park - Elysian Valley	Issued Permits	19014-20000-06936
LOS ANGELES	1437 N MCCOLLUM ST	90026	5424016019		Medium Residential	R1-1VL	0	1 unit per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 142-5A205 339	Silver Lake - Echo Park - Elysian Valley	Issued Permits	19010-10000-05313
LOS ANGELES	3519-3521 W CARNATION AVE	90026	5429030007		Medium Residential	R1-1VL	0	1 unit per lot	0.167	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 145-5A205 42	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-10000-33463
LOS ANGELES	2353 W DEANE ST	90039	5439006023		Medium Residential	R1-1VL	0	1 unit per lot	0.1033	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 147A209 93	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-10000-17846
LOS ANGELES	1633 N FASTERLY TER	90026	5423021009		Medium Residential	R1-1VL	0	1 unit per lot	0.1207	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 144A205 300	Silver Lake - Echo Park - Elysian Valley	Issued Permits	18010-10000-01129
LOS ANGELES	3525 W CRESTMONT AVE	90026	5429028008		Medium Residential	R1-1VL	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 145-5A203 269	Silver Lake - Echo Park - Elysian Valley	Issued Permits	19010-10000-03949
LOS ANGELES	1556 W CURRAN ST UNIT 1 - 3	90026	5443017025		Medium Residential	R1-1VL	0	1 unit per lot	0.172	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 144B213 266	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-20000-07463
LOS ANGELES	1669-1701 N SILVERWOOD TER	90026	5423020015		Medium Residential	R1-1VL	0	1 unit per lot	0.126	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 144A205 261	Silver Lake - Echo Park - Elysian Valley	Issued Permits	21016-10000-08209
LOS ANGELES	3210-3210 1/2 E DRURY LANE	90039	5431007016		Medium Residential	R1-1VL	0	1 unit per lot	0.14	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 147A205 20	Silver Lake - Echo Park - Elysian Valley	Issued Permits	21014-20000-01711
LOS ANGELES	2338 N BAXTER ST	90039	5422003024		Medium Residential	R1-1VL	0	1 unit per lot	0.0622	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 145-5A207 46	Silver Lake - Echo Park - Elysian Valley	Issued Permits	19010-10000-05717
LOS ANGELES	2733 W ANGUS ST	90039	5434033025		Medium Residential	R1-1VL	0	1 unit per lot	0.251	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 150A207 63	Silver Lake - Echo Park - Elysian Valley	Issued Permits	19014-10000-05257
LOS ANGELES	2349 N AVON ST	90026	5443021031		Medium Residential	R1-1VL	0	1 unit per lot	0.2232	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1 144B213 258	Silver Lake - Echo Park - Elysian Valley	Issued Permits	17010-10000-01678
LOS ANGELES	5755 N CRANER AVE	91601	2415004017		Medium Residential	R1-1VL	0	1 unit per lot	0.1239	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 174B173 387	North Hollywood - Valley Village	Issued Permits	21016-10000-02622
LOS ANGELES	1436 N CORONADO TER	90026	5424022021		Medium Residential	R1-1VL	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 142-5A207 404	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20014-10000-02760
LOS ANGELES	1662 N SILVERWOOD TER	90026	5423017017		Medium Residential	R1-1VL	0	1 unit per lot	0.222	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 144A207 171	Silver Lake - Echo Park - Elysian Valley	Issued Permits	19010-10000-06098
LOS ANGELES	1656 N SILVERWOOD TER	90026	5423017018		Medium Residential	R1-1VL	0	1 unit per lot	0.115	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 144A205 325	Silver Lake - Echo Park - Elysian Valley	Issued Permits	19010-10000-06097
LOS ANGELES	2017 N LAKE SHORE AVE	90039	5422005016		Medium Residential	R1-1VL	0	1 unit per lot	0.1721	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 144A209 74	Silver Lake - Echo Park - Elysian Valley	Issued Permits	18014-10000-06359
LOS ANGELES	1647 N ANGELUS AVE #3	90026	5423017007		Medium Residential	R1-1VL	0	1 unit per lot	0.111	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 144A207 204	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-40000-01230
LOS ANGELES	2458-2458 1/2 N MICHELTORENA ST	90039	5432015006		Medium Residential	R1-1VL	0	1 unit per lot	0.202	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 150A205 308	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-10000-13581
LOS ANGELES	13704 W PINNEY ST	91331	2618024029		Low I Residential	R1-1VL-O-CUGU	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 207B157 1168	Arleta - Pacoima	Issued Permits	20014-20000-02996
LOS ANGELES	2415 N ALTMAN ST	90031	5445003007		Medium Residential	R1-1VL-RIO	0	1 unit per lot	0.1056	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 144B213 269	Silver Lake - Echo Park - Elysian Valley	Issued Permits	21010-10000-00033
LOS ANGELES	2324 N GLOVER PL	90031	5445018007		Medium Residential	R1-1VL-RIO	0	1 unit per lot	0.1056	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 144B213 463	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-30000-32293
LOS ANGELES	2322 N GLOVER PL	90031	5445018007		Medium Residential	R1-1VL-RIO	0	1 unit per lot	0.1056	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 144B213 463	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20010-30000-04821
LOS ANGELES	2311 1/2 N GLOVER PL	90031	5445017022		Medium Residential	R1-1VL-RIO	0	1 unit per lot	0.1056	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 144B213 455	Silver Lake - Echo Park - Elysian Valley	Issued Permits	19010-10000-01557
LOS ANGELES	2419 N CABOT ST	90031	5445002002		Medium Residential	R1-1VL-RIO	0	1 unit per lot	0.1056	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 144B213 117	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20014-20000-02093
LOS ANGELES	2228 N MEADOWVALE AVE	90031	5445027013		Medium Residential	R1-1VL-RIO	0	1 unit per lot	0.1213	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 144B213 767	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20010-10000-00617
LOS ANGELES	2419 E RIVERDALE AVE	90031	5445005007		Medium Residential	R1-1VL-RIO	0	1 unit per lot	0.1157	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 145-5A217 152	Silver Lake - Echo Park - Elysian Valley	Issued Permits	19014-20000-04422
LOS ANGELES	2346 N ELMGROVE ST	90031	5445011012		Medium Residential	R1-1VL-RIO	0	1 unit per lot	0.118	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 144A217 294	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-10000-15476
LOS ANGELES	2320 N FERNLEAF ST	90031	5445024005		Medium Residential	R1-1VL-RIO	0	1 unit per lot	0.235	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 144A217 291	Silver Lake - Echo Park - Elysian Valley	Issued Permits	17010-10001-04583
LOS ANGELES	2349 N GLOVER PL	90031	5445017012		Medium Residential	R1-1VL-RIO	0	1 unit per lot	0.1056	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 144B213 360	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20010-30000-04532
LOS ANGELES	2345-2345 1/2 N FORNEY ST	90031	5445001022		Medium Residential	R1-1VL-RIO	0	1 unit per lot	0.1135	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 144B213 36	Silver Lake - Echo Park - Elysian Valley	Issued Permits	19016-10000-27836
LOS ANGELES	2254 1/2 N GLOVER PL	90031	5445028009		Medium Residential	R1-1VL-RIO	0	1 unit per lot	0.1108	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 144B213 580	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20010-20000-02219
LOS ANGELES	739 1/2 W SUMMERLAND AVE	90731	7447028005		Low Medium I Residential	R1-1XL	0	1 unit per lot	0.083	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 018B197 299	San Pedro	Issued Permits	19010-70000-04664
LOS ANGELES	739 W SUMMERLAND AVE	90731	7447028005		Low Medium I Residential	R1-1XL	0	1 unit per lot	0.083	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 018B197 299	San Pedro	Issued Permits	19010-70000-04663
LOS ANGELES	1446 W 2ND ST	90732	7452017017		Low Medium I Residential	R1-1XL	0	1 unit per lot	0.1457	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 018B193 1172	San Pedro	Issued Permits	19014-70000-05992
LOS ANGELES	2837 S KERCKHOFF AVE	90731	7465019006		Low Medium I Residential	R1-1XL	0	1 unit per lot	0.0573	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 009B197 1264	San Pedro	Issued Permits	18010-40000-04601
LOS ANGELES	2843 S KERCKHOFF AVE	90731	7465019007		Low Medium I Residential	R1-1XL	0	1 unit per lot	0.0573	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 009B197 1280	San Pedro	Issued Permits	18010-40000-04617
LOS ANGELES	834 W 22ND ST	90731	7462027021		Low Medium I Residential	R1-1XL	0	1 unit per lot	0.1147	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 012B197 1403	San Pedro	Issued Permits	18010-20000-05971
LOS ANGELES	1170 W 21ST ST	90731	7460028016		Low Medium I Residential	R1-1XL	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 012B193 1173	San Pedro	Issued Permits	19016-10000-07423
LOS ANGELES	1170 W 21ST ST	90731	7460028016		Low Medium I Residential	R1-1XL	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 012B193 1171	San Pedro	Issued Permits	19016-10001-07423
LOS ANGELES	1265 W 2ND ST	90732	7452021006		Low Medium I Residential	R1-1XL	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 018B193 1314	San Pedro	Issued Permits	20010-30000-03162
LOS ANGELES	841-843 W 20TH ST	90731	7462022008		Low Medium I Residential	R1-1XL	0	1 unit per lot	0.115	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 012B197 1145	San Pedro	Issued Permits	20016-20000-16845
LOS ANGELES	900-902 S ELLERY DR	90732	7560005001		Low Medium I Residential	R1-1XL	0	1 unit per lot	0.217		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 015B193 670	San Pedro	Issued Permits	20016-10000-13614
LOS ANGELES	813 N LELAND ST	90732	7446014015		Low Medium I Residential	R1-1XL	0	1 unit per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 021B193 243	San Pedro	Issued Permits	21016-10000-01345
LOS ANGELES	1361 W 17TH ST	90732	7460011003		Low Medium I Residential	R1-1XL	0	1 unit per lot	0.1951	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 012B193 617	San Pedro	Issued Permits	18016-40000-22651
LOS ANGELES	764 W 6 BERON AVE	90731	7447025006		Low Medium I Residential	R1-1XL	0	1 unit per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 018B197 74	San Pedro	Issued Permits	19010-10000-06528
LOS ANGELES	945 W 37TH ST	90731	7469027016		Low Medium I Residential	R1-1XL	0	1 unit per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 006B197 634	San Pedro	Issued Permits	18014-40000-07026
LOS ANGELES	1232 W BIG CANYON PL	90732	7452027016		Low Medium I Residential	R1-1XL	0	1 unit per lot	0.141	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 015B193 114	San Pedro	Issued Permits	20016-30000-08506
LOS ANGELES	1111 S DOLPHIN ST	90732	7459017017		Low Medium I Residential	R1-1XL	0	1 unit per lot	0.153	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 015B193 988	San Pedro	Issued Permits	19016-40000-15341
LOS ANGELES	1339 W 21ST ST	90732	7460015012		Low Medium I Residential	R1-1XL	0	1 unit per lot	0.1291	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 012B193 1230	San Pedro	Issued Permits	20016-10000-09930
LOS ANGELES	1225 W 1ST ST	90732	7452015012		Low Medium I Residential	R1-1XL	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	404 N BEACHWOOD DR	90004	5523033009		Low Medium I Residential	R1R3-RG	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388189 172	Wilshire	Issued Permits	18014-30000-07170
LOS ANGELES	727 N MCCADDEN PL	90038	5524011007		Low Medium I Residential	R1R3-RG	0	1 unit per lot	0.1664	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418185 441	Hollywood	Issued Permits	20010-20000-01882
LOS ANGELES	706-706 1/4 N MCCADDEN PL	90038	5524010014		Low Medium I Residential	R1R3-RG	0	1 unit per lot	0.1331	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418185 531	Hollywood	Issued Permits	20016-10000-20560
LOS ANGELES	331 N WINDSOR BLVD	90004	5523034033		Low Medium I Residential	R1R3-RG	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388189 291	Wilshire	Issued Permits	20016-20000-31948
LOS ANGELES	322 N GOWER ST	90004	5523032015		Low Medium I Residential	R1R3-RG	0	1 unit per lot	0.1285	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388189 327	Wilshire	Issued Permits	20014-10000-04260
LOS ANGELES	1769 1/2 S OGDEN DR	90019	5066022022		Low Medium I Residential	R1R3-RG	0	1 unit per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268173 333	Wilshire	Issued Permits	20016-10000-03936
LOS ANGELES	529 N GOWER ST	90004	5523017027		Low Medium I Residential	R1R3-RG	0	1 unit per lot	0.1285	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418189 977	Wilshire	Issued Permits	20016-20000-09630
LOS ANGELES	740 N JUNE ST	90038	5533037017		Low Medium I Residential	R1R3-RG	0	1 unit per lot	0.1457	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418185 349	Hollywood	Issued Permits	20014-10000-04606
LOS ANGELES	5660 W CLINTON ST	90004	5523015001		Low Medium I Residential	R1R3-RG	0	1 unit per lot	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418189 676	Wilshire	Issued Permits	20016-20000-05092
LOS ANGELES	530 N BEACHWOOD DR	90004	5523028013		Low Medium I Residential	R1R3-RG	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418189 974	Wilshire	Issued Permits	20010-20000-02520
LOS ANGELES	364-364 1/2 S MANSFIELD AVE	90036	5507005014		Low Medium I Residential	R1R3-RG	0	1 unit per lot	0.1704	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358181 363	Wilshire	Issued Permits	20014-10000-01855
LOS ANGELES	592 W SAWYER ST	90034	5066011015		Low Medium I Residential	R1R3-RG	0	1 unit per lot	0.166	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268173 565	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-20000-01410
LOS ANGELES	552 N ARDEN BLVD	90004	5523015008		Low Medium I Residential	R1R3-RG	0	1 unit per lot	0.1606	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418189 864	Wilshire	Issued Permits	21016-20000-05909
LOS ANGELES	1807 S POINT VIEW ST	90035	5066012013		Low Medium I Residential	R1R3-RG	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268173 319	West Adams - Baldwin Hills - Leimert	Issued Permits	21016-20000-04988
LOS ANGELES	1187 S HAUSER BLVD	90019	5085018017		Highway Oriented Commercial	R1R3-RG-O	0	1 unit per lot	0.149	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298177 67	Wilshire	Issued Permits	20014-10000-04768
LOS ANGELES	1635 S GENESEE AVE	90019	5069003009		Highway Oriented Commercial	R1R3-RG-O	0	1 unit per lot	0.1463	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298177 1467	Wilshire	Issued Permits	19010-30000-04548
LOS ANGELES	1172 1/2 S MASSELIN AVE	90019	5085019021		Highway Oriented Commercial	R1R3-RG-O	0	1 unit per lot	0.124	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298177 21	Wilshire	Issued Permits	21016-10000-09721
LOS ANGELES	1619 S ORANGE GROVE AVE	90019	5068024006		Highway Oriented Commercial	R1R3-RG-O	0	1 unit per lot	0.1463	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298173 1289	Wilshire	Issued Permits	20016-20000-06769
LOS ANGELES	1543 S GENESEE AVE	90019	5069002011		Highway Oriented Commercial	R1R3-RG-O	0	1 unit per lot	0.1578	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298177 1102	Wilshire	Issued Permits	21010-10000-02443
LOS ANGELES	5717 W AIRDROME ST	90019	5069008016		Highway Oriented Commercial	R1R3-RG-O	0	1 unit per lot	0.152	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268177 106	Wilshire	Issued Permits	19010-10000-00781
LOS ANGELES	1255 S GENESEE AVE	90019	5086017002		Highway Oriented Commercial	R1R3-RG-O	0	1 unit per lot	0.163	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298177 147	Wilshire	Issued Permits	20014-10000-04321
LOS ANGELES	1444 1/2 S STEARNS DR	90035	5068012009		Highway Oriented Commercial	R1R3-RG-O	0	1 unit per lot	0.148	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298173 539	Wilshire	Issued Permits	20016-30000-11832
LOS ANGELES	1660 S STANLEY AVE	90019	5069016014		Highway Oriented Commercial	R1R3-RG-O	0	1 unit per lot	0.1012	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268177 146	Wilshire	Issued Permits	20014-30000-05720
LOS ANGELES	1235 S GENESEE AVE	90019	5086017006		Highway Oriented Commercial	R1R3-RG-O	0	1 unit per lot	0.162	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298177 59	Wilshire	Issued Permits	20016-10000-10560
LOS ANGELES	1321 S SPAULDING AVE	90019	5086028010		Highway Oriented Commercial	R1R3-RG-O	0	1 unit per lot	0.169	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298177 321	Wilshire	Issued Permits	20010-20000-02307
LOS ANGELES	1184 S MASSELIN AVE	90019	5085019024		Highway Oriented Commercial	R1R3-RG-O	0	1 unit per lot	0.124	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298177 86	Wilshire	Issued Permits	20014-20000-04489
LOS ANGELES	1160 N MONUMENT ST	90272	4423002013		Low Medium I Residential	R1V1	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298129 297	Brentwood - Pacific Palisades	Issued Permits	18010-20000-04068
LOS ANGELES	13203 W HANEY PL	90049	4407004016		Low Medium I Residential	R1V1	0	1 unit per lot	0.224	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298137 20	Brentwood - Pacific Palisades	Issued Permits	21010-20000-00477
LOS ANGELES	13201 W HANEY PL	90049	4407004016		Low Medium I Residential	R1V1	0	1 unit per lot	0.224	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298137 20	Brentwood - Pacific Palisades	Issued Permits	21010-20000-00476
LOS ANGELES	738 N RADCLIFFE AVE	90272	4412006021		Low Medium I Residential	R1V1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268125 223	Brentwood - Pacific Palisades	Issued Permits	20016-10000-26234
LOS ANGELES	1143 N FISKE ST	90272	4423003026		Low Medium I Residential	R1V1	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298129 341	Brentwood - Pacific Palisades	Issued Permits	21016-10000-01516
LOS ANGELES	841 N ILIFF ST	90272	4423026029		Low Medium I Residential	R1V1	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268129 117	Brentwood - Pacific Palisades	Issued Permits	20016-30000-28396
LOS ANGELES	869 N TOYOPA DR	90272	4411005003		Low Medium I Residential	R1V1	0	1 unit per lot	0.206	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268129 204	Brentwood - Pacific Palisades	Issued Permits	19010-30000-06306
LOS ANGELES	1016 N ILIFF ST	90272	4423010004		Low Medium I Residential	R1V1	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298129 589	Brentwood - Pacific Palisades	Issued Permits	20010-20000-03033
LOS ANGELES	836 N TOYOPA DR	90272	4411006022		Low Medium I Residential	R1V1	0	1 unit per lot	0.1848	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268129 260	Brentwood - Pacific Palisades	Issued Permits	21016-30000-00709
LOS ANGELES	925 N KAGAWA ST	90272	4423022018		Low Medium I Residential	R1V1	0	1 unit per lot	0.1492	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298129 783	Brentwood - Pacific Palisades	Issued Permits	21010-10000-01162
LOS ANGELES	1018 N FISKE ST	90272	4423013005		Low Medium I Residential	R1V1	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298129 651	Brentwood - Pacific Palisades	Issued Permits	20010-20000-00445
LOS ANGELES	723 N ILIFF ST	90272	4423029039		Low Medium I Residential	R1V1	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268129 442	Brentwood - Pacific Palisades	Issued Permits	20016-30000-12788
LOS ANGELES	744 N ALMAR AVE	90272	4413013024		Low Medium I Residential	R1V1	0	1 unit per lot	0.152	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298125 631	Brentwood - Pacific Palisades	Issued Permits	20010-30000-01240
LOS ANGELES	1116 N MONUMENT ST	90272	4423002004		Low Medium I Residential	R1V1	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298129 450	Brentwood - Pacific Palisades	Issued Permits	20010-20000-05136
LOS ANGELES	1158 N FISKE ST	90272	4423004013		Low Medium I Residential	R1V1	0	1 unit per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298129 263	Brentwood - Pacific Palisades	Issued Permits	18016-20000-30562
LOS ANGELES	14998-15000 W SUNSET BLVD	90272	4411006008		Low Medium I Residential	R1V1	0	1 unit per lot	0.2191	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268129 216	Brentwood - Pacific Palisades	Issued Permits	20014-20000-04992
LOS ANGELES	777 N ALMAR AVE	90272	4413001021		Low Medium I Residential	R1V1	0	1 unit per lot	0.147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298125 526	Brentwood - Pacific Palisades	Issued Permits	20010-30000-01813
LOS ANGELES	10101 W LOVELANE PL	90064	4316017019		Low Medium I Residential	R1V2	0	1 unit per lot	0.1866	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238165 602	West Los Angeles	Issued Permits	21010-30000-00065
LOS ANGELES	13030 W WARREN AVE	90066	4244005012		Low Medium I Residential	R1V2	0	1 unit per lot	0.1411	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148149 355	Palms - Mar Vista - Del Rey	Issued Permits	21010-10000-00228
LOS ANGELES	1631 S DURANGO AVE	90035	4305004015		Low Medium I Residential	R1V2	0	1 unit per lot	0.1331	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298169 710	West Los Angeles	Issued Permits	19014-10000-07111
LOS ANGELES	13159 W PSOMAS WAY	90066	4244015026		Low Medium I Residential	R1V2	0	1 unit per lot	0.2644	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148149 727	Palms - Mar Vista - Del Rey	Issued Permits	20010-10000-03355
LOS ANGELES	13161 W PSOMAS WAY	90066	4244015026		Low Medium I Residential	R1V2	0	1 unit per lot	0.2644	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148149 727	Palms - Mar Vista - Del Rey	Issued Permits	20010-10000-03354
LOS ANGELES	12609 W WESTMINSTER AVE	90066	4246005027		Low Medium I Residential	R1V2	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148153 809	Palms - Mar Vista - Del Rey	Issued Permits	20010-10000-04995
LOS ANGELES	3029 S EARLMAR DR	90064	4316012025		Low Medium I Residential	R1V2	0	1 unit per lot	0.2008	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268165 1070	West Los Angeles	Issued Permits	20010-30000-02818
LOS ANGELES	3029 S MCCONNELL DR	90064	4316027004		Low Medium I Residential	R1V2	0	1 unit per lot	0.2089	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238165 124	West Los Angeles	Issued Permits	20010-30000-01151
LOS ANGELES	3547-3549 S BARRY AVE	90066	4249019020		Low Medium I Residential	R1V2	0	1 unit per lot	0.1216	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148157 148	Palms - Mar Vista - Del Rey	Issued Permits	20016-20000-28916
LOS ANGELES	11834 W PACIFIC AVE	90066	4214018014		Low Medium I Residential	R1V2	0	1 unit per lot	0.1807	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148157 1167	Palms - Mar Vista - Del Rey	Issued Permits	20010-20000-02661
LOS ANGELES	523 N MARTEL AVE	90036	5526024006		Low Medium I Residential	R1V2	0	1 unit per lot	0.1285	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418181 1054	Hollywood	Issued Permits	20010-20000-03821
LOS ANGELES	525 N MARTEL AVE	90036	5526024006		Low Medium I Residential	R1V2	0	1 unit per lot	0.1285	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418181 1054	Hollywood	Issued Permits	20010-20000-03820
LOS ANGELES	523 N FORMOSA AVE	90036	5525023008		Low Medium I Residential	R1V2	0	1 unit per lot	0.1414	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418181 1069	Hollywood	Issued Permits	21014-20000-00433
LOS ANGELES	8315 S MCCONNELL AVE	90045	4112005017		Low Medium I Residential	R1V2	0	1 unit per lot	0.2079	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0968161 78	Westchester - Playa del Rey	Issued Permits	20010-10000-02837
LOS ANGELES	8317 S MCCONNELL AVE	90045	4112005017		Low Medium I Residential	R1V2	0	1 unit per lot	0.2079	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0968161 78	Westchester - Playa del Rey	Issued Permits	20016-10000-28538
LOS ANGELES	9118 W HARGIS ST	90034	4301003006		Low Medium I Residential	R1V2	0	1 unit per lot	0.121	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238169 251	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-30000-01611
LOS ANGELES	10590 W CHEVIOT DR	90064	4318039009		Low Medium I Residential	R1V2	0	1 unit per lot	0.17	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238161 300	West Los Angeles	Issued Permits	20010-30000-00202
LOS ANGELES	13124 E MARCO PL	90066	4245012011		Low Medium I Residential	R1V2	0	1 unit per lot	0.1184	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118149 327	Palms - Mar Vista - Del Rey	Issued Permits	20016-20000-07242
LOS ANGELES	3577 S OCEAN VIEW AVE	90066	4248025008		Low Medium I Residential	R1V2	0	1 unit per lot	0.2172	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148153 618	Palms - Mar Vista - Del Rey	Issued Permits	21010-10000-01471
LOS ANGELES	3786 S GREENWOOD AVE	90066	4245018007		Low Medium I Residential	R1V2	0	1 unit per lot	0.1269	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118153 770	Palms - Mar Vista - Del Rey	Issued Permits	19010-20000-00460
LOS ANGELES	3747 S MOUNTAIN VIEW AVE	90066	4248030012		Low Medium I Residential	R1V2	0	1 unit per lot	0.221	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148157 1158	Palms - Mar Vista - Del Rey	Issued Permits	21016-10000-07869
LOS ANGELES	9128 W HARGIS ST	90034	4301003003		Low Medium I Residential	R1V2	0	1 unit per lot	0.1157	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238169 234	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-20000-07990
LOS ANGELES	3719 S GLOBE AVE	90066	4234002004		Low Medium I Residential	R1V2	0	1 unit per lot	0.1561	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178157 954	Palms - Mar Vista - Del Rey	Issued Permits	20014-20000-01013
LOS ANGELES	2482 S LOUELLA AVE	90291	4236008035		Low Medium I Residential	R1V2	0	1 unit per lot	0.179	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088149 438	Venice	Issued Permits	20010-20000-02287
LOS ANGELES	2484 S LOUELLA AVE	90291	4236008035		Low Medium I Residential	R1V2	0	1 unit per lot	0.179	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088149 438	Venice	Issued Permits	20010-20000-02286
LOS ANGELES	3755 S BARRY AVE	90066	4234016016		Low Medium I Residential	R1V2	0	1 unit per lot	0.1733	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148157 833	Palms - Mar Vista - Del Rey	Issued Permits	20010-30000-02081
LOS ANGELES	3753 S BARRY AVE	90066	4234016016		Low Medium I Residential	R1V2	0	1 unit per lot	0.1733	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148157 833	Palms - Mar Vista - Del Rey	Issued Permits	20010-30000-02080
LOS ANGELES	3953 S KEESHEN DR	90066	4235026008		Low Medium I Residential	R1V2	0	1 unit per lot	0.127	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118157 297	Palms - Mar Vista - Del Rey	Issued Permits	20016-20000-10826
LOS ANGELES	354 N ALTA VISTA BLVD	90036	5525035025		Low Medium I Residential	R1V2	0	1 unit per lot	0.1767	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388181 142	Wilshire	Issued Permits	20016-10000-22358
LOS ANGELES	3476 1/2 S CABRILLO BLVD	90066	4247019008		Low Medium I Residential	R1V2	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148153 721	Palms - Mar Vista - Del Rey	Issued Permits	18016-10000-18390
LOS ANGELES	1351 E PALMS BLVD	90291	4244028010		Low Medium I Residential	R1V2	0	1 unit per lot	0.2516	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118149 241	Venice	Issued Permits	20010-10000-03200
LOS ANGELES	3733 S MOORE ST	90066	4245016006		Low Medium I Residential	R1V2	0	1 unit per lot	0.132	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118153 409	Palms - Mar Vista - Del Rey	Issued Permits	21010-30000-01261
LOS ANGELES	3249 S BEVERLY DR	90034	4311007010		Low Medium I Residential	R1V2	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238165 841	West Los Angeles	Issued Permits	20016-10000-11644
LOS ANGELES	1420 E VICTORIA AVE	90291	4242026017		Low Medium I Residential	R1V2	0	1 unit per lot	0.1313	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118149 823	Venice	Issued Permits	19010-10000-02035
LOS ANGELES	2201 S GLENCOE AVE	90291	4242026017		Low Medium I Residential	R1V2	0	1 unit per lot	0.1313	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118149 823	Venice	Issued Permits	19010-10000-02034
LOS ANGELES	2623 S FEDERAL AVE	90064	4258006011		Low Medium I Residential	R1V2	0	1 unit per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208153 207	Palms - Mar Vista - Del Rey	Issued Permits	20014-10000-01658
LOS ANGELES	2766 S COLBY AVE	90064	4258014013		Low Medium I Residential	R1V2	0	1 unit per lot	0.1217	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208153 450	Palms - Mar Vista - Del Rey	Issued Permits	20014-30000-02235
LOS ANGELES	7319 S DUNFIELD AVE	90045	4110011026		Low Medium I Residential	R1V2	0	1 unit per lot	0.1411	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028165 400	Westchester - Playa del Rey	Issued Permits	20016-20000-32786
LOS ANGELES	2812 S STONER AVE	90064	4257011012		Low Medium I Residential	R1V2	0	1 unit per lot	0.1216	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208153 880	Palms - Mar Vista - Del Rey	Issued Permits	20016-10000-14941
LOS ANGELES	3206 S CASTLE HEIGHTS AVE	90034	4311007027		Low Medium I Residential	R1V2	0	1 unit per lot	0.206	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238165 642	West Los Angeles	Issued Permits	20010-20000-00537
LOS ANGELES	7720 S HOSFORD AVE	90045	4109015004		Low Medium I Residential	R1V2	0	1 unit per lot	0.2309	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028165 783	Westchester - Playa del Rey	Issued Permits	19010-20001-05095
LOS ANGELES	3779 S MAY ST	90066	4246032056		Low Medium I Residential	R1V2	0	1 unit per lot	0.1229	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118153 479	Palms - Mar Vista - Del Rey	Issued Permits	21014-10000-02035
LOS ANGELES	3101 S FEDERAL AVE	90066	4250012026		Low Medium I Residential	R1V2	0	1 unit per lot	0.1625	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208153 1035	Palms - Mar Vista - Del Rey	Issued Permits	19014-30002-03470
LOS ANGELES	3150 S PURDUE AVE	90066	4250022009		Low Medium I Residential	R1V2	0	1 unit per lot	0.1736	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208157

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	6423 W HEDDING ST	90045	4110022024		Low Medium I Residential	R1V2	0	1 unit per lot	0.1758	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028165_334	Westchester - Playa del Rey	Issued Permits	20016-30000-27884
LOS ANGELES	3516 S BARRINGTON AVE	90066	4249019009		Low Medium I Residential	R1V2	0	1 unit per lot	0.1423	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178157_1072	Palms - Mar Vista - Del Rey	Issued Permits	20010-30000-02016
LOS ANGELES	1550 S REXFORD DR	90035	4306016010		Low Medium I Residential	R1V2	0	1 unit per lot	0.158	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298165_410	West Los Angeles	Issued Permits	20014-20000-03618
LOS ANGELES	522 N POINSETTIA PL	90036	5525024019		Low Medium I Residential	R1V2	0	1 unit per lot	0.141	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418181_1072	Hollywood	Issued Permits	20014-20000-03541
LOS ANGELES	11319 W CHARNOCK ROAD	90066	4249030025		Low Medium I Residential	R1V2	0	1 unit per lot	0.1125	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178157_690	Palms - Mar Vista - Del Rey	Issued Permits	20010-30000-02985
LOS ANGELES	12034 W STANWOOD DR	90066	4248011013		Low Medium I Residential	R1V2	0	1 unit per lot	0.1418	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178153_489	Palms - Mar Vista - Del Rey	Issued Permits	20010-10000-01685
LOS ANGELES	11909 W MCCUNE AVE	90066	4234020016		Low Medium I Residential	R1V2	0	1 unit per lot	0.1517	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148157_826	Palms - Mar Vista - Del Rey	Issued Permits	20010-30000-04524
LOS ANGELES	3454 S MOORE ST	90066	4247015008		Low Medium I Residential	R1V2	0	1 unit per lot	0.1293	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148149_672	Palms - Mar Vista - Del Rey	Issued Permits	20010-20000-04266
LOS ANGELES	3540 S BARRY AVE	90066	4249020004		Low Medium I Residential	R1V2	0	1 unit per lot	0.1515	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148157_81	Palms - Mar Vista - Del Rey	Issued Permits	20010-20000-02247
LOS ANGELES	3762 S ROSEWOOD AVE	90066	4245019010		Low Medium I Residential	R1V2	0	1 unit per lot	0.1115	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118153_726	Palms - Mar Vista - Del Rey	Issued Permits	20016-30000-09182
LOS ANGELES	3214 S PHILO ST	90064	4316019011		Low Medium I Residential	R1V2	0	1 unit per lot	0.2178	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238161_677	West Los Angeles	Issued Permits	20010-30000-01678
LOS ANGELES	1738 S WALGROVE AVE	90066	4244024002		Low Medium I Residential	R1V2	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148149_1056	Palms - Mar Vista - Del Rey	Issued Permits	20010-30000-02227
LOS ANGELES	1742 S WALGROVE AVE	90066	4244024002		Low Medium I Residential	R1V2	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148149_1071	Palms - Mar Vista - Del Rey	Issued Permits	20010-30000-02242
LOS ANGELES	11361 W CLOVER AVE	90066	4250026014		Low Medium I Residential	R1V2	0	1 unit per lot	0.1679	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208153_675	Palms - Mar Vista - Del Rey	Issued Permits	20010-30000-01041
LOS ANGELES	2480 S LOUELLA AVE	90291	4236008033		Low Medium I Residential	R1V2	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088149_407	Venice	Issued Permits	20010-30000-02273
LOS ANGELES	1780 1/2 S GARTH AVE	90035	4303027022		Low Medium I Residential	R1V2	0	1 unit per lot	0.1221	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268173_120	Wilshire	Issued Permits	20010-20000-00747
LOS ANGELES	8007 S MCCONNELL AVE	90045	4112007031		Low Medium I Residential	R1V2	0	1 unit per lot	0.169	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998161_634	Westchester - Playa del Rey	Issued Permits	20016-10000-33575
LOS ANGELES	2812 S BUTLER AVE	90064	4258014040		Low Medium I Residential	R1V2	0	1 unit per lot	0.074	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208153_424	Palms - Mar Vista - Del Rey	Issued Permits	20016-10000-09202
LOS ANGELES	10128 W ROSSBURY PL	90064	4316017001		Low Medium I Residential	R1V2	0	1 unit per lot	0.2534	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238165_491	West Los Angeles	Issued Permits	20010-10000-04658
LOS ANGELES	8351 S WESTLAWN AVE	90045	4112028002		Low Medium I Residential	R1V2	0	1 unit per lot	0.1386	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0968161_296	Westchester - Playa del Rey	Issued Permits	20016-30000-11296
LOS ANGELES	936 E INDIANA AVE	90291	4243033009		Low Medium I Residential	R1V2	0	1 unit per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118145_783	Venice	Issued Permits	20010-30000-02324
LOS ANGELES	7318 S EL MANOR AVE	90045	4110011006		Low Medium I Residential	R1V2	0	1 unit per lot	0.1411	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028165_358	Westchester - Playa del Rey	Issued Permits	20014-20000-04029
LOS ANGELES	3224 S CARDIFF AVE	90034	4311013004		Low Medium I Residential	R1V2	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238165_793	West Los Angeles	Issued Permits	20016-30000-23471
LOS ANGELES	2588 S BUNDY DR	90064	4257001031		Low Medium I Residential	R1V2	0	1 unit per lot	0.1342	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208149_435	Palms - Mar Vista - Del Rey	Issued Permits	19010-10000-06031
LOS ANGELES	1520 S CARDIFF AVE	90035	4306018010		Low Medium I Residential	R1V2	0	1 unit per lot	0.158	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298169_399	West Los Angeles	Issued Permits	20014-10000-01299
LOS ANGELES	1520 S CARDIFF AVE	90035	4306018010		Low Medium I Residential	R1V2	0	1 unit per lot	0.158	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298169_399	West Los Angeles	Issued Permits	20014-10002-01299
LOS ANGELES	3983 S BERRYMAN AVE	90066	4214011042		Low Medium I Residential	R1V2	0	1 unit per lot	0.1125	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148157_1300	Palms - Mar Vista - Del Rey	Issued Permits	20016-30000-19709
LOS ANGELES	7927 S CHASE AVE	90045	4112009035		Low Medium I Residential	R1V2	0	1 unit per lot	0.1274	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998161_409	Westchester - Playa del Rey	Issued Permits	20016-20000-17526
LOS ANGELES	3940 S MICHAEL AVE	90066	4236024033		Low Medium I Residential	R1V2	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088153_81	Palms - Mar Vista - Del Rey	Issued Permits	19014-20000-01092
LOS ANGELES	2208 S GLENCOE AVE	90291	4242025018		Low Medium I Residential	R1V2	0	1 unit per lot	0.1283	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118149_786	Venice	Issued Permits	20014-20000-01920
LOS ANGELES	3773 S ASHWOOD AVE	90066	4245022022		Low Medium I Residential	R1V2	0	1 unit per lot	0.1212	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118149_897	Palms - Mar Vista - Del Rey	Issued Permits	19014-30000-06357
LOS ANGELES	3168 S COLBY AVE	90066	4250014024		Low Medium I Residential	R1V2	0	1 unit per lot	0.1679	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208153_1106	Palms - Mar Vista - Del Rey	Issued Permits	21016-20000-15682
LOS ANGELES	3771 S ROSEWOOD AVE	90066	4245020028		Low Medium I Residential	R1V2	0	1 unit per lot	0.1136	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118153_821	Palms - Mar Vista - Del Rey	Issued Permits	20014-20000-00295
LOS ANGELES	3849 S BERRYMAN AVE	90066	4214012024		Low Medium I Residential	R1V2	0	1 unit per lot	0.1308	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148157_918	Palms - Mar Vista - Del Rey	Issued Permits	21016-30000-01018
LOS ANGELES	12032 W NAVY ST	90066	4248009007		Low Medium I Residential	R1V2	0	1 unit per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178153_307	Palms - Mar Vista - Del Rey	Issued Permits	20016-30000-26586
LOS ANGELES	2723 S BURKSHIRE AVE	90064	4257017052		Low Medium I Residential	R1V2	0	1 unit per lot	0.1216	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208153_831	Palms - Mar Vista - Del Rey	Issued Permits	20010-30000-02832
LOS ANGELES	1762 S GARTH AVE	90035	4303027017		Low Medium I Residential	R1V2	0	1 unit per lot	0.1248	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268173_36	Wilshire	Issued Permits	19014-20000-05991
LOS ANGELES	604 N MARTEL AVE	90036	5526020018		Low Medium I Residential	R1V2	0	1 unit per lot	0.1262	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418181_851	Hollywood	Issued Permits	21016-10000-00034
LOS ANGELES	1715 S BAGLEY AVE	90035	4306019010		Low Medium I Residential	R1V2	0	1 unit per lot	0.1407	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298169_806	West Los Angeles	Issued Permits	20016-30000-15929
LOS ANGELES	3329 S PURDUE AVE	90066	4250020021		Low Medium I Residential	R1V2	0	1 unit per lot	0.1685	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178157_114	Palms - Mar Vista - Del Rey	Issued Permits	20016-30000-15921
LOS ANGELES	3649 S MOUNTAIN VIEW AVE	90066	4248027007		Low Medium I Residential	R1V2	0	1 unit per lot	0.1905	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148153_734	Palms - Mar Vista - Del Rey	Issued Permits	20010-30000-02831
LOS ANGELES	1728 S SHENANDOAH ST	90035	4303014002		Low Medium I Residential	R1V2	0	1 unit per lot	0.1263	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298169_1147	Wilshire	Issued Permits	20010-20000-03309
LOS ANGELES	819 E ROSE AVE	90291	4243014020		Low Medium I Residential	R1V2	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118145_525	Venice	Issued Permits	20014-20000-03539
LOS ANGELES	9047 W GIBSON ST	90034	4301006013		Low Medium I Residential	R1V2	0	1 unit per lot	0.1115	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268169_1363	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-15780
LOS ANGELES	3672 S BARRY AVE	90066	4234014014		Low Medium I Residential	R1V2	0	1 unit per lot	0.1781	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148157_462	Palms - Mar Vista - Del Rey	Issued Permits	20016-30000-05700
LOS ANGELES	841-843 E COMMONWEALTH AVE	90291	4243011013		Low Medium I Residential	R1V2	0	1 unit per lot	0.0964	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118145_203	Venice	Issued Permits	18010-30001-04220
LOS ANGELES	11611 W MATTESON AVE	90066	4214013005		Low Medium I Residential	R1V2	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148157_1074	Palms - Mar Vista - Del Rey	Issued Permits	20010-30000-02347
LOS ANGELES	11842-11844 W SOUTH PARK AVE	90066	4233014012		Low Medium I Residential	R1V2	0	1 unit per lot	0.167	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118157_713	Palms - Mar Vista - Del Rey	Issued Permits	20014-20000-02104
LOS ANGELES	3785 S BOISE AVE	90066	4246028006		Low Medium I Residential	R1V2	0	1 unit per lot	0.1222	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1118153_331	Palms - Mar Vista - Del Rey	Issued Permits	21010-10000-00381
LOS ANGELES	10319 W DUNLEER DR	90064	4318026035		Low Medium I Residential	R1V2	0	1 unit per lot	0.1489	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238161_121	West Los Angeles	Issued Permits	20016-10000-03272
LOS ANGELES	2941 S GILMERTON AVE	90064	4318028018		Low Medium I Residential	R1V2	0	1 unit per lot	0.198	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268161_445	West Los Angeles	Issued Permits	20010-20000-02158
LOS ANGELES	10437 W NORTHVALE ROAD	90064	4318037024		Low Medium I Residential	R1V2	0	1 unit per lot	0.1315	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238161_637	West Los Angeles	Issued Permits	19016-70000-33653
LOS ANGELES	3638 S SAWTELLE BLVD	90066	4234001008		Low Medium I Residential	R1V2	0	1 unit per lot	0.1469	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178157_813	Palms - Mar Vista - Del Rey	Issued Permits	20016-10000-13735
LOS ANGELES	12620 W ROSE AVE	90066	4247023019		Low Medium I Residential	R1V2	0	1 unit per lot	0.1111	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178153_1204	Palms - Mar Vista - Del Rey	Issued Permits	19016-30000-40860
LOS ANGELES	2553 S GRANVILLE AVE	90064	4257004032		Low Medium I Residential	R1V2	0	1 unit per lot	0.1549	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208153_313	Palms - Mar Vista - Del Rey	Issued Permits	20016-10000-23893
LOS ANGELES	6495 W 83RD ST	90045	4108008015		Low Medium I Residential	R1V2	0	1 unit per lot	0.1404	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998165_1079	Westchester - Playa del Rey	Issued Permits	19016-30000-20396
LOS ANGELES	12834 W INDIANAPOLIS ST	90066	4247012009		Low Medium I Residential	R1V2	0	1 unit per lot	0.1412	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148149_313	Palms - Mar Vista - Del Rey	Issued Permits	20010-20000-02611
LOS ANGELES	12935 W MCCUNE AVE	90066	4245018028		Low Medium I Residential	R1V2	0	1 unit per lot	0.1285	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118153_610	Palms - Mar Vista - Del Rey	Issued Permits	20016-20000-25756
LOS ANGELES	1113 E MARCO PL	90291	4242008019		Low Medium I Residential	R1V2	0	1 unit per lot	0.0918	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118149_901	Venice	Issued Permits	20010-20000-04021
LOS ANGELES	3491 S MAPLEWOOD AVE	90066	4244022016		Low Medium I Residential	R1V2	0	1 unit per lot	0.1157	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148149_1035	Palms - Mar Vista - Del Rey	Issued Permits	19010-30000-00457
LOS ANGELES	8010 S EL MANOR AVE	90045	4109009015		Low Medium I Residential	R1V2	0	1 unit per lot	0.1767	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998165_336	Westchester - Playa del Rey	Issued Permits	21016-20000-13085
LOS ANGELES	3855 S BERRYMAN AVE	90066	4214012026		Low Medium I Residential	R1V2	0	1 unit per lot	0.1308	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148157_953	Palms - Mar Vista - Del Rey	Issued Permits	20010-30000-01486
LOS ANGELES	3932 S FRANCES AVE	90066	4235009010		Low Medium I Residential	R1V2	0	1 unit per lot	0.1496	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118153_810	Palms - Mar Vista - Del Rey	Issued Permits	20016-30000-13845
LOS ANGELES	3454 S MAPLEWOOD AVE	90066	4244010003		Low Medium I Residential	R1V2	0	1 unit per lot	0.1129	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148149_880	Palms - Mar Vista - Del Rey	Issued Permits	20010-30000-00800
LOS ANGELES	1775 S WOOSTER ST	90035	4303004015		Low Medium I Residential	R1V2	0	1 unit per lot	0.1529	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298169_1322	Wilshire	Issued Permits	20014-20000-03860
LOS ANGELES	3541 S MAY ST	90066	4246002015		Low Medium I Residential	R1V2	0	1 unit per lot	0.1344	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148153_1074	Palms - Mar Vista - Del Rey	Issued Permits	21010-10000-00256
LOS ANGELES	6459 W WYNKOOP ST	90045	4110023013		Low Medium I Residential	R1V2	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028165_543	Westchester - Playa del Rey	Issued Permits	20014-10000-00081
LOS ANGELES	3305 S COLBERT AVE	90066	4249007014		Low Medium I Residential	R1V2	0	1 unit per lot	0.1737	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178153_359	Palms - Mar Vista - Del Rey	Issued Permits	20016-30000-28809
LOS ANGELES	10583-10585 W DUNLEER DR	90064	4318038018		Low Medium I Residential	R1V2	0	1 unit per lot	0.1506	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238161_560	West Los Angeles	Issued Permits	20016-20000-25425
LOS ANGELES	9041 W CRESTA DR	90035	4305027016		Low Medium I Residential	R1V2	0	1 unit per lot	0.1754	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298169_1338	West Los Angeles	Issued Permits	20016-10000-19224
LOS ANGELES	12508 W ROSE AVE	90066	4247023004		Low Medium I Residential	R1V2	0	1 unit per lot	0.1308	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178153_1000	Palms - Mar Vista - Del Rey	Issued Permits	20014-10000-04578
LOS ANGELES	3436-3436 1/2 S CENTINELA AVE	90066	4248016061		Low Medium I Residential	R1V2	0	1 unit per lot	0.2066	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148153_62	Palms - Mar Vista - Del Rey	Issued Permits	20014-30002-01752
LOS ANGELES	10330 W BANNOCKBURN DR	90064	4318024008		Low Medium I Residential	R1V2	0	1 unit per lot	0.1604	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238161_301	West Los Angeles	Issued Permits	19014-30000-05455
LOS ANGELES	12602 W ROSE AVE	90066	4247023016		Low Medium I Residential	R1V2	0	1 unit per lot	0.1299	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178153_1158	Palms - Mar Vista - Del Rey	Issued Permits	20016-30000-16089
LOS ANGELES	3767 S COLONIAL AVE	90066	4246026017		Low Medium I Residential	R1V2	0	1 unit per lot	0.132	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118153_34	Palms - Mar Vista - Del Rey	Issued Permits	21016-20000-13785
LOS ANGELES	3361 S ROSEWOOD AVE	90066	4244012003		Low Medium I Residential	R1V2	0	1 unit per lot	0.1629	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148149_584	Palms - Mar Vista - Del Rey	Issued Permits	19010-30000-01353
LOS ANGELES	2745 S GRANVILLE AVE	90064	4257018042		Low Medium I Residential	R1V2	0	1 unit per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208153_842	Palms - Mar Vista - Del Rey	Issued Permits	20016-10000-18329
LOS ANGELES	2824 S STONER AVE	90064	4257010100		Low Medium I Residential	R1V2	0	1 unit per lot	0.1216	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208153_918	Palms - Mar Vista - Del Rey	Issued Permits	20016-30000-17364
LOS ANGELES	3015 S BUTLER AVE	90066	4250013006		Low Medium I Residential	R1V2	0	1 unit per lot	0.1625	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208153_761	Palms - Mar Vista - Del Rey	Issued Permits	20016-30000-09566
LOS ANGELES	6331 W 81ST ST	90045	4108026003		Low Medium I Residential	R1V2	0	1 unit per lot	0.1432	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998165_796	Westchester - Playa del Rey	Issued Permits	21016-10000-14289
LOS ANGELES	1015 E PALMS BLVD	90291	4243004043		Low Medium I Residential	R1V2	0	1 unit per lot	0.122	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118145_1171	Venice	Issued Permits	21010-20000-01125
LOS ANGELES	2543 S WALNUT AVE	90291	4236031023		Low Medium I Residential	R1V2	0	1 unit per lot	0.1398	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088149_824	Venice	Issued Permits	20010-20000-04333
LOS ANGELES	2735 S OAKHURST AVE	90034	4309020025		Low Medium I Residential	R1V2	0	1 unit per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268165_1016	West Los Angeles	Issued Permits	19010-20000-04036
LOS ANGELES	1612 1/2 S DURANGO AVE	90035	4305010012		Low Medium I Residential	R1V2	0	1 unit per lot	0.1557	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298169_644	Wilshire	Issued Permits	21016-30000-03285
LOS ANGELES	2918 S BEVERLY DR	90034	4311010006		Low Medium I Residential	R1V2	0	1 unit per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238165_189	West Los Angeles	Issued Permits	20016-10000-19144
LOS ANGELES	6368 W 79TH ST	90045	4109006007		Low Medium I Residential	R1V2	0	1 unit per lot	0.2603	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998165_227	Westchester - Playa del Rey	Issued Permits	20010-20000-03993
LOS ANGELES	3967 S EAST BLVD	90066	4214020016		Low Medium I Residential	R1V2	0	1 unit per lot	0.2203	Residential - Single Family Residence	YES - Current

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	530 N EDINBURGH AVE	90048	5527019016		Low Medium I Residential	R1V3	0	1 unit per lot	0.1515	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418177 1013	Hollywood	Issued Permits	20016-10000-23799
LOS ANGELES	125 S KILKEA DR	90048	5511020016		Highway Oriented Commercial	R1V3-O	0	1 unit per lot	0.1503	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388173 728	Wilshire	Issued Permits	20016-20000-21387
LOS ANGELES	1743 S CLUB VIEW DR	90024	4327019016		Highway Oriented Commercial	R1V3-O	0	1 unit per lot	0.21	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1328157 152	Westwood	Issued Permits	20010-10000-00487
LOS ANGELES	1729 S CLUB VIEW DR	90024	4327019018		Highway Oriented Commercial	R1V3-O	0	1 unit per lot	0.2014	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328157 106	Westwood	Issued Permits	20016-20000-24575
LOS ANGELES	10332 W WILKINS AVE	90024	4327009005		Highway Oriented Commercial	R1V3-O	0	1 unit per lot	0.145	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328157 114	Westwood	Issued Permits	20016-20000-08548
LOS ANGELES	153 S CITRUS AVE	90036	5513015023		Low Medium II Residential	R1V3-RG	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388181 1089	Wilshire	Issued Permits	20016-10000-30819
LOS ANGELES	838 S TREMAINE AVE	90005	5090004013		Low Medium II Residential	R1V3-RG	0	1 unit per lot	0.2038	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328185 258	Wilshire	Issued Permits	20016-20000-25964
LOS ANGELES	5938 W AIRDROME ST	90035	5066013008		Low Medium II Residential	R1V3-RG	0	1 unit per lot	0.0573	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298173 1490	Wilshire	Issued Permits	20016-10000-09664
LOS ANGELES	152 N CITRUS AVE	90036	5513007007		Low Medium II Residential	R1V3-RG	0	1 unit per lot	0.148	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388185 168	Wilshire	Issued Permits	19010-10000-03558
LOS ANGELES	745 S CITRUS AVE	90036	5507027009		Low Medium II Residential	R1V3-RG	0	1 unit per lot	0.1733	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328181 186	Wilshire	Issued Permits	20016-10001-12214
LOS ANGELES	937 S MURFIELD ROAD	90019	5090012014		Low Medium II Residential	R1V3-RG	0	1 unit per lot	0.179	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328185 495	Wilshire	Issued Permits	19010-30000-05030
LOS ANGELES	317 E 116TH ST	90061	6083004028		Low Residential	R2-1	0	2 units per lot	0.1369	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0848205 148	Southeast Los Angeles	Issued Permits	19016-20000-37074
LOS ANGELES	2949 S VINEYARD AVE	90016	5057016026		Low Residential	R2-1	0	2 units per lot	0.1432	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208181 142	West Adams - Baldwin Hills - Leimert	Issued Permits	19014-10000-03615
LOS ANGELES	11718 W EXPOSITION BLVD	90064	4260028005		Very Low Residential	R3-1	0	54	0.061	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238149 540	West Los Angeles	Issued Permits	20016-30000-27165
LOS ANGELES	11752 W EXPOSITION BLVD	90064	4260028013		Very Low Residential	R3-1	0	54	0.12	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238149 562	West Los Angeles	Issued Permits	20010-30000-03762
LOS ANGELES	11754 W EXPOSITION BLVD	90064	4260028013		Very Low Residential	R3-1	0	54	0.12	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238149 564	West Los Angeles	Issued Permits	20010-30000-03763
LOS ANGELES	6940 N OWENSMOUTH AVE	91303	2138007005			RASA-1VL-RIO	0	108	0.1836	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	16	64	0	80	1838105 718	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-00988
LOS ANGELES	13768-13768 1/2 W HUBBARD ST	91342	2513001014		Low Medium I Residential	RD1.5-1XL	0	29	0.1978	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2228153 265	Sylmar	Issued Permits	20010-20000-03802
LOS ANGELES	3427 S BUCKINGHAM ROAD	90016	5046006010		Very Low I Residential	RD3-1	0	14	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208181 897	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-03284
LOS ANGELES	12653 N NORRIS AVE	91342	2507003029		Neighborhood Commercial	RD3-1XL-CPIO	0	14	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198149 167	Sylmar	Issued Permits	20014-20000-02162
LOS ANGELES	14559-14559 1/2 W SAYRE ST	91342	2507005005		Neighborhood Commercial	RD3-1XL-CPIO	0	14	0.1664	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198149 554	Sylmar	Issued Permits	20016-20000-21556
LOS ANGELES	12731 W EVANSTON ST	90049	5188002900		Low Residential	RE20-1	0	1 unit per lot	0	Residential - Single Family Residence	YES - Current	YES - State-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298141 306	Brentwood - Pacific Palisades	Issued Permits	19010-30000-00655
LOS ANGELES	15143-15145 W POLK ST	91342	2604027027		Very Low I Residential	RE9-1	0	1 unit per lot	0.1487	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198145 405	Sylmar	Issued Permits	21016-20000-08115
LOS ANGELES	15153 W NURMI ST	91342	2604025014		Very Low I Residential	RE9-1	0	1 unit per lot	0.2444	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198145 287	Sylmar	Issued Permits	20010-10000-03074
LOS ANGELES	2015 W 71ST ST	90047	6016028001		Very Low Residential	R1-1	0	1 unit per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028189 1052	South Los Angeles	Issued Permits	20014-10000-05485
LOS ANGELES	2015 W 71ST ST	90047	6016028001		Very Low Residential	R1-1	0	1 unit per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028189 1052	South Los Angeles	Issued Permits	20014-10001-05485
LOS ANGELES	1863 W 37TH PL	90018	5042018029		Low Residential	R1-1-O	0	1 unit per lot	0.158	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1178193 195	South Los Angeles	Issued Permits	20016-10000-32395
LOS ANGELES	11060 W SWEETWATER CT	91311	2708028001		(Q)RA-1-H	(Q)RA-1-H	0	1 unit per lot	0.842	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108117 414	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05682
LOS ANGELES	11056 N SWEETWATER CT	91311	2708028002		(Q)RA-1-H	(Q)RA-1-H	0	1 unit per lot	0.5319	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108117 415	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05683
LOS ANGELES	11040 N SWEETWATER CT	91311	2708028004		(Q)RA-1-H	(Q)RA-1-H	0	1 unit per lot	0.4021	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108117 417	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05684
LOS ANGELES	11002 N SWEETWATER CT	91311	2708028009		(Q)RA-1-H	(Q)RA-1-H	0	1 unit per lot	0.4081	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108117 422	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05686
LOS ANGELES	11051 N SWEETWATER CT	91311	2708028015		(Q)RA-1-H	(Q)RA-1-H	0	1 unit per lot	0.5216	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108117 438	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05690
LOS ANGELES	11054 N ARROYO CT	91311	2708028016		(Q)RA-1-H	(Q)RA-1-H	0	1 unit per lot	0.5121	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108117 439	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05658
LOS ANGELES	11046 N ARROYO CT	91311	2708028017		(Q)RA-1-H	(Q)RA-1-H	0	1 unit per lot	0.4019	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108117 440	Chatsworth - Porter Ranch	Issued Permits	16010-10001-05859
LOS ANGELES	10934 N SWEETWATER CT	91311	2708030001		(Q)RA-1-H	(Q)RA-1-H	0	1 unit per lot	0.4017	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108117 423	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05687
LOS ANGELES	10937 N SWEETWATER CT	91311	2708030018		(Q)RA-1-H	(Q)RA-1-H	0	1 unit per lot	0.3355	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108117 432	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05688
LOS ANGELES	10619 N NORTHRIDGE HILL DR	91311	2708015017		(Q)RA-1-H	(Q)RA-1-H	0	1 unit per lot	0.3371	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078117 495	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06020
LOS ANGELES	10609 N NORTHRIDGE HILL DR	91311	2708015018		(Q)RA-1-H	(Q)RA-1-H	0	1 unit per lot	0.4282	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078117 496	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06021
LOS ANGELES	10601 N NORTHRIDGE HILL DR	91311	2708015019		(Q)RA-1-H	(Q)RA-1-H	0	1 unit per lot	0.469	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078117 497	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06022
LOS ANGELES	10559 N NORTHRIDGE HILL DR	91311	2708015020		(Q)RA-1-H	(Q)RA-1-H	0	1 unit per lot	0.5744	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078117 498	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06023
LOS ANGELES	10553 N NORTHRIDGE HILL DR	91311	2708015021		(Q)RA-1-H	(Q)RA-1-H	0	1 unit per lot	0.6749	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078117 499	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06024
LOS ANGELES	19713 W MARLOW LANE	91326	2708015022		(Q)RA-1-H	(Q)RA-1-H	0	1 unit per lot	0.6536	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078117 500	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06025
LOS ANGELES	19725 W MARLOW LANE	91326	2708015023		(Q)RA-1-H	(Q)RA-1-H	0	1 unit per lot	0.6242	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078117 501	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06026
LOS ANGELES	19729 W MARLOW LANE	91326	2708015024		(Q)RA-1-H	(Q)RA-1-H	0	1 unit per lot	0.5913	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078117 502	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06027
LOS ANGELES	19733 W MARLOW LANE	91326	2708015025		(Q)RA-1-H	(Q)RA-1-H	0	1 unit per lot	0.5044	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078117 503	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06028
LOS ANGELES	19732 W MARLOW LANE	91326	2708015026		(Q)RA-1-H	(Q)RA-1-H	0	1 unit per lot	0.9767	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078117 504	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06029
LOS ANGELES	9957 N LINDLEY AVE	91325	2731023050		Low Residential	(T)(Q)RA-1	0	1 unit per lot	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018125 467	Northridge	Issued Permits	20010-20000-03695
LOS ANGELES	9955 N LINDLEY AVE	91325	2731023050		Low Residential	(T)(Q)RA-1	0	1 unit per lot	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018125 467	Northridge	Issued Permits	20010-20000-03693
LOS ANGELES	18124 W VINTAGE ST	91325	2731023051		Low Residential	(T)(Q)RA-1	0	1 unit per lot	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048125 665	Northridge	Issued Permits	20010-20000-04052
LOS ANGELES	18122 W VINTAGE ST	91325	2731023051		Low Residential	(T)(Q)RA-1	0	1 unit per lot	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048125 665	Northridge	Issued Permits	20010-20000-04050
LOS ANGELES	13368 N PALA AVE LOT 4	91342	2603015101		Very Low I Residential	(T)(Q)RA-1-K	0	1 unit per lot	0.4635	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258141 1537	Sylmar	Issued Permits	20010-20000-01836
LOS ANGELES	13364-13366 N PALA AVE LOT 4	91342	2603015101		Very Low I Residential	(T)(Q)RA-1-K	0	1 unit per lot	0.4635	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258141 1537	Sylmar	Issued Permits	20010-20000-01835
LOS ANGELES	13369 N PALA AVE LOT 5	91342	2603015102		Very Low I Residential	(T)(Q)RA-1-K	0	1 unit per lot	0.4616	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258141 1538	Sylmar	Issued Permits	20010-20000-01838
LOS ANGELES	13365-13367 N PALA AVE LOT 5	91342	2603015102		Very Low I Residential	(T)(Q)RA-1-K	0	1 unit per lot	0.4616	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258141 1538	Sylmar	Issued Permits	20010-20000-01837
LOS ANGELES	13287 W DYER ST	91342	2511013020		Very Low Residential	R1-1	0	1 unit per lot	0.2754	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2288157 212	Sylmar	Issued Permits	20014-20000-01393
LOS ANGELES	13441-13441 1/2 W BEAVER ST	91342	2510014018		Very Low Residential	R1-1	0	1 unit per lot	0.1487	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258157 363	Sylmar	Issued Permits	20014-20000-03684
LOS ANGELES	13610-13612 N KISMET AVE	91342	2510007024		Very Low Residential	R1-1	0	1 unit per lot	0.1285	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2288157 782	Sylmar	Issued Permits	21016-20000-01761
LOS ANGELES	13328 W BERG ST	91342	2511013005		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2288157 171	Sylmar	Issued Permits	20016-10000-14224
LOS ANGELES	13444 N ELDRIDGE AVE	91342	2511027016		Very Low Residential	R1-1	0	1 unit per lot	0.1136		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258157 164	Sylmar	Issued Permits	19016-20000-27188
LOS ANGELES	13315 W HERRON ST	91342	2511029022		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2288157 876	Sylmar	Issued Permits	21014-20000-01655
LOS ANGELES	13625 W BERG ST	91342	2510003007		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2288157 886	Sylmar	Issued Permits	21016-20000-01541
LOS ANGELES	13305 W HERRON ST	91342	2511029025		Very Low Residential	R1-1	0	1 unit per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2288157 839	Sylmar	Issued Permits	20016-20000-29616
LOS ANGELES	13436 W HERRON ST	91342	2510014002		Very Low Residential	R1-1	0	1 unit per lot	0.1313		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258157 259	Sylmar	Issued Permits	19014-20000-00368
LOS ANGELES	15068-15070 W ROXFORD ST	91342	2502005021		Very Low Residential	R1-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2288145 305	Sylmar	Issued Permits	21016-20000-09678
LOS ANGELES	17252 W RAYMER ST	91325	2690016901		Low Residential	RA-1	0	1 unit per lot	0.1781	Miscellaneous - Government Owned Property	YES - Current	YES - County-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928133 168	Northridge	Issued Permits	19010-20000-05613
LOS ANGELES	17201 W WEDDINGTON ST	91316	2258005014		Low Residential	RA-1	0	1 unit per lot	0.3409	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718133 179	Encino - Tarzana	Issued Permits	20010-20000-03690
LOS ANGELES	20017 W WELLS DR	91364	2166008019		Low Residential	RA-1	0	1 unit per lot	0.5665	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718113 349	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-03069
LOS ANGELES	20011 W WELLS DR	91364	2166008019		Low Residential	RA-1	0	1 unit per lot	0.5665	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718113 341	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-03066
LOS ANGELES	20226-20228 W LORENZANA DR	91364	2166040004		Low Residential	RA-1	0	1 unit per lot	0.4125	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718113 178	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-04728
LOS ANGELES	333 N TIGERTAIL ROAD	90049	4403013002		Low Residential	RA-1	0	1 unit per lot	0.482	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358141 633	Brentwood - Pacific Palisades	Issued Permits	20010-30000-02817
LOS ANGELES	5340 N AURA AVE	91356	2163004016		Low Residential	RA-1	0	1 unit per lot	0.4081	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718117 73	Encino - Tarzana	Issued Permits	20010-20000-01372
LOS ANGELES	17210 W ROSCOE BLVD	91325	2204001008		Low Residential	RA-1	0	1 unit per lot	0.94	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928133 283	Reseda - West Van Nuys	Issued Permits	19010-10000-02637
LOS ANGELES	17210 W ROSCOE BLVD	91325	2204001008		Low Residential	RA-1	0	1 unit per lot	0.94	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928133 283	Reseda - West Van Nuys	Issued Permits	19010-10000-02638
LOS ANGELES	17210 W ROSCOE BLVD	91325	2204001008		Low Residential	RA-1	0	1 unit per lot	0.94	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928133 283	Reseda - West Van Nuys	Issued Permits	19010-10000-02634
LOS ANGELES	17210 W ROSCOE BLVD	91325	2204001008		Low Residential	RA-1	0	1 unit per lot	0.94	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928133 283	Reseda - West Van Nuys	Issued Permits	19010-10000-02639
LOS ANGELES	17210 W ROSCOE BLVD	91325	2204001008		Low Residential	RA-1	0	1 unit per lot	0.94	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928133 283	Reseda - West Van Nuys	Issued Permits	19010-10000-02635
LOS ANGELES	17210 W ROSCOE BLVD	91325	2204001008		Low Residential	RA-1	0	1 unit per lot	0.94	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928133 283	Reseda - West Van Nuys	Issued Permits	19010-10000-02640
LOS ANGELES	17210 W ROSCOE BLVD	91325	2204001008		Low Residential	RA-1	0	1 unit per lot	0.94	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928133 283	Reseda - West Van Nuys	Issued Permits	19010-10000-02636
LOS ANGELES	17210 W ROSCOE BLVD	91325	2204001008		Low Residential	RA-1	0	1 unit per lot	0.94	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928133 283	Reseda - West Van Nuys	Issued Permits	19010-10000-02642
LOS ANGELES	17210 W ROSCOE BLVD	91325	2204001008		Low Residential	RA-1	0	1 unit per lot	0.94	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928133 283	Reseda - West Van Nuys	Issued Permits	19010-10000-02641
LOS ANGELES	17152 W OTSEGO ST	91316	2258011009		Low Residential	RA-1	0	1 unit per lot	0.37	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718133 492	Encino - Tarzana	Issued Permits	20010-20000-03063
LOS ANGELES	17150 W OTSEGO ST	91316	2258011009		Low Residential	RA-1	0	1 unit per lot	0.37	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718133 492	Encino - Tarzana	Issued Permits	20010-20000-03062
LOS ANGELES	19020 W ARMINTA ST	91335	2104008014		Low Residential	RA-1	0	1 unit per lot	0.4651	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898121 377	Reseda - West Van Nuys	Issued Permits	20010-20000-00825
LOS ANGELES	8633 N AMESTOY AVE	91325	2690015002		Low Residential	RA-1	0	1 unit per lot	0.3673	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958133 485	Northridge	Issued Permits	20010-20000-01895
LOS ANGELES	5210-5212 N VELOZ AVE	91356	2161011009		Low Residential	RA-1	0	1 unit per lot	0.1549	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718121 314	Encino - Tarzana	Issued Permits	21016-20000-05133
LOS ANGELES	20206 W STAGG ST	91306	2114003008		Low Residential	RA-1	0	1 unit per lot	0.4097	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898113 1261	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-15793
LOS ANGELES	5330 N AMESTOY AVE	91316	2258025029		Low Residential	RA-1	0	1 unit per lot	0	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	8333 N SHIRLEY AVE	91324	2783009008		Low Residential	RA-1	0	1 unit per lot	0.932	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928117 648	Chatsworth - Porter Ranch	Issued Permits	20010-20000-01459
LOS ANGELES	8309 N SHIRLEY AVE	91324	2783009008		Low Residential	RA-1	0	1 unit per lot	0.932	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928117 730	Chatsworth - Porter Ranch	Issued Permits	20010-20000-01461
LOS ANGELES	8329-8331 N SHIRLEY AVE	91324	2783009008		Low Residential	RA-1	0	1 unit per lot	0.932	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928117 648	Chatsworth - Porter Ranch	Issued Permits	20010-20000-01458
LOS ANGELES	8305-8307 N SHIRLEY AVE	91324	2783009008		Low Residential	RA-1	0	1 unit per lot	0.932	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928117 730	Chatsworth - Porter Ranch	Issued Permits	20010-20000-01460
LOS ANGELES	4775 N YARMOUTH AVE	91316	2182023011		Low Residential	RA-1	0	1 unit per lot	0.3728	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688129 391	Encino - Tarzana	Issued Permits	20010-20000-01566
LOS ANGELES	17049 W PARTHENIA PL	91325	2690010005		Low Residential	RA-1	0	1 unit per lot	0.3512	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958133 431	Northridge	Issued Permits	21016-20000-02279
LOS ANGELES	13488 N GLENOAKS BLVD	91342	2502004007		Low Residential	RA-1	0	1 unit per lot	0.4628	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2288145 480	Sylmar	Issued Permits	19010-20000-05152
LOS ANGELES	11516 W KELOWNA ST	91342	2530014006		Low Residential	RA-1	0	1 unit per lot	0.1446	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138169 820	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	21016-20000-11985
LOS ANGELES	18615 W KESWICK ST	91335	2103025018		Low Residential	RA-1	0	1 unit per lot	0.5001	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898121 642	Reseda - West Van Nuys	Issued Permits	20010-20000-02635
LOS ANGELES	19424 W SHIRLEY CT	91356	2163006016		Low Residential	RA-1	0	1 unit per lot	0.4338	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718117 243	Encino - Tarzana	Issued Permits	20010-20000-01510
LOS ANGELES	22739 W ERWIN ST	91367	2039019033		Low Residential	RA-1	0	1 unit per lot	0.76	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778097 223	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-18460
LOS ANGELES	5164 N KELVIN AVE	91364	2166014005		Low Residential	RA-1	0	1 unit per lot	0.4278	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718109 165	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-12648
LOS ANGELES	23210 W BURBANK BLVD	91367	2044001031		Low Residential	RA-1	0	1 unit per lot	0.45	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748093 421	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19016-20000-41316
LOS ANGELES	19546 W ROSITA ST	91356	2178013022		Low Residential	RA-1	0	1 unit per lot	0.4086	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688117 290	Encino - Tarzana	Issued Permits	20010-20000-04042
LOS ANGELES	18873-18875 W PASADERO DR	91356	2177023007		Low Residential	RA-1	0	1 unit per lot	0.4247	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658121 288	Encino - Tarzana	Issued Permits	20016-20000-17801
LOS ANGELES	18145 W KAREN DR	91356	2184007013		Low Residential	RA-1	0	1 unit per lot	0.432	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688125 428	Encino - Tarzana	Issued Permits	20010-20000-01447
LOS ANGELES	9619 N CLAIRE AVE	91324	2762009008		Low Residential	RA-1	0	1 unit per lot	0.4398	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018121 548	Northridge	Issued Permits	21016-10000-01177
LOS ANGELES	19137 W LANARK ST	91335	2104002029		Low Residential	RA-1	0	1 unit per lot	0.5049	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898121 33	Reseda - West Van Nuys	Issued Permits	20010-10000-02602
LOS ANGELES	4931 N ENCINO AVE	91316	2290007004		Low Residential	RA-1	0	1 unit per lot	0.45	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688129 103	Encino - Tarzana	Issued Permits	20016-30000-17366
LOS ANGELES	19615-19617 W LASSEN ST	91324	2726012022		Low Residential	RA-1	0	1 unit per lot	0.3627	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018117 80	Chatsworth - Porter Ranch	Issued Permits	20016-20000-08376
LOS ANGELES	10529 N OKLAHOMA AVE	91311	2706012008		Low Residential	RA-1	0	1 unit per lot	0.4752	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078109 550	Chatsworth - Porter Ranch	Issued Permits	20016-20000-32360
LOS ANGELES	6082 N CALVIN AVE	91356	2153035026		Low Residential	RA-1	0	1 unit per lot	0.3673	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778117 501	Encino - Tarzana	Issued Permits	20010-20000-03887
LOS ANGELES	9229 N WHITE OAK AVE	91325	2766006023		Low Residential	RA-1	0	1 unit per lot	0.3421		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988129 305	Northridge	Issued Permits	17010-10002-02106
LOS ANGELES	17813 W PRAIRIE ST	91325	2766003001		Low Residential	RA-1	0	1 unit per lot	0.364	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988129 224	Northridge	Issued Permits	20010-20000-03983
LOS ANGELES	19330 1/2 W LINNET ST	91356	2163004015		Low Residential	RA-1	0	1 unit per lot	0.6795	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718117 40	Encino - Tarzana	Issued Permits	20016-20000-18020
LOS ANGELES	8540 N NEWCASTLE AVE	91325	2787004009		Low Residential	RA-1	0	1 unit per lot	0.3987	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928125 167	Northridge	Issued Permits	18010-20000-04675
LOS ANGELES	17925 W CHASE ST	91325	2787004034		Low Residential	RA-1	0	1 unit per lot	0.3828	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928129 130	Northridge	Issued Permits	20010-20000-04391
LOS ANGELES	5146 N OTIS AVE	91356	2161020027		Low Residential	RA-1	0	1 unit per lot	0.5089	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718125 515	Encino - Tarzana	Issued Permits	20010-20000-01995
LOS ANGELES	10243 N VANALDEN AVE	91324	2729027051		Low Residential	RA-1	0	1 unit per lot	0.4307	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048121 169	Northridge	Issued Permits	20010-20000-04833
LOS ANGELES	23231 W CALVERT ST	91367	2035023039		Low Residential	RA-1	0	1 unit per lot	0.429	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778093 445	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-30937
LOS ANGELES	5023 N OAKDALE AVE	91364	2175022007		Low Residential	RA-1	0	1 unit per lot	1.21	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718113 432	Canoga Park-West Hills-Winnetka-Woodland Hill	Issued Permits	18010-20000-02204
LOS ANGELES	5021 N OAKDALE AVE	91364	2175022007		Low Residential	RA-1	0	1 unit per lot	1.21	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718113 432	Canoga Park-West Hills-Winnetka-Woodland Hill	Issued Permits	18010-20000-02203
LOS ANGELES	15748 W MAYALL ST	91343	2661022015		Low Residential	RA-1	0	1 unit per lot	0.1523	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048141 837	Granada Hills - Knollwood	Issued Permits	20014-20000-01574
LOS ANGELES	18401 W ARMINTA ST	91335	2102015024		Low Residential	RA-1	0	1 unit per lot	0.3787	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898125 438	Reseda - West Van Nuys	Issued Permits	20010-10000-00738
LOS ANGELES	19511 W CANTARA ST	91335	2105001015		Low Residential	RA-1	0	1 unit per lot	0.4144	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928117 835	Reseda - West Van Nuys	Issued Permits	20016-20000-14032
LOS ANGELES	5166 N LOUISE AVE	91316	2258005046		Low Residential	RA-1	0	1 unit per lot	0.904	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718133 340	Encino - Tarzana	Issued Permits	19010-20000-04788
LOS ANGELES	5168 N LOUISE AVE	91316	2258005046		Low Residential	RA-1	0	1 unit per lot	0.904	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718133 339	Encino - Tarzana	Issued Permits	20010-20000-01801
LOS ANGELES	19839-19841 W STRATHERN ST	91306	2106017011		Low Residential	RA-1	0	1 unit per lot	0.1859		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808093 892	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-30001-38886
LOS ANGELES	23256-23258 W VICTORY BLVD	91367	2035019038		Low Residential	RA-1	0	1 unit per lot	0.155	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778097 420	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21014-20000-02597
LOS ANGELES	9234 N WILLIS AVE	91402	2651007023		Low Residential	RA-1	0	1 unit per lot	0.4643	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 358	Mission Hills - Panorama City - North Hills	Issued Permits	21016-20000-10451
LOS ANGELES	17435 W CHASE ST	91325	2787022008		Low Residential	RA-1	0	1 unit per lot	0.4882	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928129 160	Northridge	Issued Permits	21014-20000-00929
LOS ANGELES	21206 W BRYANT ST	91304	2779011018		Low Residential	RA-1	0	1 unit per lot	0.9412	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3	1928105 22	Chatsworth - Porter Ranch	Issued Permits	20010-20000-00038
LOS ANGELES	13807 W MAGNOLIA BLVD	91423	2247015017		Low Residential	RA-1	0	1 unit per lot	0.6637	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718153 402	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-01288
LOS ANGELES	19452 W CITRONIA ST	91324	2761007008		Low Residential	RA-1	0	1 unit per lot	0.3764	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018117 516	Chatsworth - Porter Ranch	Issued Permits	20014-20000-00627
LOS ANGELES	11309 N ENCINO AVE	91344	2711003014		Low Residential	RA-1	0	1 unit per lot	0.4114	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108129 25	Granada Hills - Knollwood	Issued Permits	20010-20000-00578
LOS ANGELES	9359-9361 N BALCOM AVE	91325	2766003007		Low Residential	RA-1	0	1 unit per lot	0.4011	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988129 152	Northridge	Issued Permits	20014-BM000-03623
LOS ANGELES	13711 1/2 W WEDDINGTON ST N/A	91401	2247016026		Low Residential	RA-1	0	1 unit per lot	0.7345	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718157 233	Van Nuys - North Sherman Oaks	Issued Permits	20010-10000-04866
LOS ANGELES	4900-4902 N MATULA DR	91356	2176028006		Low Residential	RA-1	0	1 unit per lot	0.8471	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688121 120	Encino - Tarzana	Issued Permits	20016-20000-24951
LOS ANGELES	16222 W COMMUNITY CT	91343	2689003016		Low Residential	RA-1	0	1 unit per lot	0.3888	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928137 217	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-02766
LOS ANGELES	13199 N DE GARMO AVE	91342	2505003006		Low Residential	RA-1	0	1 unit per lot	0.9834	Residential - Multiple (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258149 459	Sylmar	Issued Permits	20016-20000-33141
LOS ANGELES	16243 W CHASE ST	91343	2689025022		Low Residential	RA-1	0	1 unit per lot	0.4545	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928137 144	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-04187
LOS ANGELES	16304 W CHASE ST	91343	2689006015		Low Residential	RA-1	0	1 unit per lot	0.4274	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928137 182	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-01264
LOS ANGELES	16749 W CHASE ST	91343	2689016001		Low Residential	RA-1	0	1 unit per lot	0.437	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928137 159	Mission Hills - Panorama City - North Hills	Issued Permits	20016-20000-13316
LOS ANGELES	19035-19037 W SPRAGUE ST	91356	2163023031		Low Residential	RA-1	0	1 unit per lot	0.4224	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1718121 254	Encino - Tarzana	Issued Permits	20010-20000-02653
LOS ANGELES	8358 N OSO AVE	91306	2781020023		Low Residential	RA-1	0	1 unit per lot	0.3991	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928113 460	Chatsworth - Porter Ranch	Issued Permits	20010-20000-00251
LOS ANGELES	10143-10143 N FARRALONE AVE	91311	2745011024		Low Residential	RA-1	0	1 unit per lot	0.3893	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048101 381	Chatsworth - Porter Ranch	Issued Permits	20014-20000-00009
LOS ANGELES	17553 W DONMETZ ST	91344	2711007006		Low Residential	RA-1	0	1 unit per lot	0.4014	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108129 109	Granada Hills - Knollwood	Issued Permits	18010-20000-03796
LOS ANGELES	20225-20227 W LORENZANA DR	91364	2166041003		Low Residential	RA-1	0	1 unit per lot	0.4166	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718113 180	Canoga Park-West Hills-Winnetka-Woodland Hill	Issued Permits	20014-20000-00533
LOS ANGELES	17049 W LABRADOR ST	91325	2692012026		Low Residential	RA-1	0	1 unit per lot	0.3634	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018133 207	Northridge	Issued Permits	21010-20000-00231
LOS ANGELES	10637 W MENEZ ST	91342	2529011010		Low Residential	RA-1	0	1 unit per lot	0.2527	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108177 41	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	20010-20000-03815
LOS ANGELES	8461 N CALVIN AVE	91324	2783006007		Low Residential	RA-1	0	1 unit per lot	0.2169	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928117 351	Chatsworth - Porter Ranch	Issued Permits	20010-20000-00741
LOS ANGELES	17910-17912 W MALDEN ST	91325	2787004029		Low Residential	RA-1	0	1 unit per lot	0.3799	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928129 101	Northridge	Issued Permits	21016-20000-12065
LOS ANGELES	4858-4860 N POE AVE	91364	2166021007		Low Residential	RA-1	0	1 unit per lot	0.46	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688113 125	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-01780
LOS ANGELES	18052 W PARTHENIA ST	91325	2787001024		Low Residential	RA-1	0	1 unit per lot	0.3902	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958125 856	Northridge	Issued Permits	20010-20000-05141
LOS ANGELES	8260 N JUMILLA AVE	91306	2106021016		Low Residential	RA-1	0	1 unit per lot	0.1802	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928117 829	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	17010-20000-05078
LOS ANGELES	8539 N ENFIELD AVE	91325	2787004020		Low Residential	RA-1	0	1 unit per lot	0.4701	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928129 69	Northridge	Issued Permits	20010-20000-04493
LOS ANGELES	22833 W CALVERT ST	91367	2039014023		Low Residential	RA-1	0	1 unit per lot	0.615	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778097 352	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-01985
LOS ANGELES	5255 N TAMPA AVE	91356	2163005001		Low Residential	RA-1	0	1 unit per lot	0.285	Residential - Single Family Residence - Other Improvements Only	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718117 133	Encino - Tarzana	Issued Permits	20016-20000-32528
LOS ANGELES	4821-4823 N DON JUAN PL	91364	2175029017		Low Residential	RA-1	0	1 unit per lot	0.4412	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688113 204	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-30000-01342
LOS ANGELES	4351 N VANALDEN AVE	91356	2178021037		Low Residential	RA-1	0	1 unit per lot	1.4026	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658117 225	Encino - Tarzana	Issued Permits	18010-20000-04822
LOS ANGELES	16950-16952 W MOONCREST DR	91436	2292005009		Low Residential	RA-1	0	1 unit per lot	0.4348	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658133 385	Encino - Tarzana	Issued Permits	20014-20000-00022
LOS ANGELES	5200-5200 1/2 N COLLIER PL	91364	2164006030		Low Residential	RA-1	0	1 unit per lot	0.7398	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718117 301	Encino - Tarzana	Issued Permits	20014-20000-01591
LOS ANGELES	7954 N PASO ROBLES AVE	91406	2204024002		Low Residential	RA-1	0	1 unit per lot	0.336	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898133 444	Reseda - West Van Nuys	Issued Permits	20010-20000-02023
LOS ANGELES	22631 W CALVERT ST	91367	2039018001		Low Residential	RA-1	0	1 unit per lot	0.82	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778097 364	Canoga Park-West Hills-Winnetka-Woodland Hill	Issued Permits	20010-20000-04337
LOS ANGELES	22633 W CALVERT ST	91367	2039018001		Low Residential	RA-1	0	1 unit per lot	0.82	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778097 364	Canoga Park-West Hills-Winnetka-Woodland Hill	Issued Permits	20010-20000-04334
LOS ANGELES	9649 N CALVIN AVE	91324	2761005013		Low Residential	RA-1	0	1 unit per lot	0.3994	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018117 500	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05853
LOS ANGELES	5468 N WILBUR AVE	91356	2161003004		Low Residential	RA-1	0	1 unit per lot	0.4639	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748121 584	Encino - Tarzana	Issued Permits	21016-10000-01358
LOS ANGELES	9599-9601 N COLUMBUS AVE	91343	2656010007		Low Residential	RA-1	0	1 unit per lot	0.6887	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018145 577	Mission Hills - Panorama City - North Hills	Issued Permits	19016-20000-39434
LOS ANGELES	18857 W STRATHERN ST	91335	2103010100		Low Residential	RA-1	0	1 unit per lot	0.3275		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898121 210	Reseda - West Van Nuys	Issued Permits	20016-20000-22442
LOS ANGELES	23143 W CALIFA ST	91367	2041021009		Low Residential	RA-1	0	1 unit per lot	0.415	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778093 814	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-04853
LOS ANGELES	22426 W NORTH SUMMIT RIDGE CIR	91311	2727022065		Low Residential	RA-1	0	1 unit per lot	0.6262	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988101 104	Chatsworth - Porter Ranch	Issued Permits	18010-20000-02539
LOS ANGELES	17434 W HART ST	91406	2229005021		Low Residential	RA-1	0	1 unit per lot	0.3902	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838129 584	Reseda - West Van Nuys	Issued Permits	20010-20000-04572
LOS ANGELES	17432 W HART ST	91406	2229005021		Low Residential	RA-1	0	1 unit per lot	0.3902	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838129 584	Reseda - West Van Nuys	Issued Permits	20010-20000-04571
LOS ANGELES	23357 W COLLINS ST	91367	2041008029		Low Residential	RA-1	0	1 unit per lot	0.6173		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748093 197	Canoga Park-West Hills-Winnetka-Woodland Hill	Issued Permits	20010-20000-03407
LOS ANGELES	10816 N MILWOOD AVE	91311	2706031026		Low Residential	RA-1	0	1 unit per lot	0.4492	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078105 67	Chatsworth - Porter Ranch	Issued Permits	20010-20000-00448
LOS ANGELES	8312 N OSO AVE	91306	2781019011		Low Residential	RA-1	0	1 unit per lot	0.3991	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928113 547	Chatsworth - Porter Ranch	Issued Permits	20010-20000-01121
LOS ANGELES	17823 W SUNBURST ST	91325	2768029015		Low Residential	RA-1	0	1 unit per lot	0.3927	Residential - Single Family Residence	YES - Current	NO - Privately-

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	10575 W ART ST	91040	2542017019		Limited Commercial	RA-1-K	0	1 unit per lot	0.73	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018177 116	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	19010-20000-04964
LOS ANGELES	15902 W ROXFORD ST	91342	2604008009		Limited Commercial	RA-1-K	0	1 unit per lot	0.4263	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2228141 176	Sylmar	Issued Permits	19010-20000-00826
LOS ANGELES	10446 W LA TUNA CANYON ROAD	91352	2544030009		Limited Commercial	RA-1-K	0	1 unit per lot	0.3581	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958177 138	Sun Valley - La Tuna Canyon	Issued Permits	19010-20000-05098
LOS ANGELES	11260 W OSBORNE ST	91342	2530022034		Limited Commercial	RA-1-K	0	1 unit per lot	1.21	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138173 353	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	19010-20000-05618
LOS ANGELES	10553-10555 W MAHONEY DR	91040	2528033014		Limited Commercial	RA-1-K	0	1 unit per lot	0.5181	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078177 81	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	19016-20000-34582
LOS ANGELES	9725 N SUNLAND BLVD	91040	2543031006		Limited Commercial	RA-1-K	0	1 unit per lot	1.5399	Residential - Single Family Residence - Other Improvements Only	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018177 183	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	18010-20000-04260
LOS ANGELES	15069 W COBALT ST	91342	2501021018		Limited Commercial	RA-1-K	0	1 unit per lot	0.7231	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258145 132	Sylmar	Issued Permits	20010-20000-01788
LOS ANGELES	13405 N GLADSTONE AVE	91342	2504021014		Limited Commercial	RA-1-K	0	1 unit per lot	0.6974	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258153 182	Sylmar	Issued Permits	20010-20000-01824
LOS ANGELES	10723 W ART ST	91040	2542014018		Limited Commercial	RA-1-K	0	1 unit per lot	0.4995	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018177 160	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	20010-20000-03486
LOS ANGELES	10523 W PENROSE ST	91352	2544029008		Limited Commercial	RA-1-K	0	1 unit per lot	0.3213	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958177 180	Sun Valley - La Tuna Canyon	Issued Permits	19010-20000-06192
LOS ANGELES	10921-10923 N OSO AVE 2	91311	2707032010		Limited Commercial	RA-1-K	0	1 unit per lot	0.4312	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108113 147	Chatsworth - Porter Ranch	Issued Permits	20014-10000-05189
LOS ANGELES	10953 W ELINDA PL	91352	2538013010		Limited Commercial	RA-1-K	0	1 unit per lot	0.3652	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018173 370	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-00237
LOS ANGELES	13370 N DRONFIELD AVE	91342	2504012025		Limited Commercial	RA-1-K	0	1 unit per lot	0.8411	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258153 158	Sylmar	Issued Permits	19010-10000-03722
LOS ANGELES	13169 N PHILLIPPI AVE	91342	2504016030		Limited Commercial	RA-1-K	0	1 unit per lot	0.4338	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258153 459	Sylmar	Issued Permits	20010-20000-02149
LOS ANGELES	14400 1/2 W OLIVE VIEW DR	91342	2502025005		Limited Commercial	RA-1-K	0	1 unit per lot	1.0399	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2288149 722	Sylmar	Issued Permits	20014-20000-00348
LOS ANGELES	10642 W JIMENEZ ST	91342	2529012006		Limited Commercial	RA-1-K	0	1 unit per lot	0.4084	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108177 78	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	20010-20000-02997
LOS ANGELES	11081 W ALLEGHENY ST	91352	2538028028		Open Space	RA-1-K-HPOZ	0	1 unit per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048173 426	Sun Valley - La Tuna Canyon	Issued Permits	21010-20000-00213
LOS ANGELES	10023 N STONEHURST AVE	91352	2538029001		Open Space	RA-1-K-HPOZ	0	1 unit per lot	0.2039	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048173 423	Sun Valley - La Tuna Canyon	Issued Permits	19016-20000-32357
LOS ANGELES	6201 N YOLANDA AVE	91335	2127014012		Open Space	RA-1-K-RIO	0	1 unit per lot	0.4928	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778121 292	Reseda - West Van Nuys	Issued Permits	21010-20000-01091
LOS ANGELES	11055 3/4 N TELFAIR AVE	91331	2616028012		Community Commercial	RA-1-O-CUGU	0	1 unit per lot	0.3202	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108153 688	Arleta - Pacoima	Issued Permits	20010-20001-00336
LOS ANGELES	6552 N ENCINO AVE	91406	2229011032		Parking Buffer	RA-1-RIO	0	1 unit per lot	0.3908	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808129 489	Reseda - West Van Nuys	Issued Permits	20010-20000-02243
LOS ANGELES	23926 W HAYNES ST	91307	5018031020		Low Medium I Residential	RS-1	0	1 unit per lot	0.197	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808089 526	Canoga Park-West Hills-Winnetka-Woodland Hill	Issued Permits	20010-20000-01478
LOS ANGELES	3011 1/2 S 10TH AVE	90018	5051034018		Low Medium I Residential	R1-1XL	0	1 unit per lot	0.182	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208185 435	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-10000-03450
LOS ANGELES	2817 S 3RD AVE	90018	5052003005			R1-1XL-O-HPOZ	0	1 unit per lot	0.1336	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208189 19	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-17610
LOS ANGELES	2825 1/2 S 3RD AVE	90018	5052003006			R1-1XL-O-HPOZ	0	1 unit per lot	0.134	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1208189 33	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-10000-03716
LOS ANGELES	20608 W OVERLOOK CT	91326	2701104057			(T) RE-1	0	1 unit per lot	0.1804	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 506	CHATSWORTH-PORTER RANCH	Issued Permits	20010-20000-03029
LOS ANGELES	20612 W OVERLOOK CT	91326	2701104058			(T) RE-1	0	1 unit per lot	0.165	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 506	CHATSWORTH-PORTER RANCH	Issued Permits	20010-20000-03030
LOS ANGELES	20616 W OVERLOOK CT	91326	2701104059			(T) RE-1	0	1 unit per lot	0.3618	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 506	CHATSWORTH-PORTER RANCH	Issued Permits	20010-20000-03031
LOS ANGELES	20753 W DEER GRASS CT	91326	2701107018			(T) RE-1	0	1 unit per lot	0.2924	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 507	CHATSWORTH-PORTER RANCH	Issued Permits	20010-20000-02738
LOS ANGELES	20741 W DEER GRASS CT	91326	2701107020			(T) RE-1	0	1 unit per lot	0.2172	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 507	CHATSWORTH-PORTER RANCH	Issued Permits	20010-20000-02740
LOS ANGELES	20735 W DEER GRASS CT	91326	2701107021			(T) RE-1	0	1 unit per lot	0.2046	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 507	CHATSWORTH-PORTER RANCH	Issued Permits	20010-20000-02741
LOS ANGELES	20736 W DEER GRASS CT	91326	2701107040			(T) RE-1	0	1 unit per lot	0.1894	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 507	CHATSWORTH-PORTER RANCH	Issued Permits	20010-20000-02742
LOS ANGELES	20742 W DEER GRASS CT	91326	2701107041			(T) RE-1	0	1 unit per lot	0.1807	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 507	CHATSWORTH-PORTER RANCH	Issued Permits	20010-20000-02743
LOS ANGELES	20748 W DEER GRASS CT	91326	2701107042			(T) RE-1	0	1 unit per lot	0.2396	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 507	CHATSWORTH-PORTER RANCH	Issued Permits	20010-20000-02744
LOS ANGELES	20754 W DEER GRASS CT	91326	2701107043			(T) RE-1	0	1 unit per lot	0.2143	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 507	CHATSWORTH-PORTER RANCH	Issued Permits	20010-20000-02745
LOS ANGELES	20758 W DEER GRASS CT	91326	2701107044			(T) RE-1	0	1 unit per lot	0.476	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 507	CHATSWORTH-PORTER RANCH	Issued Permits	20010-20000-02746
LOS ANGELES	20655 W WOOD ROSE CT	91326	2701102005			(T) RE11-1	0	1 unit per lot	0.1976	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 515	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05288
LOS ANGELES	20649 W WOOD ROSE CT	91326	2701102006			(T) RE11-1	0	1 unit per lot	0.1704	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 516	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05289
LOS ANGELES	20643 W WOOD ROSE CT	91326	2701102007			(T) RE11-1	0	1 unit per lot	0.1416	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 517	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05290
LOS ANGELES	20637 W WOOD ROSE CT	91326	2701102008			(T) RE11-1	0	1 unit per lot	0.1825	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 518	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05291
LOS ANGELES	12301 N FINCH CT	91326	2701102009			(T) RE11-1	0	1 unit per lot	0.2464	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 519	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05292
LOS ANGELES	12305 N FINCH CT	91326	2701102010			(T) RE11-1	0	1 unit per lot	0.1756	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 520	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05293
LOS ANGELES	12309 N FINCH CT	91326	2701102011			(T) RE11-1	0	1 unit per lot	0.1734	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 521	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05294
LOS ANGELES	20665 W WALNUT CIR UNIT #109	91326	2701001040		Low Residential	T)RE-1	0	1 unit per lot	202.35	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168109 14	Chatsworth - Porter Ranch	Issued Permits	19010-20000-04456
LOS ANGELES	20337 W ABERDEEN LANE	91326	2701093045		Low Residential	T)RE-1	0	1 unit per lot	0.2255	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138113 457	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05704
LOS ANGELES	20331 W ABERDEEN LANE	91326	2701093046		Low Residential	T)RE-1	0	1 unit per lot	0.2203	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138113 458	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05705
LOS ANGELES	20327 W ABERDEEN LANE	91326	2701093047		Low Residential	T)RE-1	0	1 unit per lot	0.254	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138113 459	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05706
LOS ANGELES	20323 W ABERDEEN LANE	91326	2701093048		Low Residential	T)RE-1	0	1 unit per lot	0.2973	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138113 460	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05707
LOS ANGELES	20401 W ABERDEEN LANE	91326	2701094013		Low Residential	T)RE-1	0	1 unit per lot	0.1994	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138109 773	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05697
LOS ANGELES	20361 W ABERDEEN LANE	91326	2701094014		Low Residential	T)RE-1	0	1 unit per lot	0.2548	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138109 774	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05698
LOS ANGELES	20355 W ABERDEEN LANE	91326	2701094015		Low Residential	T)RE-1	0	1 unit per lot	0.2227	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138109 775	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05699
LOS ANGELES	20349 W ABERDEEN LANE	91326	2701094016		Low Residential	T)RE-1	0	1 unit per lot	0.2018	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138113 455	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05700
LOS ANGELES	20341 W ABERDEEN LANE	91326	2701094017		Low Residential	T)RE-1	0	1 unit per lot	0.1974	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138113 456	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05701
LOS ANGELES	20326 W ABERDEEN LANE	91326	2701094018		Low Residential	T)RE-1	0	1 unit per lot	0.2977	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138113 461	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05708
LOS ANGELES	20336 W ABERDEEN LANE	91326	2701094019		Low Residential	T)RE-1	0	1 unit per lot	0.2205	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138113 462	Chatsworth - Porter Ranch	Issued Permits	19010-20000-05709
LOS ANGELES	20242 W WILLOUGHBY LANE	91326	2701096001		Low Residential	T)RE-1	0	1 unit per lot	0.4814	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168113 514	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03879
LOS ANGELES	20248 W WILLOUGHBY LANE	91326	2701096002		Low Residential	T)RE-1	0	1 unit per lot	0.5042	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168113 515	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03880
LOS ANGELES	20254 W WILLOUGHBY LANE	91326	2701096003		Low Residential	T)RE-1	0	1 unit per lot	0.5265	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168113 516	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03881
LOS ANGELES	20260 W WILLOUGHBY LANE	91326	2701096004		Low Residential	T)RE-1	0	1 unit per lot	0.5217	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168113 517	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03882
LOS ANGELES	20266 W WILLOUGHBY LANE	91326	2701096005		Low Residential	T)RE-1	0	1 unit per lot	0.4931	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168113 518	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03883
LOS ANGELES	20300 W WILLOUGHBY LANE	91326	2701096006		Low Residential	T)RE-1	0	1 unit per lot	0.4793	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168113 519	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03884
LOS ANGELES	20306 W WILLOUGHBY LANE	91326	2701096007		Low Residential	T)RE-1	0	1 unit per lot	0.4927	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168113 520	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03885
LOS ANGELES	20312 W WILLOUGHBY LANE	91326	2701096008		Low Residential	T)RE-1	0	1 unit per lot	0.4836	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168113 521	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03787
LOS ANGELES	20318 W WILLOUGHBY LANE	91326	2701096009		Low Residential	T)RE-1	0	1 unit per lot	0.446	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168113 522	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03788
LOS ANGELES	20324 W WILLOUGHBY LANE	91326	2701096010		Low Residential	T)RE-1	0	1 unit per lot	0.4393	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168113 523	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03789
LOS ANGELES	20330 W WILLOUGHBY LANE	91326	2701096011		Low Residential	T)RE-1	0	1 unit per lot	0.4344	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168109 549	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03790
LOS ANGELES	20336 W WILLOUGHBY LANE	91326	2701096012		Low Residential	T)RE-1	0	1 unit per lot	0.4174	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168109 550	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03791
LOS ANGELES	20344 W WILLOUGHBY LANE	91326	2701096013		Low Residential	T)RE-1	0	1 unit per lot	0.431	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168109 551	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03792
LOS ANGELES	20354 W WILLOUGHBY LANE	91326	2701096014		Low Residential	T)RE-1	0	1 unit per lot	0.562	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168109 552	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03793
LOS ANGELES	11825 N GREENWOOD DR	91326	2701096015		Low Residential	T)RE-1	0	1 unit per lot	0.527	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168109 553	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04986
LOS ANGELES	11817 N GREENWOOD DR	91326	2701096016		Low Residential	T)RE-1	0	1 unit per lot	0.4939	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168113 525	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04989
LOS ANGELES	11813 N GREENWOOD DR	91326	2701096017		Low Residential	T)RE-1	0	1 unit per lot	0.4867	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168113 526	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04990
LOS ANGELES	11805 N GREENWOOD DR	91326	2701096018		Low Residential	T)RE-1	0	1 unit per lot	0.4679	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168113 527	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04991
LOS ANGELES	11801 N GREENWOOD DR	91326	2701096019		Low Residential	T)RE-1	0	1 unit per lot	0.4579	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168113 528	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04992
LOS ANGELES	20378 W MARLOW LANE	91326	2701096036		Low Residential	T)RE-1	0	1 unit per lot	0.3712	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168109 500	Chatsworth - Porter Ranch	Issued Permits	20010-20000-02508
LOS ANGELES	20400 W MARLOW LANE	91326	2701096037		Low Residential	T)RE-1	0	1 unit per lot	0.4048	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168109 501	Chatsworth - Porter Ranch	Issued Permits	20010-20000-02510
LOS ANGELES	20406 W MARLOW LANE	91326	2701096038		Low Residential	T)RE-1	0	1 unit per lot	0.438	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168109 502	Chatsworth - Porter Ranch	Issued Permits	20010-20000-02511
LOS ANGELES	11828 W TUDOR DR	91436	2701096072		Low Residential	T)RE-1	0	1 unit per lot	0.5062	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168109 451	Chatsworth - Porter Ranch	Issued Permits	20010-20000-02467
LOS ANGELES	11822 W TUDOR DR	91436	2701096073		Low Residential	T)RE-1	0	1 unit per lot	0.465	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168109 452	Chatsworth - Porter Ranch	Issued Permits	20010-20000-02468
LOS ANGELES	11816 W TUDOR DR	91436	2701096074		Low Residential	T)RE-1	0	1 unit per lot	0.4623	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168109 453	Chatsworth - Porter Ranch	Issued Permits	20010-20000-02469
LOS ANGELES	11701 N AINSLEY CT	91326	2701096096		Low Residential	T)RE-1	0	1 unit per lot	0.7142	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168109 428	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03796
LOS ANGELES	11707 N AINSLEY CT	91326	2701096097		Low Residential	T)RE-1	0	1 unit per lot	0.5596	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168109 429	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03797
LOS ANGELES	11703 N AINSLEY CT	91326	2701096098		Low Residential	T)RE-1	0	1 unit per lot	0.4614	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168109 430	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03798
LOS ANGELES	11719 N AINSLEY CT	91326	2701096

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	20308 W LIVERPOOL WAY	91326	2701097064		Low Residential	[T]RE-1	0	1 unit per lot	0.3846	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168113 508	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06037
LOS ANGELES	20302 W LIVERPOOL WAY	91326	2701097065		Low Residential	[T]RE-1	0	1 unit per lot	0.3586	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168113 509	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06036
LOS ANGELES	20266 W LIVERPOOL WAY	91326	2701097066		Low Residential	[T]RE-1	0	1 unit per lot	0.3384	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168113 510	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06035
LOS ANGELES	20260 W LIVERPOOL WAY	91326	2701097067		Low Residential	[T]RE-1	0	1 unit per lot	0.3542	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168113 511	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06034
LOS ANGELES	20254 W LIVERPOOL WAY	91326	2701097068		Low Residential	[T]RE-1	0	1 unit per lot	0.3822	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168113 512	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06033
LOS ANGELES	20248 W LIVERPOOL WAY	91326	2701097069		Low Residential	[T]RE-1	0	1 unit per lot	0.4063	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168113 513	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06032
LOS ANGELES	20673 W WOOD ROSE CT	91326	2701102002		Low Residential	[T]RE-1	0	1 unit per lot	0.1666	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 512	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06195
LOS ANGELES	20667 W WOOD ROSE CT	91326	2701102003		Low Residential	[T]RE-1	0	1 unit per lot	0.1744	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 513	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06196
LOS ANGELES	20660 W WOOD ROSE CT	91326	2701102047		Low Residential	[T]RE-1	0	1 unit per lot	0.1645	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 557	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06198
LOS ANGELES	20666 W WOOD ROSE CT	91326	2701102048		Low Residential	[T]RE-1	0	1 unit per lot	0.1608	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 558	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06199
LOS ANGELES	20629 W DEER GRASS CT	91326	2701103001		Low Residential	[T]RE-1	0	1 unit per lot	0.2571	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 451	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04312
LOS ANGELES	20621 W DEER GRASS CT	91326	2701103002		Low Residential	[T]RE-1	0	1 unit per lot	0.1946	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 452	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04361
LOS ANGELES	20615 W DEER GRASS CT	91326	2701103003		Low Residential	[T]RE-1	0	1 unit per lot	0.179	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 453	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04362
LOS ANGELES	20609 W DEER GRASS CT	91326	2701103004		Low Residential	[T]RE-1	0	1 unit per lot	0.1829	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 454	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04363
LOS ANGELES	20603 W DEER GRASS CT	91326	2701103005		Low Residential	[T]RE-1	0	1 unit per lot	0.1801	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 455	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03553
LOS ANGELES	20563 W DEER GRASS CT	91326	2701103006		Low Residential	[T]RE-1	0	1 unit per lot	0.1826	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 456	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03554
LOS ANGELES	20557 W DEER GRASS CT	91326	2701103007		Low Residential	[T]RE-1	0	1 unit per lot	0.1802	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 457	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03555
LOS ANGELES	20551 W DEER GRASS CT	91326	2701103008		Low Residential	[T]RE-1	0	1 unit per lot	0.1918	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 458	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03556
LOS ANGELES	20545 W DEER GRASS CT	91326	2701103009		Low Residential	[T]RE-1	0	1 unit per lot	0.2045	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 459	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03557
LOS ANGELES	20537 W DEER GRASS CT	91326	2701103010		Low Residential	[T]RE-1	0	1 unit per lot	0.1909	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 460	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03409
LOS ANGELES	20533 W DEER GRASS CT	91326	2701103011		Low Residential	[T]RE-1	0	1 unit per lot	0.196	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 461	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03411
LOS ANGELES	20527 W DEER GRASS CT	91326	2701103012		Low Residential	[T]RE-1	0	1 unit per lot	0.1877	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 462	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03412
LOS ANGELES	20521 W DEER GRASS CT	91326	2701103013		Low Residential	[T]RE-1	0	1 unit per lot	0.1814	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 463	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03413
LOS ANGELES	20517 W DEER GRASS CT	91326	2701103014		Low Residential	[T]RE-1	0	1 unit per lot	0.4041	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 464	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03414
LOS ANGELES	20527 W DEER GRASS CT	91326	2701103015		Low Residential	[T]RE-1	0	1 unit per lot	0.2772	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 465	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03415
LOS ANGELES	20526 W DEER GRASS CT	91326	2701103016		Low Residential	[T]RE-1	0	1 unit per lot	0.176	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 466	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03416
LOS ANGELES	20532 W DEER GRASS CT	91326	2701103017		Low Residential	[T]RE-1	0	1 unit per lot	0.1712	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 467	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03417
LOS ANGELES	20538 W DEER GRASS CT	91326	2701103018		Low Residential	[T]RE-1	0	1 unit per lot	0.1755	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 468	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03418
LOS ANGELES	20544 W DEER GRASS CT	91326	2701103019		Low Residential	[T]RE-1	0	1 unit per lot	0.1954	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 469	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03419
LOS ANGELES	20550 W DEER GRASS CT	91326	2701103020		Low Residential	[T]RE-1	0	1 unit per lot	0.1933	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 470	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03558
LOS ANGELES	20556 W DEER GRASS CT	91326	2701103021		Low Residential	[T]RE-1	0	1 unit per lot	0.1864	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 471	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03559
LOS ANGELES	20562 W DEER GRASS CT	91326	2701103022		Low Residential	[T]RE-1	0	1 unit per lot	0.1865	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 472	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03560
LOS ANGELES	20602 W DEER GRASS CT	91326	2701103023		Low Residential	[T]RE-1	0	1 unit per lot	0.1888	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 473	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03561
LOS ANGELES	20608 W DEER GRASS CT	91326	2701103024		Low Residential	[T]RE-1	0	1 unit per lot	0.1687	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 474	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03562
LOS ANGELES	20614 W DEER GRASS CT	91326	2701103025		Low Residential	[T]RE-1	0	1 unit per lot	0.1718	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 475	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04364
LOS ANGELES	20620 W DEER GRASS CT	91326	2701103026		Low Residential	[T]RE-1	0	1 unit per lot	0.1699	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 476	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04365
LOS ANGELES	20626 W DEER GRASS CT	91326	2701103027		Low Residential	[T]RE-1	0	1 unit per lot	0.1934	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 477	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04366
LOS ANGELES	20632 W DEER GRASS CT	91326	2701103028		Low Residential	[T]RE-1	0	1 unit per lot	0.1722	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 478	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04367
LOS ANGELES	20638 W DEER GRASS CT	91326	2701103029		Low Residential	[T]RE-1	0	1 unit per lot	0.2829	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 479	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04368
LOS ANGELES	20639 W BLUEBIRD CT	91326	2701103030		Low Residential	[T]RE-1	0	1 unit per lot	0.2654	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 480	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06272
LOS ANGELES	20631 W BLUEBIRD CT	91326	2701103031		Low Residential	[T]RE-1	0	1 unit per lot	0.1931	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 481	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06273
LOS ANGELES	20625 W BLUEBIRD CT	91326	2701103032		Low Residential	[T]RE-1	0	1 unit per lot	0.1762	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 482	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06274
LOS ANGELES	20624 W BLUEBIRD CT	91326	2701103055		Low Residential	[T]RE-1	0	1 unit per lot	0.1564	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 505	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06275
LOS ANGELES	20648 W BLUEBIRD CT	91326	2701103059		Low Residential	[T]RE-1	0	1 unit per lot	0.2044	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 509	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06276
LOS ANGELES	20654 W BLUEBIRD CT	91326	2701103060		Low Residential	[T]RE-1	0	1 unit per lot	0.2869	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 510	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06277
LOS ANGELES	20525 W HUMMINGBIRD CT	91326	2701104036		Low Residential	[T]RE-1	0	1 unit per lot	0.1977	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 431	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04090
LOS ANGELES	20519 W HUMMINGBIRD CT	91326	2701104037		Low Residential	[T]RE-1	0	1 unit per lot	0.205	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 432	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04091
LOS ANGELES	20513 W HUMMINGBIRD CT	91326	2701104038		Low Residential	[T]RE-1	0	1 unit per lot	0.1983	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 433	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04092
LOS ANGELES	20511 W HUMMINGBIRD CT	91326	2701104039		Low Residential	[T]RE-1	0	1 unit per lot	0.1917	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 434	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04093
LOS ANGELES	20507 W HUMMINGBIRD CT	91326	2701104040		Low Residential	[T]RE-1	0	1 unit per lot	0.295	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 435	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04094
LOS ANGELES	20508 W HUMMINGBIRD CT	91326	2701104041		Low Residential	[T]RE-1	0	1 unit per lot	0.2508	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 436	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04095
LOS ANGELES	20512 W HUMMINGBIRD CT	91326	2701104042		Low Residential	[T]RE-1	0	1 unit per lot	0.1923	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 437	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04096
LOS ANGELES	20518 W HUMMINGBIRD CT	91326	2701104043		Low Residential	[T]RE-1	0	1 unit per lot	0.1873	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 438	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04097
LOS ANGELES	20524 W HUMMINGBIRD CT	91326	2701104044		Low Residential	[T]RE-1	0	1 unit per lot	0.18	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 439	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04098
LOS ANGELES	20530 W HUMMINGBIRD CT	91326	2701104045		Low Residential	[T]RE-1	0	1 unit per lot	0.1885	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 440	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04099
LOS ANGELES	20729 W DEER GRASS CT	91326	2701107022		Low Residential	[T]RE-1	0	1 unit per lot	0.2041	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 585	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04313
LOS ANGELES	20723 W DEER GRASS CT	91326	2701107023		Low Residential	[T]RE-1	0	1 unit per lot	0.2019	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 586	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04314
LOS ANGELES	20717 W DEER GRASS CT	91326	2701107024		Low Residential	[T]RE-1	0	1 unit per lot	0.1954	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 587	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04315
LOS ANGELES	20713 W DEER GRASS CT	91326	2701107025		Low Residential	[T]RE-1	0	1 unit per lot	0.213	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 588	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04316
LOS ANGELES	20709 W DEER GRASS CT	91326	2701107026		Low Residential	[T]RE-1	0	1 unit per lot	0.2032	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 589	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04485
LOS ANGELES	20705 W DEER GRASS CT	91326	2701107027		Low Residential	[T]RE-1	0	1 unit per lot	0.1916	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 590	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04486
LOS ANGELES	20701 W DEER GRASS CT	91326	2701107028		Low Residential	[T]RE-1	0	1 unit per lot	0.2081	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 591	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04487
LOS ANGELES	20657 W DEER GRASS CT	91326	2701107029		Low Residential	[T]RE-1	0	1 unit per lot	0.189	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 592	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04488
LOS ANGELES	20643 W DEER GRASS CT	91326	2701107030		Low Residential	[T]RE-1	0	1 unit per lot	0.2947	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 593	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04489
LOS ANGELES	20644 W DEER GRASS CT	91326	2701107031		Low Residential	[T]RE-1	0	1 unit per lot	0.2878	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 594	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04490
LOS ANGELES	20652 W DEER GRASS CT	91326	2701107032		Low Residential	[T]RE-1	0	1 unit per lot	0.1857	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 595	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04491
LOS ANGELES	20658 W DEER GRASS CT	91326	2701107033		Low Residential	[T]RE-1	0	1 unit per lot	0.1829	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 596	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04492
LOS ANGELES	20708 W DEER GRASS CT	91326	2701107034		Low Residential	[T]RE-1	0	1 unit per lot	0.204	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 597	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04493
LOS ANGELES	20706 W DEER GRASS CT	91326	2701107035		Low Residential	[T]RE-1	0	1 unit per lot	0.2037	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 598	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04494
LOS ANGELES	20712 W DEER GRASS CT	91326	2701107036		Low Residential	[T]RE-1	0	1 unit per lot	0.1994	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 599	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04317
LOS ANGELES	20718 W DEER GRASS CT	91326	2701107037		Low Residential	[T]RE-1	0	1 unit per lot	0.183	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 600	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04318
LOS ANGELES	20724 W DEER GRASS CT	91326	2701107038		Low Residential	[T]RE-1	0	1 unit per lot	0.1863	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 601	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04319
LOS ANGELES	20730 W DEER GRASS CT	91326	2701107039		Low Residential	[T]RE-1	0	1 unit per lot	0.1891	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 602	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04320
LOS ANGELES	20779 W BLUEBIRD CT	91326	2701107045		Low Residential	[T]RE-1	0	1 unit per lot	0.2881	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 608	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06240
LOS ANGELES	20773 W BLUEBIRD CT	91326	2701107046		Low Residential	[T]RE-1	0	1 unit per lot	0.2178	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 609	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06243
LOS ANGELES	20767 W BLUEBIRD CT	91326	2701107047		Low Residential	[T]RE-1	0	1 unit per lot	0.2331	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 610	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06244
LOS ANGELES	20759 W BLUEBIRD CT	91326	2701107048		Low Residential	[T]RE-1	0	1 unit per lot	0.2081	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 611	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06245
LOS ANGELES	20749 W BLUEBIRD CT	91326	2701107049		Low Residential	[T]RE-1	0	1 unit per lot	0.1901	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 612	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06221
LOS ANGELES	20743 W BLUEBIRD CT	91326	2701107050		Low Residential	[T]RE-1	0	1 unit per lot	0.1927	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 613	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06222
LOS ANGELES	20737 W BLUEBIRD CT	91326	2701107051		Low Residential	[T]RE-1	0	1 unit per lot	0.1882	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 614	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06223
LOS ANGELES	20731 W BLUEBIRD CT	91326	2701107052		Low Residential	[T]RE-1	0	1 unit per lot	0.183	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 615	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06224
LOS ANGELES	20701 W BLUEBIRD CT	91326	2701107057		Low Residential	[T]RE-1	0	1 unit per lot	0.199	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 620	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04753
LOS ANGELES	20657 W BLUEBIRD CT	91326	2701107058		Low Residential	[T]RE-1	0	1 unit per lot	0.1743	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 621	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04754

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	24145 S STERLING RANCH ROAD	91304	2017011018		Very Low I Residential	RE11-1-H	0	1 unit per lot	0.4933	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928089 190	Canoga Park-West Hills-Winnetka-Woodland Hills;Chatsworth - Porter Ranch	Issued Permits	19010-20000-04891
LOS ANGELES	24152 S STERLING RANCH ROAD	91304	2017039001		Very Low I Residential	RE11-1-H	0	1 unit per lot	0.2573	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928089 191	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04894
LOS ANGELES	24158 S STERLING RANCH ROAD	91304	2017039002		Very Low I Residential	RE11-1-H	0	1 unit per lot	0.247	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928089 192	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04901
LOS ANGELES	24164 S STERLING RANCH ROAD	91304	2017039003		Very Low I Residential	RE11-1-H	0	1 unit per lot	0.2486	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928089 193	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04902
LOS ANGELES	24170 S STERLING RANCH ROAD	91304	2017039004		Very Low I Residential	RE11-1-H	0	1 unit per lot	0.2495	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928089 194	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04903
LOS ANGELES	24176 S STERLING RANCH ROAD	91304	2017039005		Very Low I Residential	RE11-1-H	0	1 unit per lot	0.2495	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928089 195	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04904
LOS ANGELES	20725 W BLUEBIRD CT	91326	2701107053				0	1 unit per lot	0.1844	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 616		Issued Permits	20010-20000-04746
LOS ANGELES	20719 W BLUEBIRD CT	91326	2701107054				0	1 unit per lot	0.1858	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 617		Issued Permits	20010-20000-04748
LOS ANGELES	20713 W BLUEBIRD CT	91326	2701107055				0	1 unit per lot	0.1873	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 618		Issued Permits	20010-20000-04749
LOS ANGELES	20707 W BLUEBIRD CT	91326	2701107056				0	1 unit per lot	0.2088	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 619		Issued Permits	20010-20000-04750
LOS ANGELES	20729 W BLUEBIRD CT	91326	2701108008				0	1 unit per lot	0.1723	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 629		Issued Permits	20010-20000-04751
LOS ANGELES	13471 N BRADLEY AVE LOT 1	91342	2603015098		Low Residential	(T)(Q)RE11-1-K	0	1 unit per lot	0.2595	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258141 1534	Sylmar	Issued Permits	20010-20000-01828
LOS ANGELES	13467-13469 N BRADLEY AVE LOT 1	91342	2603015098		Low Residential	(T)(Q)RE11-1-K	0	1 unit per lot	0.2595	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258141 1534	Sylmar	Issued Permits	20010-20000-01827
LOS ANGELES	13465 N BRADLEY AVE LOT 2	91342	2603015099		Low Residential	(T)(Q)RE11-1-K	0	1 unit per lot	0.2827	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258141 1535	Sylmar	Issued Permits	20010-20000-01832
LOS ANGELES	13461-13463 N BRADLEY AVE LOT 2	91342	2603015099		Low Residential	(T)(Q)RE11-1-K	0	1 unit per lot	0.2827	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258141 1535	Sylmar	Issued Permits	20010-20000-01830
LOS ANGELES	13457 N BRADLEY AVE LOT 3	91342	2603015100		Low Residential	(T)(Q)RE11-1-K	0	1 unit per lot	0.2694	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258141 1536	Sylmar	Issued Permits	20010-20000-01834
LOS ANGELES	4049 N BECK AVE	91604	2368007027			R1-1-RIO ; RE11-1-RIO	0	1 unit per lot	0.5141	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628169 2220	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20016-20000-10112
LOS ANGELES	4246 N LEVITT LANE	91403	2276029035		Very Low I Residential	RE11-1	0	1 unit per lot	0	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	165A149 248	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19010-20000-02586
LOS ANGELES	17216 W DEVONSHIRE ST	91325	2694005017		Very Low I Residential	RE11-1	0	1 unit per lot	0.281	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048133 201	Northridge	Issued Permits	20016-20000-33359
LOS ANGELES	557 S BURLINGAME AVE	90049	4264003001		Very Low I Residential	RE11-1	0	1 unit per lot	0.3709	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298137 583	Brentwood - Pacific Palisades	Issued Permits	20016-10000-04599
LOS ANGELES	2007 N EL CERRITO PL	90068	5572017001		Very Low I Residential	RE11-1	0	1 unit per lot	0.1678	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150B181 433	Hollywood	Issued Permits	20016-20000-09463
LOS ANGELES	17609 W VINTAGE ST	91325	2734010009		Very Low I Residential	RE11-1	0	1 unit per lot	0.258	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048129 493	Northridge	Issued Permits	20016-20000-01507
LOS ANGELES	19713-19715 W MERRIDY ST	91311	2726006008		Very Low I Residential	RE11-1	0	1 unit per lot	0.2495	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048117 495	Chatsworth - Porter Ranch	Issued Permits	20016-20000-26379
LOS ANGELES	17145 W ADLON ROAD	91436	2292011008		Very Low I Residential	RE11-1	0	1 unit per lot	0.5286	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658133 518	Encino - Tarzana	Issued Permits	19010-20000-04176
LOS ANGELES	17143 W ADLON ROAD	91436	2292011008		Very Low I Residential	RE11-1	0	1 unit per lot	0.5286	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658133 518	Encino - Tarzana	Issued Permits	19010-20000-04175
LOS ANGELES	14816 W VALERIO ST	91405	2218014010		Very Low I Residential	RE11-1	0	1 unit per lot	0.3317	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868149 549	Van Nuys - North Sherman Oaks	Issued Permits	19010-20000-05607
LOS ANGELES	141 N BARRINGTON AVE	90049	4402009003		Very Low I Residential	RE11-1	0	1 unit per lot	0.59	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358145 503	Brentwood - Pacific Palisades	Issued Permits	20010-10000-01230
LOS ANGELES	13549 W HART ST	91405	2328009027		Very Low I Residential	RE11-1	0	1 unit per lot	0.3597	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838157 454	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-00608
LOS ANGELES	8612 N HANNA AVE	91304	2010012006		Very Low I Residential	RE11-1	0	1 unit per lot	0.2541		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958101 429	Chatsworth - Porter Ranch	Issued Permits	20010-20000-04349
LOS ANGELES	5300-5300 1/2 N OVERING DR	91367	2047018012		Very Low I Residential	RE11-1	0	1 unit per lot	0.266	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718089 208	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-05083
LOS ANGELES	5622 N EL CANON AVE	91367	2046015002		Very Low I Residential	RE11-1	0	1 unit per lot	0.285	Residential - Single Family Residence - Other Improvements Only	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748089 363	Canoga Park-West Hills-Winnetka-Woodland Hill	Issued Permits	20010-20000-01829
LOS ANGELES	14929 W CORONA DEL MAR	90272	4411024001		Very Low I Residential	RE11-1	0	1 unit per lot	0.381	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238129 761	Brentwood - Pacific Palisades	Issued Permits	20010-20000-00753
LOS ANGELES	23300-23302 W COHASSET ST	91304	2027008028		Very Low I Residential	RE11-1	0	1 unit per lot	0.283	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868093 326	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-30000-28981
LOS ANGELES	10816 N BAIRD AVE	91326	2717015024		Very Low I Residential	RE11-1	0	1 unit per lot	0.2339	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078125 127	Northridge	Issued Permits	20014-20000-01696
LOS ANGELES	22136-22136 1/2 W LONDELIUS ST	91304	2010010002		Very Low I Residential	RE11-1	0	1 unit per lot	0.2823	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958101 293	Chatsworth - Porter Ranch	Issued Permits	20014-20000-04232
LOS ANGELES	14411 W VILLA WOODS PL	90272	4409004011		Very Low I Residential	RE11-1	0	1 unit per lot	0.374	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298129 108	Brentwood - Pacific Palisades	Issued Permits	19010-20000-05091
LOS ANGELES	23861-23863 W HATTERAS ST	91367	2045022001		Very Low I Residential	RE11-1	0	1 unit per lot	0.2614	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748089 165	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21014-20000-01479
LOS ANGELES	18230-18232 W KINGSBURY ST	91326	2731006019		Very Low I Residential	RE11-1	0	1 unit per lot	0.2883	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078125 438	Northridge	Issued Permits	20016-20000-07627
LOS ANGELES	5754-5756 N VALERIE AVE	91367	2046003019		Very Low I Residential	RE11-1	0	1 unit per lot	0.2512	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748089 204	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-18539
LOS ANGELES	24003 W BESSEMER ST	91367	2045007002		Very Low I Residential	RE11-1	0	1 unit per lot	0.2975	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778089 404	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-05051
LOS ANGELES	18307-18309 W SAN JOSE ST	91326	2731005015		Very Low I Residential	RE11-1	0	1 unit per lot	0.251	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078125 539	Northridge	Issued Permits	20016-10000-20087
LOS ANGELES	9943 N LOUISE AVE	91325	2734030040		Very Low I Residential	RE11-1	0	1 unit per lot	0.3158	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048133 704	Northridge	Issued Permits	20010-20000-01619
LOS ANGELES	7038-7040 N DARNOCH WAY	91307	2028024022		Very Low I Residential	RE11-1	0	1 unit per lot	0.2607	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838093 273	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-03621
LOS ANGELES	5844-5844 1/2 N ROLLING ROAD	91367	2146017012		Very Low I Residential	RE11-1	0	1 unit per lot	0.501	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748101 40	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-19225
LOS ANGELES	4046 N STRAWBERRY PL	91436	2292008022		Very Low I Residential	RE11-1	0	1 unit per lot	0.4442	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658133 548	Encino - Tarzana	Issued Permits	18010-20000-05695
LOS ANGELES	9540 N GIERSON AVE	91311	2727010014		Very Low I Residential	RE11-1	0	1 unit per lot	0.2543	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018101 547	Chatsworth - Porter Ranch	Issued Permits	20016-30000-21488
LOS ANGELES	23203-23205 W INGOMAR ST	91304	2020022026		Very Low I Residential	RE11-1	0	1 unit per lot	0.2526	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898093 588	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-21383
LOS ANGELES	13789-13791 W PADDOCK ST	91342	2503008030		Very Low I Residential	RE11-1	0	1 unit per lot	0.2548	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2288153 491	Sylmar	Issued Permits	20016-20000-25633
LOS ANGELES	8970-8972 N MEGAN AVE	91304	2010004029		Very Low I Residential	RE11-1	0	1 unit per lot	0.3213	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958101 60	Chatsworth - Porter Ranch	Issued Permits	20016-10000-03543
LOS ANGELES	83 1/2 S FREMONT PL	90005	5090017006		Very Low I Residential	RE11-1	0	1 unit per lot	0.456	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328185 550	Wilshire	Issued Permits	20016-10000-08388
LOS ANGELES	160 S ACARI DR	90049	4365002008		Very Low I Residential	RE11-1	0	1 unit per lot	0.364	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358145 69	Brentwood - Pacific Palisades	Issued Permits	18010-30000-05558
LOS ANGELES	2822 N SEATTLE DR	90046	5570024065		Very Low I Residential	RE11-1	0	1 unit per lot	0.2658	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1568177 502	Hollywood	Issued Permits	20016-10000-12659
LOS ANGELES	8846 N FARRALONE AVE	91304	2010006020		Very Low I Residential	RE11-1	0	1 unit per lot	0.3076	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958101 138	Chatsworth - Porter Ranch	Issued Permits	19014-20000-04232
LOS ANGELES	13912 W TYLER ST	91342	2503021003		Very Low I Residential	RE11-1	0	1 unit per lot	0.2662	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2288153 72	Sylmar	Issued Permits	20016-20000-05146
LOS ANGELES	3945 N ENCINO HILLS PL	91436	2287001024		Very Low I Residential	RE11-1	0	1 unit per lot	0.9201	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628133 106	Encino - Tarzana	Issued Permits	19010-30000-03122
LOS ANGELES	5336 -5338 - N ELLENVALE AVE	91367	2047015012		Very Low I Residential	RE11-1	0	1 unit per lot	0.26	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718089 143	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-11487
LOS ANGELES	5336 -5338 - N ELLENVALE AVE	91367	2047015012		Very Low I Residential	RE11-1	0	1 unit per lot	0.26	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718089 143	Canoga Park-West Hills-Winnetka-Woodland Hill	Issued Permits	21016-20001-11487
LOS ANGELES	15043-15045 W ARARAT ST	91342	2502028004		Very Low I Residential	RE11-1	0	1 unit per lot	0.2894	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258145 25	Sylmar	Issued Permits	20016-10000-17591
LOS ANGELES	1228-1230 N LAS LOMAS PL	90272	4420007039		Very Low I Residential	RE11-1	0	1 unit per lot	0.261	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328125 33	Brentwood - Pacific Palisades	Issued Permits	20016-10000-30222
LOS ANGELES	7285-7287 N BERNADINE AVE	91307	2027010005		Very Low I Residential	RE11-1	0	1 unit per lot	0.265	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868093 633	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19016-20000-06490
LOS ANGELES	21908-21910 W GRESHAM ST	91304	2010008014		Very Low I Residential	RE11-1	0	1 unit per lot	0.2341	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958101 176	Chatsworth - Porter Ranch	Issued Permits	20016-20000-32051
LOS ANGELES	8920-8922 N MOORCROFT AVE	91304	2004023006		Very Low I Residential	RE11-1	0	1 unit per lot	0.2559	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958101 68	Chatsworth - Porter Ranch	Issued Permits	20016-20000-06426
LOS ANGELES	22415-22417 W CHASE ST	91304	2004010020		Very Low I Residential	RE11-1	0	1 unit per lot	0.293	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928101 365	Chatsworth - Porter Ranch	Issued Permits	20014-20000-01373
LOS ANGELES	2653 N NOTTINGHAM PL	90027	5588005019		Very Low I Residential	RE11-1	0	1 unit per lot	0.4414	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538193 150	Hollywood	Issued Permits	19010-20000-05887
LOS ANGELES	12201-12203 N MCLENNAN AVE	91344	2609027038		Very Low I Residential	RE11-1	0	1 unit per lot	0.2516	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168133 92	Granada Hills - Knollwood	Issued Permits	21016-20000-15291
LOS ANGELES	11200-11202 N CANBY AVE	91326	2732026046		Very Low I Residential	RE11-1	0	1 unit per lot	0.272	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108125 217	Northridge	Issued Permits	20016-20000-08044
LOS ANGELES	18651-18653 W PALOMINO DR	91356	2177016018		Very Low I Residential	RE11-1	0	1 unit per lot	0.2555	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658121 92	Encino - Tarzana	Issued Permits	21016-20000-01167
LOS ANGELES	2648 N LAUREL CANYON BLVD	90046	5565028042		Very Low I Residential	RE11-1	0	1 unit per lot	0.4802	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538173 45	Hollywood	Issued Permits	17010-10000-04279
LOS ANGELES	10301-10301 1/2 N GARDEN GROVE AVE	91326	2731027017		Very Low I Residential	RE11-1	0	1 unit per lot	0.3409	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048125 116	Northridge	Issued Permits	20016-20000-23067
LOS ANGELES	2418 N GLENDOWER AVE	90027	5588023010		Very Low I Residential	RE11-1	0	1 unit per lot	0.2238	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538197 348	Hollywood	Issued Permits	21016-10000-07863
LOS ANGELES	9562 N REVERIE ROAD	91042	2562018004		Very Low I Residential	RE11-1	0	1 unit per lot	0.21	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988197 50	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20010-20000-00417
LOS ANGELES	9998 N LOUISE AVE	91325	2694013008		Very Low I Residential	RE11-1	0	1 unit per lot	0.235	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048133 654	Northridge	Issued Permits	20016-20000-21408
LOS ANGELES	5706-5706 1/2 N COMANCHE AVE	91367	2151009007		Very Low I Residential	RE11-1	0	1 unit per lot	0.2791	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748113 179	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-10296
LOS ANGELES	13322 W CHANDLER BLVD	91401	2344017012		Very Low I Residential	RE11-1	0	1 unit per lot	0.5872	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718157 115	Van Nuys - North Sherman Oaks	Issued Permits	19014-20000-06814
LOS ANGELES	10946 N DARBY AVE	91326	2715004029		Very Low I Residential	RE11-1	0	1 unit per lot	0.2686	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108125 629	Northridge	Issued Permits	20010-20000-00839
LOS ANGELES	8463-8465 N MOORCROFT AVE	91304	2004019011		Very Low I Residential	RE11-1	0	1 unit per lot	0.2832	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928101 295	Chatsworth - Porter Ranch	Issued Permits	21014-20000-01095
LOS ANGELES	14960 W SUTTON ST	91403	2276025024		Very Low I Residential	RE11-1	0	1 unit per lot	0.1905	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	165A147 13	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	15010-30001-03204
LOS ANGELES	10545-10545 1/2 N LIMERICK AVE	91311	2707010030		Very Low I Residential	RE11-1	0	1 unit per lot	0.2522	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078109 525	Chatsworth - Porter Ranch	Issued Permits	20016-20000-24565
LOS ANGELES	5107 N LONGRIDGE TER	91423	2358003009		Very Low I Residential	RE11-1	0	1 unit per lot	0.1652	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718157 788	Van Nuys - North Sherman Oaks	Issued Permits	21016-20000-19289
LOS ANGELES	7256-7258 N ANGELA AVE	91307	2027010027		Very Low I Residential	RE11-1	0	1 unit per lot	0.261	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868093 689	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-21103
LOS ANGELES	8356-8358 N MARLA AVE	91304	2005020011		Very Low I Residential	RE11-1	0	1 unit per lot	0.2867		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928089 40	Chatsworth - Porter Ranch	Issued Permits	19014-10002-00973
LOS ANGELES	10541-10541 1/2 N BAIRD AVE	91326	2728023008		Very Low I Residential	RE11-1	0	1 unit per lot	0.2541	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078125 442	Northridge	Issued Permits	20014-20000-03098
LOS ANGELES	17324 W MAYALL ST	91325	2734032005		Very Low I Residential	RE11-1	0	1 unit per lot	0.2571	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048129 416	Northridge	Issued Permits	20010-20000-02283
LOS ANGELES	11210-11212 N RESEDA BLVD	91326	2715027022		Very Low I Residential	RE11-1	0	1 unit per lot	0.241	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108125 162	Northridge	Issued Permits	20016-20

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	24350 S STERLING RANCH ROAD	91304	2017039018		Very Low I Residential	RE11-1-H	0	1 unit per lot	0.2621	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898089 511	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04915
LOS ANGELES	24358 S STERLING RANCH ROAD	91304	2017039019		Very Low I Residential	RE11-1-H	0	1 unit per lot	0.2344	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898089 512	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04916
LOS ANGELES	8255 N CLEAR SKY WAY	91304	2017040021		Very Low I Residential	RE11-1-H	0	1 unit per lot	0.5703	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928085 15	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04910
LOS ANGELES	8265 N CLEAR SKY WAY	91304	2017040022		Very Low I Residential	RE11-1-H	0	1 unit per lot	0.5637	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928085 16	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04911
LOS ANGELES	7501-7503 N LINLEY LANE	91304	2027035028		Very Low I Residential	RE11-1-H	0	1 unit per lot	0.275	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868089 259	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-10000-02047
LOS ANGELES	7200-7202 N DARNOCH WAY	91307	2027013001		Very Low I Residential	RE11-1-H	0	1 unit per lot	0.649	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838093 55	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19014-20000-04724
LOS ANGELES	6632 W ELMHURST DR	91042	2572048028		Very Low I Residential	RE11-1-H	0	1 unit per lot	0.3374	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1998201 349	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	18010-20000-04063
LOS ANGELES	12727-12727 1/2 W SHENLEY ST	91342	2582025018		Very Low I Residential	RE11-1-H	0	1 unit per lot	0.2261	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2318161 61	Sylmar	Issued Permits	20014-20000-02547
LOS ANGELES	7546-7548 N LILLA PL	91304	2027035021		Very Low I Residential	RE11-1-H	0	1 unit per lot	0.2604	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868089 113	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-09615
LOS ANGELES	7950 W VULCAN DR	90046	5569006023			RE11-1-HCR	0	1 unit per lot	0.32	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538173 233	Hollywood	Issued Permits	19010-30000-05659
LOS ANGELES	9275 W CORDELL DR	90069	4392009015			RE11-1-HCR	0	1 unit per lot	0.1969	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1448165 133	Hollywood	Issued Permits	20014-10000-01713
LOS ANGELES	9275 W CORDELL DR	90069	4392009015			RE11-1-HCR	0	1 unit per lot	0.1969	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1448165 133	Hollywood	Issued Permits	20014-10001-01713
LOS ANGELES	9301-9303 W SIERRA MAR DR	90069	4392005003			RE11-1-HCR	0	1 unit per lot	0.1359	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1478165 595	Hollywood	Issued Permits	18014-30000-06303
LOS ANGELES	261 S HUDSON AVE	90004	5515001009			RE11-1-HPOZ	0	1 unit per lot	0.3581	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358185 86	Wilshire	Issued Permits	20016-10000-31220
LOS ANGELES	128 S JUNE ST	90004	5515002004			RE11-1-HPOZ	0	1 unit per lot	0.4017	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388185 317	Wilshire	Issued Permits	20014-10000-00159
LOS ANGELES	511 1/2 S LUCERNE BLVD	90020	5505020014			RE11-1-HPOZ	0	1 unit per lot	0.2892	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358189 669	Wilshire	Issued Permits	20016-20000-24703
LOS ANGELES	521 S ARDEN BLVD	90020	5505015009			RE11-1-HPOZ	0	1 unit per lot	0.2892	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358189 701	Wilshire	Issued Permits	19016-10000-23470
LOS ANGELES	156 S HUDSON AVE	90004	5515005005			RE11-1-HPOZ	0	1 unit per lot	0.4567	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388185 363	Wilshire	Issued Permits	20016-10000-13039
LOS ANGELES	232-232 1/2 S RIMPAU BLVD	90004	5515008032			RE11-1-HPOZ	0	1 unit per lot	0.48	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358185 18	Wilshire	Issued Permits	20014-30000-03882
LOS ANGELES	10349 W WOODBRIDGE ST	91602	2424021010			RE11-1-H-RIO	0	1 unit per lot	0.21	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658177 585	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20010-30000-00542
LOS ANGELES	13479 N BRADLEY AVE	91342	2603015039			RE11-1-K	0	1 unit per lot	0.255	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258141 93	Sylmar	Issued Permits	19010-20000-01123
LOS ANGELES	10606-10608 W JIMENEZ ST	91342	2529012037			RE11-1-K	0	1 unit per lot	0.2394	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108177 92	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20016-10000-29336
LOS ANGELES	6428 N FIRMAMENT AVE	91406	2234013019			RE11-1-RIO	0	1 unit per lot	0.315	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 708	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-00891
LOS ANGELES	6647-6649 N PEACH AVE	91406	2234018002			RE11-1-RIO	0	1 unit per lot	0.3615	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 224	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-03110
LOS ANGELES	6652 N ORION AVE	91343	2234019013			RE11-1-RIO	0	1 unit per lot	0.2245	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808145 219	Van Nuys - North Sherman Oaks	Issued Permits	21016-10000-01022
LOS ANGELES	24369 S STERLING RANCH ROAD	91304	2017040001	Low Residential		RE9-1-H	0	1 unit per lot	0.4129	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898089 513	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04917
LOS ANGELES	24365 S STERLING RANCH ROAD	91304	2017040002	Low Residential		RE9-1-H	0	1 unit per lot	0.3946	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898089 514	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04918
LOS ANGELES	24357 S STERLING RANCH ROAD	91304	2017040003	Low Residential		RE9-1-H	0	1 unit per lot	0.3843	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898089 515	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04919
LOS ANGELES	24349 S STERLING RANCH ROAD	91304	2017040004	Low Residential		RE9-1-H	0	1 unit per lot	0.4435	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928089 207	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04920
LOS ANGELES	24341 S STERLING RANCH ROAD	91304	2017040005	Low Residential		RE9-1-H	0	1 unit per lot	0.34	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928089 208	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04921
LOS ANGELES	24333 S STERLING RANCH ROAD	91304	2017040006	Low Residential		RE9-1-H	0	1 unit per lot	0.34	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928089 209	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04922
LOS ANGELES	24331 S STERLING RANCH ROAD	91304	2017040007	Low Residential		RE9-1-H	0	1 unit per lot	0.6248	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928089 210	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04923
LOS ANGELES	8268 N CLEAR SKY WAY	91304	2017040016	Low Residential		RE9-1-H	0	1 unit per lot	0.5201	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928089 236	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04905
LOS ANGELES	8262 N CLEAR SKY WAY	91304	2017040017	Low Residential		RE9-1-H	0	1 unit per lot	0.4627	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928089 237	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04906
LOS ANGELES	8256 N CLEAR SKY WAY	91304	2017040018	Low Residential		RE9-1-H	0	1 unit per lot	0.4491	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928089 238	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04907
LOS ANGELES	8250 N CLEAR SKY WAY	91304	2017040019	Low Residential		RE9-1-H	0	1 unit per lot	0.451	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928089 239	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04908
LOS ANGELES	8244 N CLEAR SKY WAY	91304	2017040020	Low Residential		RE9-1-H	0	1 unit per lot	0.4557	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898089 516	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-04909
LOS ANGELES	11833 W CHAPARAL ST	90049	4402006008	Medium Residential		RE15-1	0	1 unit per lot	0.482	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358141 514	Brentwood - Pacific Palisades	Issued Permits	19010-10001-01722
LOS ANGELES	213 N KENTER AVE	90049	4403007012	Medium Residential		RE15-1	0	1 unit per lot	0.233	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328141 103	Brentwood - Pacific Palisades	Issued Permits	20010-20000-04671
LOS ANGELES	215 N KENTER AVE	90049	4403007012	Medium Residential		RE15-1	0	1 unit per lot	0.233	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328141 103	Brentwood - Pacific Palisades	Issued Permits	20010-20000-04670
LOS ANGELES	453 N BUNDY DR	90049	4402018006	Medium Residential		RE15-1	0	1 unit per lot	0.338	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358141 301	Brentwood - Pacific Palisades	Issued Permits	21010-20000-01450
LOS ANGELES	455 N BUNDY DR	90049	4402018006	Medium Residential		RE15-1	0	1 unit per lot	0.338	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358141 301	Brentwood - Pacific Palisades	Issued Permits	21010-20000-01449
LOS ANGELES	251 N HOMEWOOD ROAD	90049	4403002003	Medium Residential		RE15-1	0	1 unit per lot	0.597	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328141 63	Brentwood - Pacific Palisades	Issued Permits	18010-20001-05376
LOS ANGELES	1513 N LINDACREST DR	90210	4352006036	Medium Residential		RE15-1	0	1 unit per lot	0.1547	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1478165 304	Bel Air - Beverly Crest	Issued Permits	19016-10000-31806
LOS ANGELES	702 N BUNDY DR	90049	4429014022	Medium Residential		RE15-1	0	1 unit per lot	0.54	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388141 368	Brentwood - Pacific Palisades	Issued Permits	20010-10000-01133
LOS ANGELES	5635-5637 W PARK OAK PL	90068	5580029016			RE15-1D	0	1 unit per lot	0.38	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538193 50	Hollywood	Issued Permits	20016-20000-03057
LOS ANGELES	13525 W ROMANY DR	90272	4425030009			RE15-1-H	0	1 unit per lot	0.4591	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328133 280	Brentwood - Pacific Palisades	Issued Permits	20010-20000-02568
LOS ANGELES	15820 W ROYAL OAK ROAD	91436	2286017011			RE15-1-H	0	1 unit per lot	0.91	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628141 69	Encino - Tarzana	Issued Permits	20010-20000-00241
LOS ANGELES	15823 W WOODVALE ROAD	91436	2285013011			RE15-1-H	0	1 unit per lot	0.4154	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658141 178	Encino - Tarzana	Issued Permits	21010-20000-00916
LOS ANGELES	15825 W WOODVALE ROAD	91436	2285013015			RE15-1-H	0	1 unit per lot	0.4154	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658141 178	Encino - Tarzana	Issued Permits	21010-20000-00915
LOS ANGELES	15930 W WOODVALE ROAD	91436	2285012016			RE15-1-H	0	1 unit per lot	0.8207	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658141 230	Encino - Tarzana	Issued Permits	19010-20000-06565
LOS ANGELES	4125 N ROYAL CREST PL	91436	2285005035			RE15-1-H	0	1 unit per lot	0.83	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658141 411	Encino - Tarzana	Issued Permits	20010-20000-03140
LOS ANGELES	9509-9509 1/2 W HEATHER ROAD	90210	4352003033			RE15-1-H	0	1 unit per lot	0.5101	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1508165 305	Bel Air - Beverly Crest	Issued Permits	18014-20001-05162
LOS ANGELES	11920 W ASHDALE LANE	91604	2382005006			RE15-1-H	0	1 unit per lot	0.3732	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1568169 233	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19016-20000-13124
LOS ANGELES	3642-3644 N ROYAL MEADOW ROAD	91403	2280009026			RE15-1-H	0	1 unit per lot	0.2984	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628141 454	Encino - Tarzana	Issued Permits	18014-20000-05420
LOS ANGELES	2500-2502 N MANDEVILLE CANYON ROAD	90049	4493006002			RE15-1-H	0	1 unit per lot	0.9	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418133 149	Brentwood - Pacific Palisades	Issued Permits	18014-30002-07127
LOS ANGELES	4130 N HAYVENHURST AVE	91436	2291013012			RE15-1-H	0	1 unit per lot	0.3512	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658137 468	Encino - Tarzana	Issued Permits	20010-20000-02431
LOS ANGELES	12112 N BEAUFAIT AVE	91326	2870004020			RE15-1-H	0	1 unit per lot	0.446	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198125 62	Chatsworth - Porter Ranch	Issued Permits	20010-20000-01304
LOS ANGELES	1140 N TIGERTAIL ROAD	90049	4493023015			RE15-1-H	0	1 unit per lot	0.4	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418137 160	Brentwood - Pacific Palisades	Issued Permits	20010-20000-05103
LOS ANGELES	1071 N VISTAGRANDE DR	90272	4420025039			RE15-1-H	0	1 unit per lot	0.5094	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328117 45	Brentwood - Pacific Palisades	Issued Permits	19010-10000-02547
LOS ANGELES	4048-4050 N CONTERA ROAD	91436	2285020020			RE15-1-H	0	1 unit per lot	0.3248	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1658137 504	Encino - Tarzana	Issued Permits	20010-20000-00621
LOS ANGELES	3557 N ALGINET DR	91436	2287009062			RE15-1-H	0	1 unit per lot	0.4843	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598137 52	Encino - Tarzana	Issued Permits	18010-20000-02504
LOS ANGELES	1329 N LACHMAN LANE	90272	4420027001			RE15-1-H	0	1 unit per lot	0.3335	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328121 230	Brentwood - Pacific Palisades	Issued Permits	19010-30000-00898
LOS ANGELES	2650-2652 N USCO PL	90046	5571011004			RE15-1-H	0	1 unit per lot	0.17	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538177 56	Hollywood	Issued Permits	20016-30000-02506
LOS ANGELES	3072 N FRANKLIN CANYON DR	90210	4387001006			RE15-1-H	0	1 unit per lot	0.175	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598161 402	Bel Air - Beverly Crest	Issued Permits	20014-10000-01504
LOS ANGELES	3633-3633 1/2 N WRIGHTWOOD DR	91604	2378015022			RE15-1-H	0	1 unit per lot	0.6551	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628173 1041	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19016-20000-39481
LOS ANGELES	1530 N BEVERLY DR	90210	4355016047			RE15-1-H	0	1 unit per lot	0.1997	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1478161 194	Bel Air - Beverly Crest	Issued Permits	18010-30000-02322
LOS ANGELES	1534 N BEVERLY DR	90210	4355016048			RE15-1-H	0	1 unit per lot	0.2233	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1478161 185	Bel Air - Beverly Crest	Issued Permits	18014-30000-02321
LOS ANGELES	16660 W CHARMEL LANE	90272	4420024016			RE15-1-H	0	1 unit per lot	0.4164	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328121 248	Brentwood - Pacific Palisades	Issued Permits	19010-30000-01467
LOS ANGELES	1821 N COLDWATER CANYON DR	90210	4352001040			RE15-1-H	0	1 unit per lot	0.2747	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1508165 313	Bel Air - Beverly Crest	Issued Permits	20016-10000-01533
LOS ANGELES	3838 N WESTFALL DR	91436	2293005001			RE15-1-H	0	1 unit per lot	0.4446	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1628137 352	Encino - Tarzana	Issued Permits	19010-20000-02165
LOS ANGELES	1323 N KENTER AVE	90049	4493017026			RE15-1-H	0	1 unit per lot	0.322	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418137 166	Brentwood - Pacific Palisades	Issued Permits	19016-30001-05975
LOS ANGELES	3103 N FRYMAN ROAD	91604	2382001001			RE15-1-H	0	1 unit per lot	0.573	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1568169 213	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19010-10000-06469
LOS ANGELES	6312 W MIRROR LAKE DR	90068	5577035007			RE15-1-H	0	1 unit per lot	0.2619	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1568185 78	Hollywood	Issued Permits	19010-20000-04509
LOS ANGELES	2657 N LARMAR ROAD	90068	5572036008			RE15-1-H	0	1 unit per lot	0.2513	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538181 162	Hollywood	Issued Permits	19010-10000-02505
LOS ANGELES	16322 W MEADOW RIDGE ROAD	91436	2285019016			RE15-1-H	0	1 unit per lot	0.2789	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658137 374	Encino - Tarzana	Issued Permits	20010-20000-04931
LOS ANGELES	16324 W MEADOW RIDGE ROAD	91436	2285019016			RE15-1-H	0	1 unit per lot	0.2789	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658137 374	Encino - Tarzana	Issued Permits	20010-20000-04930
LOS ANGELES	1660 N CASALE ROAD	90272	4425022008			RE15-1-H	0	1 unit per lot	0.252	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328133 9	Brentwood - Pacific Palisades	Issued Permits	18010-20000-01720
LOS ANGELES	1448 N CUESTA LINDA DR	90272	4431034003			RE15-1-H	0	1 unit per lot	1.4888	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388117 130	Brentwood - Pacific Palisades	Issued Permits	16010-20000-05519
LOS ANGELES	16034 W WOODVALE ROAD	91436	2285011021			RE15-1-H	0	1 unit per lot	0.917	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658141 319	Encino - Tarzana	Issued Permits	20010-20000-05053
LOS ANGELES	16036 W WOODVALE ROAD	91436	2285011021			RE15-1-H	0	1 unit per lot	0.917	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658141 319	Encino - Tarzana	Issued Permits	20010-20000-05052
LOS ANGELES	16507-16509 W ADLON ROAD	91436	2291007028			RE15-1-H	0	1 unit per lot	0.3236	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658137 520	Encino - Tarzana	Issued Permits	20014-30000-01933
LOS ANGELES	12088 W MOUND VIEW PL	91604	2376017024			RE15-1-H	0	1 unit per lot	1.64	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1598165 56	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	20016-10000-13613
LOS ANGELES	16820 W ADLON ROAD	91436	2291011025			RE15-1-H	0	1 unit per lot	0.3925	Residential - Single Family Residence - Other Improvements Only	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658133 451	Encino - Tarzana	Issued Permits	18010-20000-01537
LOS ANGELES	16822 W ADLON ROAD	91436	2291011025			RE15-1-H	0	1 unit per lot	0.3925	Residential - Single Family Residence - Other Improvements Only	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658133 451	Encino - Tarzana	Issued Permits	20010-20000-01034
LOS ANGELES	2320-2324 N MANDEVILLE CANYON ROAD	90049	4493004007			RE15-1-H	0

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	677 N NIMES ROAD	90077	4362017008			RE20-1-H-HCR	0	1 unit per lot	0.7575	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1448153 836	Bel Air - Beverly Crest	Issued Permits	20014-10000-04532
LOS ANGELES	778 N SARBONNE ROAD	90077	4370002015			RE20-1-H-HCR	0	1 unit per lot	1.3888	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418149 97	Bel Air - Beverly Crest	Issued Permits	19010-10000-04124
LOS ANGELES	800-830 N NIMES ROAD	90077	4370026012			RE20-1-H-HCR	0	1 unit per lot	1.2823	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1448153 833	Bel Air - Beverly Crest	Issued Permits	20010-10000-03017
LOS ANGELES	9611 W HIGH RIDGE DR	90210	4384015017			RE20-1-H-HCR	0	1 unit per lot	0.6629	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538157 185	Bel Air - Beverly Crest	Issued Permits	19010-10000-05532
LOS ANGELES	980 N STONE CANYON ROAD	90077	4370021020			RE20-1-H-HCR	0	1 unit per lot	0.4201	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1448149 138	Bel Air - Beverly Crest	Issued Permits	18010-30001-03708
LOS ANGELES	1367 N CASIANO ROAD	90049	4368025017			RE20-1-H-HCR	0	1 unit per lot	0.7392	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1448141 49	Bel Air - Beverly Crest	Issued Permits	19010-10000-00266
LOS ANGELES	2621 N HUTTON DR	90210	4385007002			RE20-1-H-HCR	0	1 unit per lot	0.5027	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538157 16	Bel Air - Beverly Crest	Issued Permits	20010-20000-02956
LOS ANGELES	10780 W CHALON ROAD	90077	4362004016			RE20-1-H-HCR	0	1 unit per lot	1.5899	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418149 188	Bel Air - Beverly Crest	Issued Permits	21016-30000-00708
LOS ANGELES	1165 N SOMERA ROAD	90077	4369031013			RE20-1-H-HCR	0	1 unit per lot	1.06	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1448149 12	Bel Air - Beverly Crest	Issued Permits	19010-20000-03452
LOS ANGELES	9607 W HIGH RIDGE DR	90210	4384015018			RE20-1-H-HCR	0	1 unit per lot	0.5339	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538157 184	Bel Air - Beverly Crest	Issued Permits	18010-20000-00592
LOS ANGELES	1330 N BEVERLY ESTATE DR	90210	4356020002			RE20-1-H-HCR	0	1 unit per lot	1.0599	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1478157 407	Bel Air - Beverly Crest	Issued Permits	19016-10000-23944
LOS ANGELES	1328 N BEVERLY ESTATE DR	90210	4356020002			RE20-1-H-HCR	0	1 unit per lot	1.0599	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1478157 407	Bel Air - Beverly Crest	Issued Permits	19010-10000-03300
LOS ANGELES	1125 N LINDA FLORA DR	90049	4368026009			RE20-1-H-HCR	0	1 unit per lot	0.3213	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1448145 167	Bel Air - Beverly Crest	Issued Permits	19010-30000-00960
LOS ANGELES	2641 N HUTTON DR	90210	4385007004			RE20-1-H-HCR	0	1 unit per lot	0.5027	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1568157 477	Bel Air - Beverly Crest	Issued Permits	20010-20000-02112
LOS ANGELES	11531 W ORUM ROAD	90049	4369002021			RE20-1-H-HCR	0	1 unit per lot	3.5988	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1448145 147	Bel Air - Beverly Crest	Issued Permits	20014-30000-00492
LOS ANGELES	540 N TOYOPA DR	90272	4411015005			RE20-1-O	0	1 unit per lot	0.43	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268129 879	Brentwood - Pacific Palisades	Issued Permits	19010-10000-00529
LOS ANGELES	10615 N WOOD BRIAR CT	91311	2708010018			(T)(Q)RE40-1	0	1 unit per lot	1.251	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078117 516	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06013
LOS ANGELES	10603 N WOOD BRIAR CT	91311	2708010019			(T)(Q)RE40-1	0	1 unit per lot	1.0481	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078117 517	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06016
LOS ANGELES	10555 N WOOD BRIAR CT	91311	2708010020			(T)(Q)RE40-1	0	1 unit per lot	1.1252	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078117 518	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06017
LOS ANGELES	10543 N WOOD BRIAR CT	91311	2708010021			(T)(Q)RE40-1	0	1 unit per lot	1.74	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078113 348	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06018
LOS ANGELES	10542 N WOOD BRIAR CT	91311	2708010022			(T)(Q)RE40-1	0	1 unit per lot	1.1486	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078117 519	Chatsworth - Porter Ranch	Issued Permits	19010-20000-06019
LOS ANGELES	14330-14332 W SUNSET BLVD	90272	4490012004		Medium Residential	RE40-1	0	1 unit per lot	1	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1298133 404	Brentwood - Pacific Palisades	Issued Permits	19010-30000-02178
LOS ANGELES	22379-22379 1/2 W ALGUNAS ROAD	91364	2076019038		Medium Residential	RE40-1	0	1 unit per lot	0.2883	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658101 133	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-02938
LOS ANGELES	7420 W VALAHO LANE	91042	2563023026		Medium Residential	RE40-1	0	1 unit per lot	0.1021	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	202-SA197 157	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	19010-20000-01410
LOS ANGELES	9601-9603 N TUJUNGA CANYON BLVD	91042	2572018011		Medium Residential	RE40-1	0	1 unit per lot	0.3099	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988201 142	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20016-10000-32770
LOS ANGELES	11340-11342 N ALETHEA DR	91040	2551013010		Medium Residential	RE40-1	0	1 unit per lot	0.3799	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108193 38	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20016-20000-17489
LOS ANGELES	8520-8522 W DAY ST	91040	2560035001		Medium Residential	RE40-1	0	1 unit per lot	0.2152	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048189 974	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	19014-20000-05476
LOS ANGELES	10060 W SUNSET BLVD	90077	4359021017		Medium Residential	RE40-1	0	1 unit per lot	4.61	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418157 122	Westwood	Issued Permits	19016-30000-29743
LOS ANGELES	13158 W BOCA DE CANON LANE	90049	4492002024			RE40-1-H-H	0	1 unit per lot	0.71	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388137 476	Brentwood - Pacific Palisades	Issued Permits	20010-20000-01766
LOS ANGELES	2092 N MANDEVILLE CANYON ROAD	90049	4493001013			RE40-1-H	0	1 unit per lot	1.04	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388137 261	Brentwood - Pacific Palisades	Issued Permits	20010-30000-01979
LOS ANGELES	2169 N MANDEVILLE CANYON ROAD	90049	4492003006			RE40-1-H	0	1 unit per lot	0.65	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388133 312	Brentwood - Pacific Palisades	Issued Permits	16014-30003-02337
LOS ANGELES	2222 N MANDEVILLE CANYON ROAD	90049	4493003007			RE40-1-H	0	1 unit per lot	0.603	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388133 177	Brentwood - Pacific Palisades	Issued Permits	20014-30000-03608
LOS ANGELES	15321 W KINGSWOOD LANE	91403	2281010007			RE40-1-H	0	1 unit per lot	0.4866	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	163-SA145 51	Sherman Oaks-Studio City-Toluca Lake-Cahuenga	Issued Permits	20010-20000-02113
LOS ANGELES	13336 W CHALON ROAD	90049	4492004002			RE40-1-H	0	1 unit per lot	0.382	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388133 240	Brentwood - Pacific Palisades	Issued Permits	19010-20000-06534
LOS ANGELES	1376 N ANGELO DR	90210	4357004014			RE40-1-H	0	1 unit per lot	1.56	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1478153 179	Bel Air - Beverly Crest	Issued Permits	18010-30000-02936
LOS ANGELES	100 N DELFERN DR	90077	4358005031			RE40-1-HCR	0	1 unit per lot	1.1	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418157 113	Bel Air - Beverly Crest	Issued Permits	19010-10000-03240
LOS ANGELES	1033 N SOMERA ROAD	90077	4369030003			RE40-1-H-HCR	0	1 unit per lot	1.0087	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1448145 181	Bel Air - Beverly Crest	Issued Permits	19010-20000-05327
LOS ANGELES	8010-8012 W ZELUS DR	90046	5565019025			RE40-1-H-HCR	0	1 unit per lot	1.33	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538173 777	Hollywood	Issued Permits	19014-20000-05869
LOS ANGELES	7875 W GRANITO DR	90046	5551006024			RE40-1-H-HCR	0	1 unit per lot	3.93	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1508177 990	Hollywood	Issued Permits	19010-20000-00247
LOS ANGELES	1723 N SAN YSIDRO DR	90210	4356009013			RE40-1-H-HCR	0	1 unit per lot	2.5697	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1478157 21	Bel Air - Beverly Crest	Issued Permits	19010-10000-05634
LOS ANGELES	8232 N QUIET HILLS CT	91304	2020032030			RE40-1-H-K	0	1 unit per lot	1.5292	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928089 91	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-10000-26271
LOS ANGELES	10523 N MARY BELL AVE	91040	2543016057		Very Low I Residential	RE40-1-K	0	1 unit per lot	0.936	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048181 410	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	17010-20000-00905
LOS ANGELES	10511 N MARY BELL AVE	91040	2543016057		Very Low I Residential	RE40-1-K	0	1 unit per lot	0.936	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048181 411	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	17010-20000-00904
LOS ANGELES	10189 N MAUDE AVE	91040	2543019002		Very Low I Residential	RE40-1-K	0	1 unit per lot	0.5699	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048177 168	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	19010-20000-03720
LOS ANGELES	9856-9856 1/2 N SUNLAND BLVD	91040	2545014024		Very Low I Residential	RE40-1-K	0	1 unit per lot	1.03	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018181 199	Sunland-E LaTuna Cyn-Lakeww Ter-Shadow Hls-Tujunga	Issued Permits	20016-10000-09142
LOS ANGELES	15827 W NAPA ST	91343	2673006045		Low II Residential	(T)(Q)R1-1	0	1 unit per lot	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928141 610	Mission Hills - Panorama City - North Hills	Issued Permits	18010-20000-01399
LOS ANGELES	15821 W NAPA ST	91343	2673006046		Low II Residential	(T)(Q)R1-1	0	1 unit per lot	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928141 611	Mission Hills - Panorama City - North Hills	Issued Permits	18010-20000-01400
LOS ANGELES	15815 W NAPA ST	91343	2673006047		Low II Residential	(T)(Q)R1-1	0	1 unit per lot	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928141 612	Mission Hills - Panorama City - North Hills	Issued Permits	18010-20000-01401
LOS ANGELES	15809 W NAPA ST	91343	2673006048		Low II Residential	(T)(Q)R1-1	0	1 unit per lot	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928141 613	Mission Hills - Panorama City - North Hills	Issued Permits	18010-20000-01402
LOS ANGELES	15803 W NAPA ST	91343	2673006049		Low II Residential	(T)(Q)R1-1	0	1 unit per lot	0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928141 614	Mission Hills - Panorama City - North Hills	Issued Permits	18010-20000-01403
LOS ANGELES	2331 N INDIANA AVE	90032	5215004008			[Q]RE9-1D	0	1 unit per lot	0.637	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138A229 20	Northeast Los Angeles	Issued Permits	21016-10000-09272
LOS ANGELES	1763 W TARZANA ST	91316	2290009006		Very Low I Residential	RE9-1	0	1 unit per lot	0.24	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688129 58	Encino - Tarzana	Issued Permits	20010-20000-03352
LOS ANGELES	5060 N GLORIA AVE	91436	2261014013		Very Low I Residential	RE9-1	0	1 unit per lot	0.4753	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718141 488	Encino - Tarzana	Issued Permits	20010-20000-03304
LOS ANGELES	10503 W KLING ST	91602	2420030006		Very Low I Residential	RE9-1	0	1 unit per lot	0.4176	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688177 658	North Hollywood - Valley Village	Issued Permits	20014-20000-01003
LOS ANGELES	4923 N MORSE AVE	91423	2358024006		Very Low I Residential	RE9-1	0	1 unit per lot	0.2246	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688161 157	Van Nuys - North Sherman Oaks	Issued Permits	20010-20000-03807
LOS ANGELES	4823-4825 N LEDGE AVE	91601	2420006012		Very Low I Residential	RE9-1	0	1 unit per lot	0.1893	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688177 459	North Hollywood - Valley Village	Issued Permits	19014-10000-06980
LOS ANGELES	20830-20832 N TULSA LANE	91311	2706008037		Very Low I Residential	RE9-1	0	1 unit per lot	0.2075	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108109 351	Chatsworth - Porter Ranch	Issued Permits	20016-20000-27594
LOS ANGELES	740 S MORENO AVE	90049	4264007012		Very Low I Residential	RE9-1	0	1 unit per lot	0.2066	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268141 232	Brentwood - Pacific Palisades	Issued Permits	20014-30000-01162
LOS ANGELES	13522 W OXNARD ST	91401	2343021021		Very Low I Residential	RE9-1	0	1 unit per lot	0.2387	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778157 874	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-01242
LOS ANGELES	1922 N LAUGHLIN PARK DR	90027	5589005008		Very Low I Residential	RE9-1	0	1 unit per lot	0.87	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	150A195 103	Hollywood	Issued Permits	19010-10000-03757
LOS ANGELES	22828-22828 1/2 W COLLINS ST	91367	2041014023		Very Low I Residential	RE9-1	0	1 unit per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748097 403	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-03023
LOS ANGELES	989 S WELLESLEY AVE	90049	4264021013		Very Low I Residential	RE9-1	0	1 unit per lot	0.2155	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268141 92	Brentwood - Pacific Palisades	Issued Permits	19016-30000-08831
LOS ANGELES	8379-8381 N SALE AVE	91304	2004004011		Very Low I Residential	RE9-1	0	1 unit per lot	0.2066	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928097 240	Chatsworth - Porter Ranch	Issued Permits	20014-20000-04689
LOS ANGELES	18213-18215 W ROSITA ST	91356	2181031019		Very Low I Residential	RE9-1	0	1 unit per lot	0.207	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688125 276	Encino - Tarzana	Issued Permits	20016-10000-32824
LOS ANGELES	1621 N CRESCENT HEIGHTS BLVD	90069	5556029006			RE9-1-H-CR	0	1 unit per lot	0.1992	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-SA175 301	Hollywood	Issued Permits	21014-20000-01122
LOS ANGELES	998 N CASIANO ROAD	90049	4368013007			RE9-1-H-CR	0	1 unit per lot	0.541	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418145 288	Bel Air - Beverly Crest	Issued Permits	20010-30000-03785
LOS ANGELES	1000 N CASIANO ROAD	90049	4368013007			RE9-1-H-CR	0	1 unit per lot	0.541	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418145 295	Bel Air - Beverly Crest	Issued Permits	20010-30000-03781
LOS ANGELES	411 N MCCADDEN PL	90004	5524032014			RE9-1-HPOZ	0	1 unit per lot	0.239	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418185 1157	Wilshire	Issued Permits	21014-10000-00264
LOS ANGELES	201 S LORRAINE BLVD	90004	5516001021			RE9-1-HPOZ	0	1 unit per lot	0.3473	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388189 1226	Wilshire	Issued Permits	20016-10000-11184
LOS ANGELES	260 1/2 S LORRAINE BLVD	90004	5516002009			RE9-1-HPOZ	0	1 unit per lot	0.2959	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358189 121	Wilshire	Issued Permits	20014-10000-04704
LOS ANGELES	116 S BEACHWOOD DR	90004	5515029003			RE9-1-HPOZ	0	1 unit per lot	0.2005	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388189 972	Wilshire	Issued Permits	18014-30001-00222
LOS ANGELES	3159 1/2 W WAVERLY DR	90027	5434017002			RE9-1-RIO	0	1 unit per lot	0.305	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	153A205 85	Hollywood	Issued Permits	20016-10000-15281
LOS ANGELES	17513 W TULSA ST	91344	2712014027	Medium Residential		RE9-1XL-RFA	0	1 unit per lot	0.218	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108129 757	Granada Hills - Knollwood	Issued Permits	19010-20000-03766
LOS ANGELES	17327-17329 W HORACE ST	91344	2696002005	Medium Residential		RE9-1XL-RFA	0	1 unit per lot	0.2835		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108129 620	Granada Hills - Knollwood	Issued Permits	20016-20000-14656
LOS ANGELES	17729 W LUDLOW ST	91344	2712002009	Medium Residential		RE9-1XL-RFA	0	1 unit per lot	0.2272	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108129 408	Granada Hills - Knollwood	Issued Permits	20010-30000-02010
LOS ANGELES	17447-17449 W KINGSBURY ST	91344	2733019030	Medium Residential		RE9-1XL-RFA	0	1 unit per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078129 612	Granada Hills - Knollwood	Issued Permits	20016-20000-25493
LOS ANGELES	17322 W TULSA ST	91344	2696004013	Medium Residential		RE9-1XL-RFA	0	1 unit per lot	0.3838	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108133 924	Granada Hills - Knollwood	Issued Permits	19010-20000-05302
LOS ANGELES	17409 W LOS ALMOS ST	91344	2712025012	Medium Residential		RE9-1XL-RFA	0	1 unit per lot	0.2617	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078129 237	Granada Hills - Knollwood	Issued Permits	21016-20000-08831
LOS ANGELES	17604-17606 W HORACE ST	91344	2712013012	Medium Residential		RE9-1XL-RFA	0	1 unit per lot	0.202	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108129 667	Granada Hills - Knollwood	Issued Permits	21016-20000-16513
LOS ANGELES	20714-20716 W BRYANT ST	91306	2780008058		Very Low I Residential	(T)RS-1	0	1 unit per lot	0.194	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928109 26	Chatsworth - Porter Ranch	Issued Permits	20016-20000-32656
LOS ANGELES	501 S BARRINGTON AVE	90049	4401010105			R3-1 ; RS-1	0	54	1.64	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	38	38	1328145 147	Brentwood - Pacific Palisades	Issued Permits	16010-20000-05223
LOS ANGELES	18022 W PENROSE ST	91352	2404008001	Low Medium I Residential		RS-1	0	1 unit per lot	0.2116	Residential - Single Family Residence	YES - Current	YES - County-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958177 232	Sun Valley - La Tuna Canyon	Issued Permits	20016-20000-18135
LOS ANGELES	23055 1/2 W STRATHERN ST	91304	2014026003	Low Medium I Residential		RS-1	0	1 unit per lot	0.2245	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898097 426	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-01552
LOS ANGELES	419 N KENTER AVE	90049	4403004002	Low Medium I Residential		RS-1	0	1 unit per lot	0.284	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1358141 365	Brentwood - Pacific Palisades	Issued Permits	20010-20000-04712
LOS ANGELES	417 N KENTER AVE	90049	4403004002	Low Medium I Residential		RS-1	0	1 unit per lot	0.284	Residential - Single Family

Appendix 4.3: *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	16650 W BERMUDA ST	91344	2683018012		Low Medium I Residential	RS-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078137_191	Granada Hills - Knollwood	Issued Permits	20014-20000-00747
LOS ANGELES	20837-20839 W VALERIO ST	91306	2113026003		Low Medium I Residential	RS-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868109_702	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-10000-25049
LOS ANGELES	17109-17109 1/2 W SIMONDS ST	91344	2697016007		Low Medium I Residential	RS-1	0	1 unit per lot	0.1779	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138133_843	Granada Hills - Knollwood	Issued Permits	20016-10000-24799
LOS ANGELES	8043 N KELVIN AVE	91306	2108009003		Low Medium I Residential	RS-1	0	1 unit per lot	0.2033	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898109_252	Canoga Park-West Hills-Winnetka-Woodland Hill	Issued Permits	20010-20000-00692
LOS ANGELES	19550 W PARTHENIA ST	91324	2783015005		Low Medium I Residential	RS-1	0	1 unit per lot	0.1716	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958117_237	Chatsworth - Porter Ranch	Issued Permits	20016-20000-14120
LOS ANGELES	7897-7899 N VARNA AVE	91402	2301016016		Low Medium I Residential	RS-1	0	1 unit per lot	0.2041	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898157_589	Mission Hills - Panorama City - North Hills	Issued Permits	20016-30000-30541
LOS ANGELES	23009-23011 W BLYTHE ST	91304	2014027018		Low Medium I Residential	RS-1	0	1 unit per lot	0.213	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	1898097_560	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19014-20000-07015
LOS ANGELES	9713 1/2 N GEYSER AVE	91324	2763023006		Low Medium I Residential	RS-1	0	1 unit per lot	0.1728	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018121_389	Northridge	Issued Permits	21016-10000-02242
LOS ANGELES	20415-20417 W PAYERAS ST	91311	2748014053		Low Medium I Residential	RS-1	0	1 unit per lot	0.1733	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018109_286	Chatsworth - Porter Ranch	Issued Permits	20016-10000-30019
LOS ANGELES	10319-10321 W SALA PL	91352	2404016078		Low Medium I Residential	RS-1	0	1 unit per lot	0.3976	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928177_272	Sun Valley - La Tuna Canyon	Issued Permits	19014-30000-00632
LOS ANGELES	7833 1/2 N WILKINSON AVE	91605	2308014002		Low Medium I Residential	RS-1	0	1 unit per lot	0.1587	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898165_726	Sun Valley - La Tuna Canyon	Issued Permits	21010-20000-00326
LOS ANGELES	12324 W 25TH HELENA DR	90049	4405005002		Low Medium I Residential	RS-1	0	1 unit per lot	0.265	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328141_193	Brentwood - Pacific Palisades	Issued Permits	19010-30000-06104
LOS ANGELES	22827 W COHASSET ST	91307	2021016005		Low Medium I Residential	RS-1	0	1 unit per lot	0.1884	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868097_523	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-02783
LOS ANGELES	22109-22111 W ELKWOOD ST	91304	2012011022		Low Medium I Residential	RS-1	0	1 unit per lot	0.1742	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898101_578	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-12050
LOS ANGELES	20648 W CLARENDON ST	91367	2151031035		Low Medium I Residential	RS-1	0	1 unit per lot	0.3055	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748109_592	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-10000-04230
LOS ANGELES	8550 N GLORIA AVE	91343	2673008043		Low Medium I Residential	RS-1	0	1 unit per lot	0.1744	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928141_88	Mission Hills - Panorama City - North Hills	Issued Permits	19014-20000-02318
LOS ANGELES	16663-16663 1/2 W SUPERIOR ST	91343	2686006019		Low Medium I Residential	RS-1	0	1 unit per lot	0.1727	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018137_535	Northridge	Issued Permits	21016-20000-01993
LOS ANGELES	8947-8949 N PETIT AVE	91343	2688043026		Low Medium I Residential	RS-1	0	1 unit per lot	0.1985	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958137_206	Northridge	Issued Permits	20016-10000-02961
LOS ANGELES	15913-15915 W MCKEEVER ST	91344	2666026002		Low Medium I Residential	RS-1	0	1 unit per lot	0.2252	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108141_182	Granada Hills - Knollwood	Issued Permits	21016-20000-13499
LOS ANGELES	8943-8945 N SWINTON AVE	91343	2688005013		Low Medium I Residential	RS-1	0	1 unit per lot	0.1807	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958137_225	Mission Hills - Panorama City - North Hills	Issued Permits	21010-10000-01112
LOS ANGELES	11504-11504 1/2 N SWINTON AVE	91344	2605022022		Low Medium I Residential	RS-1	0	1 unit per lot	0.2525	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138137_590	Granada Hills - Knollwood	Issued Permits	20014-20000-03201
LOS ANGELES	6601 1/2 N BERQUIST AVE	91307	2036018001		Low Medium I Residential	RS-1	0	1 unit per lot	0.1893	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808093_466	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21010-10000-00620
LOS ANGELES	10883-10885 N ARLETA AVE	91345	2615021033		Low Medium I Residential	RS-1	0	1 unit per lot	0.1696	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078149_45	Mission Hills - Panorama City - North Hills	Issued Permits	20016-20000-14863
LOS ANGELES	13374-13376 N AZORES AVE	91342	2510002044		Low Medium I Residential	RS-1	0	1 unit per lot	0.177	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258157_948	Sylmar	Issued Permits	20016-10000-31040
LOS ANGELES	24221 W VICTORY BLVD	91307	2033013004		Low Medium I Residential	RS-1	0	1 unit per lot	0.1584	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778089_17	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-01719
LOS ANGELES	13750-13752 N SIMSHAW AVE	91342	2511032014		Low Medium I Residential	RS-1	0	1 unit per lot	0.1984	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2288161_316	Sylmar	Issued Permits	21016-20000-04333
LOS ANGELES	7820 N FARRALONE AVE	91304	2012015010		Low Medium I Residential	RS-1	0	1 unit per lot	0.1728	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898101_633	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-05441
LOS ANGELES	7841 N DE SOTO AVE	91304	2109012003		Low Medium I Residential	RS-1	0	1 unit per lot	0.1652	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898109_719	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-17298
LOS ANGELES	7710 N VENTURA CANYON AVE	91402	2301013087		Low Medium I Residential	RS-1	0	1 unit per lot	0.1932	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868157_54	Mission Hills - Panorama City - North Hills	Issued Permits	19016-20000-06022
LOS ANGELES	6647-6649 N MELBA AVE	91307	2036002008		Low Medium I Residential	RS-1	0	1 unit per lot	0.175	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808093_297	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-10000-24680
LOS ANGELES	16448-16450 W LONDELIUS ST	91343	2688042015		Low Medium I Residential	RS-1	0	1 unit per lot	0.1758	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958137_748	Mission Hills - Panorama City - North Hills	Issued Permits	21016-20000-11462
LOS ANGELES	17903 W TRIBUNE ST	91344	2715024034		Low Medium I Residential	RS-1	0	1 unit per lot	0.1999	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078129_23	Granada Hills - Knollwood	Issued Permits	21014-20000-01701
LOS ANGELES	10918 N RUFFNER AVE	91344	2683010013		Low Medium I Residential	RS-1	0	1 unit per lot	0.2167	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108137_828	Granada Hills - Knollwood	Issued Permits	20014-20000-03673
LOS ANGELES	23263-23265 W VANOWEN ST	91307	2026020026		Low Medium I Residential	RS-1	0	1 unit per lot	0.1639	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838093_693	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-10000-26136
LOS ANGELES	8551 N MELVIN AVE	91324	2783016022		Low Medium I Residential	RS-1	0	1 unit per lot	0.1997	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928117_102	Chatsworth - Porter Ranch	Issued Permits	21010-20000-00245
LOS ANGELES	10826 N BALBOA BLVD	91344	2683027005		Low Medium I Residential	RS-1	0	1 unit per lot	0.1873	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078133_174	Granada Hills - Knollwood	Issued Permits	20014-20000-02012
LOS ANGELES	7042-7044 N MCLAREN AVE	91307	2026007012		Low Medium I Residential	RS-1	0	1 unit per lot	0.161	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838097_319	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-10000-30079
LOS ANGELES	13101-13101 1/2 W BRACKEN ST	91331	2625008016		Low Medium I Residential	RS-1	0	1 unit per lot	0.1735	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988161_279	Arleta - Pacoima	Issued Permits	20016-10000-17160
LOS ANGELES	8612-8614 N SHIRLEY AVE	91324	2783019013		Low Medium I Residential	RS-1	0	1 unit per lot	0.2066	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958117_391	Chatsworth - Porter Ranch	Issued Permits	20016-20000-13539
LOS ANGELES	15630 W LABRADOR ST	91343	2671006017		Low Medium I Residential	RS-1	0	1 unit per lot	0.247	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018141_259	Mission Hills - Panorama City - North Hills	Issued Permits	20014-70000-01263
LOS ANGELES	10038-10040 N HAYVENHURST AVE	91343	2678025022		Low Medium I Residential	RS-1	0	1 unit per lot	0.2849	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048137_824	Granada Hills - Knollwood	Issued Permits	20016-20000-32031
LOS ANGELES	6543-6545 N VARNA AVE	91401	2329017024		Low Medium I Residential	RS-1	0	1 unit per lot	0.1658	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808157_564	Van Nuys - North Sherman Oaks	Issued Permits	20016-20000-27176
LOS ANGELES	10744 N PETIT AVE	91344	2683019026		Low Medium I Residential	RS-1	0	1 unit per lot	0.188	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078137_262	Granada Hills - Knollwood	Issued Permits	20016-20000-24095
LOS ANGELES	11150 N HAYVENHURST AVE	91344	2681016022		Low Medium I Residential	RS-1	0	1 unit per lot	0.2678	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108137_311	Granada Hills - Knollwood	Issued Permits	20014-30000-03603
LOS ANGELES	11690-11692 W TERRA BELLA ST	91342	2530025035		Low Medium I Residential	RS-1	0	1 unit per lot	0.1719	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138169_486	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	21016-20000-03089
LOS ANGELES	12725-12725 1/2 N HUNNEWELL AVE	91342	2525002022		Low Medium I Residential	RS-1	0	1 unit per lot	0.1834	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2228157_638	Sylmar	Issued Permits	20016-20000-21957
LOS ANGELES	18657-18659 W INGOMAR ST	91335	2103023017		Low Medium I Residential	RS-1	0	1 unit per lot	0.1847	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898121_519	Reseda - West Van Nuys	Issued Permits	20016-20000-16371
LOS ANGELES	8006 N LONGRIDGE AVE	91605	2304022009		Low Medium I Residential	RS-1	0	1 unit per lot	0.2056	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898157_321	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-04779
LOS ANGELES	22529-22531 W MARLIN PL	91307	2024025004		Low Medium I Residential	RS-1	0	1 unit per lot	0.1969	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838097_465	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-10000-25064
LOS ANGELES	15258 W DEVONSHIRE ST	91345	2660016015		Low Medium I Residential	RS-1	0	1 unit per lot	0.3761	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048145_336	Mission Hills - Panorama City - North Hills	Issued Permits	21016-20000-02417
LOS ANGELES	16714 W MARILLA ST	91343	2686006007		Low Medium I Residential	RS-1	0	1 unit per lot	0.1727	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018137_490	Northridge	Issued Permits	20010-20000-01692
LOS ANGELES	13826-13828 W ORO GRANDE ST	91342	2503017040		Low Medium I Residential	RS-1	0	1 unit per lot	0.1984	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2258153_130	Sylmar	Issued Permits	20016-20000-09926
LOS ANGELES	13730-13732 W ALMETZ ST	91342	2582008008		Low Medium I Residential	RS-1	0	1 unit per lot	0.171	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2318153_33	Sylmar	Issued Permits	21016-20000-14668
LOS ANGELES	15835 W HARVEST ST	91344	2666008021		Low Medium I Residential	RS-1	0	1 unit per lot	0.1747	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138141_207	Granada Hills - Knollwood	Issued Permits	20010-20000-04377
LOS ANGELES	20433-20432 W TIARA ST	91367	2151017016		Low Medium I Residential	RS-1	0	1 unit per lot	0.2131	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748109_36	Canoga Park-West Hills-Winnetka-Woodland Hill	Issued Permits	20016-10001-18101
LOS ANGELES	16634 W KALISHER ST	91344	2682012006		Low Medium I Residential	RS-1	0	1 unit per lot	0.1721	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138137_801	Granada Hills - Knollwood	Issued Permits	20016-20000-15565
LOS ANGELES	5543-5545 N MASON AVE	91367	2151029042		Low Medium I Residential	RS-1	0	1 unit per lot	0.2597	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748109_555	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-25099
LOS ANGELES	13740 N ELDRIDGE AVE	91342	2503012006		Low Medium I Residential	RS-1	0	1 unit per lot	0.2011	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2288157_501	Sylmar	Issued Permits	20014-20000-01785
LOS ANGELES	15656 W HORACE ST	91344	2662017006		Low Medium I Residential	RS-1	0	1 unit per lot	0.171	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108141_811	Granada Hills - Knollwood	Issued Permits	21014-20000-03399
LOS ANGELES	9235-9237 N SOPHIA AVE	91343	2676024020		Low Medium I Residential	RS-1	0	1 unit per lot	0.2502	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988137_629	Mission Hills - Panorama City - North Hills	Issued Permits	21016-20000-19099
LOS ANGELES	20549-20551 W LEADWELL ST	91306	2113020013		Low Medium I Residential	RS-1	0	1 unit per lot	0.1731	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868109_777	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-10000-03427
LOS ANGELES	6844 N SAUSALITO AVE	91307	2024015017		Low Medium I Residential	RS-1	0	1 unit per lot	0.1584	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838101_678	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19014-20000-06712
LOS ANGELES	7948-7950 N CAPISTRANO AVE	91304	2013012002		Low Medium I Residential	RS-1	0	1 unit per lot	0.1711	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898101_306	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-33304
LOS ANGELES	7620 N DE SOTO AVE	91304	2108032003		Low Medium I Residential	RS-1	0	1 unit per lot	0.1804	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868109_196	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21014-30000-00913
LOS ANGELES	8957-8959 N DEBRA AVE	91343	2688009018		Low Medium I Residential	RS-1	0	1 unit per lot	0.1755	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958137_182	Mission Hills - Panorama City - North Hills	Issued Permits	21016-20000-01911
LOS ANGELES	6211-6213 N LUBAO AVE	91367	2153009015		Low Medium I Residential	RS-1	0	1 unit per lot	0.2028	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778113_47	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-04676
LOS ANGELES	10465-10467 N ETON AVE	91311	2706021001		Low Medium I Residential	RS-1	0	1 unit per lot	0.1737	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078105_615	Chatsworth - Porter Ranch	Issued Permits	21016-20000-11111
LOS ANGELES	9306 N STANWIN AVE	91331	2625018012		Low Medium I Residential	RS-1	0	1 unit per lot	0.1942	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988157_518	Arleta - Pacoima	Issued Permits	21014-10000-01423
LOS ANGELES	22626-22628 W MOBILE ST	91307	2038037016		Low Medium I Residential	RS-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808097_500	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-08515
LOS ANGELES	10539-10541 N BLUCHER AVE	91344	2661006004		Low Medium I Residential	RS-1	0	1 unit per lot	0.1722	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078141_639	Granada Hills - Knollwood	Issued Permits	21016-20000-08566
LOS ANGELES	5422 1/2 N KATHERINE AVE	91401	2245024020		Low Medium I Residential	RS-1	0	1 unit per lot	0.1962	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778153_33	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-05067
LOS ANGELES	6653-6655 N MELBA AVE	91307	2036002009		Low Medium I Residential	RS-1	0	1 unit per lot	0.175	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808093_280	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-02478
LOS ANGELES	4419 N WILLENS AVE	91364	2078002028		Low Medium I Residential	RS-1	0	1 unit per lot	0.2726	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658097_174	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-02437
LOS ANGELES	7757-7759 N MELITA AVE	91605	2303008010		Low Medium I Residential	RS-1	0	1 unit per lot	0.1994	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898157_861	Sun Valley - La Tuna Canyon	Issued Permits	20016-20000-22964
LOS ANGELES	7761 N MELITA AVE	91605	2303008010		Low Medium I Residential	RS-1	0	1 unit per lot	0.1994	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898157_861	Sun Valley - La Tuna Canyon	Issued Permits	20010-20000-03213
LOS ANGELES	11227 N HASKELL AVE	91344	2666029010		Low Medium I Residential	RS-1	0	1 unit per lot	0.1687	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108141_262	Granada Hills - Knollwood	Issued Permits	20014-20000-05680
LOS ANGELES	12001-12003 N YOUNGDALE AVE	91342	2611034004		Low Medium I Residential	RS-1	0	1 unit per lot	0.213		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168149_462	Sylmar	Issued Permits	19016-20000-26890
LOS ANGELES	10008-10010 N BEVIS AVE	91345	2647006007		Low Medium I Residential	RS-1	0	1 unit per lot	0.1866	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048149_550	Mission Hills - Panorama City - North Hills	Issued Permits	17016-20000-34352
LOS ANGELES	20645-20647 W WYANDOTTE ST	91306	2113016015		Low Medium I Residential	RS-1	0	1 unit per lot	0.1813	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868109_895	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-16622
LOS ANGELES	16825-16827 W BALLINGER ST	91343	2686019011		Low Medium I Residential	RS-1	0	1 unit per lot	0.1727	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018133_622	Northridge	Issued Permits	21014-20000-00917
LOS ANGELES	11443 N ODESSA AVE	91344	2681001011		Low Medium I Residential	RS-1	0	1 unit per lot	0.2047	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138137_681	Granada Hills - Knollwood	Issued Permits	20014-20000-02221
LOS ANGELES	11723 N BALBOA AVE	91344	2607013030		Low Medium I Residential	RS-1	0	1 unit per lot	0.2231	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138133_114	Granada Hills - Knollwood	Issued Permits	21016-20000-04412
LOS ANGELES	16250-16252 W DEVONSHIRE ST	91344	2678023026		Low Medium I Residential	RS-1	0	1 unit per lot	0.1654	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048137_346	Granada Hills - Knollwood	Issued Permits	19016-20000-28543
LOS ANGELES	13034-13036 N MEADOWLARK AVE	91344	2602009018		Low Medium I Residential	RS-1	0	1 unit per lot	0.

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	9531-9533 N GEYSER AVE	91324	2763001025		Low Medium I Residential	RS-1	0	1 unit per lot	0.1722		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018121 751	Northridge	Issued Permits	20016-20000-10537
LOS ANGELES	19935 W SATICOY ST	91306	2106006009		Low Medium I Residential	RS-1	0	1 unit per lot	0.1652		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868113 184	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-06793
LOS ANGELES	6509-6511 N PLATT AVE	91307	2033010032		Low Medium I Residential	RS-1	0	1 unit per lot	0.198	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808093 641	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-04474
LOS ANGELES	16818-16820 W MAYALL ST	91343	2685003002		Low Medium I Residential	RS-1	0	1 unit per lot	0.1721	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048133 501	Granada Hills - Knollwood	Issued Permits	20010-10000-08294
LOS ANGELES	10923-10925 N MARKLEIN AVE	91345	2664018005		Low Medium I Residential	RS-1	0	1 unit per lot	0.1721	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108145 372	Mission Hills - Panorama City - North Hills	Issued Permits	19014-20000-06443
LOS ANGELES	18716 W PLUMMER ST	91324	2763018008		Low Medium I Residential	RS-1	0	1 unit per lot	0.1818	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988121 89	Northridge	Issued Permits	20016-20000-24042
LOS ANGELES	7634 S DE SOTO AVE	91304	2108032005		Low Medium I Residential	RS-1	0	1 unit per lot	0.1804	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868109 145	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-05277
LOS ANGELES	22506-22508 W CRISWELL ST	91307	2038033007		Low Medium I Residential	RS-1	0	1 unit per lot	0.1752	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808101 374	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-17745
LOS ANGELES	23241-23243 W BIGLER ST 23241	91364	2074028007		Low Medium I Residential	RS-1	0	1 unit per lot	0.2573	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688093 53	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21014-10000-02224
LOS ANGELES	23213 W VICTORY BLVD	91307	2036009004		Low Medium I Residential	RS-1	0	1 unit per lot	0.2203	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808093 844	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-10000-09196
LOS ANGELES	17083 1/2 W SAN FERNANDO MISSION BLVD	91344	2697024007		Low Medium I Residential	RS-1	0	1 unit per lot	0.1707	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108133 460	Granada Hills - Knollwood	Issued Permits	21014-20000-00222
LOS ANGELES	15901-15903 W KINGSBURY ST	91344	2668002008		Low Medium I Residential	RS-1	0	1 unit per lot	0.2082	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078141 462	Granada Hills - Knollwood	Issued Permits	19014-20000-02698
LOS ANGELES	7846 N LAURELGROVE AVE	91605	2309014017		Low Medium I Residential	RS-1	0	1 unit per lot	0.1863	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898165 703	Sun Valley - La Tuna Canyon	Issued Permits	20014-20000-04843
LOS ANGELES	5702 N VANALDEN AVE	91356	2156010009		Low Medium I Residential	RS-1	0	1 unit per lot	0.1763	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748121 246	Encino - Tarzana	Issued Permits	19010-20000-03147
LOS ANGELES	16102 W SEPTO ST	91343	2669023022		Low Medium I Residential	RS-1	0	1 unit per lot	0.1584	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018141 82	Granada Hills - Knollwood	Issued Permits	20010-20000-00215
LOS ANGELES	20247-20249 W KINZIE ST	91311	2748033039		Low Medium I Residential	RS-1	0	1 unit per lot	0.241	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018113 340	Chatsworth - Porter Ranch	Issued Permits	21014-10000-00061
LOS ANGELES	20307 W OXNARD ST	91367	2149009010		Low Medium I Residential	RS-1	0	1 unit per lot	0.1862	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778113 219	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19016-20000-34780
LOS ANGELES	8928-8930 N RUBIO AVE	91343	2688020001		Low Medium I Residential	RS-1	0	1 unit per lot	0.1753	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958137 262	Mission Hills - Panorama City - North Hills	Issued Permits	20016-20000-26517
LOS ANGELES	7752 N AURA AVE	91335	2116014007		Low Medium I Residential	RS-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898117 878	Reseda - West Van Nuys	Issued Permits	20016-20000-23566
LOS ANGELES	12419 W STAGG ST	91605	2308024003		Low Medium I Residential	RS-1	0	1 unit per lot	0.1741	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898165 822	Sun Valley - La Tuna Canyon	Issued Permits	20014-20000-02741
LOS ANGELES	7222 N MAYNARD AVE	91307	2022004009		Low Medium I Residential	RS-1	0	1 unit per lot	0.1997	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838097 22	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21014-20000-01395
LOS ANGELES	6919 N SHOUP AVE	91307	2024015054		Low Medium I Residential	RS-1	0	1 unit per lot	0.2121	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838101 556	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-19705
LOS ANGELES	9531 N HAYVENHURST AVE	91343	2686012005		Low Medium I Residential	RS-1	0	1 unit per lot	0.1707	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018137 980	Northridge	Issued Permits	20016-20000-13450
LOS ANGELES	17600 W TARZANA ST	91316	2290008008		Low Medium I Residential	RS-1	0	1 unit per lot	0.26	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718129 465	Encino - Tarzana	Issued Permits	20010-20000-04013
LOS ANGELES	9349-9351 N KESTER AVE	91402	2650032051		Low Medium I Residential	RS-1	0	1 unit per lot	0.1983	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988149 195	Mission Hills - Panorama City - North Hills	Issued Permits	21014-20000-00052
LOS ANGELES	11822-11824 W PIERCE ST	91342	2531024032		Low Medium I Residential	RS-1	0	1 unit per lot	0.1712	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138169 126	Sunland-E LaTuna Cyn-Lakeyw Ter-Shadow Hls-Tujunga	Issued Permits	20016-20000-23421
LOS ANGELES	15446 W SAN JOSE ST	91345	2649017018		Low Medium I Residential	RS-1	0	1 unit per lot	0.1701	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078145 565	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20000-00244
LOS ANGELES	15900-15902 W LEMARSH ST	91343	2669012031		Low Medium I Residential	RS-1	0	1 unit per lot	0.1713	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048141 584	Granada Hills - Knollwood	Issued Permits	20014-10000-01895
LOS ANGELES	6311-6313 N BERQUIST AVE	91367	2035015046		Low Medium I Residential	RS-1	0	1 unit per lot	0.2525	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778093 74	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-23575
LOS ANGELES	7711-7713 N OAKDALE AVE	91306	2106010009		Low Medium I Residential	RS-1	0	1 unit per lot	0.1928	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898113 1169	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-18008
LOS ANGELES	7040 N FALLBROOK AVE	91307	2024020010		Low Medium I Residential	RS-1	0	1 unit per lot	0.1652		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838097 309	Canoga Park-West Hills-Winnetka-Woodland Hill	Issued Permits	19014-20001-00179
LOS ANGELES	22800-22802 W ROSCOMMEDE ST	91307	2021018022		Low Medium I Residential	RS-1	0	1 unit per lot	0.1886	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868097 682	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-11450
LOS ANGELES	14760 W SEPTO ST	91345	2647011008		Low Medium I Residential	RS-1	0	1 unit per lot	0.1763	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018149 133	Mission Hills - Panorama City - North Hills	Issued Permits	21016-10000-05232
LOS ANGELES	23541 W STYLES ST	91367	2035010019		Low Medium I Residential	RS-1	0	1 unit per lot	0.1807		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778093 183	Canoga Park-West Hills-Winnetka-Woodland Hill	Issued Permits	19014-20001-02660
LOS ANGELES	9214-9214 1/2 N YOLANDA AVE	91324	2763011002		Low Medium I Residential	RS-1	0	1 unit per lot	0.1805	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988121 601	Northridge	Issued Permits	20016-10000-19226
LOS ANGELES	23057-23059 W INGOMAR ST	91304	2014029015		Low Medium I Residential	RS-1	0	1 unit per lot	0.1724	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898097 912	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-21159
LOS ANGELES	16322 W PLUMMER ST	91343	2676010004		Low Medium I Residential	RS-1	0	1 unit per lot	0.1707	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988137 95	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20000-04445
LOS ANGELES	15735 W TULSA ST	91344	2662019015		Low Medium I Residential	RS-1	0	1 unit per lot	0.1845	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108141 1023	Granada Hills - Knollwood	Issued Permits	21016-20000-00821
LOS ANGELES	22627 W CANTARA ST	91304	2013006019		Low Medium I Residential	RS-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898097 78	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-20181
LOS ANGELES	13481-13483 W BERG ST	91342	2511003029		Low Medium I Residential	RS-1	0	1 unit per lot	0.1651	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2288157 563	Sylmar	Issued Permits	21016-20000-14829
LOS ANGELES	12018 N BRADFORD PL	91344	2606003017		Low Medium I Residential	RS-1	0	1 unit per lot	0.2419	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168133 199	Granada Hills - Knollwood	Issued Permits	20014-30000-02917
LOS ANGELES	9152-9154 N WINTON AVE	91343	2676014012		Low Medium I Residential	RS-1	0	1 unit per lot	0.1584	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988137 822	Mission Hills - Panorama City - North Hills	Issued Permits	20014-10000-04420
LOS ANGELES	17110 W MINNEHAHA ST	91344	2695019033		Low Medium I Residential	RS-1	0	1 unit per lot	0.2559	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078133 997	Granada Hills - Knollwood	Issued Permits	21010-20000-01076
LOS ANGELES	22946-22948 W SHERMAN WAY	91307	2026002014		Low Medium I Residential	RS-1	0	1 unit per lot	0.2011	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838097 94	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-00028
LOS ANGELES	9948-9948 1/2 N BEVIS AVE	91345	2647006024		Low Medium I Residential	RS-1	0	1 unit per lot	0.1859	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018149 34	Mission Hills - Panorama City - North Hills	Issued Permits	21016-20000-04913
LOS ANGELES	16309 W LASSEN ST	91343	2678012021		Low Medium I Residential	RS-1	0	1 unit per lot	0.1652	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018137 177	Granada Hills - Knollwood	Issued Permits	21016-20000-08286
LOS ANGELES	11448-11450 N GERALD AVE	91344	2682001021		Low Medium I Residential	RS-1	0	1 unit per lot	0.174	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138137 613	Granada Hills - Knollwood	Issued Permits	20016-20000-17464
LOS ANGELES	7840 N AURA AVE	91335	2105022012		Low Medium I Residential	RS-1	0	1 unit per lot	0.1652	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898117 669	Reseda - West Van Nuys	Issued Permits	20016-10000-25137
LOS ANGELES	8116 N FAUST AVE	91304	2013007018		Low Medium I Residential	RS-1	0	1 unit per lot	0.2619	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898097 203	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-10000-04153
LOS ANGELES	16800-16802 W HIAWATHA ST	91344	2684008009		Low Medium I Residential	RS-1	0	1 unit per lot	0.1752	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048137 103	Granada Hills - Knollwood	Issued Permits	21014-30000-00558
LOS ANGELES	23057 W VANOWEN ST	91307	2026010023		Low Medium I Residential	RS-1	0	1 unit per lot	0.1723	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838097 819	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-08379
LOS ANGELES	2310 N HILLHURST AVE	90027	5588027023		Low Medium I Residential	RS-1	0	1 unit per lot	0.2467	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1538197 426	Hollywood	Issued Permits	20014-20000-01894
LOS ANGELES	18535 W ELKWOOD ST	91335	2103022015		Low Medium I Residential	RS-1	0	1 unit per lot	0.2089	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898125 580	Reseda - West Van Nuys	Issued Permits	20010-20000-01428
LOS ANGELES	20557-20559 W GRESHAM ST	91306	2780009011		Low Medium I Residential	RS-1	0	1 unit per lot	0.179	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958109 110	Chatsworth - Porter Ranch	Issued Permits	21016-20000-07303
LOS ANGELES	20335 W CANTARA ST	91306	2107006021		Low Medium I Residential	RS-1	0	1 unit per lot	0.1928	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928113 638	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-01000
LOS ANGELES	15906-15908 W GRESHAM ST	91343	2672018004		Low Medium I Residential	RS-1	0	1 unit per lot	0.2217	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958141 463	Mission Hills - Panorama City - North Hills	Issued Permits	21016-20000-10454
LOS ANGELES	10155 N WISNER AVE	91345	2660021011		Low Medium I Residential	RS-1	0	1 unit per lot	0.1779	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048145 536	Mission Hills - Panorama City - North Hills	Issued Permits	20016-10000-16263
LOS ANGELES	11011 N MARKLEIN AVE	91345	2664018013		Low Medium I Residential	RS-1	0	1 unit per lot	0.1753	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108145 261	Mission Hills - Panorama City - North Hills	Issued Permits	20016-20000-06958
LOS ANGELES	15030-15030 1/2 W ACRE ST	91343	2653009013		Low Medium I Residential	RS-1	0	1 unit per lot	0.2132	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958145 471	Mission Hills - Panorama City - North Hills	Issued Permits	21016-20000-08477
LOS ANGELES	9737-9739 N NATICK AVE	91343	2650014005		Low Medium I Residential	RS-1	0	1 unit per lot	0.1741	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018149 430	Mission Hills - Panorama City - North Hills	Issued Permits	20016-20000-21821
LOS ANGELES	13133 W ALEXANDER ST	91342	2525002015		Low Medium I Residential	RS-1	0	1 unit per lot	0.1818	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2228161 465	Sylmar	Issued Permits	20016-20000-06408
LOS ANGELES	14803-14805 W NOVICE PL	91343	2650017026		Low Medium I Residential	RS-1	0	1 unit per lot	0.2644	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018149 694	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20000-04905
LOS ANGELES	17132-17134 W SIMONDS ST	91344	2697013012		Low Medium I Residential	RS-1	0	1 unit per lot	0.1721	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108133 26	Granada Hills - Knollwood	Issued Permits	21016-20000-03482
LOS ANGELES	12187-12189 W CLARETTA ST	91342	2531025057		Low Medium I Residential	RS-1	0	1 unit per lot	0.1735	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168165 218	Sunland-E LaTuna Cyn-Lakeyw Ter-Shadow Hls-Tujunga	Issued Permits	20014-20000-01210
LOS ANGELES	9462 N ODESSA AVE	91343	2676010032		Low Medium I Residential	RS-1	0	1 unit per lot	0.179	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988137 82	Mission Hills - Panorama City - North Hills	Issued Permits	19014-20000-05538
LOS ANGELES	12402 N EL ORO WAY	91344	2608022013		Low Medium I Residential	RS-1	0	1 unit per lot	0.2295	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108133 479	Granada Hills - Knollwood	Issued Permits	20010-20000-05122
LOS ANGELES	6293 N LUBAO AVE	91367	2153009001		Low Medium I Residential	RS-1	0	1 unit per lot	0.2814	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778113 6	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19010-20000-02623
LOS ANGELES	13189 W HERRON ST	91342	2511020027		Low Medium I Residential	RS-1	0	1 unit per lot	0.1811	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2288157 589	Sylmar	Issued Permits	20016-20000-06411
LOS ANGELES	7946 N AURA AVE	91335	2105022002		Low Medium I Residential	RS-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898117 396	Reseda - West Van Nuys	Issued Permits	21010-10000-00315
LOS ANGELES	16554-16556 W BIRCHER ST	91344	2610027031		Low Medium I Residential	RS-1	0	1 unit per lot	0.199	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138137 401	Granada Hills - Knollwood	Issued Permits	21016-10000-08085
LOS ANGELES	9447 N VALJEAN AVE	91343	2676010030		Low Medium I Residential	RS-1	0	1 unit per lot	0.1768	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988137 152	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20000-04300
LOS ANGELES	13066-13066 N MONTERO AVE	91342	2512009024		Low Medium I Residential	RS-1	0	1 unit per lot	0.2011	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2228157 95	Sylmar	Issued Permits	20016-20000-28903
LOS ANGELES	16954-16954 1/2 W LABRADOR ST	91343	2686027018		Low Medium I Residential	RS-1	0	1 unit per lot	0.1866	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018133 232	Northridge	Issued Permits	21016-20000-05686
LOS ANGELES	11205 N HASKELL AVE	91344	2666029007		Low Medium I Residential	RS-1	0	1 unit per lot	0.1652	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108141 320	Granada Hills - Knollwood	Issued Permits	20014-20000-01885
LOS ANGELES	4831 N ALONZO AVE	91316	2182005016		Low Medium I Residential	RS-1	0	1 unit per lot	0.2167	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1688129 346	Encino - Tarzana	Issued Permits	20014-20000-05053
LOS ANGELES	8503 N DELCO AVE	91306	2781008020		Low Medium I Residential	RS-1	0	1 unit per lot	0.1923	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928109 217	Chatsworth - Porter Ranch	Issued Permits	20016-10000-19321
LOS ANGELES	12212 W OCTAGON ST	90049	4494002017		Low Medium I Residential	RS-1	0	1 unit per lot	0.166	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388141 396	Brentwood - Pacific Palisades	Issued Permits	19010-30000-06358
LOS ANGELES	16333-16335 W VINCENNES ST	91343	2676009007		Low Medium I Residential	RS-1	0	1 unit per lot	0.1779	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988137 254	Mission Hills - Panorama City - North Hills	Issued Permits	20016-10000-14933
LOS ANGELES	7155-7157 N FALLBROOK AVE	91307	2026003008		Low Medium I Residential	RS-1	0	1 unit per lot	0.1964	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838097 108	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-05081
LOS ANGELES	15919 W SUNBURST ST	91343	2672005059		Low Medium I Residential	RS-1	0	1 unit per lot	0.1786	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958141 32	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20000-04753
LOS ANGELES	6502 1/2 N CAPISTRANO AVE	91307	2038039023		Low Medium I Residential	RS-1	0	1 unit per lot	0.263	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808097 436	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-01935
LOS ANGELES	14820-14820 1/2 W AZTEC ST	91342	2611027017		Low Medium I Residential	RS-1	0	1 unit per lot	0.2086	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168149 461	Sylmar	Issued Permits	20016-20000-28475
LOS ANGELES	8006 N RHODES AVE	91605	2309003012		Low Medium I Residential	RS-1	0	1 unit per lot	0.1797	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898165 413	Sun Valley - La Tuna Canyon	Issued Permits	21016-20000-09760
LOS ANGELES	19519 W ELKWOOD ST	91335	2105009021		Low Medium I Residential	RS-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898117 700	Reseda - West Van Nuys	Issued Permits	20010-20000-03660
LOS ANGELES	16620 1/2 W LIGGETT ST	91343	2687023011		Low Medium I Residential	RS-1	0	1 unit per lot	0.2144

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	23901-23903 W SYLVAN ST	91367	2033023031		Low Medium I Residential	RS-1	0	1 unit per lot	0.1854	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1770089 112	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-00016
LOS ANGELES	16629 1/2 W TUBA ST	91343	2685015011		Low Medium I Residential	RS-1	0	1 unit per lot	0.2151	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048137 366	Granada Hills - Knollwood	Issued Permits	20010-20000-03457
LOS ANGELES	8660 N CORBIN AVE	91324	2783014006		Low Medium I Residential	RS-1	0	1 unit per lot	0.1795	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958117 227	Chatsworth - Porter Ranch	Issued Permits	20014-20000-01604
LOS ANGELES	8740 N SWINTON AVE	91343	2688015013		Low Medium I Residential	RS-1	0	1 unit per lot	0.1604	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958137 720	Mission Hills - Panorama City - North Hills	Issued Permits	21010-10000-00655
LOS ANGELES	22939 W WYANDOTTE ST	91307	2021020020		Low Medium I Residential	RS-1	0	1 unit per lot	0.1722	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868097 890	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	17016-20000-25499
LOS ANGELES	16735 W RINALDI ST	91344	2610013004		Low Medium I Residential	RS-1	0	1 unit per lot	0.1652	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138137 570	Granada Hills - Knollwood	Issued Permits	19014-20000-06385
LOS ANGELES	10032-10034 N NOBLE AVE	91345	2660024006		Low Medium I Residential	RS-1	0	1 unit per lot	0.1887	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048145 895	Mission Hills - Panorama City - North Hills	Issued Permits	20016-10000-13376
LOS ANGELES	9339-9341 N STANWIN AVE	91331	2625019004		Low Medium I Residential	RS-1	0	1 unit per lot	0.1931	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988157 487	Arleta - Pacoima	Issued Permits	20016-20000-03811
LOS ANGELES	23013-23013 1/2 W COVELLO ST	91307	2021003002		Low Medium I Residential	RS-1	0	1 unit per lot	0.1763	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868097 409	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-10000-20688
LOS ANGELES	15910 W CHATSWORTH ST	91344	2668002018		Low Medium I Residential	RS-1	0	1 unit per lot	0.18	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078141 411	Granada Hills - Knollwood	Issued Permits	20016-20000-16542
LOS ANGELES	7843 N BOTHWELL ROAD	91335	2105006011		Low Medium I Residential	RS-1	0	1 unit per lot	0.1744	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898117 638	Reseda - West Van Nuys	Issued Permits	21014-20000-00538
LOS ANGELES	14922-14924 W MAYALL ST	91345	2647008009		Low Medium I Residential	RS-1	0	1 unit per lot	0.2021	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048149 423	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20000-04032
LOS ANGELES	16045 W SAN FERNANDO MISSION BLVD	91344	2666020014		Low Medium I Residential	RS-1	0	1 unit per lot	0.1652	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108141 512	Granada Hills - Knollwood	Issued Permits	20010-10000-03697
LOS ANGELES	15847-15847 1/2 W STARE ST	91343	2669014008		Low Medium I Residential	RS-1	0	1 unit per lot	0.2066	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048141 909	Granada Hills - Knollwood	Issued Permits	21016-10000-06115
LOS ANGELES	6945 N WOODLAKE AVE	91307	2026018005		Low Medium I Residential	RS-1	0	1 unit per lot	0.1721	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838093 462	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-03367
LOS ANGELES	7214 N ROYER AVE	91307	2021022020		Low Medium I Residential	RS-1	0	1 unit per lot	0.1752	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838097 34	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-03587
LOS ANGELES	7343-7343 1/2 N ASMAN AVE	91307	2022023058		Low Medium I Residential	RS-1	0	1 unit per lot	0.1726	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868101 745	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-23149
LOS ANGELES	16050-16052 W BRYANT ST	91343	2673004061		Low Medium I Residential	RS-1	0	1 unit per lot	0.17	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958141 833	Mission Hills - Panorama City - North Hills	Issued Permits	21016-20000-09780
LOS ANGELES	8417 N BECKFORD AVE	91324	2784015021		Low Medium I Residential	RS-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928117 458	Northridge	Issued Permits	20010-20000-02447
LOS ANGELES	9764-9766 N MARKLEIN AVE	91343	2656030001		Low Medium I Residential	RS-1	0	1 unit per lot	0.1928	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018145 347	Mission Hills - Panorama City - North Hills	Issued Permits	20016-20000-17305
LOS ANGELES	9745-9747 N DANUBE AVE	91343	2671003017		Low Medium I Residential	RS-1	0	1 unit per lot	0.1767	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018141 315	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20000-02472
LOS ANGELES	10047 N WOODLEY AVE	91343	2678010013		Low Medium I Residential	RS-1	0	1 unit per lot	0.1707	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048141 861	Granada Hills - Knollwood	Issued Permits	20016-20000-18018
LOS ANGELES	14915 W LASSEN ST	91345	2647010008		Low Medium I Residential	RS-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018149 172	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20000-00849
LOS ANGELES	14915 W LASSEN ST	91345	2647010008		Low Medium I Residential	RS-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018149 172	Mission Hills - Panorama City - North Hills	Issued Permits	20014-20001-00849
LOS ANGELES	24411-24413 W HIGHLANDER ROAD	91307	2031003046		Low Medium I Residential	RS-1	0	1 unit per lot	0.1726	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838089 94	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-07662
LOS ANGELES	20877 W EXHIBIT PL	91367	2149012014		Low Medium I Residential	RS-1	0	1 unit per lot	0.7828	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778109 23	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-01718
LOS ANGELES	11019 N SEVENHILLS DR	91042	2553003040		Low Medium I Residential	RS-1	0	1 unit per lot	0.1928	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108197 349	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	20016-20000-29471
LOS ANGELES	22163-22163 1/2 W HACKNEY ST	91304	2010019039		Low Medium I Residential	RS-1	0	1 unit per lot	0.1863	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928101 451	Chatsworth - Porter Ranch	Issued Permits	20014-20000-02495
LOS ANGELES	5518 N WOODLAKE AVE	91367	2042003075		Low Medium I Residential	RS-1	0	1 unit per lot	0.5409	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748093 425	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-02225
LOS ANGELES	13145-13147 W YERBA ST	91605	2303011027		Low Medium I Residential	RS-1	0	1 unit per lot	0.1727	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898157 739	Sun Valley - La Tuna Canyon	Issued Permits	20014-20000-04498
LOS ANGELES	23839-23841 W SYLVAN ST	91367	2033019001		Low Medium I Residential	RS-1	0	1 unit per lot	0.1854	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778089 105	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-10000-07723
LOS ANGELES	15932-15934 W KALISHER ST	91344	2666012005		Low Medium I Residential	RS-1	0	1 unit per lot	0.2074	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138141 360	Granada Hills - Knollwood	Issued Permits	20016-20000-26450
LOS ANGELES	12953-12955 W STRATHERN ST	91605	2304015013		Low Medium I Residential	RS-1	0	1 unit per lot	0.173	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898161 364	Sun Valley - La Tuna Canyon	Issued Permits	20016-10000-17255
LOS ANGELES	16823-16825 W HIAWATHA ST	91344	2684009014		Low Medium I Residential	RS-1	0	1 unit per lot	0.1836	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048133 39	Granada Hills - Knollwood	Issued Permits	20016-10000-20671
LOS ANGELES	16812 W SAN JOSE ST	91344	2684010009		Low Medium I Residential	RS-1	0	1 unit per lot	0.201	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078137 800	Granada Hills - Knollwood	Issued Permits	20010-10000-02120
LOS ANGELES	6263 N JUMILLA AVE	91367	2153011001		Low Medium I Residential	RS-1	0	1 unit per lot	0.2279	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778117 176	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-04273
LOS ANGELES	7741-7743 N KENTLAND AVE	91304	2013017028		Low Medium I Residential	RS-1	0	1 unit per lot	0.1722	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898097 1014	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-19879
LOS ANGELES	23950-23952 W ARCHWOOD ST	91307	2034012010		Low Medium I Residential	RS-1	0	1 unit per lot	0.172	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808089 270	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-13874
LOS ANGELES	23324-23326 W SCHOOLCRAFT ST	91307	2028015003		Low Medium I Residential	RS-1	0	1 unit per lot	0.1908	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838093 437	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-29729
LOS ANGELES	15838 1/2 W DEVONSHIRE ST	91344	2669002017		Low Medium I Residential	RS-1	0	1 unit per lot	0.4113	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048141 365	Granada Hills - Knollwood	Issued Permits	20010-20000-00794
LOS ANGELES	11537-11539 N CURRY AVE	91344	2607007009		Low Medium I Residential	RS-1	0	1 unit per lot	0.1717	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138133 517	Granada Hills - Knollwood	Issued Permits	20016-20000-22561
LOS ANGELES	10004 N MONTGOMERY AVE	91343	2669019019		Low Medium I Residential	RS-1	0	1 unit per lot	0.1727	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048141 1036	Granada Hills - Knollwood	Issued Permits	19014-70000-06663
LOS ANGELES	15623-15623 1/2 W EL CAJON ST	91342	2604036017		Low Medium I Residential	RS-1	0	1 unit per lot	0.1779	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2228145 339	Sylmar	Issued Permits	20016-20000-20700
LOS ANGELES	6257-6257 1/2 N OAKDALE AVE	91367	2153010005		Low Medium I Residential	RS-1	0	1 unit per lot	0.2011	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1778113 24	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-10000-21860
LOS ANGELES	7735 N ETHEL AVE	91605	2303014065		Low Medium I Residential	RS-1	0	1 unit per lot	0.4017	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898161 1010	Sun Valley - La Tuna Canyon	Issued Permits	20014-10000-01555
LOS ANGELES	8634 1/2 N CRANFORD AVE	91352	2634039005		Low Medium I Residential	RS-1	0	1 unit per lot	0.1618	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958165 823	Sun Valley - La Tuna Canyon	Issued Permits	19010-10000-03883
LOS ANGELES	16753 W KLEE ST	91343	2688031020		Low Medium I Residential	RS-1	0	1 unit per lot	0.3471	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958137 458	Northridge	Issued Permits	19016-20000-02608
LOS ANGELES	9752-9754 N ODESSA AVE	91343	2677008013		Low Medium I Residential	RS-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018137 440	Mission Hills - Panorama City - North Hills	Issued Permits	21016-20000-12539
LOS ANGELES	15849-15849 1/2 W MALDEN ST	91343	2673009027		Low Medium I Residential	RS-1	0	1 unit per lot	0.196	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928141 144	Mission Hills - Panorama City - North Hills	Issued Permits	20014-10000-05218
LOS ANGELES	5725-5727 N CALIFA PL	91367	2151016037		Low Medium I Residential	RS-1	0	1 unit per lot	0.2791	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748109 121	Canoga Park-West Hills-Winnetka-Woodland Hill	Issued Permits	19014-20000-05660
LOS ANGELES	7713 N OWENSMOUTH AVE	91304	2110015011		Low Medium I Residential	RS-1	0	1 unit per lot	0.2571	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898105 618	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	19016-20000-21191
LOS ANGELES	10113 N COLLETT AVE	91343	2669007033		Low Medium I Residential	RS-1	0	1 unit per lot	0.1749	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048141 742	Granada Hills - Knollwood	Issued Permits	20016-20000-20035
LOS ANGELES	10113 N COLLETT AVE	91343	2669007033		Low Medium I Residential	RS-1	0	1 unit per lot	0.1749	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048141 742	Granada Hills - Knollwood	Issued Permits	20016-20001-20035
LOS ANGELES	8035-8037 N FARRALONE AVE	91304	2012005016		Low Medium I Residential	RS-1	0	1 unit per lot	0.2052	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898101 202	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-14158
LOS ANGELES	22729 W RUNNYMEDE ST	91307	2022001014		Low Medium I Residential	RS-1	0	1 unit per lot	0.3422	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868097 516	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-00707
LOS ANGELES	16762-16764 W ROMAR ST	91343	2685023005		Low Medium I Residential	RS-1	0	1 unit per lot	0.173	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2048137 604	Granada Hills - Knollwood	Issued Permits	21016-20000-04770
LOS ANGELES	13428-13428 1/2 W ALDERGROVE ST	91342	2582014021		Low Medium I Residential	RS-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2318157 335	Sylmar	Issued Permits	20016-10000-22020
LOS ANGELES	6580 N SHELTONDALE AVE	91307	2034019029		Low Medium I Residential	RS-1	0	1 unit per lot	0.181	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808089 420	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-03912
LOS ANGELES	6914-6916 N FALLBROOK AVE	91307	2034038007		Low Medium I Residential	RS-1	0	1 unit per lot	0.1818	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838097 629	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21014-20000-02442
LOS ANGELES	7021-7023 N PONCE AVE	91307	2024021015		Low Medium I Residential	RS-1	0	1 unit per lot	0.24	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838097 298	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-12976
LOS ANGELES	16099 W LONDELIUS ST	91343	2672025013		Low Medium I Residential	RS-1	0	1 unit per lot	0.1763	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958141 616	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-01660
LOS ANGELES	19757-19759 W GRESHAM ST	91324	2782035002		Low Medium I Residential	RS-1	0	1 unit per lot	0.2058	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958117 53	Chatsworth - Porter Ranch	Issued Permits	20016-10000-15206
LOS ANGELES	7604 N IRONDALE AVE	91306	2108033025		Low Medium I Residential	RS-1	0	1 unit per lot	0.21	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868109 242	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-03728
LOS ANGELES	8153-8155 N TUNNEY AVE	91335	2105017004		Low Medium I Residential	RS-1	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898117 61	Reseda - West Van Nuys	Issued Permits	20016-20000-17500
LOS ANGELES	7802 N OWENSMOUTH AVE	91304	2110006007		Low Medium I Residential	RS-1	0	1 unit per lot	0.2121	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898105 459	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-10000-04347
LOS ANGELES	15813-15815 W KINGSBURY ST	91344	2668001003		Low Medium I Residential	RS-1	0	1 unit per lot	0.1652	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078141 478	Granada Hills - Knollwood	Issued Permits	20014-20000-05664
LOS ANGELES	4421 N LOWELL AVE	91214	5720002032		Low Medium I Residential	RS-1	0	1 unit per lot	0.1299	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1988205 35	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	19010-20000-03955
LOS ANGELES	16350 W BALLINGER ST	91343	2677020058		Low Medium I Residential	RS-1	0	1 unit per lot	0.1742	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018137 1014	Mission Hills - Panorama City - North Hills	Issued Permits	20010-20000-02096
LOS ANGELES	8011 N LLOYD AVE	91605	2304022002		Low Medium I Residential	RS-1	0	1 unit per lot	0.1929	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898157 322	Sun Valley - La Tuna Canyon	Issued Permits	19010-20000-03807
LOS ANGELES	7900-7900 1/2 N MOORCROFT AVE	91304	2012029015		Low Medium I Residential	RS-1	0	1 unit per lot	0.2282	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898101 476	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-04238
LOS ANGELES	20716 W ROSCOE BLVD	91306	2108011010		Low Medium I Residential	RS-1	0	1 unit per lot	0.1652	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1928109 766	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-01063
LOS ANGELES	21824 W ELKWOOD ST	91304	2110012038		Low Medium I Residential	RS-1	0	1 unit per lot	0.1736		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898105 408	Canoga Park-West Hills-Winnetka-Woodland Hill	Issued Permits	19010-30002-04522
LOS ANGELES	11969 N ROSSITER PL	91342	2611023014		Low Medium I Residential	RS-1	0	1 unit per lot	0.185	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2168149 455	Sylmar	Issued Permits	20016-30000-15881
LOS ANGELES	9618 N GEYSER AVE	91324	2763024027		Low Medium I Residential	RS-1	0	1 unit per lot	0.4605	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2018121 614	Northridge	Issued Permits	19010-20000-05886
LOS ANGELES	16911-16913 W HORACE ST	91344	2683028009		Low Medium I Residential	RS-1	0	1 unit per lot	0.1727	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2108133 623	Granada Hills - Knollwood	Issued Permits	20016-10000-28699
LOS ANGELES	23948-23950 W GILMORE ST	91307	2033011015		Low Medium I Residential	RS-1	0	1 unit per lot	0.1704	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808089 898	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-27870
LOS ANGELES	20648-20650 W LONDELIUS ST	91306	2780014011		Low Medium I Residential	RS-1	0	1 unit per lot	0.1767	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958109 275	Chatsworth - Porter Ranch	Issued Permits	20016-20000-15566
LOS ANGELES	11701-11703 N VANPORT AVE	91342	2531026075		Low Medium I Residential	RS-1	0	1 unit per lot	0.1749	Residential - Single Family Residence - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2138165 229	Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga	Issued Permits	20014-20000-05738
LOS ANGELES	16325-16327 W MINNEHAHA ST	91344	2679010014		Low Medium I Residential	RS-1	0	1 unit per lot	0.1735	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078137 873	Granada Hills - Knollwood	Issued Permits	21014-10000-00884
LOS ANGELES	23028 W BURBANK BLVD	91367	2042003014		Low Medium I Residential	RS-1	0	1 unit per lot	0.3954	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748097 601	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-10000-00325
LOS ANGELES	16449 W SUNBURST ST	91343	2688001006		Low Medium I Residential	RS-1	0	1 unit per lot	0.203	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1958137 32	Mission Hills - Panorama City - North Hills	Issued Permits	20016-10000-08610
LOS ANGELES	13527-13529 W POLK ST	91342	2582011046		Low Medium I Residential	RS-1	0	1 unit per lot	0.185	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2318157 306	Sylmar	Issued Permits	20014-20000-03088
LOS ANGELES	15724-15726 W CELTIC ST	91344	2662018011		Low Medium I Residential	RS-1	0	1 unit per lot	0.1904	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	14615-14617 W MINNEHAHA ST	91345	2648013039			RS-1-O	0	1 unit per lot	0.1737	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2078149 814	Mission Hills - Panorama City - North Hills	Issued Permits	20016-20000-31383
LOS ANGELES	22208 W ARCHWOOD ST	91303	2139015006			RS-1-RIO	0	1 unit per lot	0.174	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808101 196	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	18016-20000-39620
LOS ANGELES	6526 N FARRALONE AVE	91303	2139017006			RS-1-RIO	0	1 unit per lot	0.212	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808101 527	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-10000-20667
LOS ANGELES	6506-6508 N OAKDALE AVE	91367	2134027012			RS-1-RIO	0	1 unit per lot	0.1733	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808113 656	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-10000-05231
LOS ANGELES	22044-22046 W GILMORE ST	91303	2139003018			RS-1-RIO	0	1 unit per lot	0.1597	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808101 731	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-29658
LOS ANGELES	22311-22313 W HARTLAND ST	91303	2024033017			RS-1-RIO	0	1 unit per lot	0.1735		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838101 708	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-15800
LOS ANGELES	6533-6533 1/2 N FARRALONE AVE	91303	2139014029			RS-1-RIO	0	1 unit per lot	0.1722	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808101 492	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-17913
LOS ANGELES	20635-20637 W KITTRIDGE ST	91307	2148018012			RS-1-RIO	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808109 409	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21014-20000-00887
LOS ANGELES	6632 N DELCO AVE	91306	2136021029			RS-1-RIO	0	1 unit per lot	0.1792	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808113 345	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-04032
LOS ANGELES	22252-22254 W SCHOOLCRAFT ST	91303	2024034008			RS-1-RIO	0	1 unit per lot	0.1735	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838101 569	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-05811
LOS ANGELES	22309 W BASSETT ST	91303	2024034018			RS-1-RIO	0	1 unit per lot	0.1735	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838101 619	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-11262
LOS ANGELES	6418 N RANDI AVE	91303	2139003030			RS-1-RIO	0	1 unit per lot	0.156	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808101 760	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-22578
LOS ANGELES	20741 1/2 W LEMAY ST	91306	2148021004			RS-1-RIO	0	1 unit per lot	0.1751	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808109 359	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-07117
LOS ANGELES	6552-6554 N GAZETTE AVE	91306	2148023016			RS-1-RIO	0	1 unit per lot	0.1834	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808109 433	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-10000-31612
LOS ANGELES	20451-20453 W GAULT ST	91306	2136003021			RS-1-RIO	0	1 unit per lot	0.1714	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838109 220	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-24179
LOS ANGELES	20242-20244 W BASSETT ST	91306	2135036018			RS-1-RIO	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838113 736	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-10000-00796
LOS ANGELES	22248 W VANOWEN ST	91303	2139008006			RS-1-RIO	0	1 unit per lot	0.2161	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808101 28	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21014-20000-01820
LOS ANGELES	20400-20400 1/2 W HART ST	91306	2136011001			RS-1-RIO	0	1 unit per lot	0.1711	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838113 451	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-02089
LOS ANGELES	22216-22218 W BASSETT ST	91303	2024033003			RS-1-RIO	0	1 unit per lot	0.181	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838101 651	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-33211
LOS ANGELES	20508-20510 W MOBERLY PL	91306	2148012007			RS-1-RIO	0	1 unit per lot	0.1965		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808109 245	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-30000-04976
LOS ANGELES	20448-20450 W GAULT ST	91306	2136003016			RS-1-RIO	0	1 unit per lot	0.1714	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838109 288	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-30000-03905
LOS ANGELES	20254 W GILMORE ST	91306	2134021021			RS-1-RIO	0	1 unit per lot	0.1724	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808113 614	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-10000-09191
LOS ANGELES	22212 W BASSETT ST	91303	2024033001			RS-1-RIO	0	1 unit per lot	0.172	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838101 648	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-03286
LOS ANGELES	6658 1/2 N KOSTURAS PL	91306	2136021004			RS-1-RIO	0	1 unit per lot	0.1763	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808113 270	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-21406
LOS ANGELES	6833 N WINNETKA AVE	91306	2153032001			RS-1-RIO	0	1 unit per lot	0.195	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838113 815	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-04555
LOS ANGELES	20334-20336 W BASSETT ST	91306	2136010004			RS-1-RIO	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838113 727	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-06297
LOS ANGELES	7030-7032 N KEOKUK AVE	91306	2135003015			RS-1-RIO	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838113 314	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21014-20000-01409
LOS ANGELES	20504 W HAMLIN ST	91306	2148014013			RS-1-RIO	0	1 unit per lot	0.1923	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808109 538	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-10000-03913
LOS ANGELES	20311-20311 1/2 W HAYNES ST	91306	2136018018			RS-1-RIO	0	1 unit per lot	0.1721	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808113 221	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-26661
LOS ANGELES	20405-20407 W HART ST	91306	2136004008			RS-1-RIO	0	1 unit per lot	0.1726	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838113 404	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-02049
LOS ANGELES	6735 N GLADE AVE	91303	2139007042			RS-1-RIO	0	1 unit per lot	0.2427	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808101 825	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-01081
LOS ANGELES	6615-6617 N FARRALONE AVE	91303	2139014023			RS-1-RIO	0	1 unit per lot	0.1722	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808101 350	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-06395
LOS ANGELES	20806 W SKOURAS DR	91306	2148009010			RS-1-RIO	0	1 unit per lot	0.1733	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808109 237	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-24383
LOS ANGELES	20758-20760 W BASSETT ST	91306	2137029009			RS-1-RIO	0	1 unit per lot	0.177	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838109 764	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-00976
LOS ANGELES	22326-22328 W GILMORE ST	91303	2139024033			RS-1-RIO	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808101 754	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-17644
LOS ANGELES	6548 N HANNA AVE	91303	2139023007			RS-1-RIO	0	1 unit per lot	0.23	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808101 416	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-12805
LOS ANGELES	20437 W KITTRIDGE ST	91306	2136022017			RS-1-RIO	0	1 unit per lot	0.1733	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808109 431	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21014-20000-01508
LOS ANGELES	20641-20643 W SCHOOLCRAFT ST	91306	2137025003			RS-1-RIO	0	1 unit per lot	0.176	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838109 560	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-10000-19852
LOS ANGELES	6441 N GLADE AVE	91303	2139020029			RS-1-RIO	0	1 unit per lot	0.178	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808101 664	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20014-20000-03140
LOS ANGELES	6810 N DELCO AVE	91306	2136016012			RS-1-RIO	0	1 unit per lot	0.1792	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838113 889	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-00319
LOS ANGELES	19825-19827 W GILMORE ST	91367	2134027005			RS-1-RIO	0	1 unit per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808113 726	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-20000-09593
LOS ANGELES	6532 N COMANCHE AVE	91306	2134023017			RS-1-RIO	0	1 unit per lot	0.1584	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1808113 582	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-20000-10464
LOS ANGELES	7718 N AMPERE AVE	91605	2303016061			RS-1-RIO	0	1 unit per lot	0.2405	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1898161 1208	Sun Valley - La Tuna Canyon	Issued Permits	19010-20000-00916
LOS ANGELES	7451 N ALABAMA AVE	91303	2111007027	Low Residential	(T)(Q)RZ3-1		0	1 unit per lot	0.1825	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868105 1070	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20010-20000-01954
LOS ANGELES	2235 1/2 S REDONDO BLVD	90016	5132010056	Low Residential	R2-1		0	2 units per lot	0.1902	Commercial - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238177 1974	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-20000-01856
LOS ANGELES	1735 S MIDVALE AVE	90024	4324028026	Low Residential	[Q]R2-1-O		0	2 units per lot	0.163	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298153 391	Westwood	Issued Permits	18014-10002-01213
LOS ANGELES	1712 W 257TH ST	90717	7410010002	Low Residential	[Q]R2-1XL		0	2 units per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0368193 856	Wilmington - Harbor City	Issued Permits	19014-40000-06942
LOS ANGELES	1029 E ROBIDOUX ST	90744	7425017024	Very Low I Residential	[Q]R2-1XL-O-CUGU		0	2 units per lot	0.1138	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	0338209 172	Wilmington - Harbor City	Issued Permits	20010-10000-04276
LOS ANGELES	7722 N AMIGO AVE	91335	2118028009	Neighborhood Office Commercial	[Q]R2-2D-CDO		0	2 units per lot	0.1836	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1838121 61	Reseda - West Van Nuys	Issued Permits	17010-20000-01913
LOS ANGELES	7330 N BAIRD AVE	91335	2118015018	Neighborhood Office Commercial	[Q]R2-2D-CDO		0	2 units per lot	0.1722	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1868125 786	Reseda - West Van Nuys	Issued Permits	20014-20000-02263
LOS ANGELES	2719 W 73RD ST	90043	4009003021	Very Low Residential	R1-1		0	1 unit per lot	0.123		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028189 1538	West Adams - Baldwin Hills - Leimert	Issued Permits	19014-10000-03215
LOS ANGELES	2808 1/2 W 46TH ST	90043	5014014013	Low Residential	R2-1		0	2 units per lot	0.155	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118189 608	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-20000-29913
LOS ANGELES	8351 W 4TH ST	90048	5511034011	Low Residential	R2-1		0	2 units per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1388173 1052	Wilshire	Issued Permits	21010-20000-00621
LOS ANGELES	8423 S BARNSLEY AVE	90045	4125008011	Low Residential	R2-1		0	2 units per lot	0.165	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0968169 244	Westchester - Playa del Rey	Issued Permits	20016-10000-14874
LOS ANGELES	1008-1010 E 49TH PL	90011	5108017021	Low Residential	R2-1		0	2 units per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	111A209 233	Southeast Los Angeles	Issued Permits	19010-10000-02067
LOS ANGELES	4523 E ALUMNI AVE	90041	5474007010	Low Residential	R2-1		0	2 units per lot	0.1721	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-5A221 193	Northeast Los Angeles	Issued Permits	20010-20000-00006
LOS ANGELES	338 1/2 W 74TH ST	90003	6031009005	Low Residential	R2-1		0	2 units per lot	0.145	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028201 1237	Southeast Los Angeles	Issued Permits	20016-10000-09015
LOS ANGELES	358-360 E 102ND ST	90003	6063011020	Low Residential	R2-1		0	2 units per lot	0.118	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	091-5A205 341	Southeast Los Angeles	Issued Permits	20016-30000-15882
LOS ANGELES	226 1/2 E 103RD ST	90003	6063015035	Low Residential	R2-1		0	2 units per lot	0.1283	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	091-5A205 437	Southeast Los Angeles	Issued Permits	20014-10000-01230
LOS ANGELES	325 1/2 E 62ND ST	90003	6006024023	Low Residential	R2-1		0	2 units per lot	0.124	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1058205 707	Southeast Los Angeles	Issued Permits	20014-10000-02290
LOS ANGELES	5067-5069 N TOPANGA CANYON BLVD	91364	2169010004	Low Residential	R2-1		0	2 units per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1718101 1123	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	20016-10000-04416
LOS ANGELES	1225-1227 W 41ST ST	90037	5020015021	Low Residential	R2-1		0	2 units per lot	0.1457	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148197 447	South Los Angeles	Issued Permits	20016-20000-02571
LOS ANGELES	917 1/2 E 76TH PL	90001	6023020026	Low Residential	R2-1		0	2 units per lot	0.1175	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0998209 58	Southeast Los Angeles	Issued Permits	20014-20000-01862
LOS ANGELES	3527 N LIFUR AVE	90032	5219017034	Low Residential	R2-1		0	2 units per lot	0.1719	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	142-5A237 11	Northeast Los Angeles	Issued Permits	20014-10000-01164
LOS ANGELES	4321 W COUNTRY CLUB DR	90019	5082019032	Low Residential	R2-1		0	2 units per lot	0.138	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1328185 904	Wilshire	Issued Permits	20016-10000-20358
LOS ANGELES	4343 1/2 S BUDLONG AVE	90037	5020010023	Low Residential	R2-1		0	2 units per lot	0.152	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118197 39	South Los Angeles	Issued Permits	20016-10000-01065
LOS ANGELES	5416-5418 1/2 S ASCOT AVE	90011	5104010025	Low Residential	R2-1		0	2 units per lot	0.1175	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088209 592	Southeast Los Angeles	Issued Permits	20016-20000-25775
LOS ANGELES	1345 W 42ND ST	90037	5020040016	Low Residential	R2-1		0	2 units per lot	0.1434	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148197 715	South Los Angeles	Issued Permits	20016-10000-32407
LOS ANGELES	822 E 73RD ST	90001	6023006007	Low Residential	R2-1		0	2 units per lot	0.1138	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028209 188	Southeast Los Angeles	Issued Permits	20016-10000-16866
LOS ANGELES	830-830 1/2 E 84TH PL	90001	6029027016	Low Residential	R2-1		0	2 units per lot	0.1175	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	097-5A209 112	Southeast Los Angeles	Issued Permits	20014-10000-02326
LOS ANGELES	2825 1/2 S PALM GROVE AVE	90016	5057015024	Low Residential	R2-1		0	2 units per lot	0.119	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1238181 1666	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-11211
LOS ANGELES	2020 S WEST BLVD	90016	5061007002	Low Residential	R2-1		0	2 units per lot	0.152	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1268185 1274	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-04874
LOS ANGELES	4277 1/2 S BRIGHTON AVE	90062	5021018006	Low Residential	R2-1		0	2 units per lot	0.16	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1148193 1342	South Los Angeles	Issued Permits	20016-70000-04628
LOS ANGELES	240-242 W 56TH ST	90037	5101028015	Low Residential	R2-1		0	2 units per lot	0.1332	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1088201 962	Southeast Los Angeles	Issued Permits	20010-20000-03129
LOS ANGELES	334-334 1/2 W 90TH ST	90003	6040031032	Low Residential	R2-1		0	2 units per lot	0.1386	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	094-5A203 41	Southeast Los Angeles	Issued Permits	19014-10000-04171
LOS ANGELES	11601 S STANFORD AVE	90059	6084001015	Low Residential	R2-1		0	2 units per lot	0.1992	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	084B205 175	Southeast Los Angeles	Issued Permits	20010-30000-03195
LOS ANGELES	680-682 E 116TH ST	90059	6084001015	Low Residential	R2-1		0	2 units per lot	0.1992	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	084B205 175	Southeast Los Angeles	Issued Permits	20010-30000-03194
LOS ANGELES	11601 S STANFORD AVE	90059	6084001015	Low Residential	R2-1		0	2 units per lot	0.1992	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	084B205 175	Southeast Los Angeles	Issued Permits	20010-30001-03195
LOS ANGELES	424 1/2 N HARPER AVE	90048	5514005009	Low Residential	R2-1		0	2 units per lot	0.139	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418173 1346	Wilshire	Issued Permits	20016-10000-15762
LOS ANGELES	414 W 109TH ST	90061	6075033005	Low Residential	R2-1		0	2 units per lot	0.1221	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	088-5A201 97	South Los Angeles	Issued Permits	19010-70000-01333
LOS ANGELES	4409 S WILTON PL	90062	5015016018	Low Residential	R2-1		0	2 units per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1118189 289	South Los Angeles	Issued Permits	20014-10000-03188
LOS ANGELES	149 3/4 W 74TH ST	90003	6031006026	Low Residential	R2-1		0	2 units per lot	0.141	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028201 1132	Southeast Los Angeles	Issued Permits	20016-10000-22329
LOS ANGELES	8448 S KITTYHAWK AVE	90045	4107021005	Low Residential	R2-1		0	2 units per lot	0.153	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	0968169 319	Westchester - Playa del Rey	Issued Permits	20014-10000-04801
LOS ANGELES	1613 N AVENUE 46	90041	5474007030	Low Residential	R2-1		0	2 units per lot	0.1056	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	157-5A221 151	Northeast Los Angeles	Issued Permits	21016-20000-01396
LOS ANGELES	141 1/2 W 82ND ST	90003	6031030018	Low Residential	R2-1		0	2 units per lot	0.1221	Residential - Single Family Residence	Y

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	322 N HARPER AVE	90048	5514008010	Low Residential	R2-1		0	2 units per lot	0.1423	Residential - Single Family Residence - Therapy Pool (Spa)	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 3388173 328	Wilshire	Issued Permits	20010-20000-04483
LOS ANGELES	2002 S WEST BLVD	90016	5061008012	Low Residential	R2-1		0	2 units per lot	0.152	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1268185 1209	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-30000-04789
LOS ANGELES	3761-3763 S DALTON AVE	90018	5041032024	Low Residential	R2-1		0	2 units per lot	0.127	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 1178193 514	South Los Angeles	Issued Permits	19010-70000-05146
LOS ANGELES	4032 S WOODLAWN AVE	90011	5113027014	Low Residential	R2-1		0	2 units per lot	0.163	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 115-5A205 329	Southeast Los Angeles	Issued Permits	21014-10000-02196
LOS ANGELES	1381 1/2 E 48TH PL	90011	5107021028	Low Residential	R2-1		0	2 units per lot	0.1146	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 111A211 88	Southeast Los Angeles	Issued Permits	20016-10000-30330
LOS ANGELES	1358-1358 1/2 E 21ST ST	90011	5119004012	Low Residential	R2-1		0	2 units per lot	0.1982	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 120A211 385	Southeast Los Angeles	Issued Permits	20016-30000-10748
LOS ANGELES	817 1/2 N SYCAMORE AVE	90036	5525005025	Low Residential	R2-1		0	2 units per lot	0.187	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1418181 187	Wilshire	Issued Permits	20010-30000-04820
LOS ANGELES	4036 1/2 S DALTON AVE	90062	5021003026	Low Residential	R2-1		0	2 units per lot	0.1538	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1148193 534	South Los Angeles	Issued Permits	20010-30000-00904
LOS ANGELES	8814-8816 S WADSWORTH AVE	90002	6042026014	Low Residential	R2-1		0	2 units per lot	0.0873	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 096A209 210	Southeast Los Angeles	Issued Permits	18016-30002-15940
LOS ANGELES	8327 1/2 W 4TH ST	90048	5511034006	Low Residential	R2-1		0	2 units per lot	0.143	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1388173 1068	Wilshire	Issued Permits	20014-20000-05566
LOS ANGELES	1342 W 54TH ST	90037	5002008034	Low Residential	R2-1		0	2 units per lot	0.1202	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1088197 586	South Los Angeles	Issued Permits	21010-20000-00879
LOS ANGELES	929 1/2 W 55TH ST	90037	5001008022	Low Residential	R2-1		0	2 units per lot	0.1184	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1088197 731	South Los Angeles	Issued Permits	19014-70000-05436
LOS ANGELES	418 N POINSETTIA PL	90036	5525025026	Low Residential	R2-1		0	2 units per lot	0.177	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1418181 1434	Wilshire	Issued Permits	18010-20000-06132
LOS ANGELES	3013-3013 1/2 S WEST VIEW ST	90016	5049034012	Low Residential	R2-1		0	2 units per lot	0.115	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 120B177 608	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-25213
LOS ANGELES	2025 S PURDUE AVE	90025	4261035008	Low Residential	R2-1		0	2 units per lot	0.2106	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 126B153 937	West Los Angeles	Issued Permits	19010-30000-04774
LOS ANGELES	2023 S PURDUE AVE	90025	4261035008	Low Residential	R2-1		0	2 units per lot	0.2106	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 126B153 937	West Los Angeles	Issued Permits	19010-30000-04775
LOS ANGELES	11227-11227 1/2 S TOWNE AVE	90061	6073026009	Low Residential	R2-1		0	2 units per lot	0.096	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 087A205 200	Southeast Los Angeles	Issued Permits	20010-10000-01165
LOS ANGELES	457 1/2 N ALTA VISTA BLVD	90036	5525025042	Low Residential	R2-1		0	2 units per lot	0.177	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1418181 1268	Wilshire	Issued Permits	20016-20000-31805
LOS ANGELES	942 E LANZIT AVE	90059	6072019030	Low Residential	R2-1		0	2 units per lot	0.156	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 088-5A209 298	Southeast Los Angeles	Issued Permits	18014-10000-05390
LOS ANGELES	1332-1332 1/2 E 47TH ST	90011	5107014010	Low Residential	R2-1		0	2 units per lot	0.1138	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 112-5A211 344	Southeast Los Angeles	Issued Permits	20014-20000-05605
LOS ANGELES	1110 E LANZIT AVE	90059	6072019032	Low Residential	R2-1		0	2 units per lot	0.2771	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 088-5A209 507	Southeast Los Angeles	Issued Permits	19010-10000-04494
LOS ANGELES	1112 E LANZIT AVE	90059	6072019032	Low Residential	R2-1		0	2 units per lot	0.2771	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 088-5A209 507	Southeast Los Angeles	Issued Permits	19010-10000-04404
LOS ANGELES	744 E 27TH ST	90011	5128016003	Low Residential	R2-1		0	2 units per lot	0.1457	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 118-5A209 94	Southeast Los Angeles	Issued Permits	20010-70000-00903
LOS ANGELES	229 E 101ST ST	90003	6063002026	Low Residential	R2-1		0	2 units per lot	0.1248	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 091-5A205 175	Southeast Los Angeles	Issued Permits	20014-30000-03970
LOS ANGELES	2330 W CARLYLE PL	90065	5456009014	Low Residential	R2-1		0	2 units per lot	0.6623	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 150B213 477	Northeast Los Angeles	Issued Permits	18010-10000-05502
LOS ANGELES	124 W 65TH ST	90003	6012001062	Low Residential	R2-1		0	2 units per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 105B201 1462	Southeast Los Angeles	Issued Permits	20016-10000-27402
LOS ANGELES	220 E 97TH ST	90002	6052014005	Low Residential	R2-1		0	2 units per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 093A205 279	Southeast Los Angeles	Issued Permits	21010-10000-01142
LOS ANGELES	843 1/2 E 73RD ST	90001	6023003018	Low Residential	R2-1		0	2 units per lot	0.11	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 102B209 147	Southeast Los Angeles	Issued Permits	20016-20000-32774
LOS ANGELES	1665 1/2 N AVENUE 46	90041	5474004030	Low Residential	R2-1		0	2 units per lot	0.172	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 157-5A221 72	Northeast Los Angeles	Issued Permits	21010-10000-02656
LOS ANGELES	2936 S WEST VIEW ST	90016	5049031010	Low Residential	R2-1		0	2 units per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 120B181 423	West Adams - Baldwin Hills - Leimert	Issued Permits	18014-20002-04565
LOS ANGELES	21812 S HALLDALE AVE	90501	7346006020	Low Residential	R2-1		0	2 units per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 048B193 114	Harbor Gateway	Issued Permits	20016-30000-09717
LOS ANGELES	623 W BOCCACIO AVE	90291	4237006030	Low Residential	R2-1		0	2 units per lot	0.0918	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 108B149 1253	Venice	Issued Permits	19010-30000-03876
LOS ANGELES	4321 S HALLDALE AVE	90062	5021019012	Low Residential	R2-1		0	2 units per lot	0.1599	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 111B193 25	South Los Angeles	Issued Permits	20010-10000-00021
LOS ANGELES	1845 W 50TH ST	90062	5015006014	Low Residential	R2-1		0	2 units per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 111B193 1069	South Los Angeles	Issued Permits	19010-70000-04537
LOS ANGELES	3300 S COMPTON AVE	90011	5117008001	Low Residential	R2-1		0	2 units per lot	0.143	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 115-5A211 62	Southeast Los Angeles	Issued Permits	21016-20000-14708
LOS ANGELES	3964 1/2 S LA SALLE AVE	90062	5036029004	Low Residential	R2-1		0	2 units per lot	0.145	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1148193 127	South Los Angeles	Issued Permits	21010-10000-00963
LOS ANGELES	1925 1/2 W AVENUE 30	90065	5455001024	Low Residential	R2-1		0	2 units per lot	0.134	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 148-5A215 63	Northeast Los Angeles	Issued Permits	20016-20000-23333
LOS ANGELES	949-951 1/2 W 59TH DR	90044	6004006002	Low Residential	R2-1		0	2 units per lot	0.077	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 105B197 290	South Los Angeles	Issued Permits	19016-10000-00989
LOS ANGELES	1409 E 47TH ST	90011	5107012019	Low Residential	R2-1		0	2 units per lot	0.123	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 112-5A211 295	Southeast Los Angeles	Issued Permits	20016-10000-18778
LOS ANGELES	1163 E 58TH ST	90011	5104025016	Low Residential	R2-1		0	2 units per lot	0.1239	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 108B209 1269	Southeast Los Angeles	Issued Permits	20016-20000-04192
LOS ANGELES	512 W 52ND PL	90037	5001028005	Low Residential	R2-1		0	2 units per lot	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 108B201 261	South Los Angeles	Issued Permits	20014-20000-00332
LOS ANGELES	8255 W OAKWOOD AVE	90048	5514004057	Low Residential	R2-1		0	2 units per lot	0.1457	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 138B173 55	Wilshire	Issued Permits	19010-20000-05277
LOS ANGELES	2804 S PALM GROVE AVE	90016	5057016002	Low Residential	R2-1		0	2 units per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 123B181 1619	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-00040
LOS ANGELES	2806 S PALM GROVE AVE	90016	5057016002	Low Residential	R2-1		0	2 units per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 123B181 1619	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-00041
LOS ANGELES	1331-1333 E 49TH ST	90011	5107024024	Low Residential	R2-1		0	2 units per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 111A211 175	Southeast Los Angeles	Issued Permits	21010-10000-00442
LOS ANGELES	158-158 1/2 W 58TH ST	90037	5101023001	Low Residential	R2-1		0	2 units per lot	0.1111	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 108B201 1278	Southeast Los Angeles	Issued Permits	20010-10000-03255
LOS ANGELES	216-216 1/2 W 52ND ST	90037	5111029005	Low Residential	R2-1		0	2 units per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 108B201 148	Southeast Los Angeles	Issued Permits	21010-10000-00382
LOS ANGELES	428-430 W 75TH ST	90003	6020032002	Low Residential	R2-1		0	2 units per lot	0.1574	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 102B201 1389	South Los Angeles	Issued Permits	20010-10000-03867
LOS ANGELES	439-441 W 83RD ST	90003	6032032003	Low Residential	R2-1		0	2 units per lot	0.1267	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 099B201 1153	South Los Angeles	Issued Permits	20010-10000-04628
LOS ANGELES	201-201 1/2 E 69TH ST	90003	6011004044	Low Residential	R2-1		0	2 units per lot	0.1239	Residential - Single Family Residence - Guesthouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 102B205 354	Southeast Los Angeles	Issued Permits	20010-10000-01873
LOS ANGELES	812-814 E 76TH PL	90001	6023022005	Low Residential	R2-1		0	2 units per lot	0.1175	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 099B209 118	Southeast Los Angeles	Issued Permits	20010-10000-04252
LOS ANGELES	823-823 1/2 E 83RD ST	90001	6029014006	Low Residential	R2-1		0	2 units per lot	0.1175	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 099B209 592	Southeast Los Angeles	Issued Permits	20010-10000-04402
LOS ANGELES	919-921 E 84TH PL	90001	6029021013	Low Residential	R2-1		0	2 units per lot	0.1175	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 097-5A209 60	Southeast Los Angeles	Issued Permits	20010-10000-03464
LOS ANGELES	414-416 E 84TH ST	90003	6030028026	Low Residential	R2-1		0	2 units per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 097-5A207 93	Southeast Los Angeles	Issued Permits	20010-10000-04598
LOS ANGELES	9136-9138 S MENLO AVE	90044	6039001045	Low Residential	R2-1		0	2 units per lot	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 094-5A199 170	South Los Angeles	Issued Permits	19010-50000-03651
LOS ANGELES	233-235 W 99TH ST	90003	6053016029	Low Residential	R2-1		0	2 units per lot	0.078	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 093A203 386	Southeast Los Angeles	Issued Permits	21010-10000-01493
LOS ANGELES	136-138 E 101ST ST	90003	6063008006	Low Residential	R2-1		0	2 units per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 091-5A205 257	Southeast Los Angeles	Issued Permits	20010-10000-02258
LOS ANGELES	422-424 E 101ST ST	90003	6063005006	Low Residential	R2-1		0	2 units per lot	0.1184	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 091-5A207 180	Southeast Los Angeles	Issued Permits	21010-10000-01445
LOS ANGELES	319-319 1/2 E 105TH ST	90003	6063019018	Low Residential	R2-1		0	2 units per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 090A205 140	Southeast Los Angeles	Issued Permits	20010-10000-03671
LOS ANGELES	739-739 1/2 E 109TH ST	90059	6071010007	Low Residential	R2-1		0	2 units per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 088-5A207 149	Southeast Los Angeles	Issued Permits	20010-10000-03670
LOS ANGELES	231-231 1/2 E 110TH ST	90061	6073010018	Low Residential	R2-1		0	2 units per lot	0.1221	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 088-5A205 197	Southeast Los Angeles	Issued Permits	20010-10000-04599
LOS ANGELES	131-133 W 110TH ST	90061	6074016027	Low Residential	R2-1		0	2 units per lot	0.1221	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 088-5A203 234	Southeast Los Angeles	Issued Permits	20010-10000-03675
LOS ANGELES	247-247 1/2 E 119TH ST	90061	6083024028	Low Residential	R2-1		0	2 units per lot	0.1308	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 084B205 997	Southeast Los Angeles	Issued Permits	20010-10000-03669
LOS ANGELES	2026-2026 1/2 S FEDERAL AVE	90025	4261037019	Low Residential	R2-1		0	2 units per lot	0.14	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 126B149 1179	West Los Angeles	Issued Permits	19010-10000-05795
LOS ANGELES	2026 S FEDERAL AVE	90025	4261037019	Low Residential	R2-1		0	2 units per lot	0.14	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 126B149 1179	West Los Angeles	Issued Permits	19010-10000-05794
LOS ANGELES	919 1/2 W 53RD ST	90037	5001004025	Low Residential	R2-1		0	2 units per lot	0.156	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 108B197 281	South Los Angeles	Issued Permits	21016-20000-05196
LOS ANGELES	5748 W 85TH PL	90045	4125006013	Low Residential	R2-1		0	2 units per lot	0.161	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 096B169 473	Westchester - Playa del Rey	Issued Permits	19014-10001-03946
LOS ANGELES	237 N ST ANDREWS PL	90004	5516020004	Low Residential	R2-1		0	2 units per lot	0.1575	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 138B193 583	Wilshire	Issued Permits	20014-20000-02216
LOS ANGELES	201 1/2 W 107TH ST	90003	6074006047	Low Residential	R2-1		0	2 units per lot	0.189	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 090A203 299	Southeast Los Angeles	Issued Permits	20016-10000-17976
LOS ANGELES	133 N ST ANDREWS PL	90004	5516021002	Low Residential	R2-1		0	2 units per lot	0.1818	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 138B193 875	Wilshire	Issued Permits	20010-10000-04613
LOS ANGELES	356 E 62ND ST	90003	6006021002	Low Residential	R2-1		0	2 units per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 105B205 762	Southeast Los Angeles	Issued Permits	20010-20000-00900
LOS ANGELES	241 W 49TH ST	90037	5110017005	Low Residential	R2-1		0	2 units per lot	0.124	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 111A203 195	Southeast Los Angeles	Issued Permits	20010-10000-02504
LOS ANGELES	4210-4210 1/2 S DALTON AVE	90062	5021014022	Low Residential	R2-1		0	2 units per lot	0.1538	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 114B193 1044	South Los Angeles	Issued Permits	20010-10000-01529
LOS ANGELES	3806 1/4 S MAPLE AVE	90011	5121024003	Low Residential	R2-1		0	2 units per lot	0.105	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 117A205 474	Southeast Los Angeles	Issued Permits	21016-10000-04414
LOS ANGELES	1304 W 60TH ST	90044	6003017013	Low Residential	R2-1		0	2 units per lot	0.1434	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 105B197 387	South Los Angeles	Issued Permits	20016-20000-28177
LOS ANGELES	5421 1/2-3/4 E BALTIMORE ST	90042	5478009067	Low Residential	R2-1		0	2 units per lot	0.1442	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 154-5A227 198	Northeast Los Angeles	Issued Permits	21014-20000-01006
LOS ANGELES	418 1/2 E 79TH ST	90003	6030033023	Low Residential	R2-1		0	2 units per lot	0.1258	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 099B205 722	Southeast Los Angeles	Issued Permits	20010-10000-04287
LOS ANGELES	1643 1/2 E 110TH ST	90059	6069009008	Low Residential	R2-1		0	2 units per lot	0.0883	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 088-5A213 282	Southeast Los Angeles	Issued Permits	20010-10000-02848
LOS ANGELES	827 1/2 E 87TH PL	90002	6042021009	Low Residential	R2-1		0	2 units per lot	0.1166	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 096A209 36	Southeast Los Angeles	Issued Permits	19010-10000-05997
LOS ANGELES	2701 1/2 S WEST VIEW ST	90016	5049003016	Low Residential	R2-1		0	2 units per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 123B181 1225	West Adams - Baldwin Hills - Leimert	Issued Permits	20014-70000-00459
LOS ANGELES	247-249 E 110TH ST	90059	6071008004	Low Residential	R2-1		0	2 units per lot	0.1101	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 088-5A207 284	Southeast Los Angeles	Issued Permits	19010-30000-03882
LOS ANGELES	4621 W 29TH ST	90016	5057007023	Low Residential	R2-1		0	2 units per lot	0.101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 123B181 1643	West Adams - Baldwin Hills - Leimert	Issued Permits	21016-30000-01634
LOS ANGELES	10107-10109 S GRAND AVE	90003	6054034002	Low Residential	R2-1		0	2 units per lot	0.0969	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 091-5A201 231	South Los Angeles	Issued Permits	20016-10003-13801
LOS ANGELES	3928 S VAN NESS AVE	90062	5035013012	Low Residential	R2-1		0	2 units per lot	0.181	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 117B189 1490	South Los Angeles	Issued Permits	20014-10000-03782
LOS ANGELES	348-348 1/2 W 7TH ST	90003	6012011058	Low Residential	R2-1		0	2 units per lot	0.1747	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 102B201 554	Southeast Los Angeles	Issued Permits	20016-10000-17025
LOS ANGELES	5040 1/2 N TOPANGA CANYON BLVD	91364	2169007003	Low Residential	R2-1		0	2 units per lot	0.1434	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 168B101 26	Canoga Park-West Hills-Winnetka-Woodland Hills	Issued Permits	21016-10000-01031
LOS ANGELES	22017 1/2 S NORMANDIE AVE	90501	7346014031	Low Residential	R2-1		0	2 units per lot	0.1267	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	955 S MARIETTA ST	90023	5189011030		High Medium Residential	R2-1-CUGU	0	2 units per lot	0.1349	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123A223 219	Boyle Heights	Issued Permits	19010-10000-04694
LOS ANGELES	3274-3276 E FOLSOM ST	90063	5178025001		High Medium Residential	R2-1-CUGU	0	2 units per lot	0.148	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	127-5A229 92	Boyle Heights	Issued Permits	19016-10000-24441
LOS ANGELES	3218 E 3RD ST	90063	5179011011		High Medium Residential	R2-1-CUGU	0	2 units per lot	0.115	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	124-5A227 144	Boyle Heights	Issued Permits	21010-10000-01153
LOS ANGELES	3111-3113 E FAIRMOUNT ST	90063	5178001027		High Medium Residential	R2-1-CUGU	0	2 units per lot	0.1193		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129A227 145	Boyle Heights	Issued Permits	20016-10000-23492
LOS ANGELES	3536 E 8TH ST	90023	5191017009		High Medium Residential	R2-1-CUGU	0	2 units per lot	0.106	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	118-5A225 110	Boyle Heights	Issued Permits	20014-10000-03243
LOS ANGELES	2756 1/2 E MALABAR ST	90033	5177025020		High Medium Residential	R2-1-CUGU	0	2 units per lot	0.134	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129A227 248	Boyle Heights	Issued Permits	20016-10000-22477
LOS ANGELES	959 S DACOTAH ST	90023	5189003045		High Medium Residential	R2-1-CUGU	0	2 units per lot	0.1262	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	121-5A225 16	Boyle Heights	Issued Permits	20010-20000-01647
LOS ANGELES	953 S ORME AVE	90023	5189012025		High Medium Residential	R2-1-CUGU	0	2 units per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123A223 175	Boyle Heights	Issued Permits	19010-10000-06058
LOS ANGELES	440 N SLOAT ST	90063	5178021010		High Medium Residential	R2-1-CUGU	0	2 units per lot	0.0573	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	127-5A227 225	Boyle Heights	Issued Permits	20010-30000-01016
LOS ANGELES	2906 E MARENGO ST	90033	5229003027		High Medium Residential	R2-1-CUGU	0	2 units per lot	0.108	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	132A227 341	Boyle Heights	Issued Permits	20016-10000-26409
LOS ANGELES	3044 E PAGE ST	90023	5186019011		High Medium Residential	R2-1-CUGU	0	2 units per lot	0.0909	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123A225 142	Boyle Heights	Issued Permits	20016-10000-09710
LOS ANGELES	1135-1135 1/2 S PRADO ST	90023	5191003002		High Medium Residential	R2-1-CUGU	0	2 units per lot	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	118-5A229 57	Boyle Heights	Issued Permits	20014-10000-00803
LOS ANGELES	3204-3204 1/2 E 3RD ST	90063	5179011016		High Medium Residential	R2-1-CUGU	0	2 units per lot	0.115	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	124-5A227 122	Boyle Heights	Issued Permits	19014-10000-06370
LOS ANGELES	3110-3110 1/2 E BOULDER ST	90063	5178016028		High Medium Residential	R2-1-CUGU	0	2 units per lot	0.1492	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	127-5A227 105	Boyle Heights	Issued Permits	18014-10002-05737
LOS ANGELES	3110-3110 1/2 E BOULDER ST	90063	5178016028		High Medium Residential	R2-1-CUGU	0	2 units per lot	0.1492	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	127-5A227 105	Boyle Heights	Issued Permits	18014-10003-05737
LOS ANGELES	945-947 S HOLLINS ST	90023	5189001034		High Medium Residential	R2-1-CUGU	0	2 units per lot	0.093	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	124-5A221 319	Boyle Heights	Issued Permits	19016-10002-27922
LOS ANGELES	2911-2915 1/4 W 14TH ST	90006	5074002012		Low Residential	R2-1-HPOZ	0	2 units per lot	0.132	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B193 1376	South Los Angeles	Issued Permits	20016-10000-10565
LOS ANGELES	1116 1/2 S ORANGE DR	90036	5084020008		Low Residential	R2-1-HPOZ	0	2 units per lot	0.168	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B181 36	Wilshire	Issued Permits	20016-10000-19309
LOS ANGELES	203 1/2 S MARTEL AVE	90036	5512013008		Low Residential	R2-1-HPOZ	0	2 units per lot	0.164	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138B181 1256	Wilshire	Issued Permits	20016-10000-10179
LOS ANGELES	1929 W 20TH ST	90018	5074028025		Low Residential	R2-1-HPOZ	0	2 units per lot	0.156	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	126B193 1120	South Los Angeles	Issued Permits	21014-10000-00616
LOS ANGELES	1446-1448 W 37TH ST	90018	5041028011		Very Low II Residential	R2-1-O	0	2 units per lot	0.1564	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	117B193 85	South Los Angeles	Issued Permits	20010-10000-02607
LOS ANGELES	1458-1460 W 37TH ST	90018	5041028013		Very Low II Residential	R2-1-O	0	2 units per lot	0.156	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	117B193 83	South Los Angeles	Issued Permits	20010-10000-01822
LOS ANGELES	1622-1622 1/2 W 35TH ST	90018	5041008013		Very Low II Residential	R2-1-O	0	2 units per lot	0.156	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	120B193 910	South Los Angeles	Issued Permits	20010-10000-04799
LOS ANGELES	347 N ALFRED ST	90048	5514012017		Very Low II Residential	R2-1-O	0	2 units per lot	0.1779	Residential - Single Family Residence - Other Improvements Only	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138B173 211	Wilshire	Issued Permits	20010-20000-02936
LOS ANGELES	8129 1/2 W 4TH ST	90048	5511036007		Very Low II Residential	R2-1-O	0	2 units per lot	0.143	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138B173 1167	Wilshire	Issued Permits	20014-10000-03951
LOS ANGELES	8274 W 4TH ST	90048	5511042020		Very Low II Residential	R2-1-O	0	2 units per lot	0.143	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138B173 1173	Wilshire	Issued Permits	19010-20000-02440
LOS ANGELES	4440 1/2 W VICTORIA PARK DR	90019	5082013009		Very Low II Residential	R2-1-O	0	2 units per lot	0.212	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B185 1209	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-03774
LOS ANGELES	6366-6368 1/2 W 6TH ST	90048	5510025022		Very Low II Residential	R2-1-O	0	2 units per lot	0.143	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	135B173 704	Wilshire	Issued Permits	20016-20000-27868
LOS ANGELES	1419-1421 S SIERRA BONITA AVE	90019	5069019031		Very Low II Residential	R2-1-O	0	2 units per lot	0.138	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	129B177 922	Wilshire	Issued Permits	20010-30000-00467
LOS ANGELES	1630 S STEARNS DR	90035	5068014008		Very Low II Residential	R2-1-O	0	2 units per lot	0.148	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B173 1205	Wilshire	Issued Permits	20016-20000-06315
LOS ANGELES	1428 S CARMONA AVE	90019	5069029006		Very Low II Residential	R2-1-O	0	2 units per lot	0.1311	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B177 1059	Wilshire	Issued Permits	19016-30000-32966
LOS ANGELES	1208 1/2 S MULLEN AVE	90019	5083014026		Very Low II Residential	R2-1-O	0	2 units per lot	0.128	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B185 353	Wilshire	Issued Permits	21010-10000-00261
LOS ANGELES	1430 S HAUSER BLVD	90019	5069030018		Very Low II Residential	R2-1-O	0	2 units per lot	0.155	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B177 1147	Wilshire	Issued Permits	20014-20000-02985
LOS ANGELES	1555-1555 1/2 W 37TH PL	90018	5041027002		Very Low II Residential	R2-1-O	0	2 units per lot	0.155	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	117B193 175	South Los Angeles	Issued Permits	19010-70000-05451
LOS ANGELES	1622-1622 1/2 W 36TH PL	90018	5041022020		Very Low II Residential	R2-1-O	0	2 units per lot	0.1239	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	120B193 1436	South Los Angeles	Issued Permits	19010-70000-05089
LOS ANGELES	1465-1467 S CARDIFF AVE	90035	4306006018		Very Low II Residential	R2-1-O	0	2 units per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	129B169 134	West Los Angeles	Issued Permits	20010-30000-02106
LOS ANGELES	10534-10536 W AYRES AVE	90064	4318005008		Very Low II Residential	R2-1-O	0	2 units per lot	0.1434	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	126B157 425	West Los Angeles	Issued Permits	20010-30000-02102
LOS ANGELES	1175 S MULLEN AVE	90019	5083010007		Very Low II Residential	R2-1-O	0	2 units per lot	0.128	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B185 139	Wilshire	Issued Permits	20014-20000-00993
LOS ANGELES	1131 1/2 S LAPEER DR	90035	4332008007		Very Low II Residential	R2-1-O	0	2 units per lot	0.146	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	132B169 625	Wilshire	Issued Permits	20014-10000-02200
LOS ANGELES	4541 W DOCKWEILER ST	90019	5083014013		Very Low II Residential	R2-1-O	0	2 units per lot	0.114	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B185 560	Wilshire	Issued Permits	20010-10000-02513
LOS ANGELES	2937-2939 S CATALINA ST	90007	5054036020		Very Low II Residential	R2-1-O	0	2 units per lot	0.0929	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B197 301	South Los Angeles	Issued Permits	20014-10000-02118
LOS ANGELES	1119 1/2 S LAPEER DR	90035	4332008009		Very Low II Residential	R2-1-O	0	2 units per lot	0.146	Residential - Three Units (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	132B169 568	Wilshire	Issued Permits	20016-20000-25605
LOS ANGELES	1119-1121 1/2 S LAPEER DR	90035	4332008009		Very Low II Residential	R2-1-O	0	2 units per lot	0.146	Residential - Three Units (Any Combination) - 4 Stories or Less - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	132B169 568	Wilshire	Issued Permits	20016-20000-25602
LOS ANGELES	1515 1/2 S ELLSMERE AVE	90019	5069017029		Very Low II Residential	R2-1-O	0	2 units per lot	0.123	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B177 1057	Wilshire	Issued Permits	21016-10000-02557
LOS ANGELES	4850 W DOCKWEILER ST	90019	5084025014		Very Low II Residential	R2-1-O	0	2 units per lot	0.105	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B181 418	Wilshire	Issued Permits	20014-10000-01445
LOS ANGELES	5990-5990 1/2 W PICKFORD ST	90035	5068014003		Very Low II Residential	R2-1-O	0	2 units per lot	0.116	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B173 1030	Wilshire	Issued Permits	21016-10000-05571
LOS ANGELES	1345 W 30TH PL	90007	5054038016		Very Low II Residential	R2-1-O	0	2 units per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B197 374	South Los Angeles	Issued Permits	20016-10000-31766
LOS ANGELES	1347-1347 1/2 W 30TH PL	90007	5054038016		Very Low II Residential	R2-1-O	0	2 units per lot	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	120B197 374	South Los Angeles	Issued Permits	20014-10000-05445
LOS ANGELES	1477-1479 W 36TH ST	90018	5041011014		Very Low II Residential	R2-1-O	0	2 units per lot	0.156	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	120B193 1178	South Los Angeles	Issued Permits	19010-40000-05762
LOS ANGELES	7967 1/2 W 4TH ST	90048	5511038011		Very Low II Residential	R2-1-O	0	2 units per lot	0.143	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138B177 857	Wilshire	Issued Permits	20014-30000-05068
LOS ANGELES	10945 W EXPOSITION BLVD	90064	4256004021		Very Low II Residential	R2-1-O	0	2 units per lot	0.1136	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B157 129	West Los Angeles	Issued Permits	20010-30000-02973
LOS ANGELES	1373-1373 1/2 S ORANGE DR	90019	5070006035		Very Low II Residential	R2-1-O	0	2 units per lot	0.1425	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B181 817	Wilshire	Issued Permits	20014-10000-04954
LOS ANGELES	1576-1576 1/2 W 36TH PL	90018	5041021022		Very Low II Residential	R2-1-O	0	2 units per lot	0.127	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	120B193 1457	South Los Angeles	Issued Permits	19010-70000-06380
LOS ANGELES	1365 S CARMONA AVE	90019	5085030004		Very Low II Residential	R2-1-O	0	2 units per lot	0.126	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B177 738	Wilshire	Issued Permits	20016-30000-10611
LOS ANGELES	1312 S TREMAINE AVE	90019	5083022016		Very Low II Residential	R2-1-O	0	2 units per lot	0.136	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B185 541	Wilshire	Issued Permits	20014-20000-04792
LOS ANGELES	1763 1/2 W 37TH DR	90018	5041035040		Neighborhood Office Commercial	R2-1-O-CPIO	0	2 units per lot	0.0969	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	117B193 319	South Los Angeles	Issued Permits	20010-20000-03380
LOS ANGELES	13930 W WEIDNER ST	91331	2618008021		Neighborhood Commercial	R2-1-O-CUGU	0	2 units per lot	0.1859	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	207B153 603	Arleta - Pacoima	Issued Permits	20010-20000-02345
LOS ANGELES	1014 1/2-1018 S HAYWORTH AVE	90035	5086001034		Medium Residential	R2-1-O-HPOZ	0	2 units per lot	0.163	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	132B177 705	Wilshire	Issued Permits	20016-30000-05848
LOS ANGELES	1418 W 28TH ST	90007	5054033012		Medium Residential	R2-1-O-HPOZ	0	2 units per lot	0.17	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B197 1554	South Los Angeles	Issued Permits	20010-20000-03035
LOS ANGELES	1418 1/2 W 28TH ST	90007	5054033012		Medium Residential	R2-1-O-HPOZ	0	2 units per lot	0.17	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B197 1554	South Los Angeles	Issued Permits	20010-20000-03970
LOS ANGELES	1226 S STEARNS DR	90035	5087021020		Medium Residential	R2-1-O-HPOZ	0	2 units per lot	0.149	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B173 77	Wilshire	Issued Permits	19016-20000-17973
LOS ANGELES	1231 S ORANGE DR	90019	5084029006		Medium Residential	R2-1-O-HPOZ	0	2 units per lot	0.141	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B181 190	Wilshire	Issued Permits	21016-20000-07666
LOS ANGELES	1244 S STEARNS DR	90035	5087021016		Medium Residential	R2-1-O-HPOZ	0	2 units per lot	0.149	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	129B173 182	Wilshire	Issued Permits	20016-20000-17560
LOS ANGELES	1483 W 28TH ST	90007	5054031020		Medium Residential	R2-1-O-HPOZ	0	2 units per lot	0.17	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	123B197 1447	South Los Angeles	Issued Permits	17014-10000-05197
LOS ANGELES	923 S STANLEY AVE	90036	5089013035		Medium Residential	R2-1-O-HPOZ	0	2 units per lot	0.1216	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	132B177 595	Wilshire	Issued Permits	20014-10000-03147
LOS ANGELES	1018 1/2 S STANLEY AVE	90019	5085002024		Medium Residential	R2-1-O-HPOZ	0	2 units per lot	0.126	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	132B177 811	Wilshire	Issued Permits	20016-70000-06803
LOS ANGELES	1025 1/2 S HI POINT ST	90035	5087024008		Medium Residential	R2-1-O-HPOZ	0	2 units per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	132B173 574	Wilshire	Issued Permits	21016-10000-04912
LOS ANGELES	6146 W SAN VICENTE BLVD	90048	5088005038		Medium Residential	R2-1-O-HPOZ	0	2 units per lot	0.1721	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	132B177 441	Wilshire	Issued Permits	20010-20000-03410
LOS ANGELES	6552 N ALDEA AVE	91406	2230012004		Medium Residential	R2-1-RIO	0	2 units per lot	0.1858	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	180B133 271	Reseda - West Van Nuys	Issued Permits	20016-20000-15710
LOS ANGELES	13523-13523 1/2 W HUSTON ST	91423	2359015005		Medium Residential	R2-1-RIO	0	2 units per lot	0.1721	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	168B157 186	Van Nuys - North Sherman Oaks	Issued Permits	20014-20000-02184
LOS ANGELES	935 N MICHELTORENA ST	90026	5427030009		Community Commercial	R2-1-VL	0	2 units per lot	0.2035	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	142-5A203 248	Silver Lake - Echo Park - Elysian Valley	Issued Permits	21010-10000-00872
LOS ANGELES	800 W ACADEMY ROAD	90012	5415023002		Community Commercial	R2-1-VL	0	2 units per lot	0.4675	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	138B213 9	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-10000-22471
LOS ANGELES	844-846 N TULAROSA DR	90026	5427031009		Community Commercial	R2-1-VL	0	2 units per lot	0.18	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	142-5A203 356	Silver Lake - Echo Park - Elysian Valley	Issued Permits	21016-10000-08642
LOS ANGELES	3363 1/2 W DESCANSO DR	90026	5426009027		Community Commercial	R2-1-VL	0	2 units per lot	0.1709	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	142-5A203 225	Silver Lake - Echo Park - Elysian Valley	Issued Permits	21016-10000-01007
LOS ANGELES	2338 1/2-2340 N LAKE VIEW AVE	90039	5440020017		Community Commercial	R2-1-VL	0	2 units per lot	0.129	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	147A209 67	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-20000-27794
LOS ANGELES	2622-2624 N CORNUTA DR	90039	5440031029		Community Commercial	R2-1-VL	0	2 units per lot	0.126	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-5A211 274	Silver Lake - Echo Park - Elysian Valley	Issued Permits	21016-10000-04354
LOS ANGELES	1633 N MICHELTORENA ST 1-8	90026	5429026005		Community Commercial	R2-1-VL	0	2 units per lot	0.197	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	144A203 704	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-10000-11339
LOS ANGELES	2509 W MAYBERRY ST	90026	5424004020		Community Commercial	R2-1-VL	0	2 units per lot	0.154	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	142-5A207 197	Silver Lake - Echo Park - Elysian Valley	Issued Permits	19014-20000-07206
LOS ANGELES	1120-1122 N CORONADO ST	90026	5402017032		Community Commercial	R2-1-VL	0	2 units per lot	0.2066	Residential - Double, Duplex, or Two Units - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	141A205 248	Silver Lake - Echo Park - Elysian Valley	Issued Permits	19010-10000-04823
LOS ANGELES	1878 W EFFIE ST	90026	5419005001		Community Commercial	R2-1-VL	0	2 units per lot	0.168	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	142-5A209 202	Silver Lake - Echo Park - Elysian Valley	Issued Permits	21010-10000-00759
LOS ANGELES	1650-1652 N LAKE SHORE AVE	90026	5419005001		Community Commercial	R2-1-VL	0	2 units per lot	0.168	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	142-5A209 202	Silver Lake - Echo Park - Elysian Valley	Issued Permits	21014-10000-00707
LOS ANGELES	857 N SAYRE LANE	90026	5426014038		Community Commercial	R2-1-VL	0	2 units per lot	0.2038	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	142-5A203 437	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20014-10000-03237
LOS ANGELES	2500 N LAKE VIEW AVE	90039	5438008029		Community Commercial	R2-1-VL	0	2 units per lot	0.164	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	148-5A209 148	Silver Lake - Echo Park - Elysian Valley	Issued Permits	20016-10000-16069
LOS ANGELES	1321 1/2 N MALTMAN AVE	90026	5427023013		Community Commercial	R2-1-VL	0	2 units per lot	0.1687	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	144A203 386	Silver Lake - Echo

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	2932 1/2 S 12TH AVE	90018	5051025007		Medium Residential	R2-1XL	0	2 units per lot	0.155	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1208185 160	West Adams - Baldwin Hills - Leimert	Issued Permits	21014-10000-00460
LOS ANGELES	3714 W 30TH ST	90018	5051029010		Medium Residential	R2-1XL	0	2 units per lot	0.2	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1208185 401	West Adams - Baldwin Hills - Leimert	Issued Permits	20016-10000-22952
LOS ANGELES	2942 S 12TH AVE	90018	5051025009		Medium Residential	R2-1XL	0	2 units per lot	0.155	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1208185 232	West Adams - Baldwin Hills - Leimert	Issued Permits	21014-20000-00249
LOS ANGELES	2235 S COCHRAN AVE	90016	5063010025		Low Residential	R2-1	0	2 units per lot	0.11	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1268177 1534	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-20000-01852
LOS ANGELES	2235-2237 S CLOVERDALE AVE	90016	5063009024		Low Residential	R2-1	0	2 units per lot	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 1238177 31	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-10000-01102
LOS ANGELES	2238 S DUNSMUIR AVE	90016	5063010001		Low Residential	R2-1	0	2 units per lot	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1268177 1594	West Adams - Baldwin Hills - Leimert	Issued Permits	19010-30000-06072
LOS ANGELES	2211 1/2 S COCHRAN AVE	90016	5063010030		Low Residential	R2-1	0	2 units per lot	0.1157	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1268177 1417	West Adams - Baldwin Hills - Leimert	Issued Permits	19014-10001-00554
LOS ANGELES	2133 S CLOVERDALE AVE	90016	5063009080		Low Residential	R2-1	0	2 units per lot	0.1214	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 1268177 1351	West Adams - Baldwin Hills - Leimert	Issued Permits	20010-30000-04055
LOS ANGELES	421 1/4-3/4 E 56TH ST	90011	5101003013		Low Residential	R2-1	0	2 units per lot	0.121	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	2 1088205 711	Southeast Los Angeles	Issued Permits	20010-10000-01332
LOS ANGELES	5546 E TEMPLETON ST	90032	5291019005		Very Low Residential	PF-1	0	varies	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 142-5A239 23	Northeast Los Angeles	Issued Permits	20014-20000-02904
LOS ANGELES	27575 S EDGEMONT DR	90732	7442038001		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 328	Wilmington - Harbor City	Issued Permits	20010-20000-00107
LOS ANGELES	27563 S EDGEMONT DR	90732	7442038002		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 329	Wilmington - Harbor City	Issued Permits	20010-20000-00108
LOS ANGELES	27551 S EDGEMONT DR	90732	7442038003		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 330	Wilmington - Harbor City	Issued Permits	20010-20000-00109
LOS ANGELES	27547 S EDGEMONT DR	90732	7442038004		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 331	Wilmington - Harbor City	Issued Permits	20010-20000-00110
LOS ANGELES	27535 S EDGEMONT DR	90732	7442038005		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 332	Wilmington - Harbor City	Issued Permits	20010-20000-00111
LOS ANGELES	27523 S EDGEMONT DR	90732	7442038006		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 333	Wilmington - Harbor City	Issued Permits	20010-20000-00112
LOS ANGELES	27511 S EDGEMONT DR	90732	7442038007		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 334	Wilmington - Harbor City	Issued Permits	20010-20000-00113
LOS ANGELES	1645 W VERIDIAN LANE	90732	7442038012		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 339	Wilmington - Harbor City	Issued Permits	20010-20000-00118
LOS ANGELES	1637 W VERIDIAN LANE	90732	7442038013		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 340	Wilmington - Harbor City	Issued Permits	20010-20000-00119
LOS ANGELES	1627 W VERIDIAN LANE	90732	7442038014		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 341	Wilmington - Harbor City	Issued Permits	20010-20000-00120
LOS ANGELES	1619 W VERIDIAN LANE	90732	7442038015		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 342	Wilmington - Harbor City	Issued Permits	20010-20000-00121
LOS ANGELES	1613 W VERIDIAN LANE	90732	7442038016		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 343	Wilmington - Harbor City	Issued Permits	20010-20000-00122
LOS ANGELES	27510 S EDGEMONT DR	90732	7442038017		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 344	Wilmington - Harbor City	Issued Permits	20010-20000-00123
LOS ANGELES	27522 S EDGEMONT DR	90732	7442038018		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 345	Wilmington - Harbor City	Issued Permits	20010-20000-00124
LOS ANGELES	27534 S EDGEMONT DR	90732	7442038019		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 346	Wilmington - Harbor City	Issued Permits	20010-20000-00125
LOS ANGELES	27546 S EDGEMONT DR	90732	7442038020		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 347	Wilmington - Harbor City	Issued Permits	20010-20000-00126
LOS ANGELES	27558 S EDGEMONT DR	90732	7442038021		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 348	Wilmington - Harbor City	Issued Permits	20010-20000-00127
LOS ANGELES	27564 S EDGEMONT DR	90732	7442038022		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 349	Wilmington - Harbor City	Issued Permits	20010-20000-00128
LOS ANGELES	27570 S EDGEMONT DR	90732	7442038023		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 350	Wilmington - Harbor City	Issued Permits	20010-20000-00129
LOS ANGELES	27527 S UPTON TER	90732	7442038029		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 362	Wilmington - Harbor City	Issued Permits	20010-20000-00141
LOS ANGELES	27515 S UPTON TER	90732	7442038030		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 363	Wilmington - Harbor City	Issued Permits	20010-20000-00142
LOS ANGELES	27514 S UPTON TER	90732	7442038031		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 364	Wilmington - Harbor City	Issued Permits	20010-20000-00143
LOS ANGELES	27526 S UPTON TER	90732	7442038032		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 365	Wilmington - Harbor City	Issued Permits	20010-20000-00144
LOS ANGELES	27507 W VERIDIAN LANE	90732	7442038050		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 335	Wilmington - Harbor City	Issued Permits	20010-20000-00114
LOS ANGELES	1677 W VERIDIAN LANE	90732	7442038051		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 336	Wilmington - Harbor City	Issued Permits	20010-20000-00115
LOS ANGELES	1665 W VERIDIAN LANE	90732	7442038052		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 337	Wilmington - Harbor City	Issued Permits	20010-20000-00116
LOS ANGELES	1657 W VERIDIAN LANE	90732	7442038053		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 338	Wilmington - Harbor City	Issued Permits	20010-20000-00117
LOS ANGELES	27639 S SUNCREST RD	90732	7442039002		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 324	Wilmington - Harbor City	Issued Permits	20010-20000-00103
LOS ANGELES	27616 S SUNCREST RD	90732	7442039007		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 352	Wilmington - Harbor City	Issued Permits	20010-20000-00131
LOS ANGELES	27624 S SUNCREST RD	90732	7442039008		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 353	Wilmington - Harbor City	Issued Permits	20010-20000-00132
LOS ANGELES	27567 S UPTON TER	90732	7442038025		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 358	Wilmington - Harbor City	Issued Permits	20010-20000-00137
LOS ANGELES	27553 S UPTON TER	90732	7442038026		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 359	Wilmington - Harbor City	Issued Permits	20010-20000-00138
LOS ANGELES	27547 S UPTON TER	90732	7442038027		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 360	Wilmington - Harbor City	Issued Permits	20010-20000-00139
LOS ANGELES	27535 S UPTON TER	90732	7442038028		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 361	Wilmington - Harbor City	Issued Permits	20010-20000-00140
LOS ANGELES	27538 S UPTON TER	90732	7442038033		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 366	Wilmington - Harbor City	Issued Permits	20010-20000-00145
LOS ANGELES	27542 S UPTON TER	90732	7442038034		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 367	Wilmington - Harbor City	Issued Permits	20010-20000-00146
LOS ANGELES	27544 S UPTON TER	90732	7442038035		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 368	Wilmington - Harbor City	Issued Permits	20010-20000-00147
LOS ANGELES	27533 S ORCHARD LANE LOT 7	90732	7442034007		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 173	Wilmington - Harbor City	Issued Permits	20010-20000-04166
LOS ANGELES	27511 S ORCHARD LANE LOT 9	90732	7442034009		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 175	Wilmington - Harbor City	Issued Permits	20010-20000-04193
LOS ANGELES	27512 S ORCHARD LANE LOT 10	90732	7442034010		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 176	Wilmington - Harbor City	Issued Permits	20010-20000-04167
LOS ANGELES	27524 S ORCHARD LANE LOT 11	90732	7442034011		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 177	Wilmington - Harbor City	Issued Permits	20010-20000-04194
LOS ANGELES	27534 S ORCHARD LANE LOT 12	90732	7442034012		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 178	Wilmington - Harbor City	Issued Permits	20010-20000-04216
LOS ANGELES	27605 S SKYLILY WAY LOT 31	90732	7442034031		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 197	Wilmington - Harbor City	Issued Permits	20010-20000-04174
LOS ANGELES	27613 S SKYLILY WAY LOT 32	90732	7442034032		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 198	Wilmington - Harbor City	Issued Permits	20010-20000-04201
LOS ANGELES	27623 S SKYLILY WAY LOT 33	90732	7442034033		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 199	Wilmington - Harbor City	Issued Permits	20010-20000-04223
LOS ANGELES	27605 S ORCHARD LANE LOT 37	90732	7442034037		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 203	Wilmington - Harbor City	Issued Permits	20010-20000-04177
LOS ANGELES	27617 S ORCHARD LANE LOT 38	90732	7442034038		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 204	Wilmington - Harbor City	Issued Permits	20010-20000-04203
LOS ANGELES	27623 S ORCHARD LANE LOT 39	90732	7442034039		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 205	Wilmington - Harbor City	Issued Permits	20010-20000-04225
LOS ANGELES	26900 S WESTERN AVE LOT 40	90732	7442034040		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 206	Wilmington - Harbor City	Issued Permits	20010-20000-04204
LOS ANGELES	27614 S ORCHARD LANE LOT 41	90732	7442034041		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 207	Wilmington - Harbor City	Issued Permits	20010-20000-04178
LOS ANGELES	27606 S ORCHARD LANE LOT 42	90732	7442034042		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 208	Wilmington - Harbor City	Issued Permits	20010-20000-04226
LOS ANGELES	27658 S ROCKCREST RD LOT 85	90732	7442034061		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 251	Wilmington - Harbor City	Issued Permits	20010-20000-01599
LOS ANGELES	27646 S ROCKCREST RD LOT 86	90732	7442034062		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 252	Wilmington - Harbor City	Issued Permits	20010-20000-01583
LOS ANGELES	27634 S ROCKCREST RD LOT 87	90732	7442034063		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 253	Wilmington - Harbor City	Issued Permits	20010-20000-01571
LOS ANGELES	27633 S ROCKCREST RD LOT 88	90732	7442034064		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 254	Wilmington - Harbor City	Issued Permits	20010-20000-01584
LOS ANGELES	27645 S ROCKCREST RD LOT 89	90732	7442034065		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 255	Wilmington - Harbor City	Issued Permits	20010-20000-01572
LOS ANGELES	27659 S ROCKCREST RD LOT 90	90732	7442034066		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 256	Wilmington - Harbor City	Issued Permits	20010-20000-01600
LOS ANGELES	27723 S ROSEWOOD LANE LOT 117	90732	7442035051		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 283	Wilmington - Harbor City	Issued Permits	20010-20000-01573
LOS ANGELES	27711 S ROSEWOOD LANE LOT 118	90732	7442035052		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 284	Wilmington - Harbor City	Issued Permits	20010-20000-01587
LOS ANGELES	27705 S ROSEWOOD LANE LOT 119	90732	7442035053		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 285	Wilmington - Harbor City	Issued Permits	20010-20000-01602
LOS ANGELES	27713 S KNOLLRIDGE PL LOT 121	90732	7442036002		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 287	Wilmington - Harbor City	Issued Permits	20010-20000-01603
LOS ANGELES	27720 S KNOLLRIDGE PL LOT 122	90732	7442036003		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 288	Wilmington - Harbor City	Issued Permits	20010-20000-01588
LOS ANGELES	27734 S KNOLLRIDGE PL LOT 123	90732	7442036004		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 289	Wilmington - Harbor City	Issued Permits	20010-20000-01580
LOS ANGELES	27746 S KNOLLRIDGE PL LOT 124	90732	7442036005		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 290	Wilmington - Harbor City	Issued Permits	20010-20000-01590
LOS ANGELES	27747 S KNOLLRIDGE PL LOT 125	90732	7442036006		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 291	Wilmington - Harbor City	Issued Permits	20010-20000-01591
LOS ANGELES	27735 S KNOLLRIDGE PL LOT 126	90732	7442036007		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 292	Wilmington - Harbor City	Issued Permits	20010-20000-01592
LOS ANGELES	27723 S KNOLLRIDGE PL LOT 127	90732	7442036008		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 293	Wilmington - Harbor City	Issued Permits	20010-20000-01574
LOS ANGELES	27711 S KNOLLRIDGE PL LOT 128	90732	7442036009		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 294	Wilmington - Harbor City	Issued Permits	20010-20000-01604
LOS ANGELES	27706 S LIMESTONE DR LOT 129	90732	7442036010		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 295	Wilmington - Harbor City	Issued Permits	20010-20000-01605
LOS ANGELES	27718 S LIMESTONE DR LOT 130	90732	7442036011		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 296	Wilmington - Harbor City	Issued Permits	20010-20000-01593
LOS ANGELES	27734 S LIMESTONE DR LOT 131	90732	7442036012		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 297	Wilmington - Harbor City	Issued Permits	20010-20000-01575
LOS ANGELES	27742 S LIMESTONE DR LOT 132	90732	7442036013		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 298	Wilmington - Harbor City	Issued Permits	20010-20000-01594
LOS ANGELES	27725 S LIMESTONE DR LOT 133	90732	7442036014		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 299	Wilmington - Harbor City	Issued Permits	20010-20000-01595
LOS ANGELES	27717 S LIMESTONE DR LOT 134	90732	7442036015		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 300	Wilmington - Harbor City	Issued Permits	20010-20000-01576
LOS ANGELES	27709 S LIMESTONE DR LOT 135	90732	7442036016		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 301	Wilmington - Harbor City	Issued Permits	20010-20000-01606
LOS ANGELES	27708 S STONEHURST LANE LOT 136	90732	7442036017		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 302	Wilmington - Harbor City	Issued Permits	20010-20000-01607
LOS ANGELES	27716 S STONEHURST LANE LOT 137	90732	7442036018		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 303	Wilmington - Harbor City	Issued Permits	20010-20000-01596
LOS ANGELES	27724 S STONEHURST LANE LOT 138	90732	7442036019		Neighborhood Commercial	PVSP	0		0	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1 0278193 304	Wilmington - Harbor City	Issued Perm

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

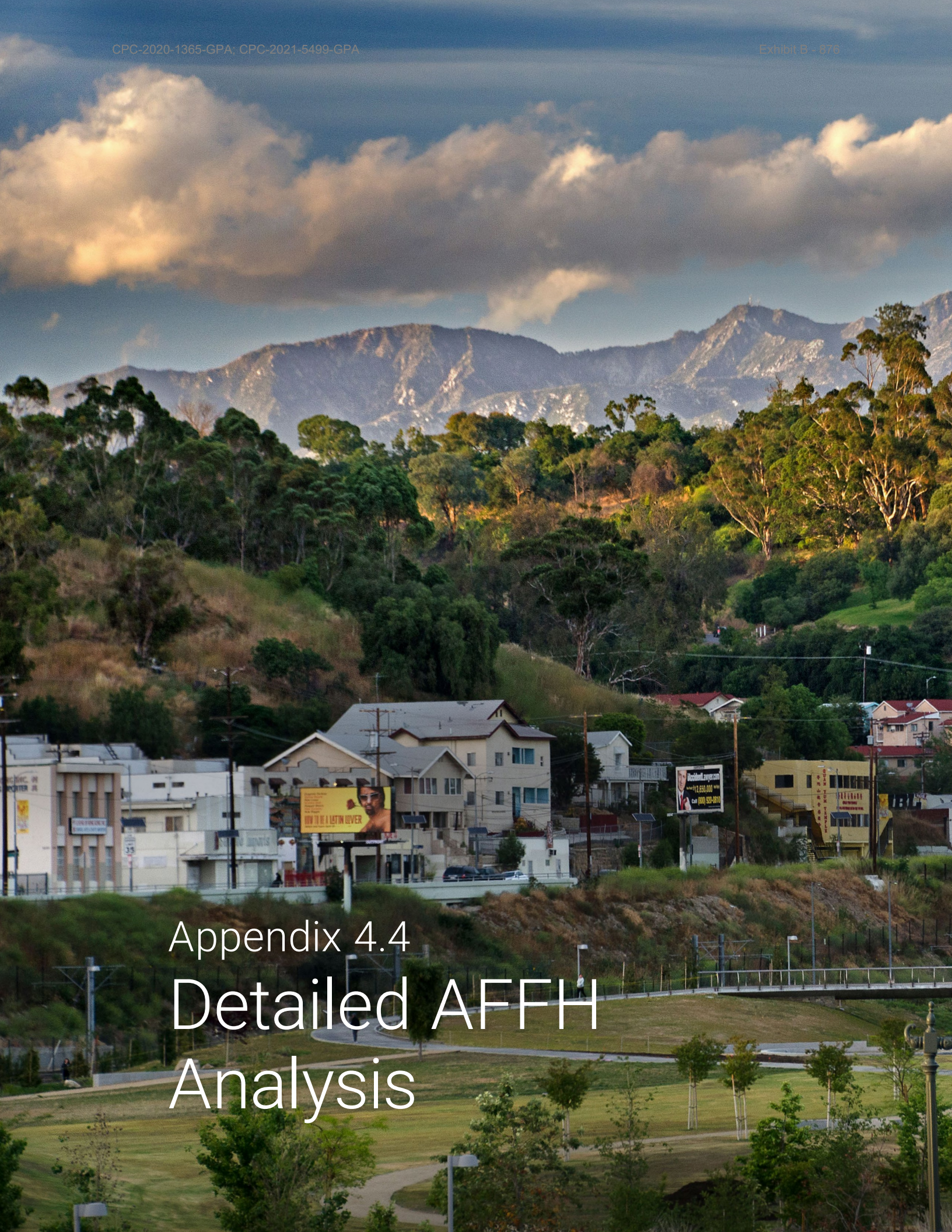
Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	20701 W WALNUT CIR UNIT# 111	91326			Low Residential	[T]RE-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 358	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03481
LOS ANGELES	20669 W WALNUT CIR UNIT# 110	91326			Low Residential	[T]RE-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 358	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03480
LOS ANGELES	20716 W WALNUT CIR UNIT# 83	91326			Low Residential	[T]RE-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 358	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03477
LOS ANGELES	20702 W CHESTNUT CIR UNIT# 342	91326			Low Residential	[T]RE-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 357	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03504
LOS ANGELES	20706 W CHESTNUT CIR UNIT# 344	91326			Low Residential	[T]RE-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 357	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03506
LOS ANGELES	20717 W CHESTNUT CIR UNIT# 252	91326			Low Residential	[T]RE-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 357	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03494
LOS ANGELES	20709 W CHESTNUT CIR UNIT# 256	91326			Low Residential	[T]RE-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 357	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03498
LOS ANGELES	20705 W CHESTNUT CIR UNIT# 258	91326			Low Residential	[T]RE-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 357	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03500
LOS ANGELES	20701 W CHESTNUT CIR UNIT# 260	91326			Low Residential	[T]RE-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 357	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03502
LOS ANGELES	20721 W CHESTNUT CIR UNIT# 250	91326			Low Residential	[T]RE-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 357	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03492
LOS ANGELES	20715 W CHESTNUT CIR UNIT# 253	91326			Low Residential	[T]RE-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 357	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03495
LOS ANGELES	20713 W CHESTNUT CIR UNIT# 254	91326			Low Residential	[T]RE-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 357	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03496
LOS ANGELES	20703 W CHESTNUT CIR UNIT# 259	91326			Low Residential	[T]RE-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 357	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03501
LOS ANGELES	20719 W CHESTNUT CIR UNIT# 251	91326			Low Residential	[T]RE-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 357	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03493
LOS ANGELES	20700 W CHESTNUT CIR UNIT# 341	91326			Low Residential	[T]RE-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 357	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03503
LOS ANGELES	20711 W CHESTNUT CIR UNIT# 255	91326			Low Residential	[T]RE-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 357	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03497
LOS ANGELES	20707 W CHESTNUT CIR UNIT# 257	91326			Low Residential	[T]RE-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 357	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03499
LOS ANGELES	20723 W CHESTNUT CIR UNIT# 249	91326			Low Residential	[T]RE-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 357	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03491
LOS ANGELES	20704 W CHESTNUT CIR UNIT# 343	91326			Low Residential	[T]RE-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 357	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03505
LOS ANGELES	20841 W ACORN CIR UNIT# 183	91326				[T]RE-1 ; [T]RE20-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 360	Chatsworth - Porter Ranch	Issued Permits	19010-20000-04716
LOS ANGELES	20839 W ACORN CIR UNIT# 182	91326				[T]RE-1 ; [T]RE20-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 360	Chatsworth - Porter Ranch	Issued Permits	19010-20000-04711
LOS ANGELES	20837 W ACORN CIR UNIT# 181	91326				[T]RE-1 ; [T]RE20-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 360	Chatsworth - Porter Ranch	Issued Permits	19010-20000-04710
LOS ANGELES	20847 W ACORN CIR UNIT# 186	91326				[T]RE-1 ; [T]RE20-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 360	Chatsworth - Porter Ranch	Issued Permits	19010-20000-04715
LOS ANGELES	20822 W BUR OAK CIR UNIT #197	91326				[T]RE-1 ; [T]RE20-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 360	Chatsworth - Porter Ranch	Issued Permits	19010-20000-04690
LOS ANGELES	20816 W BUR OAK CIR UNIT # 200	91326				[T]RE-1 ; [T]RE20-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 360	Chatsworth - Porter Ranch	Issued Permits	19010-20000-04689
LOS ANGELES	20820 W BUR OAK CIR UNIT #198	91326				[T]RE-1 ; [T]RE20-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 360	Chatsworth - Porter Ranch	Issued Permits	19010-20000-04691
LOS ANGELES	20811 BUR OAK CIR	91326				[T]RE-1 ; [T]RE20-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 360	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03226
LOS ANGELES	20815 BUR OAK CIR	91326				[T]RE-1 ; [T]RE20-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 360	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03228
LOS ANGELES	20809 BUR OAK CIR	91326				[T]RE-1 ; [T]RE20-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 360	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03225
LOS ANGELES	20813 BUR OAK CIR	91326				[T]RE-1 ; [T]RE20-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 360	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03227
LOS ANGELES	20810 BUR OAK CIR	91326				[T]RE-1 ; [T]RE20-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 360	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03219
LOS ANGELES	20812 BUR OAK CIR	91326				[T]RE-1 ; [T]RE20-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 360	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03218
LOS ANGELES	20806 BUR OAK CIR	91326				[T]RE-1 ; [T]RE20-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 360	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03221
LOS ANGELES	20800 BUR OAK CIR	91326				[T]RE-1 ; [T]RE20-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 360	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03224
LOS ANGELES	20808 BUR OAK CIR	91326				[T]RE-1 ; [T]RE20-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 360	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03220
LOS ANGELES	20804 BUR OAK CIR	91326				[T]RE-1 ; [T]RE20-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 360	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03222
LOS ANGELES	20802 BUR OAK CIR	91326				[T]RE-1 ; [T]RE20-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 360	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03223
LOS ANGELES	20814 BUR OAK CIR	91326				[T]RE-1 ; [T]RE20-1	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2198109 360	Chatsworth - Porter Ranch	Issued Permits	20010-20000-03217
LOS ANGELES	4257 N DENNY AVE	91602	2342022017		Low II Residential	R1-1-RIO	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658177 767	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19010-20000-05397
LOS ANGELES	4261 N DENNY AVE	91602	2342022043		Low II Residential	R1-1-RIO	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1658177 756	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Issued Permits	19010-20000-05400
LOS ANGELES	6263 W MEMORY LANE	90045	4110003086		Low Medium I Residential	R1V2	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028165 996	Westchester - Playa del Rey	Issued Permits	20010-30000-00876
LOS ANGELES	6259 W MEMORY LANE	90045	4110003087		Low Medium I Residential	R1V2	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028165 1000	Westchester - Playa del Rey	Issued Permits	20010-30000-00872
LOS ANGELES	6255 W MEMORY LANE	90045	4110003088		Low Medium I Residential	R1V2	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028165 1001	Westchester - Playa del Rey	Issued Permits	20010-30000-00875
LOS ANGELES	6251 W MEMORY LANE	90045	4110003089		Low Medium I Residential	R1V2	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1028165 1002	Westchester - Playa del Rey	Issued Permits	20010-30000-00874
LOS ANGELES	5120 1/2 W 12TH ST	90019			Medium Residential	R2-1-O-HPOZ	0	2 units per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1298181 88	Wilshire	Issued Permits	20016-10000-09828
LOS ANGELES	14949 W ROSCOE BLVD	91402			Very Low Residential	R3-1	0	54			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	6	6	1928145 377	Mission Hills - Panorama City - North Hills	Issued Permits	20016-10000-14467
LOS ANGELES	5605 N GENTRY AVE 1-20	91607			Low Residential	R4-1	0	108			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1748165 1155	North Hollywood - Valley Village	Issued Permits	20016-20000-23162
LOS ANGELES	15757 W FOOTHILL BLVD	91342			Very Low I Residential	RD2-1	0	21			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	2288141 155	Sylmar	Issued Permits	20016-10000-30444
LOS ANGELES	12300 W ONNARD ST	91606			Very Low I Residential	RD3-1	0	14			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	1778165 1107	North Hollywood - Valley Village	Issued Permits	18010-20000-03093
LOS ANGELES	1516 N STONE CANYON ROAD	90077	4370015044			RE20-1-H-HCR	0	1 unit per lot			YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1478149 148	Bel Air - Beverly Crest	Issued Permits	20010-10000-02076
LOS ANGELES	3700 W DON FELIPE DR	90008	5026001003		Very Low I Residential	RD2-1	0	21	0.0405	Residential - Single Family Residence - Cooperative	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	68	74	1148181 801	West Adams - Baldwin Hills - Leimert	Permit Applications	19010-10000-05367
LOS ANGELES	4621 N CAHUENGA BLVD	91602	2421034004		Very Low I Residential	RD2-1	0	21	0.016	Residential - Single Family Residence - Condominium	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	7	7	1688177 853	North Hollywood - Valley Village	Permit Applications	19010-20000-00242
LOS ANGELES	1430 N KENMORE AVE	90027	5543020021		Community Commercial	RD2-1XL	0	21	0.156	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	1	4	1478197 811	Hollywood	Permit Applications	19010-20000-03660
LOS ANGELES	1298 W 37TH ST	90007	5040015001		Very Low I Residential	RD2-1	0	21	0.04	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	6	7	1178197 27	South Los Angeles	Permit Applications	19010-10000-02276
LOS ANGELES	902 W 47TH ST 6-10	90037	5018011046		Very Low I Residential	RD2-1	0	21	0.138	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	0	5	1118197 650	South Los Angeles	Permit Applications	19010-10000-01143
LOS ANGELES	902 W 47TH ST 1-5	90037	5018011046		Very Low I Residential	RD2-1	0	21	0.138	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	5	10	1118197 650	South Los Angeles	Permit Applications	19010-10000-01055
LOS ANGELES	3434 S CHESAPEAKE AVE	90016	5046009019		Very Low Residential	RD1.5-1	0	29	0.129	Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Under 10,000 SF - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	9	10	1208181 945	West Adams - Baldwin Hills - Leimert	Permit Applications	20010-10000-03746
LOS ANGELES	327 N CHICAGO ST	90033	5175014008		Public Facilities	RD1.5-1-CUGU	0	29	0.161	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	6	7	129A223 83	Boyle Heights	Permit Applications	20010-10000-01315
LOS ANGELES	2444 S BARRY AVE	90064	4260032036		Very Low Residential	RD1.5-1	0	29	0.164	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	92	0	1	93	1238153 845	Palms - Mar Vista - Del Rey	Permit Applications	20010-10000-00637
LOS ANGELES	121 S BREED ST 1-9	90033	5183009015		Public Facilities	RD1.5-1-CUGU	0	29	0.229	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	1	0	8	9	127-5A223 163	Boyle Heights	Permit Applications	17010-70000-00628
LOS ANGELES	12335 W OSBORNE ST	91331	2536015013		Low II Residential	(T)(Q)RD1.5-1-CUGU	0	29	0.0396	Residential - Single Family Residence - Condominium	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	9	9	2078165 248	Arleta - Pacoima	Permit Applications	20010-10000-00494
LOS ANGELES	12335 W OSBORNE PL	91331	2536015013		Low II Residential	(T)(Q)RD1.5-1-CUGU	0	29	0.0396	Residential - Single Family Residence - Condominium	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	9	9	2078165 248	Arleta - Pacoima	Permit Applications	18010-10000-01298
LOS ANGELES	12335 W OSBORNE PL	91331	2536015013		Low II Residential	(T)(Q)RD1.5-1-CUGU	0	29	0.0396	Residential - Single Family Residence - Condominium	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	9	9	2078165 248	Arleta - Pacoima	Permit Applications	18010-10000-01300
LOS ANGELES	1750 N VAN NESS AVE	90028	5586032012		Low Medium I Residential	RD1.5-1XL	0	29	0.1	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	8	9	150A191 380	Hollywood	Permit Applications	19010-10000-02022
LOS ANGELES	1401 N PORTIA ST	90026	5406006035		General/Bulk Cargo (Non Hazardous Ind. and Com.)	RD1.5-1VL	0	29	0.169	Institutional - Children's Day Care Center - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	8	9	139-5A211 66	Silver Lake - Echo Park - Elysian Valley	Permit Applications	20010-10000-02215
LOS ANGELES	3551 E 4TH ST	90063	5179014900		Low Residential	[Q]C2-1-CUGU	0	108	0.166	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	8	0	0	8	123A229 28	Boyle Heights	Permit Applications	18010-10000-02239
LOS ANGELES	6506 S MAIN ST #1-20	90003	6011001063		Very Low Residential	[Q]C2-1	0	108	0.2512	Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Under 10,000 SF - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	18	20	1058205 1261	Southeast Los Angeles	Permit Applications	20010-20000-02713
LOS ANGELES	1310 N GORDON ST	90028	5545014031		Low Residential	[Q]R4-2	0	108	0.1492	Institutional - Cemetery, Mausoleum, Mortuary - Cemetery, Mausoleum - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	60	0	0	60	1448189 39	Hollywood	Permit Applications	19010-10000-05066
LOS ANGELES	424 W 9TH ST	90731	7455007017		Low Residential	C2-1-HPOZ	0	108	0.119	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	6	0	44	50	0158201 339	San Pedro	Permit Applications	20010-20000-06371
LOS ANGELES	1885 W SLAUSON AVE	90047	5005024001		Minimum Residential	C2-2D-CPIO	0	108	0.021	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	43	47	1088193 1305	South Los Angeles	Permit Applications	20010-10000-04506
LOS ANGELES	2254 W 14TH ST 1-10	90006	5056005013		Very Low Residential	R3-1	0	54	0.319	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	1	0	9	10	1298197 1268	South Los Angeles	Permit Applications	20010-20000-01154
LOS ANGELES	2254 S WELLESLEY AVE	90064	4259030013			R3(EC)	0	54	0.184	Commercial - Professional Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	7	9	1238149 927	West Los Angeles	Permit Applications	21010-30000-02594
LOS ANGELES	5334 N CLEON AVE	91601	2416007015		Very Low I Residential	R3-1VL	0	54	0.1722	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	15	0	0	15	1718173 137	North Hollywood - Valley Village	Permit Applications	21010-20000-02995
LOS ANGELES	6115 W ROMAINE ST	90038	5534024018		Low Medium II Residential	R3-1XL	0	54	0.275	Commercial - Office Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	8	0	11	19	1448189 825	Hollywood	Permit Applications	21010-20000-01359
LOS ANGELES	1450 S ORANGE GROVE AVE	90019	5068022031		Low Residential	[Q]R3-1-O	0	54	0.164	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	16	16	1298177 742	Wilshire	Permit Applications	19010-10000-06487
LOS ANGELES	1562 S FAIRFAX AVE	90019	5068023013		Low Residential	[Q]R3-1-O	0	54	0.164	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	16	16	1298173 1108	Wilshire	Permit Applications	21010-10000-02562
LOS ANGELES	111 W 95TH ST 1-32	90003	6053007024		Open Space	CM-1-CPIO	0	54	0.071	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	32	0	0	32	093A203 20	Southeast Los Angeles	Permit Applications	20010-20000-00513
LOS ANGELES	109 W 95TH ST 1-10	90003	6053007024		Open Space	CM-1-CPIO	0	54	0.1056	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	10	0	0	10	093A203 20	Southeast Los Angeles	Permit Applications	20010-20000-00514
LOS ANGELES	930 S MANSFIELD AVE	90036	5084006006		Very Low Residential	R3-1	0	54	0.161	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	2	0	17	19	1328181 604	Wilshire	Permit Applications	18010-10000-06010
LOS ANGELES	930 S MANSFIELD AVE 1-19	90036	5084006006		Very Low Residential	R3-1	0	54	0.161	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	2	0	9	11	1328181 604	Wilshire	Permit Applications	20010-10000-02246
LOS ANGELES	937 E 25TH ST 1-17	90011	5131021007		Very Low Residential	R3-1	0	54	0.143	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	17	0	0	17	118-5A209 36	Southeast Los Angeles	Permit Applications	20010-10000-04286
LOS ANGELES	927 E 25TH ST 1-17	90011	5131021009		Very Low Residential	R3-1	0	54	0.143	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	17	0	0	17	118-5A209 30	Southeast Los Angeles	Permit Applications	20010-20000-00364
LOS ANGELES	2522 E MICHIGAN AVE	90033	5180007030		Community Commercial	R3-1-CUGU	0	54	0.124	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	13	0	0	13	127-5A225 132	Boyle Heights	Permit Applications	20010-20000-03349
LOS ANGELES	1456 N LOGAN ST	90026	5419023020		Very Low I Residential	R3-1-VL	0	54	0.11	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	10	10	141A209 364	Silver Lake - Echo Park - Elysian Valley	Permit Applications	20010-20000-04632
LOS ANGELES	9190 N TELFAIR AVE	91352	2631002041		Low II Residential	(T)(Q)R3-1-CUGU	0	54	0.8041	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	26	0	0	26	198B165 418	Sun Valley - La Tuna Canyon	Permit Applications	19010-10002-02253
LOS ANGELES	1839 S GRAMERCY PL	90019	5073018013		Very Low I Residential	[Q]R3-1	0	54	0.266	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	7	7	1268193 812	South Los Angeles	Permit Applications	17010-70000-05112
LOS ANGELES	10934 W PEACH GROVE ST	91601	2421014027		Very Low I Residential	[Q]R3-1	0	54	0.016	Residential - Single Family Residence - Condominium	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	1	0	11	12	1688173 318	North Hollywood - Valley Village	Permit Applications	20010-20000-06114
LOS ANGELES	14712 W FRIAR ST	91411	2241007027		Very Low I Residential	[Q]R3-1	0	54	0.0281	Residential - Single Family Residence - Condominium	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	20	23	178-5A149 35	Van Nuys - North Sherman Oaks	Permit Applications	21010-20000-01675
LOS ANGELES	14752 W ERWIN ST	91411	2241015012		Very Low I Residential	[Q]R3-1	0	54	0.5509	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	24	24	178-5A149 178	Van Nuys - North Sherman

Appendix 4.3. *Pipeline Development Projects, Anticipated Development by Income Level*

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	1550 E PLEASANT AVE	90033	5174024005		Community Commercial - Mixed High Residential	R3-1-RIO-CUGU	0	54	2.9704	Miscellaneous - Government Owned Property	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	4	0	30	34	129A219 38	Boyle Heights	Permit Applications	18010-10000-03646
LOS ANGELES	3702 W JEFFERSON BLVD	90016	5046002003		Very Low Residential	C2-1VL-CPIO	0	108	0.125	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	55	60	120B185 882	West Adams - Baldwin Hills - Leimert	Permit Applications	19010-10000-01378
LOS ANGELES	5953 N HAZELTINE AVE	91401	2245001031		Very Low II Residential	[Q]C1.5-1VL	0	108	0.2719	Institutional - Cemetery, Mausoleum, Mortuary - Cemetery, Mausoleum - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	14	0	57	71	177B153 956	Van Nuys - North Sherman Oaks	Permit Applications	21010-20000-01681
LOS ANGELES	1917 S WESTERN AVE	90018	5073030050		Very Low II Residential	[Q]C2-1-O	0	108	0.1648	Commercial - Shopping Center (Neighborhood, Community) - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	27	30	126B193 1003	South Los Angeles	Permit Applications	16010-10000-03013
LOS ANGELES	4021 N RADFORD AVE	91604	2368002033		Very Low II Residential	[Q]C2-1-RIO	0	108	0.1147	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	39	45	165B165 1259	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Permit Applications	22010-20000-02720
LOS ANGELES	5424-5440 N CAHUENGA BLVD	91601	2417002018		Minimum Residential	[Q]C2-1VL	0	108	0.4993	Institutional - Hospital - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	18	18	174B177 1002	North Hollywood - Valley Village	Permit Applications	18010-20000-00831
LOS ANGELES	2657 N PASADENA AVE	90031	5205020019		Low Residential	[Q]C2-1XL-CDO	0	108	0.212	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	18	21	139-5A221 20	Northeast Los Angeles	Permit Applications	18010-10000-03800
LOS ANGELES	688 S COCHRAN AVE 1-338	90036	5508009029		Low Residential	[Q]C4-2-CDO	0	108	0.14	Commercial - Store Combination - Store and Residential Combination - Two Stories	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	58	9	310	377	135B181 907	Wilshire	Permit Applications	19010-10000-02948
LOS ANGELES	130 N JUDGE JOHN AISO ST	90012	5161012902		Low Residential	[Q]C4-2D-CDO	0	108	0.1321	Industrial - Light Manufacturing - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	228	0	0	228	130-5A215 199	Central City	Permit Applications	21010-10000-01739
LOS ANGELES	2401 W 8TH ST	90057	5141015034		Minimum Residential	C2-1	0	108	0.429	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	26	234	0	260	132A201 136	Westlake	Permit Applications	20010-10001-00326
LOS ANGELES	10626 W VENICE BLVD	90232	4208029007		Minimum Residential	C2-1	0	108	0.1449	Commercial - Office Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	14	0	122	136	117B161 385	Palms - Mar Vista - Del Rey	Permit Applications	20010-10000-01364
LOS ANGELES	3526 S OVERLAND AVE 1-26	90034	4314011053		Minimum Residential	C2-1	0	108	0.172	Commercial - Office Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	3	0	23	26	120B161 793	Palms - Mar Vista - Del Rey	Permit Applications	19010-10000-05754
LOS ANGELES	155 W FLORENCE AVE	90003	6012013023		Very Low II Residential	C2-1-CPIO	0	108	0.194	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	9	0	96	105	102B201 817	Southeast Los Angeles	Permit Applications	19010-70000-04647
LOS ANGELES	1425 S ROBERTSON BLVD	90035	4305014026		Low II Residential	C2-1-O	0	108	0.064	Commercial - Office Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	6	0	59	65	132B169 1065	Wilshire	Permit Applications	19010-10000-06048
LOS ANGELES	7620 S FIGUEROA ST 1-40	90003	6020033002		Very Low Residential	C2-1VL	0	108	0.139	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	4	0	36	40	099B201 212	South Los Angeles	Permit Applications	18010-20000-03211
LOS ANGELES	7400 S VERMONT AVE	90044	6020005001		Very Low Residential	C2-1VL-CPIO	0	108	0.122	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	1	0	3	4	102B197 1589	South Los Angeles	Permit Applications	20014-10000-01374
LOS ANGELES	4821 S COMPTON AVE	90011	5107022023		Very Low Residential	C2-1VL-CPIO	0	108	0.08	Commercial - Professional Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	20	0	0	20	111A211 107	Southeast Los Angeles	Permit Applications	19010-20000-05129
LOS ANGELES	537 S NELSON ST	90731	7455013007			C2-2-CDO ; C2-2D-CPIO	0	108	0.0082	Residential - Single Family Residence - High Rise 5 Stories or More - Pool and Misc.	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	36	42	015B201 95	San Pedro	Permit Applications	16010-10000-03324
LOS ANGELES	6325 S CRENSHAW BLVD	90043	4006009011		Very Low Residential	C2-2D-SP	0	108	0.247	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	10	0	25	35	105B185 993	West Adams - Baldwin Hills - Leimert	Permit Applications	19010-10000-06271
LOS ANGELES	600 N ALVARADO ST	90026	5404011033			CM-1VL ; CR-1VL	0	54	0.141	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	36	41	138A207 142	Silver Lake - Echo Park - Elysian Valley	Permit Applications	20010-10000-04376
LOS ANGELES	612 N NORMANDIE AVE 1-12	90004	5520003020		Very Low Residential	R3-1	0	54	0.19	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	1	0	11	12	141B197 765	Wilshire	Permit Applications	19010-30000-04851
LOS ANGELES	850 W 42ND ST 1-17	90037	5019005021		Very Low Residential	R3-1	0	54	0.2088	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	17	0	0	17	114B197 800	South Los Angeles	Permit Applications	19010-10000-84491
LOS ANGELES	255 S BURLINGTON AVE	90057	5154021030		Very Low Residential	R3-1	0	54	2.7662	Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	13	0	117	130	135A205 308	Westlake	Permit Applications	19010-10000-02601
LOS ANGELES	539 N HOBART BLVD	90004	5521012027		Very Low Residential	R3-1	0	54	0.315	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	4	0	35	39	141B193 1017	Wilshire	Permit Applications	19010-10000-06404
LOS ANGELES	640 N HOBART BLVD	90004	5521005006		Very Low Residential	R3-1	0	54	0.186	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	4	0	14	18	141B193 695	Wilshire	Permit Applications	20010-30000-00831
LOS ANGELES	649 N HARVARD BLVD	90004	5521005018		Very Low Residential	R3-1	0	54	0.186	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	4	0	14	18	141B193 645	Wilshire	Permit Applications	19010-30000-06483
LOS ANGELES	2424 E MICHIGAN AVE Units 1-17	90033	5180002002		Community Commercial	R3-1-CUGU	0	54	0.196	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	16	0	1	17	127-5A223 95	Boyle Heights	Permit Applications	18010-10000-04501
LOS ANGELES	924-933 S PARK VIEW ST	90006	5136004010		Low Residential	R4-1	0	108	0.133	Residential - Five or More Units or Apartments (Any Combination)	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	7	0	58	65	132A201 856	Westlake	Permit Applications	20010-10000-03857
LOS ANGELES	203 N OXFORD AVE	90004	5517005015		Low Residential	R4-1	0	108	0.1962	Commercial - Professional Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	27	30	138B193 645	Wilshire	Permit Applications	21010-10000-02727
LOS ANGELES	831 S WESTLAKE AVE	90057	5141020019		Low Residential	R4-1	0	108	0.334	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	12	0	67	79	130-5A203 40	Westlake	Permit Applications	18010-10000-04038
LOS ANGELES	1131 N WESTMORELAND AVE	90029	5542027021		Low Medium I Residential	RD1.5-1XL	0	29	0.058	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	6	7	144B197 574	Hollywood	Permit Applications	19010-20000-01449
LOS ANGELES	807 N HARVARD BLVD	90029	5535031008		Low Medium I Residential	RD1.5-1XL	0	29	0.055	Commercial - Store Combination - Store and Residential Combination - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	17	17	141B193 350	Hollywood	Permit Applications	18010-10000-02508
LOS ANGELES	9033 S RAMSGATE AVE	90045	4125011012		Very Low Residential	R3-1	0	54	0	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	6	0	39	45	093B169 49	Westchester - Playa del Rey	Permit Applications	19010-20000-05426
LOS ANGELES	9050 S READING AVE	90045	4125011047		Very Low Residential	R3-1	0	54	0	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	16	0	45	61	093B169 62	Westchester - Playa del Rey	Permit Applications	19010-10000-05679
LOS ANGELES	8835 S READING AVE 1-33	90045	4125014005		Very Low Residential	R3-1	0	54	0	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	5	0	28	33	096B169 962	Westchester - Playa del Rey	Permit Applications	19010-10000-06489
LOS ANGELES	10700 W PICO BLVD	90064	4255028008		Very Low II Residential	MU(EC)-O	0	108	0.1509	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	17	0	184	201	126B157 760	West Los Angeles	Permit Applications	20010-10000-01723
LOS ANGELES	1183 S BRONSON AVE	90019	5081002014		Community Commercial	R3-1-O-HPOZ	0	54	0.178	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	6	6	129B189 561	Wilshire	Permit Applications	21014-10000-02030
LOS ANGELES	5314-5334 N CARTWRIGHT AVE	91601	2416027008		Very Low I Residential	R3-1VL	0	54	0.144	Commercial - Commercial - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	9	0	41	50	171B177 278	North Hollywood - Valley Village	Permit Applications	18010-10000-02640
LOS ANGELES	4643 W MAUBERT AVE	90027	5542014031		Low Residential	R4-1	0	108	0.062	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	17	0	136	153	147B197 518	Hollywood	Permit Applications	19010-10000-05417
LOS ANGELES	1353 N WESTERN AVE	90027	5544030015		Minimum Residential	C2-1	0	108	0.128	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	6	0	64	70	147A193 207	Hollywood	Permit Applications	21010-10000-00711
LOS ANGELES	1521 W 8TH ST	90017	5142023004		Very Low I Residential	C2-2D	0	108	0.419	Commercial - Hotel and Motel - Hotel - 50 Rooms and Over - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	7	0	53	60	130-5A205 145	Westlake	Permit Applications	19010-10000-05366
LOS ANGELES	1525 W 8TH ST	90017	5142023006		Very Low I Residential	C2-2D	0	108	0.419	Commercial - Hotel and Motel - Hotel - 50 Rooms and Over - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	4	0	39	43	130-5A205 133	Westlake	Permit Applications	18010-20000-03120
LOS ANGELES	166 N DOUGLAS ST	90026	5160014013		Low Residential	CW	0	108	0.1367	Miscellaneous - Government Owned Property - Vacant Land	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Housing Element	4	0	35	39	135A209 294	Westlake	Permit Applications	20010-20000-01652
LOS ANGELES	509 N DOUGLAS ST #1-#12	90026	5160005009		Low Residential	CW	0	108	0.137	Residential - Four Units (Any Combination) - 4 Stories or Less - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	12	0	0	12	136-5A209 233	Silver Lake - Echo Park - Elysian Valley	Permit Applications	19010-20000-05940
LOS ANGELES	500 S UNION AVE	90017	5153005022		Low Residential	R4-1	0	108	0.1584	Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	24	0	73	97	133-5A205 342	Westlake	Permit Applications	21010-10000-02406
LOS ANGELES	8101 N SAN FERNANDO ROAD	91352	2409003006			[Q]C2-2VL-CDO-CUGU	0	108	0.128	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	40	45	189B173 103	Sun Valley - La Tuna Canyon	Permit Applications	18010-10000-05319
LOS ANGELES	4958-4966 W ADAMS BLVD	90016	5049003004		Very Low Residential	C2-1VL-CPIO	0	108	6.54	Industrial - Warehousing, Distribution, Storage - Public Storage - Mini Warehouse - One Story	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	6	0	12	18	123B181 1053	West Adams - Baldwin Hills - Leimert	Permit Applications	20010-10000-03293
LOS ANGELES	2217 S BUNDY DR	90064	4259031015			RAS4-1VL	0	108	0.184	Commercial - Professional Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	30	0	235	265	123B149 872	West Los Angeles	Permit Applications	21010-10000-01137
LOS ANGELES	2301 S BUNDY DR	90064	4259032024			RAS4-1VL	0	108	0.184	Commercial - Professional Building - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	22	0	173	195	123B149 940	West Los Angeles	Permit Applications	21010-10000-03136
LOS ANGELES	3051-3055 W 12TH ST	90006	5080010037		Hybrid Industrial	R4-1VL	0	108	0.1426	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	4	0	31	35	129B193 896	Wilshire	Permit Applications	20010-10000-02383
LOS ANGELES	8727 S BROADWAY	90003	6040019005		Very Low Residential	[Q]C2-1	0	108	0.0774	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	76	0	0	76	096A203 182	Southeast Los Angeles	Permit Applications	17010-10000-05023
LOS ANGELES	321 W 88TH ST AR	90003	6040019019		Very Low Residential	[Q]C2-1	0	108	0.0774	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	60	0	0	60	096A203 135	Southeast Los Angeles	Permit Applications	17010-10000-05032
LOS ANGELES	921 S BEACON ST	90731	7455025019		Low Residential	[Q]C2-1XL-HPOZ	0	108	0.1159	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	10	0	90	100	015B201 474	San Pedro	Permit Applications	19016-10000-04058
LOS ANGELES	443 E VERNON AVE	90011	5113015009		Very Low II Residential	C2-1-CPIO	0	108	0.13	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	13	0	0	13	112-5A205 21	Southeast Los Angeles	Permit Applications	20010-10000-03276
LOS ANGELES	3605 S SAN PEDRO ST 1-43	90011	5121012003		Very Low II Residential	C2-1-CPIO	0	108	0.15	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	44	0	0	44	117A207 307	Southeast Los Angeles	Permit Applications	20010-20000-03492
LOS ANGELES	3801 S SAN PEDRO ST 1-47	90011	5121013006		Very Low II Residential	C2-1-CPIO	0	108	0.15	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	47	0	0	47	115-5A205 124	Southeast Los Angeles	Permit Applications	20010-20000-01641
LOS ANGELES	321 S FICKETT ST 1-16	90033	5180005027		Low Residential	C2-1-CUGU	0	108	0.152	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	2	0	12	14	126A223 131	Boyle Heights	Permit Applications	18010-20000-03215
LOS ANGELES	4928 W PICO BLVD	90019	5070019032		Low II Residential	C2-1-O	0	108	0.17	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	4	0	36	40	129B181 992	Wilshire	Permit Applications	20010-10000-05024
LOS ANGELES	5891 W OLYMPIC BLVD	90036	5080912024			C2-1-O ; R1-1-O ; R3-1-O	0	108	0.126	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	4	0	42	46	132B177 702	Wilshire	Permit Applications	18010-20000-00102
LOS ANGELES	6200 S BROADWAY	90003	6005021032		Very Low Residential	C2-1VL	0	108	0.124	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	14	18	105B201 891	Southeast Los Angeles	Permit Applications	18010-10000-05900
LOS ANGELES	7417-7421 S BROADWAY	90003	6031009020		Very Low Residential	C2-1VL	0	108	0.1474	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	3	0	30	33	102B201 1358	South Los Angeles	Permit Applications	18010-20000-04037
LOS ANGELES	11301 S ATHENS WAY	90061	6074024027		Very Low Residential	C2-1VL	0	108	0.1322	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	11	13	087A203 231	Southeast Los Angeles	Permit Applications	19010-10000-01162
LOS ANGELES	9401 S BROADWAY	90003	6053004006		Very Low Residential	C2-1VL-CPIO	0	108	0.071	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	17	0	0	17	094-5A203 437	Southeast Los Angeles	Permit Applications	20010-20000-00956
LOS ANGELES	6201 S NORMANDIE AVE	90047	6002026025		Very Low Residential	C2-1VL-CPIO	0	108	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	27	0	0	27	105B193 829	South Los Angeles	Permit Applications	20010-10000-00996
LOS ANGELES	6406 S HOOVER ST	90044	6004019004		Very Low Residential	C2-1VL-CPIO	0	108	0.124	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	17	0	17	105B201 1321	South Los Angeles	Permit Applications	20010-20000-02167
LOS ANGELES	4719 S 8TH AVE UNITS 1-23	90043	5014006024		Very Low Residential	C2-1VL-CPIO	0	108	0.124	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	23	0	0	23	111B189 883	West Adams - Baldwin Hills - Leimert	Permit Applications	20010-20000-01905
LOS ANGELES	2900 W VERNON AVE	90008	5014012007		Very Low Residential	C2-1VL-CPIO	0	108	0.124	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	15	17	111B189 241	West Adams - Baldwin Hills - Leimert	Permit Applications	19010-20000-03833
LOS ANGELES	8717 S CENTRAL AVE	90002	6042024004		Very Low Residential	C2-1VL-CPIO	0	108	0.1184	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	20	0	0	20	096A209 44	Southeast Los Angeles	Permit Applications	20010-20000-03348
LOS ANGELES	7410 S AVALON BLVD	90003	6023009028		Very Low Residential	C2-1VL-CPIO	0	108	0.1263	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	49	0	0	49	102B205 1375	Southeast Los Angeles	Permit Applications	21010-20000-02472
LOS ANGELES	9011-9015 S MAIN ST	90003	6040034031		Very Low Residential	C2-1VL-CPIO	0	108	0.0774	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	8	0	40	48	094-5A203 101	Southeast Los Angeles	Permit Applications	20010-20000-05094
LOS ANGELES	9708 S BROADWAY	90003	6053013003		Very Low Residential	C2-1VL-CPIO	0	108	0.1056	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	17	0	0	17	093A203 259	Southeast Los Angeles	Permit Applications	20010-20000-03052
LOS ANGELES	1591 E VERNON AVE	90011	5116019032		Minimum Residential	C2-2D-CPIO	0	108	0.11	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	23	26	112-5A213 44	Southeast Los Angeles	Permit Applications	20010-10000-00018
LOS ANGELES	1120 E 25TH ST	90011	5119010017		Minimum Residential	C2-2D-CPIO	0	108	0.1221	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	20	0	0	20	118-5A211 181	Southeast Los Angeles	Permit Applications	20010-20000-03738
LOS ANGELES	1010 E 25TH ST	90011	5131026022		Minimum Residential	C2-2D-CPIO	0	108	0.143	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	31	0	0	31	118-5A209 98	Southeast Los Angeles	Permit Applications	20010-10000-02387
LOS ANGELES	11201 S MAIN ST	90061	6074023001		Minimum Residential	C2-2D-CPIO	0	108	0.1322	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	20	0	0	20	087A203 133	Southeast Los Angeles	Permit Applications	21010-20000-00241
LOS ANGELES	14557 W FRIAR ST	91411	2241004014		Very Low II Residential	[Q]C2-1L-CDO	0	108	0.5509	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	0	37	42	180B149 981	Van Nuys - North Sherman Oaks	Permit Applications	19010-10000-00519
LOS ANGELES	4508 N MARIOTA AVE	91602	2424008030		Minimum Residential	[Q]C2-1VL-CDO	0	108	0.0016	Residential - Single Family Residence - Vacant Land	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	4	0	34	38	165B181 28	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass	Permit Applications	21010-10000-01433
LOS ANGELES	2239 W WASHINGTON BLVD	90018	5073014015		Very Low II Residential	C1.5-1VL-CPIO	0	108	0.266	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	2	0	18	20	126B193 909	South Los Angeles	Permit Applications	17010-30000-03982
LOS ANGELES	3577 S OVERLAND AVE	90034	4252034043		Minimum Residential	C2-1	0	108	0.183	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	11	0	108	119	120B161 1089	Palms - Mar Vista - Del Rey	Permit Applications	19010-20000-05734
LOS ANGELES	101-105 S WESTERN AVE 34	90004	5517002002		Minimum Residential	C2-1	0	108	0.164	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	30	34	138B193 1070	Wilshire	Permit Applications	20010-10000-02826
LOS ANGELES	3773 S GLENDON AVE	90034	4252029035		Minimum Residential	C2-1	0	108	0.115	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	9	0	76	85	117B161 566	Palms - Mar Vista - Del Rey	Permit Applications	19010-30000-02854
LOS ANGELES	5553 N TUJUNGA AVE	91601	2350004030		Minimum Residential	C2-1	0	108	0.1836	Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	2	0	28	30	174B173 977	North Hollywood - Valley Village	Permit Applications	19010-10000-00474
LOS ANGELES	2115 E CESAR E CHAVEZ AVE	90033	5175014005		Low Residential	C2-1-CUGU	0	108	0.057	Residential - Four Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	5	0	45	50	129A223 127	Boyle Heights	Permit Applications	21010-10000-03197
LOS ANGELES	7115 N VAN NUYS BLVD	91405	2219008011		Low Residential	C2-1L	0	108	0.0187	Residential - Single Family Residence - Condo Conversion	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	18	0	196	214	183B149 129	Van Nuys - North Sherman Oaks	Permit Applications

Appendix 4.3. Pipeline Development Projects, Anticipated Development by Income Level

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	PIN	Community Plan Area	Pipeline Stage	Case or Permit Number
LOS ANGELES	1128 W 37TH DR	90007	5040033021		Minimum Residential	C2-2D-CPIO	0	108	0.04	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	6	7	1178197 295	South Los Angeles	Permit Applications	20010-10000-01937
LOS ANGELES	4512 S VERMONT AVE 1-14	90037	5018009014		Very Low Residential	C2-1VL-CPIO	0	108	0.138	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element - Non-Vacant	14	0	0	14	1118197 481	South Los Angeles	Permit Applications	20010-20000-00262
LOS ANGELES	5869 S WEST BLVD 1-31	90043	4004007002		Very Low II Residential	C2-1VL-SP	0	108	0.1101	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	31	0	0	31	1058185 57	West Adams - Baldwin Hills - Leimert	Permit Applications	19010-20000-03164
LOS ANGELES	7621 N TOBIAS AVE	91405	2210027014		Minimum Residential	(Q)CM-1	0	54	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	15	19	1868149 147	Van Nuys - North Sherman Oaks	Permit Applications	19010-20000-04089
LOS ANGELES	1808 S LINCOLN BLVD 1-50	90291	4242007027			[Q]C2-1-CDO [Q]C2-1	0	108	0.1342	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	6	0	44	50	1118149 1406	Venice	Permit Applications	18010-10001-05928
LOS ANGELES	1808 S LINCOLN BLVD	90291	4242007027			[Q]C2-1-CDO [Q]C2-1	0	108	0.1342	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	50	50	1118149 1406	Venice	Permit Applications	18010-10001-05928
LOS ANGELES	1332 W COLORADO BLVD	90041	5690006029		Low Residential	[Q]C4-2D	0	108	0.0736	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3	0	28	31	162A229 160	Northeast Los Angeles	Permit Applications	18010-10000-00427
LOS ANGELES	7322 N TOPANGA CANYON BLVD	91303	2111011030		Minimum Residential	[Q]CR-1VL	0	108	0.1836	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	24	0	136	160	1868101 768	Canoga Park-West Hills-Winnetka-Woodland Hills	Permit Applications	20010-20000-02964
LOS ANGELES	1420 S POINT VIEW ST	90035	5068012024		Low Residential	[Q]R3-1-O	0	54	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	23	23	1298173 467	Wilshire	Permit Applications	20010-10000-05017
LOS ANGELES	1541 S HAYWORTH AVE	90035	5068018023		Low Residential	[Q]R3-1-O	0	54	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	8	9	1298173 928	Wilshire	Permit Applications	20010-10000-04985
LOS ANGELES	818 N ALTA VISTA BLVD	90046	5525002022		Very Low I Residential	[Q]R3-1XL	0	54	0.149	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	2	0	18	20	1418181 177	Hollywood	Permit Applications	20010-30000-01896
LOS ANGELES	14839 W GILMORE ST	91411	2236019005		Very Low Residential	[Q]RD1.5-1	0	29	0.4575	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	6	6	1808149 649	Van Nuys - North Sherman Oaks	Permit Applications	19014-20000-05754
LOS ANGELES	14116 W SHERMAN WAY	91405	2217022024		Low Residential	C1-1VL	0	54	0.1642	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	3	0	9	12	1838153 148	Van Nuys - North Sherman Oaks	Permit Applications	20010-10001-02676
LOS ANGELES	3609 W OLYMPIC BLVD 1-50	90019	5092018036		Minimum Residential	C2-1	0	108	0.1492	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	6	0	44	50	1298189 158	Wilshire	Permit Applications	18010-10000-01450
LOS ANGELES	1144 W FLORENCE AVE	90044	6019011005		Very Low II Residential	C2-1-CPIO	0	108	0.1285	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	25	0	0	25	1028197 1212	South Los Angeles	Permit Applications	19010-20000-03479
LOS ANGELES	1162 W FLORENCE AVE 1-16	90044	6019011001		Very Low II Residential	C2-1-CPIO	0	108	0.1193	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	17	0	0	17	1028197 1216	South Los Angeles	Permit Applications	20010-20000-02168
LOS ANGELES	1141 S CRENSHAW BLVD	90019	5082026013			C2-1-O ; CR-1, O ; R1-1, O	0	108	0.1421	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	42	0	1	43	1298189 402	Wilshire	Permit Applications	19010-10000-05591
LOS ANGELES	6500 N LANKERSHIM BLVD	91606	2335009020		Very Low Residential	C2-1VL	0	108	0.1642	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	7	0	72	79	1808169 875	North Hollywood - Valley Village	Permit Applications	19010-10000-04825
LOS ANGELES	1810 W 76TH ST	90047	6017017001		Low Residential	C2-1VL-CPIO	0	108	0.1538	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	34	34	0998193 118	South Los Angeles	Permit Applications	20010-10000-02858
LOS ANGELES	8016 S WESTERN AVE 1-25	90047	6034008004		Very Low Residential	C2-1VL-CPIO	0	108	0.1301	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	20	0	0	20	0998193 1093	South Los Angeles	Permit Applications	20010-20000-00263
LOS ANGELES	6901 S WESTERN AVE	90047	6016025027		Very Low Residential	C2-1VL-CPIO	0	108	0.0828	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	13	0	75	88	1028193 965	South Los Angeles	Permit Applications	21010-10000-03579
LOS ANGELES	2709 W FLORENCE AVE #1-21	90043	4008024028		Very Low Residential	C2-1VL-CPIO	0	108	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	29	0	0	29	1028189 1265	West Adams - Baldwin Hills - Leimert	Permit Applications	20010-20000-04018
LOS ANGELES	2713 W FLORENCE AVE #1-29	90043	4008024028		Very Low Residential	C2-1VL-CPIO	0	108	0.1377	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	29	0	0	29	1028189 1265	West Adams - Baldwin Hills - Leimert	Permit Applications	20010-20000-04019
LOS ANGELES	10501-10505 S WILMINGTON AVE	90002	6065030013		Very Low Residential	C2-1VL-CPIO	0	108	0.1258	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	26	0	0	26	090A215 400	Southeast Los Angeles	Permit Applications	19010-20000-05377
LOS ANGELES	2925 S WESTERN AVE	90018	5053005016		Low Residential	C2-1VL-O-HPOZ-CPIO	0	108	0.1313	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	18	18	1208193 217	South Los Angeles	Permit Applications	21010-10000-00589
LOS ANGELES	2111 S PACIFIC AVE	90731	7462030030		Minimum Residential	C2-1XL-CPIO	0	108	0.1147	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	22	0	89	111	0128197 1365	San Pedro	Permit Applications	19010-10000-05672
LOS ANGELES	5879 S CRENSHAW BLVD	90043	4005003012		Very Low Residential	C2-2D-SP	0	108	0.1549	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	5	0	33	38	1058185 58	West Adams - Baldwin Hills - Leimert	Permit Applications	20010-20000-02714
LOS ANGELES	4303 W PICO BLVD	90019	5082022006		Low II Residential	C4-1-O	0	108	0.1421	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	16	0	67	83	1298185 1035	Wilshire	Permit Applications	19010-10000-05394
LOS ANGELES	5560 W PICO BLVD	90019	5069019003		Low II Residential	C4-1-O	0	108	0.139		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	8	0	36	44	1298177 776	Wilshire	Permit Applications	21010-10000-01329
LOS ANGELES	13921 W VANOWEN ST 1-15	91405	2216017011			R1-1 ; [Q]R3-1	0	1 unit per lot	0.1914	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	13	17	1838153 1023	Van Nuys - North Sherman Oaks	Permit Applications	19010-20000-04288
LOS ANGELES	10981 W COVENTRY PL	90064	4251007033		Very Low Residential	R3-1	0	54	0.092	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	12	14	1208157 36	West Los Angeles	Permit Applications	18010-10000-03058
LOS ANGELES	2966 S KELTON AVE	90064	4254003034		Very Low Residential	R3-1	0	54	0.092	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	4	0	15	19	1238157 1161	West Los Angeles	Permit Applications	19010-10000-04080
LOS ANGELES	7306 N INDEPENDENCE AVE	91303	2112016002		Very Low Residential	R3-1	0	54	0.1836		YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	1	0	11	12	1868109 925	Canoga Park-West Hills-Winnetka-Woodland Hills	Permit Applications	18010-20000-00590
LOS ANGELES	800 S CRENSHAW BLVD	90005	5092002022		Very Low Residential	R3-1	0	54	0.194	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	23	0	0	23	1328189 488	Wilshire	Permit Applications	17010-10000-04265
LOS ANGELES	1126 N CORNWELL ST	90033	5202007020		Very Low Residential	R3-1	0	54	0.106	Residential - Three Units (Any Combination) - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	3	0	28	31	132A225 185	Northeast Los Angeles	Permit Applications	20010-30000-02987
LOS ANGELES	6922-6926 S GLASGOW AVE 1-16	90045	4103012016		Very Low Residential	R3-1	0	54	0.0518	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	2	0	14	16	1028173 264	Westchester - Playa del Rey	Permit Applications	19010-10000-00276
LOS ANGELES	350 N HAYWORTH AVE 1-20	90048	5527036004		Low Residential	R4-1	0	108	0.1342	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	4	0	18	22	1388177 148	Wilshire	Permit Applications	20010-20000-01871
LOS ANGELES	645 N ROSSMORE AVE	90004	5523007003		Light Manufacturing	R4-2	0	108	0.1603	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	23	25	1418185 661	Wilshire	Permit Applications	19010-30000-01359
LOS ANGELES	2023 E IMPERIAL HWY	90059	6067013004		Very Low I Residential	RD2-1	0	21	0.1572	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	5	6	0848213 109	Southeast Los Angeles	Permit Applications	21010-20000-01644
LOS ANGELES	2023 E IMPERIAL HWY	90059	6067013004		Very Low I Residential	RD2-1	0	21	0.1572	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	5	6	0848213 109	Southeast Los Angeles	Permit Applications	21010-20000-01643
LOS ANGELES	321 W 88TH ST C	90003	6040019019		Very Low Residential	R1-1	0	1 unit per lot	0.0774	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	60	0	0	60	096A203 135	Southeast Los Angeles	Permit Applications	17010-10000-05027
LOS ANGELES	321 W 88TH ST C1.5	90003	6040019019		Very Low Residential	R1-1	0	1 unit per lot	0.0774	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	60	0	0	60	096A203 135	Southeast Los Angeles	Permit Applications	17010-10000-05029
LOS ANGELES	321 W 88TH ST	90003	6040019019		Very Low Residential	R1-1	0	1 unit per lot	0.0774	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	60	0	0	60	096A203 137	Southeast Los Angeles	Permit Applications	17010-10000-05024
LOS ANGELES	321 W 88TH ST BR	90003	6040019019		Very Low Residential	R1-1	0	1 unit per lot	0.0774	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	60	0	0	60	096A203 135	Southeast Los Angeles	Permit Applications	17010-10000-05031
LOS ANGELES	321 W 88TH ST CR	90003	6040019019		Very Low Residential	R1-1	0	1 unit per lot	0.0774	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	60	0	0	60	096A203 135	Southeast Los Angeles	Permit Applications	17010-10000-05028
LOS ANGELES	321 W 88TH ST CR1	90003	6040019019		Very Low Residential	R1-1	0	1 unit per lot	0.0774	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	60	0	0	60	096A203 135	Southeast Los Angeles	Permit Applications	17010-10000-05030
LOS ANGELES	321 W 88TH ST B	90003	6040019019		Very Low Residential	R1-1	0	1 unit per lot	0.0936	Residential - Single Family Residence	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	7	0	0	7	096A203 135	Southeast Los Angeles	Permit Applications	17010-10000-05025
LOS ANGELES	862 N MORAGA DR	90049	4368015003		Low Residential	[Q]R3-1VL	0	54	0.2829	Residential - Single Family Residence - Pool	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	1418145 445	Bel Air - Beverly Crest	Permit Applications	16010-10003-06405
LOS ANGELES	10425 S AVALON BLVD	90003	6063020028		Very Low Residential	C2-1VL-CPIO	0	108	0.0689	Commercial - Store - One Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	35	0	0	35	090A207 163	Southeast Los Angeles	Permit Applications	21010-20000-02721
LOS ANGELES	3446 S HILL ST	90007	5122031002		Low Residential	MR1-2	0		0.081	Residential - Double, Duplex, or Two Units - 4 Stories or Less	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	11	11	118-5A203 186	Southeast Los Angeles	Permit Applications	21010-10000-00026



Appendix 4.4

Detailed AFFH Analysis

Appendix 4.4

Additional Data - Affirmatively Furthering Fair Housing Analysis of Adequate Sites Inventory and Candidate Sites for Rezoning

This Appendix provides further data analysis that responds to all topics required to be addressed as part of the AFFH Analysis of the Adequate Sites Inventory and Candidate Sites for Rezoning.

Existing Conditions: Analysis of Adequate Sites Inventory

Household Structure and Family Type

Table 4A-1 and *Table 4A-2* provide data on the family structure and household characteristics for neighborhoods with identified development potential. Considering the citywide average of 30% of all households having children, there are not substantial disparities across neighborhoods; however, there is a slightly higher proportion of households with children in the neighborhoods with the lowest identified capacity (33%), and a slightly lower proportion in the higher capacity neighborhoods (28%). Similar trends are evident when considering the distribution of elderly households aged 65 years and older.

Table 4A-1

Existing Conditions Analysis: Household Characteristics of Neighborhoods Identified in Existing Sites Inventory, Total Unit Potential		
Census Tract Category	**Percent Households with Children**	**Household 65+**
Citywide Average	30%	20%
Low Capacity Neighborhoods	33%	24%
Medium Capacity Neighborhoods	29%	19%
Higher Capacity Neighborhoods	28%	17%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.		

Looking closer at family structure, there are not significant differences across neighborhoods, although lower capacity neighborhoods have a slightly higher share of married households compared to the citywide total (41%, compared to 35% citywide) and a lower percentage of people living alone (10%, compared to 14% citywide). Higher capacity neighborhoods have a slightly higher share of people living with non-relatives (11%), compared to the citywide average of 10%.

Table 4A-2

Existing Conditions Analysis: Family Structure of Neighborhoods Identified in Existing Sites Inventory, Total Unit Potential						
Census Tract Category	**Percent Live Alone**	**Percent Live with Spouse**	**Percent Live with Unmarried Partner**	**Percent Live with Parents**	**Percent Live with Other Relatives**	**Percent Live with Non-Relatives**
Citywide Average	14%	35%	7%	15%	19%	10%
Low Capacity Neighborhoods	10%	41%	6%	17%	19%	8%
Medium Capacity Neighborhoods	14%	34%	7%	14%	19%	11%
Higher Capacity Neighborhoods	19%	30%	8%	14%	20%	11%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.						

Disability

Table 4A-3 shows the percentage of the population with disabilities in each neighborhood, compared to the citywide average, as well as the percent of households receiving SSI. Considering the population with disabilities as a whole, there is no clear distinction among the neighborhoods based on their identified development potential. This result suggests that there is no clear relationship between the population with disabilities, and areas of the city with identified development potential. However, there is a minor difference among the percent of households receiving SSI. The lowest capacity neighborhoods have a slightly lower percent of SSI households (6%, compared to 7% citywide), while highest capacity neighborhoods have a slightly higher percent of SSI households (8%).

Table 4A-3

Existing Conditions Analysis: Disability Status of Neighborhoods Identified in Existing Sites Inventory, Total Unit Potential		
Census Tract Category	**Percent SSI Households**	**Population with Disability**
Citywide Average	7%	10%
Low Capacity Neighborhoods	6%	10%
Medium Capacity Neighborhoods	7%	10%
Higher Capacity Neighborhoods	8%	10%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.		

Existing Conditions: Analysis of Adequate Sites Inventory - Lower Income Development Potential

Because the distribution of lower income development potential is fairly consistent with the overall distribution of total expected development potential, the findings presented in Chapter 4 are applicable to the locations of lower income development potential as well. Provided below are the applicable charts and a high-level summary of key analysis.

Race / Ethnicity

Table 4A-4 shows similar results to those found for the total development potential in the Adequate Sites Inventory. This analysis shows that neighborhoods with the lowest identified lower income development potential have a higher share of white residents, compared to the city as a whole. By contrast, the neighborhoods with the highest share of identified lower income development potential have a substantially higher share of population of Black/African American residents, compared to the rest of the city. Latinx and Asian residents are relatively dispersed throughout, though Asian residents are marginally more represented in the higher capacity neighborhoods.

Table 4A-4

Existing Conditions Analysis: Racial / Ethnic Composition of Neighborhoods Identified in Existing Sites Inventory, Lower Income Development Potential				
Census Tract Category	**Percent Population - White (Non-Latinx)**	**Percent Population - Black/African American (Non-Latinx)**	**Percent Population - Latinx**	**Percent Population - Asian (Non-Latinx)**
Citywide Average	28%	9%	49%	11%
Low LI Capacity Neighborhoods	31%	5%	49%	11%
Medium LI Capacity Neighborhoods	27%	10%	48%	11%
Higher LI Capacity Neighborhoods	25%	14%	49%	12%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.				

Tenure and Income

All neighborhoods except those with the lowest identified lower income development potential have a higher share of renters than the citywide average. In addition, there is a clear relationship between anticipated lower income development potential and median household income. Lower capacity neighborhoods have a disproportionately higher median household income, while the higher capacity neighborhoods have a disproportionately lower median household income. While renter households have a lower overall median household income, the data follow the same trend across lower and higher capacity neighborhoods. The distribution of low- and moderate-income households follows a similar trend.

Table 4A-5

Existing Conditions Analysis: Tenure and Median Household Income of Neighborhoods Identified in Existing Sites Inventory, Lower Income Development Potential				
Census Tract Category	**Percent Renter Households**	**Median Household Income**	**Median Household Income - Renter Households**	**Percent Low/Moderate Income Households**
Citywide Average	63%	$64,065	$50,404	61%
Low LI Capacity Neighborhoods	53%	$77,995	$57,708	55%
Medium LI Capacity Neighborhoods	68%	$47,034	$47,034	64%
Higher LI Capacity Neighborhoods	72%	$50,782	$42,745	68%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.				

Household Structure and Family Type

Table 4A-36 and *Table 4A-7* provide data on the family structure and household characteristics for neighborhoods with identified lower income development potential. There are not substantial disparities across neighborhoods; however, there is a slightly higher proportion of households with children in the neighborhoods with the lowest identified lower income capacity (33%), and a slightly lower proportion in the higher capacity neighborhoods (28%). Similar trends are evident when considering the distribution of elderly households aged 65 years and older. Similarly, there are not significant differences across neighborhoods in terms of family structure.

Table 4A-6

Existing Conditions Analysis: Household Characteristics of Neighborhoods Identified in Existing Sites Inventory, Lower Income Development Potential		
Census Tract Category	**Percent Households with Children**	**Household 65+**
Citywide Average	30%	20%
Low LI Capacity Neighborhoods	33%	21%
Medium LI Capacity Neighborhoods	28%	19%
Higher LI Capacity Neighborhoods	28%	19%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.		

Table 4A-7

Existing Conditions Analysis: Family Structure of Neighborhoods Identified in Existing Sites Inventory, Lower Income Development Potential						
Census Tract Category	**Percent Live Alone**	**Percent Live with Spouse**	**Percent Live with Unmarried Partner**	**Percent Live with Parents**	**Percent Live with Other Relatives**	**Percent Live with Non-Relatives**
Citywide Average	14%	35%	7%	15%	19%	10%
Low LI Capacity Neighborhoods	11%	38%	6%	16%	19%	9%
Medium LI Capacity Neighborhoods	15%	33%	7%	14%	19%	12%
Higher LI Capacity Neighborhoods	17%	31%	8%	14%	19%	11%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.						

Disability

Table 4A-8 shows the percentage of the population with disabilities in each neighborhood, compared to the citywide average, as well as the percent of households receiving SSI. This table reflects the same findings found above for the total development potential in the Adequate Sites Inventory.

Table 4A-8

Existing Conditions Analysis: Disability Status of Neighborhoods Identified in Existing Sites Inventory, Lower Income Development Potential		
Census Tract Category	**Percent SSI Households**	**Population with Disability**
Citywide Average	7%	10%
Low LI Capacity Neighborhoods	6%	10%
Medium LI Capacity Neighborhoods	7%	10%
Higher LI Capacity Neighborhoods	8%	10%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.		

Opportunity Areas

Table 4A-9 shows the individual domain scores that comprise the overall Opportunity Area score for neighborhoods with identified lower income development potential. This table follows similar trends as those found for the overall sites inventory.

Table 4A-9

Existing Conditions Analysis: TCAC/HCD Opportunity Area Domains, Average Score by Neighborhoods Identified in Existing Sites Inventory, Lower Income Development Potential			
Census Tract Category	**Average Economic Domain Score**	**Average Environmental Domain Score**	**Average Educational Domain Score**
Citywide Average	0.53	0.44	0.39
Low LI Capacity Neighborhoods	0.53	0.54	0.47
Medium LI Capacity Neighborhoods	0.55	0.40	0.36
Higher LI Capacity Neighborhoods	0.50	0.34	0.28
Source: TCAC/HCD Opportunity Area Map, 2021			

Rezoning Analysis: Analysis of Candidate Sites for Rezoning

The below charts are provided for reference purposes. Overall, the Inventory of Candidate Sites for Rezoning is found to largely reflect a reversal of the trends found in the existing Sites Inventory. A full discussion of the AFFH Analysis of the Rezoning Program, including implications for future Implementation Programs, is provided in Chapter 4.

Table 4A-10

Rezoning Analysis: Summary of Census Tracts by Assigned Category, Lower Income Rezoned Development Potential			
Census Tract Category	**Total Lower Income Rezoned Development Potential**	**Percent of Total Census Tracts**	**Percent of Lower Income Rezoned Development Potential**
Lowest LI Capacity Neighborhoods	0 - 25	36%	0.3%
Lower LI Capacity Neighborhoods	26 - 250	21%	3%
Moderate LI Capacity Neighborhoods	251 - 750	17%	11%
Higher LI Capacity Neighborhoods	751 - 2,500	17%	34%
Highest LI Capacity Neighborhoods	2,501+	8%	52%

Table 4A-11

Rezoning Analysis: Racial / Ethnic Composition of Neighborhoods Identified in Rezoning Inventory				
Census Tract Category	**Percent Population - White (Non-Latinx)**	**Percent Population - Black/African American (Non-Latinx)**	**Percent Population - Latinx**	**Percent Population - Asian (Non-Latinx)**
Citywide Average	28%	9%	49%	11%
Lowest Capacity Neighborhoods	21%	9%	52%	15%
Lower Capacity Neighborhoods	16%	12%	61%	8%
Moderate Capacity Neighborhoods	32%	6%	47%	11%
Higher Capacity Neighborhoods	40%	6%	39%	12%
Highest Capacity Neighborhoods	47%	7%	26%	15%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.				

Table 4A-12

Rezoning Analysis: Racial / Ethnic Composition of Neighborhoods Identified in Rezoning Inventory, Lower Income Rezoned Development Potential				
Census Tract Category	**Percent Population - White (Non-Latinx)**	**Percent Population - Black/African American (Non-Latinx)**	**Percent Population - Latinx**	**Percent Population - Asian (Non-Latinx)**
Citywide Average	28%	9%	49%	11%
Lowest LI Capacity Neighborhoods	16%	13%	59%	10%
Lower LI Capacity Neighborhoods	27%	8%	51%	12%
Moderate LI Capacity Neighborhoods	31%	6%	50%	10%
Higher LI Capacity Neighborhoods	40%	6%	37%	13%
Highest LI Capacity Neighborhoods	47%	6%	6%	14%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.				

Table 4A-13

Rezoning Analysis: Tenure and Median Household Income of Neighborhoods Identified in Rezoning Inventory, Lower Income Rezoned Development Potential				
Census Tract Category	**Percent Renter Households**	**Median Household Income**	**Median Household Income - Renter Households**	**Percent Low/Moderate Income Households**
Citywide Average	63%	$64,065	$50,404	61%
Lowest LI Capacity Neighborhoods	68%	$54,783	$43,641	70%
Lower LI Capacity Neighborhoods	63%	$64,712	$51,291	60%
Moderate LI Capacity Neighborhoods	64%	$64,756	$52,651	58%
Higher LI Capacity Neighborhoods	62%	$69,117	$54,123	53%
Highest LI Capacity Neighborhoods	53%	$90,799	$66,519	48%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.				

Table 4A-14

Rezoning Analysis: Household Characteristics of Neighborhoods Identified in Rezoning Inventory, Total Rezoned Development Potential		
Census Tract Category	**Percent Households with Children**	**Household 65+**
Citywide Average	30%	20%
Lowest Capacity Neighborhoods	32%	20%
Lower Capacity Neighborhoods	36%	19%
Moderate Capacity Neighborhoods	29%	19%
Higher Capacity Neighborhoods	26%	20%
Highest Capacity Neighborhoods	23%	22%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.		

Table 4A-15

Rezoning Analysis: Household Characteristics of Neighborhoods Identified in Rezoning Inventory, Lower Income Rezoned Development Potential		
Census Tract Category	**Percent Households with Children**	**Household 65+**
Citywide Average	30%	20%
Lowest LI Capacity Neighborhoods	36%	20%
Lower LI Capacity Neighborhoods	30%	19%
Moderate LI Capacity Neighborhoods	29%	20%
Higher LI Capacity Neighborhoods	26%	20%
Highest LI Capacity Neighborhoods	23%	22%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.		

Table 4A-16

Rezoning Analysis: Family Structure of Neighborhoods Identified in Rezoning Inventory, Total Rezoned Development Potential						
Census Tract Category	**Percent Live Alone**	**Percent Live with Spouse**	**Percent Live with Unmarried Partner**	**Percent Live with Parents**	**Percent Live with Other Relatives**	**Percent Live with Non-Relatives**
Citywide Average	14%	35%	7%	15%	19%	10%
Lowest Capacity Neighborhoods	13%	35%	7%	15%	19%	11%
Lower Capacity Neighborhoods	11%	31%	7%	18%	23%	10%
Moderate Capacity Neighborhoods	14%	36%	7%	15%	18%	10%
Higher Capacity Neighborhoods	15%	37%	7%	13%	17%	11%
Highest Capacity Neighborhoods	20%	40%	7%	10%	13%	10%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.						

Table 4A-17

Rezoning Analysis: Family Structure of Neighborhoods Identified in Rezoning Inventory, Lower Income Rezoned Development Potential						
Census Tract Category	**Percent Live Alone**	**Percent Live with Spouse**	**Percent Live with Unmarried Partner**	**Percent Live with Parents**	**Percent Live with Other Relatives**	**Percent Live with Non-Relatives**
Citywide Average	14%	35%	7%	15%	19%	10%
Lowest LI Capacity Neighborhoods	13%	31%	8%	17%	22%	10%
Lower LI Capacity Neighborhoods	13%	35%	7%	15%	19%	10%
Moderate LI Capacity Neighborhoods	15%	36%	7%	15%	18%	10%
Higher LI Capacity Neighborhoods	15%	38%	7%	14%	17%	10%
Highest LI Capacity Neighborhoods	16%	41%	7%	12%	15%	10%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.						

Table 4A-18

Rezoning Analysis: Disability Status of Neighborhoods Identified in Rezoning Inventory, Total Rezoned Development Potential		
Census Tract Category	**Percent SSI Households**	**Population with Disability**
Citywide Average	7%	10%
Lowest Capacity Neighborhoods	7%	10%
Lower Capacity Neighborhoods	8%	10%
Moderate Capacity Neighborhoods	6%	10%
Higher Capacity Neighborhoods	6%	10%
Highest Capacity Neighborhoods	7%	11%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.		

Table 4A-19

Rezoning Analysis: Disability Status of Neighborhoods Identified in Rezoning Inventory, Lower Income Rezoned Development Potential		
Census Tract Category	**Percent SSI Households**	**Population with Disability**
Citywide Average	7%	10%
Lowest LI Capacity Neighborhoods	8%	10%
Lower LI Capacity Neighborhoods	7%	10%
Moderate LI Capacity Neighborhoods	7%	10%
Higher LI Capacity Neighborhoods	6%	10%
Highest LI Capacity Neighborhoods	6%	10%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.		

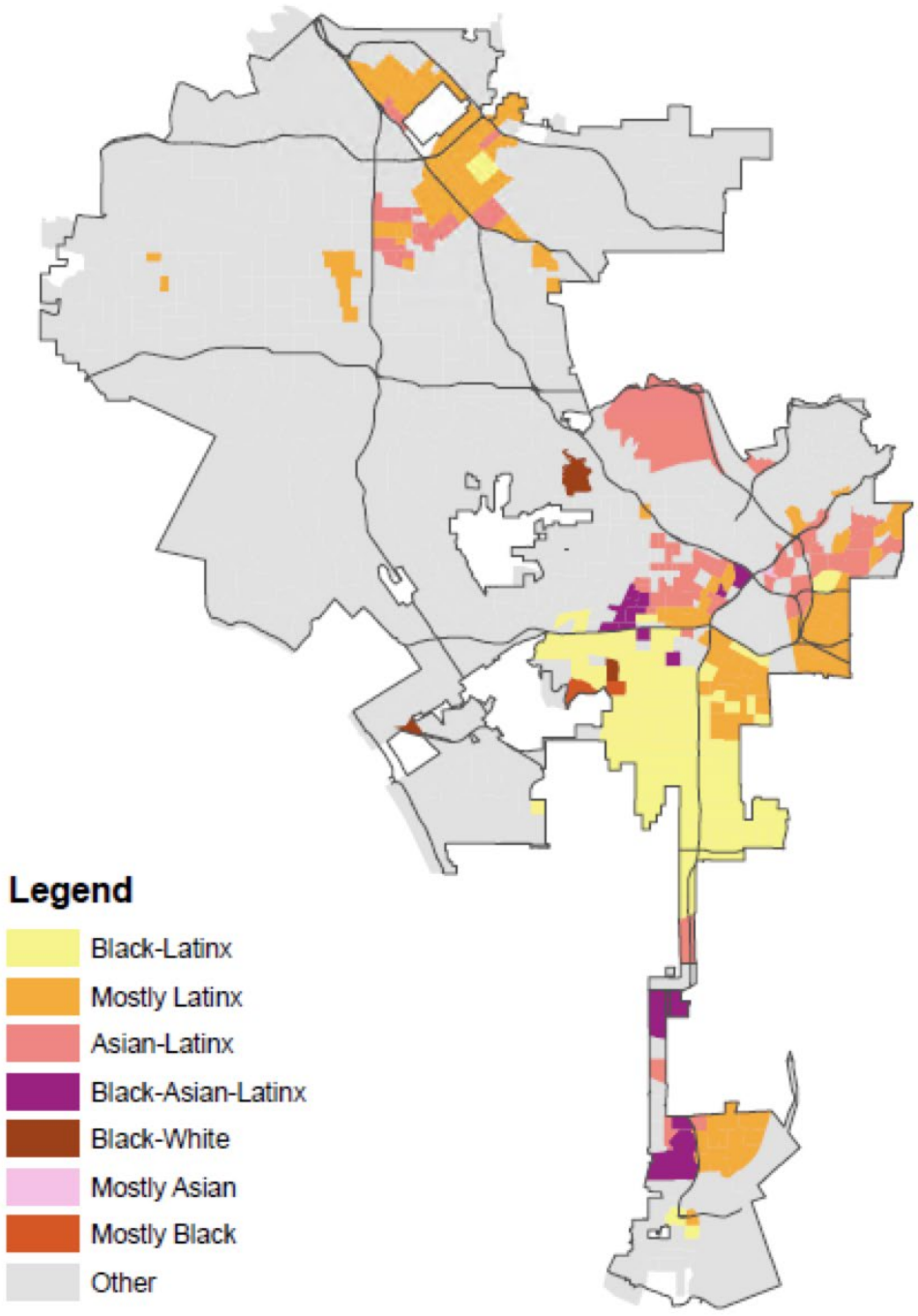
Table 4A-20

Rezoning Analysis: TCAC/HCD Opportunity Area Domains, Average Score by Neighborhoods Identified in Rezoning Inventory			
Census Tract Category	**Average Economic Domain Score**	**Average Environmental Domain Score**	**Average Educational Domain Score**
Citywide Average	0.53	0.44	0.39
Lowest Capacity Neighborhoods	0.53	0.50	0.31
Lower Capacity Neighborhoods	0.45	0.41	0.28
Moderate Capacity Neighborhoods	0.56	0.47	0.44
Higher Capacity Neighborhoods	0.58	0.43	0.50
Highest Capacity Neighborhoods	0.68	0.39	0.59
Source: TCAC/HCD Opportunity Area Map, 2021			

Table 4A-21

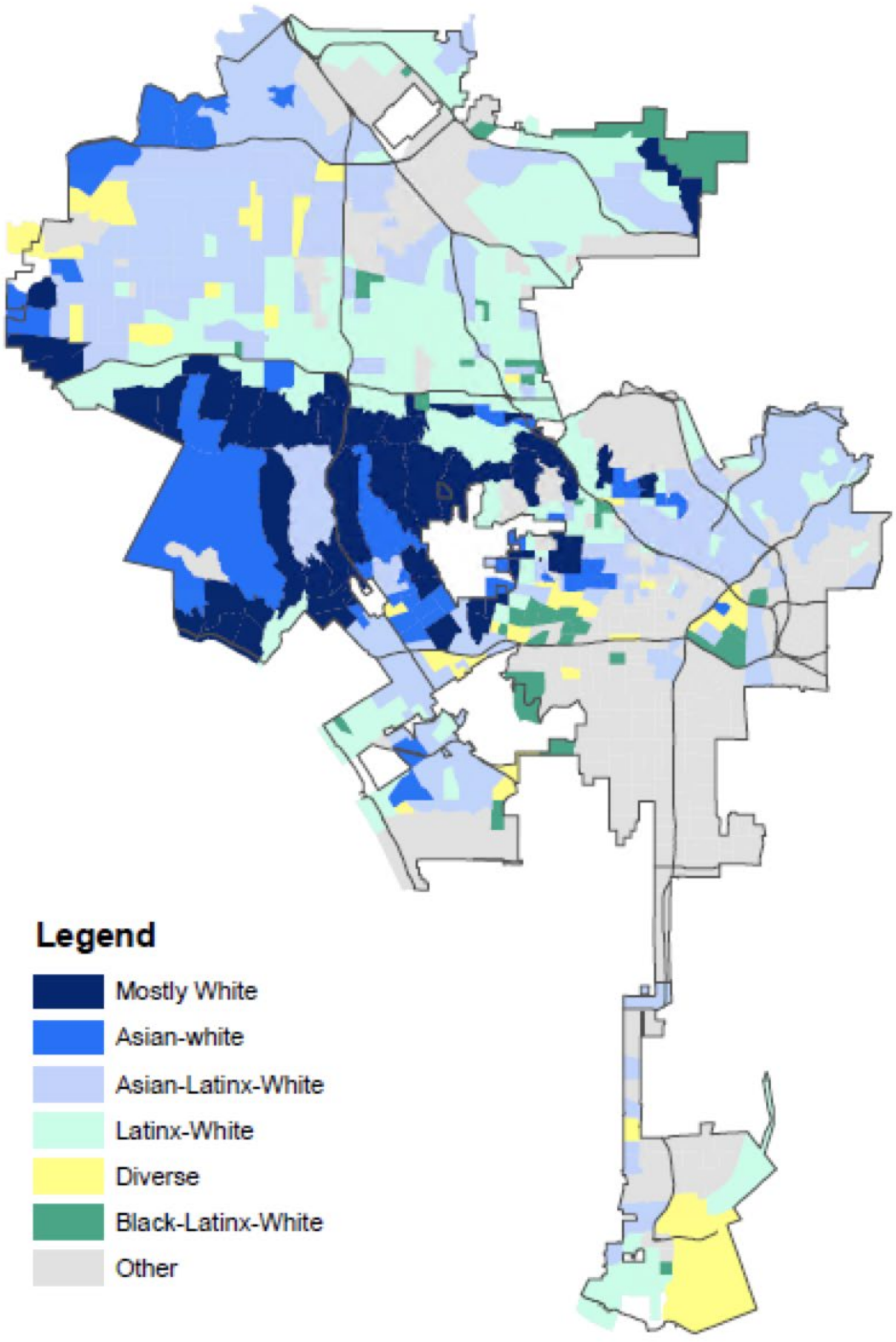
Rezoning Analysis: TCAC/HCD Opportunity Area Domains, Average Score by Neighborhoods Identified in Rezoning Inventory, Lower Income Rezoned Development Potential			
Census Tract Category	**Average Economic Domain Score**	**Average Environmental Domain Score**	**Average Educational Domain Score**
Citywide Average	0.53	0.44	0.39
Lowest LI Capacity Neighborhoods	0.48	0.44	0.28
Lower LI Capacity Neighborhoods	0.54	0.45	0.39
Moderate LI Capacity Neighborhoods	0.53	0.43	0.42
Higher LI Capacity Neighborhoods	0.56	0.44	0.50
Highest LI Capacity Neighborhoods	0.69	0.44	0.61
Source: TCAC/HCD Opportunity Area Map, 2021			

Map 4A-1. HCD Neighborhood Racial Typologies, Part 1

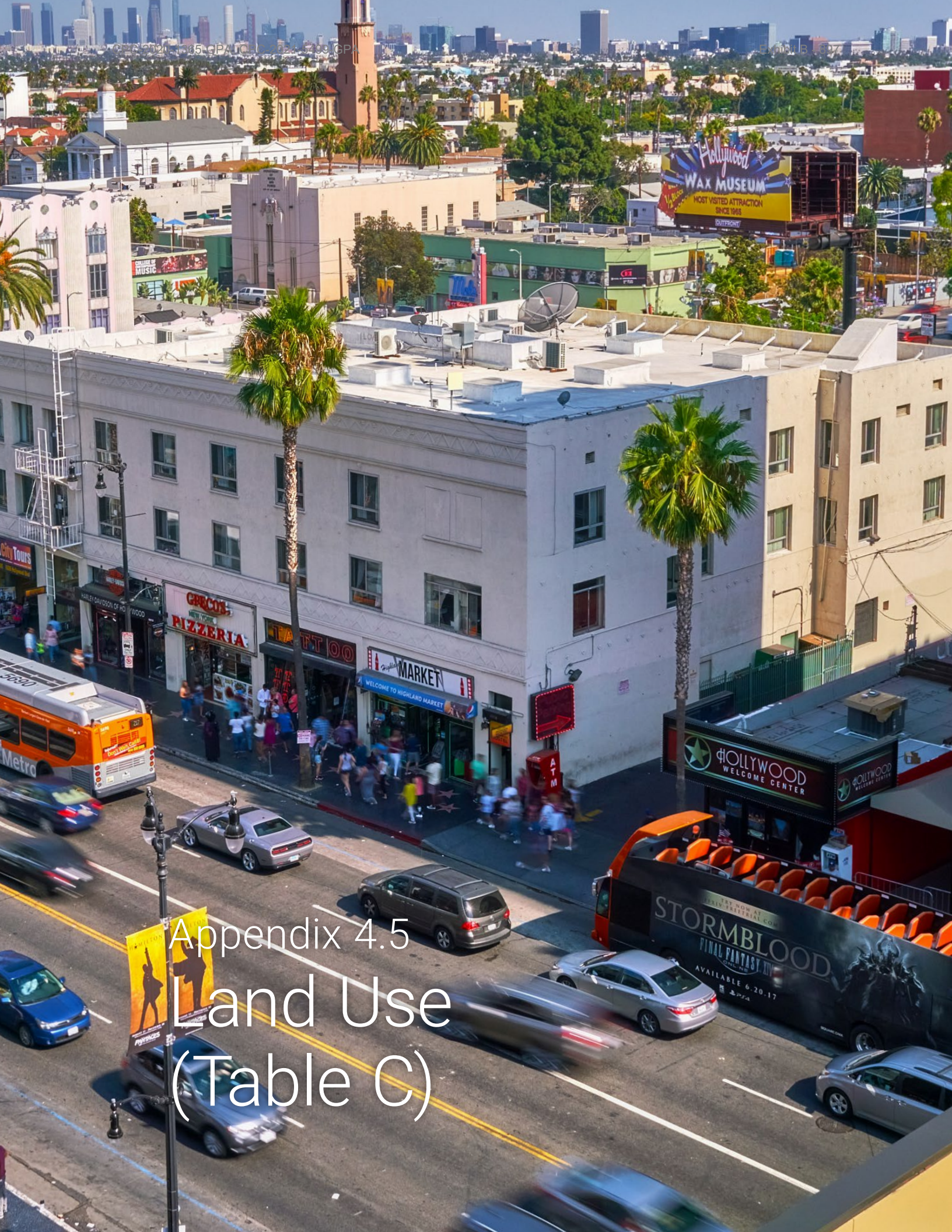


Source: HCD categories based on ACS 2019 5-year summary data

Map 4A-2. HCD Neighborhood Racial Typologies, Part 2



Source: HCD categories based on ACS 2019 5-year summary data



Appendix 4.5

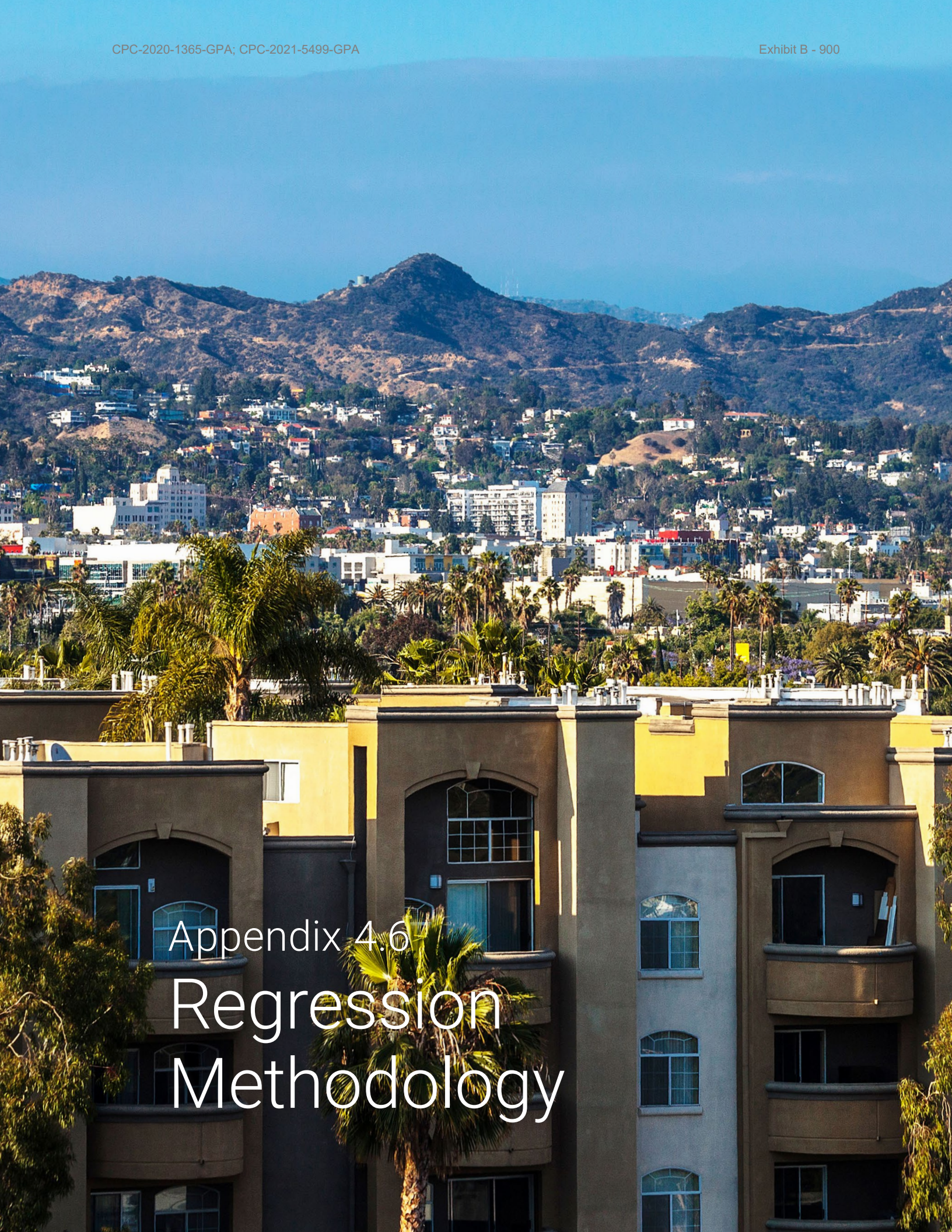
Land Use (Table C)

Appendix 4.5 - *Land Use (Table C)*

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
A1	Agricultural, Single Family Residential
A2	Agricultural, Single Family Residential
ADP	Commercial, Multiple Family Residential
C1	Commercial, Multiple Family Residential
C1.5	Commercial, Multiple Family Residential
C2	Commercial, Multiple Family Residential
C4	Commercial, Multiple Family Residential
C4(OX)	Commercial, Multiple Family Residential
C5	Commercial, Multiple Family Residential
CM	Commercial Manufacturing/Hybrid Industrial, Multiple Family Residential
CM(GM)	Commercial Manufacturing/Hybrid Industrial, Multiple Family Residential
CR	Commercial, Multiple Family Residential
CW	Commercial, Multiple Family Residential
MU(EC)	Commercial, Multiple Family Residential
NMU(EC)	Commercial, Multiple Family Residential
R1	Single Family Residential
R1H1	Single Family Residential
R1P	Single Family Residential, Parking
R1R3	Single Family Residential
R1V1	Single Family Residential
R1V2	Single Family Residential
R1V3	Single Family Residential
R2	Multiple Family Residential (Duplex)
R2P	Multiple Family Residential (Duplex), Parking
R3	Multiple Family Residential
R3(EC)	Multiple Family Residential
R3(PV)	Multiple Family Residential
R3P	Multiple Family Residential, Parking
R4	Multiple Family Residential
R4(PV)	Multiple Family Residential
R4P	Multiple Family Residential, Parking
R5	Multiple Family Residential
R5P	Multiple Family Residential, Parking
RA	Residential Suburban/Single Family Residential
RAS3	Multiple Family Residential
RAS4	Multiple Family Residential
RAP	Residential Suburban/Single Family Residential, Parking
RD1.5	Multiple Family Residential
RD2	Multiple Family Residential
RD3	Multiple Family Residential
RD4	Multiple Family Residential

Appendix 4.5 - *Land Use (Table C)*

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
RD5	Multiple Family Residential
RD6	Multiple Family Residential
RE11	Single Family Residential
RE15	Single Family Residential
RE20	Single Family Residential
RE40	Single Family Residential
RE9	Single Family Residential
RMP	Multiple Family Residential
RS	Single Family Residential
RU	Single Family Residential
RW1	Single Family Residential
RW2	Multiple Family Residential
RZ2.5	Single Family Residential
RZ3	Single Family Residential
USC-1A	Commercial, Multiple Family Residential
USC-1B	Commercial, Multiple Family Residential
USC-3	Commercial, Multiple Family Residential



Appendix 4.6

Regression Methodology

Appendix 4.6

Technical Summary of Econometric Approach to Estimating Housing Element Site Capacity in the City of Los Angeles

Prepared by: Issi Romem, Ph.D.; MetroSight and UC Berkeley Terner Center for Housing Innovation

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1. Overview:

1.1. Background:

The City of Los Angeles is required by law to submit to the State of California its Housing Element for the upcoming RHNA cycle later this year. AB 1397 (2017) now requires that, for each site in the Housing Element, the City specify the site's realistic capacity for new housing units during the upcoming cycle. It also requires the City to explain the methodology used to determine that capacity, and for the methodology to consider a list of factors related to existing uses, past experience, the market environment and regulatory incentives.

MetroSight has been hired by the Terner Center to assist the City by developing and implementing an econometric approach for estimating site capacity based on the City's past experience, as reflected in data on housing production. This memo describes the methodology developed and its results.

1.2. Zoned capacity for housing in the City of Los Angeles:

The City of Los Angeles currently has about 1.38m existing housing units in the sample of parcels considered for its housing element. If each parcel that allowed for housing was redeveloped as 100% residential to the maximum number of allowable (base) units, the number of housing units in the City would more than double. The City's zoned capacity has increased since 2010, especially after accounting for bonuses, likely due to the introduction of the City's Transit-Oriented Communities (TOC) program.

However, the presence of additional zoned capacity does not guarantee that development of that capacity will occur within a given timeframe, or at all. In the 11 years from 2010 to 2020, only about **128k new units** were permitted in the city.

What prevents zoned capacity from materializing into new housing production? First, even when zoned capacity exists, it does not guarantee that development is financially feasible. Regulatory costs and barriers that are not reflected by zoned capacity come into play, including additional requirements such as parking minimums, an ever-more-complex building code, fees, and legal obstacles posed via the California Environmental Quality Act (CEQA), as well as uncertainty around the entitlement timeframe and approval (including the final unit count). In the case of Accessory Dwelling Units (ADUs), financing barriers as well as constraints on splitting lots can limit production. In addition, construction costs and other market factors also influence the financial feasibility of development in conjunction with regulatory factors.

Second, the take up of worthwhile development opportunities does not generally occur right away. The pursuit of such opportunities typically requires the acquisition of the property by a developer, and such sales are generally driven and timed by property owners' extraneous circumstances.[1]

In practice, the take-up of development opportunities suggested by the existence of available zoned capacity has been very gradual. From 2010 to 2020 only about **0.2 percent** of parcels in the City had new units permitted each year.

On the flip side, zoned capacity is not always the limiting factor for take-up of development opportunities. Even after accounting for bonuses, only about **55 percent** of new units permitted from 2010 to 2020 fell within their parcels' zoned capacity.[2] The rest either involved changes in zoned capacity or exceptions to it.

1.3. Modeling the permitting of new units empirically:

This study uses data on permitting from 2015 to 2019 to model the likelihood of new units being permitted on each parcel and their number. The model accounts for parcel's zoned capacity before and after bonuses,

[1] There are many additional complexities involved here. For example, the knife-edge financial feasibility of development that arises due to regulatory and other costs may result in developers' only being able to pursue development opportunities on land banked during opportune times in the real estate cycle. Another example is that the complex and often political nature of the entitlement process (in general, not just in Los Angeles) raises the bar for new developers to pursue opportunities outside their familiar territory, which likely limits the pool of developers and their bandwidth for pursuing opportunities in the city. Yet another example involves the availability of capital for development, which in recent decades has (anecdotally) skewed away from small- and mid-scale development to focus on larger opportunities--a development sometimes linked with the reduced number and role of local and regional lending institutions.

[2] See table enumerating total new units permitted in Section 3.

as well as the market conditions and various other factors which the city is required to address by law in its specification of site capacity for the upcoming RHNA cycle.

The study then applies the model to current data, including changes in zoned capacity, market conditions and other factors, in order to predict that likelihood and unit number going forward. Crucially, the model is constrained such that the predicted number of units on a site may never exceed its bonus-zoned capacity. This aligns the predicted site capacity with legal obligations under RHNA.

The model predicts that, within the bonus-zoned capacity, the parcels considered for the city's housing element would result in 29,505 new units permitted within 5 years. Adjusting that number for an 8-year period such as the RHNA cycle raises the number to **47,208** new units. (Applying simple adjustments to approximate the corresponding numbers of new units that would be permitted beyond the bonus-zoned cap and including parcels outside the set considered for the city's housing element yields estimates that exceed the city's past permitting performance.)

The model's prediction of approximately 47,000 new units being permitted in the city within the bonus-zoned cap in the span of 8 years falls an order of magnitude short of the city's upcoming cycle RHNA allocation of **456,643** units.

However, two important caveats to the estimates above are in order. The first is with respect to the city's TOC program. While that program's implications for bonus-zoned capacity have been accounted for in the model, its implications for other aspects of development have not been. For example, the relaxation of minimum parking requirements in projects subject to TOC bonuses may raise the likelihood of new units permitted on a parcel beyond the impact of higher bonus-zoned capacity alone. This study includes analysis gauging the additional impact of other concessions in the TOC program on the likelihood of new units being permitted. We estimate that other TOC related benefits would raise the 8-year prediction for new units permitted within the bonus-zoned cap from 47,208 to **61,158**.

The second caveat is that the nature of the model is inherently predictive, not causal. That means that the model does *not* estimate the causal relationship whereby a change in zoned capacity induces a change in the permitting of new units. Rather, it predicts the permitting of new units that, under the set of observed circumstances, is likely to correlate with different levels of zoned capacity. The distinction is important because it means that policy changes that alter zoned capacity may not result in

corresponding changes to permitting per the model's prediction.[3] In reality, the model is likely capturing a mixed causal and correlational relationship between zoned capacity and the permitting of new units, so its predictions can be taken--cautiously--as indications of permitting levels that would be obtained under different zoned capacity scenarios. Confidence in the model's predictions should vary inversely with how far future circumstances are assumed to stray from those observed in data used for estimation.

1.4. This memo:

The remainder of this memo is structured as follows:

- Section 2 describes the data sources used to inform the model.
- Section 3 provides information on the city's past performance with respect to zoning capacity and the permitting of new units as it emerges from the data.
- Section 4 introduces the model, as follows:
  - Section 4.1 presents the methodology.
  - Section 4.2 relates the model to the requirements set forth in the law.
  - Section 4.3 addresses the model's estimation and accuracy
  - Section 4.4 characterizes the model's predictions
  - Section 4.5 discusses the approach's limitations
- Section 5 introduces the Transit-Oriented Communities (TOC) exercise

[3] For example, suppose that zoned capacity is higher in areas where market conditions render development more worthwhile or where neighbors' effective opposition to development is weaker, and it is for those reasons--as opposed to greater zoned capacity per se--that larger numbers of new units are permitted in areas with higher zoned capacity. In that case, because raising zoned capacity in an area does not change market conditions or neighbors' opposition, changing zoned capacity would not influence the permitting of new units.

2. Data

The study incorporates the following data:

2.1. **Data on "base-zoned units:"** *The number of housing units allowed on each city parcel (PIN) circa 2010 and 2020*. These numbers reflect base zoning as well as additional land use policy that applies to each property (such as overlays, specific plans, General Plan Footnotes, D limitations, and Q conditions,), compiled by city staff and accompanied by data on the underlying land use policies used to determine them. The numbers exclude the influence of bonuses.

Those data are available for samples of approximately 719k and 727k parcels in 2010 and 2020, respectively. The 2010 Sample is essentially contained within the 2020 Sample.

The 2020 Sample comprises the set of parcels that may be considered for the city's housing element, as they reflect parcels which are zoned to permit residential uses.

2.2. **Data on "bonus-zoned units:"** *Estimate of the number of housing units allowed on each city parcel with bonuses*, in 2010 and 2020. Bonuses can be applied in different ways, e.g. depending on the share of subsidized units and their rent level, so rather than there being a single number that reflects allowed capacity with bonuses there is in reality a menu of such numbers. The numbers provided here reflect assumptions as to which bonus structure to apply to each parcel, based on eligibility for a range of affordable housing incentive programs (including Density Bonus, TOC, and Community Plan Implementation Overlay Zones).

Those data are available for the same samples as the data on base-zoned units.

2.3. **Building permit data:** *An extract of all building permits reflecting an addition to the number of housing units on a site,* issued by the city for the 11-year period from Jan 1, 2010 to Dec 31, 2020. These data include information on the change in unit count, as well as the timing of permits. Associated demolition permits were not included in the extract. The data are at the city parcel (PIN) level, and in cases in which a single parcel is associated with multiple permits, we estimated the relevant overall change in unit count and assigned it to a single point in time.

2.4. **Assessor data:** *Los Angeles County assessor rolls* from 2010, 2015 and 2019 (the latest currently available). These were used to obtain information on existing unit counts, structure ages and square footage (for obtaining Floor Area Ratios (FAR)), as well as information on existing

use categories. These data are at the county parcel level (APN/BPP) and were reconciled with city parcel data.

2.5. **Spatial data:** *Spatial data on the full universe of city parcels*, obtained from the city's public-facing GeoHub website, used for observing that full universe (as opposed to just the 2010 and 2020 Samples), as well as for spatial matching with supplementary data.

2.6. **Supplementary data:** *A variety of data from third-party sources,* including the U.S. Census' American Community Survey (rental vacancy rates, household income and demographic information), publicly-available data on home values and rents from Zillow, and proprietary data on commercial property leases and their terms acquired by the Terner Center from Compstak.

3. Past performance:

3.1. The universe of parcels and the 2010 and 2020 Samples:

The full universe gleaned from the spatial data includes 851,095 city parcels. The 2010 and 2020 Samples, i.e. the sets of parcels with base- and bonus-zoned units data as of 2010 and 2020, respectively, include 718,691 and 727,301 city parcels.

The overwhelming majority of parcels have a zoned capacity of 1-4 units, with the remainder consisting of those with a zoned capacity of 5-50 units. Parcels with zoned capacity greater than 50 units have in the past comprised less than one percent of parcels. However, changes since 2010, including the TOC program, have raised the latter's share as measured by bonus-zoned capacity above the one percent mark.

Parcel counts by number of base- and bonus-zoned units						
Sample	**Base vs bonus**	**0 units**	**1-4 units**	**5 to 50 units**	**>50 units**	**Total**
2010 Sample	Base	19,966 (2.8%)	579,269 (80.6%)	115,011 (16.0%)	4,445 (0.6%)	718,691
	Bonus	9,968 (1.4%)	555,023 (77.2%)	148,011 (20.6%)	5,689 (0.8%)	
2020 Sample	Base	20,580 (2.8%)	581,851 (80.0%)	119,589 (16.4%)	5,281 (0.7%)	727,301
	Bonus	1,231 (0.2%)	553,987 (76.2%)	162,859 (22.4%)	9,224 (1.3%)	

3.2. Upzoning and downzoning:

Over the course of a decade, approximately one percent of parcels were downzoned with respect to base- and bonus-zoned capacity, and just 1.3 percent was upzoned with respect to base-zoned capacity. However, as much as 16 percent of parcels were upzoned with respect to bonus-zoned capacity, presumably reflecting the TOC program.

Parcels upzoned or downzoned by 1 or more units between 2010 and 2020[4]				
Base vs bonus	**Downzoned**	**Unchanged**	**Upzoned**	**Total**
Base	7,331 (1.0%)	702,195 (97.7%)	9,165 (1.3%)	718,691
Bonus	9,263 (1.3%)	594,532 (82.7%)	114,896 (16.0%)	718,691

3.3. Existing units and zoned capacity:

As noted in the overview, the City of Los Angeles currently has about 1.38m existing housing units in the sample of parcels that can be considered for its housing element. If each parcel in the sample was redeveloped as 100% residential to the maximum number of allowable (base) units, the number of housing units would more than double. However, the likelihood of seeing new units permitted on a given parcel each year is very low (see Section 3.5 below).

[4] Upzoning and downzoning at the parcel level can only be observed for parcels observed both in 2010 and 2020.

3.4. Total new units permitted:

The number of new units permitted each year emerged from the previous decade's housing bust and increased throughout much of the last decade, peaking in 2017.[5] Note that neither the 2010 nor the 2020 Sample include the full scale of new unit permitting in the city. A substantial amount of new units was permitted outside of those samples. Note also that only about 54 and 56 percent of the new units permitted in the 2010 and 2020 Samples, respectively, fall within the bonus-zoned cap.

Time period	All parcels	2010 Sample		2020 Sample	
		All permits	Within bonus-zoned cap[6]	All permits	Within bonus-zoned cap[7]
2010	4,271	2,892	1,850	2,960	1,920
2011	6,917	3,088	1,825	3,553	2,351
2012	7,103	5,133	2,550	5,163	2,635
2013	10,112	7,060	3,717	7,285	3,968
2014	12,460	6,913	3,647	7,498	4,137
2015	16,122	10,615	5,471	10,790	5,673
2016	15,337	10,919	5,332	11,611	5,943
2017	15,404	10,965	6,209	11,888	6,744
2018	15,078	10,519	6,042	12,152	7,115
2019	14,110	9,987	5,600	10,696	6,316
2020	11,518	9,085	5,197	10,157	6,114
2015-2019	**76,051**	**53,005**	**28,654**	**57,137**	**31,791**

[5] New units in Los Angeles likely skew heavily towards large multifamily rental developments--a sector which experienced a lot of new supply coming online in the latter part of the decade.

[6] This column sums up the number of units permitted after assigning every city parcel a number of units that is the lower of (i) the number of permits actually issued, and (ii) the number of bonus-zoned units for the parcel (circa 2010). In other words, this column reports the number of units permitted after omitting units permitted *in excess* of the bonus-zoned units for the parcel.

[7] The previous footnote applies here as well, with the number of bonus-zoned units for the parcel being circa 2020, instead of 2010.

2010-2020	**128,432**	**87,176**	**47,440**	**93,753**	**52,916**

3.5. The likelihood of permitting new units:

The following table provides backward-looking figures with respect to parcels' likelihood of seeing new units permitted, the number of new units conditional on such permitting and the composition of the two, which can serve as comparisons for forward-looking predictions of these figures from the later model.

Although it varies over time, the average parcel's average annual likelihood of seeing new units permitted was approximately 0.2 percent per year.

Time period	**Share of parcels yielding permits for new units[8]**		**Average number of new units per parcel, conditional on yielding permits**		**Average number of new units per parcel, unconditional**	
	2010 Sample	**2020 Sample**	**2010 sample**	**2020 sample**	**2010 Sample**	**2020 Sample**
2010	0.101%	0.101%	3.99	4.04	0.0040	0.0041
2011	0.102%	0.101%	4.22	4.83	0.0043	0.0049
2012	0.125%	0.125%	5.70	5.69	0.0071	0.0071
2013	0.154%	0.153%	6.38	6.55	0.0098	0.0100
2014	0.186%	0.185%	5.17	5.58	0.0096	0.0103
2015	0.234%	0.232%	6.32	6.39	0.0148	0.0148
2016	0.233%	0.238%	6.52	6.71	0.0152	0.0160
2017	0.316%	0.321%	4.83	5.10	0.0153	0.0163
2018	0.233%	0.232%	6.27	7.21	0.0146	0.0167
2019	0.197%	0.204%	7.06	7.22	0.0139	0.0147

[8] Note that, in principle, the share of parcels yielding permits for new units over the course of a multi-year period may be smaller than the sum of that share calculated separately for each year, because some parcels may yield permits repeatedly in different years. In this case, the annual shares do add up to the multi-year share, because of the way in which all permits issued for a parcel are reduced to having a single date. See earlier footnote on this matter in the data section.

2020	0.151%	0.155%	8.35	9.00	0.0126	0.0140
2015-2019	**1.213%**	**1.226%**	**6.08**	**6.41**	**0.0738**	**0.0786**
2010-2020	**2.032%**	**2.046%**	**5.97**	**6.30**	**0.1213**	**0.1289**

4. Model:

4.1. Methodology:

The model predicts two outcomes of interest:

- *The <u>likelihood</u> of new units being permitted on each parcel*
- *The <u>number</u> of new units permitted on each parcel, conditional on new units being permitted*

The model is estimated ("trained") using permits issued on parcels in the 2010 Sample from the beginning of 2015 to the end of 2019 (5 years), and conditional on a variety of parcel attributes observed prior to the onset of that period, including base- and bonus-zoned capacity circa 2010. The parcel attributes included as covariates in the model correspond to the various factors which AB 1397 (2017) requires cities to consider in their methodology for determining site capacity (more on that below).

The estimated model is then used to predict the future outcomes of interest for parcels in the 2020 Sample from the beginning of 2021 to the end of 2025 (5 years), conditional on the same variety of parcel attributes used in estimation--but updated to their values as of 2020--including base- and bonus-zoned capacity.

The model consists of two steps:

- **Step 1:** The likelihood of new units being permitted on a parcel is estimated for the full 2010 Sample using a **logit regression model**. The logit model ensures that predicted probabilities of new units being permitted fall within the [0,1] range.
- **Step 2:** The conditional number of new units permitted on a parcel is estimated for the subset of parcels in the 2010 Sample which had new units permitted, using a **fractional logit regression model**.[9]

  The observed outcomes informing such a model must be shares, i.e. numbers on the [0,1] interval, and its predicted values are numbers on this

[9] Whereas the logit regression model is ubiquitous in economics and machine learning, the fractional logit regression model is esoteric. Both the logit regression model and the fractional logit regression model are estimated by maximizing the same log-likelihood function: $\log L = \Sigma_j (y_j \log(\Lambda(\mathbf{x}_j'\boldsymbol{\beta})) + (1-y_j) \log(1-\Lambda(\mathbf{x}_j'\boldsymbol{\beta})))$, where y_j is the outcome variable for parcel j, $\mathbf{x}_j$ is a k x 1 vector of covariates, $\boldsymbol{\beta}$ is a k x 1 vector of coefficients, and $\Lambda(z)$ is the logistic cumulative distribution function, $\Lambda(z) = e^z / (1+e^z)$. The difference is that in the logit regression model y_j takes on only the discrete values 0 or 1, whereas in the fractional logit regression model, y_j takes on continuous values in the [0,1] interval. A brief introduction to the fractional logit regression model can be found in Wooldridge, J. M. 2002. *Econometric Analysis of Cross Section and Panel Data.* 1st ed. Cambridge, MA: MIT Press, p. 661-663.

interval as well. In this case, the outcome is defined as the ratio of the number of new units permitted and the parcel's bonus-zoned capacity.[10] Thus, the fractional logit regression model ensures that the predicted number of new units permitted is never (below zero or) above the bonus-zoned capacity.

In many cases, the number of new units permitted on a parcel between 2015 and 2019 exceeds the bonus-zoned capacity circa 2010, suggesting that zoned capacity was either altered by the time the permits were issued, or that some type of exception was made. In such cases the numerator of the outcome variable is truncated at the bonus-zoned capacity, e.g. if 11 new units were permitted on a parcel with a bonus-zoned capacity of 10, the outcome for that parcel is taken to be 1 = 10/10, instead of 1.1 = 11/10, which be outside the [0,1] range.

The separation into steps addressing the two outcomes--the likelihood of new units permitted and their conditional number--is useful for several reasons. The permitting of new units is a fairly sparse outcome, and estimating the emergence of a sparse outcome *and* its gradations (the number of units) in a single model would be challenging. Additionally, the separation into steps allows the set of covariates on which each step is conditioned to differ. For example, the age of the existing structure on a parcel at the onset is likely to matter for whether new units are permitted, but less likely to matter for how many new units are permitted.

[10] In rare instances, the base-zoned capacity observed in the data for a parcel exceeds the bonus-zoned capacity (for clarity, the bonus-zoned capacity includes the base-zoned capacity and any further capacity owing to bonuses). To address such cases, the denominator is defined as the greater of the base- and bonus-zoned capacities.

The covariates included in the model are as follows:

Covariate	Included in Step 1	Included in Step 2
The number of base-zoned units[11]	✓	✓
The number of bonus-zoned units (the sum of base-zoned units and any additional units allowed per bonus)[12]	✓	✓
The ratio of existing units to base-zoned units	✓	
A set of indicators for each of Los Angeles' four market area types[13]	✓	✓
A set of indicators for broad existing-use categories: Commercial, Industrial, Institutional, Recreational and Residential (as well as Miscellaneous and Missing), drawn from county assessor records	✓	
A set of indicators for existing structure age buckets: 0-25 years, 25-50 years, and >50 years, as well as a "missing" group (which largely captures vacant lots)[14]	✓	
A set of indicators for Floor-to-Area Ratio (FAR) buckets: 0%, 0-50%, 50-100%, 100%+, as well as a "missing" FAR group[15]	✓	
An indicator for existing structures subject to the Los Angeles' Rent Stabilization Ordinance (RSO)	✓	
The Community Plan Area's (CPA) ratio of total permitted units to total base-zoned units over the prior 5-	✓	✓

[11] In Step 2, the coefficient on base-zoned units is allowed to vary for each of Los Angeles' four market area types.

[12] Similarly, in Step 2, the coefficient on bonus-zoned units is also allowed to vary for each of Los Angeles' four market area types.

[13] For the grouping of Community Plan Areas into four market area types, see the map on Page 5 here.

[14] To be accurate, this "missing" age group captures a combination of parcels which have no structure on them, even if they are not strictly vacant (e.g. a parking lot), and ones that have a structure whose age information is missing in the records.

[15] The 0% FAR group captures vacant lots, similar to the "missing" age group, whereas the "missing" FAR group likely captures a mixture of vacant lots (whose square footage is recorded as missing rather than zero), and of parcels with structures whose square footage information is missing in the records.

year period		
The log of the typical estimated home value in the zip code area, drawn from the Zillow Home Value Index (ZHVI)[16]	✓	✓
The log of the typical estimated asking rent in the zip code area, drawn from the Zillow Observed Rent Index (ZORI)[17]	✓	✓
The average rental vacancy rate in the Census Public Use Microdata Area (PUMA) during the prior 5-year period	✓	✓
The average remaining lease duration for commercial properties in the Community Plan Area (CPA), drawn from Compstak data	✓	
Separate intercepts for parcels with 1-4, 5-50 and >50 base-zoned units	✓	✓

In addition, both steps of the model are designed such that the influence of the covariates can differ freely depending on a parcel's base-zoned capacity category. Specifically, both steps of the model interact with each of the above covariates with indicators for base-units zoned falling in the 1-4 unit range, the 5-50 unit range, and the >50 unit range.[18] That means that each step of the model actually consists of three independent sub-models: One for each of the three base-zoned capacity categories.

4.2. The model's relation to the requirements set forth in the law:

As noted in the overview, AB 1397 (2017) now requires that cities specify the realistic capacity for new units during the upcoming RHNA cycle and explain the methodology used to determine it, which must consider a list of factors.

[16] The model is estimated using the average monthly ZHVI (or ZORI) value for the zip code area for 2015, and predictions use the corresponding information for 2020. Zillow often suppresses information at the zip code level when it is informed by too few observations or exhibits suspicious abnormalities (this occurs more often with respect to ZORI than with respect to ZHVI). In zip code areas whose ZHVI (or ZORI) is unavailable, the ZHVI (or ZORI) for the nearest zip code area with available ZHVI (or ZORI) data was used (using Census zip code tabulation area centroids). Incorporating home values and rents with a log transformation is common practice, and improves the model's fit.

[17] See previous footnote, which applies to ZORI as well.

[18] According to the planning department's staff, site plan review is required once a threshold of 50 proposed units is reached, whereas a by-right standard applies for projects proposing fewer than 50 units.

Specifically, AB 1397 (2017) requires the following (item enumeration, bracketed text and emphasis added).

> *"Section 65583.2 (g) (1) For [relevant sites], the city or county shall specify the additional development potential for each site within the planning period and shall provide an explanation of the methodology used to determine the development potential. The methodology shall consider factors including[:]*
>
> *[i] the extent to which **existing uses** may constitute an impediment to additional residential development,*
> *[ii] the city's or county's **past experience** with converting existing uses to higher density residential development,*
> *[iii] the current **market demand** for the existing use,*
> *[iv] an analysis of any **existing leases** or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development,*
> *[v] **development trends**,*
> *[vi] **market conditions**, and*
> *[vii] regulatory or other **incentives** or standards to encourage additional residential development on these sites."*

The correspondence between the model and factors *i* through *vii* required in the law is as follows.

I. "The extent to which **existing uses** may constitute an impediment to additional residential development" is reflected by the conditioning of the model on existing use categories and on existing structures' age and FAR, as well as the Rent Stabilization Ordinance and the remaining local commercial existing lease duration variable.

II. "The city's or county's **past experience** with converting existing uses to higher density residential development" is captured by the basic premise of the exercise: Predicting future permitting based on an empirical estimate that draws on the city's recent (5-year) experience. That experience consists primarily of converting existing uses--including less-dense residential use--to higher density residential development.

III. "The current **market demand** for the existing use" is reflected in the existing use indicators, as well as the remaining local commercial existing lease duration variable and the local information on rental vacancy rates and on residential property values and rents.

IV. "An analysis of any **existing leases** or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development" is not directly addressed by the

exercise, however it is indirectly broached by the inclusion of the local remaining existing commercial lease duration variable. City staff have incorporated subsequent steps outside of the Model to remove any sites from the Sites Inventory that have an existing regulatory agreement or other regulatory protection related to affordable housing units that would preclude the redevelopment of the site during the planning period.

V. "**Development trends**" are captured by the basic premise of the exercise as explained in item *II*, and also by the local ratio of total permitted units to total base-zoned units over the prior 5-year period. That variable essentially captures the recent level of permitting for housing in the area. (The division by total base-zoned units is necessary for that variable to not simply convey the size of the Community Plan Area, and to account for regulation-imposed differences in past permitting, as opposed to market-driven development trends.)

VI. "**Market Conditions**" are captured by the local ratio of total permitted units to total base-zoned units over the prior 5-year period that was just mentioned, as well as the local information on rental vacancy rates and on residential property values and rents, the remaining local commercial existing lease duration variable, and the set of existing land use indicators, as well as the City's identification of four residential market area types.

VII. "regulatory or other **incentives** or standards to encourage additional residential development on these sites" are reflected by the distinction between base-zoned units and bonus-zoned units, as well as the inclusion of their ratio. In particular, bonus-zoned units capture--to a limited extent--the influence of the Transit-Oriented Communities (TOC) program.[19]]

4.3. Model estimation and accuracy:

- **In total:**

  From the beginning of 2015 to the end of 2019, the parcels observed in the 2010 Sample yielded permits for **28,654** new units within the bonus-zoned cap.[20]

  That is the benchmark which the model ideally ought to predict for those same parcels over that period, and indeed the model gets

[19] The reflection of TOC in the bonus-zoned units variable corresponds *only* to the program's influence on the bonus-zoned unit count; it does *not* reflect other distinct aspects of the program, such as its influence on minimum parking requirements or the entitlement process. This is captured in a latter step (see Section 5 of this Appendix).

[20] That is the number of units permitted on those parcels after omitting units permitted *in excess* of the bonus-zoned units for each parcel.

very close, producing a backward-looking *prediction* of **28,542** new units permitted.[21]

Thus, the model seems to perform well with respect to *total* new units permitted, but how do the two steps of the model perform with respect to the accuracy of individual parcel predictions?

- **At the parcel level:**

The likelihood of new units being permitted on a parcel in a given period is affected by its location, by development trends and market circumstances, and by characteristics of the site and the existing use. However, it is also subject to a great deal of idiosyncrasy: The owner's financial and life circumstances (e.g. heirs selling a deceased parent's property), developers' past successful land banking, lot assembly, and so forth.

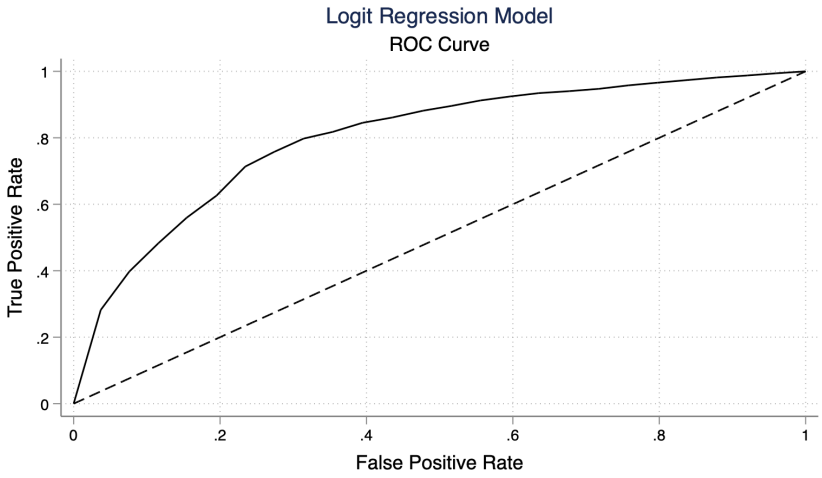
As a result, accurately predicting new units being permitted on a *specific* parcel during a given period is more challenging than predicting the total number of new units permitted in a large set of parcels. This challenge is reflected in Step 1 of the model, which explains only a fairly limited share of variation in outcomes at the parcel level.[22]

Yet despite that, Step 1 of the model has substantial predictive power--meaning that it performs substantially better than a random guess--even at the individual parcel level. To see this, consider the predictions made in Step 1. Those predictions consist of a set of numbers between 0 and 1, one for every parcel in the 2010 Sample, that reflect the (backward-looking) predicted likelihood that the parcel will have seen new units permitted. Suppose also that when a parcel's predicted likelihood is greater than some threshold, say 0.5, we interpret that as a prediction that the parcel will have seen new units permitted and, vice versa, we interpret a likelihood below 0.5 as a prediction of no new units being permitted. The performance of the resulting parcel-level predictions can be compared with the *actual* observations for those parcels, i.e. whether they did or didn't in fact see new units permitted.

[21] That is an in-sample (training set) prediction, which could potentially reflect overfitting. A corresponding backward-looking out-of-sample prediction obtained using five-fold cross-validation came in at **28,726** new units permitted.

[22] The logit regression model has a (McFadden) pseudo-R^2 of 0.126. An OLS linear probability model presented later in this memo (and which also includes some explanatory variables reflecting household income and race/ethnicity) has an R^2 value of 0.038.

The following chart, known as an ROC curve, plots the true-positive rate (TPR) against the false positive rate (FPR), i.e. the share of those parcels that actually had new units permitted which were also correctly predicted to do so by the model, and the share of those parcels that had no new units permitted but were falsely predicted to have them by the model. The solid ROC curve reflects the combinations of TPR and FPR that would be obtained by setting different values between 0 and 1 for the discrimination threshold above, instead of just the 0.5 example.[23] In contrast, the dashed diagonal represents the TPR and FPR that would be obtained by assigning each parcel a *random* likelihood of seeing new units permitted, i.e. the diagonal is the ROC curve of an uninformed guess.[24]



Source: UC Berkeley Terner Center; Analysis by MetroSight.

Notes: The ROC curve is based on five-fold cross validation within the 2010 sample; the AUC is just over 0.8.

[23] To see how it works, suppose for example if we set a threshold of 0, implying a prediction of new units permitted on *all* parcels, we would obtain a TPR of 1 because every parcel that actually had new units permitted would be predicted to have them, but it would also have an FPR of 1, because every parcel that didn't see new units permitted would also be predicted to have them. The opposite would be true if we set the threshold at 1. The solid ROC curve results from setting a sufficient range of different thresholds between 0 and 1, and reporting the actual TPR and FPR obtained from the predictions and the data on actual permitting of new units in the 2010 Sample.

[24] To see why, suppose we set the threshold for interpreting a likelihood as a prediction of new units being permitted at 0.17, i.e. any parcel whose randomly assigned likelihood exceeds 0.17 would be predicted to have new units permitted. The TPR would be 0.83 because, among those parcels that actually had new units permitted, 17% would have randomly assigned likelihoods below 0.17 and 83% above it (remember that the random likelihood is assigned to each parcel independently of their actual outcome). Similarly the FPR would be 0.83 because, among those parcels that actually had no new units permitted, 17% would have randomly assigned likelihoods below 0.17 and 83% above it (just like the other group), and the latter's predictions would be false positives. The entire diagonal can be derived by assigning each parcel a random likelihood and applying all possible thresholds between 0 and 1.

The fact that the solid ROC curve produced by Step 1 of the model lies above the diagonal indicates that the predictions made by Step 1 make better predictions than a random guess.[25]

How much better? One measure used to qualify ROC curves is the area under the curve (AUC), and the ROC curve for step 1 has an AUC of 0.801. How good is that? While there is not strictly an answer to that question, one text has suggested the following rule of thumb (bullets and bracketed note added).[26]

> *"0.5 = This suggests no discrimination, so we might as well flip a coin. [Note the random guess diagonal has an AUC of 0.5.]*
> *0.5-0.7 = We consider this poor discrimination, not much better than a coin toss.*
> *0.7-0.8 = Acceptable discrimination*
> *0.8-0.9= Excellent discrimination*
> *>0.9 = Outstanding discrimination"*

The ROC curve used to establish the predictive power of Step 1 applies to binary classification models, of which a logit regression model is one, however the fractional logit regression model used in Step 2 does not fall into this category. Step 2 predicts the (conditional) number of new units permitted on each parcel *as a fraction of the bonus-zoned units for the parcel*. Thus, Step 2 predicts a number between 0 and 1 for each parcel, where a number of 0.9, for example, indicates a prediction that if new units were permitted on the parcel, they would amount to 90% of the bonus-zoned capacity for the site.

How well does Step 2 perform? To gauge that, its performance was compared to that of random guesses by assigning every parcel used in the Step a random prediction between 0 and 1, and observing how large an error was produced. An error, in this context, means the absolute difference between the predicted fraction of a parcel's bonus-zoned units that would be permitted, and the actual fraction that was observed to be permitted in the 2010 Sample. Repeating the process of randomly assigning predictions 1,000 times yielded a mean absolute error of **0.425**, i.e.

[25] For instance, using 0.12 as the threshold for interpreting the model's likelihoods as predictions of new units being permitted would yield a true positive rate of about 3 in 4 and false positive rate of about 1 in 4.
[26] Hosmer Jr, David W., Stanley Lemeshow, and Rodney X. Sturdivant. *Applied logistic regression*. Vol. 398. John Wiley & Sons, 2013, p.177.

an error of 42.5 percentage points on average above or below the actual fraction of the bonus-zoned units that was permitted. In contrast, the predictions from Step 2 yielded a mean absolute error of **0.121**, i.e. an error of just 12.1 percentage points on average.[27] Once again, there is no strict answer to the question "is that good?", however it does imply that Step 2 of the model has substantially better predictive power than a random guess.

4.4. Model prediction:

After the model's estimation, it is applied at the individual parcel level to the 2020 Sample in order to make *forward-looking* predictions.

- **In total:**

  The model predicts that, within the bonus-zoned unit cap, the parcels included in the 2020 Sample would see permitting for **29,505** new units within 5 years. Adjusting that number for an 8-year period yields **47,208** new units.[28]

  If that number is further adjusted for the rate of past permitting *above and beyond* the bonus-zoned unit cap--i.e. owing to changes in the applicable land use policy and/or exceptions made with respect to it--the parcels in the 2020 Sample would yield **89,741** new units over 8 years.[29]

  And if the number were even further adjusted to account for past levels of permitting in the city *outside* of the 2020 Sample--on parcels that were excluded from the sample ostensibly because they did not allow residential use as of 2010 or were otherwise constrained--it would be **119,447** over 8 years. However, due to requirements of State Housing Element law, the Sites Inventory cannot consider development potential that cannot be achieved without the need for legislative action.

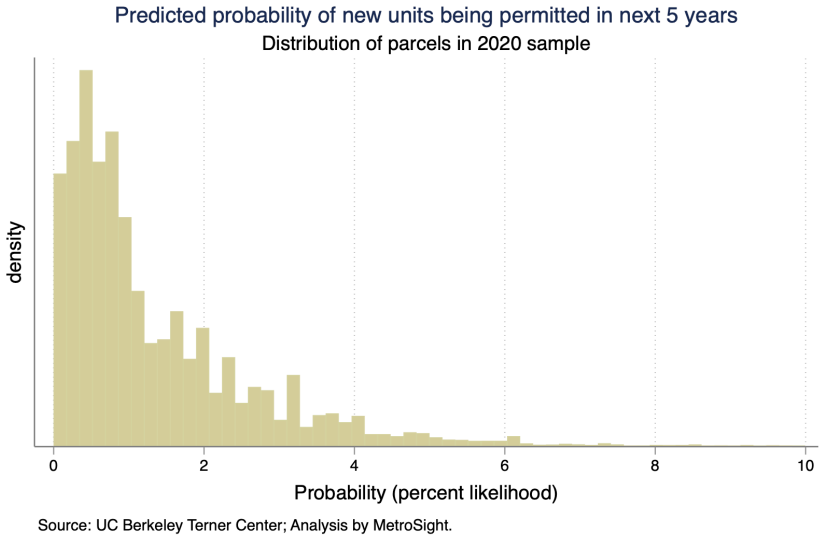
- **The parcel-level likelihood of having new units permitted:**

[27] The mean absolute error reported was obtained by way of five-fold cross-validation within the 2010 Sample.

[28] The adjustment is simply a multiplication by 8/5.

[29] The adjustment involves multiplying by the ratio of *total* new units permitted in the 2020 Sample during the 5 years from 2015 to 2019 (57,137), and new units permitted in that sample during those years *within the bonus-zoned unit cap* (30,057).

The overwhelming majority of parcels have a very low probability of seeing new units permitted during the next 5 years, however there is a long thin right tail of parcels with higher likelihood of development.



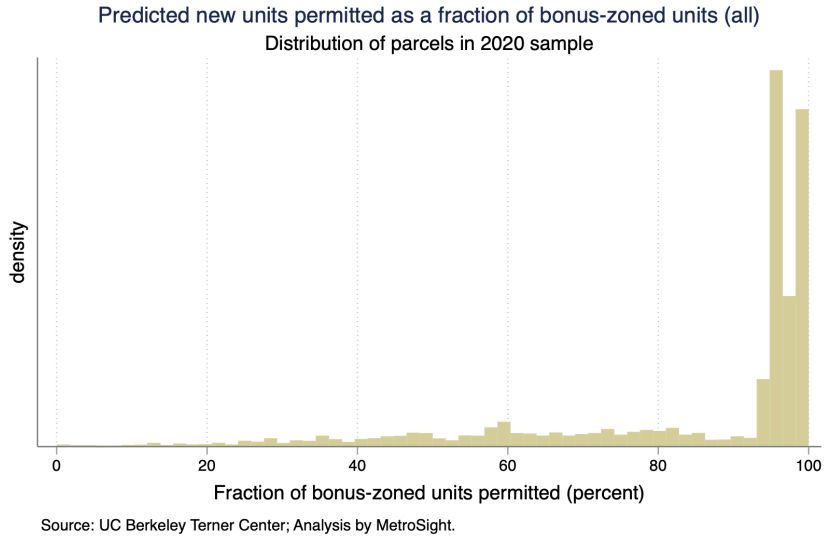
Percentile	Predicted probability of having new units permitted in next 5 years			
	All parcels	Base-zoned capacity		
		1-4 units	5-50 units	>50 units
1st	0.04%	0.04%	0.03%	0.09%
5th	0.11%	0.13%	0.08%	0.17%
10th	0.19%	0.24%	0.11%	0.21%
25th	0.45%	0.52%	0.23%	0.39%
50th	0.89%	1.01%	0.46%	0.72%
75th	1.95%	1.95%	1.22%	1.47%
90th	3.26%	3.26%	3.50%	2.84%
95th	4.30%	4.30%	4.40%	4.82%

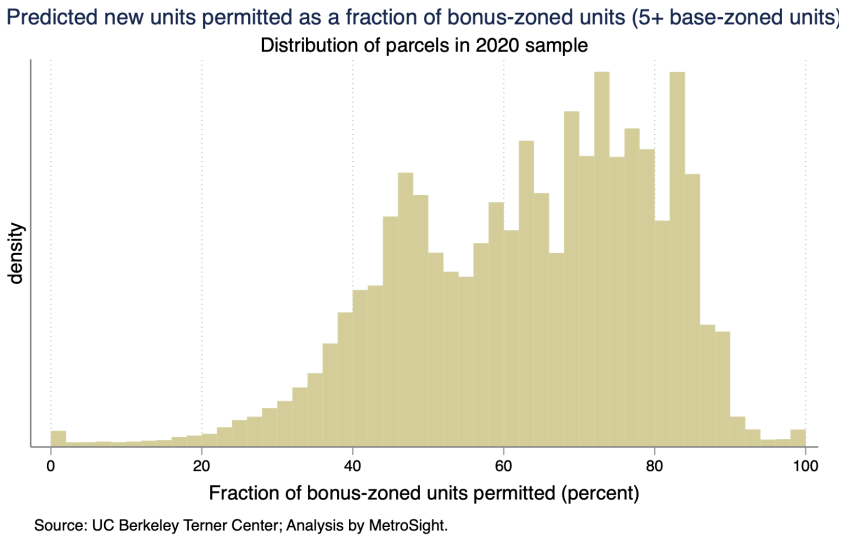
99th	8.58%	8.64%	7.31%	12.04%
Mean	**1.49%**	**1.56%**	**1.15%**	**1.44%**
Parcels	**725,541**	**602,011**	**118,915**	**4,615**

- **The fraction of bonus-zoned units permitted per parcel, conditional on new units being permitted:**

  Conditional on seeing new units permitted, a substantial share of parcels are predicted to have new unit counts ranging from 10 to 95 percent of the bonus-zoned capacity. However, more than half of parcels are predicted to yield new unit counts between 95 and 100% of the bonus-zoned capacity. Those parcels concentrated between 95-100% of bonus-zoned capacity consist primarily of parcels with base-zoning in the 1-4 unit range.

  Limiting the set of parcels to those with base-zoning of 5 or more units leads to a more even distribution, with the bulk of parcels having predicted numbers of new units typically ranging between 40 and 90 percent of bonus-zoned capacity.





- **The number of new units permitted per parcel:**

  More than half of the parcels in the 2020 Sample are predicted--conditional on having new units permitted--to yield just one new unit (in practice, this often shows up as a predicted conditional number of new units permitted below 1). Indeed, the 99th percentile parcel in this respect is predicted to see 37.2 new units permitted.

  However, a disproportionate share of predicted new units are concentrated among parcels with a high predicted unit count: Half of new units are predicted to emerge on parcels with 12.4 or more units permitted. Similarly, as much as a quarter of new units are predicted to emerge on parcels with 32.1 or more units, and ten percent of new units are predicted to emerge on parcels predicted to have at least 88.5 units.

Predicted number of new units permitted per parcel[30]					
Percentile of all parcels	**Conditional**	**Unconditional**	**Percentile of total predicted new units**	**Conditional**	**Unconditional**
1st	0.93	0.0005	1st	0.95	0.0045
5th	0.95	0.0017	5th	0.96	0.0095
10th	0.95	0.0032	10th	0.98	0.0160
25th	0.96	0.0064	25th	2.58	0.0398
50th	0.99	0.0135	50th	12.4	0.127
75th	2.32	0.0321	75th	32.1	0.507
90th	8.54	0.0724	90th	88.5	2.27
95th	14.3	0.1300	95th	224	6.79
99th	37.2	0.4290	99th	1,265	31.4
Mean	**3.65**	**0.041**	**Mean**	**62.0**	**2.90**

4.5. Limitations and cautions:

A number of limitations and cautions ought to be highlighted:

- As noted in the overview, the predictive methods used in the study amount ultimately capture correlation, not causation.
- A potentially important limitation of the study is that it does not fully account for lot assembly. In cases in which the permitting of new units follows lot assembly, and in which such lot assembly results in city parcel identification numbers *changing* between the time at which 2010 Sample was observed and the time of

[30] "Conditional" or "unconditional" refers to conditioning on new units being permitted (whereas the conditional case is conditioned on new units being permitted, in the unconditional case the predicted number of units also reflects the likelihood of seeing new units permitted). The figures correspond to the 2020 Sample.

permitting, the permitting of new units on such parcels will fail to be observed. Such cases would likely bias estimates in both steps of the model downwards.

- Another limitation of the analysis (due to time constraints) is that it does not distinguish between new units permitted through addition or alteration from those permitted through the construction of a new building.

- Both the set of control variables (covariates) included in Steps 1 and 2 and the regression methods used in those steps affect the predictions. The execution of this study included a fair amount of specification testing and trial of different alternative methods, and those presented were chosen because they are--in order of importance--feasible, valid, compelling and simple. However, alternative specifications may lead to different results.

5. TOC exercise:

The implications of the Transit-Oriented Communities (TOC) program with respect to bonus-zoned capacity are accounted for in the model. Thanks to the program, sites within certain distances of transit that place them within the program's four tiers now have greater bonus-zoned capacity than they did before, and this increase is reflected in the 2020 Sample data, and therefore in the model's predictions.

However, the implications of TOC on other aspects of entitlement are absent from the model. For example, as noted in the overview, the relaxation of minimum parking requirements in developments subject to TOC bonuses may very well raise the likelihood of seeing new units permitted on a parcel beyond the impact of a higher bonus-zoned capacity on its own.

To gauge the magnitude of the TOC program's influence on the likelihood of seeing new units permitted on a parcel and their number, a difference-in-differences exercise was conducted. The exercise involves estimating the outcomes during the periods before and after the introduction of TOC, and doing so separately for parcels inside and outside of the areas subject to the program (those subsets of parcels are referred to as the "treatment" and "control" groups). Suppose that the difference between the outcome in the before and after periods *outside* of the TOC areas reflects the general trend in the outcome over time, whereas that difference *inside* the TOC areas reflects that general trend *as well as* the influence of the TOC program. In that case, the difference between the before and after differences inside and outside of the TOC areas--the so-called difference in differences--isolates the influence of the TOC program.

The difference-in-differences exercise applied here proceeds essentially along the lines just described and using a linear regression, but with some nuances. First, as the TOC program was introduced in November 2017, the exercise uses the 3-years 2015-2017 as the "before" period and the year 2020 as the "after" period.[31] Second, the estimates are conditioned on all of the different covariates included in the corresponding steps of the model--Step 1 for the likelihood estimate and Step 2 for the estimate of the conditional number of new units permitted--so that the estimates from the exercise may be interpreted as the program's effect holding all of those factors fixed. Finally, in order to omit the direct influence of the TOC program via parcels' bonus-zoned capacity, the value

[31] Due to the time lag between introduction of a new zoning system and the time it takes for individual development projects to reach the building permit state, the impact of the TOC Program is unlikely to emerge in the data until sufficient time has passed from its onset. In order to best capture the effects of the TOC Program on permitting activity the model defines the "after" period as the year 2020, which is the latest full year of available data and it begins two years after the program's creation.

of the bonus-zoned capacity covariate is updated from its 2010 value to its 2020 value for observations in TOC areas in the "after" period. That modification controls for the change in bonus-zoned capacity generated directly by the TOC program, and so the estimated effect of TOC derived from the exercise should be interpreted as the effect of TOC above and beyond that direct influence via the bonus-zoned capacity.

The regression specification used for both outcomes--the likelihood of having new units permitted, and their number conditional on such permitting--is as follows:

$$y_{it} = \alpha \cdot after_t + \gamma \cdot treat_i \ + \delta \ \cdot after_t \cdot treat_i \ + \boldsymbol{X_i\beta} + \epsilon_{it}$$

Where y_{it} is either an indicator for whether the observation corresponding to parcel *i* in period *t* (the "before" or "after" period) had new units permitted during that period, or the number of new units permitted conditional on such permitting; $after_t$ is an indicator for the observation corresponding to the "after" period; $treat_i$ is an indicator for parcel *i* being inside TOC areas; X_i is a vector of all the covariates included in Step 1, with bonus-zoned units updated to its 2020 (prediction set) value for observations with $after_t = 1$ and $treat_i = 1$; and ε_{it} is an error term.

The difference-in-differences estimates for the effect of the TOC program (the estimate of ɣ) are a negligible change in the likelihood of having new units permitted, and a 29.0 percentage point increase in the conditional number of new units permitted as a share of the parcel's bonus-zoned capacity.

Adjusting the likelihood and conditional number of units in the forward-looking predictions using those estimated TOC-driven boosts raises the 8-year prediction for new units permitted within the bonus-zoned cap from 47,208 to **61,158**.[32]

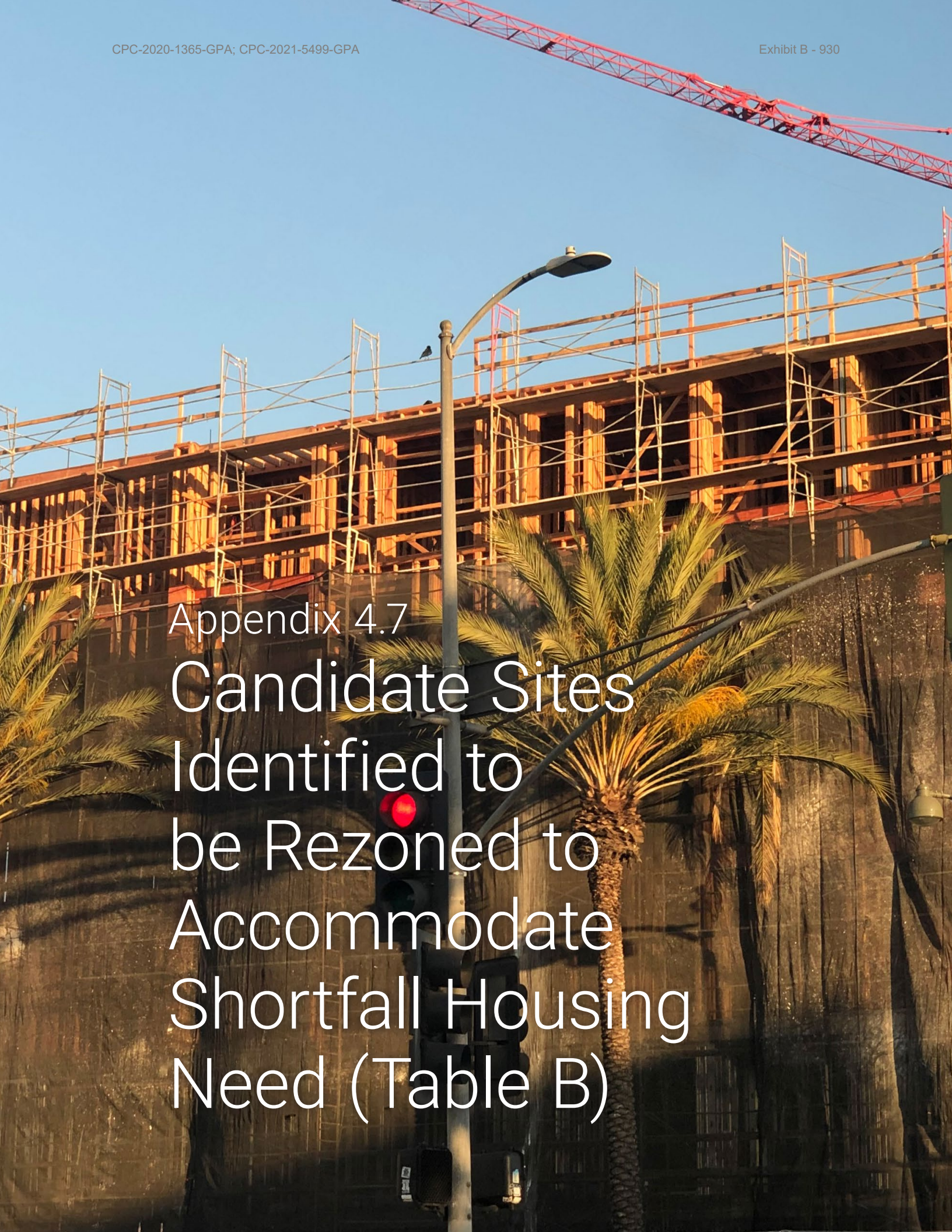
[32] In the event that the TOC boosts raised either the likelihood above 1 or the conditional number of units as a share of bonus-zoned capacity above 1, the boosted values were truncated at 1.

Endnote from City Staff:

Upon receipt of the parcel-level model predictions, additional modifications and adjustments were made to the results, which led to an overall reduction in the total anticipated development potential reflected through the model (see Chapter 4). This included adjustments to:

- Remove vacant parcels located in a Very High Fire Hazard Severity Zone (VHFHSZ), as those sites are presumed to have additional impediments to development that may not be captured in the model;
- Remove parcels containing restricted affordable units that are subject to a land use covenant or other regulatory program that would preclude their redevelopment during the 8-year period;
- Remove parcels that would not permit an overall net increase in residential units or had an unconditional predicted unit potential of zero units; and
- Remove parcels that are otherwise unlikely to redevelop based on the current use (such as public schools or active government services).

As a result of these adjustments, the model anticipates a total development potential of 42,781 units over the eight-year period.



Appendix 4.7

Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need (Table B)

Appendix 4.7 Inventory of Candidate Sites for Rezoning
The Housing Element Appendix 4.t Inventory of Candidate Sites for Rezoning (Table B) is available through the link below:

https://planning.lacity.org/odocument/79b56e4e-a9f1-45a3-be36-909ce980e450



Appendix 4.8

Potential Candidate Sites for Public Land Program

Appendix 4.8 Potential Candidate Sites for Public Land Program

Jurisdiction Name	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Site Address	Zip	Assessor Parcel Number	Lot Area (sq. ft.)	Zoning Designation
Los Angeles	Available	0.267	0.217	0.000	0.483	24510 Stonegate Dr Canoga Park	91304	2017030900	16437.889	RE11-1-H
Los Angeles	Available	0.344	0.279	0.000	0.623			2028011900	21185.354	A1-1
Los Angeles	Available	0.561	0.455	0.000	1.016			2028011901	34545.994	A1-1
Los Angeles	Available	0.050	0.040	0.000	0.090			2032030901	3051.169	RE11-1
Los Angeles	Available	0.621	0.504	0.000	1.124	6445 Platt Ave West Hills	91307	2033010901	38224.831	RS-1
Los Angeles	Available	0.351	0.285	0.000	0.636			2033021900	21613.972	OS-1XL
Los Angeles	Available	0.843	0.685	0.000	1.528			2033022901	51954.614	OS-1XL
Los Angeles	Available	1.825	1.481	0.000	3.307			2035007900	112422.353	OS-1XL
Los Angeles	Available	0.625	0.507	0.000	1.131	23600 Victory Blvd Woodland Hills	91367	2035008901	38468.573	P-1VL
Los Angeles	Available	0.251	0.204	0.000	0.455	6345 Fallbrook Ave Woodland Hills	91367	2039007900	15474.659	RA-1VL
Los Angeles	Available	0.013	0.010	0.000	0.023			2040006902	793.870	
Los Angeles	Available	0.242	0.196	0.000	0.438	22767 Ventura Blvd Woodland Hills	91364	2040030900	14901.589	C4-1VLD
Los Angeles	Available	0.061	0.049	0.000	0.110			2041016901	3750.994	RA-1
Los Angeles	Available	0.019	0.015	0.000	0.034			2044001905	1164.134	RA-1
Los Angeles	Available	0.074	0.060	0.000	0.134			2044020905	4543.553	PF-1XL
Los Angeles	Available	0.109	0.089	0.000	0.198			2075001900	6729.146	R1-1VLD
Los Angeles	Available	0.079	0.064	0.000	0.143			2075001901	4860.340	R1-1VLD
Los Angeles	Available	0.227	0.184	0.000	0.411	22200 Woodland Hills	91364	2075001902	13985.736	R2-1VLD
Los Angeles	Available	0.108	0.088	0.000	0.196			2075001903	6651.203	R1-1VLD
Los Angeles	Available	0.271	0.220	0.000	0.491	4835 Calderon Rd Woodland Hills	91364	2076003900	16688.058	RE40-1
Los Angeles	Available	0.484	0.393	0.000	0.877	4755 San Sebastian Dr Woodland Hills	91364	2076010900	29823.454	RE40-1
Los Angeles	Available	0.028	0.023	0.000	0.051			2076020900	1724.296	R1-1
Los Angeles	Available	1.797	1.458	0.000	3.256	7711 Alabama Ave Canoga Park	91304	2110016901	110688.284	MR1-1VL
Los Angeles	Available	0.652	0.529	0.000	1.181	7453 Canoga Ave Canoga Park	91303	2111006900	40145.103	MR1-1VL
Los Angeles	Available	0.178	0.144	0.000	0.322	7218 Remmet Ave Canoga Park	91303	2111018900	10942.778	[Q]C2-1VL-CDO
Los Angeles	Available	0.118	0.096	0.000	0.213	7219 Remmet Ave Canoga Park	91303	2111019902	7248.463	[Q]C2-1VL-CDO
Los Angeles	Available	0.122	0.099	0.000	0.221	7248 Owensmouth Ave Canoga Park	91303	2111019904	7500.020	[Q]C2-1VL-CDO
Los Angeles	Available	0.178	0.145	0.000	0.323	7220 Jordan Ave Canoga Park	91303	2111020900	10993.308	[Q]P-1VL-CDO
Los Angeles	Available	0.122	0.099	0.000	0.221	7128 Jordan Ave Canoga Park	91303	2111025900	7500.124	[Q]R3-1-CDO-RIO
Los Angeles	Available	0.122	0.099	0.000	0.221	7130 Jordan Ave Canoga Park	91303	2111025901	7500.174	[Q]R3-1-CDO-RIO
Los Angeles	Available	0.118	0.095	0.000	0.213	7141 Remmet Ave Canoga Park	91303	2111026900	7243.404	[Q]C2-1VL-CDO-RIO
Los Angeles	Available	0.122	0.099	0.000	0.221	7117 Remmet Ave Canoga Park	91303	2111026902	7500.151	[Q]C2-1VL-CDO-RIO
Los Angeles	Available	0.122	0.099	0.000	0.221	21624 Sherman Wy Canoga Park	91303	2111026904	7499.692	[Q]C2-1VL-CDO-RIO
Los Angeles	Available	0.122	0.099	0.000	0.221	7136 Remmet Ave Canoga Park	91303	2111027900	7499.537	[Q]C2-1VL-CDO-RIO
Los Angeles	Available	0.008	0.007	0.000	0.015			2112001904	500.708	R1-1
Los Angeles	Available	0.022	0.018	0.000	0.040			2112012900	1349.972	R1-1
Los Angeles	Available	0.243	0.197	0.000	0.440	20931 Sherman Wy Canoga Park	91303	2112018900	14961.190	[Q]C2-1VL-CDO
Los Angeles	Available	0.122	0.099	0.000	0.221	20943 Sherman Wy Canoga Park	91303	2112018901	7499.379	[Q]C2-1VL-CDO
Los Angeles	Available	0.133	0.108	0.000	0.240	20955 Sherman Wy Canoga Park	91303	2112018902	8162.245	[Q]C2-1VL-CDO

Los Angeles	Available	0.122	0.099	0.000	0.221	20949 Sherman Wy Canoga Park	91303	2112018903	7499.894	[Q]C2-1VL-CDO
Los Angeles	Available	0.509	0.413	0.000	0.921	21323 Sherman Wy Canoga Park	91303	2112026900	31324.691	MR1-1VL
Los Angeles	Available	0.562	0.456	0.000	1.018	19411 Sherman Wy Reseda	91335	2116018900	34614.875	RA-1
Los Angeles	Available	1.036	0.840	0.000	1.876	19438 Wyandotte St Reseda	91335	2116018901	63787.088	R3-1
Los Angeles	Available	0.195	0.158	0.000	0.353	7425 Reseda Blvd Reseda	91335	2118014900	11997.426	[Q]C2-1VL-CDO
Los Angeles	Available	0.097	0.079	0.000	0.176	7429 Reseda Blvd Reseda	91335	2118014901	6000.211	[Q]C2-1VL-CDO
Los Angeles	Available	0.158	0.129	0.000	0.287			2118024910	9761.549	PF-1XL
Los Angeles	Available	0.545	0.443	0.000	0.988	7222 Baird Ave Reseda	91335	2118029900	33582.893	[Q]P-2D-CDO
Los Angeles	Available	0.122	0.099	0.000	0.221	7236 Baird Ave Reseda	91335	2118029901	7520.601	[Q]P-2D-CDO
Los Angeles	Available	0.122	0.099	0.000	0.221	7246 Baird Ave Reseda	91335	2118029902	7499.161	[Q]P-2D-CDO
Los Angeles	Available	0.146	0.119	0.000	0.265	18445 Sherman Wy Reseda	91335	2119020900	9000.490	[Q]C2-2D-CDO
Los Angeles	Available	0.179	0.145	0.000	0.324	7217 Canby Ave Reseda	91335	2119020901	11026.290	[Q]C2-2D-CDO
Los Angeles	Available	0.437	0.355	0.000	0.792	6733 White Oak Ave Reseda	91335	2122015900	26938.526	C2-1VL-RIO
Los Angeles	Available	0.013	0.011	0.000	0.024			2122023900	812.806	R1-1-RIO
Los Angeles	Available	0.034	0.028	0.000	0.062			2122023901	2100.360	R1-1-RIO
Los Angeles	Available	0.422	0.343	0.000	0.765			2125001900	25998.237	[Q]C2-1D-CDO
Los Angeles	Available	0.796	0.646	0.000	1.441	7136 Darby Ave Reseda	91335	2125003900	48998.511	[Q]C2-1D-CDO
Los Angeles	Available	0.352	0.286	0.000	0.637	18132 Sherman Wy Reseda	91335	2125036900	21667.413	[Q]C2-1L-CDO
Los Angeles	Available	0.430	0.349	0.000	0.778			2125036901	26462.038	[Q]P-1L-CDO
Los Angeles	Available	0.274	0.222	0.000	0.496	18210 Sherman Wy Reseda	91335	2125036902	16848.178	[Q]C2-1L-CDO
Los Angeles	Available	0.452	0.367	0.000	0.818			2125036903	27824.029	[Q]P-1L-CDO
Los Angeles	Available	0.435	0.353	0.000	0.788			2126001901	26786.757	PF-1XL-RIO
Los Angeles	Available	0.544	0.441	0.000	0.985	7136 Baird Ave Reseda	91335	2126007900	33485.659	[Q]P-2D-CDO-RIO
Los Angeles	Available	0.731	0.593	0.000	1.324			2126014900	45016.286	PF-1XL-RIO
Los Angeles	Available	0.731	0.593	0.000	1.324			2126015902	45004.248	PF-1XL-RIO
Los Angeles	Available	0.719	0.584	0.000	1.303	18847 Vanowen St Reseda	91335	2126028902	44293.204	PF-1XL-RIO
Los Angeles	Available	0.482	0.391	0.000	0.873	18807 Erwin St Reseda	91335	2127013902	29695.271	PF-1XL-RIO
Los Angeles	Available	1.157	0.939	0.000	2.096	18802 Erwin St Reseda	91335	2127014900	71259.568	PF-1XL-K-RIO
Los Angeles	Available	0.683	0.555	0.000	1.238			2127017901	42096.309	PF-1XL-K-RIO
Los Angeles	Available	0.942	0.764	0.000	1.706	18806 Victory Blvd Reseda	91335	2127021900	58008.290	PF-1XL-RIO
Los Angeles	Available	5.958	4.835	0.000	10.793	19036 Vanowen St Reseda	91335	2129021906	366948.577	[Q]PF-1XL-RIO
Los Angeles	Available	0.095	0.077	0.000	0.172			2134036900	5849.521	R1-1-RIO
Los Angeles	Available	0.757	0.615	0.000	1.372			2134040900	46657.093	R1-1-RIO
Los Angeles	Available	0.010	0.008	0.000	0.018			2135014904	598.652	RA-1-RIO
Los Angeles	Available	0.011	0.009	0.000	0.020			2135025901	675.255	R1-1-RIO
Los Angeles	Available	0.016	0.013	0.000	0.029			2137020901	990.841	
Los Angeles	Available	0.463	0.376	0.000	0.838	6811 De Soto Ave Canoga Park	91303	2138029900	28499.129	R1-1-RIO
Los Angeles	Available	0.133	0.108	0.000	0.241			2139021900	8198.778	RS-1-RIO
Los Angeles	Available	0.115	0.093	0.000	0.208			2139021901	7070.662	RS-1-RIO
Los Angeles	Available	0.117	0.095	0.000	0.212			2139021902	7214.347	RS-1-RIO
Los Angeles	Available	0.117	0.095	0.000	0.212			2139021903	7206.526	RS-1-RIO
Los Angeles	Available	0.117	0.095	0.000	0.212	22219 Victory Blvd Canoga Park	91303	2139021904	7219.522	RS-1-RIO
Los Angeles	Available	0.118	0.096	0.000	0.213			2139021905	7249.378	RS-1-RIO
Los Angeles	Available	0.117	0.095	0.000	0.212			2139021906	7195.263	RS-1-RIO

Los Angeles	Available	0.186	0.151	0.000	0.337			2146011902	11441.577	RE11-1
Los Angeles	Available	0.124	0.101	0.000	0.225			2148007900	7646.633	RS-1-RIO
Los Angeles	Available	0.044	0.036	0.000	0.080			2148007901	2712.553	RS-1-RIO
Los Angeles	Available	0.343	0.278	0.000	0.621			2148024900	21128.806	RS-1-RIO
Los Angeles	Available	4.229	3.432	0.000	7.661	6541 Independence Ave Canoga Park	91303	2148029901	260474.019	WC-RIO
Los Angeles	Available	1.415	1.148	0.000	2.563	21050 Burbank Blvd Woodland Hills	91367	2149016904	87126.199	WC
Los Angeles	Available	0.105	0.085	0.000	0.191	20874 Clark St Woodland Hills	91367	2151037901	6483.590	R1-1
Los Angeles	Available	1.889	1.533	0.000	3.421	18550 Oxnard St Tarzana	91356	2156006902	116321.988	[Q]PF-1XL
Los Angeles	Available	4.472	3.630	0.000	8.102	6000 Wilbur Ave Tarzana	91356	2156019905	275460.758	[Q]PF-1XL
Los Angeles	Available	0.804	0.652	0.000	1.456	18777 Hatteras St Tarzana	91356	2156020900	49516.669	[Q]PF-1XL
Los Angeles	Available	0.762	0.619	0.000	1.381			2156021903	46941.975	PF-1XL
Los Angeles	Available	0.669	0.543	0.000	1.211			2156022900	41184.922	PF-1XL
Los Angeles	Available	0.400	0.325	0.000	0.725			2156024900	24661.015	PF-1XL
Los Angeles	Available	0.368	0.298	0.000	0.666	18833 Ventura Blvd Tarzana	91356	2160002900	22646.426	PF-1XL
Los Angeles	Available	0.300	0.244	0.000	0.544	18816 W Philiprimm St Tarzana	91356	2160002902	18480.756	PF-1XL
Los Angeles	Available	0.390	0.317	0.000	0.707	18231 Ventura Blvd Tarzana	91356	2160013906	24033.965	C2-1VLD
Los Angeles	Available	0.122	0.099	0.000	0.220	5305 Nestle Ave Tarzana	91356	2160013907	7484.011	R1-1
Los Angeles	Available	0.010	0.008	0.000	0.018			2160016902	613.114	
Los Angeles	Available	1.731	1.405	0.000	3.136			2161003907	106613.841	PF-1XL
Los Angeles	Available	0.311	0.253	0.000	0.564	18824 Ventura Blvd Tarzana	91356	2161003908	19173.027	C2-1VL
Los Angeles	Available	2.746	2.228	0.000	4.974			2161004907	169113.637	PF-1XL
Los Angeles	Available	0.012	0.010	0.000	0.021			2161013901	723.178	RA-1
Los Angeles	Available	0.469	0.380	0.000	0.849	18033 Ventura Blvd Encino	91316	2162005900	28873.925	C2-1VL
Los Angeles	Available	0.020	0.016	0.000	0.036			2162016901	1219.788	R3-1
Los Angeles	Available	0.394	0.320	0.000	0.713	5555 Sylvia Ave Tarzana	91356	2163016900	24256.716	C2-1VLD
Los Angeles	Available	0.348	0.282	0.000	0.630	19059 Tarzana	91356	2163020900	21413.819	C2-1VLD
Los Angeles	Available	0.010	0.008	0.000	0.018			2163023902	599.996	RA-1
Los Angeles	Available	0.010	0.008	0.000	0.018			2163024900	599.772	RA-1
Los Angeles	Available	0.031	0.025	0.000	0.055			2164006900	1884.899	RA-1
Los Angeles	Available	0.553	0.449	0.000	1.002	5325 De Soto Ave Woodland Hills	91364	2167001900	34056.538	P-1LD
Los Angeles	Available	0.060	0.048	0.000	0.108			2167001901	3670.614	R1-1
Los Angeles	Available	0.044	0.036	0.000	0.079			2169003900	2695.954	R2P-1VLD
Los Angeles	Available	0.087	0.071	0.000	0.158	21907 Costanso St Woodland Hills	91364	2169003901	5376.468	R2P-1VLD
Los Angeles	Available	0.126	0.103	0.000	0.229	21901 Costanso St Woodland Hills	91364	2169003902	7783.996	R2P-1VLD
Los Angeles	Available	0.353	0.287	0.000	0.640			2173007900	21751.043	RE15-1-H
Los Angeles	Available	1.060	0.860	0.000	1.920			2175005900	65276.349	RA-1
Los Angeles	Available	0.671	0.545	0.000	1.216			2175025900	41339.181	RA-1
Los Angeles	Available	0.023	0.019	0.000	0.042			2176002900	1419.689	RA-1
Los Angeles	Available	0.156	0.127	0.000	0.282			2176005901	9601.936	RA-1
Los Angeles	Available	1.350	1.096	0.000	2.445			2176012900	83146.581	PF-1XL
Los Angeles	Available	1.790	1.453	0.000	3.243			2176025900	110272.498	PF-1XL
Los Angeles	Available	0.315	0.256	0.000	0.571	18825 Edleen Dr Tarzana	91356	2176026904	19418.877	RA-1
Los Angeles	Available	0.732	0.594	0.000	1.327			2176027900	45101.936	PF-1XL
Los Angeles	Available	1.249	1.013	0.000	2.262			2176028900	76904.665	PF-1XL

Los Angeles	Available	0.055	0.045	0.000	0.100			2177011900	3414.796	PF-1XL
Los Angeles	Available	1.445	1.173	0.000	2.617			2177015900	88991.563	PF-1XL
Los Angeles	Available	1.178	0.956	0.000	2.134			2177016901	72547.096	PF-1XL
Los Angeles	Available	0.430	0.349	0.000	0.779			2177038900	26495.775	RA-1
Los Angeles	Available	1.023	0.830	0.000	1.854			2178022900	63028.504	RA-1-H
Los Angeles	Available	0.008	0.006	0.000	0.014			2181016901	471.218	A1-1XL
Los Angeles	Available	2.734	2.219	0.000	4.953	4401 Gable Dr Encino	91316	2184013900	168385.951	RA-1
Los Angeles	Available	11.900	9.658	0.000	21.559	7740 Woodley Ave Van Nuys	91406	2206009901	732991.835	[T][Q]M2-1VL
Los Angeles	Available	13.792	11.194	0.000	24.986	7610 Woodley Ave Van Nuys	91406	2206009902	849527.967	[T][Q]M2-1VL
Los Angeles	Available	4.389	3.562	0.000	7.951	14840 Raymer St Van Nuys	91405	2210025900	270331.395	PF-1XL
Los Angeles	Available	0.019	0.015	0.000	0.034			2214023900	1144.542	M2-1
Los Angeles	Available	0.747	0.606	0.000	1.353			2214024902	46015.518	M2-1
Los Angeles	Available	0.053	0.043	0.000	0.096			2215001902	3250.203	R1-1
Los Angeles	Available	23.191	18.822	0.000	42.014	14401 Saticoy St Van Nuys	91405	2215001910	1428459.187	PF-1XL
Los Angeles	Available	2.084	1.691	0.000	3.776	7664 Van Nuys Blvd Van Nuys	91405	2215001912	128371.621	PF-1XL
Los Angeles	Available	12.228	9.924	0.000	22.152	7639 Hazeltine Ave Van Nuys	91405	2215001913	753166.233	M2-1
Los Angeles	Available	0.024	0.020	0.000	0.044			2215009900	1499.089	R1-1
Los Angeles	Available	0.013	0.011	0.000	0.024			2215011900	807.785	R1-1
Los Angeles	Available	0.013	0.010	0.000	0.023			2215017903	781.072	R1-1
Los Angeles	Available	0.017	0.014	0.000	0.031			2215017904	1051.016	R1-1
Los Angeles	Available	0.079	0.064	0.000	0.142			2215019901	4842.967	R1-1
Los Angeles	Available	0.013	0.011	0.000	0.024			2215024900	825.697	R1-1
Los Angeles	Available	0.015	0.012	0.000	0.027			2215026901	915.104	R1-1
Los Angeles	Available	0.676	0.548	0.000	1.224	14053 Vanowen St Van Nuys	91405	2216014900	41613.988	[Q]RD1.5-1
Los Angeles	Available	0.274	0.223	0.000	0.497	14409 Vanowen St Van Nuys	91405	2217009900	16906.220	P-1L
Los Angeles	Available	0.106	0.086	0.000	0.191			2217009901	6502.119	P-1L
Los Angeles	Available	0.654	0.531	0.000	1.186	6946 Van Nuys Blvd Van Nuys	91405	2217009902	40308.733	P-1L
Los Angeles	Available	1.614	1.310	0.000	2.924	6821 Lennox Ave Van Nuys	91405	2217010901	99432.141	C2-1L
Los Angeles	Available	0.123	0.100	0.000	0.223			2217014900	7596.247	
Los Angeles	Available	0.008	0.006	0.000	0.014			2220009900	480.971	R1-1
Los Angeles	Available	0.013	0.011	0.000	0.024			2221011900	810.262	R1-1
Los Angeles	Available	0.008	0.007	0.000	0.015			2221012900	503.971	R1-1
Los Angeles	Available	0.027	0.022	0.000	0.049			2221015901	1650.028	R1-1
Los Angeles	Available	0.117	0.095	0.000	0.212	14961 Sherman Wy Van Nuys	91405	2221020900	7208.714	R1-1
Los Angeles	Available	0.429	0.348	0.000	0.778	14959 Sherman Wy Van Nuys	91405	2221021900	26435.125	R1-1
Los Angeles	Available	0.063	0.051	0.000	0.115			2222014900	3902.298	R1-1
Los Angeles	Available	0.020	0.016	0.000	0.036			2224026900	1231.013	R1-1
Los Angeles	Available	0.016	0.013	0.000	0.029			2225007900	998.489	R1-1
Los Angeles	Available	0.009	0.008	0.000	0.017			2225008900	575.294	R1-1
Los Angeles	Available	0.461	0.374	0.000	0.835			2225014901	28401.415	R1-1
Los Angeles	Available	0.008	0.007	0.000	0.015			2225023900	499.956	R1-1
Los Angeles	Available	5.311	4.311	0.000	9.622	7247 Hayvenhurst Ave Van Nuys	91406	2226001906	327156.082	[T][Q]M2-1VL
Los Angeles	Available	6.603	5.359	0.000	11.962	7240 Hayvenhurst Ave Van Nuys	91406	2226001907	406700.499	[T][Q]M2-1VL
Los Angeles	Available	12.749	10.347	0.000	23.097	7530 Hayvenhurst Ave Van Nuys	91406	2226001908	785290.716	[T][Q]M2-1VL

Los Angeles	Available	0.015	0.012	0.000	0.026			2226020900	900.166	R1-1
Los Angeles	Available	0.555	0.451	0.000	1.006	6751 Louise Ave Van Nuys	91406	2229008900	34210.163	[Q]PF-1XL-RIO
Los Angeles	Available	0.013	0.010	0.000	0.023			2233001900	784.390	
Los Angeles	Available	0.717	0.582	0.000	1.299	16126 Vanowen St Van Nuys	91406	2233030900	44167.231	PF-1XL-RIO
Los Angeles	Available	0.009	0.008	0.000	0.017			2234026900	582.397	R1-1
Los Angeles	Available	0.825	0.669	0.000	1.494	14530 Gilmore St Van Nuys	91411	2236023900	50787.356	[Q]C2-1L-CDO
Los Angeles	Available	0.070	0.056	0.000	0.126			2237008900	4282.034	R1-1-HPOZ
Los Angeles	Available	0.658	0.534	0.000	1.192	6566 Van Nuys Blvd Van Nuys	91401	2237013906	40523.290	[Q]C2-1L-CDO
Los Angeles	Available	0.487	0.395	0.000	0.882	14412 Gilmore St Van Nuys	91401	2237024900	29997.967	[Q]C2-1L-CDO
Los Angeles	Available	0.008	0.006	0.000	0.014			2239013900	485.383	R1-1
Los Angeles	Available	0.877	0.712	0.000	1.589	14419 Friar St Van Nuys	91401	2240001900	54035.990	[Q]C2-1L-CDO
Los Angeles	Available	0.228	0.185	0.000	0.412	14415 Sylvan St Van Nuys	91401	2240002900	14018.144	[Q]C2-1L-CDO
Los Angeles	Available	0.910	0.738	0.000	1.648	14440 Sylvan St Van Nuys	91401	2240003900	56025.043	[Q]PF-1-CDO
Los Angeles	Available	0.315	0.255	0.000	0.570	6270 Van Nuys Blvd Van Nuys	91401	2240003902	19385.670	[Q]PF-1-CDO
Los Angeles	Available	0.910	0.739	0.000	1.649	14441 Erwin St Van Nuys	91401	2240003903	56064.801	[Q]PF-1-CDO
Los Angeles	Available	0.441	0.358	0.000	0.799	6254 Van Nuys Blvd Van Nuys	91401	2240003907	27153.808	[Q]PF-1-CDO
Los Angeles	Available	0.227	0.185	0.000	0.412			2240003908	14005.326	[Q]PF-1-CDO
Los Angeles	Available	4.197	3.406	0.000	7.603	14453 Oxnard St Van Nuys	91401	2240007901	258517.106	PF-1XL
Los Angeles	Available	0.730	0.592	0.000	1.322	14306 Delano St Van Nuys	91401	2240009900	44954.018	[Q]PF-1-CDO
Los Angeles	Available	3.899	3.164	0.000	7.063	14320 Sylvan St Van Nuys	91401	2240010904	240131.774	[Q]PF-1-CDO
Los Angeles	Available	0.483	0.392	0.000	0.875	14525 Friar St Van Nuys	91411	2241004900	29737.977	[Q]C2-1L-CDO
Los Angeles	Available	0.391	0.317	0.000	0.708	14611 Sylvan St Van Nuys	91411	2241006900	24071.852	R3-1
Los Angeles	Available	0.455	0.369	0.000	0.824	14517 Erwin St Van Nuys	91411	2241012901	28015.962	[Q]C1.5-1VL-CDO
Los Angeles	Available	0.019	0.015	0.000	0.034			2242001900	1160.462	PF-1XL-RIO
Los Angeles	Available	0.132	0.107	0.000	0.239			2242002900	8110.739	PF-1XL-RIO
Los Angeles	Available	1.557	1.263	0.000	2.820	15145 Oxnard St Van Nuys	91411	2242026901	95890.466	PF-1XL-RIO
Los Angeles	Available	0.009	0.007	0.000	0.015			2243019900	526.010	M2-1-RIO
Los Angeles	Available	0.008	0.006	0.000	0.014			2244001901	474.998	R1-1
Los Angeles	Available	0.009	0.007	0.000	0.016			2246013900	557.207	R1-1
Los Angeles	Available	0.054	0.043	0.000	0.097			2246016901	3298.379	R1-1
Los Angeles	Available	0.053	0.043	0.000	0.097			2246019900	3283.727	R1-1
Los Angeles	Available	0.014	0.011	0.000	0.026			2246032900	870.429	[Q]RD1.5-1
Los Angeles	Available	0.031	0.025	0.000	0.057			2247017900	1930.261	RE11-1
Los Angeles	Available	0.015	0.012	0.000	0.027			2248028900	915.134	P-1L-RIO
Los Angeles	Available	0.010	0.008	0.000	0.018			2250008900	600.061	[Q]R3-1-RIO
Los Angeles	Available	0.011	0.009	0.000	0.019			2258002900	660.519	RA-1
Los Angeles	Available	0.019	0.015	0.000	0.034			2258006901	1160.600	RA-1
Los Angeles	Available	0.015	0.012	0.000	0.028			2258028901	938.697	RA-1
Los Angeles	Available	0.079	0.064	0.000	0.144			2258028902	4886.069	RA-1
Los Angeles	Available	0.134	0.109	0.000	0.243	16837 Moorpark St Encino	91436	2259005900	8249.482	R1-1
Los Angeles	Available	0.145	0.117	0.000	0.262	16856 Addison St Encino	91436	2259005901	8913.326	R1-1
Los Angeles	Available	0.134	0.109	0.000	0.243	16831 Moorpark St Encino	91436	2259005902	8249.840	R1-1
Los Angeles	Available	0.148	0.120	0.000	0.268	16850 Addison St Encino	91436	2259005903	9098.144	R1-1
Los Angeles	Available	0.145	0.117	0.000	0.262	4960 Balboa Blvd Encino	91436	2259005904	8911.919	R1-1

Los Angeles	Available	0.134	0.109	0.000	0.243	16825 Moorpark St Encino	91436	2259005905	8254.275	R1-1
Los Angeles	Available	0.467	0.379	0.000	0.846	16834 Moorpark St Encino	91436	2259010902	28755.522	[Q]PF-1XL
Los Angeles	Available	0.040	0.033	0.000	0.073			2260018901	2488.006	RE9-1
Los Angeles	Available	0.190	0.154	0.000	0.343			2260022900	11677.514	RE9-1
Los Angeles	Available	0.015	0.012	0.000	0.027			2261030902	901.575	R1-1
Los Angeles	Available	0.009	0.008	0.000	0.017			2261039900	577.399	R3-1
Los Angeles	Available	0.404	0.328	0.000	0.732	14245 Moorpark St Sherman Oaks	91423	2265018900	24884.568	RD1.5-1-RIO
Los Angeles	Available	0.081	0.066	0.000	0.147	14263 Moorpark St Sherman Oaks	91423	2265018901	5004.224	RD1.5-1-RIO
Los Angeles	Available	0.081	0.066	0.000	0.147	14263 Moorpark St Sherman Oaks	91423	2265018902	5004.224	RD1.5-1-RIO
Los Angeles	Available	0.081	0.066	0.000	0.147	14263 Moorpark St Sherman Oaks	91423	2265018903	5004.224	RD1.5-1-RIO
Los Angeles	Available	0.081	0.066	0.000	0.147	14263 Moorpark St Sherman Oaks	91423	2265018904	5004.224	RD1.5-1-RIO
Los Angeles	Available	0.067	0.055	0.000	0.122	4404 Tyrone Ave Sherman Oaks	91423	2265018905	4155.315	RD1.5-1-RIO
Los Angeles	Available	0.129	0.104	0.000	0.233	4814 Hazeltine Ave Sherman Oaks	91423	2269015902	7919.462	[Q]R3-1-RIO
Los Angeles	Available	0.249	0.202	0.000	0.450	14065 Riverside Dr Sherman Oaks	91423	2269015903	15312.142	[Q]C2-1VL-RIO
Los Angeles	Available	0.319	0.259	0.000	0.578	14141 Mulholland Dr Beverly Hills	90210	2272033900	19645.061	[Q]PF-1XL
Los Angeles	Available	0.301	0.244	0.000	0.546	14145 Mulholland Dr Beverly Hills	90210	2272033901	18550.675	[Q]PF-1XL
Los Angeles	Available	0.254	0.206	0.000	0.460	3634 Knobhill Dr Sherman Oaks	91423	2274010900	15651.325	RE15-1-H
Los Angeles	Available	0.245	0.199	0.000	0.444	3650 Knobhill Dr Sherman Oaks	91423	2274010901	15083.541	RE15-1-H
Los Angeles	Available	0.148	0.120	0.000	0.268			2274012900	9103.263	RE15-1-H
Los Angeles	Available	0.394	0.320	0.000	0.714	3655 Oakfield Dr Sherman Oaks	91423	2274014900	24274.306	RE15-1-H
Los Angeles	Available	0.032	0.026	0.000	0.058			2274020900	1959.642	RE15-1-H
Los Angeles	Available	0.767	0.623	0.000	1.390	14567 Dickens St Sherman Oaks	91403	2276001907	47264.350	[T][Q]RD1.5-1
Los Angeles	Available	0.341	0.277	0.000	0.618	14858 Ventura Blvd Sherman Oaks	91403	2276004900	21000.548	C2-1L
Los Angeles	Available	0.338	0.275	0.000	0.613	3645 Stone Canyon Ave Sherman Oaks	91403	2278010902	20849.239	RE15-1-H
Los Angeles	Available	0.054	0.044	0.000	0.098			2278016900	3317.561	RE15-1-H
Los Angeles	Available	0.544	0.441	0.000	0.985	15952 Ventura Blvd Encino	91436	2283010900	33499.577	C2-1L
Los Angeles	Available	0.027	0.022	0.000	0.049			2284004900	1681.437	RE15-1-H
Los Angeles	Available	0.020	0.017	0.000	0.037			2286012900	1257.750	RE15-1-H
Los Angeles	Available	0.726	0.589	0.000	1.315	16619 Calneva Dr Encino	91436	2293009900	44699.414	RE15-1-H
Los Angeles	Available	1.013	0.822	0.000	1.835			2303024903	62402.013	M2-1
Los Angeles	Available	2.009	1.630	0.000	3.639	12400 Stagg St North Hollywood	91605	2307007900	123731.238	PF-1XL
Los Angeles	Available	0.983	0.798	0.000	1.781			2307008900	60564.422	PF-1XL
Los Angeles	Available	0.089	0.072	0.000	0.161			2307012901	5484.476	R3-1
Los Angeles	Available	0.649	0.527	0.000	1.176	12205 Saticoy St North Hollywood	91605	2307015900	39993.827	PF-1XL
Los Angeles	Available	0.263	0.213	0.000	0.476			2307015903	16199.719	PF-1XL
Los Angeles	Available	0.866	0.703	0.000	1.569	7467 Laurel Canyon Blvd North Hollywood	91605	2307020902	53339.195	PF-1VL
Los Angeles	Available	4.099	3.327	0.000	7.426	12251 Sherman Wy North Hollywood	91605	2307021900	252479.025	PF-1VL
Los Angeles	Available	1.304	1.058	0.000	2.362	12200 Saticoy St North Hollywood	91605	2307025900	80299.378	PF-1VL
Los Angeles	Available	0.101	0.082	0.000	0.183			2315010900	6206.925	R1-1-CUGU
Los Angeles	Available	0.090	0.073	0.000	0.162	11133 Sherman Wy Sun Valley	91352	2315028900	5514.119	R3-1
Los Angeles	Available	0.106	0.086	0.000	0.192	7223 Tujunga Ave North Hollywood	91605	2316021900	6514.490	R1-1
Los Angeles	Available	0.139	0.113	0.000	0.251	11513 Sherman Wy North Hollywood	91605	2316026900	8539.867	C2-1VL
Los Angeles	Available	2.339	1.898	0.000	4.237	11801 Saticoy St North Hollywood	91605	2317006901	144069.397	PF-1XL-CUGU
Los Angeles	Available	1.505	1.222	0.000	2.727	11800 Saticoy St North Hollywood	91605	2317009900	92712.897	PF-1XL

Los Angeles	Available	0.742	0.603	0.000	1.345	11765 Runnymede St North Hollywood	91605	2317010900	45727.613	PF-1XL
Los Angeles	Available	0.258	0.209	0.000	0.467	7448 Laurel Canyon Blvd North Hollywood	91605	2317013901	15872.841	C2-1VL
Los Angeles	Available	0.877	0.712	0.000	1.589	12025 Valerio St North Hollywood	91605	2317014904	54017.993	PF-1XL
Los Angeles	Available	1.364	1.107	0.000	2.472			2317015902	84043.669	PF-1XL
Los Angeles	Available	1.703	1.382	0.000	3.086	11903 Sherman Wy North Hollywood	91605	2317016900	104916.271	PF-1XL
Los Angeles	Available	0.012	0.009	0.000	0.021			2317016901	717.482	PF-1XL
Los Angeles	Available	0.733	0.595	0.000	1.328	11766 Runnymede St North Hollywood	91605	2317017900	45142.768	PF-1XL
Los Angeles	Available	1.629	1.322	0.000	2.952			2317018900	100363.783	PF-1XL
Los Angeles	Available	1.529	1.241	0.000	2.769			2317019900	94156.739	PF-1XL
Los Angeles	Available	0.659	0.535	0.000	1.194	11839 Sherman Wy North Hollywood	91605	2317019902	40596.363	PF-1XL
Los Angeles	Available	0.096	0.078	0.000	0.174			2319007900	5899.760	C2-1VL
Los Angeles	Available	0.611	0.496	0.000	1.107			2319008900	37622.253	PF-1VL
Los Angeles	Available	0.095	0.077	0.000	0.171	11150 Vanowen St North Hollywood	91605	2319013900	5824.050	R1-1
Los Angeles	Available	0.109	0.089	0.000	0.198			2319017900	6718.891	R1-1
Los Angeles	Available	0.768	0.623	0.000	1.391	7040 Lankershim Blvd North Hollywood	91605	2320001902	47299.320	PF-1VL
Los Angeles	Available	0.097	0.079	0.000	0.176			2320005903	5967.465	PF-1VL
Los Angeles	Available	0.679	0.551	0.000	1.230	11501 Vanowen St North Hollywood	91605	2320005904	41827.897	PF-1VL
Los Angeles	Available	0.065	0.053	0.000	0.117	11600 Hart St North Hollywood	91605	2320006906	3990.707	M2-1VL
Los Angeles	Available	1.971	1.599	0.000	3.570			2320006907	121375.423	PF-1VL
Los Angeles	Available	2.614	2.122	0.000	4.736	11627 Dehougne St North Hollywood	91605	2320008904	161022.438	PF-1VL
Los Angeles	Available	1.913	1.553	0.000	3.466	11644 Dehougne St North Hollywood	91605	2320009902	117846.053	PF-1VL
Los Angeles	Available	0.069	0.056	0.000	0.125			2320010900	4238.374	PF-1VL
Los Angeles	Available	0.116	0.094	0.000	0.210	11640 Vanowen St North Hollywood	91605	2320013900	7137.560	C2-1VL
Los Angeles	Available	0.101	0.082	0.000	0.182	11558 Vanowen St North Hollywood	91605	2320015900	6195.851	C2-1VL
Los Angeles	Available	0.625	0.507	0.000	1.132	11504 Vanowen St North Hollywood	91606	2320016903	38481.800	PF-1VL
Los Angeles	Available	0.535	0.434	0.000	0.969	6713 Farmdale Ave North Hollywood	91606	2320017900	32938.595	PF-1VL
Los Angeles	Available	1.210	0.982	0.000	2.193	6737 Farmdale Ave North Hollywood	91606	2320017901	74552.134	PF-1VL
Los Angeles	Available	0.651	0.528	0.000	1.179	6712 Farmdale Ave North Hollywood	91606	2320018902	40102.698	PF-1VL
Los Angeles	Available	0.101	0.082	0.000	0.184	11408 Vanowen St North Hollywood	91605	2320019900	6250.512	C2-1VL
Los Angeles	Available	1.396	1.133	0.000	2.529	6656 Kraft Ave North Hollywood	91606	2320020900	86002.572	PF-1VL
Los Angeles	Available	0.548	0.445	0.000	0.993	6651 Kraft Ave North Hollywood	91606	2320021900	33748.550	PF-1VL
Los Angeles	Available	0.927	0.753	0.000	1.680			2321003900	57113.355	PF-1XL
Los Angeles	Available	1.082	0.878	0.000	1.960			2321003901	66632.787	PF-1XL
Los Angeles	Available	1.468	1.191	0.000	2.659			2321003902	90392.759	PF-1VL
Los Angeles	Available	1.228	0.997	0.000	2.225	11835 Vose St North Hollywood	91605	2321004900	75642.067	M2-1VL
Los Angeles	Available	2.186	1.774	0.000	3.961	7041 Lankershim Blvd North Hollywood	91605	2321004901	134667.463	PF-1VL
Los Angeles	Available	2.132	1.730	0.000	3.862	7063 Laurel Canyon Blvd North Hollywood	91605	2321005906	131292.133	PF-1VL
Los Angeles	Available	0.067	0.055	0.000	0.122			2321007900	4139.906	R3-1
Los Angeles	Available	0.456	0.370	0.000	0.825	7013 Lankershim Blvd North Hollywood	91605	2321007901	28066.088	PF-1VL
Los Angeles	Available	0.015	0.013	0.000	0.028			2321009900	949.831	OS-1XL
Los Angeles	Available	0.015	0.012	0.000	0.027			2321010900	924.668	OS-1XL
Los Angeles	Available	0.014	0.012	0.000	0.026			2321013901	879.326	OS-1XL
Los Angeles	Available	0.128	0.104	0.000	0.232	6900 Morella Ave North Hollywood	91605	2321016904	7904.796	RD1.5-1
Los Angeles	Available	0.204	0.166	0.000	0.370	6800 Simpson Ave North Hollywood	91605	2321018900	12586.537	RD1.5-1

Los Angeles	Available	0.134	0.109	0.000	0.242	11759 Vanowen St North Hollywood	91605	2321019901	8240.693	R3-1
Los Angeles	Available	1.360	1.104	0.000	2.464	6808 Hinds Ave North Hollywood	91605	2321020900	83785.905	PF-1VL
Los Angeles	Available	0.128	0.104	0.000	0.232	6843 Morella Ave North Hollywood	91605	2321020901	7903.385	PF-1VL
Los Angeles	Available	0.128	0.104	0.000	0.232	6830 Hinds Ave North Hollywood	91605	2321020902	7901.199	PF-1VL
Los Angeles	Available	0.128	0.104	0.000	0.232	6851 Morella Ave North Hollywood	91605	2321020903	7903.347	PF-1VL
Los Angeles	Available	0.128	0.104	0.000	0.232	6842 Hinds Ave North Hollywood	91605	2321020904	7900.884	PF-1VL
Los Angeles	Available	0.128	0.104	0.000	0.232	6850 Hinds Ave North Hollywood	91605	2321020905	7900.897	PF-1VL
Los Angeles	Available	0.128	0.104	0.000	0.232	6838 Hinds Ave North Hollywood	91605	2321020906	7901.213	PF-1VL
Los Angeles	Available	0.128	0.104	0.000	0.232	6868 Hinds Ave North Hollywood	91605	2321020907	7902.180	RD1.5-1
Los Angeles	Available	0.128	0.104	0.000	0.232	6856 Hinds Ave North Hollywood	91605	2321020908	7902.810	RD1.5-1
Los Angeles	Available	0.130	0.105	0.000	0.235	6842 Gentry Ave North Hollywood	91605	2321022900	8004.225	RD1.5-1
Los Angeles	Available	0.106	0.086	0.000	0.193	11947 Vanowen St North Hollywood	91605	2321023900	6554.796	R3-1
Los Angeles	Available	5.151	4.181	0.000	9.332	12730 Saticoy St S North Hollywood	91605	2324001903	317275.615	M2-1
Los Angeles	Available	2.543	2.064	0.000	4.608	12542 Saticoy St S North Hollywood	91605	2324002900	156661.297	M2-1
Los Angeles	Available	0.062	0.050	0.000	0.113			2324026900	3826.205	[Q]R3-1
Los Angeles	Available	0.048	0.039	0.000	0.087			2327007910	2963.878	[Q]R3-1
Los Angeles	Available	0.026	0.021	0.000	0.048			2327013902	1629.800	R3-1
Los Angeles	Available	0.831	0.674	0.000	1.505	13149 Barbara Ann St North Hollywood	91605	2327014900	51159.993	R3-1
Los Angeles	Available	0.009	0.007	0.000	0.016			2327018900	533.620	R3-1
Los Angeles	Available	0.095	0.077	0.000	0.172			2327025900	5849.190	[Q]R3-1
Los Angeles	Available	0.417	0.338	0.000	0.755	7447 Fulton Ave North Hollywood	91605	2328029900	25667.254	M2-1
Los Angeles	Available	0.008	0.007	0.000	0.015			2328034901	513.665	R3-1
Los Angeles	Available	0.007	0.006	0.000	0.013			2331028900	453.630	R1-1
Los Angeles	Available	0.178	0.144	0.000	0.322			2333007900	10954.273	OS-1XL
Los Angeles	Available	0.107	0.087	0.000	0.193			2335024900	6577.437	[Q]R3-1
Los Angeles	Available	0.036	0.029	0.000	0.065			2335025900	2223.966	R1-1
Los Angeles	Available	0.715	0.580	0.000	1.295	6240 Lankershim Blvd North Hollywood	91606	2335029901	44024.760	R3-1
Los Angeles	Available	0.119	0.097	0.000	0.216	11416 Delano St North Hollywood	91606	2335036900	7339.207	R1-1
Los Angeles	Available	0.509	0.413	0.000	0.921			2336005900	31330.372	PF-1VL
Los Angeles	Available	0.044	0.036	0.000	0.080			2336005901	2715.409	PF-1VL
Los Angeles	Available	0.054	0.044	0.000	0.098			2336007900	3341.543	PF-1VL
Los Angeles	Available	0.945	0.767	0.000	1.712			2336007901	58210.083	PF-1VL
Los Angeles	Available	0.985	0.800	0.000	1.785			2336009901	60691.621	PF-1VL
Los Angeles	Available	2.791	2.265	0.000	5.056			2336010901	171903.965	PF-1VL
Los Angeles	Available	1.929	1.566	0.000	3.495			2336019900	118839.946	PF-1VL
Los Angeles	Available	2.198	1.784	0.000	3.982	6241 Vineland Ave North Hollywood	91606	2336021904	135373.301	PF-1VL
Los Angeles	Available	0.187	0.152	0.000	0.338			2336021905	11504.112	PF-1VL
Los Angeles	Available	0.077	0.063	0.000	0.140			2336021906	4749.648	PF-1VL
Los Angeles	Available	0.033	0.027	0.000	0.060			2336021907	2032.813	PF-1VL
Los Angeles	Available	0.110	0.090	0.000	0.200			2336022900	6793.657	R1-1
Los Angeles	Available	0.097	0.079	0.000	0.176			2337001900	6000.079	R1-1
Los Angeles	Available	0.235	0.191	0.000	0.426	5637 Elmer Ave North Hollywood	91601	2337035900	14498.823	RD1.5-1VL
Los Angeles	Available	0.118	0.096	0.000	0.213	11300 Martha St North Hollywood	91601	2337035901	7249.767	RD1.5-1VL
Los Angeles	Available	0.617	0.501	0.000	1.117	5539 Fulton Ave Van Nuys	91401	2344014900	37987.013	PF-1XL

Los Angeles	Available	0.422	0.342	0.000	0.764	13200 Burbank Blvd Van Nuys	91401	2345005900	25990.392	[Q]C2-1VL
Los Angeles	Available	0.772	0.627	0.000	1.399	5506 Laurel Canyon Blvd Valley Village	91607	2348002900	47558.300	R3-1
Los Angeles	Available	0.088	0.071	0.000	0.159			2348009900	5400.033	R3-1
Los Angeles	Available	1.900	1.542	0.000	3.442	11640 Burbank Blvd North Hollywood	91601	2350001901	117029.234	PF-1VL
Los Angeles	Available	0.356	0.289	0.000	0.645	11471 W Chandler Blvd North Hollywood	91601	2350011900	21920.985	OS-1XL
Los Angeles	Available	0.321	0.261	0.000	0.582			2350013916	19787.596	
Los Angeles	Available	0.098	0.079	0.000	0.177			2350013918	6020.917	
Los Angeles	Available	0.572	0.464	0.000	1.036	11336 Chandler Blvd North Hollywood	91601	2350016901	35234.472	C4-1-CA
Los Angeles	Available	0.325	0.264	0.000	0.589	11231 Magnolia Blvd North Hollywood	91601	2350017901	20034.274	C4-2D-CA
Los Angeles	Available	0.097	0.079	0.000	0.177	5108 Lankershim Blvd North Hollywood	91601	2353007900	6004.884	C4-1-CA
Los Angeles	Available	0.311	0.252	0.000	0.563	4406 Babcock Ave Studio City	91604	2362028900	19134.843	[Q]C2-1VL-RIO
Los Angeles	Available	0.315	0.256	0.000	0.571	4413 Whitsett Ave Studio City	91604	2362028901	19425.749	[Q]C2-1VL-RIO
Los Angeles	Available	0.022	0.018	0.000	0.040			2364014902	1350.040	R1-1-RFA-RIO
Los Angeles	Available	0.030	0.025	0.000	0.055			2365008900	1873.608	R1-1-RFA-RIO
Los Angeles	Available	0.026	0.021	0.000	0.047			2366020900	1590.777	R4-1-RIO
Los Angeles	Available	0.011	0.009	0.000	0.019			2366023903	653.479	[Q]R4-1-RIO
Los Angeles	Available	0.856	0.695	0.000	1.550	11137 Ventura Blvd Studio City	91604	2366024900	52707.635	PF-1XL-RIO
Los Angeles	Available	0.029	0.023	0.000	0.052			2367017902	1780.336	C2-1L-RIO
Los Angeles	Available	0.772	0.627	0.000	1.399	4264 Coldwater Canyon Ave Studio City	91604	2375010903	47554.841	RD1.5-1-RIO
Los Angeles	Available	0.772	0.627	0.000	1.399			2375018904	47556.337	A1-1XL-RIO
Los Angeles	Available	0.065	0.053	0.000	0.118			2376009900	3999.473	RE15-1-H
Los Angeles	Available	0.581	0.471	0.000	1.052			2376009901	35779.199	RE40-1-H
Los Angeles	Available	0.040	0.033	0.000	0.073			2377010900	2480.128	RE15-1-H
Los Angeles	Available	0.129	0.105	0.000	0.234	11265 Laurie Dr Studio City	91604	2378018900	7972.661	RE15-1-H
Los Angeles	Available	0.266	0.216	0.000	0.482	11273 Laurie Dr Studio City	91604	2378018901	16401.100	RE15-1-H
Los Angeles	Available	0.280	0.227	0.000	0.508	11247 Laurie Dr Studio City	91604	2378018902	17260.740	RE15-1-H
Los Angeles	Available	0.535	0.434	0.000	0.969	3897 Eureka Dr Studio City	91604	2378018903	32942.466	RE15-1-H
Los Angeles	Available	0.261	0.212	0.000	0.473	11253 Laurie Dr Studio City	91604	2378018904	16091.347	RE15-1-H
Los Angeles	Available	0.204	0.166	0.000	0.370	11259 Laurie Dr Studio City	91604	2378018905	12582.846	RE15-1-H
Los Angeles	Available	0.426	0.346	0.000	0.772			2378009900	26259.212	C2-1VL-RIO
Los Angeles	Available	0.015	0.012	0.000	0.028			2380006900	946.172	RE15-1-H
Los Angeles	Available	0.539	0.437	0.000	0.976	2910 Laurel Canyon Blvd Studio City	91604	2380029900	33177.729	RE15-1-H
Los Angeles	Available	0.410	0.333	0.000	0.743	8021 Mulholland Dr Los Angeles	90046	2380030901	25251.209	[Q]PF-1XL
Los Angeles	Available	0.013	0.011	0.000	0.024			2381026902	802.644	RE15-1-H
Los Angeles	Available	0.494	0.401	0.000	0.895			2384024901	30430.746	RE40-1-H
Los Angeles	Available	1.638	1.329	0.000	2.967	3140 Coldwater Canyon Ln Studio City	91604	2384024902	100862.138	RE40-1-H
Los Angeles	Available	0.110	0.089	0.000	0.198			2385018900	6748.340	RE40-1-H
Los Angeles	Available	0.042	0.034	0.000	0.077			2409016902	2606.910	R1-1
Los Angeles	Available	0.603	0.489	0.000	1.092			2414003901	37133.758	PF-1VL
Los Angeles	Available	2.847	2.310	0.000	5.157	6210 Vineland Ave North Hollywood	91606	2414003902	175333.718	PF-1VL
Los Angeles	Available	0.008	0.007	0.000	0.015			2414003904	497.527	R1-1
Los Angeles	Available	0.079	0.064	0.000	0.144	6206 Vineland Ave North Hollywood	91606	2414003907	4894.577	PF-1VL
Los Angeles	Available	0.655	0.532	0.000	1.187	6126 N Whitnall Hwy North Hollywood	91606	2414005900	40373.718	PF-1VL
Los Angeles	Available	0.644	0.523	0.000	1.167	6038 N Whitnall Hwy North Hollywood	91606	2414005901	39683.034	PF-1VL

Los Angeles	Available	1.954	1.586	0.000	3.540			2414005902	120356.435	PF-1VL
Los Angeles	Available	0.110	0.089	0.000	0.199	6233 Riverton Ave North Hollywood	91606	2414007900	6749.263	R1-1
Los Angeles	Available	0.563	0.457	0.000	1.020			2414014900	34675.109	PF-1VL
Los Angeles	Available	0.165	0.134	0.000	0.298			2414015900	10147.345	R1-1
Los Angeles	Available	0.027	0.022	0.000	0.049			2414015903	1671.766	R1-1
Los Angeles	Available	0.086	0.070	0.000	0.156			2414018900	5320.350	RD1.5-1
Los Angeles	Available	0.087	0.071	0.000	0.158	6558 Cleon Ave North Hollywood	91606	2414029900	5365.689	R1-1
Los Angeles	Available	0.109	0.088	0.000	0.197	6557 Denny Ave North Hollywood	91606	2414032900	6706.711	R1-1
Los Angeles	Available	0.176	0.143	0.000	0.318	6558 N Clybourn Ave North Hollywood	91606	2414034900	10820.213	R1-1
Los Angeles	Available	0.703	0.571	0.000	1.274	5906 Whitnall Hwy North Hollywood	91601	2415013901	43302.889	PF-1VL
Los Angeles	Available	0.615	0.499	0.000	1.114	5882 Whitnall Hwy North Hollywood	91601	2415014900	37859.548	PF-1VL
Los Angeles	Available	0.758	0.615	0.000	1.372	5846 Whitnall Hwy North Hollywood	91601	2415015901	46661.766	PF-1VL
Los Angeles	Available	0.029	0.023	0.000	0.052			2415020900	1782.295	R1-1VL
Los Angeles	Available	0.046	0.038	0.000	0.084			2415028901	2850.380	
Los Angeles	Available	16.797	13.633	0.000	30.430	5700 Whitnall Hwy North Hollywood	91601	2415028904	1034621.989	PF-1VL
Los Angeles	Available	3.173	2.576	0.000	5.749	10801 Chandler Blvd North Hollywood	91601	2416015900	195463.114	PF-1VL
Los Angeles	Available	0.050	0.040	0.000	0.090			2416022900	3051.713	
Los Angeles	Available	149.031	120.952	0.000	269.983	5242 1/2 Riverton Ave North Hollywood	91601	2416024900	57371.390	R3-1VL
Los Angeles	Available	0.063	0.051	0.000	0.114	4958 Cahuenga Blvd North Hollywood	91601	2420001901	3868.560	RD1.5-1
Los Angeles	Available	1.421	1.153	0.000	2.574	10627 Blix St North Hollywood	91602	2421018900	87526.317	PF-1VL
Los Angeles	Available	0.546	0.443	0.000	0.990	4305 Vineland Ave North Hollywood	91602	2423013900	33654.848	PF-1XL-RIO
Los Angeles	Available	0.045	0.036	0.000	0.081			2423027902	2756.187	OS-1XL-RIO
Los Angeles	Available	0.493	0.400	0.000	0.894			2424041900	30388.022	R1-1-RIO
Los Angeles	Available	0.046	0.037	0.000	0.083			2425019900	2831.968	RE15-1-H
Los Angeles	Available	0.063	0.051	0.000	0.114			2425020901	3886.095	RE15-1-H
Los Angeles	Available	0.242	0.196	0.000	0.438	2901 Passmore Dr Los Angeles	90068	2427009901	14895.503	RE15-1-H
Los Angeles	Available	0.015	0.012	0.000	0.027			2429003900	924.499	R1-1
Los Angeles	Available	0.059	0.048	0.000	0.107			2429018900	3631.428	C2-1VL
Los Angeles	Available	0.232	0.188	0.000	0.420	3111 Cahuenga Blvd W Los Angeles	90068	2429018901	14290.438	C2-1VL
Los Angeles	Available	0.035	0.029	0.000	0.064	6939 W Valleyton Trl Los Angeles	90068	2429022900	2164.240	R1-1
Los Angeles	Available	0.316	0.256	0.000	0.572			2466029900	19457.223	M1-1
Los Angeles	Available	0.452	0.367	0.000	0.819	3316 W 60th St Los Angeles	90043	4006003900	27844.590	R3-1
Los Angeles	Available	0.185	0.150	0.000	0.335	6108 S Victoria Ave Los Angeles	90043	4006004900	11375.344	R3-1
Los Angeles	Available	16.246	13.186	0.000	29.432	6309 10th Ave Los Angeles	90043	4006011902	6254.310	R3-1
Los Angeles	Available	19.686	15.977	0.000	35.662	6317 10th Ave Los Angeles	90043	4006011903	7578.213	R3-1
Los Angeles	Available	17.223	13.978	0.000	31.201	6321 10th Ave Los Angeles	90043	4006011904	6630.141	R3-1
Los Angeles	Available	22.139	17.968	0.000	40.106	6323 10th Ave Los Angeles	90043	4006011905	8522.608	R3-1
Los Angeles	Available	27.906	22.648	0.000	50.554	6527 Crenshaw Blvd Los Angeles	90043	4006018901	10742.777	[Q]C2-1
Los Angeles	Available	29.496	23.939	0.000	53.435	3460 Hyde Park Blvd Los Angeles	90043	4006019901	11354.907	R3-1
Los Angeles	Available	0.078	0.063	0.000	0.141	6577 Arlington Ave Los Angeles	90043	4008002900	4801.178	R1-1
Los Angeles	Available	0.176	0.143	0.000	0.318	2215 W Florence Ave Los Angeles	90043	4008019900	10825.598	C2-1
Los Angeles	Available	0.177	0.144	0.000	0.321	2211 W Florence Ave Los Angeles	90043	4008019901	10920.749	C2-1
Los Angeles	Available	0.093	0.076	0.000	0.169	2201 W Florence Ave Los Angeles	90043	4008019902	5746.030	C2-1
Los Angeles	Available	0.098	0.079	0.000	0.177	7115 S Van Ness Ave Los Angeles	90047	4008019904	6016.505	R1-1

Los Angeles	Available	0.010	0.008	0.000	0.018			4104017904	600.171	R1-1
Los Angeles	Available	0.524	0.425	0.000	0.949	7871 State Route 170 Los Angeles	90045	4105016900	32259.108	PF-1
Los Angeles	Available	0.020	0.016	0.000	0.036			4105017900	1220.598	R1-1
Los Angeles	Available	0.010	0.008	0.000	0.018			4105017901	609.608	R1-1
Los Angeles	Available	0.008	0.007	0.000	0.015			4106002901	509.990	R1-1
Los Angeles	Available	0.009	0.007	0.000	0.017			4107009904	566.938	R1-1
Los Angeles	Available	0.008	0.007	0.000	0.015			4107014909	499.982	R1-1
Los Angeles	Available	0.016	0.013	0.000	0.029			4107014910	1000.526	R1-1
Los Angeles	Available	0.008	0.007	0.000	0.015			4107018903	500.036	R2-1
Los Angeles	Available	0.019	0.016	0.000	0.035			4108027900	1200.213	R1-1
Los Angeles	Available	0.076	0.062	0.000	0.137			4110014901	4669.334	[Q]M1-1VL
Los Angeles	Available	0.317	0.257	0.000	0.574	6614 W 85th Pl Los Angeles	90045	4112029900	19507.376	R1-1
Los Angeles	Available	0.805	0.653	0.000	1.458			4113001900	49561.691	R4-1
Los Angeles	Available	0.110	0.089	0.000	0.199	8163 Zitola Ter Playa Del Rey	90293	4115006900	6777.215	R1-1
Los Angeles	Available	0.111	0.090	0.000	0.200	8156 Zitola Ter Playa Del Rey	90293	4115007900	6816.200	R1-1
Los Angeles	Available	0.085	0.069	0.000	0.153	8127 Delgany Ave Playa Del Rey	90293	4115007902	5218.355	R1-1
Los Angeles	Available	0.113	0.092	0.000	0.205	8148 Zitola Ter Playa Del Rey	90293	4115007903	6963.713	R1-1
Los Angeles	Available	0.123	0.100	0.000	0.222	8271 Rees St Playa Del Rey	90293	4115009900	7554.481	R1-1
Los Angeles	Available	0.758	0.615	0.000	1.373			4115021900	46677.871	R1-1
Los Angeles	Available	0.169	0.137	0.000	0.305			4115021901	10379.127	R1-1
Los Angeles	Available	0.128	0.104	0.000	0.232			4116007920	7887.641	R1-1
Los Angeles	Available	4.232	3.435	0.000	7.667	9101 W Northside Pkwy Los Angeles	90045	4117036901	260677.727	LAX
Los Angeles	Available	2.332	1.893	0.000	4.225	6980 W Westchester Pkwy Los Angeles	90045	4117036902	143656.915	LAX
Los Angeles	Available	0.839	0.681	0.000	1.520			4117036903	51673.049	LAX
Los Angeles	Available	0.756	0.613	0.000	1.369	8610 Gulana Ave Playa Del Rey	90293	4118001900	46554.754	PF-1
Los Angeles	Available	15.575	12.641	0.000	28.216	9014 Pershing Dr Playa Del Rey	90293	4118013915	959331.154	LAX
Los Angeles	Available	50.356	40.869	0.000	91.225	7201 W Westchester Pkwy Los Angeles	90045	4119006912	3101659.081	LAX
Los Angeles	Available	8.482	6.884	0.000	15.366	6901 W Westchester Pkwy Los Angeles	90045	4119006913	522448.926	LAX
Los Angeles	Available	0.018	0.014	0.000	0.032			4122003907	1100.004	R2-1
Los Angeles	Available	0.008	0.007	0.000	0.015			4122011910	502.204	R1-1
Los Angeles	Available	0.009	0.008	0.000	0.017			4122011911	572.725	R1-1
Los Angeles	Available	0.017	0.014	0.000	0.031			4122013900	1051.103	R1-1
Los Angeles	Available	8.484	6.886	0.000	15.370	8945 Sepulveda Westway Los Angeles	90045	4122022928	522593.600	LAX
Los Angeles	Available	9.574	7.770	0.000	17.344	8800 Liberator Ave Los Angeles	90045	4122022929	589703.333	LAX
Los Angeles	Available	4.989	4.049	0.000	9.038	9320 State Route 1 Los Angeles	90045	4122022931	307307.665	LAX
Los Angeles	Available	1.969	1.598	0.000	3.567	6700 W Westchester Pkwy Los Angeles	90045	4122023916	121282.771	LAX
Los Angeles	Available	18.229	14.794	0.000	33.023	9100 N McConnell Ave Los Angeles	90045	4122023917	1122780.617	LAX
Los Angeles	Available	0.635	0.515	0.000	1.150	9201 S Sepulveda Blvd Los Angeles	90045	4122024918	39097.528	LAX
Los Angeles	Available	0.008	0.007	0.000	0.015			4123015900	499.660	R1-1
Los Angeles	Available	12.824	10.408	0.000	23.232			4123018927	789885.088	LAX
Los Angeles	Available	17.413	14.132	0.000	31.546	9029 Airport Blvd Los Angeles	90045	4123018928	1072550.620	LAX
Los Angeles	Available	1.684	1.367	0.000	3.051	9101 S Kittyhawk Ave Los Angeles	90045	4124002916	103717.257	LAX
Los Angeles	Available	1.745	1.416	0.000	3.161	9437 Kittyhawk Ave Los Angeles	90045	4124003914	107474.860	LAX
Los Angeles	Available	2.823	2.291	0.000	5.115			4124004916	173895.122	LAX

Los Angeles	Available	2.220	1.802	0.000	4.022			4124005916	136738.774	LAX
Los Angeles	Available	2.558	2.076	0.000	4.633			4124006921	157538.097	LAX
Los Angeles	Available	2.779	2.255	0.000	5.034			4124007921	171165.988	LAX
Los Angeles	Available	3.013	2.445	0.000	5.458			4124008929	185567.119	LAX
Los Angeles	Available	0.512	0.416	0.000	0.928			4124008930	31543.631	
Los Angeles	Available	19.449	15.785	0.000	35.234	9419 Airport Blvd Los Angeles	90045	4124009920	1197943.267	LAX
Los Angeles	Available	0.595	0.483	0.000	1.077			4124009921	36628.850	LAX
Los Angeles	Available	2.771	2.249	0.000	5.021			4124015901	170698.684	LAX
Los Angeles	Available	0.815	0.662	0.000	1.477			4124015902	50229.353	LAX
Los Angeles	Available	0.302	0.245	0.000	0.547			4124019900	18607.747	LAX
Los Angeles	Available	0.207	0.168	0.000	0.376			4124019901	12769.946	LAX
Los Angeles	Available	0.206	0.167	0.000	0.373			4124019902	12687.047	LAX
Los Angeles	Available	0.107	0.087	0.000	0.193			4124019903	6569.026	LAX
Los Angeles	Available	0.221	0.179	0.000	0.400			4124019904	13610.477	LAX
Los Angeles	Available	0.333	0.270	0.000	0.602			4124019906	20482.959	LAX
Los Angeles	Available	0.091	0.074	0.000	0.165			4124019907	5599.523	LAX
Los Angeles	Available	0.128	0.104	0.000	0.232			4124019908	7878.245	LAX
Los Angeles	Available	0.088	0.072	0.000	0.160			4124019909	5443.823	LAX
Los Angeles	Available	0.089	0.072	0.000	0.161			4124019910	5487.369	LAX
Los Angeles	Available	0.105	0.086	0.000	0.191			4124019911	6492.585	LAX
Los Angeles	Available	0.127	0.103	0.000	0.231			4124019912	7844.567	LAX
Los Angeles	Available	0.089	0.072	0.000	0.161			4124019914	5484.286	LAX
Los Angeles	Available	0.130	0.105	0.000	0.235			4124019915	7991.681	LAX
Los Angeles	Available	0.089	0.072	0.000	0.162			4124019916	5494.983	LAX
Los Angeles	Available	0.089	0.073	0.000	0.162			4124019917	5502.663	LAX
Los Angeles	Available	0.097	0.079	0.000	0.176			4124019918	5972.986	LAX
Los Angeles	Available	0.124	0.101	0.000	0.225			4124019919	7661.781	LAX
Los Angeles	Available	0.128	0.104	0.000	0.232			4124019920	7872.834	LAX
Los Angeles	Available	0.114	0.093	0.000	0.207			4124019921	7028.194	LAX
Los Angeles	Available	0.087	0.070	0.000	0.157			4124019922	5329.810	LAX
Los Angeles	Available	0.363	0.295	0.000	0.658			4124019923	22362.597	LAX
Los Angeles	Available	1.186	0.962	0.000	2.148			4124019924	73036.275	LAX
Los Angeles	Available	0.273	0.222	0.000	0.495			4124020901	16835.407	LAX
Los Angeles	Available	0.093	0.076	0.000	0.169			4124020902	5754.321	LAX
Los Angeles	Available	0.087	0.071	0.000	0.157			4124020904	5353.336	LAX
Los Angeles	Available	0.293	0.238	0.000	0.532			4124020905	18072.066	LAX
Los Angeles	Available	0.095	0.077	0.000	0.172			4124020907	5854.290	LAX
Los Angeles	Available	0.092	0.075	0.000	0.167			4124020909	5673.195	LAX
Los Angeles	Available	0.197	0.160	0.000	0.357			4124020910	12124.328	LAX
Los Angeles	Available	0.103	0.083	0.000	0.186			4124020911	6318.209	LAX
Los Angeles	Available	0.096	0.078	0.000	0.174			4124020912	5922.310	LAX
Los Angeles	Available	0.095	0.077	0.000	0.171			4124020913	5821.124	LAX
Los Angeles	Available	0.094	0.076	0.000	0.170			4124020914	5777.839	LAX
Los Angeles	Available	0.095	0.077	0.000	0.172			4124020915	5857.379	LAX

Los Angeles	Available	0.370	0.300	0.000	0.670			4124020916	22782.912	LAX
Los Angeles	Available	0.090	0.073	0.000	0.163			4124020917	5542.948	LAX
Los Angeles	Available	0.086	0.070	0.000	0.156			4124020918	5287.647	LAX
Los Angeles	Available	1.784	1.448	0.000	3.233			4124021914	109909.930	LAX
Los Angeles	Available	3.375	2.739	0.000	6.113			4124022920	207850.248	LAX
Los Angeles	Available	2.808	2.279	0.000	5.087			4124023913	172955.282	LAX
Los Angeles	Available	2.222	1.804	0.000	4.026			4124024917	136892.441	LAX
Los Angeles	Available	0.322	0.261	0.000	0.583			4124025900	19833.377	LAX
Los Angeles	Available	0.114	0.093	0.000	0.207			4124025902	7052.268	LAX
Los Angeles	Available	0.103	0.083	0.000	0.186			4124025903	6333.244	LAX
Los Angeles	Available	0.107	0.087	0.000	0.193			4124025904	6570.665	LAX
Los Angeles	Available	0.104	0.084	0.000	0.188			4124025905	6382.113	LAX
Los Angeles	Available	0.108	0.088	0.000	0.196			4124025906	6674.408	LAX
Los Angeles	Available	0.105	0.085	0.000	0.191			4124025910	6477.506	LAX
Los Angeles	Available	0.105	0.085	0.000	0.191			4124025914	6477.437	LAX
Los Angeles	Available	0.101	0.082	0.000	0.183			4124025915	6221.647	LAX
Los Angeles	Available	0.102	0.083	0.000	0.185			4124025916	6284.566	LAX
Los Angeles	Available	0.107	0.086	0.000	0.193			4124025919	6561.479	LAX
Los Angeles	Available	0.109	0.089	0.000	0.198			4124025927	6734.697	LAX
Los Angeles	Available	0.078	0.064	0.000	0.142			4124025928	4824.503	LAX
Los Angeles	Available	0.078	0.064	0.000	0.142			4124025929	4825.206	LAX
Los Angeles	Available	0.086	0.070	0.000	0.155			4124025930	5277.870	LAX
Los Angeles	Available	1.387	1.126	0.000	2.512			4124025931	85418.035	LAX
Los Angeles	Available	0.688	0.558	0.000	1.246			4124027900	42379.769	C2-2
Los Angeles	Available	0.020	0.016	0.000	0.037			4124027901	1249.992	LAX
Los Angeles	Available	0.101	0.082	0.000	0.184	6210 W 96th St Los Angeles	90045	4124027902	6251.674	LAX
Los Angeles	Available	0.101	0.082	0.000	0.184	6216 W 96th St Los Angeles	90045	4124027903	6250.709	LAX
Los Angeles	Available	0.093	0.075	0.000	0.168	6220 W 96th St Los Angeles	90045	4124027904	5702.680	LAX
Los Angeles	Available	0.008	0.007	0.000	0.015			4124027905	500.070	LAX
Los Angeles	Available	6.646	5.394	0.000	12.040	6052 W 96th St Los Angeles	90045	4124028900	409347.401	LAX
Los Angeles	Available	2.287	1.856	0.000	4.144	6100 W 98th St Los Angeles	90045	4124030900	140887.718	C2-2
Los Angeles	Available	1.112	0.902	0.000	2.014	6053 W Century Blvd Los Angeles	90045	4124030901	68470.474	C2-2
Los Angeles	Available	1.159	0.941	0.000	2.100	5980 W 98th St Los Angeles	90045	4124030902	71405.863	C2-2
Los Angeles	Available	9.609	7.798	0.000	17.407	8345 Osage Ave Los Angeles	90045	4125001901	591832.085	PF-1
Los Angeles	Available	0.009	0.007	0.000	0.016			4125006900	540.324	R2-1
Los Angeles	Available	0.342	0.278	0.000	0.620	9300 Belford Ave Los Angeles	90045	4125022900	21069.403	R3-1
Los Angeles	Available	2.260	1.835	0.000	4.095	9319 Belford Ave Los Angeles	90045	4125022901	139229.995	LAX
Los Angeles	Available	0.117	0.095	0.000	0.212	5832 Arbor Vitae St Los Angeles	90045	4125022902	7209.334	R3-1
Los Angeles	Available	0.460	0.373	0.000	0.832	9410 Airport Blvd Los Angeles	90045	4125022903	28303.517	LAX
Los Angeles	Available	0.117	0.095	0.000	0.212	5826 Arbor Vitae St Los Angeles	90045	4125022904	7209.678	R3-1
Los Angeles	Available	0.117	0.095	0.000	0.212	9306 Belford Ave Los Angeles	90045	4125022905	7213.474	R3-1
Los Angeles	Available	0.119	0.097	0.000	0.216	9406 Belford Ave Los Angeles	90045	4125022906	7336.495	R3-1
Los Angeles	Available	0.117	0.095	0.000	0.212	5838 Arbor Vitae St Los Angeles	90045	4125022907	7209.364	R3-1
Los Angeles	Available	0.117	0.095	0.000	0.212	5844 Arbor Vitae St Los Angeles	90045	4125022908	7208.143	R3-1

Los Angeles	Available	0.117	0.095	0.000	0.212	9400 Belford Ave Los Angeles	90045	4125022909	7200.599	R3-1
Los Angeles	Available	0.243	0.197	0.000	0.440	5847 W 93rd St Los Angeles	90045	4125022910	14951.734	R3-1
Los Angeles	Available	0.117	0.095	0.000	0.212	5820 Arbor Vitae St Los Angeles	90045	4125022911	7209.926	R3-1
Los Angeles	Available	0.118	0.096	0.000	0.214	5814 W Arbor Vitae St Los Angeles	90045	4125022912	7284.747	R3-1
Los Angeles	Available	0.116	0.094	0.000	0.211	5850 Arbor Vitae St Los Angeles	90045	4125022913	7158.641	R3-1
Los Angeles	Available	0.125	0.101	0.000	0.226	5837 W 93rd St Los Angeles	90045	4125022914	7680.390	R3-1
Los Angeles	Available	0.119	0.097	0.000	0.216	5825 W 93rd St Los Angeles	90045	4125022915	7333.601	R3-1
Los Angeles	Available	0.355	0.288	0.000	0.642	9318 Belford Ave Los Angeles	90045	4125022916	21842.041	R3-1
Los Angeles	Available	0.121	0.098	0.000	0.219	9422 Belford Ave Los Angeles	90045	4125023900	7440.009	R3-1
Los Angeles	Available	0.101	0.082	0.000	0.183	5843 W 95th St Los Angeles	90045	4125023901	6227.407	LAX
Los Angeles	Available	0.102	0.083	0.000	0.186	5835 W 96th St Los Angeles	90045	4125023902	6311.146	LAX
Los Angeles	Available	1.325	1.075	0.000	2.400	9420 Airport Blvd Los Angeles	90045	4125023903	81610.352	LAX
Los Angeles	Available	0.102	0.083	0.000	0.186	5843 W 96th St Los Angeles	90045	4125023904	6311.146	LAX
Los Angeles	Available	0.104	0.084	0.000	0.188	5831 W 96th St Los Angeles	90045	4125023905	6397.941	LAX
Los Angeles	Available	0.175	0.142	0.000	0.316	9625 1/2 Belford Ave Los Angeles	90045	4125023906	10753.595	R3-1
Los Angeles	Available	0.100	0.081	0.000	0.180	5855 W 96th St Los Angeles	90045	4125023907	6130.168	LAX
Los Angeles	Available	0.121	0.098	0.000	0.219	9502 Belford Ave Los Angeles	90045	4125023908	7440.640	R3-1
Los Angeles	Available	0.121	0.098	0.000	0.219	9512 Belford Ave Los Angeles	90045	4125023909	7441.257	R3-1
Los Angeles	Available	0.118	0.096	0.000	0.214	9501 Belford Ave Los Angeles	90045	4125023910	7286.146	LAX
Los Angeles	Available	0.101	0.082	0.000	0.183	5835 W 95th St Los Angeles	90045	4125023911	6228.357	LAX
Los Angeles	Available	0.102	0.083	0.000	0.186	5845 W 96th St Los Angeles	90045	4125023912	6311.755	LAX
Los Angeles	Available	0.116	0.094	0.000	0.210	9605 Belford Ave Los Angeles	90045	4125023913	7128.944	R3-1
Los Angeles	Available	0.114	0.092	0.000	0.206	9423 Belford Ave Los Angeles	90045	4125023914	6999.138	LAX
Los Angeles	Available	0.121	0.098	0.000	0.219	9428 Belford Ave Los Angeles	90045	4125023915	7440.940	R3-1
Los Angeles	Available	0.107	0.087	0.000	0.194	9606 Belford Ave Los Angeles	90045	4125023916	6600.431	R3-1
Los Angeles	Available	0.121	0.098	0.000	0.219	9514 Belford Ave Los Angeles	90045	4125023917	7440.629	R3-1
Los Angeles	Available	0.122	0.099	0.000	0.222	9600 Belford Ave Los Angeles	90045	4125023918	7534.490	R3-1
Los Angeles	Available	0.158	0.128	0.000	0.287	9626 Belford Ave Los Angeles	90045	4125023919	9746.090	R3-1
Los Angeles	Available	0.106	0.086	0.000	0.192	9614 Belford Ave Los Angeles	90045	4125023920	6520.220	R3-1
Los Angeles	Available	0.117	0.095	0.000	0.212	9622 1/2 Belford Ave Los Angeles	90045	4125023921	7195.267	R3-1
Los Angeles	Available	0.101	0.082	0.000	0.183	5836 W 95th St Los Angeles	90045	4125023922	6231.669	LAX
Los Angeles	Available	0.124	0.100	0.000	0.224	5848 W 95th St Los Angeles	90045	4125023923	7613.987	LAX
Los Angeles	Available	0.388	0.315	0.000	0.703	5849 W 95th St Los Angeles	90045	4125023924	23902.963	LAX
Los Angeles	Available	0.098	0.079	0.000	0.177	5842 W 95th St Los Angeles	90045	4125023925	6013.555	LAX
Los Angeles	Available	0.128	0.104	0.000	0.232	9601 Belford Ave Los Angeles	90045	4125023926	7887.230	R3-1
Los Angeles	Available	0.121	0.098	0.000	0.219	9630 Belford Ave Los Angeles	90045	4125023927	7450.814	R3-1
Los Angeles	Available	0.128	0.104	0.000	0.232	9619 Belford Ave Los Angeles	90045	4125023928	7893.431	R3-1
Los Angeles	Available	0.124	0.101	0.000	0.225	9412 Belford Ave Los Angeles	90045	4125023929	7650.986	R3-1
Los Angeles	Available	0.114	0.093	0.000	0.207	9613 Belford Ave Los Angeles	90045	4125023930	7033.771	R3-1
Los Angeles	Available	0.159	0.129	0.000	0.289	5500 W Arbor Vitae St Los Angeles	90045	4128002900	9815.016	LAX
Los Angeles	Available	0.147	0.120	0.000	0.267	5506 W Arbor Vitae St Los Angeles	90045	4128002901	9075.867	LAX
Los Angeles	Available	0.442	0.359	0.000	0.801	5518 W Arbor Vitae St Los Angeles	90045	4128002902	27226.380	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5513 W 93rd St Los Angeles	90045	4128002903	6711.460	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5523 W 93rd St Los Angeles	90045	4128002904	6710.329	LAX

Los Angeles	Available	0.109	0.088	0.000	0.197	5505 W 93rd St Los Angeles	90045	4128002905	6710.860	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5537 W 93rd St Los Angeles	90045	4128002907	6710.289	LAX
Los Angeles	Available	0.113	0.092	0.000	0.204	9219 Isis Ave Los Angeles	90045	4128002908	6944.339	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5517 W 93rd St Los Angeles	90045	4128002909	6710.018	LAX
Los Angeles	Available	0.112	0.091	0.000	0.202	9226 Aviation Blvd Los Angeles	90045	4128002910	6884.346	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5531 W 93rd St Los Angeles	90045	4128002911	6710.560	LAX
Los Angeles	Available	0.339	0.275	0.000	0.614	9204 Isis Ave Los Angeles	90045	4128003900	20860.783	LAX
Los Angeles	Available	0.110	0.089	0.000	0.199	5406 W Arbor Vitae St Los Angeles	90045	4128003901	6762.546	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5425 W 93rd St Los Angeles	90045	4128003902	6710.909	LAX
Los Angeles	Available	0.117	0.095	0.000	0.212	9207 Hindry Pl Los Angeles	90045	4128003903	7202.642	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5421 W 93rd St Los Angeles	90045	4128003904	6710.280	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5335 W 93rd St Los Angeles	90045	4128003905	6709.717	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5413 W 93rd St Los Angeles	90045	4128003906	6710.040	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5343 W 93rd St Los Angeles	90045	4128003907	6710.929	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5329 W 93rd St Los Angeles	90045	4128003908	6711.799	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5313 W 93rd St Los Angeles	90045	4128003909	6711.160	LAX
Los Angeles	Available	0.118	0.096	0.000	0.214	5303 W 93rd St Los Angeles	90045	4128003910	7272.475	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5321 W 93rd St Los Angeles	90045	4128003911	6710.329	LAX
Los Angeles	Available	0.110	0.089	0.000	0.199	5410 W Arbor Vitae St Los Angeles	90045	4128003912	6763.128	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5407 W 93rd St Los Angeles	90045	4128003913	6710.009	LAX
Los Angeles	Available	0.110	0.089	0.000	0.199	5308 W Arbor Vitae St Los Angeles	90045	4128003914	6758.714	LAX
Los Angeles	Available	0.130	0.105	0.000	0.235	9218 Isis Ave Los Angeles	90045	4128003915	7990.980	LAX
Los Angeles	Available	0.110	0.089	0.000	0.199	5314 W Arbor Vitae St Los Angeles	90045	4128003916	6759.264	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5401 W 93rd St Los Angeles	90045	4128003917	6710.289	LAX
Los Angeles	Available	0.110	0.089	0.000	0.199	5320 W Arbor Vitae St Los Angeles	90045	4128003918	6759.786	LAX
Los Angeles	Available	0.220	0.178	0.000	0.398	5326 W Arbor Vitae St Los Angeles	90045	4128003919	13522.147	LAX
Los Angeles	Available	0.220	0.178	0.000	0.398	5400 W Arbor Vitae St Los Angeles	90045	4128003920	13524.917	LAX
Los Angeles	Available	0.019	0.015	0.000	0.034			4128004900	1159.032	LAX
Los Angeles	Available	0.087	0.071	0.000	0.158	5200 W 93rd St Los Angeles	90045	4128004901	5367.020	LAX
Los Angeles	Available	0.094	0.076	0.000	0.170	5206 W 93rd St Los Angeles	90045	4128004902	5795.789	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5263 W 93rd St Los Angeles	90045	4128004903	6710.559	LAX
Los Angeles	Available	0.117	0.095	0.000	0.212	9302 Glasgow Pl Los Angeles	90045	4128004904	7224.875	LAX
Los Angeles	Available	0.108	0.088	0.000	0.195	5248 W Arbor Vitae St Los Angeles	90045	4128004905	6643.470	LAX
Los Angeles	Available	0.108	0.088	0.000	0.197	9202 Hindry Pl Los Angeles	90045	4128004906	6681.299	LAX
Los Angeles	Available	0.176	0.143	0.000	0.319	9306 Glasgow Pl Los Angeles	90045	4128004907	10849.721	LAX
Los Angeles	Available	0.183	0.148	0.000	0.331	9308 Glasgow Pl Los Angeles	90045	4128004908	11252.945	LAX
Los Angeles	Available	0.097	0.079	0.000	0.176	5201 W 93rd St Los Angeles	90045	4128004909	5992.213	LAX
Los Angeles	Available	0.108	0.088	0.000	0.195	9324 Glasgow Pl Los Angeles	90045	4128004910	6644.585	LAX
Los Angeles	Available	0.103	0.084	0.000	0.187	5211 W 94th St Los Angeles	90045	4128004911	6358.493	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5273 W 93rd St Los Angeles	90045	4128004912	6710.850	LAX
Los Angeles	Available	0.108	0.088	0.000	0.195	5242 W Arbor Vitae St Los Angeles	90045	4128004913	6642.558	LAX
Los Angeles	Available	0.094	0.076	0.000	0.171	5207 W 94th St Los Angeles	90045	4128004914	5805.514	LAX
Los Angeles	Available	0.112	0.091	0.000	0.202	5207 W 93rd St Los Angeles	90045	4128004915	6870.819	LAX
Los Angeles	Available	0.110	0.089	0.000	0.199	5266 W Arbor Vitae St Los Angeles	90045	4128004916	6766.969	LAX

Los Angeles	Available	0.108	0.088	0.000	0.195	5232 W Arbor Vitae St Los Angeles	90045	4128004917	6646.433	LAX
Los Angeles	Available	0.108	0.088	0.000	0.195	5238 W Arbor Vitae St Los Angeles	90045	4128004918	6642.292	LAX
Los Angeles	Available	0.087	0.071	0.000	0.158	5201 W 94th St Los Angeles	90045	4128004919	5370.644	LAX
Los Angeles	Available	0.103	0.084	0.000	0.187	5210 W 93rd St Los Angeles	90045	4128004921	6371.824	LAX
Los Angeles	Available	0.120	0.098	0.000	0.218	5211 W 93rd St Los Angeles	90045	4128004922	7407.407	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5269 W 93rd St Los Angeles	90045	4128004923	6710.579	LAX
Los Angeles	Available	0.108	0.088	0.000	0.196	9320 Glasgow Pl Los Angeles	90045	4128004924	6649.238	LAX
Los Angeles	Available	0.110	0.089	0.000	0.199	5262 W Arbor Vitae St Los Angeles	90045	4128004925	6765.773	LAX
Los Angeles	Available	0.037	0.030	0.000	0.066			4128005900	2259.737	LAX
Los Angeles	Available	0.081	0.066	0.000	0.147	5207 Pardee St Los Angeles	90045	4128005901	5006.508	LAX
Los Angeles	Available	0.104	0.084	0.000	0.188	5211 W 95th St Los Angeles	90045	4128005902	6379.740	LAX
Los Angeles	Available	0.083	0.067	0.000	0.150	5206 W 95th St Los Angeles	90045	4128005903	5087.198	LAX
Los Angeles	Available	0.083	0.067	0.000	0.150	5206 W 95th St Los Angeles	90045	4128005904	5090.931	LAX
Los Angeles	Available	0.089	0.072	0.000	0.161	5210 W 95th St Los Angeles	90045	4128005905	5461.071	LAX
Los Angeles	Available	0.094	0.077	0.000	0.171	5207 W 95th St Los Angeles	90045	4128005906	5806.913	LAX
Los Angeles	Available	0.087	0.071	0.000	0.158	9411 S La Cienega Blvd Los Angeles	90045	4128005907	5373.569	LAX
Los Angeles	Available	0.094	0.077	0.000	0.171	5206 W 94th St Los Angeles	90045	4128005908	5813.443	LAX
Los Angeles	Available	0.108	0.087	0.000	0.195	9408 Glasgow Pl Los Angeles	90045	4128005909	6626.421	LAX
Los Angeles	Available	0.081	0.066	0.000	0.147	5211 Pardee St Los Angeles	90045	4128005910	4984.489	LAX
Los Angeles	Available	0.083	0.067	0.000	0.150	5211 W 95th Pl Los Angeles	90045	4128005911	5101.104	LAX
Los Angeles	Available	0.089	0.072	0.000	0.161	5207 W 95th Pl Los Angeles	90045	4128005912	5460.703	LAX
Los Angeles	Available	0.103	0.084	0.000	0.187	5210 W 94th St Los Angeles	90045	4128005913	6369.908	LAX
Los Angeles	Available	0.105	0.085	0.000	0.191	9514 Glasgow Pl Los Angeles	90045	4128005914	6483.550	LAX
Los Angeles	Available	0.117	0.095	0.000	0.212	9422 Glasgow Pl Los Angeles	90045	4128005915	7218.312	LAX
Los Angeles	Available	0.104	0.085	0.000	0.189	9526 Glasgow Pl Los Angeles	90045	4128005916	6425.030	LAX
Los Angeles	Available	0.085	0.069	0.000	0.155	5210 W 95th St Los Angeles	90045	4128005917	5257.690	LAX
Los Angeles	Available	0.083	0.067	0.000	0.150	5201 W 95th Pl Los Angeles	90045	4128005918	5086.711	LAX
Los Angeles	Available	0.087	0.071	0.000	0.158	9401 S La Cienega Blvd Los Angeles	90045	4128005919	5377.019	LAX
Los Angeles	Available	0.117	0.095	0.000	0.212	9414 Glasgow Pl Los Angeles	90045	4128005920	7223.755	LAX
Los Angeles	Available	0.221	0.179	0.000	0.399	9500 Glasgow Pl Los Angeles	90045	4128005921	13582.058	LAX
Los Angeles	Available	0.105	0.085	0.000	0.191	9520 Glasgow Pl Los Angeles	90045	4128005922	6478.694	LAX
Los Angeles	Available	0.084	0.069	0.000	0.153	5201 Pardee St Los Angeles	90045	4128005923	5203.876	LAX
Los Angeles	Available	0.104	0.085	0.000	0.189	9306 Hindry Pl Los Angeles	90045	4128006900	6435.594	LAX
Los Angeles	Available	0.104	0.085	0.000	0.189	9410 Hindry Pl Los Angeles	90045	4128006901	6435.875	LAX
Los Angeles	Available	0.104	0.085	0.000	0.189	9414 Hindry Pl Los Angeles	90045	4128006902	6435.559	LAX
Los Angeles	Available	0.105	0.086	0.000	0.191	9337 Glasgow Pl Los Angeles	90045	4128006903	6491.679	LAX
Los Angeles	Available	0.211	0.171	0.000	0.382	9403 Glasgow Pl Los Angeles	90045	4128006904	12983.340	LAX
Los Angeles	Available	0.104	0.085	0.000	0.189	9400 Hindry Pl Los Angeles	90045	4128006905	6435.038	LAX
Los Angeles	Available	0.104	0.085	0.000	0.189	9322 Hindry Pl Los Angeles	90045	4128006906	6435.280	LAX
Los Angeles	Available	0.104	0.085	0.000	0.189	9312 Hindry Pl Los Angeles	90045	4128006907	6435.308	LAX
Los Angeles	Available	0.114	0.093	0.000	0.206	9420 Hindry Pl Los Angeles	90045	4128006908	7020.353	LAX
Los Angeles	Available	0.104	0.084	0.000	0.188	5265 W 96th St Los Angeles	90045	4128006909	6387.518	LAX
Los Angeles	Available	0.115	0.093	0.000	0.208	9505 Glasgow Pl Los Angeles	90045	4128006910	7082.402	LAX
Los Angeles	Available	0.104	0.084	0.000	0.188	5274 W 93rd St Los Angeles	90045	4128006911	6387.979	LAX

Los Angeles	Available	0.115	0.093	0.000	0.208	9421 Glasgow Pl Los Angeles	90045	4128006912	7082.145	LAX
Los Angeles	Available	0.104	0.084	0.000	0.188	5254 W 93rd St Los Angeles	90045	4128006913	6404.942	LAX
Los Angeles	Available	0.104	0.085	0.000	0.189	9404 Hindry Pl Los Angeles	90045	4128006914	6435.595	LAX
Los Angeles	Available	0.105	0.085	0.000	0.190	5255 W 96th St Los Angeles	90045	4128006915	6444.633	LAX
Los Angeles	Available	0.105	0.086	0.000	0.191	9331 Glasgow Pl Los Angeles	90045	4128006916	6491.400	LAX
Los Angeles	Available	0.114	0.092	0.000	0.206	9500 Hindry Pl Los Angeles	90045	4128006917	7020.020	LAX
Los Angeles	Available	0.104	0.085	0.000	0.189	9512 Hindry Pl Los Angeles	90045	4128006918	6435.308	LAX
Los Angeles	Available	0.105	0.086	0.000	0.191	9519 Glasgow Pl Los Angeles	90045	4128006919	6492.821	LAX
Los Angeles	Available	0.105	0.086	0.000	0.191	9507 Glasgow Pl Los Angeles	90045	4128006920	6492.201	LAX
Los Angeles	Available	0.105	0.086	0.000	0.191	9325 Glasgow Pl Los Angeles	90045	4128006921	6491.430	LAX
Los Angeles	Available	0.104	0.085	0.000	0.189	9506 Hindry Pl Los Angeles	90045	4128006922	6435.613	LAX
Los Angeles	Available	0.105	0.086	0.000	0.191	9319 Glasgow Pl Los Angeles	90045	4128006923	6491.160	LAX
Los Angeles	Available	0.091	0.074	0.000	0.165	5413 W 96th St Los Angeles	90045	4128007900	5620.646	LAX
Los Angeles	Available	0.091	0.074	0.000	0.165	5303 W 96th St Los Angeles	90045	4128007901	5621.953	LAX
Los Angeles	Available	0.100	0.081	0.000	0.181	5328 W 95th St Los Angeles	90045	4128007902	6148.027	LAX
Los Angeles	Available	0.125	0.101	0.000	0.226	5440 W 95th St Los Angeles	90045	4128007903	7675.701	LAX
Los Angeles	Available	0.091	0.074	0.000	0.165	5310 W 95th St Los Angeles	90045	4128007904	5618.269	LAX
Los Angeles	Available	0.098	0.080	0.000	0.178	5439 W 96th St Los Angeles	90045	4128007905	6059.933	LAX
Los Angeles	Available	0.093	0.075	0.000	0.168	5351 W 96th St Los Angeles	90045	4128007906	5726.206	LAX
Los Angeles	Available	0.093	0.075	0.000	0.168	5434 W 96th St Los Angeles	90045	4128007907	5724.966	LAX
Los Angeles	Available	0.095	0.077	0.000	0.173	5447 W 96th St Los Angeles	90045	4128007908	5874.810	LAX
Los Angeles	Available	0.100	0.081	0.000	0.181	5433 W 96th St Los Angeles	90045	4128007909	6141.889	LAX
Los Angeles	Available	0.093	0.075	0.000	0.168	5401 W 96th St Los Angeles	90045	4128007910	5727.232	LAX
Los Angeles	Available	0.093	0.076	0.000	0.169	5319 W 96th St Los Angeles	90045	4128007911	5753.784	LAX
Los Angeles	Available	0.096	0.078	0.000	0.174	5315 W 96th St Los Angeles	90045	4128007912	5913.136	LAX
Los Angeles	Available	0.097	0.079	0.000	0.176	9513 Hindry Pl Los Angeles	90045	4128007913	5995.847	LAX
Los Angeles	Available	0.095	0.077	0.000	0.171	9507 Hindry Pl Los Angeles	90045	4128007914	5830.846	LAX
Los Angeles	Available	0.093	0.075	0.000	0.168	5322 W 95th St Los Angeles	90045	4128007915	5724.026	LAX
Los Angeles	Available	0.091	0.074	0.000	0.165	5406 W 95th St Los Angeles	90045	4128007916	5618.017	LAX
Los Angeles	Available	0.093	0.075	0.000	0.168	5428 W 95th St Los Angeles	90045	4128007917	5725.081	LAX
Los Angeles	Available	0.098	0.079	0.000	0.177	9506 Isis Ave Los Angeles	90045	4128007918	6029.802	LAX
Los Angeles	Available	0.096	0.078	0.000	0.175	5357 W 96th St Los Angeles	90045	4128007919	5938.828	LAX
Los Angeles	Available	0.091	0.074	0.000	0.165	5345 W 96th St Los Angeles	90045	4128007920	5594.414	LAX
Los Angeles	Available	0.100	0.081	0.000	0.181	5323 W 96th St Los Angeles	90045	4128007921	6151.534	LAX
Los Angeles	Available	0.095	0.077	0.000	0.172	5419 W 96th St Los Angeles	90045	4128007922	5833.275	LAX
Los Angeles	Available	0.096	0.078	0.000	0.175	5344 W 95th St Los Angeles	90045	4128007923	5936.029	LAX
Los Angeles	Available	0.093	0.075	0.000	0.168	5340 W 95th St Los Angeles	90045	4128007924	5724.567	LAX
Los Angeles	Available	0.096	0.078	0.000	0.175	5407 W 96th St Los Angeles	90045	4128007925	5938.846	LAX
Los Angeles	Available	0.094	0.076	0.000	0.170	5335 W 96th St Los Angeles	90045	4128007926	5781.644	LAX
Los Angeles	Available	0.093	0.075	0.000	0.168	5424 W 95th St Los Angeles	90045	4128007927	5725.352	LAX
Los Angeles	Available	0.093	0.075	0.000	0.168	5334 W 95th St Los Angeles	90045	4128007928	5724.026	LAX
Los Angeles	Available	0.103	0.084	0.000	0.187	5412 W 95th St Los Angeles	90045	4128007929	6360.314	LAX
Los Angeles	Available	0.095	0.077	0.000	0.171	5418 W 95th St Los Angeles	90045	4128007930	5830.561	LAX
Los Angeles	Available	0.094	0.076	0.000	0.170	5302 W 95th St Los Angeles	90045	4128007931	5780.862	LAX

Los Angeles	Available	0.093	0.075	0.000	0.168	5341 W 96th St Los Angeles	90045	4128007932	5701.012	LAX
Los Angeles	Available	0.095	0.077	0.000	0.172	5329 W 96th St Los Angeles	90045	4128007933	5833.858	LAX
Los Angeles	Available	0.102	0.083	0.000	0.184	9512 Isis Ave Los Angeles	90045	4128007934	6267.607	LAX
Los Angeles	Available	0.095	0.077	0.000	0.172	5423 W 96th St Los Angeles	90045	4128007935	5832.508	LAX
Los Angeles	Available	0.095	0.077	0.000	0.171	5400 W 95th St Los Angeles	90045	4128007936	5830.035	LAX
Los Angeles	Available	0.096	0.078	0.000	0.174	5450 W 95th St Los Angeles	90045	4128007937	5903.776	LAX
Los Angeles	Available	0.091	0.074	0.000	0.165	5350 W 95th St Los Angeles	90045	4128007938	5618.566	LAX
Los Angeles	Available	0.098	0.080	0.000	0.178	5316 W 95th St Los Angeles	90045	4128007939	6042.034	LAX
Los Angeles	Available	0.103	0.083	0.000	0.186	5435 W 95th St Los Angeles	90045	4128008900	6327.777	LAX
Los Angeles	Available	0.094	0.076	0.000	0.170	5413 W 95th St Los Angeles	90045	4128008901	5777.552	LAX
Los Angeles	Available	0.093	0.076	0.000	0.169	5401 W 95th St Los Angeles	90045	4128008902	5750.535	LAX
Los Angeles	Available	0.104	0.085	0.000	0.189	5313 W 95th St Los Angeles	90045	4128008903	6413.566	LAX
Los Angeles	Available	0.095	0.077	0.000	0.173	9413 Hindry Pl Los Angeles	90045	4128008904	5874.679	LAX
Los Angeles	Available	0.092	0.075	0.000	0.167	5400 W 94th St Los Angeles	90045	4128008905	5677.459	LAX
Los Angeles	Available	0.107	0.087	0.000	0.194	5434 W 94th St Los Angeles	90045	4128008906	6582.613	LAX
Los Angeles	Available	0.090	0.073	0.000	0.162	9417 Hindry Pl Los Angeles	90045	4128008907	5524.860	LAX
Los Angeles	Available	0.098	0.080	0.000	0.178	5312 W 94th St Los Angeles	90045	4128008908	6048.824	LAX
Los Angeles	Available	0.092	0.075	0.000	0.167	5428 W 94th St Los Angeles	90045	4128008909	5677.961	LAX
Los Angeles	Available	0.095	0.077	0.000	0.172	5424 W 94th St Los Angeles	90045	4128008910	5837.142	LAX
Los Angeles	Available	0.095	0.077	0.000	0.172	5318 W 94th St Los Angeles	90045	4128008911	5836.384	LAX
Los Angeles	Available	0.097	0.079	0.000	0.176	5406 W 94th St Los Angeles	90045	4128008912	5995.784	LAX
Los Angeles	Available	0.095	0.077	0.000	0.172	5412 W 94th St Los Angeles	90045	4128008913	5837.139	LAX
Los Angeles	Available	0.092	0.074	0.000	0.166	9416 Isis Ave Los Angeles	90045	4128008914	5643.393	LAX
Los Angeles	Available	0.101	0.082	0.000	0.182	5429 W 95th St Los Angeles	90045	4128008915	6201.551	LAX
Los Angeles	Available	0.100	0.081	0.000	0.181	5423 W 95th St Los Angeles	90045	4128008916	6147.979	LAX
Los Angeles	Available	0.095	0.077	0.000	0.171	5407 W 95th St Los Angeles	90045	4128008917	5830.013	LAX
Los Angeles	Available	0.095	0.077	0.000	0.171	5341 W 95th St Los Angeles	90045	4128008918	5830.583	LAX
Los Angeles	Available	0.095	0.077	0.000	0.172	5335 W 95th St Los Angeles	90045	4128008919	5831.079	LAX
Los Angeles	Available	0.092	0.075	0.000	0.167	5302 W 94th St Los Angeles	90045	4128008920	5675.243	LAX
Los Angeles	Available	0.095	0.077	0.000	0.172	5340 W 94th St Los Angeles	90045	4128008921	5836.060	LAX
Los Angeles	Available	0.095	0.077	0.000	0.172	5344 W 94th St Los Angeles	90045	4128008922	5837.107	LAX
Los Angeles	Available	0.103	0.084	0.000	0.187	5418 W 94th St Los Angeles	90045	4128008923	6367.488	LAX
Los Angeles	Available	0.097	0.079	0.000	0.176	5347 W 95th St Los Angeles	90045	4128008924	5990.086	LAX
Los Angeles	Available	0.096	0.078	0.000	0.173	5417 W 95th St Los Angeles	90045	4128008925	5882.994	LAX
Los Angeles	Available	0.113	0.092	0.000	0.205	9410 Isis Ave Los Angeles	90045	4128008926	6962.049	LAX
Los Angeles	Available	0.095	0.077	0.000	0.171	5319 W 95th St Los Angeles	90045	4128008927	5830.606	LAX
Los Angeles	Available	0.103	0.084	0.000	0.187	5328 W 94th St Los Angeles	90045	4128008928	6366.609	LAX
Los Angeles	Available	0.099	0.080	0.000	0.178	5351 W 95th St Los Angeles	90045	4128008929	6068.809	LAX
Los Angeles	Available	0.091	0.074	0.000	0.164	9412 Isis Ave Los Angeles	90045	4128008930	5586.146	LAX
Los Angeles	Available	0.095	0.077	0.000	0.172	5334 W 94th St Los Angeles	90045	4128008931	5835.790	LAX
Los Angeles	Available	0.091	0.074	0.000	0.165	5329 W 95th St Los Angeles	90045	4128008932	5618.539	LAX
Los Angeles	Available	0.093	0.076	0.000	0.169	9407 Hindry Pl Los Angeles	90045	4128008933	5735.923	LAX
Los Angeles	Available	0.094	0.076	0.000	0.170	5325 W 95th St Los Angeles	90045	4128008934	5777.871	LAX
Los Angeles	Available	0.106	0.086	0.000	0.192	9404 Isis Ave Los Angeles	90045	4128008935	6533.298	LAX

Los Angeles	Available	0.095	0.077	0.000	0.172	5322 W 94th St Los Angeles	90045	4128008936	5836.645	LAX
Los Angeles	Available	0.095	0.077	0.000	0.171	5417 W 94th St Los Angeles	90045	4128009900	5828.654	LAX
Los Angeles	Available	0.094	0.076	0.000	0.170	5407 W 94th St Los Angeles	90045	4128009901	5775.358	LAX
Los Angeles	Available	0.092	0.075	0.000	0.167	5401 W 94th St Los Angeles	90045	4128009902	5668.649	LAX
Los Angeles	Available	0.091	0.074	0.000	0.165	5345 W 94th St Los Angeles	90045	4128009903	5615.357	LAX
Los Angeles	Available	0.096	0.078	0.000	0.174	5323 W 94th St Los Angeles	90045	4128009904	5932.113	LAX
Los Angeles	Available	0.091	0.074	0.000	0.165	5313 W 94th St Los Angeles	90045	4128009905	5613.244	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5402 W 93rd St Los Angeles	90045	4128009906	6710.289	LAX
Los Angeles	Available	0.094	0.076	0.000	0.170	5433 W 94th St Los Angeles	90045	4128009907	5777.273	LAX
Los Angeles	Available	0.091	0.074	0.000	0.164	9320 Isis Ave Los Angeles	90045	4128009908	5590.639	LAX
Los Angeles	Available	0.091	0.074	0.000	0.165	5413 W 94th St Los Angeles	90045	4128009909	5616.182	LAX
Los Angeles	Available	0.095	0.077	0.000	0.173	5333 W 94th St Los Angeles	90045	4128009910	5880.535	LAX
Los Angeles	Available	0.091	0.074	0.000	0.165	5327 W 94th St Los Angeles	90045	4128009911	5614.582	LAX
Los Angeles	Available	0.089	0.073	0.000	0.162	9323 Hindry Pl Los Angeles	90045	4128009912	5503.858	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5412 W 93rd St Los Angeles	90045	4128009913	6710.909	LAX
Los Angeles	Available	0.096	0.078	0.000	0.173	9317 Hindry Pl Los Angeles	90045	4128009914	5886.018	LAX
Los Angeles	Available	0.129	0.105	0.000	0.234	5436 W 93rd St Los Angeles	90045	4128009915	7948.961	LAX
Los Angeles	Available	0.092	0.075	0.000	0.167	5423 W 94th St Los Angeles	90045	4128009916	5669.654	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5320 W 93rd St Los Angeles	90045	4128009917	6710.918	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5342 W 93rd St Los Angeles	90045	4128009918	6711.200	LAX
Los Angeles	Available	0.095	0.077	0.000	0.173	5429 W 94th St Los Angeles	90045	4128009919	5881.114	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5408 W 93rd St Los Angeles	90045	4128009920	6710.309	LAX
Los Angeles	Available	0.092	0.075	0.000	0.167	5319 W 94th St Los Angeles	90045	4128009921	5667.254	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5418 W 93rd St Los Angeles	90045	4128009922	6710.018	LAX
Los Angeles	Available	0.090	0.073	0.000	0.164	5339 W 94th St Los Angeles	90045	4128009923	5562.390	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5428 W 93rd St Los Angeles	90045	4128009924	6710.329	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	5430 W 93rd St Los Angeles	90045	4128009925	6709.079	LAX
Los Angeles	Available	0.115	0.093	0.000	0.208	5526 W 93rd St Los Angeles	90045	4128010900	7077.211	LAX
Los Angeles	Available	0.104	0.084	0.000	0.188	9513 Isis Ave Los Angeles	90045	4128010901	6380.851	LAX
Los Angeles	Available	0.116	0.094	0.000	0.210	9318 Aviation Blvd Los Angeles	90045	4128010902	7145.664	LAX
Los Angeles	Available	0.114	0.093	0.000	0.207	9402 Aviation Blvd Los Angeles	90045	4128010903	7026.722	LAX
Los Angeles	Available	0.113	0.092	0.000	0.205	9419 Isis Ave Los Angeles	90045	4128010904	6961.070	LAX
Los Angeles	Available	0.107	0.087	0.000	0.195	9413 Isis Ave Los Angeles	90045	4128010905	6613.094	LAX
Los Angeles	Available	0.104	0.085	0.000	0.189	9416 Aviation Blvd Los Angeles	90045	4128010906	6435.683	LAX
Los Angeles	Available	0.113	0.092	0.000	0.205	9501 Isis Ave Los Angeles	90045	4128010907	6960.205	LAX
Los Angeles	Available	0.127	0.103	0.000	0.231	9305 Isis Ave Los Angeles	90045	4128010908	7837.946	LAX
Los Angeles	Available	0.115	0.093	0.000	0.208	5508 W 93rd St Los Angeles	90045	4128010909	7076.335	LAX
Los Angeles	Available	0.113	0.092	0.000	0.205	5520 W 93rd St Los Angeles	90045	4128010910	6954.300	LAX
Los Angeles	Available	0.113	0.092	0.000	0.205	9520 Aviation Blvd Los Angeles	90045	4128010911	6970.175	LAX
Los Angeles	Available	0.108	0.088	0.000	0.196	9407 Isis Ave Los Angeles	90045	4128010912	6667.427	LAX
Los Angeles	Available	0.104	0.084	0.000	0.188	9415 Isis Ave Los Angeles	90045	4128010913	6380.016	LAX
Los Angeles	Available	0.113	0.092	0.000	0.205	5516 W 93rd St Los Angeles	90045	4128010914	6954.040	LAX
Los Angeles	Available	0.108	0.087	0.000	0.195	9410 Aviation Blvd Los Angeles	90045	4128010915	6633.134	LAX
Los Angeles	Available	0.104	0.085	0.000	0.189	9516 Aviation Blvd Los Angeles	90045	4128010916	6433.094	LAX

Los Angeles	Available	0.114	0.092	0.000	0.206	9422 Aviation Blvd Los Angeles	90045	4128010917	7018.990	LAX
Los Angeles	Available	0.110	0.089	0.000	0.199	5256 W Arbor Vitae St Los Angeles	90045	4128004920	6766.759	LAX
Los Angeles	Available	0.112	0.091	0.000	0.203	9519 Isis Ave Los Angeles	90045	4128010918	6911.403	LAX
Los Angeles	Available	0.095	0.077	0.000	0.172	9625 Isis Ave Los Angeles	90045	4128011900	5834.601	LAX
Los Angeles	Available	0.104	0.085	0.000	0.189	9622 Aviation Blvd Los Angeles	90045	4128011901	6433.542	LAX
Los Angeles	Available	0.104	0.084	0.000	0.188	9619 Isis Ave Los Angeles	90045	4128011902	6380.653	LAX
Los Angeles	Available	0.105	0.086	0.000	0.191	9626 Aviation Blvd Los Angeles	90045	4128011903	6492.730	LAX
Los Angeles	Available	0.104	0.085	0.000	0.189	9616 Aviation Blvd Los Angeles	90045	4128011904	6434.023	LAX
Los Angeles	Available	0.115	0.094	0.000	0.209	9725 Isis Ave Los Angeles	90045	4128011905	7109.838	LAX
Los Angeles	Available	0.112	0.091	0.000	0.204	5513 W 98th St Los Angeles	90045	4128011906	6927.500	LAX
Los Angeles	Available	0.113	0.092	0.000	0.205	5516 W 96th St Los Angeles	90045	4128011907	6971.070	LAX
Los Angeles	Available	0.142	0.115	0.000	0.256	9726 Aviation Blvd Los Angeles	90045	4128011908	8717.991	LAX
Los Angeles	Available	0.114	0.093	0.000	0.207	9720 Aviation Blvd Los Angeles	90045	4128011909	7049.203	LAX
Los Angeles	Available	0.104	0.084	0.000	0.188	9613 Isis Ave Los Angeles	90045	4128011910	6380.378	LAX
Los Angeles	Available	0.105	0.085	0.000	0.189	9712 Aviation Blvd Los Angeles	90045	4128011911	6437.008	LAX
Los Angeles	Available	0.104	0.085	0.000	0.189	9706 Aviation Blvd Los Angeles	90045	4128011912	6436.282	LAX
Los Angeles	Available	0.103	0.084	0.000	0.187	9700 Aviation Blvd Los Angeles	90045	4128011913	6350.439	LAX
Los Angeles	Available	0.108	0.088	0.000	0.196	9717 Isis Ave Los Angeles	90045	4128011914	6655.433	LAX
Los Angeles	Available	0.295	0.239	0.000	0.534	9701 Isis Ave Los Angeles	90045	4128011915	18165.977	LAX
Los Angeles	Available	0.104	0.084	0.000	0.188	5334 W 96th St Los Angeles	90045	4128012901	6383.167	LAX
Los Angeles	Available	0.102	0.083	0.000	0.184	5340 W 96th St Los Angeles	90045	4128012902	6267.348	LAX
Los Angeles	Available	0.119	0.097	0.000	0.216	5440 W 96th St Los Angeles	90045	4128012903	7350.533	LAX
Los Angeles	Available	0.107	0.087	0.000	0.195	5324 W 96th St Los Angeles	90045	4128012904	6620.880	LAX
Los Angeles	Available	0.100	0.081	0.000	0.181	5400 W 96th St Los Angeles	90045	4128012905	6153.207	LAX
Los Angeles	Available	0.105	0.085	0.000	0.189	5406 W 96th St Los Angeles	90045	4128012906	6440.426	LAX
Los Angeles	Available	0.102	0.083	0.000	0.184	5422 W 96th St Los Angeles	90045	4128012907	6268.658	LAX
Los Angeles	Available	0.133	0.108	0.000	0.240	5446 W 96th St Los Angeles	90045	4128012908	8164.679	LAX
Los Angeles	Available	0.096	0.078	0.000	0.175	5313 W 97th St Los Angeles	90045	4128012909	5934.149	LAX
Los Angeles	Available	0.093	0.075	0.000	0.168	5325 W 97th St Los Angeles	90045	4128012910	5722.510	LAX
Los Angeles	Available	0.096	0.078	0.000	0.175	5331 W 97th St Los Angeles	90045	4128012911	5933.610	LAX
Los Angeles	Available	0.093	0.075	0.000	0.168	5335 W 97th St Los Angeles	90045	4128012912	5721.564	LAX
Los Angeles	Available	0.100	0.081	0.000	0.181	5418 W 96th St Los Angeles	90045	4128012913	6153.044	LAX
Los Angeles	Available	0.100	0.081	0.000	0.181	5307 W 97th St Los Angeles	90045	4128012914	6146.911	LAX
Los Angeles	Available	0.099	0.080	0.000	0.179	5412 W 96th St Los Angeles	90045	4128012915	6095.415	LAX
Los Angeles	Available	0.099	0.080	0.000	0.179	5356 W 96th St Los Angeles	90045	4128012916	6095.151	LAX
Los Angeles	Available	0.121	0.098	0.000	0.218	9615 Hindry Ave Los Angeles	90045	4128012917	7425.399	LAX
Los Angeles	Available	0.100	0.081	0.000	0.181	5341 W 97th St Los Angeles	90045	4128012918	6146.049	LAX
Los Angeles	Available	0.093	0.075	0.000	0.168	5319 W 97th St Los Angeles	90045	4128012919	5721.946	LAX
Los Angeles	Available	0.099	0.080	0.000	0.179	5350 W 96th St Los Angeles	90045	4128012920	6095.111	LAX
Los Angeles	Available	0.107	0.087	0.000	0.194	5434 W 96th St Los Angeles	90045	4128012921	6599.810	LAX
Los Angeles	Available	0.102	0.083	0.000	0.184	5344 W 96th St Los Angeles	90045	4128012922	6267.926	LAX
Los Angeles	Available	0.093	0.076	0.000	0.169	9612 Isis Ave Los Angeles	90045	4128012923	5750.695	LAX
Los Angeles	Available	0.102	0.083	0.000	0.184	9606 Isis Ave Los Angeles	90045	4128012924	6267.764	LAX
Los Angeles	Available	0.099	0.080	0.000	0.179	5428 W 96th St Los Angeles	90045	4128012925	6095.269	LAX

Los Angeles	Available	0.105	0.086	0.000	0.191	9700 Atwell Pl Los Angeles	90045	4128013900	6492.508	LAX
Los Angeles	Available	0.093	0.076	0.000	0.169	5330 W 97th St Los Angeles	90045	4128013901	5737.508	LAX
Los Angeles	Available	0.093	0.075	0.000	0.168	5315 W 98th St Los Angeles	90045	4128013902	5704.345	LAX
Los Angeles	Available	0.093	0.076	0.000	0.169	5320 W 97th St Los Angeles	90045	4128013903	5737.754	LAX
Los Angeles	Available	0.096	0.078	0.000	0.174	5316 W 97th St Los Angeles	90045	4128013904	5912.541	LAX
Los Angeles	Available	0.114	0.093	0.000	0.207	5300 W 97th St Los Angeles	90045	4128013905	7047.596	LAX
Los Angeles	Available	0.087	0.071	0.000	0.157	9715 Hindry Ave Los Angeles	90045	4128013906	5350.808	LAX
Los Angeles	Available	0.108	0.088	0.000	0.196	5301 W 98th St Los Angeles	90045	4128013907	6664.103	LAX
Los Angeles	Available	0.088	0.072	0.000	0.160	5310 W 97th St Los Angeles	90045	4128013908	5448.058	LAX
Los Angeles	Available	0.093	0.076	0.000	0.169	5326 W 97th St Los Angeles	90045	4128013909	5737.508	LAX
Los Angeles	Available	0.093	0.075	0.000	0.168	5311 W 98th St Los Angeles	90045	4128013910	5706.286	LAX
Los Angeles	Available	0.110	0.090	0.000	0.200	9714 Atwell Pl Los Angeles	90045	4128013911	6792.503	LAX
Los Angeles	Available	0.096	0.078	0.000	0.174	9721 Hindry Ave Los Angeles	90045	4128013912	5924.134	LAX
Los Angeles	Available	0.113	0.092	0.000	0.205	9749 Hindry Pl Los Angeles	90045	4128014900	6966.968	LAX
Los Angeles	Available	0.102	0.083	0.000	0.185	9719 Hindry Pl Los Angeles	90045	4128014902	6279.190	LAX
Los Angeles	Available	0.100	0.081	0.000	0.182	9700 Hindry Ave Los Angeles	90045	4128014903	6185.062	LAX
Los Angeles	Available	0.103	0.083	0.000	0.186	9720 Hindry Ave Los Angeles	90045	4128014904	6322.077	LAX
Los Angeles	Available	0.095	0.077	0.000	0.173	9731 Hindry Pl Los Angeles	90045	4128014905	5875.357	LAX
Los Angeles	Available	0.099	0.080	0.000	0.179	9725 Hindry Pl Los Angeles	90045	4128014906	6098.120	LAX
Los Angeles	Available	0.100	0.081	0.000	0.181	9743 Hindry Pl Los Angeles	90045	4128014907	6140.428	LAX
Los Angeles	Available	0.107	0.086	0.000	0.193	9712 Hindry Ave Los Angeles	90045	4128014908	6561.850	LAX
Los Angeles	Available	0.126	0.103	0.000	0.229	9726 Hindry Ave Los Angeles	90045	4128014909	7780.500	LAX
Los Angeles	Available	0.097	0.079	0.000	0.176	9609 Hindry Pl Los Angeles	90045	4128014910	5989.037	LAX
Los Angeles	Available	0.100	0.081	0.000	0.182	9620 Hindry Ave Los Angeles	90045	4128014911	6173.810	LAX
Los Angeles	Available	0.096	0.078	0.000	0.174	9626 Hindry Ave Los Angeles	90045	4128014912	5928.951	LAX
Los Angeles	Available	0.104	0.084	0.000	0.188	9706 Hindry Ave Los Angeles	90045	4128014913	6378.213	LAX
Los Angeles	Available	0.099	0.080	0.000	0.180	9737 Hindry Pl Los Angeles	90045	4128014914	6104.031	LAX
Los Angeles	Available	0.103	0.083	0.000	0.186	9614 Hindry Ave Los Angeles	90045	4128014915	6323.234	LAX
Los Angeles	Available	0.107	0.087	0.000	0.194	9716 Hindry Ave Los Angeles	90045	4128014916	6583.097	LAX
Los Angeles	Available	0.094	0.076	0.000	0.169	9707 Hindry Pl Los Angeles	90045	4128014917	5760.213	LAX
Los Angeles	Available	0.100	0.081	0.000	0.181	5314 W 96th St Los Angeles	90045	4128014918	6157.098	LAX
Los Angeles	Available	0.094	0.076	0.000	0.169	9701 Hindry Pl Los Angeles	90045	4128014919	5760.275	LAX
Los Angeles	Available	0.100	0.081	0.000	0.181	5302 W 96th St Los Angeles	90045	4128014920	6153.139	LAX
Los Angeles	Available	0.097	0.079	0.000	0.176	9713 Hindry Pl Los Angeles	90045	4128014921	5973.845	LAX
Los Angeles	Available	0.098	0.079	0.000	0.177	9613 Hindry Pl Los Angeles	90045	4128014922	6008.827	LAX
Los Angeles	Available	0.097	0.079	0.000	0.176	9608 Hindry Ave Los Angeles	90045	4128014923	5993.098	LAX
Los Angeles	Available	0.097	0.079	0.000	0.176	9625 Hindry Pl Los Angeles	90045	4128014924	5974.928	LAX
Los Angeles	Available	0.094	0.076	0.000	0.170	9619 Hindry Pl Los Angeles	90045	4128014925	5772.933	LAX
Los Angeles	Available	0.107	0.087	0.000	0.193	9700 Hindry Ave Los Angeles	90045	4128015900	6569.456	LAX
Los Angeles	Available	0.107	0.087	0.000	0.195	9608 Hindry Ave Los Angeles	90045	4128015901	6615.900	LAX
Los Angeles	Available	0.110	0.090	0.000	0.200	9602 Hindry Ave Los Angeles	90045	4128015902	6799.963	LAX
Los Angeles	Available	0.104	0.085	0.000	0.189	9710 Hindry Ave Los Angeles	90045	4128015903	6417.186	LAX
Los Angeles	Available	0.106	0.086	0.000	0.191	9706 Hindry Ave Los Angeles	90045	4128015904	6501.893	LAX
Los Angeles	Available	0.108	0.088	0.000	0.196	9614 Hindry Ave Los Angeles	90045	4128015905	6675.461	LAX

Los Angeles	Available	0.108	0.088	0.000	0.196	9618 Hindry Ave Los Angeles	90045	4128015906	6655.176	LAX
Los Angeles	Available	0.107	0.087	0.000	0.195	9624 Hindry Ave Los Angeles	90045	4128015907	6621.288	LAX
Los Angeles	Available	0.217	0.176	0.000	0.394	9709 Glasgow Pl Los Angeles	90045	4128015908	13384.272	LAX
Los Angeles	Available	0.105	0.086	0.000	0.191	9615 Glasgow Pl Los Angeles	90045	4128015909	6492.997	LAX
Los Angeles	Available	0.105	0.086	0.000	0.191	9609 Glasgow Pl Los Angeles	90045	4128015910	6493.029	LAX
Los Angeles	Available	0.114	0.093	0.000	0.207	5256 W 96th St Los Angeles	90045	4128015911	7035.266	LAX
Los Angeles	Available	0.112	0.091	0.000	0.203	9719 Glasgow Pl Los Angeles	90045	4128015912	6907.699	LAX
Los Angeles	Available	0.106	0.086	0.000	0.192	9623 Glasgow Pl Los Angeles	90045	4128015913	6529.371	LAX
Los Angeles	Available	0.111	0.090	0.000	0.200	9715 Glasgow Pl Los Angeles	90045	4128015914	6814.983	LAX
Los Angeles	Available	0.105	0.085	0.000	0.190	5211 W 97th Pl Los Angeles	90045	4128016900	6465.291	LAX
Los Angeles	Available	0.100	0.081	0.000	0.181	5201 W 97th Pl Los Angeles	90045	4128016901	6148.176	LAX
Los Angeles	Available	0.101	0.082	0.000	0.182	5207 W 97th Pl Los Angeles	90045	4128016902	6196.310	LAX
Los Angeles	Available	0.099	0.081	0.000	0.180	5201 W 97th Pl Los Angeles	90045	4128016903	6120.298	LAX
Los Angeles	Available	0.089	0.072	0.000	0.160	5206 W 97th Pl Los Angeles	90045	4128016904	5452.331	LAX
Los Angeles	Available	0.147	0.120	0.000	0.267	5216 W 97th Pl Los Angeles	90045	4128016905	9085.113	LAX
Los Angeles	Available	0.094	0.076	0.000	0.170	5207 W 97th Pl Los Angeles	90045	4128016906	5772.771	LAX
Los Angeles	Available	0.116	0.094	0.000	0.210	9604 Glasgow Pl Los Angeles	90045	4128016907	7136.834	LAX
Los Angeles	Available	0.100	0.081	0.000	0.182	5206 W 97th St Los Angeles	90045	4128016908	6180.609	LAX
Los Angeles	Available	0.112	0.091	0.000	0.202	5210 W 97th Pl Los Angeles	90045	4128016909	6873.397	LAX
Los Angeles	Available	0.132	0.107	0.000	0.239	9736 Glasgow Pl Los Angeles	90045	4128016910	8138.467	LAX
Los Angeles	Available	0.099	0.081	0.000	0.180	5200 Pardee St Los Angeles	90045	4128016911	6116.006	LAX
Los Angeles	Available	0.094	0.076	0.000	0.171	5200 W 97th Pl Los Angeles	90045	4128016912	5805.749	LAX
Los Angeles	Available	0.120	0.097	0.000	0.217	9730 Glasgow Pl Los Angeles	90045	4128016913	7377.373	LAX
Los Angeles	Available	0.224	0.182	0.000	0.406	9616 Glasgow Pl Los Angeles	90045	4128016914	13812.635	LAX
Los Angeles	Available	0.013	0.011	0.000	0.024			4128016915	826.197	LAX
Los Angeles	Available	0.015	0.012	0.000	0.027			4128016916	901.297	LAX
Los Angeles	Available	0.135	0.109	0.000	0.244	5210 W 97th St Los Angeles	90045	4128016917	8304.172	LAX
Los Angeles	Available	0.120	0.098	0.000	0.218	9702 Glasgow Pl Los Angeles	90045	4128016918	7411.464	LAX
Los Angeles	Available	0.101	0.082	0.000	0.182	5217 W 97th Pl Los Angeles	90045	4128016919	6203.391	LAX
Los Angeles	Available	0.115	0.093	0.000	0.208	9626 Glasgow Pl Los Angeles	90045	4128016920	7060.475	LAX
Los Angeles	Available	0.111	0.090	0.000	0.202	5210 Pardee St Los Angeles	90045	4128016921	6864.954	LAX
Los Angeles	Available	0.107	0.087	0.000	0.194	9608 Glasgow Pl Los Angeles	90045	4128016922	6582.990	LAX
Los Angeles	Available	0.121	0.098	0.000	0.219	9724 Glasgow Pl Los Angeles	90045	4128016923	7451.809	LAX
Los Angeles	Available	0.099	0.080	0.000	0.179	5200 W 97th St Los Angeles	90045	4128016924	6078.053	LAX
Los Angeles	Available	0.253	0.206	0.000	0.459	9714 Glasgow Pl Los Angeles	90045	4128016925	15596.533	LAX
Los Angeles	Available	0.123	0.100	0.000	0.223	9718 Glasgow Pl Los Angeles	90045	4128016926	7577.635	LAX
Los Angeles	Available	0.108	0.088	0.000	0.196	5227 W 98th St Los Angeles	90045	4128017900	6664.231	LAX
Los Angeles	Available	0.086	0.070	0.000	0.155	5216 W 98th St Los Angeles	90045	4128017901	5282.660	LAX
Los Angeles	Available	0.099	0.081	0.000	0.180	5220 W 98th St Los Angeles	90045	4128017902	6113.916	LAX
Los Angeles	Available	0.134	0.109	0.000	0.242	9744 Glasgow Pl Los Angeles	90045	4128017903	8241.088	LAX
Los Angeles	Available	0.094	0.076	0.000	0.170	9741 S La Cienega Blvd Los Angeles	90045	4128017904	5788.630	LAX
Los Angeles	Available	0.122	0.099	0.000	0.221	9800 Glasgow Pl Los Angeles	90045	4128017905	7500.055	LAX
Los Angeles	Available	0.122	0.099	0.000	0.221	9810 Glasgow Pl Los Angeles	90045	4128017906	7500.088	LAX
Los Angeles	Available	0.089	0.072	0.000	0.162	5206 W 98th St Los Angeles	90045	4128017907	5498.033	LAX

Los Angeles	Available	0.089	0.072	0.000	0.161	5207 W 98th St Los Angeles	90045	4128017908	5487.285	LAX
Los Angeles	Available	0.086	0.069	0.000	0.155	5217 W 98th St Los Angeles	90045	4128017909	5272.019	LAX
Los Angeles	Available	0.123	0.100	0.000	0.222	9852 Glasgow Pl Los Angeles	90045	4128017910	7555.762	LAX
Los Angeles	Available	0.122	0.099	0.000	0.221	9836 Glasgow Pl Los Angeles	90045	4128017911	7508.919	LAX
Los Angeles	Available	0.118	0.096	0.000	0.214	5221 W 98th St Los Angeles	90045	4128017912	7264.347	LAX
Los Angeles	Available	0.011	0.009	0.000	0.020			4128017913	664.414	
Los Angeles	Available	0.011	0.009	0.000	0.019			4128017914	656.837	
Los Angeles	Available	0.257	0.208	0.000	0.465	5226 W 98th St Los Angeles	90045	4128017915	15808.134	LAX
Los Angeles	Available	0.089	0.072	0.000	0.161	5211 W 98th St Los Angeles	90045	4128017916	5487.020	LAX
Los Angeles	Available	0.094	0.076	0.000	0.171	5200 W 98th St Los Angeles	90045	4128017917	5801.452	LAX
Los Angeles	Available	0.123	0.099	0.000	0.222	9818 Glasgow Pl Los Angeles	90045	4128017918	7550.507	LAX
Los Angeles	Available	0.089	0.072	0.000	0.162	5210 W 98th St Los Angeles	90045	4128017919	5497.560	LAX
Los Angeles	Available	0.122	0.099	0.000	0.221	9750 Glasgow Pl Los Angeles	90045	4128017920	7499.583	LAX
Los Angeles	Available	0.122	0.099	0.000	0.221	9842 Glasgow Pl Los Angeles	90045	4128017921	7508.109	LAX
Los Angeles	Available	0.122	0.099	0.000	0.220	9824 Glasgow Pl Los Angeles	90045	4128017922	7491.757	LAX
Los Angeles	Available	0.122	0.099	0.000	0.221	9846 Glasgow Pl Los Angeles	90045	4128017923	7510.534	LAX
Los Angeles	Available	0.106	0.086	0.000	0.192	9726 Hindry Pl Los Angeles	90045	4128018900	6529.428	LAX
Los Angeles	Available	0.112	0.091	0.000	0.203	9738 Hindry Pl Los Angeles	90045	4128018901	6893.129	LAX
Los Angeles	Available	0.103	0.083	0.000	0.186	9714 Hindry Ave Los Angeles	90045	4128018902	6315.572	LAX
Los Angeles	Available	0.107	0.087	0.000	0.194	9730 Hindry Pl Los Angeles	90045	4128018903	6592.158	LAX
Los Angeles	Available	0.119	0.096	0.000	0.215	9750 Hindry Pl Los Angeles	90045	4128018904	7307.736	LAX
Los Angeles	Available	0.116	0.094	0.000	0.210	9803 Glasgow Pl Los Angeles	90045	4128018905	7148.146	LAX
Los Angeles	Available	0.112	0.091	0.000	0.203	9746 Hindry Pl Los Angeles	90045	4128018906	6912.981	LAX
Los Angeles	Available	0.107	0.087	0.000	0.195	9734 Hindry Pl Los Angeles	90045	4128018907	6616.211	LAX
Los Angeles	Available	0.116	0.094	0.000	0.210	9839 Glasgow Pl Los Angeles	90045	4128018908	7137.192	LAX
Los Angeles	Available	0.116	0.094	0.000	0.210	9739 Glasgow Pl Los Angeles	90045	4128018909	7143.787	LAX
Los Angeles	Available	0.116	0.094	0.000	0.210	9809 Glasgow Pl Los Angeles	90045	4128018910	7143.682	LAX
Los Angeles	Available	0.116	0.094	0.000	0.211	9831 Glasgow Pl Los Angeles	90045	4128018911	7157.888	LAX
Los Angeles	Available	0.140	0.114	0.000	0.254	9847 Glasgow Pl Los Angeles	90045	4128018912	8649.697	LAX
Los Angeles	Available	0.116	0.094	0.000	0.211	9745 Glasgow Pl Los Angeles	90045	4128018913	7159.175	LAX
Los Angeles	Available	0.115	0.093	0.000	0.208	9731 Glasgow Pl Los Angeles	90045	4128018914	7083.809	LAX
Los Angeles	Available	0.116	0.094	0.000	0.210	9815 Glasgow Pl Los Angeles	90045	4128018915	7143.747	LAX
Los Angeles	Available	0.114	0.092	0.000	0.206	9727 Glasgow Pl Los Angeles	90045	4128018916	7007.778	LAX
Los Angeles	Available	0.109	0.088	0.000	0.197	9720 Hindry Ave Los Angeles	90045	4128018917	6695.170	LAX
Los Angeles	Available	0.104	0.084	0.000	0.188	5300 W 99th St Los Angeles	90045	4128019900	6376.913	LAX
Los Angeles	Available	0.108	0.087	0.000	0.195	5310 W 99th St Los Angeles	90045	4128019901	6622.933	LAX
Los Angeles	Available	0.106	0.086	0.000	0.193	5306 W 99th St Los Angeles	90045	4128019902	6551.650	LAX
Los Angeles	Available	0.098	0.080	0.000	0.178	5316 W 99th St Los Angeles	90045	4128019903	6065.608	LAX
Los Angeles	Available	0.116	0.095	0.000	0.211	5323 W 99th Pl Los Angeles	90045	4128019904	7174.570	LAX
Los Angeles	Available	0.100	0.081	0.000	0.181	5328 W 99th St Los Angeles	90045	4128019905	6160.600	LAX
Los Angeles	Available	0.096	0.078	0.000	0.175	5322 W 99th St Los Angeles	90045	4128019906	5940.615	LAX
Los Angeles	Available	0.135	0.110	0.000	0.245	5303 W 99th Pl Los Angeles	90045	4128019907	8324.649	LAX
Los Angeles	Available	0.100	0.081	0.000	0.181	5338 W 99th St Los Angeles	90045	4128019908	6160.060	LAX
Los Angeles	Available	0.114	0.093	0.000	0.207	5353 W 99th Pl Los Angeles	90045	4128019909	7022.735	LAX

Los Angeles	Available	0.100	0.081	0.000	0.181	5332 W 99th St Los Angeles	90045	4128019910	6160.293	LAX
Los Angeles	Available	0.114	0.093	0.000	0.207	5345 W 99th Pl Los Angeles	90045	4128019911	7023.388	LAX
Los Angeles	Available	0.116	0.094	0.000	0.211	5317 W 99th Pl Los Angeles	90045	4128019912	7169.045	LAX
Los Angeles	Available	0.342	0.277	0.000	0.619	5329 W 99th Pl Los Angeles	90045	4128019913	21042.487	LAX
Los Angeles	Available	0.095	0.077	0.000	0.171	5344 W 99th St Los Angeles	90045	4128020900	5830.010	LAX
Los Angeles	Available	0.116	0.094	0.000	0.209	5421 W 99th Pl Los Angeles	90045	4128020901	7116.802	LAX
Los Angeles	Available	0.095	0.077	0.000	0.172	5400 W 99th St Los Angeles	90045	4128020902	5831.478	LAX
Los Angeles	Available	0.098	0.080	0.000	0.178	5406 W 99th St Los Angeles	90045	4128020903	6054.577	LAX
Los Angeles	Available	0.114	0.093	0.000	0.206	5431 W 99th Pl Los Angeles	90045	4128020904	7020.137	LAX
Los Angeles	Available	0.101	0.082	0.000	0.183	5416 W 99th St Los Angeles	90045	4128020905	6224.968	LAX
Los Angeles	Available	0.121	0.098	0.000	0.219	5443 W 99th Pl Los Angeles	90045	4128020906	7434.017	LAX
Los Angeles	Available	0.121	0.098	0.000	0.219	5461 W 99th Pl Los Angeles	90045	4128020907	7438.732	LAX
Los Angeles	Available	0.116	0.094	0.000	0.209	5415 W 99th Pl Los Angeles	90045	4128020908	7116.437	LAX
Los Angeles	Available	0.099	0.081	0.000	0.180	5426 W 99th St Los Angeles	90045	4128020909	6121.721	LAX
Los Angeles	Available	0.086	0.070	0.000	0.155	5432 W 99th St Los Angeles	90045	4128020910	5274.666	LAX
Los Angeles	Available	0.096	0.078	0.000	0.175	5422 W 99th St Los Angeles	90045	4128020911	5940.713	LAX
Los Angeles	Available	0.113	0.092	0.000	0.205	5425 W 99th Pl Los Angeles	90045	4128020912	6973.126	LAX
Los Angeles	Available	0.121	0.098	0.000	0.219	5453 W 99th Pl Los Angeles	90045	4128020913	7431.155	LAX
Los Angeles	Available	0.120	0.098	0.000	0.218	5435 W 99th Pl Los Angeles	90045	4128020914	7402.477	LAX
Los Angeles	Available	0.104	0.084	0.000	0.188	5410 W 99th St Los Angeles	90045	4128020915	6406.663	LAX
Los Angeles	Available	0.229	0.186	0.000	0.415	5407 W 99th Pl Los Angeles	90045	4128020916	14110.034	LAX
Los Angeles	Available	0.148	0.120	0.000	0.267	5452 W 99th St Los Angeles	90045	4128020917	9086.083	LAX
Los Angeles	Available	0.093	0.075	0.000	0.168	5423 W 99th St Los Angeles	90045	4128021900	5710.540	LAX
Los Angeles	Available	0.094	0.076	0.000	0.170	5407 W 99th St Los Angeles	90045	4128021901	5776.683	LAX
Los Angeles	Available	0.104	0.084	0.000	0.188	5309 W 99th St Los Angeles	90045	4128021902	6405.765	LAX
Los Angeles	Available	0.126	0.102	0.000	0.228	5301 W 99th St Los Angeles	90045	4128021903	7762.367	LAX
Los Angeles	Available	0.105	0.085	0.000	0.190	5458 W 98th St Los Angeles	90045	4128021904	6460.400	LAX
Los Angeles	Available	0.093	0.076	0.000	0.169	5322 W 98th St Los Angeles	90045	4128021905	5731.412	LAX
Los Angeles	Available	0.101	0.082	0.000	0.183	5306 W 98th St Los Angeles	90045	4128021907	6227.887	LAX
Los Angeles	Available	0.097	0.078	0.000	0.175	5400 W 98th St Los Angeles	90045	4128021908	5944.416	LAX
Los Angeles	Available	0.093	0.076	0.000	0.169	5412 W 98th St Los Angeles	90045	4128021909	5733.419	LAX
Los Angeles	Available	0.096	0.078	0.000	0.175	5413 W 99th St Los Angeles	90045	4128021910	5941.690	LAX
Los Angeles	Available	0.098	0.079	0.000	0.177	5422 W 98th St Los Angeles	90045	4128021911	6031.484	LAX
Los Angeles	Available	0.091	0.074	0.000	0.165	5446 W 98th St Los Angeles	90045	4128021912	5602.520	LAX
Los Angeles	Available	0.100	0.081	0.000	0.181	5318 W 98th St Los Angeles	90045	4128021913	6155.173	LAX
Los Angeles	Available	0.097	0.078	0.000	0.175	5418 W 98th St Los Angeles	90045	4128021914	5946.885	LAX
Los Angeles	Available	0.130	0.105	0.000	0.235	5300 W 98th St Los Angeles	90045	4128021915	7976.687	LAX
Los Angeles	Available	0.100	0.081	0.000	0.181	5339 W 99th St Los Angeles	90045	4128021916	6148.841	LAX
Los Angeles	Available	0.094	0.076	0.000	0.170	5428 W 98th St Los Angeles	90045	4128021917	5779.160	LAX
Los Angeles	Available	0.096	0.078	0.000	0.175	5315 W 99th St Los Angeles	90045	4128021918	5936.282	LAX
Los Angeles	Available	0.100	0.081	0.000	0.181	5312 W 98th St Los Angeles	90045	4128021919	6154.971	LAX
Los Angeles	Available	0.089	0.072	0.000	0.161	5452 W 98th St Los Angeles	90045	4128021920	5458.710	LAX
Los Angeles	Available	0.094	0.076	0.000	0.171	5429 W 99th St Los Angeles	90045	4128021921	5801.630	LAX
Los Angeles	Available	0.100	0.081	0.000	0.181	5406 W 98th St Los Angeles	90045	4128021922	6156.181	LAX

Los Angeles	Available	0.091	0.074	0.000	0.165	5434 W 98th St Los Angeles	90045	4128021923	5595.970	LAX
Los Angeles	Available	0.092	0.074	0.000	0.166	5440 W 98th St Los Angeles	90045	4128021924	5641.591	LAX
Los Angeles	Available	0.100	0.081	0.000	0.181	5333 W 99th St Los Angeles	90045	4128021925	6148.761	LAX
Los Angeles	Available	0.094	0.077	0.000	0.171	5419 W 99th St Los Angeles	90045	4128021926	5817.836	LAX
Los Angeles	Available	0.096	0.078	0.000	0.175	5327 W 99th St Los Angeles	90045	4128021927	5936.126	LAX
Los Angeles	Available	0.094	0.076	0.000	0.170	5441 W 99th St Los Angeles	90045	4128021928	5763.013	LAX
Los Angeles	Available	0.092	0.075	0.000	0.167	5435 W 99th St Los Angeles	90045	4128021929	5687.604	LAX
Los Angeles	Available	0.093	0.075	0.000	0.168	5321 W 99th St Los Angeles	90045	4128021930	5724.146	LAX
Los Angeles	Available	0.093	0.075	0.000	0.168	5401 W 99th St Los Angeles	90045	4128021931	5723.990	LAX
Los Angeles	Available	0.096	0.078	0.000	0.175	5345 W 99th St Los Angeles	90045	4128021932	5936.456	LAX
Los Angeles	Available	0.116	0.095	0.000	0.211	9810 Isis Ave Los Angeles	90045	4128021933	7174.970	LAX
Los Angeles	Available	0.119	0.097	0.000	0.216	5472 W 99th St Los Angeles	90045	4128022900	7356.029	LAX
Los Angeles	Available	0.132	0.107	0.000	0.239	5456 W 99th St Los Angeles	90045	4128022901	8137.290	LAX
Los Angeles	Available	0.139	0.113	0.000	0.252	5524 W 98th St Los Angeles	90045	4128022902	8561.497	LAX
Los Angeles	Available	0.111	0.090	0.000	0.201	5518 W 98th St Los Angeles	90045	4128022903	6835.674	LAX
Los Angeles	Available	0.106	0.086	0.000	0.191	5514 W 98th St Los Angeles	90045	4128022904	6507.210	LAX
Los Angeles	Available	0.100	0.081	0.000	0.182	5508 W 98th St Los Angeles	90045	4128022905	6182.482	LAX
Los Angeles	Available	0.110	0.089	0.000	0.199	5500 W 98th St Los Angeles	90045	4128022906	6759.816	LAX
Los Angeles	Available	0.127	0.103	0.000	0.230	5434 W 99th St Los Angeles	90045	4128022907	7815.906	LAX
Los Angeles	Available	0.135	0.110	0.000	0.245	5452 W 99th St Los Angeles	90045	4128022908	8318.462	LAX
Los Angeles	Available	0.130	0.106	0.000	0.236	5464 W 99th St Los Angeles	90045	4128022909	8033.013	LAX
Los Angeles	Available	0.131	0.106	0.000	0.237	5462 W 99th St Los Angeles	90045	4128022910	8069.461	LAX
Los Angeles	Available	0.235	0.191	0.000	0.427	9821 Isis Ave Los Angeles	90045	4128022911	14502.112	LAX
Los Angeles	Available	0.124	0.101	0.000	0.225	5428 W 99th St Los Angeles	90045	4128022912	7639.323	LAX
Los Angeles	Available	0.142	0.115	0.000	0.257	5438 W 99th St Los Angeles	90045	4128022913	8742.581	LAX
Los Angeles	Available	0.158	0.128	0.000	0.286	5444 W 99th St Los Angeles	90045	4128022914	9732.826	LAX
Los Angeles	Available	0.149	0.121	0.000	0.269	5448 W 99th St Los Angeles	90045	4128022915	9158.715	LAX
Los Angeles	Available	0.127	0.103	0.000	0.229	9815 Isis Ave Los Angeles	90045	4128022916	7796.275	LAX
Los Angeles	Available	0.114	0.093	0.000	0.207	5400 W 99th St Los Angeles	90045	4128023900	7051.682	LAX
Los Angeles	Available	0.120	0.098	0.000	0.218	5312 W 99th St Los Angeles	90045	4128023901	7411.073	LAX
Los Angeles	Available	0.122	0.099	0.000	0.221	5300 W 99th St Los Angeles	90045	4128023902	7530.643	LAX
Los Angeles	Available	0.120	0.098	0.000	0.218	5306 W 99th St Los Angeles	90045	4128023903	7410.864	LAX
Los Angeles	Available	0.120	0.098	0.000	0.218	5316 W 99th St Los Angeles	90045	4128023904	7410.510	LAX
Los Angeles	Available	0.120	0.098	0.000	0.218	5324 W 99th St Los Angeles	90045	4128023905	7410.425	LAX
Los Angeles	Available	0.117	0.095	0.000	0.212	5328 W 99th St Los Angeles	90045	4128023906	7221.532	LAX
Los Angeles	Available	0.115	0.093	0.000	0.208	5358 W 99th St Los Angeles	90045	4128023907	7056.653	LAX
Los Angeles	Available	0.114	0.093	0.000	0.207	5406 W 99th St Los Angeles	90045	4128023908	7047.625	LAX
Los Angeles	Available	0.120	0.097	0.000	0.217	5418 W 99th St Los Angeles	90045	4128023909	7385.387	LAX
Los Angeles	Available	0.127	0.103	0.000	0.231	5422 W 99th St Los Angeles	90045	4128023910	7839.935	LAX
Los Angeles	Available	0.229	0.186	0.000	0.416	5334 W 99th St Los Angeles	90045	4128023911	14129.707	LAX
Los Angeles	Available	0.229	0.186	0.000	0.415	5344 W 99th St Los Angeles	90045	4128023912	14125.032	LAX
Los Angeles	Available	0.010	0.008	0.000	0.018			4128024900	617.806	LAX
Los Angeles	Available	0.348	0.282	0.000	0.630	5501 W Century Blvd Los Angeles	90045	4128024901	21418.643	LAX
Los Angeles	Available	1.912	1.551	0.000	3.463	9920 Aviation Blvd Los Angeles	90045	4128024902	117737.486	LAX

Los Angeles	Available	0.016	0.013	0.000	0.030			4128024903	1011.567	LAX
Los Angeles	Available	0.950	0.771	0.000	1.721			4129026914	58497.003	LAX
Los Angeles	Available	0.163	0.132	0.000	0.295	10435 S Sepulveda Blvd Los Angeles	90045	4129027903	10020.147	LAX
Los Angeles	Available	0.393	0.319	0.000	0.712	10415 S Sepulveda Blvd Los Angeles	90045	4129027904	24213.434	LAX
Los Angeles	Available	1.774	1.440	0.000	3.214	5550 W 102nd St Los Angeles	90045	4129033900	109271.875	LAX
Los Angeles	Available	0.994	0.807	0.000	1.801			4129033901	61227.708	LAX
Los Angeles	Available	0.083	0.068	0.000	0.151			4129033902	5126.214	M2-1
Los Angeles	Available	1.215	0.986	0.000	2.201			4129036904	74817.923	LAX
Los Angeles	Available	1.452	1.178	0.000	2.630	10501 S La Cienega Blvd Los Angeles	90045	4129036906	89434.485	LAX
Los Angeles	Available	0.085	0.069	0.000	0.155			4129036907	5253.397	LAX
Los Angeles	Available	0.272	0.221	0.000	0.493	5455 W Imperial Hwy Los Angeles	90045	4129037902	16750.669	M2-1
Los Angeles	Available	2.555	2.073	0.000	4.628	11200 S Continental City Dr Los Angeles	90045	4129037906	157357.517	LAX
Los Angeles	Available	1.181	0.958	0.000	2.139	11314 S Continental City Dr Los Angeles	90045	4129037907	72727.154	LAX
Los Angeles	Available	1.780	1.444	0.000	3.224	11312 Aviation Blvd Los Angeles	90045	4129037908	109620.131	LAX
Los Angeles	Available	2.864	2.324	0.000	5.188	11340 Aviation Blvd Los Angeles	90045	4129037909	176376.145	LAX
Los Angeles	Available	1.963	1.593	0.000	3.555	5410 W Imperial Hwy Los Angeles	90045	4129037910	120886.255	LAX
Los Angeles	Available	1.023	0.830	0.000	1.853	11212 Continental City Dr Los Angeles	90045	4129037911	63017.832	LAX
Los Angeles	Available	1.899	1.542	0.000	3.441	5550 W Continental City Dr Los Angeles	90045	4129037912	116996.828	LAX
Los Angeles	Available	1.315	1.067	0.000	2.383	11114 Aviation Blvd Los Angeles	90045	4129037913	81013.414	LAX
Los Angeles	Available	0.657	0.534	0.000	1.191	11120 S Continental City Dr Los Angeles	90045	4129037914	40489.289	LAX
Los Angeles	Available	1.598	1.297	0.000	2.894	11132 S Continental City Dr Los Angeles	90045	4129037915	98402.861	LAX
Los Angeles	Available	0.441	0.358	0.000	0.798			4129037916	27147.137	LAX
Los Angeles	Available	2.762	2.242	0.000	5.004	7404 Grand Ave Playa Del Rey	90293	4131027900	170147.073	PF-1
Los Angeles	Available	25.641	20.810	0.000	46.451	7664 W Imperial Hwy Playa Del Rey	90293	4131029901	1579328.184	PF-1
Los Angeles	Available	35.030	28.430	0.000	63.460	7500 W Imperial Hwy El Segundo	90245	4131029902	2157646.936	PF-1
Los Angeles	Available	0.122	0.099	0.000	0.220			4204008900	7486.291	M1-1VL
Los Angeles	Available	1.661	1.348	0.000	3.010	9070 Highway 187 Culver City	90232	4206034906	102336.458	OS-1XL
Los Angeles	Available	0.111	0.090	0.000	0.200	12931 W Jefferson Blvd Los Angeles	90066	4211008900	6806.547	[T]M2-1
Los Angeles	Available	0.202	0.164	0.000	0.366			4211011900	12444.621	M(PV)
Los Angeles	Available	0.584	0.474	0.000	1.058	6400 S Playa Vista Dr Playa Vista	90094	4211020900	35969.591	C2(PV)
Los Angeles	Available	0.679	0.551	0.000	1.230	13160 Fountain Park Dr Playa Vista	90094	4211022900	41803.187	C2(PV)
Los Angeles	Available	0.143	0.116	0.000	0.260			4214022900	8826.950	R3-1
Los Angeles	Available	0.137	0.111	0.000	0.249			4214022901	8457.454	R3-1
Los Angeles	Available	0.122	0.099	0.000	0.221			4214022902	7514.634	R3-1
Los Angeles	Available	0.120	0.097	0.000	0.217			4214022903	7389.666	R3-1
Los Angeles	Available	0.179	0.146	0.000	0.325	11970 Venice Blvd Los Angeles	90066	4214022904	11054.295	C2-1
Los Angeles	Available	0.540	0.438	0.000	0.979			4218002904	33278.573	R1-1
Los Angeles	Available	0.060	0.048	0.000	0.108			4218002905	3674.603	R3-1
Los Angeles	Available	10.261	8.327	0.000	18.588	11953 Allin St Culver City	90230	4218002907	631990.568	R1-1
Los Angeles	Available	0.435	0.353	0.000	0.788			4218002908	26792.877	R1-1
Los Angeles	Available	0.130	0.106	0.000	0.236	5550 Inglewood Blvd Culver City	90230	4220016900	8035.535	C2-1
Los Angeles	Available	0.251	0.204	0.000	0.455	12300 Culver Blvd Los Angeles	90066	4221001900	15455.132	PF-1XL
Los Angeles	Available	0.784	0.636	0.000	1.421	12414 Culver Blvd Los Angeles	90066	4221003902	48303.938	R4-1
Los Angeles	Available	3.190	2.589	0.000	5.778	4630 S Centinela Ave Los Angeles	90066	4221009902	196455.672	PF-1XL

Los Angeles	Available	0.219	0.178	0.000	0.396	122 Eastwind St Marina Del Rey	90292	4225007905	13475.605	R3-1
Los Angeles	Available	0.127	0.103	0.000	0.231	133 Hurricane St Marina Del Rey	90292	4225008904	7847.672	RW2-1
Los Angeles	Available	0.130	0.106	0.000	0.236	3901 S Esplanade Marina Del Rey	90292	4225010900	8031.696	RW1-1
Los Angeles	Available	1.527	1.239	0.000	2.766	3311 Thatcher Ave Marina Del Rey	90292	4229002901	94049.352	[Q]PF-1XL
Los Angeles	Available	0.081	0.066	0.000	0.147	820 Washington Blvd Marina Del Rey	90292	4229017900	5000.348	C2-1
Los Angeles	Available	0.503	0.408	0.000	0.911	11701 Venice Blvd Los Angeles	90066	4234015900	30976.879	R3-1
Los Angeles	Available	0.305	0.247	0.000	0.552	12010 Venice Blvd Los Angeles	90066	4235024900	18763.325	C2-1
Los Angeles	Available	0.136	0.111	0.000	0.247	12018 Venice Blvd Los Angeles	90066	4235024901	8397.652	C2-1
Los Angeles	Available	0.138	0.112	0.000	0.249	12016 Venice Blvd Los Angeles	90066	4235024902	8474.214	C2-1
Los Angeles	Available	0.789	0.640	0.000	1.429			4237002901	48586.170	M1-1-O
Los Angeles	Available	0.614	0.498	0.000	1.112			4237031902	37803.586	OS-1XL
Los Angeles	Available	0.760	0.617	0.000	1.376			4237031905	46791.257	OS-1XL
Los Angeles	Available	0.099	0.080	0.000	0.179	1610 Pacific Ave Venice	90291	4238014900	6079.338	C2-1-O
Los Angeles	Available	2.969	2.410	0.000	5.379	501 Venice Blvd Venice	90291	4238018900	182899.306	PF-O
Los Angeles	Available	0.011	0.009	0.000	0.020			4238020901	668.642	R3-1-O
Los Angeles	Available	0.451	0.366	0.000	0.817	2102 Pacific Ave Venice	90291	4238024900	27779.238	OS-1XL-O
Los Angeles	Available	0.227	0.185	0.000	0.412	128 N Venice Blvd Venice	90291	4238024902	14010.978	OS-1XL-O
Los Angeles	Available	0.103	0.083	0.000	0.186	208 N Venice Blvd Venice	90291	4238024903	6319.589	OS-1XL-O
Los Angeles	Available	0.103	0.083	0.000	0.186	216 N Venice Blvd Venice	90291	4238024905	6323.983	OS-1XL-O
Los Angeles	Available	0.051	0.041	0.000	0.093	302 N Venice Blvd Venice	90291	4238024906	3148.469	OS-1XL-O
Los Angeles	Available	0.776	0.629	0.000	1.405	317 S Venice Blvd Venice	90291	4238024907	47767.059	OS-1XL-O
Los Angeles	Available	0.051	0.042	0.000	0.093	200 N Venice Blvd Venice	90291	4238024908	3167.856	OS-1XL-O
Los Angeles	Available	0.018	0.015	0.000	0.033			4238024909	1121.220	OS-1XL-O
Los Angeles	Available	0.052	0.042	0.000	0.094	210 N Venice Blvd Venice	90291	4238024910	3186.147	OS-1XL-O
Los Angeles	Available	0.044	0.036	0.000	0.079			4238024911	2694.840	OS-1XL-O
Los Angeles	Available	0.045	0.036	0.000	0.081			4238025901	2753.622	OS-1XL-O
Los Angeles	Available	0.715	0.581	0.000	1.296			4238025902	44059.165	OS-1XL-O
Los Angeles	Available	0.222	0.180	0.000	0.403			4238025903	13693.904	OS-1XL-O
Los Angeles	Available	0.431	0.350	0.000	0.782	915 Pch Venice	90291	4239014900	26572.903	[Q]PF-CDO
Los Angeles	Available	0.150	0.122	0.000	0.272	917 Broadway Ave Venice	90291	4239014901	9244.631	[Q]PF-CDO
Los Angeles	Available	0.084	0.069	0.000	0.153	650 Westminster Ave Venice	90291	4239024900	5200.806	RD1.5-1
Los Angeles	Available	0.289	0.235	0.000	0.524	610 California Ave Venice	90291	4241005900	17830.752	PF
Los Angeles	Available	0.414	0.336	0.000	0.750	704 Amoroso Pl Venice	90291	4241028900	25491.283	PF
Los Angeles	Available	0.200	0.163	0.000	0.363			4241028901	12344.459	PF
Los Angeles	Available	0.117	0.095	0.000	0.213	681 Venice Blvd Venice	90291	4241028902	7237.229	PF
Los Angeles	Available	0.056	0.045	0.000	0.101	724 Amoroso Pl Venice	90291	4241028903	3443.489	PF
Los Angeles	Available	0.063	0.051	0.000	0.114	2020 Pisani Pl Venice	90291	4241028904	3869.181	PF
Los Angeles	Available	0.063	0.051	0.000	0.115	2016 Pisani Pl Venice	90291	4241028905	3903.418	PF
Los Angeles	Available	0.064	0.052	0.000	0.115	2010 Pisani Pl Venice	90291	4241028906	3913.807	PF
Los Angeles	Available	0.143	0.116	0.000	0.260			4241036904	8838.567	C2-1-O-CA
Los Angeles	Available	0.166	0.135	0.000	0.301			4241036905	10232.241	C2-1-O-CA
Los Angeles	Available	0.183	0.149	0.000	0.332	1600 S Irving Tabor Ct Venice	90291	4241036906	11276.235	M1-1-O
Los Angeles	Available	0.078	0.064	0.000	0.142			4241036907	4820.797	M1-1-O
Los Angeles	Available	0.060	0.049	0.000	0.109			4242019900	3703.933	

Los Angeles	Available	0.211	0.171	0.000	0.381	12901 Venice Blvd Los Angeles	90066	4245018900	12969.874	[Q]C2-1
Los Angeles	Available	0.008	0.006	0.000	0.014			4246005900	490.493	R1-1
Los Angeles	Available	0.244	0.198	0.000	0.441	3635 S Centinela Ave Los Angeles	90066	4246008900	15001.685	[Q]RD1.5-1
Los Angeles	Available	0.008	0.007	0.000	0.015			4247029900	499.995	R1-1
Los Angeles	Available	0.008	0.007	0.000	0.015			4247031900	499.674	R1-1
Los Angeles	Available	0.009	0.007	0.000	0.016			4248003900	549.742	R1-1
Los Angeles	Available	0.009	0.007	0.000	0.016			4248003901	549.745	R1-1
Los Angeles	Available	0.009	0.007	0.000	0.016			4248003902	550.091	R1-1
Los Angeles	Available	0.418	0.339	0.000	0.757	11131 National Blvd Los Angeles	90064	4251003900	25754.247	C2-1VL
Los Angeles	Available	0.124	0.101	0.000	0.225			4251028906	7638.704	R1-1
Los Angeles	Available	0.114	0.092	0.000	0.206			4255006901	7007.309	R1-1
Los Angeles	Available	0.035	0.029	0.000	0.064			4255006902	2169.242	R1-1
Los Angeles	Available	0.085	0.069	0.000	0.154			4255008902	5230.336	R1-1
Los Angeles	Available	0.008	0.006	0.000	0.014			4255008903	472.021	R1-1
Los Angeles	Available	0.465	0.378	0.000	0.843			4255019900	28672.083	R1-1
Los Angeles	Available	0.165	0.134	0.000	0.300			4255019901	10189.191	R1-1
Los Angeles	Available	0.495	0.402	0.000	0.897			4255020900	30507.262	R1-1
Los Angeles	Available	0.419	0.340	0.000	0.759			4255021900	25804.352	R1-1
Los Angeles	Available	0.749	0.608	0.000	1.357	11110 W Pico Blvd Los Angeles	90064	4256010901	46139.922	M2-1-O
Los Angeles	Available	0.339	0.275	0.000	0.614	2513 S Sepulveda Blvd Los Angeles	90064	4256011901	20870.011	[Q]PF-1XL
Los Angeles	Available	1.829	1.485	0.000	3.314	11214 Exposition Blvd Los Angeles	90064	4256011902	112663.064	[Q]PF-1XL
Los Angeles	Available	1.378	1.118	0.000	2.496	12272 Nebraska Ave Los Angeles	90025	4259018901	84868.220	[Q]PF-1XL
Los Angeles	Available	7.317	5.938	0.000	13.255	12300 Nebraska Ave Los Angeles	90025	4259018902	450672.573	[Q]PF-1XL
Los Angeles	Available	0.815	0.662	0.000	1.477			4259019900	50212.490	[Q]PF-1XL
Los Angeles	Available	0.530	0.430	0.000	0.960	1900 S Bundy Dr Los Angeles	90025	4259020900	32629.534	PF-1XL
Los Angeles	Available	0.384	0.312	0.000	0.696	11505 W Olympic Blvd Los Angeles	90064	4260005900	23677.660	R2-1
Los Angeles	Available	0.132	0.107	0.000	0.240	2111 S Colby Ave Los Angeles	90025	4260005901	8147.636	R2-1
Los Angeles	Available	0.132	0.107	0.000	0.240	2117 Butler Ave Los Angeles	90025	4260005902	8147.280	R2-1
Los Angeles	Available	0.170	0.138	0.000	0.308	2127 Butler Ave Los Angeles	90025	4260005903	10456.234	R2-1
Los Angeles	Available	0.095	0.077	0.000	0.172			4260005904	5842.544	R2-1
Los Angeles	Available	0.096	0.078	0.000	0.173	11504 Mississippi Ave Los Angeles	90025	4260005905	5885.599	R2-1
Los Angeles	Available	0.087	0.071	0.000	0.158	11506 Mississippi Ave Los Angeles	90025	4260005906	5383.500	R2-1
Los Angeles	Available	1.348	1.094	0.000	2.442	2346 Purdue Ave Los Angeles	90064	4260023900	83029.030	[Q]M2-1VL-CDO
Los Angeles	Available	0.241	0.196	0.000	0.437	1526 Butler Ave Los Angeles	90025	4261003900	14851.133	R3-1
Los Angeles	Available	0.114	0.092	0.000	0.206	1536 1/2 Purdue Ave Los Angeles	90025	4261004900	6999.170	R3-1
Los Angeles	Available	0.114	0.092	0.000	0.206	1538 Purdue Ave Los Angeles	90025	4261004901	7000.166	R3-1
Los Angeles	Available	0.114	0.092	0.000	0.206	1551 Corinth Ave Los Angeles	90025	4261004902	6995.484	C2-1VL
Los Angeles	Available	0.114	0.092	0.000	0.206	1547 Corinth Ave Los Angeles	90025	4261004903	7004.764	R3-1
Los Angeles	Available	0.156	0.126	0.000	0.282	11312 Idaho Ave Los Angeles	90025	4261009900	9595.923	C2-1
Los Angeles	Available	0.414	0.336	0.000	0.750	11407 Iowa Ave Los Angeles	90025	4261011911	25501.275	PF-1XL
Los Angeles	Available	0.455	0.369	0.000	0.823	1427 W Iowa Ave Los Angeles	90025	4261011912	27998.172	PF-1XL
Los Angeles	Available	0.795	0.645	0.000	1.439	1643 Butler Ave Los Angeles	90025	4261012903	48938.616	[Q]PF-1XL
Los Angeles	Available	0.199	0.162	0.000	0.361	1615 Colby Ave Los Angeles	90025	4261013900	12279.367	R3-1
Los Angeles	Available	0.224	0.181	0.000	0.405	1828 Sawtelle Blvd Los Angeles	90025	4261020900	13770.993	C2-1VL

Los Angeles	Available	0.069	0.056	0.000	0.124	11266 Nebraska Ave Los Angeles	90025	4261020901	4220.317	C2-1VL
Los Angeles	Available	0.114	0.092	0.000	0.206	1516 Barry Ave Los Angeles	90025	4262001900	6999.952	C2-1VL
Los Angeles	Available	2.274	1.845	0.000	4.119	2016 Granville Ave Los Angeles	90025	4262032901	140041.168	PF-1XL
Los Angeles	Available	0.070	0.057	0.000	0.127	11804 La Grange Ave Los Angeles	90025	4262033900	4325.045	M2-1
Los Angeles	Available	0.072	0.058	0.000	0.130	11800 La Grange Ave Los Angeles	90025	4262033901	4432.179	M2-1
Los Angeles	Available	0.078	0.063	0.000	0.141	11808 La Grange Ave Los Angeles	90025	4262033902	4800.032	M2-1
Los Angeles	Available	0.177	0.143	0.000	0.320	2027 Granville Ave Los Angeles	90025	4262033903	10887.348	M2-1
Los Angeles	Available	0.118	0.096	0.000	0.214			4262033904	7259.037	M2-1
Los Angeles	Available	0.482	0.391	0.000	0.873			4264008900	29678.795	[Q]PF-1XL
Los Angeles	Available	0.213	0.173	0.000	0.386	11820 San Vicente Blvd Los Angeles	90049	4265018900	13125.922	C1.5-1VL
Los Angeles	Available	10.623	8.621	0.000	19.244	110 1/2 Pacific Ave Venice	90291	4286017901	4089.371	R3-1
Los Angeles	Available	0.031	0.025	0.000	0.055			4301020900	1884.502	R1-1
Los Angeles	Available	0.182	0.147	0.000	0.329	1556 S Robertson Blvd Los Angeles	90035	4303002900	11187.732	C2-1-O
Los Angeles	Available	0.156	0.126	0.000	0.282	1421 S Wooster St Los Angeles	90035	4303001902	9596.734	[Q]R3-1-O
Los Angeles	Available	0.120	0.097	0.000	0.217	1417 S Wooster St Los Angeles	90035	4303001903	7373.187	[Q]R3-1-O
Los Angeles	Available	0.114	0.093	0.000	0.207	1625 S La Cienega Blvd Los Angeles	90035	4303028900	7022.239	C2-1-O
Los Angeles	Available	0.213	0.173	0.000	0.386	1713 S Robertson Blvd Los Angeles	90035	4305021900	13125.025	R3-1
Los Angeles	Available	0.168	0.136	0.000	0.304	2507 Beverwil Dr Los Angeles	90034	4309001900	10332.131	R1-1-O
Los Angeles	Available	1.295	1.051	0.000	2.347	2317 Beverwil Dr Los Angeles	90034	4309002901	79792.872	R1-1-O
Los Angeles	Available	0.399	0.324	0.000	0.723	3030 S Canfield Ave Los Angeles	90034	4311031902	24570.327	PF-1
Los Angeles	Available	0.349	0.283	0.000	0.633	3690 Motor Ave Los Angeles	90034	4314007900	21506.697	C2-1
Los Angeles	Available	0.350	0.284	0.000	0.634	10331 Regent St Los Angeles	90034	4314007901	21540.454	R3-1
Los Angeles	Available	0.179	0.145	0.000	0.324	10556 W Pico Blvd Los Angeles	90064	4318002900	10999.813	C2-1VL-O-POD
Los Angeles	Available	0.107	0.087	0.000	0.195			4318033901	6618.837	PF-1XL
Los Angeles	Available	0.105	0.085	0.000	0.190	2386 Malcolm Ave Los Angeles	90064	4320004900	6447.049	R1-1-O
Los Angeles	Available	0.096	0.078	0.000	0.174	2377 Overland Ave Los Angeles	90064	4320005900	5931.534	R1-1-O
Los Angeles	Available	0.102	0.083	0.000	0.184	2371 Overland Ave Los Angeles	90064	4320005902	6265.384	R1-1-O
Los Angeles	Available	0.097	0.079	0.000	0.175	2371 Prosser Ave Los Angeles	90064	4320013900	5961.331	R1-1-O
Los Angeles	Available	0.099	0.080	0.000	0.179	2367 Prosser Ave Los Angeles	90064	4320013901	6074.248	R1-1-O
Los Angeles	Available	0.131	0.106	0.000	0.237			4321002900	8058.242	[Q]PF-1XL
Los Angeles	Available	0.163	0.133	0.000	0.296	10909 W Pico Blvd Los Angeles	90064	4322004902	10065.409	C2-1VL-POD
Los Angeles	Available	0.110	0.090	0.000	0.200	2377 Midvale Ave Los Angeles	90064	4322004903	6793.533	R1-1
Los Angeles	Available	0.083	0.067	0.000	0.151	11010 State Route 2 Los Angeles	90025	4323013900	5121.415	C2-1VL-O
Los Angeles	Available	0.083	0.067	0.000	0.151	11018 State Route 2 Los Angeles	90025	4323013901	5121.284	C2-1VL-O
Los Angeles	Available	0.182	0.148	0.000	0.330	11101 Mississippi Ave Los Angeles	90025	4323024901	11211.763	[Q]P-1
Los Angeles	Available	0.599	0.486	0.000	1.085	2029 S Sepulveda Blvd Los Angeles	90025	4323024902	36876.793	M2-1VL
Los Angeles	Available	0.648	0.526	0.000	1.174	1910 Cotner Ave Los Angeles	90025	4323025900	39901.455	PF-1XL
Los Angeles	Available	0.795	0.645	0.000	1.440	1830 Cotner Ave Los Angeles	90025	4323026900	48971.444	PF-1XL
Los Angeles	Available	0.523	0.424	0.000	0.947	1816 Cotner Ave Los Angeles	90025	4323026901	32208.826	PF-1XL
Los Angeles	Available	3.236	2.627	0.000	5.863	1400 S Sepulveda Blvd Los Angeles	90025	4324013900	199337.761	[Q]PF-1XL-O
Los Angeles	Available	0.303	0.246	0.000	0.548	1246 Glendon Ave Los Angeles	90024	4325005928	18641.258	[Q]C2-1LD
Los Angeles	Available	0.209	0.169	0.000	0.378	1158 S Clark Dr Los Angeles	90035	4332014901	12852.224	R3-1-O
Los Angeles	Available	0.199	0.162	0.000	0.360	129 S Robertson Blvd Los Angeles	90048	4334001900	12256.966	[Q]C2-1VL-O
Los Angeles	Available	0.201	0.163	0.000	0.365	133 S Robertson Blvd Los Angeles	90048	4334001901	12400.290	[Q]C2-1VL-O

Los Angeles	Available	0.014	0.012	0.000	0.026			4355002901	892.517	
Los Angeles	Available	0.634	0.515	0.000	1.148			4355020900	39047.605	[Q]PF-1XL
Los Angeles	Available	0.854	0.693	0.000	1.547	1318 Benedict Canyon Dr Beverly Hills	90210	4356011900	52599.050	RE15-1-H
Los Angeles	Available	0.096	0.078	0.000	0.174	10080 Cielo Dr Beverly Hills	90210	4357015901	5916.470	RE15-1-H
Los Angeles	Available	0.009	0.007	0.000	0.016			4358013900	558.349	RE15-1
Los Angeles	Available	0.450	0.365	0.000	0.815	10400 W Sunset Blvd Los Angeles	90077	4359009900	27720.691	R1-1
Los Angeles	Available	0.367	0.298	0.000	0.665	880 Comstock Ave Los Angeles	90024	4359018900	22593.320	[Q]PF-1XL
Los Angeles	Available	0.485	0.394	0.000	0.879	1054 Broxton Ave Los Angeles	90024	4363018904	29875.822	C4-2D-O
Los Angeles	Available	0.229	0.186	0.000	0.415	1090 Veteran Ave Los Angeles	90024	4363026902	14099.169	PF-1XL
Los Angeles	Available	0.656	0.533	0.000	1.189	121 N Church Ln Los Angeles	90049	4365001903	40427.894	[Q]R3-1
Los Angeles	Available	0.456	0.370	0.000	0.826	133 S Church Ln Los Angeles	90049	4365002903	28083.738	[Q]R3-1
Los Angeles	Available	1.069	0.868	0.000	1.937	11381 Chalon Rd Los Angeles	90049	4369007900	65844.584	RE20-1-H
Los Angeles	Available	0.067	0.054	0.000	0.122			4370024900	4133.731	RE20-1-H
Los Angeles	Available	0.040	0.033	0.000	0.073	1514 N Yonkers Ln Los Angeles	90077	4371015900	2486.743	RE40-1-H
Los Angeles	Available	0.125	0.101	0.000	0.226			4371020900	7696.299	RE40-1-H
Los Angeles	Available	0.232	0.188	0.000	0.420	2081 Roscomare Rd Los Angeles	90077	4377013900	14295.177	RE15-1-H
Los Angeles	Available	0.007	0.006	0.000	0.014			4380005900	460.497	RE15-1
Los Angeles	Available	0.207	0.168	0.000	0.374			4382024900	12729.910	OS-1XL-H
Los Angeles	Available	0.022	0.018	0.000	0.039			4384027901	1332.293	RE40-1-H
Los Angeles	Available	0.504	0.409	0.000	0.913	9509 Highridge Dr Beverly Hills	90210	4384033900	31054.880	RE40-1-H
Los Angeles	Available	1.957	1.588	0.000	3.545	2770 Coldwater Canyon Dr Beverly Hills	90210	4388001900	120540.998	RE40-1-H
Los Angeles	Available	2.736	2.220	0.000	4.956			4388001901	168500.694	RE40-1-H
Los Angeles	Available	1.820	1.477	0.000	3.298	8908 Mulholland Dr Beverly Hills	90210	4388001902	112129.795	RE40-1-H
Los Angeles	Available	1.188	0.964	0.000	2.153			4388012900	73192.498	RE40-1-H
Los Angeles	Available	0.067	0.055	0.000	0.122			4391007901	4138.164	OS-1XL
Los Angeles	Available	0.018	0.015	0.000	0.033			4392015900	1121.338	RE11-1
Los Angeles	Available	0.322	0.261	0.000	0.584	12227 W Sunset Blvd Los Angeles	90049	4403001900	19843.079	RS-1
Los Angeles	Available	0.050	0.041	0.000	0.091			4405007900	3107.443	RS-1
Los Angeles	Available	0.011	0.009	0.000	0.021			4405027900	705.978	RE20-1
Los Angeles	Available	0.016	0.013	0.000	0.029			4405027902	992.524	RE20-1
Los Angeles	Available	0.018	0.015	0.000	0.033			4405027903	1135.427	RE20-1
Los Angeles	Available	0.062	0.051	0.000	0.113	301 Entrada Dr Santa Monica	90402	4410022900	3837.805	R1-1
Los Angeles	Available	0.016	0.013	0.000	0.029			4411030900	978.395	RE20-1
Los Angeles	Available	0.146	0.119	0.000	0.265	15216 W Sunset Blvd Pacific Palisades	90272	4412002900	9000.993	C2-1VL
Los Angeles	Available	1.445	1.173	0.000	2.618	15300 W Pacific Coast Hwy Pacific Palisades	90272	4412030906	88997.383	[Q]OS-1XL
Los Angeles	Available	0.145	0.118	0.000	0.263	545 N Bienveneda Ave Pacific Palisades	90272	4414017901	8952.117	R1-1
Los Angeles	Available	0.304	0.246	0.000	0.550	17291 Sunset Blvd Pacific Palisades	90272	4416002900	18702.917	[Q]RD5-1
Los Angeles	Available	0.308	0.250	0.000	0.558	415 N Via Lucia Pacific Palisades	90272	4416007902	18977.481	RE15-1-H
Los Angeles	Available	0.050	0.041	0.000	0.091			4416007903	3085.715	RE15-1-H
Los Angeles	Available	0.228	0.185	0.000	0.413	418 Paseo Miramar Pacific Palisades	90272	4416007904	14030.746	RE15-1-H
Los Angeles	Available	0.269	0.218	0.000	0.487	412 Paseo Miramar Pacific Palisades	90272	4416007905	16555.916	RE15-1-H
Los Angeles	Available	0.060	0.049	0.000	0.109			4416010900	3715.113	R1-1
Los Angeles	Available	0.060	0.048	0.000	0.108	17549 Castellammare Dr Pacific Palisades	90272	4416010902	3675.570	R1-1
Los Angeles	Available	0.061	0.049	0.000	0.110	17552 Revello Dr Pacific Palisades	90272	4416011900	3754.164	R1-1

Los Angeles	Available	0.060	0.048	0.000	0.108	17637 Castellammare Dr Pacific Palisades	90272	4416012900	3677.273	R1-1
Los Angeles	Available	0.149	0.121	0.000	0.269	17908 Castellammare Dr Pacific Palisades	90272	4416015900	9157.008	R1-1
Los Angeles	Available	0.154	0.125	0.000	0.279	17945 Porto Marina Wy Pacific Palisades	90272	4416015901	9472.974	R1-1
Los Angeles	Available	0.120	0.097	0.000	0.217	17953 Porto Marina Wy Pacific Palisades	90272	4416015902	7370.039	R1-1
Los Angeles	Available	0.066	0.054	0.000	0.120	17863 Porto Marina Wy Pacific Palisades	90272	4416015903	4089.575	R1-1
Los Angeles	Available	0.060	0.049	0.000	0.109	17853 Porto Marina Wy Pacific Palisades	90272	4416015904	3701.671	R1-1
Los Angeles	Available	0.144	0.117	0.000	0.262	17909 Porto Marina Wy Pacific Palisades	90272	4416015905	8892.592	R1-1
Los Angeles	Available	0.080	0.065	0.000	0.144	17912 W Porto Marina Wy Pacific Palisades	90272	4416015906	4905.319	R1-1
Los Angeles	Available	0.089	0.073	0.000	0.162	17924 Porto Marina Wy Pacific Palisades	90272	4416015907	5506.806	R1-1
Los Angeles	Available	0.085	0.069	0.000	0.154	17916 Porto Marina Wy Pacific Palisades	90272	4416015908	5232.835	R1-1
Los Angeles	Available	0.088	0.072	0.000	0.160	17910 Porto Marina Wy Pacific Palisades	90272	4416015909	5435.424	R1-1
Los Angeles	Available	0.060	0.049	0.000	0.109	17857 Porto Marina Wy Pacific Palisades	90272	4416015910	3690.591	R1-1
Los Angeles	Available	0.091	0.074	0.000	0.165	17920 Porto Marina Wy Pacific Palisades	90272	4416015911	5601.933	R1-1
Los Angeles	Available	0.135	0.110	0.000	0.245	17600 Tramonto Dr Pacific Palisades	90272	4416021900	8339.555	R1-1
Los Angeles	Available	1.330	1.080	0.000	2.410	16931 Marquez Ave Pacific Palisades	90272	4419015908	81938.589	RE40-1
Los Angeles	Available	0.195	0.158	0.000	0.353	15341 W Sunset Blvd Pacific Palisades	90272	4423016900	12017.892	C2-1VL
Los Angeles	Available	0.084	0.068	0.000	0.152			4423024900	5183.123	R1-1
Los Angeles	Available	0.383	0.311	0.000	0.694	15051 W Sunset Blvd Pacific Palisades	90272	4423028900	23599.258	R1-1
Los Angeles	Available	0.019	0.015	0.000	0.034			4426011901	1168.537	RE15-1-H
Los Angeles	Available	0.998	0.810	0.000	1.808	555 Homewood Rd Los Angeles	90049	4426034902	61479.759	PF-1XL-H
Los Angeles	Available	0.391	0.317	0.000	0.708	1798 Westridge Rd Los Angeles	90049	4426038900	24060.026	RE20-1-H
Los Angeles	Available	0.832	0.676	0.000	1.508	1433 Monte Grande Pl Pacific Palisades	90272	4431026900	51276.584	OS-1XL
Los Angeles	Available	0.703	0.570	0.000	1.273	1884 Chastain Pkwy E Pacific Palisades	90272	4431037900	43284.063	R1-1
Los Angeles	Available	0.932	0.756	0.000	1.688	15911 Mulholland Dr Los Angeles	90049	4490001900	57388.630	OS-1XL
Los Angeles	Available	1.427	1.158	0.000	2.586	16500 Mulholland Dr Los Angeles	90049	4490007900	87916.394	RE40-1-H
Los Angeles	Available	0.749	0.608	0.000	1.357	17016 Mulholland Dr Los Angeles	90049	4490010900	46123.648	RE40-1-H
Los Angeles	Available	0.019	0.015	0.000	0.034			4491006900	1162.261	RE40-1-H
Los Angeles	Available	0.044	0.036	0.000	0.080			4492029901	2708.283	
Los Angeles	Available	17.534	14.230	0.000	31.765	5215 S Figueroa St Los Angeles	90037	5001029900	6749.957	C2-1VL
Los Angeles	Available	17.545	14.239	0.000	31.784	5219 S Figueroa St Los Angeles	90037	5001029901	6754.010	C2-1VL
Los Angeles	Available	85.249	69.188	0.000	154.437	5266 S Figueroa St Los Angeles	90037	5001034900	32817.783	C2-1VL
Los Angeles	Available	0.331	0.269	0.000	0.599	5800 S Figueroa St Los Angeles	90003	5001037900	20379.156	M1-1
Los Angeles	Available	0.187	0.152	0.000	0.338	5516 S Western Ave Los Angeles	90062	5003021900	11507.525	C2-1VL
Los Angeles	Available	0.073	0.060	0.000	0.133	5701 S Van Ness Ave Los Angeles	90062	5005006907	4517.214	OS-1XL
Los Angeles	Available	0.073	0.060	0.000	0.133	5715 S Van Ness Ave Los Angeles	90062	5005006908	4523.840	OS-1XL
Los Angeles	Available	0.072	0.059	0.000	0.131			5005006909	4447.210	OS-1XL
Los Angeles	Available	0.074	0.060	0.000	0.133	5711 S Van Ness Ave Los Angeles	90062	5005006910	4532.804	OS-1XL
Los Angeles	Available	0.074	0.060	0.000	0.133	5707 S Van Ness Ave Los Angeles	90062	5005006911	4531.143	OS-1XL
Los Angeles	Available	52.226	42.386	0.000	94.613	5316 S Van Ness Ave Los Angeles	90062	5005009900	20105.174	C2-1VL
Los Angeles	Available	0.435	0.353	0.000	0.788	1913 W Slauson Ave Los Angeles	90047	5005023900	26783.166	[Q]C2-1
Los Angeles	Available	0.097	0.079	0.000	0.175	5510 S Manhattan Pl Los Angeles	90062	5005031900	5958.083	R2-1
Los Angeles	Available	0.244	0.198	0.000	0.441	5349 11th Ave Los Angeles	90043	5006007900	15001.442	R1-1
Los Angeles	Available	0.244	0.198	0.000	0.441	5415 11th Ave Los Angeles	90043	5006008900	15000.689	R1-1
Los Angeles	Available	0.124	0.100	0.000	0.224	5730 S Crenshaw Blvd Los Angeles	90043	5006009900	7614.738	[Q]C2-1

Los Angeles	Available	0.185	0.151	0.000	0.336	5732 S Crenshaw Blvd Los Angeles	90043	5006009901	11422.742	[Q]C2-1
Los Angeles	Available	0.264	0.214	0.000	0.478	5707 11th Ave Los Angeles	90043	5006009902	16254.216	R1-1
Los Angeles	Available	0.175	0.142	0.000	0.317			5006025900	10780.948	R1-1
Los Angeles	Available	0.196	0.159	0.000	0.354	5133 Crenshaw Blvd Los Angeles	90043	5013018900	12045.551	[Q]C2-1
Los Angeles	Available	0.015	0.012	0.000	0.028			5015029900	938.948	R1-1
Los Angeles	Available	0.066	0.053	0.000	0.119	5114 Arlington Ave Los Angeles	90043	5015030900	4038.217	R1-1
Los Angeles	Available	0.018	0.015	0.000	0.033			5015030901	1123.289	R1-1
Los Angeles	Available	29.644	24.059	0.000	53.702	807 W 40th Pl Los Angeles	90037	5019001901	11411.713	[Q]R3-1
Los Angeles	Available	0.266	0.216	0.000	0.482	723 W Vernon Ave Los Angeles	90037	5019009900	16392.144	PF-1
Los Angeles	Available	0.100	0.081	0.000	0.181			5021005900	6153.358	R2-1
Los Angeles	Available	0.101	0.082	0.000	0.183			5021005901	6222.561	R2-1
Los Angeles	Available	1.212	0.984	0.000	2.196	1546 W Martin Luther King Jr Blvd Los Angele	90062	5021005902	74675.866	R2-1
Los Angeles	Available	0.115	0.093	0.000	0.208			5021005903	7072.761	R2-1
Los Angeles	Available	0.213	0.172	0.000	0.385	1409 W Vernon Ave Los Angeles	90062	5021017902	13091.338	C2-1VL
Los Angeles	Available	14.156	11.489	0.000	25.645	3507 Stocker St Los Angeles	90008	5024011900	5449.612	R3-1
Los Angeles	Available	14.013	11.373	0.000	25.386	3511 Stocker St Los Angeles	90008	5024011901	5394.568	R3-1
Los Angeles	Available	0.183	0.149	0.000	0.332	3416 W 43rd St Los Angeles	90008	5024018901	11295.683	[Q]C1.5-1
Los Angeles	Available	0.974	0.790	0.000	1.764			5024018902	59977.358	[Q]C1.5-1
Los Angeles	Available	0.014	0.011	0.000	0.025			5024018903	839.604	[Q]C1.5-1
Los Angeles	Available	0.871	0.707	0.000	1.578	3342 W 43rd St Los Angeles	90008	5024019906	53659.275	[Q]C1.5-1
Los Angeles	Available	0.805	0.653	0.000	1.458	3338 W 43rd St Los Angeles	90008	5024019907	49564.155	[Q]C1.5-1
Los Angeles	Available	1.748	1.419	0.000	3.167	5501 Coliseum St Los Angeles	90016	5025006900	107686.782	PF-1
Los Angeles	Available	0.260	0.211	0.000	0.471	5500 Coliseum St Los Angeles	90008	5029011900	16017.095	PF-1
Los Angeles	Available	0.259	0.210	0.000	0.469	3909 Gibraltar Ave Los Angeles	90008	5030002900	15931.079	R3-1
Los Angeles	Available	0.258	0.210	0.000	0.468	3901 Gibraltar Ave Los Angeles	90008	5030002901	15906.218	R3-1
Los Angeles	Available	0.313	0.254	0.000	0.567	3700 W Martin Luther King Jr Blvd Los Angele	90008	5032003900	19286.227	[Q]C2-2D
Los Angeles	Available	0.253	0.206	0.000	0.459	4013 Marlton Ave Los Angeles	90008	5032003901	15599.945	[Q]C2-2D
Los Angeles	Available	0.273	0.221	0.000	0.494	3758 W Martin Luther King Jr Blvd Los Angele	90008	5032003902	16801.091	[Q]C2-2D
Los Angeles	Available	0.114	0.092	0.000	0.206	4023 Marlton Ave Los Angeles	90008	5032003903	7000.067	[Q]C2-2D
Los Angeles	Available	0.137	0.112	0.000	0.249	3766 W Martin Luther King Jr Blvd Los Angele	90008	5032003904	8464.479	[Q]C2-2D
Los Angeles	Available	0.136	0.111	0.000	0.247	3772 W Martin Luther King Jr Blvd Los Angele	90008	5032003905	8407.183	[Q]C2-2D
Los Angeles	Available	0.136	0.111	0.000	0.247	3738 W Martin Luther King Jr Blvd Los Angele	90008	5032003906	8400.286	[Q]C2-2D
Los Angeles	Available	0.546	0.443	0.000	0.988	3824 W Martin Luther King Jr Blvd Los Angele	90008	5032004900	33604.155	[Q]C2-2D
Los Angeles	Available	0.773	0.628	0.000	1.401	4062 Buckingham Rd Los Angeles	90008	5032004908	47628.544	[Q]C2-2D
Los Angeles	Available	0.492	0.399	0.000	0.891	4030 S Crenshaw Blvd Los Angeles	90008	5033004900	30285.752	[Q]C2-1
Los Angeles	Available	0.522	0.423	0.000	0.945	3974 S Crenshaw Blvd Los Angeles	90008	5033004901	32138.877	[Q]P-1
Los Angeles	Available	0.082	0.067	0.000	0.149			5034003900	5064.877	R1-1
Los Angeles	Available	0.088	0.072	0.000	0.160			5034004900	5443.083	R1-1
Los Angeles	Available	0.094	0.076	0.000	0.170			5034007900	5770.183	R1-1
Los Angeles	Available	0.095	0.077	0.000	0.172			5034008900	5837.133	R1-1
Los Angeles	Available	0.085	0.069	0.000	0.153	3908 S Hobart Blvd Los Angeles	90062	5036025901	5205.945	OS-1XL
Los Angeles	Available	0.075	0.061	0.000	0.135	1514 W 39th St Los Angeles	90062	5036025902	4605.139	OS-1XL
Los Angeles	Available	0.047	0.039	0.000	0.086	3904 S Hobart Blvd Los Angeles	90062	5036025911	2924.099	OS-1XL
Los Angeles	Available	0.048	0.039	0.000	0.088	3900 S Hobart Blvd Los Angeles	90062	5036025913	2975.581	OS-1XL

Los Angeles	Available	0.211	0.172	0.000	0.383	3933 S Hobart Blvd Los Angeles	90062	5036026900	13026.438	OS-1XL
Los Angeles	Available	0.211	0.172	0.000	0.383	3947 S Hobart Blvd Los Angeles	90062	5036026901	13026.659	OS-1XL
Los Angeles	Available	0.569	0.462	0.000	1.032	3936 S Western Ave Los Angeles	90062	5036026902	35077.166	OS-1XL
Los Angeles	Available	0.106	0.086	0.000	0.192	3937 S Hobart Blvd Los Angeles	90062	5036026903	6513.462	OS-1XL
Los Angeles	Available	0.106	0.086	0.000	0.192	3913 S Hobart Blvd Los Angeles	90062	5036026904	6514.112	OS-1XL
Los Angeles	Available	0.106	0.086	0.000	0.192	3915 S Hobart Blvd Los Angeles	90062	5036026905	6512.846	OS-1XL
Los Angeles	Available	0.109	0.088	0.000	0.197	3925 S Hobart Blvd Los Angeles	90062	5036026908	6712.647	OS-1XL
Los Angeles	Available	0.106	0.086	0.000	0.192	3909 S Hobart Blvd Los Angeles	90062	5036026909	6513.463	OS-1XL
Los Angeles	Available	0.107	0.086	0.000	0.193	3905 S Hobart Blvd Los Angeles	90062	5036026910	6563.270	OS-1XL
Los Angeles	Available	0.074	0.060	0.000	0.133	1562 W 39th St Los Angeles	90062	5036026911	4529.862	OS-1XL
Los Angeles	Available	0.228	0.185	0.000	0.413	3908 S Western Ave Los Angeles	90062	5036026912	14033.177	OS-1XL
Los Angeles	Available	0.228	0.185	0.000	0.413	3924 S Western Ave Los Angeles	90062	5036026914	14032.544	R1-1
Los Angeles	Available	0.155	0.126	0.000	0.282	1578 W 39th St Los Angeles	90062	5036026915	9573.776	OS-1XL
Los Angeles	Available	0.095	0.077	0.000	0.172	3952 S Hobart Blvd Los Angeles	90062	5036027901	5850.340	PF-1
Los Angeles	Available	1.957	1.588	0.000	3.545	3855 S Figueroa St Los Angeles	90037	5037027915	120528.042	OS-1XL
Los Angeles	Available	0.323	0.262	0.000	0.585	3990 Bill Robertson Ave Los Angeles	90037	5037027921	19881.448	OS-1XL
Los Angeles	Available	0.163	0.133	0.000	0.296	3952 S Vermont Ave Los Angeles	90037	5037027924	10066.354	RD1.5-1
Los Angeles	Available	0.173	0.140	0.000	0.313	3955 Bill Robertson Ave Los Angeles	90037	5037027925	10657.180	RD1.5-1
Los Angeles	Available	4.958	4.024	0.000	8.982	3756 Bii Rbertson Avenida Los Angeles	90007	5037028902	305394.516	OS-1XL
Los Angeles	Available	3.564	2.892	0.000	6.456	600 S State Dr Los Angeles	90037	5037028908	219510.856	OS-1XL
Los Angeles	Available	0.142	0.116	0.000	0.258	3777 1/4 Bill Robertson Ave Los Angeles	90037	5037028910	8775.064	OS-1XL
Los Angeles	Available	0.143	0.116	0.000	0.258	3781 3/4 Bill Robertson Ave Los Angeles	90037	5037028911	8778.777	OS-1XL
Los Angeles	Available	0.034	0.028	0.000	0.062			5039019923	2099.799	RD1.5-1-O
Los Angeles	Available	0.481	0.390	0.000	0.871	3520 S Normandie Ave Los Angeles	90007	5040004900	29608.757	[Q]R4-1
Los Angeles	Available	0.549	0.445	0.000	0.994	1111 W 37th St Los Angeles	90007	5040030905	33797.797	PF-1
Los Angeles	Available	0.114	0.092	0.000	0.206	1143 W 37th Pl Los Angeles	90007	5040031909	7000.260	RD1.5-1
Los Angeles	Available	0.179	0.145	0.000	0.324			5042008902	11032.981	[Q]C1-1VL
Los Angeles	Available	0.104	0.085	0.000	0.189			5042008903	6428.796	[Q]C1-1VL
Los Angeles	Available	0.293	0.238	0.000	0.530			5042008904	18029.999	[Q]C1-1VL
Los Angeles	Available	0.112	0.091	0.000	0.203			5042008905	6908.116	[Q]C1-1VL
Los Angeles	Available	0.095	0.077	0.000	0.172			5042008906	5855.811	[Q]C1-1VL
Los Angeles	Available	0.101	0.082	0.000	0.182			5042008907	6190.795	[Q]C1-1VL
Los Angeles	Available	2.018	1.637	0.000	3.655	3301 Exposition Blvd Los Angeles	90018	5044003900	124268.067	[Q]CM-1VL
Los Angeles	Available	0.165	0.134	0.000	0.299			5044003901	10165.116	PF-1
Los Angeles	Available	0.093	0.075	0.000	0.168	3120 W Jefferson Blvd Los Angeles	90018	5044008900	5715.218	C2-1
Los Angeles	Available	0.093	0.075	0.000	0.168	3118 W Jefferson Blvd Los Angeles	90018	5044008901	5715.223	C2-1
Los Angeles	Available	0.565	0.459	0.000	1.024	3612 11th Ave Los Angeles	90018	5044010901	34800.387	[Q]CM-1VL
Los Angeles	Available	0.105	0.085	0.000	0.190			5044017900	6454.883	R1-1
Los Angeles	Available	0.233	0.189	0.000	0.423	3661 7th Ave Los Angeles	90018	5044018900	14375.384	[Q]CM-1VL-HPOZ
Los Angeles	Available	1.652	1.341	0.000	2.993	2801 Exposition Blvd Los Angeles	90018	5044018902	101769.149	PF-1
Los Angeles	Available	0.017	0.014	0.000	0.031			5045001902	1061.466	PF-1
Los Angeles	Available	0.287	0.233	0.000	0.521	4470 Coliseum St Los Angeles	90016	5045001904	17701.857	PF-1
Los Angeles	Available	0.745	0.604	0.000	1.349	4409 W Martin Luther King Jr Blvd Los Angele	90008	5045001905	45860.098	C2-1
Los Angeles	Available	0.094	0.076	0.000	0.170	3408 Virginia Rd Los Angeles	90016	5046004900	5764.498	[Q]CM-1VL

Los Angeles	Available	0.101	0.082	0.000	0.184	3914 W Jefferson Blvd Los Angeles	90016	5046004901	6249.863	[Q]CM-1VL
Los Angeles	Available	0.216	0.175	0.000	0.392	3411 Wellington Rd Los Angeles	90016	5046004902	13318.122	[Q]CM-1VL
Los Angeles	Available	3.551	2.882	0.000	6.433	5450 W Jefferson Blvd Los Angeles	90016	5047014902	218733.927	PF-1
Los Angeles	Available	0.725	0.588	0.000	1.313	5633 Corbett St Los Angeles	90016	5047015902	44653.063	RD1.5-1
Los Angeles	Available	0.725	0.588	0.000	1.313	5633 Corbett St Los Angeles	90016	5047015903	44653.063	RD1.5-1
Los Angeles	Available	0.725	0.588	0.000	1.313	5633 Corbett St Los Angeles	90016	5047015904	44653.063	RD1.5-1
Los Angeles	Available	0.725	0.588	0.000	1.313	5633 Corbett St Los Angeles	90016	5047015905	44653.063	RD1.5-1
Los Angeles	Available	0.725	0.588	0.000	1.313	5633 Corbett St Los Angeles	90016	5047015906	44653.063	RD1.5-1
Los Angeles	Available	0.725	0.588	0.000	1.313	5633 Corbett St Los Angeles	90016	5047015907	44653.063	RD1.5-1
Los Angeles	Available	0.725	0.588	0.000	1.313	5633 Corbett St Los Angeles	90016	5047015908	44653.063	RD1.5-1
Los Angeles	Available	0.016	0.013	0.000	0.029			5047016900	992.843	PF-1
Los Angeles	Available	0.489	0.397	0.000	0.886	5644 Corbet St Los Angeles	90016	5047017901	30111.336	RD1.5-1
Los Angeles	Available	0.594	0.482	0.000	1.077	5605 Clemson St Los Angeles	90016	5047017903	36615.220	RD1.5-1
Los Angeles	Available	0.594	0.482	0.000	1.077	5605 Clemson St Los Angeles	90016	5047017904	36615.219	RD1.5-1
Los Angeles	Available	0.605	0.491	0.000	1.097	5622 Corbet St Los Angeles	90016	5047017905	37289.345	RD1.5-1
Los Angeles	Available	0.605	0.491	0.000	1.097	5622 Corbet St Los Angeles	90016	5047017906	37289.345	RD1.5-1
Los Angeles	Available	0.605	0.491	0.000	1.097	5622 Corbet St Los Angeles	90016	5047017907	37289.345	RD1.5-1
Los Angeles	Available	0.605	0.491	0.000	1.097	5622 Corbet St Los Angeles	90016	5047017908	37289.345	RD1.5-1
Los Angeles	Available	0.605	0.491	0.000	1.097	5622 Corbet St Los Angeles	90016	5047017909	37289.345	RD1.5-1
Los Angeles	Available	0.605	0.491	0.000	1.097	5622 Corbet St Los Angeles	90016	5047017910	37289.345	RD1.5-1
Los Angeles	Available	0.605	0.491	0.000	1.097	5622 Corbet St Los Angeles	90016	5047017911	37289.345	RD1.5-1
Los Angeles	Available	0.605	0.491	0.000	1.097	5622 Corbet St Los Angeles	90016	5047017912	37289.345	RD1.5-1
Los Angeles	Available	0.594	0.482	0.000	1.077	5605 Clemson St Los Angeles	90016	5047017913	36615.219	RD1.5-1
Los Angeles	Available	0.594	0.482	0.000	1.077	5605 Clemson St Los Angeles	90016	5047017914	36615.219	RD1.5-1
Los Angeles	Available	0.594	0.482	0.000	1.077	5605 Clemson St Los Angeles	90016	5047017915	36615.219	RD1.5-1
Los Angeles	Available	0.594	0.482	0.000	1.077	5605 Clemson St Los Angeles	90016	5047017916	36615.219	RD1.5-1
Los Angeles	Available	0.489	0.397	0.000	0.886	5644 Corbet St Los Angeles	90016	5047017917	30111.336	RD1.5-1
Los Angeles	Available	0.489	0.397	0.000	0.886	5644 Corbet St Los Angeles	90016	5047017918	30111.336	RD1.5-1
Los Angeles	Available	0.489	0.397	0.000	0.886	5644 Corbet St Los Angeles	90016	5047017919	30111.336	RD1.5-1
Los Angeles	Available	0.489	0.397	0.000	0.886	5644 Corbet St Los Angeles	90016	5047017920	30111.336	RD1.5-1
Los Angeles	Available	0.489	0.397	0.000	0.886	5644 Corbet St Los Angeles	90016	5047017921	30111.336	RD1.5-1
Los Angeles	Available	0.489	0.397	0.000	0.886	5644 Corbet St Los Angeles	90016	5047017922	30111.336	RD1.5-1
Los Angeles	Available	0.489	0.397	0.000	0.886	5644 Corbet St Los Angeles	90016	5047017923	30111.336	RD1.5-1
Los Angeles	Available	0.489	0.397	0.000	0.886	5644 Corbet St Los Angeles	90016	5047017924	30111.336	RD1.5-1
Los Angeles	Available	0.489	0.397	0.000	0.886	5644 Corbet St Los Angeles	90016	5047017925	30111.336	RD1.5-1
Los Angeles	Available	0.489	0.397	0.000	0.886	5644 Corbet St Los Angeles	90016	5047017926	30111.336	RD1.5-1
Los Angeles	Available	0.520	0.422	0.000	0.943	5631 Clemson St Los Angeles	90016	5047017927	32057.489	RD1.5-1
Los Angeles	Available	0.520	0.422	0.000	0.943	5631 Clemson St Los Angeles	90016	5047017928	32057.489	RD1.5-1
Los Angeles	Available	0.520	0.422	0.000	0.943	5631 Clemson St Los Angeles	90016	5047017929	32057.489	RD1.5-1
Los Angeles	Available	0.681	0.552	0.000	1.233	5751 Corbett St Los Angeles	90016	5047018900	41924.914	RD1.5-1
Los Angeles	Available	0.681	0.552	0.000	1.233	5751 Corbett St Los Angeles	90016	5047018902	41924.914	RD1.5-1
Los Angeles	Available	0.681	0.552	0.000	1.233	5751 Corbett St Los Angeles	90016	5047018903	41924.914	RD1.5-1
Los Angeles	Available	0.681	0.552	0.000	1.233	5751 Corbett St Los Angeles	90016	5047018904	41924.914	RD1.5-1
Los Angeles	Available	0.681	0.552	0.000	1.233	5751 Corbett St Los Angeles	90016	5047018905	41924.914	RD1.5-1

Los Angeles	Available	0.681	0.552	0.000	1.233	5751 Corbett St Los Angeles	90016	5047018906	41924.914	RD1.5-1
Los Angeles	Available	0.681	0.552	0.000	1.233	5751 Corbett St Los Angeles	90016	5047018907	41924.914	RD1.5-1
Los Angeles	Available	0.681	0.552	0.000	1.233	5751 Corbett St Los Angeles	90016	5047018908	41924.914	RD1.5-1
Los Angeles	Available	0.681	0.552	0.000	1.233	5751 Corbett St Los Angeles	90016	5047018909	41924.914	RD1.5-1
Los Angeles	Available	0.681	0.552	0.000	1.233	5751 Corbett St Los Angeles	90016	5047018910	41924.914	RD1.5-1
Los Angeles	Available	0.681	0.552	0.000	1.233	5751 Corbett St Los Angeles	90016	5047018911	41924.914	RD1.5-1
Los Angeles	Available	0.681	0.552	0.000	1.233	5751 Corbett St Los Angeles	90016	5047018912	41924.914	RD1.5-1
Los Angeles	Available	0.681	0.552	0.000	1.233	5751 Corbett St Los Angeles	90016	5047018913	41924.914	RD1.5-1
Los Angeles	Available	0.681	0.552	0.000	1.233	5751 Corbett St Los Angeles	90016	5047018914	41924.914	RD1.5-1
Los Angeles	Available	0.681	0.552	0.000	1.233	5751 Corbett St Los Angeles	90016	5047018915	41924.914	RD1.5-1
Los Angeles	Available	0.681	0.552	0.000	1.233	5751 Corbett St Los Angeles	90016	5047018916	41924.914	RD1.5-1
Los Angeles	Available	0.349	0.283	0.000	0.631	5771 Corbett St Los Angeles	90016	5047018917	21467.659	RD1.5-1
Los Angeles	Available	0.349	0.283	0.000	0.631	5771 Corbett St Los Angeles	90016	5047018918	21467.659	RD1.5-1
Los Angeles	Available	0.349	0.283	0.000	0.631	5771 Corbett St Los Angeles	90016	5047018919	21467.659	RD1.5-1
Los Angeles	Available	0.349	0.283	0.000	0.631	5771 Corbett St Los Angeles	90016	5047018920	21467.659	RD1.5-1
Los Angeles	Available	0.349	0.283	0.000	0.631	5771 Corbett St Los Angeles	90016	5047018921	21467.659	RD1.5-1
Los Angeles	Available	0.349	0.283	0.000	0.631	5771 Corbett St Los Angeles	90016	5047018922	21467.659	RD1.5-1
Los Angeles	Available	0.377	0.306	0.000	0.684			5047018924	23251.310	M1-1VL
Los Angeles	Available	0.495	0.402	0.000	0.897	5760 Corbet St Los Angeles	90016	5047019901	30499.425	RD1.5-1
Los Angeles	Available	0.495	0.402	0.000	0.897	5760 Corbet St Los Angeles	90016	5047019902	30499.425	RD1.5-1
Los Angeles	Available	0.495	0.402	0.000	0.897	5760 Corbet St Los Angeles	90016	5047019903	30499.425	RD1.5-1
Los Angeles	Available	0.495	0.402	0.000	0.897	5760 Corbet St Los Angeles	90016	5047019904	30499.425	RD1.5-1
Los Angeles	Available	0.495	0.402	0.000	0.897	5760 Corbet St Los Angeles	90016	5047019905	30499.425	RD1.5-1
Los Angeles	Available	0.495	0.402	0.000	0.897	5760 Corbet St Los Angeles	90016	5047019906	30499.425	RD1.5-1
Los Angeles	Available	0.495	0.402	0.000	0.897	5760 Corbet St Los Angeles	90016	5047019907	30499.425	RD1.5-1
Los Angeles	Available	0.495	0.402	0.000	0.897	5760 Corbet St Los Angeles	90016	5047019908	30499.425	RD1.5-1
Los Angeles	Available	0.495	0.402	0.000	0.897	5760 Corbet St Los Angeles	90016	5047019909	30499.425	RD1.5-1
Los Angeles	Available	0.495	0.402	0.000	0.897	5760 Corbet St Los Angeles	90016	5047019910	30499.425	RD1.5-1
Los Angeles	Available	0.495	0.402	0.000	0.897	5760 Corbet St Los Angeles	90016	5047019911	30499.425	RD1.5-1
Los Angeles	Available	0.495	0.402	0.000	0.897	5760 Corbet St Los Angeles	90016	5047019912	30499.425	RD1.5-1
Los Angeles	Available	0.712	0.578	0.000	1.291	5748 Corbet St Los Angeles	90016	5047019913	43880.126	RD1.5-1
Los Angeles	Available	0.712	0.578	0.000	1.291	5748 Corbet St Los Angeles	90016	5047019914	43880.126	RD1.5-1
Los Angeles	Available	0.712	0.578	0.000	1.291	5748 Corbet St Los Angeles	90016	5047019915	43880.126	RD1.5-1
Los Angeles	Available	0.712	0.578	0.000	1.291	5748 Corbet St Los Angeles	90016	5047019916	43880.126	RD1.5-1
Los Angeles	Available	0.712	0.578	0.000	1.291	5748 Corbet St Los Angeles	90016	5047019917	43880.126	RD1.5-1
Los Angeles	Available	0.712	0.578	0.000	1.291	5748 Corbet St Los Angeles	90016	5047019918	43880.126	RD1.5-1
Los Angeles	Available	0.712	0.578	0.000	1.291	5748 Corbet St Los Angeles	90016	5047019919	43880.126	RD1.5-1
Los Angeles	Available	0.712	0.578	0.000	1.291	5748 Corbet St Los Angeles	90016	5047019920	43880.126	RD1.5-1
Los Angeles	Available	0.712	0.578	0.000	1.291	5748 Corbet St Los Angeles	90016	5047019921	43880.126	RD1.5-1
Los Angeles	Available	0.712	0.578	0.000	1.291	5748 Corbet St Los Angeles	90016	5047019922	43880.126	RD1.5-1
Los Angeles	Available	0.712	0.578	0.000	1.291	5748 Corbet St Los Angeles	90016	5047019923	43880.126	RD1.5-1
Los Angeles	Available	0.712	0.578	0.000	1.291	5748 Corbet St Los Angeles	90016	5047019924	43880.126	RD1.5-1
Los Angeles	Available	0.712	0.578	0.000	1.291	5748 Corbet St Los Angeles	90016	5047019925	43880.126	RD1.5-1
Los Angeles	Available	0.712	0.578	0.000	1.291	5748 Corbet St Los Angeles	90016	5047019926	43880.126	RD1.5-1

Los Angeles	Available	0.751	0.610	0.000	1.361	5723 Clemson St Los Angeles	90016	5047019927	46257.327	RD1.5-1
Los Angeles	Available	0.751	0.610	0.000	1.361	5723 Clemson St Los Angeles	90016	5047019928	46257.327	RD1.5-1
Los Angeles	Available	0.751	0.610	0.000	1.361	5723 Clemson St Los Angeles	90016	5047019929	46257.327	RD1.5-1
Los Angeles	Available	0.751	0.610	0.000	1.361	5723 Clemson St Los Angeles	90016	5047019930	46257.327	RD1.5-1
Los Angeles	Available	0.751	0.610	0.000	1.361	5723 Clemson St Los Angeles	90016	5047019931	46257.327	RD1.5-1
Los Angeles	Available	0.751	0.610	0.000	1.361	5723 Clemson St Los Angeles	90016	5047019932	46257.327	RD1.5-1
Los Angeles	Available	0.751	0.610	0.000	1.361	5723 Clemson St Los Angeles	90016	5047019933	46257.327	RD1.5-1
Los Angeles	Available	0.751	0.610	0.000	1.361	5723 Clemson St Los Angeles	90016	5047019934	46257.327	RD1.5-1
Los Angeles	Available	0.261	0.212	0.000	0.473	5792 Corbet St Los Angeles	90016	5047019935	16070.546	RD1.5-1
Los Angeles	Available	0.261	0.212	0.000	0.473	5792 Corbet St Los Angeles	90016	5047019936	16070.546	RD1.5-1
Los Angeles	Available	0.261	0.212	0.000	0.473	5792 Corbet St Los Angeles	90016	5047019937	16070.546	RD1.5-1
Los Angeles	Available	0.261	0.212	0.000	0.473	5792 Corbet St Los Angeles	90016	5047019938	16070.546	RD1.5-1
Los Angeles	Available	0.752	0.611	0.000	1.363	5765 Clemson St Los Angeles	90016	5047019939	46333.777	RD1.5-1
Los Angeles	Available	0.752	0.611	0.000	1.363	5765 Clemson St Los Angeles	90016	5047019940	46333.777	RD1.5-1
Los Angeles	Available	0.752	0.611	0.000	1.363	5765 Clemson St Los Angeles	90016	5047019941	46333.777	RD1.5-1
Los Angeles	Available	0.752	0.611	0.000	1.363	5765 Clemson St Los Angeles	90016	5047019942	46333.777	RD1.5-1
Los Angeles	Available	0.752	0.611	0.000	1.363	5765 Clemson St Los Angeles	90016	5047019943	46333.777	RD1.5-1
Los Angeles	Available	0.752	0.611	0.000	1.363	5765 Clemson St Los Angeles	90016	5047019944	46333.777	RD1.5-1
Los Angeles	Available	0.752	0.611	0.000	1.363	5765 Clemson St Los Angeles	90016	5047019945	46333.777	RD1.5-1
Los Angeles	Available	0.752	0.611	0.000	1.363	5765 Clemson St Los Angeles	90016	5047019946	46333.777	RD1.5-1
Los Angeles	Available	0.752	0.611	0.000	1.363	5765 Clemson St Los Angeles	90016	5047019947	46333.777	RD1.5-1
Los Angeles	Available	0.752	0.611	0.000	1.363	5765 Clemson St Los Angeles	90016	5047019948	46333.777	RD1.5-1
Los Angeles	Available	0.752	0.611	0.000	1.363	5765 Clemson St Los Angeles	90016	5047019949	46333.777	RD1.5-1
Los Angeles	Available	0.752	0.611	0.000	1.363	5765 Clemson St Los Angeles	90016	5047019950	46333.777	RD1.5-1
Los Angeles	Available	0.752	0.611	0.000	1.363	5765 Clemson St Los Angeles	90016	5047019951	46333.777	RD1.5-1
Los Angeles	Available	0.498	0.404	0.000	0.903	5648 Clemson St Los Angeles	90016	5047020900	30690.544	RD1.5-1
Los Angeles	Available	0.596	0.483	0.000	1.079	5624 1/2 Clemson St Los Angeles	90016	5047020901	36688.923	RD1.5-1
Los Angeles	Available	0.498	0.404	0.000	0.903	5648 Clemson St Los Angeles	90016	5047020902	30690.544	RD1.5-1
Los Angeles	Available	0.498	0.404	0.000	0.903	5648 Clemson St Los Angeles	90016	5047020903	30690.544	RD1.5-1
Los Angeles	Available	0.498	0.404	0.000	0.903	5648 Clemson St Los Angeles	90016	5047020904	30690.544	RD1.5-1
Los Angeles	Available	0.498	0.404	0.000	0.903	5648 Clemson St Los Angeles	90016	5047020905	30690.544	RD1.5-1
Los Angeles	Available	0.498	0.404	0.000	0.903	5648 Clemson St Los Angeles	90016	5047020906	30690.544	RD1.5-1
Los Angeles	Available	0.498	0.404	0.000	0.903	5648 Clemson St Los Angeles	90016	5047020907	30690.544	RD1.5-1
Los Angeles	Available	0.596	0.483	0.000	1.079	5624 1/2 Clemson St Los Angeles	90016	5047020908	36688.923	RD1.5-1
Los Angeles	Available	0.596	0.483	0.000	1.079	5624 1/2 Clemson St Los Angeles	90016	5047020909	36688.923	RD1.5-1
Los Angeles	Available	0.596	0.483	0.000	1.079	5624 1/2 Clemson St Los Angeles	90016	5047020910	36688.923	RD1.5-1
Los Angeles	Available	0.596	0.483	0.000	1.079	5624 1/2 Clemson St Los Angeles	90016	5047020911	36688.923	RD1.5-1
Los Angeles	Available	0.596	0.483	0.000	1.079	5624 1/2 Clemson St Los Angeles	90016	5047020912	36688.923	RD1.5-1
Los Angeles	Available	0.596	0.483	0.000	1.079	5624 1/2 Clemson St Los Angeles	90016	5047020913	36688.923	RD1.5-1
Los Angeles	Available	0.596	0.483	0.000	1.079	5624 1/2 Clemson St Los Angeles	90016	5047020914	36688.923	RD1.5-1
Los Angeles	Available	0.333	0.270	0.000	0.603	5736 Clemson St Los Angeles	90016	5047021900	20515.037	RD1.5-1
Los Angeles	Available	0.501	0.406	0.000	0.907	5772 Clemson St Los Angeles	90016	5047021901	30840.195	RD1.5-1
Los Angeles	Available	0.501	0.406	0.000	0.907	5772 Clemson St Los Angeles	90016	5047021902	30840.195	RD1.5-1
Los Angeles	Available	0.501	0.406	0.000	0.907	5772 Clemson St Los Angeles	90016	5047021903	30840.195	RD1.5-1

Los Angeles	Available	0.501	0.406	0.000	0.907	5772 Clemson St Los Angeles	90016	5047021904	30840.195	RD1.5-1
Los Angeles	Available	0.501	0.406	0.000	0.907	5772 Clemson St Los Angeles	90016	5047021905	30840.195	RD1.5-1
Los Angeles	Available	0.501	0.406	0.000	0.907	5772 Clemson St Los Angeles	90016	5047021906	30840.195	RD1.5-1
Los Angeles	Available	0.501	0.406	0.000	0.907	5772 Clemson St Los Angeles	90016	5047021907	30840.195	RD1.5-1
Los Angeles	Available	0.501	0.406	0.000	0.907	5772 Clemson St Los Angeles	90016	5047021908	30840.195	RD1.5-1
Los Angeles	Available	0.918	0.745	0.000	1.663			5048014901	56525.384	PF-1
Los Angeles	Available	0.898	0.729	0.000	1.627			5048017900	55314.390	PF-1
Los Angeles	Available	0.443	0.360	0.000	0.803			5048017901	27285.862	PF-1
Los Angeles	Available	0.118	0.096	0.000	0.214	2520 S West View St Los Angeles	90016	5049001900	7289.643	RD1.5-1-O
Los Angeles	Available	0.302	0.245	0.000	0.547	4964 Westhaven St Los Angeles	90016	5049030902	18614.151	RD1.5-1
Los Angeles	Available	0.073	0.059	0.000	0.132	2922 S La Brea Ave Los Angeles	90016	5049030904	4491.159	RD1.5-1
Los Angeles	Available	0.074	0.060	0.000	0.133	2920 1/2 S La Brea Ave Los Angeles	90016	5049030905	4537.110	RD1.5-1
Los Angeles	Available	0.072	0.059	0.000	0.131	2926 S La Brea Ave Los Angeles	90016	5049030906	4445.454	RD1.5-1
Los Angeles	Available	0.071	0.058	0.000	0.129	2930 S La Brea Ave Los Angeles	90016	5049030907	4399.343	RD1.5-1
Los Angeles	Available	0.045	0.037	0.000	0.082	2440 West Blvd Los Angeles	90016	5050006912	2777.853	R2-1
Los Angeles	Available	20.029	16.256	0.000	36.285	4314 W Adams Blvd Los Angeles	90018	5051005901	7710.622	[Q]C2-1-O
Los Angeles	Available	19.471	15.803	0.000	35.274	4306 W Adams Blvd Los Angeles	90018	5051005902	7495.676	[Q]C2-1-O
Los Angeles	Available	0.106	0.086	0.000	0.191	2211 W Jefferson Blvd Los Angeles	90018	5052007900	6498.701	C2-1-O-HPOZ
Los Angeles	Available	0.084	0.069	0.000	0.153	2207 W Jefferson Blvd Los Angeles	90018	5052007901	5200.309	C2-1-O-HPOZ
Los Angeles	Available	0.084	0.069	0.000	0.153	2203 W Jefferson Blvd Los Angeles	90018	5052007902	5201.393	C2-1-O-HPOZ
Los Angeles	Available	0.042	0.034	0.000	0.077			5053029907	2612.590	R1-1-O
Los Angeles	Available	0.301	0.244	0.000	0.545	1469 1/2 Dana St Los Angeles	90007	5054028900	18522.035	[Q]R4-1-O-HPOZ
Los Angeles	Available	0.134	0.109	0.000	0.243	2450 Crenshaw Blvd Los Angeles	90016	5059004900	8273.500	[Q]C2-1
Los Angeles	Available	0.131	0.107	0.000	0.238	2444 Crenshaw Blvd Los Angeles	90016	5059004901	8087.576	[Q]C2-1
Los Angeles	Available	0.158	0.128	0.000	0.287	2309 W 24th St Los Angeles	90018	5059030904	9750.809	RD2-1-O-HPOZ
Los Angeles	Available	0.190	0.154	0.000	0.344	4606 W Washington Blvd Los Angeles	90016	5061014900	11707.058	[Q]CM-1VL-O
Los Angeles	Available	0.075	0.061	0.000	0.135	4712 W Washington Blvd Los Angeles	90016	5061016901	4600.874	[Q]C2-1VL-O
Los Angeles	Available	0.075	0.061	0.000	0.135	4708 W Washington Blvd Los Angeles	90016	5061016902	4600.788	[Q]C2-1VL-O
Los Angeles	Available	0.075	0.061	0.000	0.135	4700 W Washington Blvd Los Angeles	90016	5061016904	4600.821	[Q]C2-1VL-O
Los Angeles	Available	0.112	0.091	0.000	0.203	1914 S Harcourt Ave Los Angeles	90016	5061016906	6912.364	RD2-1-O
Los Angeles	Available	0.184	0.150	0.000	0.334	4718 W Washington Blvd Los Angeles	90016	5061016907	11354.955	[Q]C2-1VL-O
Los Angeles	Available	0.185	0.150	0.000	0.336			5064029905	11415.504	PF-1
Los Angeles	Available	15.799	12.823	0.000	28.622	2311 S Fairfax Ave Los Angeles	90016	5064029907	973136.697	PF-1
Los Angeles	Available	5.796	4.704	0.000	10.500	5880 Venice Blvd Los Angeles	90019	5064029908	357003.876	PF-1
Los Angeles	Available	0.855	0.694	0.000	1.550	2533 S Genesee Ave Los Angeles	90016	5065015906	52693.160	PF-1
Los Angeles	Available	0.015	0.012	0.000	0.027			5066007907	929.771	R1-1
Los Angeles	Available	0.051	0.041	0.000	0.092	5023 W Washington Blvd Los Angeles	90016	5067015901	3119.987	C2-1
Los Angeles	Available	0.051	0.041	0.000	0.092	5021 W Washington Blvd Los Angeles	90016	5067015902	3120.651	C2-1
Los Angeles	Available	0.051	0.041	0.000	0.092	5019 W Washington Blvd Los Angeles	90016	5067015903	3119.662	C2-1
Los Angeles	Available	0.056	0.046	0.000	0.102	5027 W Washington Blvd Los Angeles	90016	5067015904	3460.795	C2-1
Los Angeles	Available	0.051	0.041	0.000	0.092	5017 W Washington Blvd Los Angeles	90016	5067015905	3120.538	C2-1
Los Angeles	Available	0.426	0.346	0.000	0.772	4858 San Vicente Blvd Los Angeles	90019	5070001901	26250.706	PF-1XL-O
Los Angeles	Available	0.336	0.273	0.000	0.609	1270 S Cochran Ave Los Angeles	90019	5070010900	20710.750	R3-1-O
Los Angeles	Available	0.106	0.086	0.000	0.193	5213 W Pico Blvd Los Angeles	90019	5070011900	6554.526	C4-1-O

Los Angeles	Available	0.023	0.019	0.000	0.042			5070011901	1413.464	C4-1-O
Los Angeles	Available	0.628	0.510	0.000	1.138			5070013906	38696.514	OS-1XL
Los Angeles	Available	0.115	0.093	0.000	0.208	4613 W Washington Blvd Los Angeles	90016	5071025901	7085.730	[Q]CM-1VL-O
Los Angeles	Available	0.115	0.093	0.000	0.208	4609 W Washington Blvd Los Angeles	90016	5071025902	7086.710	[Q]CM-1VL-O
Los Angeles	Available	0.173	0.140	0.000	0.313	1859 Vineyard Ave Los Angeles	90019	5071025903	10641.093	[Q]CM-1VL-O
Los Angeles	Available	0.509	0.413	0.000	0.922	4113 W Washington Blvd Los Angeles	90018	5072013900	31342.637	C2-1-O
Los Angeles	Available	0.191	0.155	0.000	0.345	1803 Arlington Ave Los Angeles	90019	5072030900	11735.819	RD1.5-1-O
Los Angeles	Available	0.199	0.161	0.000	0.360	1819 S Western Ave Los Angeles	90006	5073013900	12250.312	[Q]C2-1
Los Angeles	Available	0.108	0.087	0.000	0.195	1818 S Manhattan Pl Los Angeles	90019	5073013901	6628.193	P-1
Los Angeles	Available	0.108	0.087	0.000	0.195	1826 S Manhattan Pl Los Angeles	90019	5073013902	6625.390	P-1
Los Angeles	Available	23.152	18.790	0.000	41.941	1808 S Saint Andrews Pl Los Angeles	90019	5073014900	8912.543	R3-1
Los Angeles	Available	0.332	0.270	0.000	0.602	2375 W Washington Blvd Los Angeles	90018	5073018900	20461.425	[Q]CM-1
Los Angeles	Available	0.188	0.153	0.000	0.341	2343 W Washington Blvd Los Angeles	90018	5073018901	11578.531	[Q]CM-1
Los Angeles	Available	0.144	0.117	0.000	0.262	1849 S Gramercy Pl Los Angeles	90018	5073018902	8899.049	[Q]CM-1
Los Angeles	Available	0.113	0.092	0.000	0.205	2475 W Washington Blvd Los Angeles	90018	5073024900	6963.455	[Q]C2-1
Los Angeles	Available	0.222	0.180	0.000	0.401	2009 S Western Ave Los Angeles	90018	5073030900	13643.862	PF-1-O
Los Angeles	Available	0.010	0.008	0.000	0.017			5075024918	592.625	A1-1
Los Angeles	Available	1.975	1.603	0.000	3.579	1139 Menlo Ave Los Angeles	90006	5076010900	121670.357	R4-1VL
Los Angeles	Available	0.154	0.125	0.000	0.280	1206 S Vermont Ave Los Angeles	90006	5076019900	9506.201	R4-1VL
Los Angeles	Available	0.325	0.264	0.000	0.588	1251 S Westmoreland Ave Los Angeles	90006	5076019901	20000.540	C2-1
Los Angeles	Available	0.161	0.131	0.000	0.292	2401 W Pico Blvd Los Angeles	90006	5076019902	9937.416	C2-1
Los Angeles	Available	0.161	0.131	0.000	0.292			5076019903	9935.554	C2-1
Los Angeles	Available	1.009	0.819	0.000	1.828	3185 Wilshire Blvd Los Angeles	90010	5077009916	62153.479	C4-2
Los Angeles	Available	0.399	0.324	0.000	0.724	690 S Vermont Ave Los Angeles	90005	5077010902	24601.138	C2-2
Los Angeles	Available	0.138	0.112	0.000	0.251	954 S Irolo St Los Angeles	90006	5078001914	8529.124	R4-1
Los Angeles	Available	0.093	0.075	0.000	0.168			5078001916	5707.770	R4-1
Los Angeles	Available	0.096	0.078	0.000	0.174	1035 S Berendo St Los Angeles	90006	5078012900	5901.388	R4-1
Los Angeles	Available	0.096	0.078	0.000	0.174	1039 S Berendo St Los Angeles	90006	5078012901	5902.036	R4-1
Los Angeles	Available	0.096	0.078	0.000	0.174	1047 S Mariposa Ave Los Angeles	90006	5078017900	5899.274	R4-1
Los Angeles	Available	0.096	0.078	0.000	0.174	1053 1/2 S Mariposa Ave Los Angeles	90006	5078017901	5899.493	R4-1
Los Angeles	Available	0.288	0.234	0.000	0.521	2904 W 11th St Los Angeles	90006	5078019900	17723.352	R3-1
Los Angeles	Available	0.197	0.160	0.000	0.357	993 S Hobart Blvd Los Angeles	90006	5080016900	12147.060	PF-1XL
Los Angeles	Available	0.114	0.092	0.000	0.206	1269 Queen Anne Pl Los Angeles	90019	5082011906	7009.497	RD1.5-1-O
Los Angeles	Available	0.391	0.317	0.000	0.708	4446 W Pico Blvd Los Angeles	90019	5082012900	24072.129	C4-1-O
Los Angeles	Available	0.008	0.007	0.000	0.015			5082026900	502.137	R1-1-O
Los Angeles	Available	0.331	0.269	0.000	0.600	1315 West Blvd Los Angeles	90019	5083032900	20416.101	R4-1-O
Los Angeles	Available	0.091	0.074	0.000	0.165	5769 W Pico Blvd Los Angeles	90019	5086016900	5610.233	C4-1-O
Los Angeles	Available	0.217	0.176	0.000	0.393	737 S Cloverdale Ave Los Angeles	90036	5089003901	13377.219	[Q]R4-1
Los Angeles	Available	0.898	0.729	0.000	1.627	694 S Oxford Ave Los Angeles	90005	5093006900	55329.274	CR-2
Los Angeles	Available	0.497	0.403	0.000	0.900	1187 E 52nd St Los Angeles	90011	5104001900	30587.716	PF-1
Los Angeles	Available	0.094	0.076	0.000	0.171	1164 E 51st St Los Angeles	90011	5104001901	5797.246	RD1.5-1
Los Angeles	Available	0.094	0.076	0.000	0.171	1168 E 51st St Los Angeles	90011	5104001902	5797.107	PF-1
Los Angeles	Available	0.094	0.076	0.000	0.171	1180 E 51st St Los Angeles	90011	5104001903	5797.264	PF-1
Los Angeles	Available	0.283	0.230	0.000	0.512	1169 E 52nd St Los Angeles	90011	5104001904	17422.341	PF-1

Los Angeles	Available	0.142	0.115	0.000	0.256	1165 E 52nd St Los Angeles	90011	5104001905	8715.668	RD1.5-1
Los Angeles	Available	0.141	0.115	0.000	0.256	1167 1/2 E 52nd St Los Angeles	90011	5104001906	8706.539	RD1.5-1
Los Angeles	Available	0.094	0.076	0.000	0.171	1166 E 51st St Los Angeles	90011	5104001907	5798.152	RD1.5-1
Los Angeles	Available	1.365	1.108	0.000	2.473			5105004900	84076.430	R2-1
Los Angeles	Available	0.046	0.038	0.000	0.084			5105004901	2863.397	R2-1
Los Angeles	Available	4.175	3.388	0.000	7.563			5105005900	257134.536	R2-1
Los Angeles	Available	0.047	0.038	0.000	0.085			5105005901	2883.860	OS-1XL
Los Angeles	Available	2.238	1.816	0.000	4.054	5425 Staunton Ave Los Angeles	90058	5105006900	137849.868	RD2-1
Los Angeles	Available	2.235	1.814	0.000	4.049	5348 E Long Beach Ave Los Angeles	90058	5105006901	137652.857	RD2-1
Los Angeles	Available	2.146	1.742	0.000	3.888	5246 S Staunton Ave Los Angeles	90058	5105006902	132193.150	RD2-1
Los Angeles	Available	1.825	1.481	0.000	3.306	5351 S Bandera St Los Angeles	90058	5105008901	112402.994	RD2-1
Los Angeles	Available	1.977	1.605	0.000	3.582	5235 S Alba St Los Angeles	90058	5105008903	121774.553	RD2-1
Los Angeles	Available	1.066	0.866	0.000	1.932	1810 E 54th St Los Angeles	90058	5105008905	65690.174	RD2-1
Los Angeles	Available	0.041	0.033	0.000	0.074			5106011900	2506.272	R2-1
Los Angeles	Available	0.013	0.010	0.000	0.023			5106019900	770.313	R2-1
Los Angeles	Available	0.009	0.008	0.000	0.017			5106021900	573.736	R2-1
Los Angeles	Available	1.179	0.957	0.000	2.135			5106027900	72601.317	RD2-1
Los Angeles	Available	3.653	2.965	0.000	6.618	1721 E 52nd St Los Angeles	90058	5106027901	225004.105	RD2-1
Los Angeles	Available	0.358	0.291	0.000	0.649	4504 S Central Ave Los Angeles	90011	5107008900	22073.905	[Q]C2-1
Los Angeles	Available	0.993	0.806	0.000	1.798	4617 S Main St Los Angeles	90037	5110007901	61136.715	C2-1VL
Los Angeles	Available	0.211	0.171	0.000	0.383	4255 S Olive St Los Angeles	90037	5111008900	13015.299	RD2-1
Los Angeles	Available	0.682	0.553	0.000	1.235	4206 S Main St Los Angeles	90037	5113031900	41998.204	C2-1VL
Los Angeles	Available	0.114	0.092	0.000	0.206	4228 S Main St Los Angeles	90037	5113031901	7001.198	C2-1VL
Los Angeles	Available	0.114	0.092	0.000	0.206	4258 S Main St Los Angeles	90037	5113031902	7000.009	C2-1VL
Los Angeles	Available	0.114	0.092	0.000	0.206	4252 S Main St Los Angeles	90037	5113031903	7000.300	C2-1VL
Los Angeles	Available	0.133	0.108	0.000	0.242	4332 Woodlawn Ave Los Angeles	90011	5113035900	8217.200	C2-1VL
Los Angeles	Available	0.233	0.189	0.000	0.422	4366 S Main St Los Angeles	90037	5113036900	14339.467	CM-1
Los Angeles	Available	0.022	0.018	0.000	0.040			5114004900	1364.198	RD2-1
Los Angeles	Available	24.679	20.029	0.000	44.708	1019 E Martin Luther King Jr Blvd Los Angeles	90011	5114014906	9500.539	RD1.5-1
Los Angeles	Available	61.696	50.072	0.000	111.768	991 E Martin Luther King Jr Blvd Los Angeles	90011	5114014907	23750.805	RD1.5-1
Los Angeles	Available	0.208	0.169	0.000	0.377	3401 S Central Ave Los Angeles	90011	5114015901	12809.784	PF-1
Los Angeles	Available	0.013	0.011	0.000	0.024			5114015902	799.953	M1-1
Los Angeles	Available	0.065	0.053	0.000	0.118	3406 S Central Ave Los Angeles	90011	5114029900	3999.050	M1-1
Los Angeles	Available	0.078	0.063	0.000	0.141	1152 E 34th St Los Angeles	90011	5114029901	4805.232	R2-1
Los Angeles	Available	0.075	0.061	0.000	0.135	1153 E 35th St Los Angeles	90011	5114029902	4598.505	R2-1
Los Angeles	Available	0.067	0.054	0.000	0.121	1126 E 34th St Los Angeles	90011	5114029903	4107.511	R2-1
Los Angeles	Available	0.078	0.063	0.000	0.141	1146 E 34th St Los Angeles	90011	5114029904	4805.075	R2-1
Los Angeles	Available	0.068	0.055	0.000	0.124	1134 E 34th St Los Angeles	90011	5114029905	4204.560	R2-1
Los Angeles	Available	0.068	0.055	0.000	0.124	1140 E 34th St Los Angeles	90011	5114029906	4204.708	R2-1
Los Angeles	Available	0.071	0.058	0.000	0.129	3412 1/2 S Central Ave Los Angeles	90011	5114029907	4398.941	M1-1
Los Angeles	Available	0.226	0.183	0.000	0.409	3400 S Central Ave Los Angeles	90011	5114029908	13914.517	M1-1
Los Angeles	Available	0.613	0.497	0.000	1.110	1137 E 35th St Los Angeles	90011	5114029909	37737.341	M1-1
Los Angeles	Available	0.188	0.152	0.000	0.340			5115015900	11552.719	[Q]C2-1
Los Angeles	Available	0.169	0.137	0.000	0.307			5115015901	10422.183	[Q]C2-1

Los Angeles	Available	0.128	0.104	0.000	0.232			5115015902	7877.394	[Q]C2-1
Los Angeles	Available	0.148	0.120	0.000	0.268	4323 S Central Ave Los Angeles	90011	5115015903	9125.611	[Q]C2-1
Los Angeles	Available	0.098	0.080	0.000	0.177	1213 E 43rd Pl Los Angeles	90011	5115031900	6034.037	R2-1
Los Angeles	Available	0.063	0.051	0.000	0.115			5117012900	3896.003	OS-1XL
Los Angeles	Available	0.083	0.068	0.000	0.151	1584 E Martin Luther King Jr Blvd Los Angeles	90011	5117012901	5138.865	OS-1XL
Los Angeles	Available	0.083	0.068	0.000	0.151	1600 E Martin Luther King Jr Blvd Los Angeles	90011	5117012902	5138.309	R2-1
Los Angeles	Available	0.032	0.026	0.000	0.059			5117015900	1996.464	R2-1
Los Angeles	Available	0.034	0.027	0.000	0.061	281 E Martin Luther King Jr Blvd Los Angeles	90011	5121013901	2066.366	[Q]C2-1VL
Los Angeles	Available	0.093	0.076	0.000	0.169	3811 S San Pedro St Los Angeles	90011	5121013902	5749.424	C2-1
Los Angeles	Available	0.093	0.076	0.000	0.169	3817 S San Pedro St Los Angeles	90011	5121013903	5748.520	C2-1
Los Angeles	Available	0.085	0.069	0.000	0.154	3823 S San Pedro St Los Angeles	90011	5121013904	5222.681	C2-1
Los Angeles	Available	0.021	0.017	0.000	0.038			5122028900	1280.278	M1-2
Los Angeles	Available	103.251	83.798	0.000	187.048	1008 W Adams Blvd Los Angeles	90007	5123001900	39747.792	[Q]R4-1-O
Los Angeles	Available	0.240	0.195	0.000	0.435	3217 University Ave Los Angeles	90007	5123008909	14791.670	[Q]R4-1-O
Los Angeles	Available	0.184	0.149	0.000	0.334	2320 S Hoover St Los Angeles	90007	5124001900	11343.177	[Q]C2-1VL-O-HPOZ
Los Angeles	Available	0.167	0.135	0.000	0.302			5126025912	10257.934	M1-2-O
Los Angeles	Available	0.085	0.069	0.000	0.153	2313 S San Pedro St Los Angeles	90011	5127008900	5212.792	[Q]C2-1
Los Angeles	Available	0.081	0.066	0.000	0.147	660 E 23rd St Los Angeles	90011	5127008901	5004.668	[Q]C2-1
Los Angeles	Available	0.078	0.063	0.000	0.141	656 E 23rd St Los Angeles	90011	5127008903	4804.494	[Q]C2-1
Los Angeles	Available	0.122	0.099	0.000	0.221	210 E Washington Blvd Los Angeles	90015	5127029902	7507.525	M1-2-O
Los Angeles	Available	0.110	0.089	0.000	0.200	1914 S Los Angeles St Los Angeles	90011	5127029903	6786.294	M1-2-O
Los Angeles	Available	0.572	0.464	0.000	1.036	224 E Washington Blvd Los Angeles	90015	5127029904	35227.586	(T)(Q)C2-1-O
Los Angeles	Available	0.211	0.171	0.000	0.382	2824 S Main St Los Angeles	90007	5128003900	13000.001	M1-2
Los Angeles	Available	0.504	0.409	0.000	0.914	3005 S Trinity St Los Angeles	90011	5128014900	31069.120	M1-1
Los Angeles	Available	0.245	0.199	0.000	0.444	1401 S Central Ave Los Angeles	90021	5132023901	15097.731	PF-2D
Los Angeles	Available	1.205	0.978	0.000	2.183	1355 Wall St Los Angeles	90015	5133022902	74221.881	PF-2D-O
Los Angeles	Available	1.084	0.879	0.000	1.963	1323 Wall St Los Angeles	90015	5133023902	66738.943	PF-2D-O
Los Angeles	Available	1.359	1.103	0.000	2.462	507 E 15th St Los Angeles	90015	5133025904	83693.757	PF-2D-O
Los Angeles	Available	0.244	0.198	0.000	0.442	1335 S Olive St Los Angeles	90015	5134025900	15022.490	PF-2D-O
Los Angeles	Available	19.079	15.484	0.000	34.563	1301 S Figueroa St Los Angeles	90015	5134007933	1175125.397	(Q)CEC-4D-O
Los Angeles	Available	0.223	0.181	0.000	0.404	1403 S Union Ave Los Angeles	90015	5135018900	13743.394	PF-1XL-HPOZ
Los Angeles	Available	0.051	0.041	0.000	0.092	949 S Carondelet St Los Angeles	90006	5136001900	3141.350	R4-1
Los Angeles	Available	0.348	0.283	0.000	0.631	1018 S Alvarado St Los Angeles	90006	5136012900	21449.304	C2-1
Los Angeles	Available	0.135	0.109	0.000	0.244	1030 S Alvarado St Los Angeles	90006	5136012901	8308.180	C2-1
Los Angeles	Available	56.367	45.747	0.000	102.115	1129 S Alvarado St Los Angeles	90006	5136018902	21699.418	C2-1-HPOZ
Los Angeles	Available	0.175	0.142	0.000	0.317	1016 Valencia St Los Angeles	90015	5137013907	10792.653	C2-1
Los Angeles	Available	0.105	0.085	0.000	0.190	1423 Connecticut St Los Angeles	90015	5137013908	6468.649	R4-1
Los Angeles	Available	0.250	0.203	0.000	0.453	1030 Valencia St Los Angeles	90015	5137013910	15410.795	R4-1
Los Angeles	Available	0.449	0.365	0.000	0.814	1031 Albany St Los Angeles	90015	5137013911	27673.183	R4-1
Los Angeles	Available	0.049	0.040	0.000	0.088	1554 W 11th Pl Los Angeles	90015	5137025901	2999.677	R4-1
Los Angeles	Available	0.028	0.023	0.000	0.051	1136 S Union Ave Los Angeles	90015	5137025902	1750.062	R4-1
Los Angeles	Available	0.101	0.082	0.000	0.184	1563 W 12th Pl Los Angeles	90015	5137025903	6245.004	R4-1
Los Angeles	Available	0.024	0.020	0.000	0.044	1140 S Union Ave Los Angeles	90015	5137025904	1500.416	R4-1
Los Angeles	Available	1.387	1.126	0.000	2.513	1412 W 12th St Los Angeles	90015	5137030916	85443.856	CR-1

Los Angeles	Available	0.247	0.200	0.000	0.447			5138004900	15200.511	C2-4D
Los Angeles	Available	0.778	0.631	0.000	1.409			5138016908	47898.998	(Q)CEC-4D-O
Los Angeles	Available	1.454	1.180	0.000	2.634			5138016909	89564.065	(Q)CEC-4D-O
Los Angeles	Available	14.562	11.819	0.000	26.381	1110 Chick Hearn Ct Los Angeles	90015	5138016912	896939.800	(Q)CEC-4D-O
Los Angeles	Available	6.024	4.889	0.000	10.914	740 Chick Hearn Ct Los Angeles	90015	5138016913	371060.840	(Q)CEC-4D-O
Los Angeles	Available	2.285	1.855	0.000	4.140	730 W Tehran St Los Angeles	90015	5138016914	140764.460	(Q)CEC-4D-O
Los Angeles	Available	0.810	0.657	0.000	1.467	1150 S Hill St Los Angeles	90015	5139019900	49865.248	C2-4D-O-SN
Los Angeles	Available	19.430	15.769	0.000	35.200	619 S Westlake Ave Los Angeles	90057	5141001900	7479.926	C1-2
Los Angeles	Available	19.424	15.765	0.000	35.189	623 S Westlake Ave Los Angeles	90057	5141001901	7477.671	C1-2
Los Angeles	Available	19.417	15.759	0.000	35.176	627 S Westlake Ave Los Angeles	90057	5141001902	7474.827	C1-2
Los Angeles	Available	25.368	20.588	0.000	45.956	633 S Westlake Ave Los Angeles	90057	5141001903	9765.651	C1-2
Los Angeles	Available	0.609	0.494	0.000	1.103	2626 Wilshire Blvd Los Angeles	90057	5141008900	37513.554	C4-2
Los Angeles	Available	0.285	0.231	0.000	0.517	690 S Rampart Blvd Los Angeles	90057	5141008901	17563.548	C2-2
Los Angeles	Available	0.112	0.091	0.000	0.203	664 S Rampart Blvd Los Angeles	90057	5141008902	6905.478	C4-2
Los Angeles	Available	0.579	0.470	0.000	1.048	2245 W 8th St Los Angeles	90057	5141017905	35648.480	C2-1
Los Angeles	Available	0.248	0.201	0.000	0.449	680 S Bonnie Brae St Los Angeles	90057	5142007900	15282.097	C2-4
Los Angeles	Available	0.224	0.182	0.000	0.406	1607 W 7th St Los Angeles	90017	5142013913	13803.587	PF-1XL
Los Angeles	Available	0.222	0.181	0.000	0.403	801 Beacon Ave Los Angeles	90017	5142015900	13702.596	C2-1
Los Angeles	Available	0.373	0.303	0.000	0.676	749 S Los Angeles St Los Angeles	90014	5145001900	22982.855	PF-2D
Los Angeles	Available	0.216	0.175	0.000	0.391	426 E 7th St Los Angeles	90014	5145006900	13297.633	PF-2D
Los Angeles	Available	0.369	0.300	0.000	0.669	511 E 5th St Los Angeles	90013	5147007901	22731.105	M2-2D
Los Angeles	Available	10.998	8.926	0.000	19.924	561 S Crocker St Los Angeles	90013	5147024900	4233.746	M2-2D
Los Angeles	Available	3.667	2.976	0.000	6.642	557 S Crocker St Los Angeles	90013	5147024901	1411.514	M2-2D
Los Angeles	Available	0.422	0.342	0.000	0.764	526 S San Pedro St Los Angeles	90013	5147025900	25981.717	PF-2D
Los Angeles	Available	0.257	0.208	0.000	0.465	120 E 4th St Los Angeles	90013	5148008900	15809.289	[Q]C4-2D
Los Angeles	Available	0.073	0.059	0.000	0.131	225 E 5th St Los Angeles	90013	5148010900	4466.378	PF-2D
Los Angeles	Available	0.425	0.345	0.000	0.770	327 E 6th St Los Angeles	90013	5148014900	26196.119	PF-2D
Los Angeles	Available	0.522	0.424	0.000	0.946	548 Wall St Los Angeles	90013	5148015900	32172.796	PF-2D
Los Angeles	Available	2.468	2.003	0.000	4.471	240 E 5th St Los Angeles	90013	5148016914	152023.054	PF-2D
Los Angeles	Available	0.077	0.063	0.000	0.140	638 San Julian St Los Angeles	90014	5148025900	4743.611	[Q]R5-2D
Los Angeles	Available	0.162	0.132	0.000	0.294	634 San Julian St Los Angeles	90014	5148025901	10000.477	[Q]R5-2D
Los Angeles	Available	2.640	2.142	0.000	4.782	141 S Main St Los Angeles	90012	5149001915	162597.968	PF-4D
Los Angeles	Available	0.015	0.012	0.000	0.026			5149008900	899.921	[Q]C2-4D-CDO-SN
Los Angeles	Available	0.207	0.168	0.000	0.375	420 W 4th St Los Angeles	90013	5149027901	12764.648	C2-4D
Los Angeles	Available	0.307	0.249	0.000	0.556	522 S Spring St Los Angeles	90013	5149036907	18893.571	C2-4D
Los Angeles	Available	1.333	1.082	0.000	2.415	220 S Hope St Los Angeles	90012	5151004928	82120.129	[T][Q]C2-4D
Los Angeles	Available	1.333	1.082	0.000	2.415	220 S Hope St Los Angeles	90012	5151004930	82120.129	[T][Q]C2-4D
Los Angeles	Available	0.260	0.211	0.000	0.471	431 S Grand Ave Los Angeles	90071	5151017911	16028.748	C2-4D
Los Angeles	Available	2.448	1.987	0.000	4.435	630 W 5th St Los Angeles	90071	5151025905	150803.916	PF-4D
Los Angeles	Available	0.564	0.457	0.000	1.021	1320 W 5th St Los Angeles	90017	5152001900	34712.531	CW
Los Angeles	Available	5.966	4.842	0.000	10.808	1141 W 2nd St Los Angeles	90012	5152009901	367459.904	CW
Los Angeles	Available	0.381	0.309	0.000	0.691	1274 W 2nd St Los Angeles	90026	5152010900	23479.100	CW
Los Angeles	Available	0.545	0.442	0.000	0.987	1219 W 4th St Los Angeles	90017	5152014908	33541.345	CW
Los Angeles	Available	0.676	0.549	0.000	1.224	1236 W 3rd St Los Angeles	90017	5152014909	41632.096	CW

Los Angeles	Available	0.831	0.674	0.000	1.505	435 Union Dr Los Angeles	90017	5153004900	51161.763	R4-1
Los Angeles	Available	0.107	0.087	0.000	0.194	319 Witmer St Los Angeles	90017	5153026901	6597.345	R3-1
Los Angeles	Available	0.114	0.092	0.000	0.206	252 S Rampart Blvd Los Angeles	90057	5155025900	7000.915	R4-1
Los Angeles	Available	1.231	0.999	0.000	2.230	2710 W Temple St Los Angeles	90026	5156023911	75834.070	PF-1XL
Los Angeles	Available	0.223	0.181	0.000	0.404	213 N Lake St Los Angeles	90026	5157018904	13730.926	R3-1
Los Angeles	Available	0.234	0.190	0.000	0.424			5159023900	14400.964	R4-1VL
Los Angeles	Available	0.253	0.206	0.000	0.459	517 Laveta Ter Los Angeles	90026	5160001902	15600.985	CW
Los Angeles	Available	0.181	0.147	0.000	0.328	1400 W Temple St Los Angeles	90026	5160008900	11154.242	PF-1XL
Los Angeles	Available	0.085	0.069	0.000	0.155	1412 1/2 W Temple St Los Angeles	90026	5160008901	5263.872	PF-1XL
Los Angeles	Available	0.052	0.042	0.000	0.094	1414 W Temple St Los Angeles	90026	5160008902	3184.595	PF-1XL
Los Angeles	Available	0.149	0.121	0.000	0.271	1418 W Temple St Los Angeles	90026	5160008903	9201.842	PF-1XL
Los Angeles	Available	0.816	0.663	0.000	1.479	923 W 1st St Los Angeles	90012	5161002906	50288.979	PF-2D
Los Angeles	Available	0.042	0.034	0.000	0.076			5161005905	2579.313	PF-2D
Los Angeles	Available	4.146	3.364	0.000	7.510	200 N Spring St Los Angeles	90012	5161005906	255338.937	PF-2D
Los Angeles	Available	0.645	0.523	0.000	1.168	208 N Fremont Ave Los Angeles	90012	5161006908	39701.292	C4-2D
Los Angeles	Available	0.727	0.590	0.000	1.316	221 N Figueroa St Los Angeles	90012	5161006909	44760.682	C4-2D
Los Angeles	Available	0.403	0.327	0.000	0.731			5161006910	24839.367	[Q]C4-2D
Los Angeles	Available	0.405	0.328	0.000	0.733			5161006911	24926.196	C4-2D
Los Angeles	Available	1.682	1.365	0.000	3.047	317 N Los Angeles St Los Angeles	90012	5161010901	103595.561	[Q]PF-2D
Los Angeles	Available	1.226	0.995	0.000	2.220	331 E Jackson St Los Angeles	90012	5161012901	75487.921	PF-2D-CDO
Los Angeles	Available	0.910	0.739	0.000	1.649	140 N San Pedro St Los Angeles	90012	5161012902	56074.221	[Q]C4-2D-CDO
Los Angeles	Available	0.957	0.777	0.000	1.734	363 E 1st St Los Angeles	90012	5161012903	58957.387	[Q]C4-2D-CDO
Los Angeles	Available	1.348	1.094	0.000	2.442	100 N Central Ave Los Angeles	90012	5161012904	83016.900	[Q]C4-2D-CDO
Los Angeles	Available	0.989	0.803	0.000	1.792	160 N Central Ave Los Angeles	90012	5161012905	60937.667	[Q]C4-2D-CDO
Los Angeles	Available	0.148	0.120	0.000	0.267	124 N San Pedro St Los Angeles	90012	5161012906	9092.414	[Q]C4-2D-CDO
Los Angeles	Available	0.088	0.072	0.000	0.160	305 E 1st St Los Angeles	90012	5161012908	5448.556	[Q]C4-2D-CDO
Los Angeles	Available	2.954	2.398	0.000	5.352	180 N Los Angeles St Los Angeles	90012	5161013904	181974.718	PF-2D-CDO
Los Angeles	Available	2.831	2.297	0.000	5.128	100 N Los Angeles St Los Angeles	90012	5161013905	174349.495	PF-2D-CDO
Los Angeles	Available	2.265	1.838	0.000	4.103	201 N Los Angeles St Los Angeles	90012	5161014901	139489.274	PF-2D
Los Angeles	Available	1.022	0.829	0.000	1.851	111 E 1st St Los Angeles	90012	5161014902	62940.442	PF-2D
Los Angeles	Available	0.151	0.122	0.000	0.273	120 N San Pedro St Los Angeles	90012	5161012909	9292.515	[Q]C4-2D-CDO
Los Angeles	Available	0.045	0.036	0.000	0.081			5161026907	2762.605	[Q]C2-4D-CDO
Los Angeles	Available	0.182	0.148	0.000	0.330	262 S Main St Los Angeles	90012	5161026908	11225.238	[Q]C4-4D
Los Angeles	Available	0.256	0.208	0.000	0.463	256 S Main St Los Angeles	90012	5161026909	15755.660	C2-4D
Los Angeles	Available	0.245	0.198	0.000	0.443	249 S Los Angeles St Los Angeles	90012	5161026910	15063.304	[Q]C2-4D-CDO
Los Angeles	Available	0.213	0.173	0.000	0.386	244 S Main St Los Angeles	90012	5161026911	13131.770	C2-4D
Los Angeles	Available	0.087	0.071	0.000	0.158	242 S Main St Los Angeles	90012	5161026912	5382.574	C2-4D
Los Angeles	Available	0.086	0.070	0.000	0.156	240 S Main St Los Angeles	90012	5161026913	5287.921	C2-4D
Los Angeles	Available	0.236	0.191	0.000	0.427	238 S Main St Los Angeles	90012	5161026915	14508.750	C2-4D
Los Angeles	Available	0.564	0.458	0.000	1.023	510 E 2nd St Los Angeles	90012	5163009901	34766.831	M3-1-RIO
Los Angeles	Available	0.230	0.187	0.000	0.417	244 S Alameda St Los Angeles	90012	5163009902	14174.102	[Q]M3-2-RIO
Los Angeles	Available	0.094	0.077	0.000	0.171	719 E 3rd St Los Angeles	90013	5163009903	5817.432	M3-1-RIO
Los Angeles	Available	0.602	0.489	0.000	1.090	1148 Palmetto St Los Angeles	90013	5164001904	37075.598	M3-1-RIO
Los Angeles	Available	0.245	0.199	0.000	0.444	1447 E 6th St Los Angeles	90021	5164007900	15084.404	M3-1-RIO

Los Angeles	Available	0.069	0.056	0.000	0.125	1443 E 6th St Los Angeles	90021	5164007901	4259.172	M3-1-RIO
Los Angeles	Available	0.207	0.168	0.000	0.376	1435 E 6th St Los Angeles	90021	5164007902	12779.491	M3-1-RIO
Los Angeles	Available	0.208	0.168	0.000	0.376	1425 E 6th St Los Angeles	90021	5164007903	12781.349	M3-1-RIO
Los Angeles	Available	0.329	0.267	0.000	0.595	1206 Factory Pl Los Angeles	90013	5164009900	20243.722	M3-1-RIO
Los Angeles	Available	1.274	1.034	0.000	2.308	631 Mesquit St Los Angeles	90021	5164015900	78477.281	PF-1XL-RIO
Los Angeles	Available	0.234	0.190	0.000	0.424	630 Mesquit St Los Angeles	90021	5164016900	14403.711	PF-1XL-RIO
Los Angeles	Available	0.427	0.347	0.000	0.774			5166025900	26326.831	M3-1-RIO
Los Angeles	Available	0.325	0.263	0.000	0.588	1500 Mateo St Los Angeles	90021	5167001900	19994.830	M3-1-RIO
Los Angeles	Available	0.107	0.087	0.000	0.195	1532 Mateo St Los Angeles	90021	5167001901	6616.969	M3-1-RIO
Los Angeles	Available	0.073	0.059	0.000	0.132			5167005900	4484.465	M3-1-RIO
Los Angeles	Available	1.362	1.106	0.000	2.468	1865 E 25th St Los Angeles	90058	5167006902	83913.232	M3-1-RIO
Los Angeles	Available	0.681	0.553	0.000	1.233	1825 E 25th St Los Angeles	90058	5167006916	41931.707	M3-1-RIO
Los Angeles	Available	0.097	0.079	0.000	0.176			5167006919	5996.921	M3-1-RIO
Los Angeles	Available	0.044	0.036	0.000	0.080			5167006923	2713.061	M3-1-RIO
Los Angeles	Available	0.200	0.162	0.000	0.363	1819 E 25th St Los Angeles	90058	5167006924	12331.511	M3-1-RIO
Los Angeles	Available	0.009	0.007	0.000	0.016			5167006927	556.263	M3-1-RIO
Los Angeles	Available	0.023	0.018	0.000	0.041			5167010900	1398.229	M3-1-S-RIO
Los Angeles	Available	0.487	0.395	0.000	0.881	1601 S Santa Fe Ave Los Angeles	90021	5167010901	29968.619	M3-1-S-RIO
Los Angeles	Available	6.447	5.233	0.000	11.680	2143 E Washington Blvd Los Angeles	90021	5167019900	397120.977	M3-1-RIO
Los Angeles	Available	1.368	1.110	0.000	2.477	2484 E Olympic Blvd Los Angeles	90021	5168002900	84233.204	M3-1-RIO
Los Angeles	Available	0.168	0.137	0.000	0.305	2014 S Santa Fe Ave Los Angeles	90021	5168007907	10376.863	M3-1-RIO
Los Angeles	Available	0.324	0.263	0.000	0.587	2032 S Santa Fe Ave Los Angeles	90021	5168008900	19954.403	M3-1-RIO
Los Angeles	Available	0.108	0.088	0.000	0.196	2058 S Santa Fe Ave Los Angeles	90021	5168009900	6674.795	M3-1-RIO
Los Angeles	Available	0.054	0.044	0.000	0.097	2050 S Santa Fe Ave Los Angeles	90021	5168009901	3314.337	M3-1-RIO
Los Angeles	Available	0.107	0.087	0.000	0.194	2068 S Santa Fe Ave Los Angeles	90021	5168009902	6584.220	M3-1-RIO
Los Angeles	Available	0.053	0.043	0.000	0.096	2070 S Santa Fe Ave Los Angeles	90021	5168009903	3278.623	M3-1-RIO
Los Angeles	Available	0.068	0.055	0.000	0.123	2408 E Washington Blvd Los Angeles	90021	5168012900	4177.383	M3-1-RIO
Los Angeles	Available	0.113	0.092	0.000	0.205	2108 S Santa Fe Ave Los Angeles	90058	5168012901	6974.134	M3-1-RIO
Los Angeles	Available	0.117	0.095	0.000	0.212	2156 S Santa Fe Ave Los Angeles	90058	5168012902	7207.359	M3-1-RIO
Los Angeles	Available	0.613	0.497	0.000	1.110	2200 S Santa Fe Ave Los Angeles	90058	5168013905	37742.565	M3-1-RIO
Los Angeles	Available	0.012	0.010	0.000	0.022			5168013915	738.402	M3-1-RIO
Los Angeles	Available	0.008	0.006	0.000	0.014			5168013920	467.152	M3-1-RIO
Los Angeles	Available	1.295	1.051	0.000	2.347	2551 E Washington Blvd Los Angeles	90021	5168014904	79795.043	M3-1-RIO
Los Angeles	Available	0.198	0.161	0.000	0.358	2314 S Santa Fe Ave Los Angeles	90058	5168019900	12181.101	M3-1-RIO
Los Angeles	Available	0.099	0.080	0.000	0.179	2322 S Santa Fe Ave Los Angeles	90058	5168019901	6099.289	M3-1-RIO
Los Angeles	Available	0.101	0.082	0.000	0.184	2409 E 24th St Los Angeles	90058	5168019902	6249.377	M3-1-RIO
Los Angeles	Available	0.200	0.162	0.000	0.362	2306 S Santa Fe Ave Los Angeles	90058	5168019903	12294.714	M3-1-RIO
Los Angeles	Available	0.099	0.080	0.000	0.180	2324 S Santa Fe Ave Los Angeles	90058	5168019904	6106.807	M3-1-RIO
Los Angeles	Available	0.302	0.245	0.000	0.548	2422 S Santa Fe Ave Los Angeles	90058	5168020900	18628.567	M3-1-RIO
Los Angeles	Available	0.102	0.083	0.000	0.185	2400 S Santa Fe Ave Los Angeles	90058	5168020901	6302.654	M3-1-RIO
Los Angeles	Available	0.100	0.081	0.000	0.181	2406 S Santa Fe Ave Los Angeles	90058	5168020902	6162.847	M3-1-RIO
Los Angeles	Available	0.100	0.081	0.000	0.181	2410 S Santa Fe Ave Los Angeles	90058	5168020903	6164.016	M3-1-RIO
Los Angeles	Available	0.100	0.081	0.000	0.181	2414 S Santa Fe Ave Los Angeles	90058	5168020904	6162.661	M3-1-RIO
Los Angeles	Available	0.660	0.535	0.000	1.195			5168022900	40632.055	M3-1-RIO

Los Angeles	Available	0.205	0.166	0.000	0.371			5168022901	12599.961	M3-1-RIO
Los Angeles	Available	0.377	0.306	0.000	0.683	1636 Perrino Pl Los Angeles	90023	5169016909	23217.631	M3-1-RIO-CUGU
Los Angeles	Available	2.357	1.913	0.000	4.270	1702 S Soto St Los Angeles	90023	5169017901	145178.026	M3-1-CUGU
Los Angeles	Available	0.065	0.053	0.000	0.119			5169017911	4030.631	M3-1-CUGU
Los Angeles	Available	0.628	0.509	0.000	1.137			5169019900	38656.892	M3-1-CUGU
Los Angeles	Available	1.553	1.261	0.000	2.814			5169020900	95685.632	M3-1-CUGU
Los Angeles	Available	0.258	0.210	0.000	0.468			5169021900	15919.169	M3-1-CUGU
Los Angeles	Available	0.081	0.066	0.000	0.146	1520 1/2 E 4th St Los Angeles	90033	5171001900	4979.664	C1-1-RIO-CUGU
Los Angeles	Available	0.062	0.051	0.000	0.113	1510 E 4th St Los Angeles	90033	5171001901	3848.467	C1-1-RIO-CUGU
Los Angeles	Available	0.034	0.028	0.000	0.062	1526 E 4th St Los Angeles	90033	5171001902	2115.042	C1-1-RIO-CUGU
Los Angeles	Available	0.066	0.053	0.000	0.119	1512 1/2 E 4th St Los Angeles	90033	5171001903	4048.492	C1-1-RIO-CUGU
Los Angeles	Available	0.055	0.044	0.000	0.099	1500 E 4th St Los Angeles	90033	5171001904	3367.963	C1-1-RIO-CUGU
Los Angeles	Available	0.048	0.039	0.000	0.086	411 S Gless St Los Angeles	90033	5171001905	2936.644	C1-1-RIO-CUGU
Los Angeles	Available	0.151	0.122	0.000	0.273	1504 E 4th St Los Angeles	90033	5171001906	9288.283	C1-1-RIO-CUGU
Los Angeles	Available	0.272	0.221	0.000	0.493	1600 E 4th St Los Angeles	90033	5171001907	16769.808	C1-1-RIO-CUGU
Los Angeles	Available	0.063	0.051	0.000	0.114			5171001908	3861.189	C1-1-RIO-CUGU
Los Angeles	Available	0.065	0.052	0.000	0.117	407 S Pecan St Los Angeles	90033	5171001909	3976.974	C1-1-RIO-CUGU
Los Angeles	Available	0.065	0.053	0.000	0.117			5171001910	3989.294	C1-1-RIO-CUGU
Los Angeles	Available	0.064	0.052	0.000	0.115			5171001911	3925.608	C1-1-RIO-CUGU
Los Angeles	Available	4.358	3.537	0.000	7.896	437 S Via Los Santos Los Angeles	90033	5171002900	268453.281	RD2-1-RIO-CUGU
Los Angeles	Available	5.583	4.531	0.000	10.114	500 S Gless St Los Angeles	90033	5171003900	343859.877	RD2-1-RIO-CUGU
Los Angeles	Available	0.045	0.037	0.000	0.082			5171004900	2776.163	M2-1-RIO-CUGU
Los Angeles	Available	0.273	0.221	0.000	0.494	652 S Clarence St Los Angeles	90023	5171004901	16788.041	M2-1-RIO-CUGU
Los Angeles	Available	0.095	0.077	0.000	0.171	645 S Clarence St Los Angeles	90023	5171005902	5824.925	M1-1-RIO-CUGU
Los Angeles	Available	0.131	0.106	0.000	0.238	649 S Clarence St Los Angeles	90023	5171005903	8081.276	M1-1-RIO-CUGU
Los Angeles	Available	0.035	0.029	0.000	0.064	655 S Clarence St Los Angeles	90023	5171005904	2186.436	M1-1-RIO-CUGU
Los Angeles	Available	0.142	0.115	0.000	0.257	641 S Clarence St Los Angeles	90023	5171005905	8737.833	M2-1-RIO-CUGU
Los Angeles	Available	0.037	0.030	0.000	0.068			5171006900	2303.449	M2-1-RIO-CUGU
Los Angeles	Available	0.248	0.202	0.000	0.450	644 S Anderson St Los Angeles	90023	5171006901	15298.297	M2-1-RIO-CUGU
Los Angeles	Available	0.035	0.029	0.000	0.064			5171012900	2174.487	M2-1-RIO-CUGU
Los Angeles	Available	0.233	0.189	0.000	0.422	633 S Anderson St Los Angeles	90023	5171012901	14352.199	M2-1-RIO-CUGU
Los Angeles	Available	0.134	0.109	0.000	0.243	625 S Anderson St Los Angeles	90023	5171012902	8249.570	M2-1-RIO-CUGU
Los Angeles	Available	0.045	0.036	0.000	0.081	627 S Anderson St Los Angeles	90023	5171012903	2750.285	M2-1-RIO-CUGU
Los Angeles	Available	0.090	0.073	0.000	0.163			5171013900	5528.338	M2-1-RIO-CUGU
Los Angeles	Available	0.540	0.438	0.000	0.978	633 S Mission Rd Los Angeles	90033	5171014902	33237.492	M2-1-RIO-CUGU
Los Angeles	Available	0.486	0.395	0.000	0.881	651 S Mission Rd Los Angeles	90023	5171015902	29961.841	M2-1-RIO-CUGU
Los Angeles	Available	0.566	0.460	0.000	1.026	2212 Jesse St Los Angeles	90023	5171015903	34882.151	M2-1-RIO-CUGU
Los Angeles	Available	3.351	2.720	0.000	6.071	786 S Mission Rd Los Angeles	90023	5171024902	206421.203	PF-1XL-CUGU
Los Angeles	Available	3.143	2.551	0.000	5.695	710 S Mission Rd Los Angeles	90023	5171024904	193620.155	PF-1XL-CUGU
Los Angeles	Available	0.752	0.610	0.000	1.362	795 S Mission Rd Los Angeles	90023	5171024905	46313.522	M3-1-RIO-CUGU
Los Angeles	Available	0.201	0.163	0.000	0.363			5171024910	12353.036	M3-1-RIO-CUGU
Los Angeles	Available	0.037	0.030	0.000	0.068			5171005900	2302.018	M2-1-RIO-CUGU
Los Angeles	Available	2.968	2.409	0.000	5.378	2222 E 7th Pl Los Angeles	90023	5171025900	182841.105	PF-1XL-CUGU
Los Angeles	Available	2.966	2.408	0.000	5.374	2310 E 7th St Los Angeles	90023	5171025901	182716.270	PF-1XL-CUGU

Los Angeles	Available	3.268	2.652	0.000	5.920	2260 E 7th St Los Angeles	90023	5171025902	201277.156	PF-1XL-CUGU
Los Angeles	Available	1.167	0.947	0.000	2.113	1450 E 1st St Los Angeles	90033	5172007902	71852.210	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007903	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007904	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007905	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007906	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007907	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007908	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007909	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007910	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007911	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007912	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007913	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007914	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007915	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007916	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007917	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007918	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007919	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007920	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007921	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007922	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007923	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007924	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007925	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007926	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007927	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007928	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007929	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007930	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007931	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007932	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007933	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007934	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007935	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007936	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007937	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007938	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007939	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007940	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	2.197	1.783	0.000	3.981	145 S Clarence St Los Angeles	90033	5172007941	135349.219	R3-1-RIO-CUGU
Los Angeles	Available	0.695	0.564	0.000	1.259	361 S Anderson St Los Angeles	90033	5172015900	42790.417	M2-1-RIO-CUGU
Los Angeles	Available	3.118	2.531	0.000	5.649	375 S Gless St Los Angeles	90033	5172021900	192062.595	R3-1-RIO-CUGU
Los Angeles	Available	0.632	0.513	0.000	1.145	430 E Commercial St Los Angeles	90012	5173001900	38919.500	CM-1-RIO

Los Angeles	Available	0.031	0.025	0.000	0.056			5173001903	1904.627	CM-1-RIO
Los Angeles	Available	0.247	0.200	0.000	0.447	454 E Commercial St Los Angeles	90012	5173001904	15213.251	CM-1-RIO
Los Angeles	Available	0.253	0.206	0.000	0.459	459 Ducommun St Los Angeles	90012	5173001905	15605.310	CM-1-RIO
Los Angeles	Available	1.078	0.875	0.000	1.953	505 Ducommun St Los Angeles	90012	5173002901	66412.554	CM-1-RIO
Los Angeles	Available	0.290	0.236	0.000	0.526	503 Ducommun St Los Angeles	90012	5173002902	17889.474	CM-1-RIO
Los Angeles	Available	3.331	2.704	0.000	6.035	517 E Temple St Los Angeles	90012	5173005902	205189.872	PF-1XL-RIO
Los Angeles	Available	5.822	4.725	0.000	10.548	420 Ducommun St Los Angeles	90012	5173006902	358617.671	PF-1XL-RIO
Los Angeles	Available	0.035	0.028	0.000	0.063			5173007905	2133.241	[T][Q]C2-2D-CDO-RIO
Los Angeles	Available	1.738	1.410	0.000	3.148	431 E Temple St Los Angeles	90012	5173007906	107039.787	PF-1XL-RIO
Los Angeles	Available	0.221	0.180	0.000	0.401	414 E Temple St Los Angeles	90012	5173008901	13626.381	[T][Q]C2-2D-CDO-RIO
Los Angeles	Available	0.423	0.344	0.000	0.767	541 Banning St Los Angeles	90012	5173008902	26083.854	[T][Q]C2-2D-CDO-RIO
Los Angeles	Available	0.110	0.089	0.000	0.199	416 E Temple St Los Angeles	90012	5173008904	6759.935	M3-1-CDO-RIO
Los Angeles	Available	0.110	0.089	0.000	0.199	420 E Temple St Los Angeles	90012	5173008905	6756.732	M3-1-CDO-RIO
Los Angeles	Available	0.330	0.268	0.000	0.598	428 E Temple St Los Angeles	90012	5173008906	20342.983	M3-1-CDO-RIO
Los Angeles	Available	0.553	0.449	0.000	1.003	507 Banning St Los Angeles	90012	5173008908	34090.838	M3-1-CDO-RIO
Los Angeles	Available	0.899	0.730	0.000	1.629	450 E Temple St Los Angeles	90012	5173009900	55386.314	[T][Q]C2-2D-RIO
Los Angeles	Available	0.730	0.593	0.000	1.323	615 Banning St Los Angeles	90012	5173009901	44967.401	[T][Q]C2-2D-RIO
Los Angeles	Available	0.643	0.522	0.000	1.165	510 E Temple St Los Angeles	90012	5173009902	39621.626	[T][Q]C2-2D-RIO
Los Angeles	Available	0.113	0.092	0.000	0.205	623 Banning St Los Angeles	90012	5173010900	6962.086	[T][Q]C2-2D-RIO
Los Angeles	Available	0.113	0.092	0.000	0.205	600 E Temple St Los Angeles	90012	5173010901	6962.930	C2-1-RIO
Los Angeles	Available	0.113	0.092	0.000	0.205	606 E Temple St Los Angeles	90012	5173010902	6959.892	C2-1-RIO
Los Angeles	Available	0.226	0.183	0.000	0.409	614 E Temple St Los Angeles	90012	5173010903	13898.128	C2-1-RIO
Los Angeles	Available	0.113	0.092	0.000	0.204	217 N Vignes St Los Angeles	90012	5173010904	6950.612	C2-1-RIO
Los Angeles	Available	0.113	0.092	0.000	0.204	620 E Temple St Los Angeles	90012	5173010905	6951.602	C2-1-RIO
Los Angeles	Available	1.809	1.468	0.000	3.277	522 Banning St Los Angeles	90012	5173011902	111423.811	[T][Q]C2-2D-CDO-RIO
Los Angeles	Available	1.690	1.372	0.000	3.062	560 Banning St Los Angeles	90012	5173012906	104124.207	[T][Q]C2-2D-CDO-RIO
Los Angeles	Available	1.733	1.407	0.000	3.140	729 Banning St Los Angeles	90012	5173014900	106770.883	PF-1XL-RIO
Los Angeles	Available	0.117	0.095	0.000	0.213	717 Jackson St Los Angeles	90012	5173016900	7236.945	M3-1-RIO
Los Angeles	Available	0.010	0.008	0.000	0.019			5173017900	635.002	M3-1-RIO
Los Angeles	Available	0.510	0.414	0.000	0.924	112 Center St Los Angeles	90012	5173023903	31404.111	M3-1-RIO
Los Angeles	Available	7.053	5.724	0.000	12.776	1345 Kearney St Los Angeles	90033	5173029906	434399.120	RD2-1-RIO-CUGU
Los Angeles	Available	6.016	4.883	0.000	10.899	217 Park Paseo Ln Los Angeles	90033	5173029907	370570.067	RD2-1-RIO-CUGU
Los Angeles	Available	0.194	0.157	0.000	0.352	1400 Gabriel Garcia Marquez St Los Angeles	90033	5173029909	11952.743	RD2-1-RIO-CUGU
Los Angeles	Available	0.980	0.796	0.000	1.776			5173029911	60377.470	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029913	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029914	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029915	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029916	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029917	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029918	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029919	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029920	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029921	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029922	110480.427	RD2-1-RIO-CUGU

Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029923	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029924	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029925	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029926	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029927	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029928	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029929	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029930	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029931	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029932	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029933	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029934	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029935	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029936	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029937	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029938	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029939	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029940	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029941	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029942	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029943	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	1.794	1.456	0.000	3.249	1411 Eudora Ct Los Angeles	90033	5173029944	110480.427	RD2-1-RIO-CUGU
Los Angeles	Available	0.517	0.419	0.000	0.936	1300 Plaza Del Sol Los Angeles	90033	5173029947	31833.367	RD2-1-RIO-CUGU
Los Angeles	Available	1.210	0.982	0.000	2.193	1200 Plaza Del Sol Los Angeles	90033	5173029948	74555.478	RD2-1-RIO-CUGU
Los Angeles	Available	0.471	0.382	0.000	0.853	1505 E 1st St Los Angeles	90033	5173031902	28998.149	[Q]M1-1-RIO-CUGU
Los Angeles	Available	0.550	0.447	0.000	0.997			5173031903	33888.504	[Q]C1-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032900	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032901	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032902	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032903	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032904	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032905	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032906	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032907	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032908	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032909	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032910	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032911	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032912	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032913	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032914	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032915	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032916	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032917	129410.885	RD2-1-RIO-CUGU

Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032918	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032919	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032920	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032921	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032922	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032923	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032924	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032925	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032926	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032927	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032928	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032929	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032930	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032931	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032932	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032933	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032934	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032935	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032936	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032937	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032938	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032939	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	2.101	1.705	0.000	3.806	1515 E Via Francisca Los Angeles	90033	5173032940	129410.885	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032941	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032942	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032943	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032944	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032945	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032946	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032947	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032948	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032949	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032950	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032951	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032952	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032953	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032954	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032955	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032956	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032957	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032958	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032959	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032960	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032961	84170.974	RD2-1-RIO-CUGU

Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032962	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	1.367	1.109	0.000	2.476	123 Cancion Ct Los Angeles	90033	5173032963	84170.974	RD2-1-RIO-CUGU
Los Angeles	Available	0.237	0.192	0.000	0.429	110 S Boyle Ave Los Angeles	90033	5174018900	14600.083	C2-1-RIO-CUGU
Los Angeles	Available	0.202	0.164	0.000	0.366	318 N Breed St Los Angeles	90033	5175010900	12456.531	R4P-1-CUGU
Los Angeles	Available	0.044	0.036	0.000	0.080			5175026900	2724.900	R2-1-CUGU
Los Angeles	Available	0.025	0.020	0.000	0.045			5178026900	1536.627	C2-1-CUGU
Los Angeles	Available	0.036	0.029	0.000	0.065			5178026901	2213.391	C2-1-CUGU
Los Angeles	Available	0.043	0.035	0.000	0.077	3283 E Cesar E Chavez Ave Los Angeles	90063	5178026902	2623.522	C2-1-CUGU
Los Angeles	Available	0.085	0.069	0.000	0.154	3287 E Cesar E Chavez Ave Los Angeles	90063	5178026903	5247.779	C2-1-CUGU
Los Angeles	Available	0.043	0.035	0.000	0.077	3289 E Cesar E Chavez Ave Los Angeles	90063	5178026904	2623.630	C2-1-CUGU
Los Angeles	Available	0.092	0.075	0.000	0.167	3291 E Cesar E Chavez Ave Los Angeles	90063	5178026905	5679.002	C2-1-CUGU
Los Angeles	Available	0.098	0.079	0.000	0.177	3551 E 4th St Los Angeles	90063	5179014900	6006.154	[Q]C2-1-CUGU
Los Angeles	Available	0.330	0.268	0.000	0.597	115 1/2 S Indiana St Los Angeles	90063	5179015900	20312.992	PF-1XL-CUGU
Los Angeles	Available	0.099	0.080	0.000	0.179	2827 E 3rd St Los Angeles	90033	5180013900	6095.026	OS-1XL-CUGU
Los Angeles	Available	0.099	0.080	0.000	0.179	2826 E 3rd St Los Angeles	90033	5180013901	6095.677	OS-1XL-CUGU
Los Angeles	Available	0.099	0.081	0.000	0.180	2830 E 3rd St Los Angeles	90033	5180013902	6125.296	OS-1XL-CUGU
Los Angeles	Available	0.100	0.081	0.000	0.180	2833 1/2 E 3rd St Los Angeles	90033	5180013903	6136.984	OS-1XL-CUGU
Los Angeles	Available	0.344	0.280	0.000	0.624	1966 E Cesar E Chavez Ave Los Angeles	90033	5183001900	21219.039	PF-1XL-CUGU
Los Angeles	Available	0.147	0.119	0.000	0.266	243 N Chicago St Los Angeles	90033	5183002900	9044.190	[Q]R4-1-CUGU
Los Angeles	Available	0.147	0.119	0.000	0.266	239 N Chicago St Los Angeles	90033	5183002901	9043.778	[Q]R4-1-CUGU
Los Angeles	Available	0.147	0.119	0.000	0.266	249 N Chicago St Los Angeles	90033	5183002902	9042.433	[Q]R4-1-CUGU
Los Angeles	Available	0.355	0.288	0.000	0.644	229 N Breed St Los Angeles	90033	5183003900	21883.199	R4-1-CUGU
Los Angeles	Available	0.239	0.194	0.000	0.433	2127 E 1st St Los Angeles	90033	5183006900	14738.358	PF-1XL-CUGU
Los Angeles	Available	0.433	0.351	0.000	0.785	2101 E 1st St Los Angeles	90033	5183006901	26675.668	PF-1XL-CUGU
Los Angeles	Available	0.632	0.513	0.000	1.144	200 N Saint Louis St Los Angeles	90033	5183006902	38907.942	PF-1XL-CUGU
Los Angeles	Available	0.195	0.158	0.000	0.353	2135 E 1st St Los Angeles	90033	5183006903	12013.301	C2-1-CUGU
Los Angeles	Available	0.170	0.138	0.000	0.308	139 1/4 N Chicago St Los Angeles	90033	5183006904	10474.500	PF-1XL-CUGU
Los Angeles	Available	0.147	0.119	0.000	0.266	131 N Chicago St Los Angeles	90033	5183006905	9027.387	RD1.5-1-CUGU
Los Angeles	Available	0.147	0.119	0.000	0.266	115 1/2 N Chicago St Los Angeles	90033	5183006906	9047.356	RD1.5-1-CUGU
Los Angeles	Available	0.122	0.099	0.000	0.221	116 N Saint Louis St Los Angeles	90033	5183006907	7503.910	RD1.5-1-CUGU
Los Angeles	Available	0.147	0.119	0.000	0.266	129 1/4 N Chicago St Los Angeles	90033	5183006908	9047.832	RD1.5-1-CUGU
Los Angeles	Available	0.121	0.099	0.000	0.220	126 N Saint Louis St Los Angeles	90033	5183006909	7475.499	RD1.5-1-CUGU
Los Angeles	Available	0.122	0.099	0.000	0.221	122 N Saint Louis St Los Angeles	90033	5183006910	7503.446	RD1.5-1-CUGU
Los Angeles	Available	0.147	0.119	0.000	0.266	121 1/2 N Chicago St Los Angeles	90033	5183006911	9048.293	RD1.5-1-CUGU
Los Angeles	Available	0.073	0.059	0.000	0.132	2117 1/8 E 1st St Los Angeles	90033	5183006912	4498.529	RD1.5-1-CUGU
Los Angeles	Available	0.273	0.222	0.000	0.495	2015 E 1st St Los Angeles	90033	5183007900	16815.762	C2-2D-CUGU
Los Angeles	Available	0.289	0.235	0.000	0.524	2127 E 2nd St Los Angeles	90033	5183008900	17817.179	R4-1-CUGU
Los Angeles	Available	0.289	0.235	0.000	0.524	2124 E 1st St Los Angeles	90033	5183008901	17821.165	C2-1-CUGU
Los Angeles	Available	0.284	0.231	0.000	0.515	2200 E 1st St Los Angeles	90033	5183009901	17523.285	PF-1XL-CUGU
Los Angeles	Available	0.120	0.098	0.000	0.218	126 S Chicago St Los Angeles	90033	5183009902	7403.697	PF-1XL-CUGU
Los Angeles	Available	0.120	0.097	0.000	0.218	120 S Chicago St Los Angeles	90033	5183009903	7398.733	PF-1XL-CUGU
Los Angeles	Available	0.107	0.087	0.000	0.193	2927 Whittier Blvd Los Angeles	90023	5185038900	6578.532	PF-1XL-CUGU
Los Angeles	Available	0.107	0.087	0.000	0.194	2921 Whittier Blvd Los Angeles	90023	5185038901	6587.270	PF-1XL-CUGU
Los Angeles	Available	0.010	0.008	0.000	0.018			5186015902	600.195	C2-1-CUGU

Los Angeles	Available	0.169	0.137	0.000	0.306	803 S Spence St Los Angeles	90023	5188004900	10398.872	PF-1XL-CUGU
Los Angeles	Available	0.916	0.743	0.000	1.659	1021 S Mott St Los Angeles	90023	5189008908	56401.590	PF-1XL-CUGU
Los Angeles	Available	0.083	0.068	0.000	0.151	1164 S Dacotah St Los Angeles	90023	5190010900	5133.064	R2-1-CUGU
Los Angeles	Available	7.688	6.240	0.000	13.928	3317 E Olympic Blvd Los Angeles	90023	5190021900	473560.347	RD1.5-1-CUGU
Los Angeles	Available	6.863	5.570	0.000	12.433	3232 Estrada St Los Angeles	90023	5190024900	422738.455	RD1.5-1-CUGU
Los Angeles	Available	0.139	0.113	0.000	0.251	3716 Union Pacific Ave Los Angeles	90023	5192002900	8545.617	M3-1-CUGU
Los Angeles	Available	4.614	3.745	0.000	8.359	3483 Emery St Los Angeles	90023	5192009900	284219.284	PF-1-CUGU
Los Angeles	Available	0.290	0.235	0.000	0.526	3434 Emery St Los Angeles	90023	5192015900	17867.785	M3-1-CUGU
Los Angeles	Available	0.822	0.667	0.000	1.489			5192020900	50632.286	M3-1-CUGU
Los Angeles	Available	0.192	0.156	0.000	0.347	1650 S Grande Vista Ave Los Angeles	90023	5192021902	11805.693	M3-1-CUGU
Los Angeles	Available	0.081	0.066	0.000	0.146	1762 Industrial Wy Los Angeles	90023	5192022900	4971.355	M3-1-CUGU
Los Angeles	Available	0.096	0.078	0.000	0.174	1758 Industrial Wy Los Angeles	90023	5192022901	5912.579	M3-1-CUGU
Los Angeles	Available	0.087	0.070	0.000	0.157	1750 Downey Rd Los Angeles	90023	5192024900	5342.895	M3-1-CUGU
Los Angeles	Available	0.557	0.452	0.000	1.009	1020 Brittania Los Angeles	90033	5201014903	34301.175	R3-1-CUGU
Los Angeles	Available	0.246	0.199	0.000	0.445	2230 Pasadena Ave Los Angeles	90031	5204002900	15125.692	PF-1-CDO
Los Angeles	Available	0.051	0.042	0.000	0.093	2417 Daly St Los Angeles	90031	5204004900	3150.395	[Q]C4-1XL-CDO
Los Angeles	Available	0.308	0.250	0.000	0.558	156 S Avenue 24 Los Angeles	90031	5204004901	18975.763	PF-1-CDO
Los Angeles	Available	0.320	0.260	0.000	0.581	224 S Avenue 24 Los Angeles	90031	5204005901	19738.808	PF-1-CDO
Los Angeles	Available	0.251	0.204	0.000	0.454			5204006900	15450.383	PF-1-CDO
Los Angeles	Available	0.386	0.313	0.000	0.699	2414 Manitou Ave Los Angeles	90031	5204007900	23760.759	OS-1XL-HPOZ
Los Angeles	Available	0.142	0.115	0.000	0.257	2414 Daly St Los Angeles	90031	5204012900	8728.097	PF-1-CDO
Los Angeles	Available	0.446	0.362	0.000	0.808	2530 Workman St Los Angeles	90031	5204014900	27467.088	PF-1-HPOZ
Los Angeles	Available	0.268	0.217	0.000	0.485	2416 Workman St Los Angeles	90031	5204015901	16501.862	PF-1-CDO
Los Angeles	Available	0.107	0.087	0.000	0.194	2340 Workman St Los Angeles	90031	5204016900	6601.707	[Q]C4-1XL-CDO
Los Angeles	Available	0.107	0.087	0.000	0.194	2336 Workman St Los Angeles	90031	5204016901	6597.885	[Q]C4-1XL-CDO
Los Angeles	Available	2.402	1.950	0.000	4.352	331 W Avenue 26 Los Angeles	90031	5205009900	147975.039	UI(CA)
Los Angeles	Available	1.654	1.342	0.000	2.996	3237 Artesian St Los Angeles	90031	5205010900	101847.917	UI(CA)
Los Angeles	Available	0.971	0.788	0.000	1.759	2665 Artesian Pl Los Angeles	90031	5205010901	59808.922	UI(CA)
Los Angeles	Available	0.237	0.192	0.000	0.429	357 W Avenue 26 Los Angeles	90031	5205010902	14593.585	UI(CA)
Los Angeles	Available	0.120	0.098	0.000	0.218	2629 Artesian Pl Los Angeles	90031	5205010903	7403.791	UI(CA)
Los Angeles	Available	0.120	0.098	0.000	0.218	2625 Artesian Pl Los Angeles	90031	5205010904	7403.182	UI(CA)
Los Angeles	Available	0.120	0.098	0.000	0.218	2619 Artesian Pl Los Angeles	90031	5205010905	7402.685	UI(CA)
Los Angeles	Available	1.119	0.908	0.000	2.028	2633 Artesian Pl Los Angeles	90031	5205010906	68935.477	UI(CA)
Los Angeles	Available	0.573	0.465	0.000	1.038			5205002901	35296.808	GW(CA)
Los Angeles	Available	2.390	1.940	0.000	4.330	3201 Lacy St Los Angeles	90031	5205002902	147229.217	UI(CA)
Los Angeles	Available	0.396	0.321	0.000	0.717			5205012900	24377.390	UC(CA)
Los Angeles	Available	0.189	0.153	0.000	0.342			5205012901	11637.952	UC(CA)
Los Angeles	Available	0.018	0.014	0.000	0.032			5207026900	1082.083	[Q]RE20-1D
Los Angeles	Available	0.122	0.099	0.000	0.221	3514 N Broadway Los Angeles	90031	5208031900	7500.154	PF-1-CDO
Los Angeles	Available	0.152	0.123	0.000	0.275	4338 Radium Dr Los Angeles	90032	5209016901	9359.829	[Q]RE20-1D
Los Angeles	Available	0.043	0.035	0.000	0.077	4273 Huntington Dr S Los Angeles	90032	5209030900	2626.898	[Q]C2-1VL
Los Angeles	Available	0.114	0.092	0.000	0.206	4460 Tourmaline St Los Angeles	90032	5209030901	7000.587	[Q]C2-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106	4277 Huntington Dr S Los Angeles	90032	5209030902	3617.683	[Q]C2-1VL
Los Angeles	Available	0.036	0.029	0.000	0.064			5210006901	2187.328	OS-1XL

Los Angeles	Available	0.036	0.029	0.000	0.065	3031 Alhambra Ave Los Angeles	90031	5210024900	2207.571	M1-1VL
Los Angeles	Available	0.214	0.174	0.000	0.389	1807 1/2 N Eastlake Ave Los Angeles	90031	5210025905	13210.609	OS-1XL
Los Angeles	Available	0.099	0.080	0.000	0.179			5210025906	6089.298	OS-1XL
Los Angeles	Available	0.051	0.041	0.000	0.092	1804 1/4 Hancock St Los Angeles	90031	5210025909	3136.987	OS-1XL
Los Angeles	Available	0.036	0.029	0.000	0.065			5210025910	2210.671	OS-1XL
Los Angeles	Available	0.078	0.063	0.000	0.141			5211019901	4805.078	M1-1
Los Angeles	Available	2.284	1.854	0.000	4.138	4669 Huntington Dr S Los Angeles	90032	5213013902	140697.021	OS-1XL
Los Angeles	Available	0.324	0.263	0.000	0.587	4575 Huntington Dr S Los Angeles	90032	5213013904	19949.369	PF-1
Los Angeles	Available	2.510	2.037	0.000	4.546			5213014900	154579.549	
Los Angeles	Available	0.104	0.085	0.000	0.189			5213024900	6413.134	[Q]RD1.5-1D
Los Angeles	Available	0.026	0.021	0.000	0.047			5213024901	1609.380	[Q]R1-1D
Los Angeles	Available	0.353	0.287	0.000	0.640	4855 Converse St Los Angeles	90032	5213037900	21771.490	PF-1
Los Angeles	Available	0.034	0.028	0.000	0.062			5213037901	2100.042	[Q]R1-1D
Los Angeles	Available	0.047	0.038	0.000	0.085			5214001900	2905.239	[Q]R1-1D
Los Angeles	Available	0.011	0.009	0.000	0.019			5214002905	654.750	[Q]R1-1D
Los Angeles	Available	0.026	0.021	0.000	0.047			5214002906	1582.233	[Q]R1-1D
Los Angeles	Available	6.746	5.475	0.000	12.221	4358 Kewanee St Los Angeles	90032	5214003900	415527.177	[Q]OS-1XLD
Los Angeles	Available	0.025	0.021	0.000	0.046			5214003901	1568.578	[Q]OS-1XLD
Los Angeles	Available	0.010	0.008	0.000	0.017			5214005900	586.672	[Q]R1-1D
Los Angeles	Available	0.077	0.063	0.000	0.140	4530 Dudley Dr Los Angeles	90032	5214009900	4744.824	[Q]R1-1D
Los Angeles	Available	4.189	3.399	0.000	7.588			5214014901	257993.772	[Q]OS-1XLD
Los Angeles	Available	0.016	0.013	0.000	0.028			5214021900	959.803	R1-1
Los Angeles	Available	0.010	0.008	0.000	0.018			5214021901	600.607	R1-1
Los Angeles	Available	0.496	0.402	0.000	0.898			5214021902	30531.696	R1-1
Los Angeles	Available	0.010	0.008	0.000	0.018			5214021903	598.311	RD5-1
Los Angeles	Available	7.705	6.254	0.000	13.959			5214025901	474596.602	[Q]OS-1XLD
Los Angeles	Available	0.227	0.184	0.000	0.412	2007 N Eastern Ave Los Angeles	90032	5215031900	13999.684	PF-1
Los Angeles	Available	0.199	0.161	0.000	0.360	4883 Navarro St Los Angeles	90032	5218007900	12255.010	[Q]C4-1XL
Los Angeles	Available	0.286	0.232	0.000	0.518	5212 Huntington Dr S Los Angeles	90032	5219002900	17613.035	[Q]C4-1XL
Los Angeles	Available	0.526	0.427	0.000	0.953	4856 Valley Blvd Los Angeles	90032	5223003900	32392.252	MR1-1
Los Angeles	Available	0.244	0.198	0.000	0.443	4858 Valley Blvd Los Angeles	90032	5223003902	15051.482	MR1-1
Los Angeles	Available	0.049	0.040	0.000	0.088	2029 N Marianna Ave Los Angeles	90032	5223004900	3000.470	MR1-1
Los Angeles	Available	0.103	0.083	0.000	0.186	2057 N Marianna Ave Los Angeles	90032	5223004901	6329.126	MR1-1
Los Angeles	Available	0.097	0.079	0.000	0.176	2049 N Marianna Ave Los Angeles	90032	5223004902	5999.905	MR1-1
Los Angeles	Available	0.097	0.079	0.000	0.176	2017 N Marianna Ave Los Angeles	90032	5223004903	6000.053	MR1-1
Los Angeles	Available	0.094	0.076	0.000	0.169	2021 N Marianna Ave Los Angeles	90032	5223004904	5759.741	MR1-1
Los Angeles	Available	0.195	0.158	0.000	0.353	2037 N Marianna Ave Los Angeles	90032	5223004905	12000.554	MR1-1
Los Angeles	Available	0.695	0.564	0.000	1.259	2101 N Marianna Ave Los Angeles	90032	5223004906	42809.039	M1-1
Los Angeles	Available	0.019	0.015	0.000	0.034			5301016900	1171.799	[Q]R1-1D
Los Angeles	Available	0.208	0.169	0.000	0.377			5303004900	12809.654	[Q]OS-1XLD
Los Angeles	Available	0.027	0.022	0.000	0.049			5304002901	1667.418	[Q]R1-1D
Los Angeles	Available	0.065	0.053	0.000	0.118			5304002902	4014.549	[Q]R1-1D
Los Angeles	Available	0.015	0.012	0.000	0.027			5304014900	901.024	[Q]R1-1D
Los Angeles	Available	3.708	3.010	0.000	6.718	4466 Florizel St Los Angeles	90032	5305011900	228407.225	[Q]R1-1D

Los Angeles	Available	0.022	0.017	0.000	0.039			5305025900	1325.538	[Q]OS-1XLD
Los Angeles	Available	0.044	0.035	0.000	0.079			5305043903	2690.570	
Los Angeles	Available	0.122	0.099	0.000	0.221	3757 Harriman Ave Los Angeles	90032	5306001900	7514.215	[Q]R1-1D
Los Angeles	Available	0.122	0.099	0.000	0.221	4417 N Locke Ave Los Angeles	90032	5306006911	7505.680	[Q]OS-1D
Los Angeles	Available	0.122	0.099	0.000	0.221	4407 N Randolph Ave Los Angeles	90032	5306006913	7505.346	[Q]OS-1D
Los Angeles	Available	0.122	0.099	0.000	0.221	4256 N Randolph Ave Los Angeles	90032	5306007901	7507.737	[Q]OS-1D
Los Angeles	Available	0.243	0.197	0.000	0.441	4927 Huntington Dr N Los Angeles	90032	5306015901	14981.508	PF-1
Los Angeles	Available	0.123	0.100	0.000	0.223	4426 N Locke Ave Los Angeles	90032	5306017902	7577.597	[Q]OS-1D
Los Angeles	Available	0.123	0.100	0.000	0.223	4422 N Locke Ave Los Angeles	90032	5306017903	7577.154	[Q]OS-1D
Los Angeles	Available	0.123	0.100	0.000	0.223	4412 N Locke Ave Los Angeles	90032	5306017904	7578.396	[Q]OS-1D
Los Angeles	Available	0.123	0.100	0.000	0.223	4417 N Pueblo Ave Los Angeles	90032	5306017910	7577.918	[Q]OS-1D
Los Angeles	Available	0.123	0.100	0.000	0.223	4423 N Pueblo Ave Los Angeles	90032	5306017911	7577.631	[Q]OS-1D
Los Angeles	Available	0.123	0.100	0.000	0.223	4427 N Pueblo Ave Los Angeles	90032	5306017912	7577.347	[Q]OS-1D
Los Angeles	Available	0.123	0.100	0.000	0.223	4433 N Pueblo Ave Los Angeles	90032	5306017913	7569.228	[Q]OS-1D
Los Angeles	Available	0.123	0.100	0.000	0.223	4437 N Pueblo Ave Los Angeles	90032	5306017914	7578.229	[Q]OS-1D
Los Angeles	Available	0.123	0.100	0.000	0.223	4443 N Pueblo Ave Los Angeles	90032	5306017915	7576.935	[Q]OS-1D
Los Angeles	Available	0.123	0.100	0.000	0.223	4447 N Pueblo Ave Los Angeles	90032	5306017916	7577.595	[Q]OS-1D
Los Angeles	Available	0.123	0.100	0.000	0.223	4453 N Pueblo Ave Los Angeles	90032	5306017917	7576.870	[Q]OS-1D
Los Angeles	Available	0.123	0.100	0.000	0.223	4457 N Pueblo Ave Los Angeles	90032	5306017918	7576.889	[Q]OS-1D
Los Angeles	Available	0.188	0.152	0.000	0.340			5307004900	11572.401	[Q]R1-1D
Los Angeles	Available	0.207	0.168	0.000	0.375	4432 Corona Dr Los Angeles	90032	5307004901	12750.201	[Q]R1-1D
Los Angeles	Available	0.231	0.187	0.000	0.418			5307008903	14222.687	[Q]OS-1XLD
Los Angeles	Available	0.638	0.518	0.000	1.156	4013 Tampico Ave Los Angeles	90032	5307008904	39287.261	[Q]OS-1XLD
Los Angeles	Available	0.429	0.348	0.000	0.778	4475 N Ringgold Dr Los Angeles	90032	5307023900	26445.863	[Q]OS-1D
Los Angeles	Available	0.398	0.323	0.000	0.721			5307023902	24501.096	[Q]OS-1D
Los Angeles	Available	0.326	0.264	0.000	0.590			5307023903	20056.446	[Q]OS-1D
Los Angeles	Available	0.327	0.265	0.000	0.592			5307023904	20117.520	[Q]OS-1D
Los Angeles	Available	0.327	0.265	0.000	0.593			5307023905	20148.433	[Q]OS-1D
Los Angeles	Available	0.381	0.309	0.000	0.690			5307023908	23469.609	[Q]OS-1D
Los Angeles	Available	0.324	0.263	0.000	0.587			5307023909	19965.712	[Q]OS-1D
Los Angeles	Available	0.329	0.267	0.000	0.595			5307023910	20237.421	[Q]OS-1D
Los Angeles	Available	0.403	0.327	0.000	0.731			5307023911	24850.320	[Q]OS-1D
Los Angeles	Available	0.329	0.267	0.000	0.595			5307023912	20236.028	[Q]OS-1D
Los Angeles	Available	0.332	0.270	0.000	0.602			5307023913	20477.903	[Q]OS-1D
Los Angeles	Available	0.424	0.344	0.000	0.769			5307023914	26139.350	[Q]OS-1D
Los Angeles	Available	0.355	0.288	0.000	0.643			5307023915	21861.177	[Q]OS-1D
Los Angeles	Available	0.325	0.264	0.000	0.589			5307023919	20023.696	[Q]OS-1D
Los Angeles	Available	0.325	0.264	0.000	0.588			5307023920	20006.561	[Q]OS-1D
Los Angeles	Available	0.326	0.264	0.000	0.590			5307023921	20053.826	[Q]OS-1D
Los Angeles	Available	0.678	0.550	0.000	1.228			5307023922	41748.426	[Q]OS-1D
Los Angeles	Available	0.398	0.323	0.000	0.721			5307023923	24504.463	[Q]OS-1D
Los Angeles	Available	0.101	0.082	0.000	0.183			5309004905	6223.581	[Q]R1-1D
Los Angeles	Available	0.029	0.024	0.000	0.053	6100 Pine Crest Dr Los Angeles	90042	5312023900	1791.479	[Q]R1-1D
Los Angeles	Available	0.064	0.052	0.000	0.115			5402002900	3926.651	[Q]C2-1VL

Los Angeles	Available	0.122	0.099	0.000	0.221	1015 Mohawk St Los Angeles	90026	5402030900	7503.923	RD2-1VL
Los Angeles	Available	0.114	0.093	0.000	0.207	2144 W Sunset Blvd Los Angeles	90026	5402030901	7028.914	[Q]C2-1VL
Los Angeles	Available	0.117	0.095	0.000	0.212	2007 W Sunset Blvd Los Angeles	90026	5404001900	7210.428	PF-1VL
Los Angeles	Available	0.128	0.104	0.000	0.232	2011 W Sunset Blvd Los Angeles	90026	5404001901	7892.871	PF-1VL
Los Angeles	Available	0.114	0.092	0.000	0.206	2015 W Sunset Blvd Los Angeles	90026	5404001902	7000.269	PF-1VL
Los Angeles	Available	0.096	0.078	0.000	0.173	1210 N Sr-2 Los Angeles	90026	5404001903	5888.182	PF-1VL
Los Angeles	Available	0.114	0.092	0.000	0.206	1218 N Sr-2 Los Angeles	90026	5404001904	7007.745	PF-1VL
Los Angeles	Available	0.062	0.051	0.000	0.113			5404001905	3836.827	PF-1VL
Los Angeles	Available	1.053	0.854	0.000	1.907	1632 W Bellevue Ave Los Angeles	90026	5404014900	64848.259	OS-1XL-CDO
Los Angeles	Available	0.335	0.272	0.000	0.607	1149 Lemoyne St Los Angeles	90026	5404016900	20626.649	R4-1VL-CDO
Los Angeles	Available	0.110	0.090	0.000	0.200	1148 Glendale Blvd Los Angeles	90026	5404016901	6798.293	C2-1L-CDO
Los Angeles	Available	0.432	0.351	0.000	0.783	1156 Lemoyne St Los Angeles	90026	5404017900	26629.591	R4-1VL-CDO
Los Angeles	Available	0.244	0.198	0.000	0.441	1149 Echo Park Ave Los Angeles	90026	5404018900	15000.021	R4-1VL-CDO
Los Angeles	Available	0.212	0.172	0.000	0.385	1146 Logan St Los Angeles	90026	5404018901	13081.744	R4-1VL-CDO
Los Angeles	Available	0.587	0.477	0.000	1.064	1490 1/2 Wallace Ave Los Angeles	90026	5405007900	36185.902	RD2-1VL-HPOZ
Los Angeles	Available	0.183	0.149	0.000	0.332	1016 Douglas St Los Angeles	90026	5405020900	11298.993	RD2-1VL-HPOZ
Los Angeles	Available	0.118	0.096	0.000	0.214	707 E Kensington Rd Los Angeles	90026	5405024900	7273.110	RD2-1VL-HPOZ
Los Angeles	Available	0.220	0.178	0.000	0.398			5405025900	13535.326	PF-1VL-HPOZ
Los Angeles	Available	0.010	0.008	0.000	0.019			5405027900	632.893	RD2-1-HPOZ
Los Angeles	Available	0.290	0.235	0.000	0.525	401 N Main St Los Angeles	90012	5408007901	17856.499	PF-1VL
Los Angeles	Available	0.022	0.018	0.000	0.040			5408007902	1371.410	PF-1VL
Los Angeles	Available	0.042	0.034	0.000	0.076			5408007903	2569.619	PF-1VL
Los Angeles	Available	0.869	0.705	0.000	1.574	415 N Los Angeles St Los Angeles	90012	5408008905	53501.708	PF-1VL
Los Angeles	Available	0.127	0.103	0.000	0.230			5408009900	7824.884	PF-1VL
Los Angeles	Available	0.078	0.064	0.000	0.142			5408009901	4830.084	PF-1VL
Los Angeles	Available	0.282	0.229	0.000	0.510			5408009902	17347.987	C4-1VL
Los Angeles	Available	0.651	0.528	0.000	1.179	618 N Main St Los Angeles	90012	5408011907	40094.676	PF-1VL
Los Angeles	Available	0.892	0.724	0.000	1.615	849 N Alameda St Los Angeles	90012	5408011908	54911.875	PF-1VL
Los Angeles	Available	0.102	0.083	0.000	0.186			5408012901	6309.475	PF-1VL
Los Angeles	Available	0.067	0.055	0.000	0.122			5408012903	4155.699	PF-1VL
Los Angeles	Available	0.086	0.070	0.000	0.156	615 N Spring St Los Angeles	90012	5408012904	5287.401	PF-1VL
Los Angeles	Available	0.458	0.371	0.000	0.829	631 N Main St Los Angeles	90012	5408012906	28185.253	PF-1VL
Los Angeles	Available	0.307	0.249	0.000	0.557			5408016900	18933.802	C2-2
Los Angeles	Available	0.380	0.308	0.000	0.688	516 Ord St Los Angeles	90012	5408017904	23401.482	C2-2D
Los Angeles	Available	0.380	0.308	0.000	0.688			5408017905	23402.355	C2-2D
Los Angeles	Available	0.147	0.120	0.000	0.267	1701 N Spring St Los Angeles	90012	5409002904	9075.269	UV(CA)
Los Angeles	Available	0.823	0.668	0.000	1.491	901 N Main St Los Angeles	90012	5409008909	50682.798	
Los Angeles	Available	1.285	1.043	0.000	2.328			5409011900	79153.394	UV(CA)
Los Angeles	Available	1.759	1.427	0.000	3.186	120 Leroy St Los Angeles	90012	5409011901	108327.976	UV(CA)
Los Angeles	Available	4.732	3.841	0.000	8.573	220 Bloom St Los Angeles	90012	5409012902	291494.185	UV(CA)
Los Angeles	Available	4.886	3.966	0.000	8.852	1439 Bolero Ln Los Angeles	90012	5409012903	300965.355	UV(CA)
Los Angeles	Available	15.335	12.445	0.000	27.780	409 E Leroy St Los Angeles	90012	5409013913	944523.467	UI(CA)
Los Angeles	Available	0.420	0.341	0.000	0.760	201 Leroy St Los Angeles	90012	5409013914	25854.730	UI(CA)
Los Angeles	Available	9.303	7.550	0.000	16.853	835 N Keller St Los Angeles	90012	5409021900	573011.509	PF-1XL-RIO

Los Angeles	Available	0.031	0.025	0.000	0.056			5410009912	1906.966	M1-2D-RIO-CUGU
Los Angeles	Available	0.826	0.670	0.000	1.496	886 N Mission Rd Los Angeles	90033	5410009913	50852.988	M1-2D-RIO-CUGU
Los Angeles	Available	0.122	0.099	0.000	0.220	2001 N Main St Los Angeles	90031	5410018900	7494.194	UI(CA)
Los Angeles	Available	0.126	0.102	0.000	0.228	2007 N Main St Los Angeles	90031	5410018901	7740.996	UI(CA)
Los Angeles	Available	0.125	0.101	0.000	0.226	2013 N Main St Los Angeles	90031	5410018902	7673.801	UI(CA)
Los Angeles	Available	0.128	0.104	0.000	0.231	2015 N Main St Los Angeles	90031	5410018903	7861.461	UI(CA)
Los Angeles	Available	0.252	0.204	0.000	0.456	2029 N Main St Los Angeles	90031	5410018904	15497.094	UI(CA)
Los Angeles	Available	0.161	0.131	0.000	0.292	529 S Avenue 21 Los Angeles	90031	5410018905	9934.141	RD1.5-1
Los Angeles	Available	1.308	1.061	0.000	2.369	904 N Broadway Los Angeles	90012	5414013901	80540.915	C2-2
Los Angeles	Available	1.273	1.033	0.000	2.306			5414020902	78416.303	PF-1XL
Los Angeles	Available	0.065	0.053	0.000	0.118	498 Solano Ave Los Angeles	90012	5414023901	4018.875	R2-1VL
Los Angeles	Available	0.459	0.373	0.000	0.832			5415002901	28275.341	GW(CA)
Los Angeles	Available	7.618	6.183	0.000	13.801	800 Lilac Ter Los Angeles	90012	5415014900	469219.281	PF-1XL
Los Angeles	Available	2.355	1.911	0.000	4.266	700 Spruce St Los Angeles	90012	5415018900	145041.581	PF-1XL
Los Angeles	Available	3.565	2.893	0.000	6.458	1000 E Stadium Wy Los Angeles	90012	5415018901	219577.734	PF-1XL
Los Angeles	Available	0.096	0.078	0.000	0.174	1709 W Sunset Blvd Los Angeles	90026	5419030901	5905.946	[Q]C2-1VL-CDO
Los Angeles	Available	0.238	0.193	0.000	0.431			5419032900	14645.649	
Los Angeles	Available	0.101	0.082	0.000	0.184	1953 Lake Shore Ave Los Angeles	90039	5420004900	6243.023	R1-1VL
Los Angeles	Available	0.081	0.066	0.000	0.147	1471 Angelus Ave Los Angeles	90026	5424010900	4981.105	R1-1VL
Los Angeles	Available	0.081	0.066	0.000	0.147	1467 Angelus Ave Los Angeles	90026	5424010901	4982.254	R1-1VL
Los Angeles	Available	0.013	0.011	0.000	0.024			5427017900	808.308	RD2-1VL
Los Angeles	Available	0.013	0.011	0.000	0.024			5427017901	821.161	R2-1VL
Los Angeles	Available	0.260	0.211	0.000	0.470	3016 Riverside Dr Los Angeles	90039	5434024900	15989.940	CM-1VL-RIO
Los Angeles	Available	0.069	0.056	0.000	0.124			5434024901	4230.584	CM-1VL-RIO
Los Angeles	Available	0.135	0.109	0.000	0.244			5434030900	8306.164	RD1.5-1XL
Los Angeles	Available	0.163	0.133	0.000	0.296	2763 Rowena Ave Los Angeles	90039	5434031900	10068.059	C4-1D
Los Angeles	Available	0.137	0.111	0.000	0.249	2759 Rowena Ave Los Angeles	90039	5434031901	8453.400	C4-1D
Los Angeles	Available	0.073	0.059	0.000	0.131	3379 Glendale Blvd Los Angeles	90039	5435007900	4468.839	PF-1XL-RIO-POD
Los Angeles	Available	0.110	0.089	0.000	0.198	3614 Revere Ave Los Angeles	90039	5435007901	6745.584	PF-1XL-RIO
Los Angeles	Available	0.053	0.043	0.000	0.096	3375 Glendale Blvd Los Angeles	90039	5435007902	3252.328	PF-1XL-RIO-POD
Los Angeles	Available	0.031	0.025	0.000	0.057			5436004904	1934.328	MR1-1-RIO
Los Angeles	Available	0.219	0.178	0.000	0.397	3528 Larga Ave Los Angeles	90039	5436025900	13483.250	[Q]C4-1XL-RIO
Los Angeles	Available	0.975	0.792	0.000	1.767			5436030900	60080.096	
Los Angeles	Available	0.070	0.057	0.000	0.126	3017 Larga Ave Los Angeles	90039	5436031900	4288.167	PF-1-RIO
Los Angeles	Available	0.336	0.273	0.000	0.608	2660 Fletcher Dr Los Angeles	90039	5436031902	20687.837	PF-1
Los Angeles	Available	0.088	0.071	0.000	0.159	3043 Perlita Ave Los Angeles	90039	5436032900	5395.349	[Q]RD1.5-1-RIO
Los Angeles	Available	0.110	0.089	0.000	0.198			5436033901	6748.705	[Q]RD1.5-1-RIO
Los Angeles	Available	0.548	0.445	0.000	0.993			5437001904	33761.476	PF-1-RIO
Los Angeles	Available	0.094	0.076	0.000	0.171			5437001906	5799.752	OS-1XL-RIO
Los Angeles	Available	0.212	0.172	0.000	0.383	2625 Fletcher Dr Los Angeles	90039	5437001907	13034.376	PF-1-RIO
Los Angeles	Available	0.088	0.071	0.000	0.159	3528 Garden Ave Los Angeles	90039	5437007900	5401.407	PF-1XL-RIO
Los Angeles	Available	0.088	0.071	0.000	0.159	3539 Madera Ave Los Angeles	90039	5437007901	5400.689	PF-1XL-RIO
Los Angeles	Available	0.273	0.222	0.000	0.495			5437034910	16818.910	MR1-1VL-RIO
Los Angeles	Available	0.246	0.199	0.000	0.445			5438006903	15128.433	R2-1VL

Los Angeles	Available	0.050	0.041	0.000	0.091			5438008900	3096.341	R2-1VL
Los Angeles	Available	1.028	0.834	0.000	1.862	2333 Fletcher Dr Los Angeles	90039	5438016900	63301.707	C2-1VL
Los Angeles	Available	0.200	0.162	0.000	0.363			5438023900	12327.815	C2-1VL
Los Angeles	Available	0.303	0.246	0.000	0.550			5438023901	18691.227	C2-1VL
Los Angeles	Available	0.421	0.341	0.000	0.762			5438023902	25915.792	C2-1VL
Los Angeles	Available	0.193	0.157	0.000	0.350	2721 Waverly Dr Los Angeles	90039	5438024900	11902.531	RD2-1VL-RIO
Los Angeles	Available	0.093	0.076	0.000	0.169			5438026901	5740.816	CM-1VL
Los Angeles	Available	0.277	0.225	0.000	0.502	2411 Glendale Blvd Los Angeles	90039	5439006900	17053.933	[Q]C2-1VL
Los Angeles	Available	0.110	0.089	0.000	0.200	2405 Glendale Blvd Los Angeles	90039	5439006901	6785.429	[Q]C2-1VL
Los Angeles	Available	0.022	0.018	0.000	0.039			5442024902	1342.222	R2-1VL-RIO
Los Angeles	Available	0.130	0.105	0.000	0.235			5443007900	7991.477	R1-1VL
Los Angeles	Available	0.216	0.175	0.000	0.391	1906 Riverside Dr Los Angeles	90039	5443036902	13285.087	OS-1XL
Los Angeles	Available	2.898	2.352	0.000	5.250	2400 Altman St Los Angeles	90031	5445017904	178497.476	[Q]PF-1XL-RIO
Los Angeles	Available	0.105	0.085	0.000	0.190	2363 Riverdale Ave Los Angeles	90031	5445018900	6456.495	R1-1VL-RIO
Los Angeles	Available	0.461	0.374	0.000	0.835			5446025900	28383.247	PF-1
Los Angeles	Available	6.974	5.660	0.000	12.635	2020 Lacy St Los Angeles	90031	5447003901	429578.625	UI(CA)
Los Angeles	Available	0.420	0.340	0.000	0.760			5447007900	25840.707	UI(CA)
Los Angeles	Available	0.858	0.696	0.000	1.554	303 N San Fernando Rd Los Angeles	90031	5447007901	52823.349	UI(CA)
Los Angeles	Available	3.036	2.464	0.000	5.500	140 N Avenue 19 Los Angeles	90031	5447015901	186985.118	UV(CA)
Los Angeles	Available	0.254	0.207	0.000	0.461	203 N San Fernando Rd Los Angeles	90031	5447016902	15673.413	UV(CA)
Los Angeles	Available	0.173	0.141	0.000	0.314	202 N Avenue 19 Los Angeles	90031	5447016903	10668.482	UV(CA)
Los Angeles	Available	0.044	0.036	0.000	0.080			5447016904	2722.489	UV(CA)
Los Angeles	Available	0.639	0.519	0.000	1.157	1831 Pasadena Ave Los Angeles	90031	5447018900	39354.088	UV(CA)
Los Angeles	Available	0.621	0.504	0.000	1.126	141 N Avenue 19 Los Angeles	90031	5447018901	38278.976	UV(CA)
Los Angeles	Available	0.106	0.086	0.000	0.192	1725 N Broadway Los Angeles	90031	5447020900	6521.196	UV(CA)
Los Angeles	Available	0.020	0.017	0.000	0.037			5447027900	1261.610	GW(CA)
Los Angeles	Available	0.087	0.070	0.000	0.157			5447027909	5337.114	GW(CA)
Los Angeles	Available	0.429	0.348	0.000	0.778			5451017900	26436.633	
Los Angeles	Available	0.081	0.066	0.000	0.147	3721 E Monterey St Los Angeles	90065	5451017902	4997.068	R1-1
Los Angeles	Available	0.081	0.066	0.000	0.147	3718 E Camino Real Los Angeles	90065	5451017904	5000.355	R1-1
Los Angeles	Available	0.078	0.063	0.000	0.141	3644 Maceo St Los Angeles	90065	5452001900	4782.294	RE20-1
Los Angeles	Available	0.112	0.091	0.000	0.203	3614 N Camino Real Los Angeles	90065	5452004900	6912.854	RE20-1
Los Angeles	Available	0.102	0.083	0.000	0.185	639 W Beech St Los Angeles	90065	5452004901	6289.255	RE20-1
Los Angeles	Available	0.175	0.142	0.000	0.316	1150 Cypress Ave Los Angeles	90065	5453002901	10748.904	RD1.5-1-CDO-RIO
Los Angeles	Available	0.068	0.055	0.000	0.124	2670 Alice St Los Angeles	90065	5453002902	4200.540	RD1.5-1-CDO-RIO
Los Angeles	Available	0.097	0.079	0.000	0.177	1142 Cypress Ave Los Angeles	90065	5453002903	6005.230	RD1.5-1-CDO-RIO
Los Angeles	Available	0.106	0.086	0.000	0.193	2666 Alice St Los Angeles	90065	5453002904	6552.380	RD3-1-CDO-RIO
Los Angeles	Available	0.028	0.023	0.000	0.051			5453002905	1739.837	RD1.5-1-CDO-RIO
Los Angeles	Available	0.017	0.014	0.000	0.031			5453003905	1057.191	RD3-1-CDO-RIO
Los Angeles	Available	0.012	0.010	0.000	0.022			5453003908	764.720	RD3-1-CDO-RIO
Los Angeles	Available	0.038	0.030	0.000	0.068			5453004900	2313.012	
Los Angeles	Available	0.097	0.079	0.000	0.176	929 Cypress Ave Los Angeles	90065	5453022900	5990.186	[Q]C2-1XL-CDO
Los Angeles	Available	0.230	0.187	0.000	0.417	3651 Loosmore St Los Angeles	90065	5454016901	14182.806	RE20-1
Los Angeles	Available	0.407	0.330	0.000	0.738	3642 Roseview Ave Los Angeles	90065	5454016902	25081.754	RE20-1

Los Angeles	Available	0.078	0.063	0.000	0.141	1049 Andalusia Ave Los Angeles	90065	5454018900	4800.016	RE20-1
Los Angeles	Available	0.159	0.129	0.000	0.288	1085 W Andalusia Ave Los Angeles	90065	5454018902	9777.912	RE20-1
Los Angeles	Available	0.141	0.114	0.000	0.255			5454019901	8661.377	RE20-1
Los Angeles	Available	0.077	0.063	0.000	0.140	3633 Maceo St Los Angeles	90065	5454020900	4760.578	RE20-1
Los Angeles	Available	0.078	0.063	0.000	0.141	3640 E River View St Los Angeles	90065	5454020901	4789.467	RE20-1
Los Angeles	Available	0.077	0.063	0.000	0.140	3655 E River View St Los Angeles	90065	5454020904	4766.111	RE20-1
Los Angeles	Available	0.053	0.043	0.000	0.097			5454021900	3291.023	RE20-1
Los Angeles	Available	0.467	0.379	0.000	0.847	1410 Cypress Ave Los Angeles	90065	5454035900	28781.610	PF-1-CDO-RIO
Los Angeles	Available	0.008	0.007	0.000	0.015			5455007900	500.140	R1-1
Los Angeles	Available	0.042	0.034	0.000	0.076			5455008902	2575.873	R1-1-CDO
Los Angeles	Available	0.045	0.037	0.000	0.082			5455008903	2773.578	R2-1-CDO
Los Angeles	Available	0.015	0.012	0.000	0.027			5455009900	927.755	R1-1-CDO
Los Angeles	Available	0.015	0.012	0.000	0.027			5455009901	932.217	R1-1-CDO
Los Angeles	Available	0.397	0.322	0.000	0.719	2110 N San Fernando Rd Los Angeles	90065	5457001901	24462.244	[Q]M1-1-CDO-RIO
Los Angeles	Available	0.393	0.319	0.000	0.713	2200 W San Fernando Rd Los Angeles	90065	5457001902	24227.440	[Q]M1-1-CDO-RIO
Los Angeles	Available	0.465	0.377	0.000	0.842	3401 W San Fernando Rd Los Angeles	90065	5458006900	28626.677	[Q]PF-1-CDO
Los Angeles	Available	0.150	0.122	0.000	0.272	3036 Treadwell St Los Angeles	90065	5458006901	9241.423	PF-1
Los Angeles	Available	0.112	0.091	0.000	0.203	3022 Treadwell St Los Angeles	90065	5458006902	6914.327	PF-1
Los Angeles	Available	1.052	0.854	0.000	1.906	3355 W San Fernando Rd Los Angeles	90065	5458006903	64815.718	[Q]PF-1-CDO
Los Angeles	Available	0.066	0.053	0.000	0.119	3032 Treadwell St Los Angeles	90065	5458006904	4034.590	PF-1
Los Angeles	Available	0.110	0.089	0.000	0.200	3026 Treadwell St Los Angeles	90065	5458006905	6791.055	PF-1
Los Angeles	Available	0.182	0.148	0.000	0.330	3036 Fletcher Dr Los Angeles	90065	5458009900	11219.363	[Q]PF-1-CDO
Los Angeles	Available	0.017	0.014	0.000	0.030			5460004901	1033.021	OS-1XL-CDO
Los Angeles	Available	0.255	0.207	0.000	0.462	3626 Primavera Ave Los Angeles	90065	5464004900	15701.424	R1-1
Los Angeles	Available	0.930	0.754	0.000	1.684	4110 Glenalbyn Dr Los Angeles	90065	5465022900	57257.388	R1-1-HPOZ
Los Angeles	Available	0.168	0.136	0.000	0.304	506 W Avenue 46 Los Angeles	90065	5466029900	10326.279	R1-1
Los Angeles	Available	0.939	0.762	0.000	1.701	731 Lark Ct Los Angeles	90065	5466033901	57822.709	OS-1XL
Los Angeles	Available	0.192	0.156	0.000	0.349			5467004900	11856.816	OS-1XL-HPOZ
Los Angeles	Available	0.114	0.093	0.000	0.207	135 W Avenue 43 Los Angeles	90065	5467005900	7023.701	RD2-1-HPOZ
Los Angeles	Available	0.035	0.029	0.000	0.064			5467007900	2171.375	A1-1
Los Angeles	Available	0.118	0.095	0.000	0.213	4500 N Carlota Blvd Los Angeles	90031	5467007901	7237.334	RD2-1-HPOZ
Los Angeles	Available	0.040	0.033	0.000	0.073			5467008900	2468.648	A1-1
Los Angeles	Available	0.134	0.108	0.000	0.242	4560 N Carlota Blvd Los Angeles	90031	5467008903	8227.067	RD1.5-1-HPOZ
Los Angeles	Available	0.279	0.226	0.000	0.505	4601 N Figueroa St Los Angeles	90065	5467010900	17176.014	RD2-1-HPOZ
Los Angeles	Available	0.073	0.059	0.000	0.131	324 Museum Dr Los Angeles	90065	5467019900	4470.095	R1-1
Los Angeles	Available	0.120	0.097	0.000	0.217	313 Furness Ave Los Angeles	90042	5467023900	7363.714	RE40-1
Los Angeles	Available	0.022	0.018	0.000	0.040			5467030900	1346.273	PF-1-HPOZ
Los Angeles	Available	0.009	0.007	0.000	0.016			5468013900	559.716	RD2-1
Los Angeles	Available	0.215	0.175	0.000	0.390	116 S Avenue 56 Los Angeles	90042	5468025900	13250.988	PF-1-HPOZ
Los Angeles	Available	0.070	0.057	0.000	0.126	117 Roselawn Pl Los Angeles	90042	5468025901	4294.007	PF-1-HPOZ
Los Angeles	Available	0.085	0.069	0.000	0.154	5524 Echo St Los Angeles	90042	5468027900	5232.488	RD2-1-HPOZ
Los Angeles	Available	0.230	0.186	0.000	0.416			5468032901	14142.910	PF-2D-HPOZ
Los Angeles	Available	0.170	0.138	0.000	0.309	115 1/2 S Avenue 56 Los Angeles	90042	5468032902	10499.702	PF-2D-HPOZ
Los Angeles	Available	0.066	0.054	0.000	0.120			5468032903	4072.481	PF-2D-HPOZ

Los Angeles	Available	0.166	0.134	0.000	0.300	119 N Avenue 56 Los Angeles	90042	5468033900	10196.144	PF-2D-HPOZ
Los Angeles	Available	0.165	0.134	0.000	0.300			5468033901	10187.800	PF-2D-HPOZ
Los Angeles	Available	0.075	0.061	0.000	0.136			5468033902	4608.754	PF-2D-HPOZ
Los Angeles	Available	0.161	0.130	0.000	0.291			5468033903	9899.829	PF-2D-HPOZ
Los Angeles	Available	0.098	0.080	0.000	0.178	5601 N Figueroa St Los Angeles	90042	5468033905	6059.755	[Q]C4-2D-HPOZ
Los Angeles	Available	0.100	0.081	0.000	0.181	649 N Avenue 50 Los Angeles	90042	5469009900	6164.272	RD2-1
Los Angeles	Available	0.614	0.498	0.000	1.112	4114 N Eagle Rock Blvd Los Angeles	90065	5472001900	37824.265	PF-1-CDO
Los Angeles	Available	0.084	0.068	0.000	0.152	4276 Scandia Wy Los Angeles	90065	5472012900	5156.224	RE11-1
Los Angeles	Available	0.111	0.090	0.000	0.201	4455 York Blvd Los Angeles	90041	5474009900	6829.218	PF-1
Los Angeles	Available	0.099	0.080	0.000	0.179	4449 York Blvd Los Angeles	90041	5474009901	6077.594	PF-1
Los Angeles	Available	0.122	0.099	0.000	0.221	1501 N Avenue 45 Los Angeles	90041	5474009902	7528.357	PF-1
Los Angeles	Available	0.069	0.056	0.000	0.125	1439 N Avenue 45 Los Angeles	90041	5474020900	4240.137	PF-1
Los Angeles	Available	0.362	0.294	0.000	0.656			5476003900	22301.139	R1-1
Los Angeles	Available	0.144	0.117	0.000	0.260	5079 N Townsend Ave Los Angeles	90041	5476003901	8849.522	R1-1
Los Angeles	Available	0.082	0.066	0.000	0.148	5081 N Townsend Ave Los Angeles	90041	5476003902	5028.012	R1-1
Los Angeles	Available	0.081	0.066	0.000	0.147	5085 N Townsend Ave Los Angeles	90041	5476003903	4998.867	R1-1
Los Angeles	Available	0.081	0.066	0.000	0.147	5091 N Townsend Ave Los Angeles	90041	5476003904	4999.586	R1-1
Los Angeles	Available	0.252	0.205	0.000	0.457	5058 Meridian St Los Angeles	90042	5476016901	15546.659	[Q]C4-1XL
Los Angeles	Available	0.162	0.131	0.000	0.293			5480028900	9972.973	RE11-1
Los Angeles	Available	0.068	0.055	0.000	0.124			5480031901	4200.197	RE11-1
Los Angeles	Available	0.029	0.024	0.000	0.053			5480031902	1801.204	RE11-1
Los Angeles	Available	0.768	0.623	0.000	1.391			5481012900	47294.129	R1-1
Los Angeles	Available	0.325	0.264	0.000	0.588	6057 York Blvd Los Angeles	90042	5484006901	20002.526	PF-1
Los Angeles	Available	0.486	0.394	0.000	0.881	6045 York Blvd Los Angeles	90042	5484007900	29939.511	[Q]C2-1XL
Los Angeles	Available	0.162	0.132	0.000	0.294	6033 York Blvd Los Angeles	90042	5484007901	9984.016	[Q]C2-1XL
Los Angeles	Available	0.434	0.352	0.000	0.787	225 N Avenue 61 Los Angeles	90042	5484034903	26746.420	PF-1-HPOZ
Los Angeles	Available	0.355	0.288	0.000	0.643	5712 Marmion Wy Los Angeles	90042	5492001900	21874.319	PF-2D-HPOZ
Los Angeles	Available	0.124	0.100	0.000	0.224	123 N Avenue 57 Los Angeles	90042	5492001901	7616.954	PF-2D-HPOZ
Los Angeles	Available	0.152	0.124	0.000	0.276	5708 Marmion Wy Los Angeles	90042	5492001902	9373.712	PF-2D-HPOZ
Los Angeles	Available	0.148	0.120	0.000	0.268	122 S Avenue 58 Los Angeles	90042	5492002900	9100.411	PF-2D-HPOZ
Los Angeles	Available	0.019	0.016	0.000	0.035	121 S Avenue 57 Los Angeles	90042	5492002901	1190.415	PF-2D-HPOZ
Los Angeles	Available	0.114	0.092	0.000	0.206	119 S Avenue 58 Los Angeles	90042	5492011900	7014.269	PF-1-HPOZ
Los Angeles	Available	0.114	0.092	0.000	0.206	113 1/2 S Avenue 58 Los Angeles	90042	5492011901	7016.070	C2-2D-HPOZ
Los Angeles	Available	0.219	0.178	0.000	0.397	132 N Avenue 59 Los Angeles	90042	5492012900	13503.416	PF-2D-HPOZ
Los Angeles	Available	0.122	0.099	0.000	0.222	5921 N Figueroa St Los Angeles	90042	5492013900	7542.376	PF-2D-HPOZ
Los Angeles	Available	0.044	0.036	0.000	0.079	116 N Avenue 60 Los Angeles	90042	5492013901	2699.682	PF-1-HPOZ
Los Angeles	Available	0.407	0.331	0.000	0.738	6038 N Figueroa St Los Angeles	90042	5492024900	25099.548	PF-2D-HPOZ
Los Angeles	Available	0.311	0.253	0.000	0.564	6141 N Figueroa St Los Angeles	90042	5492025901	19186.237	OS-1XL-HPOZ
Los Angeles	Available	0.022	0.018	0.000	0.039			5492040900	1334.819	PF-1
Los Angeles	Available	0.008	0.006	0.000	0.014			5493003900	492.149	[Q]C4-1VL
Los Angeles	Available	0.903	0.733	0.000	1.636	111 Bridewell St Los Angeles	90042	5493028900	55619.526	PF-1
Los Angeles	Available	0.244	0.198	0.000	0.441	6726 Salonica St Los Angeles	90042	5493028901	15000.864	PF-1
Los Angeles	Available	0.197	0.160	0.000	0.357			5493030900	12132.357	OS-1XL
Los Angeles	Available	0.095	0.077	0.000	0.173			5493031900	5868.254	RD2-1

Los Angeles	Available	0.026	0.021	0.000	0.046			5501003900	1572.193	C2-1
Los Angeles	Available	0.163	0.132	0.000	0.295	329 N Commonwealth Ave Los Angeles	90004	5501003901	10023.256	M1-1VL
Los Angeles	Available	0.116	0.094	0.000	0.209	322 N Virgil Ave Los Angeles	90004	5501003902	7115.547	M1-1VL
Los Angeles	Available	0.081	0.066	0.000	0.147	3662 Oakwood Ave Los Angeles	90004	5501003903	5008.486	M1-1VL
Los Angeles	Available	0.115	0.093	0.000	0.208	3672 Oakwood Ave Los Angeles	90004	5501003904	7087.300	M1-1VL
Los Angeles	Available	0.078	0.064	0.000	0.142			5501004900	4832.038	C2-1
Los Angeles	Available	0.273	0.221	0.000	0.494			5501004902	16808.511	C2-1
Los Angeles	Available	0.030	0.025	0.000	0.055			5501015900	1874.190	R3-1
Los Angeles	Available	0.254	0.206	0.000	0.461	3569 W 6th St Los Angeles	90020	5502018902	15670.489	C2-1
Los Angeles	Available	0.366	0.297	0.000	0.663	606 Lorraine Blvd Los Angeles	90005	5504008900	22534.888	RE15-1-HPOZ
Los Angeles	Available	0.366	0.297	0.000	0.663	605 S Irving Blvd Los Angeles	90005	5504008901	22531.128	RE15-1-HPOZ
Los Angeles	Available	0.058	0.047	0.000	0.106			5504008902	3601.007	RE15-1-HPOZ
Los Angeles	Available	0.021	0.017	0.000	0.039			5504009900	1322.556	RE15-1-HPOZ
Los Angeles	Available	0.168	0.137	0.000	0.305	4033 Wilshire Blvd Los Angeles	90010	5504017901	10375.673	CR(PKM)-1
Los Angeles	Available	0.107	0.087	0.000	0.194	625 S Van Ness Ave Los Angeles	90005	5504017902	6582.686	CR(PKM)-1
Los Angeles	Available	0.121	0.098	0.000	0.219	619 S Van Ness Ave Los Angeles	90005	5504017903	7441.580	RD3-1
Los Angeles	Available	0.122	0.099	0.000	0.222			5504017904	7541.015	CR(PKM)-1
Los Angeles	Available	0.118	0.095	0.000	0.213	615 S Van Ness Ave Los Angeles	90005	5504017905	7245.914	RD3-1
Los Angeles	Available	0.329	0.267	0.000	0.596	143 N La Jolla Ave Los Angeles	90048	5511007900	20262.676	C2-1VL-O
Los Angeles	Available	0.106	0.086	0.000	0.193	8216 Beverly Blvd Los Angeles	90048	5511007902	6545.810	C2-1VL-O
Los Angeles	Available	0.097	0.079	0.000	0.176	141 S Gardner St Los Angeles	90036	5512007900	5983.696	[Q]PF-1XL-O
Los Angeles	Available	0.097	0.079	0.000	0.176	151 S Gardner St Los Angeles	90036	5512007901	5984.265	[Q]PF-1XL-O
Los Angeles	Available	0.097	0.079	0.000	0.176	161 S Gardner St Los Angeles	90036	5512007903	5984.031	[Q]PF-1XL-O
Los Angeles	Available	0.097	0.079	0.000	0.176	147 S Gardner St Los Angeles	90036	5512007904	5984.011	[Q]PF-1XL-O
Los Angeles	Available	0.097	0.079	0.000	0.176	131 S Gardner St Los Angeles	90036	5512007905	5984.012	[Q]PF-1XL-O
Los Angeles	Available	0.097	0.079	0.000	0.176	137 S Gardner St Los Angeles	90036	5512007906	5984.874	[Q]PF-1XL-O
Los Angeles	Available	0.097	0.079	0.000	0.176	167 S Gardner St Los Angeles	90036	5512007913	5984.265	R1-1-O-HPOZ
Los Angeles	Available	0.337	0.273	0.000	0.610			5512025903	20731.050	PF-1XL
Los Angeles	Available	0.260	0.211	0.000	0.471	250 S Alta Vista Blvd Los Angeles	90036	5512025904	16024.488	PF-1XL
Los Angeles	Available	0.203	0.165	0.000	0.368	213 N Larchmont Blvd Los Angeles	90004	5515018900	12501.059	[Q]C2-1D
Los Angeles	Available	0.169	0.137	0.000	0.307	149 N Saint Andrews Pl Los Angeles	90004	5516021900	10426.585	R2-1
Los Angeles	Available	1.379	1.119	0.000	2.499	3921 Oakwood Ave Los Angeles	90004	5520018901	84949.333	C2-1
Los Angeles	Available	0.118	0.096	0.000	0.213	4918 Maplewood Ave Los Angeles	90004	5522018900	7258.963	R3-1
Los Angeles	Available	0.118	0.096	0.000	0.213	4926 Maplewood Ave Los Angeles	90004	5522018901	7258.002	R3-1
Los Angeles	Available	0.118	0.096	0.000	0.213	4928 Maplewood Ave Los Angeles	90004	5522018902	7258.709	R3-1
Los Angeles	Available	0.118	0.096	0.000	0.214	4914 3/4 Maplewood Ave Los Angeles	90004	5522018903	7259.201	C2-1
Los Angeles	Available	0.103	0.084	0.000	0.187	416 N Spaulding Ave Los Angeles	90036	5527026900	6354.017	RD1.5-1-O
Los Angeles	Available	0.089	0.072	0.000	0.162	1258 N June St Los Angeles	90038	5532001900	5495.394	R3-1XL
Los Angeles	Available	0.099	0.081	0.000	0.180	6910 Fountain Ave Los Angeles	90028	5532008904	6114.136	R3-1XL
Los Angeles	Available	0.731	0.594	0.000	1.325	6640 Romaine St Los Angeles	90038	5532014901	45055.673	PF-1XL
Los Angeles	Available	0.195	0.158	0.000	0.352	1043 Cole Ave Los Angeles	90038	5533014900	11983.894	MR1-1-SN
Los Angeles	Available	0.102	0.083	0.000	0.186	1033 Cole Ave Los Angeles	90038	5533014901	6307.787	MR1-1-SN
Los Angeles	Available	0.474	0.384	0.000	0.858	1006 Lillian Wy Los Angeles	90038	5533017900	29174.112	PF-1XL
Los Angeles	Available	0.626	0.508	0.000	1.134	738 Cole Ave Los Angeles	90038	5533033902	38539.133	CM-1VL

Los Angeles	Available	0.267	0.217	0.000	0.483	6121 Melrose Ave Los Angeles	90038	5533037903	16432.868	[Q]PF-1XL
Los Angeles	Available	0.116	0.094	0.000	0.209	4933 Melrose Ave Los Angeles	90029	5535018900	7115.331	PF-1XL
Los Angeles	Available	0.118	0.096	0.000	0.213	4959 Melrose Ave Los Angeles	90029	5535018901	7251.724	PF-1XL
Los Angeles	Available	0.118	0.096	0.000	0.213	4961 Melrose Ave Los Angeles	90029	5535018902	7252.503	PF-1XL
Los Angeles	Available	0.065	0.053	0.000	0.118	5637 La Mirada Ave Los Angeles	90038	5536002911	4010.050	R3-1
Los Angeles	Available	0.041	0.034	0.000	0.075	5643 La Mirada Ave Los Angeles	90038	5536002914	2546.727	R3-1
Los Angeles	Available	0.273	0.221	0.000	0.494	5636 Fountain Ave Los Angeles	90028	5536002916	16805.617	R3-1
Los Angeles	Available	0.117	0.095	0.000	0.212	4409 Willow Brook Ave Los Angeles	90029	5539002901	7200.569	[Q]PF-1XL
Los Angeles	Available	0.336	0.273	0.000	0.609	4572 Santa Monica Blvd Los Angeles	90029	5539002902	20706.869	[Q]PF-1XL
Los Angeles	Available	0.168	0.136	0.000	0.304	4588 Santa Monica Blvd Los Angeles	90029	5539002903	10327.479	[Q]PF-1XL
Los Angeles	Available	0.164	0.133	0.000	0.297	4508 Santa Monica Blvd Los Angeles	90029	5539002904	10092.396	[Q]PF-1XL
Los Angeles	Available	0.140	0.113	0.000	0.253	1018 N Madison Ave Los Angeles	90029	5539002905	8606.113	[Q]PF-1XL
Los Angeles	Available	0.097	0.079	0.000	0.176	4592 Santa Monica Blvd Los Angeles	90029	5539002906	5999.407	[Q]PF-1XL
Los Angeles	Available	0.097	0.079	0.000	0.176	4590 Santa Monica Blvd Los Angeles	90029	5539002907	5999.882	C2-1D
Los Angeles	Available	0.097	0.079	0.000	0.177	1007 N Virgil Ave Los Angeles	90029	5539002908	6002.540	R3-1
Los Angeles	Available	1.828	1.484	0.000	3.312	612 N Commonwealth Ave Los Angeles	90004	5539027900	112613.347	PF-1XL
Los Angeles	Available	0.122	0.099	0.000	0.221	622 N Commonwealth Ave Los Angeles	90004	5539027901	7508.959	PF-1XL
Los Angeles	Available	0.476	0.386	0.000	0.862	1675 Hillhurst Ave Los Angeles	90027	5542003900	29298.376	PF-1XL
Los Angeles	Available	0.238	0.193	0.000	0.431	1607 Hillhurst Ave Los Angeles	90027	5542003901	14659.079	PF-1XL
Los Angeles	Available	0.250	0.203	0.000	0.453	4591 Santa Monica Blvd Los Angeles	90029	5542027900	15406.455	PF-1XL
Los Angeles	Available	0.173	0.141	0.000	0.314	1114 1/4 N Madison Ave Los Angeles	90029	5542027901	10679.403	PF-1XL
Los Angeles	Available	0.146	0.119	0.000	0.265			5543012900	9010.396	OS-1XL
Los Angeles	Available	19.051	15.462	0.000	34.512	1816 N Wilton Pl Los Angeles	90028	5544002900	7333.905	RD1.5-1XL
Los Angeles	Available	13.705	11.123	0.000	24.828	1720 N Gower St Los Angeles	90028	5545002903	5275.887	C4-1-SN
Los Angeles	Available	44.533	36.142	0.000	80.675			5545002904	17143.419	R4-2
Los Angeles	Available	29.685	24.092	0.000	53.777	1734 N Gower St Los Angeles	90028	5545002905	11427.546	R4-2
Los Angeles	Available	0.037	0.030	0.000	0.068			5546001900	2307.702	A1-1XL
Los Angeles	Available	0.178	0.144	0.000	0.322	1637 N Cahuenga Blvd Los Angeles	90028	5546007900	10946.114	C4-2D-SN
Los Angeles	Available	0.477	0.387	0.000	0.865	1623 Ivar Ave Los Angeles	90028	5546008900	29398.297	PF-1XL
Los Angeles	Available	0.678	0.550	0.000	1.229	1628 Ivar Ave Los Angeles	90028	5546009904	41769.716	C4-2D-SN
Los Angeles	Available	0.146	0.118	0.000	0.264	1416 Wilcox Ave Los Angeles	90028	5546014900	8962.217	C2-1XL
Los Angeles	Available	0.261	0.212	0.000	0.473	6201 Afton Pl Los Angeles	90028	5546022900	16072.477	R3-1XL
Los Angeles	Available	0.549	0.445	0.000	0.994			5546033900	33808.481	PF-1XL
Los Angeles	Available	0.180	0.146	0.000	0.326	1710 N Cherokee Ave Los Angeles	90028	5547004901	11096.007	[Q]R5-2
Los Angeles	Available	0.171	0.139	0.000	0.310			5547004902	10540.189	[Q]R5-2
Los Angeles	Available	0.150	0.122	0.000	0.272	1720 N Cherokee Ave Los Angeles	90028	5547004903	9246.797	[Q]R5-2
Los Angeles	Available	0.307	0.249	0.000	0.556	1700 N Cherokee Ave Los Angeles	90028	5547004904	18907.121	C4-2D-SN
Los Angeles	Available	0.101	0.082	0.000	0.184	6776 W Hawthorn Ave Los Angeles	90028	5547013900	6250.377	C4-2D
Los Angeles	Available	0.190	0.155	0.000	0.345	6518 Hollywood Blvd Los Angeles	90028	5547016906	11730.149	C4-2D-SN
Los Angeles	Available	0.177	0.144	0.000	0.320	1637 N Wilcox Ave Los Angeles	90028	5547016907	10895.880	C4-2D
Los Angeles	Available	0.177	0.144	0.000	0.321	1635 N Wilcox Ave Los Angeles	90028	5547016908	10897.923	C4-2D
Los Angeles	Available	0.390	0.316	0.000	0.706	1630 Schrader Blvd Los Angeles	90028	5547016909	23999.387	C4-2D
Los Angeles	Available	0.348	0.283	0.000	0.631	1535 Schrader Blvd Los Angeles	90028	5547018901	21446.753	C4-2D
Los Angeles	Available	0.155	0.126	0.000	0.281	1415 Wilcox Ave Los Angeles	90028	5547026900	9548.995	C1-1VL

Los Angeles	Available	0.060	0.049	0.000	0.109	1417 Wilcox Ave Los Angeles	90028	5547026901	3712.476	C1-1VL
Los Angeles	Available	0.086	0.070	0.000	0.156	1405 Wilcox Ave Los Angeles	90028	5547026902	5308.066	C1-1VL
Los Angeles	Available	0.091	0.074	0.000	0.165	7018 Franklin Ave Los Angeles	90028	5548003901	5625.012	OS-1XL
Los Angeles	Available	0.033	0.027	0.000	0.060	1738 N Orange Dr Los Angeles	90028	5548004923	2031.083	[Q]R4-1VL
Los Angeles	Available	0.691	0.561	0.000	1.251			5548004924	42545.522	C4-2D-SN
Los Angeles	Available	1.844	1.497	0.000	3.341	6801 Hollywood Blvd Los Angeles	90028	5548004904	113600.538	C4-2D-SN
Los Angeles	Available	1.844	1.497	0.000	3.341	6801 Hollywood Blvd Los Angeles	90028	5548004905	113600.538	C4-2D-SN
Los Angeles	Available	1.844	1.497	0.000	3.341	6801 Hollywood Blvd Los Angeles	90028	5548004906	113600.538	C4-2D-SN
Los Angeles	Available	1.844	1.497	0.000	3.341	6801 Hollywood Blvd Los Angeles	90028	5548004911	113600.538	C4-2D-SN
Los Angeles	Available	1.288	1.045	0.000	2.333			5548004912	79323.330	(T)(Q)C4-2D-SN
Los Angeles	Available	1.288	1.045	0.000	2.333			5548004913	79323.330	(T)(Q)C4-2D-SN
Los Angeles	Available	1.288	1.045	0.000	2.333			5548004914	79323.330	(T)(Q)C4-2D-SN
Los Angeles	Available	1.844	1.497	0.000	3.341	6801 Hollywood Blvd Los Angeles	90028	5548004916	113600.538	C4-2D-SN
Los Angeles	Available	1.844	1.497	0.000	3.341	6801 Hollywood Blvd Los Angeles	90028	5548004917	113600.538	C4-2D-SN
Los Angeles	Available	1.288	1.045	0.000	2.333			5548004918	79323.330	(T)(Q)C4-2D-SN
Los Angeles	Available	1.288	1.045	0.000	2.333			5548004920	79323.330	(T)(Q)C4-2D-SN
Los Angeles	Available	1.288	1.045	0.000	2.333			5548004921	79323.330	(T)(Q)C4-2D-SN
Los Angeles	Available	1.288	1.045	0.000	2.333			5548004922	79323.330	(T)(Q)C4-2D-SN
Los Angeles	Available	0.159	0.129	0.000	0.288	7140 W Sunset Blvd Los Angeles	90046	5548018900	9803.129	C4-1VL-SN
Los Angeles	Available	0.148	0.120	0.000	0.268	7146 W Sunset Blvd Los Angeles	90046	5548018901	9098.882	C4-1VL-SN
Los Angeles	Available	0.104	0.084	0.000	0.189	1443 N Detroit St Los Angeles	90046	5548018902	6412.746	R3-1
Los Angeles	Available	0.110	0.089	0.000	0.199	1437 N Detroit St Los Angeles	90046	5548018903	6750.136	R3-1
Los Angeles	Available	0.144	0.116	0.000	0.260	7156 W Sunset Blvd Los Angeles	90046	5548018904	8841.017	C4-1VL-SN
Los Angeles	Available	3.483	2.827	0.000	6.310	2770 Cahuenga Blvd W Los Angeles	90068	5549003901	214554.273	RE15-1-H
Los Angeles	Available	0.167	0.135	0.000	0.302			5549018900	10267.439	[Q]R4-1VL
Los Angeles	Available	0.229	0.186	0.000	0.415	1910 Pinehurst Rd Los Angeles	90068	5549019900	14124.237	R2-1XL
Los Angeles	Available	0.023	0.019	0.000	0.042			5549024900	1441.835	R2-1XL
Los Angeles	Available	0.125	0.101	0.000	0.226			5549024901	7699.807	R2-1XL
Los Angeles	Available	0.143	0.116	0.000	0.259	1439 N Gardner St Los Angeles	90046	5550025901	8797.661	[Q]PF-1XL
Los Angeles	Available	0.280	0.227	0.000	0.508	7501 De Longpre Ave Los Angeles	90046	5550025902	17265.136	[Q]PF-1XL
Los Angeles	Available	0.208	0.169	0.000	0.376			5550025903	12798.330	R3-1
Los Angeles	Available	0.119	0.097	0.000	0.216	1433 N Gardner St Los Angeles	90046	5550025904	7350.372	[Q]PF-1XL
Los Angeles	Available	0.078	0.063	0.000	0.141	1770 Seaview Trl Los Angeles	90046	5551032901	4782.607	R1-1
Los Angeles	Available	0.104	0.084	0.000	0.188	1762 Seaview Trl Los Angeles	90046	5551032902	6387.896	R1-1
Los Angeles	Available	0.092	0.074	0.000	0.166	1758 Seaview Trl Los Angeles	90046	5551032903	5645.495	R1-1
Los Angeles	Available	0.088	0.071	0.000	0.159	1754 Seaview Trl Los Angeles	90046	5551032904	5394.959	R1-1
Los Angeles	Available	0.082	0.067	0.000	0.149	1752 Seaview Trl Los Angeles	90046	5551032905	5064.220	R1-1
Los Angeles	Available	0.157	0.128	0.000	0.285	8118 W Sunset Blvd Los Angeles	90046	5554007900	9677.858	C4-1
Los Angeles	Available	0.026	0.021	0.000	0.047			5555025901	1587.955	R1-1
Los Angeles	Available	0.100	0.081	0.000	0.181			5555032900	6161.804	R1-1
Los Angeles	Available	0.195	0.158	0.000	0.352	1941 Laurel Canyon Blvd Los Angeles	90046	5556001900	11984.585	R1-1
Los Angeles	Available	0.817	0.663	0.000	1.481			5556001901	50346.074	R1-1
Los Angeles	Available	0.070	0.057	0.000	0.127	8242 Gould Ave Los Angeles	90046	5556003900	4324.162	R1-1
Los Angeles	Available	0.075	0.061	0.000	0.135	8284 Gould Ave Los Angeles	90046	5556003901	4602.447	R1-1

Los Angeles	Available	0.392	0.319	0.000	0.711	8132 Gould Ave Los Angeles	90046	5556005900	24174.900	R1-1
Los Angeles	Available	0.092	0.074	0.000	0.166	8296 Baird Rd Los Angeles	90046	5556008900	5641.645	R1-1
Los Angeles	Available	0.070	0.057	0.000	0.126	8455 W Grand View Dr Los Angeles	90046	5556017900	4292.573	R1-1
Los Angeles	Available	0.050	0.041	0.000	0.091			5556018900	3093.354	R1-1
Los Angeles	Available	0.084	0.068	0.000	0.152	8327 W Grand View Dr Los Angeles	90046	5556019900	5177.287	R1-1
Los Angeles	Available	0.056	0.046	0.000	0.102	8430 W Yucca Trl Los Angeles	90046	5556020900	3470.312	R1-1
Los Angeles	Available	0.085	0.069	0.000	0.154			5556021900	5229.880	R1-1
Los Angeles	Available	0.101	0.082	0.000	0.184			5556022902	6241.370	R1-1
Los Angeles	Available	0.313	0.254	0.000	0.566			5556023901	19254.450	R1-1
Los Angeles	Available	0.119	0.096	0.000	0.215			5556023902	7315.061	R1-1
Los Angeles	Available	0.064	0.052	0.000	0.115			5562001902	3921.720	R1-1
Los Angeles	Available	0.044	0.036	0.000	0.081	8906 W Wonderland Ave Los Angeles	90046	5563002901	2738.554	R1-1
Los Angeles	Available	0.069	0.056	0.000	0.125	8895 W Crescent Dr Los Angeles	90046	5563005901	4246.571	R1-1
Los Angeles	Available	0.063	0.051	0.000	0.114			5563011900	3885.026	R1-1
Los Angeles	Available	1.210	0.982	0.000	2.192	8100 Mulholland Dr Los Angeles	90046	5565003901	74523.235	RE15-1-H
Los Angeles	Available	0.190	0.154	0.000	0.343	2430 Laurel Canyon Blvd Los Angeles	90046	5565016903	11674.425	RE15-1-H
Los Angeles	Available	0.062	0.051	0.000	0.113	8146 W Edwin Dr Los Angeles	90046	5565044900	3838.989	RE15-1-H
Los Angeles	Available	0.017	0.014	0.000	0.031			5567001900	1047.458	R1-1
Los Angeles	Available	0.038	0.031	0.000	0.069			5567001901	2336.796	R1-1
Los Angeles	Available	0.219	0.177	0.000	0.396	8320 Lookout Mountain Ave Los Angeles	90046	5567004902	13458.501	R1-1
Los Angeles	Available	0.237	0.193	0.000	0.430	8310 Lookout Mountain Ave Los Angeles	90046	5567004903	14619.945	R1-1
Los Angeles	Available	0.262	0.213	0.000	0.475	8300 Lookout Mountain Ave Los Angeles	90046	5567004904	16146.910	R1-1
Los Angeles	Available	0.247	0.200	0.000	0.447	8244 Lookout Mountain Ave Los Angeles	90046	5567004905	15194.104	R1-1
Los Angeles	Available	0.020	0.016	0.000	0.037			5567004906	1249.680	R1-1
Los Angeles	Available	0.099	0.081	0.000	0.180	8317 Wyndham Rd Los Angeles	90046	5567007900	6124.156	R1-1
Los Angeles	Available	0.118	0.096	0.000	0.213	8301 Wyndham Rd Los Angeles	90046	5567007901	7255.657	R1-1
Los Angeles	Available	0.094	0.077	0.000	0.171	2172 Beech Knoll Rd Los Angeles	90046	5567008900	5809.753	R1-1
Los Angeles	Available	0.217	0.176	0.000	0.393			5567015900	13376.472	R1-1
Los Angeles	Available	0.050	0.040	0.000	0.090			5567015901	3062.994	R1-1
Los Angeles	Available	0.037	0.030	0.000	0.067	2008 N Beech Knoll Rd Los Angeles	90046	5567021901	2279.863	R1-1
Los Angeles	Available	0.176	0.143	0.000	0.318			5567021903	10820.485	R1-1
Los Angeles	Available	0.133	0.108	0.000	0.241	2305 Laurel Canyon Blvd Los Angeles	90046	5567031900	8185.797	R1-1
Los Angeles	Available	0.072	0.059	0.000	0.131			5570007900	4447.149	R1-1
Los Angeles	Available	0.020	0.016	0.000	0.036			5570030900	1229.018	RE11-1
Los Angeles	Available	0.008	0.007	0.000	0.015			5570030901	506.430	RE11-1
Los Angeles	Available	0.023	0.019	0.000	0.042			5571031908	1412.326	RE15-1-H
Los Angeles	Available	0.523	0.425	0.000	0.948	7223 Franklin Ave Los Angeles	90046	5572031901	32218.173	R3-1
Los Angeles	Available	0.042	0.034	0.000	0.076			5576003900	2594.255	RD1.5-1-HPOZ
Los Angeles	Available	0.008	0.006	0.000	0.014			5577032901	467.789	R1-1
Los Angeles	Available	0.058	0.047	0.000	0.106	2766 Pitcher Rd Los Angeles	90068	5585003900	3597.744	R1-1
Los Angeles	Available	0.277	0.225	0.000	0.501	1800 N Bronson Ave Los Angeles	90028	5586028900	17047.982	PF-1XL
Los Angeles	Available	0.446	0.362	0.000	0.807	5777 Hollywood Blvd Los Angeles	90028	5586032900	27448.738	[Q]R5-2
Los Angeles	Available	0.115	0.094	0.000	0.209	1904 N Western Ave Los Angeles	90027	5587023900	7102.133	RE9-1
Los Angeles	Available	0.124	0.101	0.000	0.225	1872 Hillhurst Ave Los Angeles	90027	5590017900	7640.216	C4-1D

Los Angeles	Available	0.124	0.100	0.000	0.224	1866 Hillhurst Ave Los Angeles	90027	5590017901	7607.866	C4-1D
Los Angeles	Available	0.247	0.200	0.000	0.448	1860 Hillhurst Ave Los Angeles	90027	5590017902	15215.302	C4-1D
Los Angeles	Available	0.220	0.178	0.000	0.398	4643 Melbourne Ave Los Angeles	90027	5590020900	13520.514	R2-1XL
Los Angeles	Available	1.530	1.241	0.000	2.771	2037 Sanborn Ave Los Angeles	90027	5591022900	94212.611	R2-1XL
Los Angeles	Available	0.013	0.010	0.000	0.023			5593012906	792.286	M3-1-RIO
Los Angeles	Available	0.743	0.603	0.000	1.345	4600 Colorado Blvd Los Angeles	90039	5593018903	45743.508	PF-1-RIO
Los Angeles	Available	0.114	0.092	0.000	0.206	3948 Baywood St Los Angeles	90039	5593027900	6994.369	PF-1-RIO
Los Angeles	Available	0.114	0.092	0.000	0.206			5593028900	7013.125	PF-1-RIO
Los Angeles	Available	0.114	0.092	0.000	0.206	3949 Baywood St Los Angeles	90039	5593028901	7002.282	PF-1-RIO
Los Angeles	Available	0.225	0.183	0.000	0.408	3948 Goodwin Ave Los Angeles	90039	5593029900	13871.270	PF-1-RIO
Los Angeles	Available	1.434	1.163	0.000	2.597	3934 Rigali Ave Los Angeles	90039	5594018902	88299.476	OS-1XL-K-RIO
Los Angeles	Available	0.863	0.701	0.000	1.564	1219 Blue Hill Rd Los Angeles	90041	5666025906	53174.160	PF-1
Los Angeles	Available	0.045	0.036	0.000	0.081			5671001900	2743.509	
Los Angeles	Available	0.522	0.423	0.000	0.945	2035 Colorado Blvd Los Angeles	90041	5671009900	32138.683	PF-1
Los Angeles	Available	0.187	0.151	0.000	0.338	2225 Colorado Blvd Los Angeles	90041	5671013900	11492.170	PF-1
Los Angeles	Available	7.375	5.985	0.000	13.360			5672021900	454250.953	OS-1XL
Los Angeles	Available	0.017	0.014	0.000	0.032			5683021900	1075.501	R1-1
Los Angeles	Available	0.088	0.072	0.000	0.160	4867 Yosemite Wy Los Angeles	90041	5683022900	5430.187	RE20-1
Los Angeles	Available	0.212	0.172	0.000	0.384	5067 Caspar Ave Los Angeles	90041	5686003900	13050.910	[Q]C4-1XL
Los Angeles	Available	0.119	0.097	0.000	0.216	5027 Caspar Ave Los Angeles	90041	5686004900	7343.538	PF-1
Los Angeles	Available	0.117	0.095	0.000	0.211	5031 Caspar Ave Los Angeles	90041	5686004901	7184.628	PF-1
Los Angeles	Available	0.131	0.106	0.000	0.237	2112 Merton Ave Los Angeles	90041	5686004902	8048.921	PF-1
Los Angeles	Available	0.121	0.098	0.000	0.219	5019 Caspar Ave Los Angeles	90041	5686004903	7437.342	PF-1
Los Angeles	Available	0.121	0.098	0.000	0.218	5023 1/2 Caspar Ave Los Angeles	90041	5686004904	7428.971	PF-1
Los Angeles	Available	0.463	0.376	0.000	0.838	4911 N Maywood Ave Los Angeles	90041	5686018900	28502.855	PF-1
Los Angeles	Available	0.263	0.213	0.000	0.476	2231 Los Angeles	90041	5686021900	16180.630	PF-1
Los Angeles	Available	0.361	0.293	0.000	0.653	2239 Los Angeles	90041	5686021901	22212.614	PF-1
Los Angeles	Available	0.041	0.033	0.000	0.075			5689008900	2536.326	R1-1
Los Angeles	Available	1.309	1.062	0.000	2.370	1560 Yosemite Dr Los Angeles	90041	5689028905	80596.330	RD1.5-1
Los Angeles	Available	0.031	0.026	0.000	0.057			5689030900	1940.075	[Q]C1-1XL
Los Angeles	Available	0.062	0.050	0.000	0.112	1653 Silver Oak Ter Los Angeles	90041	5689031905	3808.114	R1-1
Los Angeles	Available	0.109	0.089	0.000	0.198			5689031907	6726.420	PF-1
Los Angeles	Available	0.008	0.006	0.000	0.014			5689031908	465.376	R1-1
Los Angeles	Available	0.276	0.224	0.000	0.499			5689033903	16982.803	PF-1
Los Angeles	Available	0.019	0.015	0.000	0.035			5690022900	1174.571	R2-1
Los Angeles	Available	0.121	0.098	0.000	0.219			5691017904	7442.556	PF-1
Los Angeles	Available	0.026	0.021	0.000	0.047			5716012900	1599.993	R1-1-HPOZ
Los Angeles	Available	3.215	2.610	0.000	5.825	2010 W Slauson Ave Los Angeles	90047	6001001900	198043.563	M2-1
Los Angeles	Available	0.098	0.079	0.000	0.177	5860 S Wilton Pl Los Angeles	90047	6001007900	6024.448	R1-1
Los Angeles	Available	0.106	0.086	0.000	0.192	5960 S Wilton Pl Los Angeles	90047	6001007901	6544.640	R1-1
Los Angeles	Available	0.599	0.486	0.000	1.085	5971 S Saint Andrews Pl Los Angeles	90047	6001013906	36893.759	M2-1
Los Angeles	Available	1.979	1.606	0.000	3.585	1811 W 60th St Los Angeles	90047	6001014900	121880.582	M2-1
Los Angeles	Available	1.026	0.832	0.000	1.858	6219 S Manhattan Pl Los Angeles	90047	6001016900	63168.239	M2-1
Los Angeles	Available	1.870	1.518	0.000	3.388	6000 S Saint Andrews Pl Los Angeles	90047	6001017901	115189.074	M2-1

Los Angeles	Available	0.999	0.810	0.000	1.809			6001019900	61508.405	M2-1
Los Angeles	Available	0.024	0.019	0.000	0.043	6312 S Western Ave Los Angeles	90047	6002030903	1455.681	C2-1VL
Los Angeles	Available	0.026	0.021	0.000	0.048			6002030904	1621.326	[Q]CM-1
Los Angeles	Available	0.136	0.110	0.000	0.246	6302 S Western Ave Los Angeles	90047	6002030906	8378.227	OS-1XL
Los Angeles	Available	0.045	0.036	0.000	0.081	6321 S Vermont Ave Los Angeles	90044	6003031903	2749.863	C2-1VL
Los Angeles	Available	0.104	0.084	0.000	0.188	1005 W 64th St Los Angeles	90044	6003031904	6407.890	PF-1
Los Angeles	Available	0.120	0.097	0.000	0.217	1015 W 64th St Los Angeles	90044	6003031905	7368.990	R2-1
Los Angeles	Available	0.099	0.080	0.000	0.179	5928 S Vermont Ave Los Angeles	90044	6004001902	6075.685	[Q]C2-1
Los Angeles	Available	0.392	0.318	0.000	0.711	5810 Menlo Ave Los Angeles	90044	6004002903	24159.124	C2-1
Los Angeles	Available	0.219	0.177	0.000	0.396	6264 S Vermont Ave Los Angeles	90044	6004015901	13463.996	C2-1
Los Angeles	Available	0.083	0.068	0.000	0.151	5865 Wall St Los Angeles	90003	6006002900	5143.007	MR1-1
Los Angeles	Available	0.285	0.231	0.000	0.516	6406 S Main St Los Angeles	90003	6006015900	17551.830	PF-1
Los Angeles	Available	0.088	0.071	0.000	0.159	114 E 64th St Los Angeles	90003	6006015901	5401.449	R2-1
Los Angeles	Available	0.084	0.068	0.000	0.153	5879 Crocker St Los Angeles	90003	6006029900	5187.695	[Q]MR1-1
Los Angeles	Available	0.084	0.068	0.000	0.153	5887 Crocker St Los Angeles	90003	6006029901	5187.140	[Q]MR1-1
Los Angeles	Available	0.338	0.274	0.000	0.612	5908 Crocker St Los Angeles	90003	6006030901	20800.999	MR1-1
Los Angeles	Available	0.084	0.069	0.000	0.153	5912 Crocker St Los Angeles	90003	6006030902	5201.044	MR1-1
Los Angeles	Available	0.114	0.092	0.000	0.206			6007013900	6991.925	OS-1XL
Los Angeles	Available	0.393	0.319	0.000	0.712			6007013903	24219.242	OS-1XL
Los Angeles	Available	14.528	11.791	0.000	26.319	6905 S Main St Los Angeles	90003	6012009901	5592.725	[Q]C2-1
Los Angeles	Available	14.467	11.742	0.000	26.209	6901 S Main St Los Angeles	90003	6012009902	5569.393	[Q]C2-1
Los Angeles	Available	6.494	5.271	0.000	11.765	6915 S Main St Los Angeles	90003	6012009903	2499.994	[Q]C2-1
Los Angeles	Available	14.525	11.789	0.000	26.314	6909 S Main St Los Angeles	90003	6012009904	5591.783	[Q]C2-1
Los Angeles	Available	0.261	0.212	0.000	0.472	1713 W Florence Ave Los Angeles	90047	6015036900	16058.413	[Q]C2-1VL
Los Angeles	Available	0.203	0.165	0.000	0.367	954 W 78th St Los Angeles	90044	6020013900	12487.925	C2-1VL
Los Angeles	Available	0.091	0.074	0.000	0.165	7812 S Vermont Ave Los Angeles	90044	6020013901	5599.972	C2-1VL
Los Angeles	Available	0.106	0.086	0.000	0.191	514 W 78th St Los Angeles	90003	6020016900	6500.476	R3-1
Los Angeles	Available	0.121	0.098	0.000	0.219	518 W 78th St Los Angeles	90044	6020016901	7452.413	RD2-1
Los Angeles	Available	0.024	0.020	0.000	0.044			6022023900	1505.129	R2-1
Los Angeles	Available	0.284	0.231	0.000	0.515	7600 Avalon Blvd Los Angeles	90003	6023017900	17507.437	[Q]R4-1
Los Angeles	Available	0.088	0.071	0.000	0.159	120 W Florence Ave Los Angeles	90003	6031001900	5413.002	C2-1VL
Los Angeles	Available	0.100	0.081	0.000	0.181	116 W Florence Ave Los Angeles	90003	6031001901	6163.180	C2-1VL
Los Angeles	Available	0.086	0.070	0.000	0.155	114 W Florence Ave Los Angeles	90003	6031001902	5277.928	C2-1VL
Los Angeles	Available	0.143	0.116	0.000	0.259	7207 S Main St Los Angeles	90003	6031001903	8811.695	[Q]C2-1
Los Angeles	Available	0.727	0.590	0.000	1.318	220 W 76th St Los Angeles	90003	6031014900	44807.379	R2-1
Los Angeles	Available	0.727	0.590	0.000	1.318	241 W 77th St Los Angeles	90003	6031014902	44802.296	R2-1
Los Angeles	Available	0.106	0.086	0.000	0.191	7632 S Broadway Los Angeles	90003	6031014903	6500.262	C2-1VL
Los Angeles	Available	0.101	0.082	0.000	0.184	7620 S Broadway Los Angeles	90003	6031014904	6241.128	C2-1VL
Los Angeles	Available	0.101	0.082	0.000	0.184	7616 S Broadway Los Angeles	90003	6031014905	6240.229	C2-1VL
Los Angeles	Available	0.101	0.082	0.000	0.184	7612 S Broadway Los Angeles	90003	6031014906	6240.037	C2-1VL
Los Angeles	Available	0.206	0.167	0.000	0.373	7600 S Broadway Los Angeles	90003	6031014907	12676.229	C2-1VL
Los Angeles	Available	0.163	0.133	0.000	0.296	954 W 81st St Los Angeles	90044	6032005900	10057.924	[Q]C2-1
Los Angeles	Available	0.441	0.358	0.000	0.798	932 W 85th St Los Angeles	90044	6032013901	27134.422	P-1
Los Angeles	Available	0.261	0.212	0.000	0.473	943 State Route 42 Los Angeles	90044	6032013902	16083.233	[Q]C2-1

Los Angeles	Available	0.131	0.106	0.000	0.237	915 State Route 42 Los Angeles	90044	6032013903	8064.659	[Q]C2-1
Los Angeles	Available	0.393	0.319	0.000	0.712	927 State Route 42 Los Angeles	90044	6032013904	24194.285	[Q]C2-1
Los Angeles	Available	0.194	0.158	0.000	0.352	729 W Manchester Ave Los Angeles	90044	6032015901	11966.165	PF-1
Los Angeles	Available	0.066	0.054	0.000	0.120	8531 S Flower St Los Angeles	90003	6032035900	4078.799	[Q]C2-1
Los Angeles	Available	0.020	0.016	0.000	0.036	8467 S Flower St Los Angeles	90003	6032035908	1210.665	
Los Angeles	Available	0.071	0.058	0.000	0.129	8463 S Vermont Ave Los Angeles	90044	6033025900	4401.125	[Q]C2-1
Los Angeles	Available	0.071	0.058	0.000	0.129	8465 S Vermont Ave Los Angeles	90044	6033025901	4400.032	[Q]C2-1
Los Angeles	Available	0.165	0.134	0.000	0.300	8473 S Vermont Ave Los Angeles	90044	6033025902	10193.163	[Q]C2-1
Los Angeles	Available	0.317	0.257	0.000	0.574	1630 State Route 42 Los Angeles	90047	6037001900	19520.612	C2-1VL
Los Angeles	Available	0.210	0.171	0.000	0.381	8622 Denver Ave Los Angeles	90044	6038001900	12963.359	[Q]C2-1
Los Angeles	Available	0.274	0.222	0.000	0.496	8602 Denver Ave Los Angeles	90044	6038001901	16862.780	[Q]C2-1
Los Angeles	Available	0.236	0.191	0.000	0.427	8638 S Figueroa St Los Angeles	90003	6038001902	14512.746	C2-1VL
Los Angeles	Available	82.161	66.682	0.000	148.843	8727 Menlo Ave Los Angeles	90044	6038010902	31629.136	[Q]C2-1
Los Angeles	Available	15.593	12.655	0.000	28.249	8742 S Vermont Ave Los Angeles	90044	6038010903	6002.825	[Q]C2-1
Los Angeles	Available	7.796	6.327	0.000	14.124	8752 S Vermont Ave Los Angeles	90044	6038010904	3001.250	[Q]C2-1
Los Angeles	Available	0.253	0.206	0.000	0.459	9111 Menlo Ave Los Angeles	90044	6039001900	15606.622	R2-1
Los Angeles	Available	0.076	0.062	0.000	0.138	9146 S Figueroa St Los Angeles	90003	6039003900	4689.275	[Q]C2-1VL
Los Angeles	Available	0.370	0.300	0.000	0.670	8501 S Broadway Los Angeles	90003	6040005900	22766.318	[Q]C2-1
Los Angeles	Available	0.070	0.057	0.000	0.127	243 W 86th Pl Los Angeles	90003	6040013900	4320.496	[Q]C2-1
Los Angeles	Available	0.070	0.057	0.000	0.127	239 W 86th Pl Los Angeles	90003	6040013901	4320.222	[Q]C2-1
Los Angeles	Available	0.492	0.399	0.000	0.891	329 W 87th St Los Angeles	90003	6040014905	30310.384	[Q]C2-1
Los Angeles	Available	0.036	0.029	0.000	0.065			6040014906	2196.992	R4-1
Los Angeles	Available	0.351	0.285	0.000	0.635	239 1/4 W 87th St Los Angeles	90003	6040015900	21597.841	[Q]C2-1
Los Angeles	Available	0.070	0.057	0.000	0.127	244 W 86th Pl Los Angeles	90003	6040015901	4319.560	[Q]C2-1
Los Angeles	Available	9.613	7.802	0.000	17.415			6042006900	592115.565	R2-1
Los Angeles	Available	2.101	1.705	0.000	3.806	9102 Compton Ave Los Angeles	90002	6044007902	129396.634	R3-1
Los Angeles	Available	0.055	0.044	0.000	0.099	9526 Grape St Los Angeles	90002	6046014902	3372.240	R1-1
Los Angeles	Available	4.843	3.930	0.000	8.773			6046021915	298289.121	RAS3(UV)
Los Angeles	Available	2.758	2.238	0.000	4.996			6046021916	169850.650	RAS3(UV)
Los Angeles	Available	0.364	0.295	0.000	0.659	1505 E 103rd St Los Angeles	90002	6048012930	22392.643	PF-1
Los Angeles	Available	0.369	0.300	0.000	0.669	1513 E 103rd St Los Angeles	90002	6048012931	22757.264	PF-1
Los Angeles	Available	0.044	0.036	0.000	0.079			6048012932	2700.758	PF-1
Los Angeles	Available	0.444	0.361	0.000	0.805	10205 Compton Ave Los Angeles	90002	6048012933	27366.332	PF-1
Los Angeles	Available	0.014	0.012	0.000	0.026			6048013923	886.839	OS-1XL
Los Angeles	Available	1.550	1.258	0.000	2.808	10212 Compton Ave Los Angeles	90002	6048013927	95467.851	[Q]C2-1
Los Angeles	Available	2.739	2.223	0.000	4.961	1645 E 103rd St Los Angeles	90002	6048013928	168688.937	[Q]C2-1
Los Angeles	Available	0.339	0.275	0.000	0.614	1845 E 103rd St Los Angeles	90002	6048028934	20888.430	R3-1
Los Angeles	Available	0.250	0.203	0.000	0.453	1827 E 103rd Pl Los Angeles	90002	6048028935	15418.357	R3-1
Los Angeles	Available	0.145	0.118	0.000	0.263	9927 Holmes Ave Los Angeles	90002	6048030901	8951.144	R1-1
Los Angeles	Available	0.096	0.078	0.000	0.174	1773 E Century Blvd Los Angeles	90002	6048030902	5921.799	R1-1
Los Angeles	Available	0.054	0.044	0.000	0.098	9921 Holmes Ave Los Angeles	90002	6048030903	3324.138	R1-1
Los Angeles	Available	0.108	0.088	0.000	0.195	9922 Holmes Ave Los Angeles	90002	6048035900	6644.426	R1-1
Los Angeles	Available	0.108	0.088	0.000	0.195	9909 Bandera St Los Angeles	90002	6048035901	6645.006	
Los Angeles	Available	0.108	0.088	0.000	0.195	9917 Bandera St Los Angeles	90002	6048035902	6645.854	R1-1

Los Angeles	Available	0.054	0.044	0.000	0.098	9924 Holmes Ave Los Angeles	90002	6048035903	3321.682	R1-1
Los Angeles	Available	0.098	0.080	0.000	0.178	1807 E Century Blvd Los Angeles	90002	6048035904	6051.186	R1-1
Los Angeles	Available	0.108	0.088	0.000	0.195	9914 Holmes Ave Los Angeles	90002	6048035905	6643.622	R1-1
Los Angeles	Available	0.108	0.088	0.000	0.195	9912 Holmes Ave Los Angeles	90002	6048035907	6645.563	R1-1
Los Angeles	Available	0.319	0.259	0.000	0.578	9923 Bandera St Los Angeles	90002	6048035908	19667.433	R1-1
Los Angeles	Available	0.149	0.121	0.000	0.270	9532 S Central Ave Los Angeles	90002	6049013900	9183.472	RD3-1
Los Angeles	Available	0.121	0.098	0.000	0.220	9616 S Central Ave Los Angeles	90002	6049014901	7469.506	RD3-1
Los Angeles	Available	0.085	0.069	0.000	0.155	1104 E Century Blvd Los Angeles	90002	6049028900	5260.144	R2-1
Los Angeles	Available	16.553	13.434	0.000	29.986	9615 S Central Ave Los Angeles	90002	6049029900	1019538.896	M1-1
Los Angeles	Available	1.083	0.879	0.000	1.961			6050035900	66685.076	R1-1
Los Angeles	Available	0.786	0.638	0.000	1.423			6051002900	48386.906	R1-1
Los Angeles	Available	0.350	0.284	0.000	0.634	659 E 105th St Los Angeles	90002	6051027900	21559.996	R1-1
Los Angeles	Available	0.351	0.285	0.000	0.636	654 E 105th St Los Angeles	90002	6051028900	21625.189	R1-1
Los Angeles	Available	0.338	0.274	0.000	0.612	658 E 106th St Los Angeles	90002	6051029900	20810.820	R1-1
Los Angeles	Available	0.357	0.290	0.000	0.647	658 E 107th St Los Angeles	90002	6051030902	21995.653	R1-1
Los Angeles	Available	13.015	10.563	0.000	23.577			6053006904	5010.198	RD1.5-1
Los Angeles	Available	313.255	254.236	0.000	567.490	218 1/2 W 94th St Los Angeles	90003	6053006926	120591.660	C2-1
Los Angeles	Available	0.329	0.267	0.000	0.596	9621 S Figueroa St Los Angeles	90003	6054028900	20248.072	PF-1
Los Angeles	Available	5.903	4.791	0.000	10.694	1975 W Century Blvd Los Angeles	90047	6057010902	363583.641	OS-1XL
Los Angeles	Available	0.269	0.218	0.000	0.488	437 E 108th St Los Angeles	90061	6063029901	16575.049	R2-1
Los Angeles	Available	12.347	10.021	0.000	22.367			6065017907	760490.251	R2-1
Los Angeles	Available	0.151	0.123	0.000	0.274			6065023916	9319.477	PF-1
Los Angeles	Available	0.152	0.123	0.000	0.276	1760 E 104th St Los Angeles	90002	6065028902	9370.388	R1-1
Los Angeles	Available	0.203	0.165	0.000	0.367	1727 E 107th St Los Angeles	90002	6065034901	12492.412	OS-1XL
Los Angeles	Available	0.152	0.123	0.000	0.276	1713 E 107th St Los Angeles	90002	6065034902	9369.354	OS-1XL
Los Angeles	Available	0.225	0.182	0.000	0.407			6065034906	13841.854	OS-1XL
Los Angeles	Available	0.051	0.041	0.000	0.092	10626 Graham Ave Los Angeles	90002	6065034907	3130.679	OS-1XL
Los Angeles	Available	0.051	0.041	0.000	0.092	10618 Graham Ave Los Angeles	90002	6065034908	3130.876	OS-1XL
Los Angeles	Available	0.102	0.083	0.000	0.184	10622 Graham Ave Los Angeles	90002	6065034909	6262.211	OS-1XL
Los Angeles	Available	0.101	0.082	0.000	0.184	1707 E 107th St Los Angeles	90002	6065034910	6246.582	OS-1XL
Los Angeles	Available	0.122	0.099	0.000	0.221	10614 Graham Ave Los Angeles	90002	6065034911	7530.090	OS-1XL
Los Angeles	Available	0.051	0.041	0.000	0.092	10616 Graham Ave Los Angeles	90002	6065034912	3130.788	OS-1XL
Los Angeles	Available	0.058	0.047	0.000	0.105	1831 E 108th St Los Angeles	90059	6065036900	3564.718	R2-1
Los Angeles	Available	0.060	0.048	0.000	0.108	10627 Croesus Ave Los Angeles	90002	6066013901	3678.529	R1-1
Los Angeles	Available	0.085	0.069	0.000	0.154	2254 E 103rd St Los Angeles	90002	6066015900	5250.535	RD2-1
Los Angeles	Available	0.053	0.043	0.000	0.096	2206 E 103rd St Los Angeles	90002	6066018904	3249.824	[Q]R4-1
Los Angeles	Available	0.079	0.064	0.000	0.143	2054 E 110th St Los Angeles	90059	6067009902	4874.660	R1-1
Los Angeles	Available	2.744	2.227	0.000	4.970	11541 S Croesus Ave Los Angeles	90059	6067013900	168996.397	RD2-1
Los Angeles	Available	8.601	6.980	0.000	15.581	11425 Gorman Ave Los Angeles	90059	6067013901	529760.645	RD2-1
Los Angeles	Available	0.169	0.137	0.000	0.306			6067013902	10395.434	RD2-1
Los Angeles	Available	2.056	1.669	0.000	3.725			6067014900	126641.934	RD2-1
Los Angeles	Available	2.404	1.951	0.000	4.355			6067014901	148053.957	RD2-1
Los Angeles	Available	4.249	3.449	0.000	7.698			6067014902	261738.641	RD2-1
Los Angeles	Available	0.043	0.035	0.000	0.077	2319 Santa Ana Blvd S Los Angeles	90059	6067027900	2621.668	(Q)RZ2.5-1

Los Angeles	Available	0.041	0.033	0.000	0.073	2331 Santa Ana Blvd S Los Angeles	90059	6067027901	2497.838	(Q)RZ2.5-1
Los Angeles	Available	0.040	0.033	0.000	0.073	2256 Santa Ana Blvd N Los Angeles	90059	6067027902	2490.710	(Q)RZ2.5-1
Los Angeles	Available	0.040	0.033	0.000	0.073	2260 Santa Ana Blvd N Los Angeles	90059	6067027903	2472.732	(Q)RZ2.5-1
Los Angeles	Available	0.040	0.033	0.000	0.073	2266 Santa Ana Blvd N Los Angeles	90059	6067027904	2494.351	(Q)RZ2.5-1
Los Angeles	Available	0.040	0.033	0.000	0.073	2323 Santa Ana Blvd S Los Angeles	90059	6067027905	2488.370	(Q)RZ2.5-1
Los Angeles	Available	0.040	0.033	0.000	0.073	2350 Santa Ana Blvd N Los Angeles	90059	6067027906	2472.239	(Q)RZ2.5-1
Los Angeles	Available	0.040	0.033	0.000	0.073	2365 Santa Ana Blvd S Los Angeles	90059	6067027907	2481.453	(Q)RZ2.5-1
Los Angeles	Available	0.040	0.033	0.000	0.073	2369 Santa Ana Blvd S Los Angeles	90059	6067027908	2473.561	(Q)RZ2.5-1
Los Angeles	Available	0.040	0.033	0.000	0.073	2114 Santa Ana Blvd N Los Angeles	90059	6067028900	2471.476	(Q)RZ2.5-1
Los Angeles	Available	0.041	0.033	0.000	0.074	2131 Santa Ana Blvd S Los Angeles	90059	6067028901	2505.728	(Q)RZ2.5-1
Los Angeles	Available	0.040	0.033	0.000	0.073	2135 Santa Ana Blvd S Los Angeles	90059	6067028902	2470.327	(Q)RZ2.5-1
Los Angeles	Available	0.041	0.033	0.000	0.074	2137 Santa Ana Blvd S Los Angeles	90059	6067028903	2517.754	(Q)RZ2.5-1
Los Angeles	Available	0.040	0.033	0.000	0.073	2225 Santa Ana Blvd S Los Angeles	90059	6067028904	2471.466	(Q)RZ2.5-1
Los Angeles	Available	0.051	0.041	0.000	0.092	10825 Gorman Ave Los Angeles	90059	6068008900	3128.199	R1-1
Los Angeles	Available	0.071	0.057	0.000	0.128	10915 Mona Blvd Los Angeles	90059	6068012901	4360.052	R1-1
Los Angeles	Available	0.051	0.041	0.000	0.092	2361 E 108th St Los Angeles	90059	6068013900	3122.671	R1-1
Los Angeles	Available	0.031	0.025	0.000	0.057	1631 E 110th St Los Angeles	90059	6069009900	1931.626	R2-1
Los Angeles	Available	0.063	0.051	0.000	0.114	1647 E 111th Pl Los Angeles	90059	6069011901	3863.532	R2-1
Los Angeles	Available	0.107	0.087	0.000	0.194	1767 1/2 E 112th St Los Angeles	90059	6069018900	6589.429	R1-1
Los Angeles	Available	0.017	0.014	0.000	0.032			6069029902	1074.777	C2-1VL
Los Angeles	Available	0.212	0.172	0.000	0.385	1849 E Imperial Hwy Los Angeles	90059	6069029903	13080.790	C2-1VL
Los Angeles	Available	0.010	0.008	0.000	0.018			6069029904	618.755	C2-1VL
Los Angeles	Available	0.114	0.092	0.000	0.206	1840 E 115th St Los Angeles	90059	6069029905	7016.541	R1-1
Los Angeles	Available	0.055	0.045	0.000	0.100	1844 E 115th St Los Angeles	90059	6069029906	3398.074	R1-1
Los Angeles	Available	0.114	0.092	0.000	0.206	1836 E 115th St Los Angeles	90059	6069029907	7013.092	R1-1
Los Angeles	Available	0.114	0.092	0.000	0.206	1832 E 115th St Los Angeles	90059	6069029909	7008.213	R1-1
Los Angeles	Available	0.114	0.092	0.000	0.206	1824 E 115th St Los Angeles	90059	6069029910	7001.996	R1-1
Los Angeles	Available	0.087	0.070	0.000	0.157	1833 State Route 90 Los Angeles	90059	6069029912	5328.668	CR-1VL
Los Angeles	Available	0.083	0.067	0.000	0.151	1821 State Route 90 Los Angeles	90059	6069029914	5121.130	CR-1VL
Los Angeles	Available	0.249	0.202	0.000	0.451	10812 S Central Ave Los Angeles	90059	6070001900	15339.329	[Q]C2-1VL
Los Angeles	Available	0.233	0.189	0.000	0.421	1214 E 108th St Los Angeles	90059	6070001901	14322.843	R2-1
Los Angeles	Available	0.062	0.051	0.000	0.113	1417 E 109th St Los Angeles	90059	6070002902	3845.124	R2-1
Los Angeles	Available	0.062	0.051	0.000	0.113	1415 E 109th St Los Angeles	90059	6070002903	3845.154	R2-1
Los Angeles	Available	0.062	0.051	0.000	0.113	1413 E 109th St Los Angeles	90059	6070002904	3845.124	R2-1
Los Angeles	Available	0.012	0.010	0.000	0.022			6070008900	749.825	R2-1
Los Angeles	Available	0.022	0.018	0.000	0.039			6070008901	1328.288	R2-1
Los Angeles	Available	1.067	0.866	0.000	1.934			6070010900	65742.540	R2-1
Los Angeles	Available	0.886	0.719	0.000	1.605			6070011900	54577.782	R2-1
Los Angeles	Available	1.784	1.448	0.000	3.232			6070011901	109873.427	R2-1
Los Angeles	Available	2.410	1.956	0.000	4.365	11155 Antwerp St Los Angeles	90059	6070011902	148412.644	R2-1
Los Angeles	Available	12.164	9.872	0.000	22.036			6070012900	749226.420	R2-1
Los Angeles	Available	1.524	1.237	0.000	2.761			6070013900	93861.708	R2-1
Los Angeles	Available	2.273	1.845	0.000	4.118			6070013901	140011.639	R2-1
Los Angeles	Available	0.804	0.652	0.000	1.456	11328 Alvaro St Los Angeles	90059	6070014900	49506.985	R2-1

Los Angeles	Available	0.081	0.066	0.000	0.146	11235 Hooper Ave Los Angeles	90059	6070014901	4980.054	R2-1
Los Angeles	Available	2.344	1.902	0.000	4.246			6070016900	144351.201	RD2-1
Los Angeles	Available	4.973	4.036	0.000	9.009			6070016901	306293.922	RD2-1
Los Angeles	Available	1.798	1.460	0.000	3.258			6070017900	110776.234	RD2-1
Los Angeles	Available	3.367	2.733	0.000	6.100			6070017901	207412.203	RD2-1
Los Angeles	Available	2.309	1.874	0.000	4.182	1500 E 114th St Los Angeles	90059	6070017902	142203.591	RD2-1
Los Angeles	Available	0.143	0.116	0.000	0.259			6071001900	8818.703	RD1.5-1
Los Angeles	Available	0.188	0.153	0.000	0.341			6071002900	11608.194	R2-1
Los Angeles	Available	0.316	0.256	0.000	0.572			6071003900	19449.881	R2-1
Los Angeles	Available	0.289	0.234	0.000	0.523			6071004900	17771.639	R2-1
Los Angeles	Available	0.346	0.281	0.000	0.627	654 E 110th St Los Angeles	90059	6071005900	21323.852	R2-1
Los Angeles	Available	0.116	0.094	0.000	0.210			6071006900	7143.254	R2-1
Los Angeles	Available	0.064	0.052	0.000	0.116	1100 E 108th St Los Angeles	90059	6071018900	3951.881	M1-1
Los Angeles	Available	2.106	1.710	0.000	3.816			6071021914	129743.262	M1-1
Los Angeles	Available	3.018	2.450	0.000	5.468			6071021915	185908.321	M1-1
Los Angeles	Available	1.287	1.045	0.000	2.332			6071021916	79283.143	M1-1
Los Angeles	Available	0.743	0.603	0.000	1.347			6071022900	45790.170	M1-1
Los Angeles	Available	2.426	1.969	0.000	4.394	710 E 111th Pl Los Angeles	90059	6071022902	149408.751	M1-1
Los Angeles	Available	0.463	0.376	0.000	0.839			6072001900	28525.265	R2-1
Los Angeles	Available	0.522	0.424	0.000	0.946			6072005900	32159.773	R2-1
Los Angeles	Available	0.554	0.449	0.000	1.003			6072007900	34106.090	R2-1
Los Angeles	Available	2.687	2.181	0.000	4.867	10709 S Main St Los Angeles	90061	6074009923	165485.131	PF-1
Los Angeles	Available	0.266	0.216	0.000	0.482	122 W 108th St Los Angeles	90061	6074010900	16396.525	PF-1
Los Angeles	Available	0.049	0.040	0.000	0.089	10825 S Main St Los Angeles	90061	6074010905	3022.592	C2-1
Los Angeles	Available	0.338	0.274	0.000	0.612	117 W 109th Pl Los Angeles	90061	6074010906	20808.486	R2-1
Los Angeles	Available	0.164	0.133	0.000	0.297	130 W 108th St Los Angeles	90061	6074010907	10094.030	R2-1
Los Angeles	Available	0.501	0.407	0.000	0.908	10801 S Main St Los Angeles	90061	6074010908	30870.241	C2-1
Los Angeles	Available	0.209	0.170	0.000	0.379	819 E 120th St Los Angeles	90059	6084019900	12885.126	(T)(Q)RD1.5-1
Los Angeles	Available	0.144	0.117	0.000	0.262	136 E 120th St Los Angeles	90061	6086001900	8897.696	R3-1
Los Angeles	Available	0.180	0.146	0.000	0.325	140 E 120th St Los Angeles	90061	6086001901	11062.117	R3-1
Los Angeles	Available	0.148	0.120	0.000	0.268	739 Laconia Blvd Los Angeles	90044	6117018900	9100.771	RD1.5-1XL-O
Los Angeles	Available	0.200	0.163	0.000	0.363	732 Laconia Pl Los Angeles	90044	6117019901	12347.777	R3-1-O
Los Angeles	Available	0.919	0.746	0.000	1.665	12926 S Vermont Ave Gardena	90247	6117023902	56622.353	[Q]PF-1
Los Angeles	Available	0.953	0.774	0.000	1.727	12921 S Hoover St Gardena	90247	6117024902	58707.508	[Q]PF-1
Los Angeles	Available	1.150	0.934	0.000	2.084	555 W 146th St Gardena	90248	6119006900	70855.589	[Q]PF-1
Los Angeles	Available	1.513	1.228	0.000	2.742			6119012900	93216.831	[Q]PF-1
Los Angeles	Available	0.177	0.144	0.000	0.320			6119017900	10894.287	[Q]PF-1
Los Angeles	Available	0.092	0.075	0.000	0.167			6120021900	5693.033	R2-1
Los Angeles	Available	0.839	0.681	0.000	1.520			6120023908	51667.567	[Q]PF-1
Los Angeles	Available	0.925	0.750	0.000	1.675			6120023910	56944.864	[Q]PF-1
Los Angeles	Available	1.004	0.815	0.000	1.820			6120024900	61870.924	[Q]PF-1
Los Angeles	Available	1.022	0.830	0.000	1.852			6120025900	62968.824	[Q]PF-1
Los Angeles	Available	0.996	0.808	0.000	1.804			6120026902	61332.027	[Q]PF-1
Los Angeles	Available	0.184	0.149	0.000	0.333			6120027901	11320.833	[Q]PF-1

Los Angeles	Available	0.997	0.809	0.000	1.806			6120028901	61399.888	[Q]PF-1
Los Angeles	Available	1.253	1.017	0.000	2.270			6120029900	77178.963	[Q]PF-1
Los Angeles	Available	0.510	0.414	0.000	0.924			6121001901	31401.929	[Q]PF-1
Los Angeles	Available	0.039	0.032	0.000	0.071			6121001904	2400.654	[Q]PF-1
Los Angeles	Available	0.960	0.779	0.000	1.740			6121002901	59145.574	[Q]PF-1
Los Angeles	Available	0.761	0.618	0.000	1.379			6121003902	46889.650	[Q]PF-1
Los Angeles	Available	1.069	0.868	0.000	1.936			6121004901	65840.621	[Q]PF-1
Los Angeles	Available	0.205	0.166	0.000	0.371	802 W Gardena Blvd Gardena	90247	6121007900	12610.137	C2-1
Los Angeles	Available	0.199	0.161	0.000	0.360	18030 S Vermont Ave Gardena	90248	6121019902	12254.781	M2-1
Los Angeles	Available	1.345	1.092	0.000	2.437			6132003900	82851.688	[Q]PF-1
Los Angeles	Available	2.077	1.685	0.000	3.762	599 W 135th St Gardena	90248	6132004900	127915.657	[Q]PF-1
Los Angeles	Available	2.079	1.687	0.000	3.766			6132005900	128055.418	[Q]PF-1
Los Angeles	Available	1.962	1.592	0.000	3.554			6132006900	120829.594	[Q]PF-1
Los Angeles	Available	0.862	0.699	0.000	1.561			7339007901	53064.190	[Q]PF-1
Los Angeles	Available	2.446	1.985	0.000	4.432			7339008911	150682.316	[Q]PF-1
Los Angeles	Available	0.069	0.056	0.000	0.124			7339008912	4222.618	[Q]PF-1
Los Angeles	Available	0.453	0.368	0.000	0.821			7339008913	27927.477	[Q]PF-1
Los Angeles	Available	0.414	0.336	0.000	0.750			7339008914	25504.419	OS
Los Angeles	Available	2.044	1.659	0.000	3.704	1431 W Del Amo Blvd Torrance	90501	7351019904	125919.884	PF
Los Angeles	Available	2.000	1.623	0.000	3.623			7351033900	123196.238	PF
Los Angeles	Available	4.192	3.402	0.000	7.594	20201 S Vermont Ave Torrance	90502	7351034901	258206.633	
Los Angeles	Available	3.550	2.881	0.000	6.432	6150 W 96th St Los Angeles	90045	4124027906	218680.081	LAX
Los Angeles	Available	0.009	0.007	0.000	0.016			5122026901	534.745	[Q]CM-2
Los Angeles	Available	1.125	0.913	0.000	2.038			5173004900	69290.652	PF-1XL-RIO
Los Angeles	Available	0.048	0.039	0.000	0.086			5220027901	2937.341	PF-1
Los Angeles	Available	0.252	0.205	0.000	0.457	5029 Lincoln Ave Los Angeles	90042	5477001901	15550.115	[Q]C4-1XL
Los Angeles	Available	7.204	5.846	0.000	13.050	2100 E Century Blvd Los Angeles	90002	6046021917	443699.978	OS(UV)
Los Angeles	Available	0.154	0.125	0.000	0.278	9722 S Central Ave Los Angeles	90002	6049014900	9462.709	RD3-1
Los Angeles	Available	0.033	0.027	0.000	0.060			6121022903	2042.069	M2-1VL
Los Angeles	Available	0.136	0.110	0.000	0.247	312 W 120th St Los Angeles	90061	6132024900	8382.825	R3-1
Los Angeles	Available	5.227	4.242	0.000	9.468			2032002901	321926.448	OS-1XL
Los Angeles	Available	1.318	1.070	0.000	2.388	6019 County Oak Rd Woodland Hills	91367	2032030900	81200.888	RE11-1
Los Angeles	Available	0.237	0.193	0.000	0.430	5216 W Arbor Vitae St Los Angeles	90045	4128004926	14624.614	LAX
Los Angeles	Available	0.498	0.404	0.000	0.901	5210 W Arbor Vitae St Los Angeles	90045	4128004927	30648.071	LAX
Los Angeles	Available	19.420	15.761	0.000	35.180	7540 Grand Ave Playa Del Rey	90293	4131027901	1196135.889	PF-1
Los Angeles	Available	45.321	36.782	0.000	82.103	7405 Grand Ave Playa Del Rey	90293	4131028900	2791498.552	PF-1
Los Angeles	Available	0.010	0.008	0.000	0.018			5029017918	618.625	OS-1XL
Los Angeles	Available	1.172	0.951	0.000	2.123	3492 Emery St Los Angeles	90023	5192016904	72184.595	M3-1-CUGU
Los Angeles	Available	0.048	0.039	0.000	0.086			5220027901	2937.341	PF-1
Los Angeles	Available	1.766	1.433	0.000	3.200			5313001906	108787.474	A1-1
Los Angeles	Available	0.252	0.205	0.000	0.457	5029 Lincoln Ave Los Angeles	90042	5477001901	15550.115	[Q]C4-1XL
Los Angeles	Available	5.523	4.482	0.000	10.005	936 N Poinsettia Pl Los Angeles	90046	5531019900	340185.947	[Q]PF-1XL
Los Angeles	Available	0.523	0.425	0.000	0.948	2107 N Ridgemont Dr Los Angeles	90046	5564028901	32227.174	OS-1XL
Los Angeles	Available	0.733	0.595	0.000	1.328			5678021902	45168.003	OS-1XL-CDO

Los Angeles	Available	0.032	0.026	0.000	0.057			5683013900	1949.117	R1-1-CDO
Los Angeles	Available	0.154	0.125	0.000	0.278	9722 S Central Ave Los Angeles	90002	6049014900	9462.709	RD3-1
Los Angeles	Available	0.574	0.466	0.000	1.040	18120 S Normandie Ave Gardena	90248	6111026900	35351.109	R1-1
Los Angeles	Available	0.033	0.027	0.000	0.060			6121022903	2042.069	M2-1VL
Los Angeles	Available	0.313	0.254	0.000	0.567	22345 Malden St Canoga Park	91304	2004018900	19284.476	RE11-1
Los Angeles	Available	0.183	0.149	0.000	0.332	22330 Napa St Canoga Park	91304	2004018901	11300.887	RE11-1
Los Angeles	Available	0.190	0.154	0.000	0.344	22322 Napa St Canoga Park	91304	2004018902	11682.544	RE11-1
Los Angeles	Available	3.512	2.851	0.000	6.363			2005002901	216347.081	A1-1
Los Angeles	Available	0.029	0.024	0.000	0.053			2012014900	1786.677	
Los Angeles	Available	0.016	0.013	0.000	0.029			2012015900	989.954	A1-1
Los Angeles	Available	0.471	0.382	0.000	0.853	23004 Roscoe Blvd Canoga Park	91304	2014008900	29006.109	RS-1
Los Angeles	Available	0.047	0.038	0.000	0.086			2017016900	2915.692	RE40-1
Los Angeles	Available	1.193	0.968	0.000	2.161	18450 Ingomar St Reseda	91335	2102021901	73478.230	R3-1
Los Angeles	Available	0.291	0.236	0.000	0.526			2103011902	17894.928	PF-1XL
Los Angeles	Available	0.669	0.543	0.000	1.212	7725 Reseda Blvd Reseda	91335	2103025901	41208.228	R3-1
Los Angeles	Available	0.042	0.034	0.000	0.076			2105017901	2580.590	RA-1
Los Angeles	Available	0.028	0.023	0.000	0.051			2105018900	1730.324	RA-1
Los Angeles	Available	0.017	0.014	0.000	0.030			2108001902	1025.165	RS-1
Los Angeles	Available	2.102	1.706	0.000	3.809	16623 Arminta St Van Nuys	91406	2205003901	129493.011	M2-1
Los Angeles	Available	2.673	2.169	0.000	4.843			2205004901	164648.324	[T][Q]M2-1VL
Los Angeles	Available	0.209	0.170	0.000	0.379			2209031900	12897.558	[Q]M1-1
Los Angeles	Available	0.109	0.089	0.000	0.198			2209031901	6742.396	M1-1
Los Angeles	Available	3.260	2.646	0.000	5.905	14347 Arminta St Panorama City	91402	2212028900	200785.571	[Q]M2-1-CDO
Los Angeles	Available	1.104	0.896	0.000	2.001	7870 Nollan Pl Panorama City	91402	2212028901	68018.176	[Q]M2-1-CDO
Los Angeles	Available	0.008	0.006	0.000	0.014			2222001900	477.877	M1-1
Los Angeles	Available	0.069	0.056	0.000	0.126			2222002900	4278.432	M1-1
Los Angeles	Available	0.496	0.402	0.000	0.898	7960 Ventura Canyon Ave Panorama City	91402	2301011901	30532.260	RS-1
Los Angeles	Available	0.011	0.009	0.000	0.020			2301011903	675.946	RA-1
Los Angeles	Available	0.015	0.012	0.000	0.026			2303001902	900.224	RA-1
Los Angeles	Available	0.009	0.007	0.000	0.016			2303003901	552.309	
Los Angeles	Available	0.008	0.007	0.000	0.015			2303003903	495.018	RA-1
Los Angeles	Available	0.008	0.007	0.000	0.015			2303004900	501.881	RA-1
Los Angeles	Available	0.014	0.012	0.000	0.026			2304008900	884.728	RA-1
Los Angeles	Available	0.041	0.033	0.000	0.074			2304014900	2522.076	RS-1
Los Angeles	Available	0.390	0.316	0.000	0.706			2305001900	24008.297	PF-1XL
Los Angeles	Available	0.886	0.719	0.000	1.605			2305003900	54568.380	PF-1XL
Los Angeles	Available	0.437	0.354	0.000	0.791			2305004900	26903.970	PF-1XL
Los Angeles	Available	0.115	0.094	0.000	0.209			2308009900	7103.194	PF-1XL
Los Angeles	Available	0.018	0.015	0.000	0.033			2308011901	1128.457	OS-1XL
Los Angeles	Available	2.668	2.165	0.000	4.833	7910 Whitsett Ave North Hollywood	91605	2308024900	164335.106	PF-1XL
Los Angeles	Available	1.865	1.514	0.000	3.379	11800 Roscoe Blvd Sun Valley	91352	2310006900	114873.495	PF-1XL-CUGU
Los Angeles	Available	0.589	0.478	0.000	1.067			2310007900	36273.127	PF-1XL-CUGU
Los Angeles	Available	2.119	1.720	0.000	3.839	11801 Strathern St North Hollywood	91605	2310008900	130531.049	PF-1XL-CUGU
Los Angeles	Available	0.009	0.007	0.000	0.015			2310013900	524.959	R1-1-CUGU

Los Angeles	Available	0.011	0.009	0.000	0.020			2310019900	690.448	R1-1-CUGU
Los Angeles	Available	0.014	0.011	0.000	0.026			2310021902	869.274	R1-1-CUGU
Los Angeles	Available	0.525	0.426	0.000	0.950			2310022901	32312.278	PF-1XL-CUGU
Los Angeles	Available	0.505	0.410	0.000	0.915	11800 Strathern St North Hollywood	91605	2310022903	31095.751	PF-1XL-CUGU
Los Angeles	Available	1.167	0.947	0.000	2.115			2310023901	71901.620	PF-1XL-CUGU
Los Angeles	Available	0.455	0.369	0.000	0.824	7935 Vineland Ave Sun Valley	91352	2314007900	27999.893	[Q]R1-1-CDO-CUGU
Los Angeles	Available	0.227	0.184	0.000	0.412	7945 Vineland Ave Sun Valley	91352	2314007901	14000.050	[Q]CR-1L-CDO-CUGU
Los Angeles	Available	0.135	0.109	0.000	0.244	8742 La Tuna Canyon Rd Sun Valley	91352	2401003910	8303.829	A1-1XL-K
Los Angeles	Available	0.329	0.267	0.000	0.596			2404006902	20279.741	
Los Angeles	Available	0.263	0.214	0.000	0.477			2404018906	16203.336	R1-1
Los Angeles	Available	0.314	0.255	0.000	0.569	8642 Sunland Blvd Sun Valley	91352	2404026900	19358.819	R2-1VL-CUGU
Los Angeles	Available	0.240	0.195	0.000	0.435			2408001903	14781.908	[T]P-1-CUGU
Los Angeles	Available	10.602	8.605	0.000	19.207	11025 Randall St Sun Valley	91352	2408001904	653040.794	[T][Q]M2-1-CUGU
Los Angeles	Available	0.152	0.123	0.000	0.275			2408005901	9344.682	P-1-CUGU
Los Angeles	Available	0.291	0.236	0.000	0.528	8943 Glenoaks Blvd Sun Valley	91352	2408006900	17938.291	C2-1VL-CUGU
Los Angeles	Available	0.011	0.009	0.000	0.020			2408017900	666.148	(Q)M2-1-CUGU
Los Angeles	Available	0.013	0.011	0.000	0.024			2466031900	826.549	M1-1
Los Angeles	Available	0.031	0.025	0.000	0.056			2501010900	1893.812	RA-1-K
Los Angeles	Available	0.019	0.015	0.000	0.034			2501010901	1172.809	RA-1-K
Los Angeles	Available	0.036	0.029	0.000	0.065			2502010900	2223.010	RA-1-K
Los Angeles	Available	0.017	0.014	0.000	0.031			2502010901	1048.317	RA-1-K
Los Angeles	Available	0.034	0.027	0.000	0.061			2502013901	2066.281	RA-1
Los Angeles	Available	0.054	0.044	0.000	0.098	14948 W Foothill Blvd Sylmar	91342	2502016900	3334.972	C2-1VL
Los Angeles	Available	0.019	0.016	0.000	0.035			2503007900	1185.508	RA-1-K
Los Angeles	Available	5.946	4.826	0.000	10.771	13554 Fenton Ave Sylmar	91342	2503009902	366227.609	PF-1VL
Los Angeles	Available	4.477	3.634	0.000	8.111	13601 Astoria St Sylmar	91342	2503010901	275769.404	PF-1VL
Los Angeles	Available	0.017	0.014	0.000	0.031			2505004900	1037.777	RA-1
Los Angeles	Available	0.117	0.095	0.000	0.212	14561 Polk St Sylmar	91342	2505011900	7208.549	PF-1XL-CPIO
Los Angeles	Available	0.172	0.140	0.000	0.312	13059 Glenoaks Blvd Sylmar	91342	2505011903	10611.426	PF-1XL-CPIO
Los Angeles	Available	0.374	0.304	0.000	0.678	13079 Glenoaks Blvd Sylmar	91342	2505011904	23058.283	PF-1XL-CPIO
Los Angeles	Available	0.098	0.079	0.000	0.177	14569 Polk St Sylmar	91342	2505011905	6006.521	PF-1XL-CPIO
Los Angeles	Available	0.098	0.079	0.000	0.177	14565 Polk St Sylmar	91342	2505011906	6006.519	PF-1XL-CPIO
Los Angeles	Available	0.098	0.079	0.000	0.177	14573 Polk St Sylmar	91342	2505011907	6005.657	PF-1XL-CPIO
Los Angeles	Available	0.019	0.016	0.000	0.035			2505021900	1189.953	OS-1XL
Los Angeles	Available	0.011	0.009	0.000	0.019			2505028901	648.954	RA-1
Los Angeles	Available	0.011	0.009	0.000	0.020			2506020900	681.176	(T)R1-1
Los Angeles	Available	0.336	0.272	0.000	0.608			2506034900	20676.433	RD3-1XL-CPIO
Los Angeles	Available	0.112	0.091	0.000	0.203			2506034901	6895.981	RD3-1XL-CPIO
Los Angeles	Available	0.112	0.091	0.000	0.203			2506034902	6897.690	RD3-1XL-CPIO
Los Angeles	Available	0.223	0.181	0.000	0.403	12568 San Fernando Rd Sylmar	91342	2506034903	13711.904	RD3-1XL-CPIO
Los Angeles	Available	0.784	0.636	0.000	1.420			2506035900	48265.396	RD3-1XL-CPIO
Los Angeles	Available	2.574	2.089	0.000	4.663	12165 N Truman Ave Sylmar	91342	2507009905	158529.434	[Q]PF-1VL
Los Angeles	Available	0.451	0.366	0.000	0.817			2507009906	27788.222	[Q]PF-1VL
Los Angeles	Available	0.029	0.024	0.000	0.053			2508021900	1797.966	R1-1

Los Angeles	Available	4.118	3.342	0.000	7.460	13651 Eldridge Ave Sylmar	91342	2510007901	253648.999	PF-1VL
Los Angeles	Available	0.010	0.008	0.000	0.017			2512008900	593.945	RS-1
Los Angeles	Available	1.112	0.903	0.000	2.015	13257 Fenton Ave Sylmar	91342	2512011900	68500.735	PF-1VL
Los Angeles	Available	0.898	0.729	0.000	1.626	13570 Foothill Blvd Sylmar	91342	2513006900	55293.189	RD1.5-1XL
Los Angeles	Available	0.035	0.028	0.000	0.063			2513028908	2125.495	OS-1XL
Los Angeles	Available	5.244	4.256	0.000	9.500	11400 San Fernando Rd San Fernando	91340	2523002902	322993.698	PF-1VL-CUGU
Los Angeles	Available	0.373	0.303	0.000	0.676	11844 Glenoaks Blvd San Fernando	91340	2524001900	22999.741	M2-1-CUGU
Los Angeles	Available	0.019	0.015	0.000	0.034			2525005900	1156.537	RS-1
Los Angeles	Available	0.490	0.398	0.000	0.887			2525019902	30169.078	[Q]M1-1
Los Angeles	Available	13.485	10.945	0.000	24.430	11950 Lopez Canyon Rd Sylmar	91342	2526003909	830612.280	OS-1XL
Los Angeles	Available	33.350	27.067	0.000	60.417	20000 W Lopez Canyon Rd Sylmar	91342	2526003910	2054190.274	OS-1XL
Los Angeles	Available	71.328	57.890	0.000	129.218			2526004901	4393415.331	OS-1XL
Los Angeles	Available	2.361	1.916	0.000	4.277			2526004908	145433.504	A1-1XL
Los Angeles	Available	1.082	0.879	0.000	1.961			2526004909	66673.271	A1-1XL
Los Angeles	Available	2.177	1.767	0.000	3.944			2528007900	134090.992	[T][Q]MR1-1VL
Los Angeles	Available	4.712	3.824	0.000	8.537			2528035903	290249.605	PF-1XL-K
Los Angeles	Available	2.144	1.740	0.000	3.884	11681 Foothill Blvd Sylmar	91342	2530008901	132047.577	(T)RD2-1
Los Angeles	Available	0.072	0.058	0.000	0.130	11545 W Sunburst St Sylmar	91342	2530011902	4410.829	OS-1XL
Los Angeles	Available	0.126	0.102	0.000	0.227	11594 Kamloops St Sylmar	91342	2530011903	7733.837	OS-1XL
Los Angeles	Available	0.040	0.032	0.000	0.072			2530012904	2462.490	OS-1XL
Los Angeles	Available	0.103	0.084	0.000	0.187			2530012905	6364.191	OS-1XL
Los Angeles	Available	3.576	2.902	0.000	6.478			2531001900	220255.455	OS-1XL
Los Angeles	Available	0.109	0.089	0.000	0.198	11801 Pierce St Sylmar	91342	2531034900	6729.631	(T)R1-1
Los Angeles	Available	0.707	0.574	0.000	1.281	12390 Van Nuys Blvd Pacoima	91331	2532010903	43566.368	PF-1VL-CUGU
Los Angeles	Available	0.032	0.026	0.000	0.058			2532023904	1979.144	RS-1-CUGU
Los Angeles	Available	1.947	1.580	0.000	3.528	11243 Glenoaks Blvd Pacoima	91331	2533018900	119939.485	OS-1VL-CUGU
Los Angeles	Available	0.231	0.187	0.000	0.418	13031 Van Nuys Blvd Pacoima	91331	2534015900	14198.194	[Q]C2-1VL-CDO-CUGU
Los Angeles	Available	0.173	0.140	0.000	0.313	11016 Lehigh Ave Pacoima	91331	2534015901	10648.057	R1-1-CUGU
Los Angeles	Available	0.335	0.272	0.000	0.607	10995 Lehigh Ave Pacoima	91331	2534017900	20647.133	R3-1VL-O-CUGU
Los Angeles	Available	5.274	4.280	0.000	9.554			2534019900	324832.165	R1-1-O-CUGU
Los Angeles	Available	9.024	7.324	0.000	16.348	12911 Pierce St Pacoima	91331	2534020900	555822.172	R1-1-O-CUGU
Los Angeles	Available	3.234	2.624	0.000	5.858	10994 Lehigh Ave Pacoima	91331	2534021900	199175.863	R1-1-O-CUGU
Los Angeles	Available	0.438	0.355	0.000	0.793	12655 Garber St Pacoima	91331	2536025900	26955.851	RS-1-CUGU
Los Angeles	Available	0.765	0.621	0.000	1.386	11611 Sheldon St Sun Valley	91352	2537023903	47116.410	M2-1-CUGU
Los Angeles	Available	1.854	1.505	0.000	3.359			2538002900	114217.821	PF-1XL-CUGU
Los Angeles	Available	2.671	2.168	0.000	4.840			2538003900	164545.517	M3-1-G-CUGU
Los Angeles	Available	2.275	1.846	0.000	4.121			2538004900	140126.499	PF-1XL-CUGU
Los Angeles	Available	2.206	1.790	0.000	3.996			2538005901	135865.250	PF-1XL-CUGU
Los Angeles	Available	1.196	0.970	0.000	2.166	11600 Sheldon St Sun Valley	91352	2538005902	73651.807	M2-1-CUGU
Los Angeles	Available	1.128	0.915	0.000	2.043			2538008900	69459.020	PF-1XL-CUGU
Los Angeles	Available	0.072	0.058	0.000	0.130	11758 Wicks St Sun Valley	91352	2538008901	4418.331	PF-1XL-CUGU
Los Angeles	Available	3.044	2.471	0.000	5.515			2538021901	187497.832	PF-1XL-CUGU
Los Angeles	Available	1.512	1.227	0.000	2.740			2538023902	93151.653	PF-1XL
Los Angeles	Available	2.089	1.696	0.000	3.785			2538027900	128695.635	PF-1XL-K-HPOZ

Los Angeles	Available	0.678	0.550	0.000	1.228	10069 N Stonehurst Pl Sun Valley	91352	2538028902	41754.599	PF-1XL-K-HPOZ
Los Angeles	Available	0.376	0.305	0.000	0.681	10101 N Stonehurst Ave Sun Valley	91352	2538030900	23146.330	PF-1XL-K
Los Angeles	Available	1.661	1.348	0.000	3.010			2538031900	102326.546	PF-1XL-K
Los Angeles	Available	0.813	0.659	0.000	1.472			2542002900	50051.087	PF-1XL-K
Los Angeles	Available	0.261	0.212	0.000	0.473			2542004900	16086.320	PF-1XL-K
Los Angeles	Available	1.237	1.004	0.000	2.241			2542004901	76177.763	PF-1XL-K
Los Angeles	Available	1.647	1.337	0.000	2.983			2542007901	101431.773	PF-1XL-K
Los Angeles	Available	2.563	2.080	0.000	4.643			2542008900	157878.752	PF-1XL-K
Los Angeles	Available	0.956	0.775	0.000	1.731			2542009900	58853.410	PF-1XL-K
Los Angeles	Available	0.030	0.024	0.000	0.054			2542024900	1843.096	RA-1-K
Los Angeles	Available	0.069	0.056	0.000	0.125			2542024901	4237.668	RA-1-K
Los Angeles	Available	0.015	0.012	0.000	0.027			2543028900	901.483	RA-1-K
Los Angeles	Available	0.010	0.008	0.000	0.018			2543029900	597.118	RA-1-K
Los Angeles	Available	1.099	0.892	0.000	1.990	10841 Tuxford Pl Sun Valley	91352	2544012902	67674.952	RA-1VL
Los Angeles	Available	0.234	0.190	0.000	0.424			2546010900	14399.196	A1-1
Los Angeles	Available	3.474	2.819	0.000	6.293	9411 Wentworth St Sunland	91040	2548007901	213970.993	RA-1
Los Angeles	Available	0.161	0.131	0.000	0.291	9323 Wentworth St Sunland	91040	2548009903	9904.661	RA-1
Los Angeles	Available	0.012	0.010	0.000	0.021			2549025900	726.757	RA-1-K
Los Angeles	Available	0.011	0.009	0.000	0.020			2549025901	681.945	RA-1-K
Los Angeles	Available	1.854	1.505	0.000	3.359			2550012900	114222.981	PF-1XL-K
Los Angeles	Available	0.107	0.087	0.000	0.193			2550012901	6569.159	RA-1-K
Los Angeles	Available	1.268	1.029	0.000	2.296			2550023900	78071.343	PF-1XL
Los Angeles	Available	0.145	0.117	0.000	0.262	10222 Foothill Blvd Sylmar	91342	2550023901	8915.483	RA-1-K
Los Angeles	Available	17.107	13.884	0.000	30.990	11600 Unknown Street Name Sunland	91040	2551003900	1053663.271	OS-1XL
Los Angeles	Available	13.216	10.726	0.000	23.942	8200 Unknown Street Name Sunland	91040	2551012900	814044.423	OS-1XL
Los Angeles	Available	0.953	0.774	0.000	1.727	11380 Alethea Dr Sunland	91040	2551013900	58729.918	RE40-1
Los Angeles	Available	0.447	0.363	0.000	0.810			2551013901	27555.210	RE40-1
Los Angeles	Available	0.787	0.639	0.000	1.426	11390 Alethea Dr Sunland	91040	2551015900	48484.972	RE40-1
Los Angeles	Available	1.120	0.909	0.000	2.029			2551015901	68988.459	RE40-1
Los Angeles	Available	1.078	0.875	0.000	1.952			2551015902	66373.490	RE40-1
Los Angeles	Available	0.018	0.014	0.000	0.032			2551019900	1080.219	A2-1
Los Angeles	Available	0.534	0.434	0.000	0.968			2551019901	32906.928	A2-1
Los Angeles	Available	0.239	0.194	0.000	0.433			2551020900	14732.051	R1-1
Los Angeles	Available	28.461	23.099	0.000	51.560	7700 Unknown Street Name Sunland	91040	2552004900	1753048.908	OS-1XL
Los Angeles	Available	0.061	0.049	0.000	0.110			2552004901	3733.884	OS-1XL
Los Angeles	Available	56.274	45.671	0.000	101.945	7300 Unknown Street Name Tujunga	91042	2552005901	3466126.062	OS-1XL
Los Angeles	Available	2.774	2.252	0.000	5.026	7601 Airlie Dr Tujunga	91042	2552006900	170877.545	PF-1XL
Los Angeles	Available	24.831	20.152	0.000	44.983	11651 Big Tujunga Canyon Rd Tujunga	91042	2552007902	1529427.655	OS-1XL
Los Angeles	Available	8.416	6.830	0.000	15.246	11401 Mount Gleason Ave Tujunga	91042	2552007906	518353.106	OS-1XL
Los Angeles	Available	5.168	4.194	0.000	9.363	7825 Rim Canyon Rd Sunland	91040	2552009902	318332.008	OS-1XL
Los Angeles	Available	0.258	0.210	0.000	0.468	11037 Plainview Ave Tujunga	91042	2552023903	15921.137	R1-1
Los Angeles	Available	0.137	0.111	0.000	0.248			2552042900	8424.772	RE11-1
Los Angeles	Available	0.009	0.008	0.000	0.017			2555004900	577.446	R1-1-RFA
Los Angeles	Available	0.009	0.008	0.000	0.017			2555005900	581.537	R1-1-RFA

Los Angeles	Available	0.007	0.006	0.000	0.014			2555008901	459.918	R1-1-RFA
Los Angeles	Available	0.073	0.059	0.000	0.132	10558 McVine Ave Sunland	91040	2556022900	4477.599	R1-1-RFA
Los Angeles	Available	0.073	0.059	0.000	0.132	10543 Langmuir Ave Sunland	91040	2556024900	4479.797	R1-1-RFA
Los Angeles	Available	0.681	0.552	0.000	1.233			2557004902	41918.055	R1-1-RFA
Los Angeles	Available	0.377	0.306	0.000	0.683	7703 Wyngate St Tujunga	91042	2558003900	23216.850	OS-1XL
Los Angeles	Available	2.032	1.649	0.000	3.682	7771 Foothill Blvd Tujunga	91042	2558003901	125180.032	OS-1XL
Los Angeles	Available	0.237	0.192	0.000	0.429	7564 W Machrea St Tujunga	91042	2558003902	14579.504	R3-1
Los Angeles	Available	0.633	0.514	0.000	1.147			2559005900	39008.932	OS-1XL
Los Angeles	Available	0.396	0.322	0.000	0.718	7960 Foothill Blvd Sunland	91040	2559006900	24407.176	C2-1VL
Los Angeles	Available	0.034	0.027	0.000	0.061			2559031900	2064.255	RE40-1
Los Angeles	Available	0.427	0.346	0.000	0.773	8642 Foothill Blvd Sunland	91040	2560003900	26274.925	C2-1VL
Los Angeles	Available	0.039	0.032	0.000	0.071			2561003900	2400.000	RE40-1
Los Angeles	Available	0.044	0.036	0.000	0.080			2561021900	2705.235	OS-1XL
Los Angeles	Available	0.150	0.121	0.000	0.271	9705 Estaban Wy Tujunga	91042	2563030900	9220.459	RE11-1
Los Angeles	Available	0.012	0.010	0.000	0.022			2564008900	749.361	R1-1
Los Angeles	Available	0.191	0.155	0.000	0.346			2564008901	11758.991	R1-1
Los Angeles	Available	0.065	0.053	0.000	0.117	6846 Foothill Blvd Tujunga	91042	2564008902	3986.270	C2-1VL
Los Angeles	Available	0.057	0.047	0.000	0.104	6840 Foothill Blvd Tujunga	91042	2564008903	3537.230	C2-1VL
Los Angeles	Available	0.325	0.264	0.000	0.589	6838 Foothill Blvd Tujunga	91042	2564008904	20029.829	R1-1
Los Angeles	Available	0.063	0.052	0.000	0.115			2564008905	3909.003	R1-1
Los Angeles	Available	0.063	0.052	0.000	0.115			2564008906	3908.709	R1-1
Los Angeles	Available	0.141	0.115	0.000	0.256			2564009900	8711.305	R1-1
Los Angeles	Available	1.083	0.879	0.000	1.963			2564014900	66730.623	RE40-1
Los Angeles	Available	0.048	0.039	0.000	0.086			2566016900	2937.676	R1-1-RFA
Los Angeles	Available	0.265	0.215	0.000	0.481	7333 Summitrose St Tujunga	91042	2566016901	16338.634	R1-1-RFA
Los Angeles	Available	0.010	0.008	0.000	0.019	10008 Marcus Ave Tujunga	91042	2568002901	629.172	RD3-1
Los Angeles	Available	0.707	0.574	0.000	1.281	7240 Valmont St Tujunga	91042	2568008902	43554.127	R3-1
Los Angeles	Available	0.100	0.082	0.000	0.182	6242 Blanchard Canyon Rd Tujunga	91042	2569005900	6186.983	RE40-1
Los Angeles	Available	0.558	0.453	0.000	1.011	6030 Sister Elsie Dr Tujunga	91042	2569007900	34383.630	RE40-1
Los Angeles	Available	0.030	0.024	0.000	0.055	6238 Deerwood Trl Tujunga	91042	2569014900	1857.002	RE40-1
Los Angeles	Available	3.997	3.244	0.000	7.240	10330 Haines Canyon Ave Tujunga	91042	2569021900	246172.000	RE40-1
Los Angeles	Available	0.040	0.033	0.000	0.073			2571002901	2482.526	R1-1-RFA
Los Angeles	Available	1.593	1.293	0.000	2.885	9512 Cordero Ave Tujunga	91042	2572017900	98102.746	RE40-1
Los Angeles	Available	0.817	0.663	0.000	1.480			2572031900	50305.058	RE40-1
Los Angeles	Available	0.984	0.798	0.000	1.782	14100 N Simshaw Ave Sylmar	91342	2582017900	60593.373	RS-1
Los Angeles	Available	2.164	1.756	0.000	3.919			2582030902	133262.021	PF-1VL
Los Angeles	Available	0.788	0.639	0.000	1.427	12401 Zelzah Ave Granada Hills	91344	2601023902	48521.041	A1-1-O-K
Los Angeles	Available	0.489	0.397	0.000	0.885			2601028900	30097.261	RE40-1-O-K
Los Angeles	Available	0.454	0.368	0.000	0.822	11530 N Hesperia Ave Granada Hills	91344	2601033900	27962.105	A1-1-K
Los Angeles	Available	0.432	0.351	0.000	0.783	11542 N Hesperia Ave Granada Hills	91344	2601033901	26629.265	A1-1-K
Los Angeles	Available	0.363	0.294	0.000	0.657	11606 N Hesperia Ave Granada Hills	91344	2601033902	22333.337	A1-1-K
Los Angeles	Available	0.361	0.293	0.000	0.653	11618 N Hesperia Ave Granada Hills	91344	2601033903	22217.538	A1-1-K
Los Angeles	Available	0.447	0.363	0.000	0.810	11632 N Hesperia Ave Granada Hills	91344	2601033904	27541.349	A1-1-K
Los Angeles	Available	0.165	0.134	0.000	0.298			2601034900	10140.106	PF-1

Los Angeles	Available	0.309	0.250	0.000	0.559	11480 N Hesperia Ave Granada Hills	91344	2601034904	19005.910	A1-1-K
Los Angeles	Available	0.289	0.235	0.000	0.524			2601034905	17809.184	A1-1-K
Los Angeles	Available	0.382	0.310	0.000	0.691	11500 N Hesperia Ave Granada Hills	91344	2601034906	23500.445	A1-1-K
Los Angeles	Available	0.436	0.354	0.000	0.790	11518 N Hesperia Ave Granada Hills	91344	2601034907	26870.718	A1-1-K
Los Angeles	Available	0.120	0.097	0.000	0.218			2601062900	7397.902	
Los Angeles	Available	17.740	14.397	0.000	32.137			2603002902	1092658.854	A1-1
Los Angeles	Available	0.555	0.450	0.000	1.005			2603002903	34173.581	A1-1
Los Angeles	Available	3.057	2.481	0.000	5.539			2603003903	188319.035	A1-1
Los Angeles	Available	3.640	2.954	0.000	6.593			2603004901	224173.641	A1-1
Los Angeles	Available	9.279	7.531	0.000	16.810			2603005900	571552.291	A1-1
Los Angeles	Available	8.464	6.870	0.000	15.334	16201 N Gilford St Sylmar	91342	2603005903	521346.311	PF-1VL
Los Angeles	Available	0.681	0.552	0.000	1.233			2603005905	41918.931	A1-1
Los Angeles	Available	5.956	4.834	0.000	10.790	16301 W Gilford St Sylmar	91342	2603005906	366869.398	A1-1
Los Angeles	Available	0.701	0.569	0.000	1.271			2603005908	43202.089	PF-1VL
Los Angeles	Available	9.774	7.932	0.000	17.706			2603006901	602000.330	PF-1VL
Los Angeles	Available	4.996	4.055	0.000	9.051			2603006902	307729.800	PF-1VL
Los Angeles	Available	3.013	2.445	0.000	5.458			2603006903	185582.288	PF-1VL
Los Angeles	Available	0.158	0.128	0.000	0.286			2603009900	9737.153	PF-1VL
Los Angeles	Available	2.430	1.972	0.000	4.401	14000 Bradley Ave Sylmar	91342	2603009906	149647.228	PF-1VL
Los Angeles	Available	0.091	0.074	0.000	0.165			2603009907	5625.797	[Q]M1-1
Los Angeles	Available	4.966	4.031	0.000	8.997	14001 Bradley Ave Sylmar	91342	2603010907	305907.400	PF-1VL
Los Angeles	Available	5.206	4.225	0.000	9.431	16200 Yarnell St Sylmar	91342	2603015905	320639.924	PF-1VL
Los Angeles	Available	0.040	0.033	0.000	0.073			2603022900	2491.406	R1-1
Los Angeles	Available	3.736	3.032	0.000	6.769			2604002903	230132.495	PF-1VL
Los Angeles	Available	0.144	0.117	0.000	0.262			2604007901	8897.862	RA-1
Los Angeles	Available	0.067	0.054	0.000	0.121			2604002909	4129.982	
Los Angeles	Available	34.103	27.677	0.000	61.780	13801 San Fernando Rd Sylmar	91342	2604002910	2100522.654	PF-1VL
Los Angeles	Available	0.071	0.057	0.000	0.128			2604022903	4359.217	RA-1-K
Los Angeles	Available	0.850	0.690	0.000	1.540			2604036900	52361.914	PF-1VL
Los Angeles	Available	48.224	39.138	0.000	87.362	12537 Amboy Ave Sylmar	91342	2604038907	2970293.860	OS-1XL
Los Angeles	Available	1.525	1.237	0.000	2.762			2604041903	93906.130	PF-1VL
Los Angeles	Available	0.268	0.217	0.000	0.485	12366 Woodley Ave Granada Hills	91344	2605005902	16488.201	RA-1
Los Angeles	Available	0.093	0.075	0.000	0.168			2605022900	5704.731	RS-1
Los Angeles	Available	0.403	0.327	0.000	0.730	12050 Balboa Blvd Granada Hills	91344	2609027900	24811.956	PF-1
Los Angeles	Available	3.648	2.961	0.000	6.609	14900 W Astoria St Sylmar	91342	2611006900	224696.792	RS-1
Los Angeles	Available	1.498	1.216	0.000	2.715			2611038901	92297.986	OS-1XL
Los Angeles	Available	0.077	0.063	0.000	0.140			2615004903	4756.842	PF-1XL
Los Angeles	Available	1.702	1.381	0.000	3.084			2615010901	104843.526	PF-1XL
Los Angeles	Available	0.356	0.289	0.000	0.645			2615011900	21946.910	R1-1
Los Angeles	Available	1.099	0.892	0.000	1.991	11034 Noble Ave San Fernando	91345	2615011903	67694.837	R1-1
Los Angeles	Available	0.008	0.007	0.000	0.015			2615017903	493.808	
Los Angeles	Available	0.025	0.020	0.000	0.045			2615021900	1533.811	(T)RS-1
Los Angeles	Available	0.155	0.126	0.000	0.281			2616010902	9540.316	RA-1-O-CUGU
Los Angeles	Available	0.364	0.295	0.000	0.659			2616017901	22392.226	A1-1XL-CUGU

Los Angeles	Available	0.010	0.008	0.000	0.018			2616018905	615.562	OS-1XL-CUGU
Los Angeles	Available	0.051	0.041	0.000	0.092			2616018906	3115.933	M1-1-CUGU
Los Angeles	Available	0.008	0.007	0.000	0.015			2618002900	500.092	R1-1-O-CUGU
Los Angeles	Available	0.436	0.354	0.000	0.790	13632 Pinney St Pacoima	91331	2618023901	26868.940	[Q]C2-1VL-O-CDO-CU
Los Angeles	Available	0.245	0.199	0.000	0.444	13483 Van Nuys Blvd Pacoima	91331	2619025900	15097.825	[Q]C2-1VL-O-CDO-CU
Los Angeles	Available	0.122	0.099	0.000	0.220			2620014900	7492.167	[Q]C2-1VL-O-CDO-CU
Los Angeles	Available	0.122	0.099	0.000	0.220	13520 Van Nuys Blvd Pacoima	91331	2620014901	7492.184	[Q]C2-1VL-O-CDO-CU
Los Angeles	Available	0.122	0.099	0.000	0.220			2620014902	7491.786	[Q]C2-1VL-O-CDO-CU
Los Angeles	Available	0.146	0.118	0.000	0.264	13526 Van Nuys Blvd Pacoima	91331	2620014903	8984.051	[Q]C2-1VL-O-CDO-CU
Los Angeles	Available	0.127	0.103	0.000	0.230			2620014904	7808.915	R1-1-O-CUGU
Los Angeles	Available	0.020	0.016	0.000	0.037			2621013901	1249.641	(T)R1-1
Los Angeles	Available	0.013	0.011	0.000	0.024			2623023903	808.353	
Los Angeles	Available	1.498	1.216	0.000	2.714	10048 El Dorado Ave Pacoima	91331	2624001900	92285.991	PF-1VL-CUGU
Los Angeles	Available	0.605	0.491	0.000	1.097	13701 Rayen St Pacoima	91331	2625025900	37285.344	PF-1VL
Los Angeles	Available	2.568	2.084	0.000	4.653	9100 Canterbury Ave Pacoima	91331	2625027900	158188.712	PF-1VL
Los Angeles	Available	0.299	0.243	0.000	0.542			2625034900	18411.738	PF-1VL
Los Angeles	Available	0.390	0.316	0.000	0.706	8996 Canterbury Ave Pacoima	91331	2625037902	24018.534	PF-1VL
Los Angeles	Available	0.248	0.201	0.000	0.449	9000 Canterbury Ave Pacoima	91331	2625037903	15252.818	PF-1VL
Los Angeles	Available	0.506	0.411	0.000	0.917			2625038900	31173.627	PF-1VL
Los Angeles	Available	0.531	0.431	0.000	0.962			2625039902	32707.165	PF-1VL
Los Angeles	Available	2.592	2.104	0.000	4.696			2627007900	159663.384	PF-1XL
Los Angeles	Available	0.028	0.023	0.000	0.050			2627008903	1716.226	OS-1XL
Los Angeles	Available	0.032	0.026	0.000	0.057			2627008905	1948.795	OS-1XL
Los Angeles	Available	0.518	0.420	0.000	0.938			2627008906	31889.116	PF-1XL
Los Angeles	Available	0.074	0.060	0.000	0.134			2627020900	4549.985	PF-1XL
Los Angeles	Available	2.683	2.178	0.000	4.861			2627026900	165265.388	PF-1XL
Los Angeles	Available	2.521	2.046	0.000	4.567	12401 Truesdale St Sun Valley	91352	2629005900	155263.815	PF-1XL-CUGU
Los Angeles	Available	2.723	2.210	0.000	4.934	12201 Truesdale St Sun Valley	91352	2629006900	167740.598	
Los Angeles	Available	1.650	1.339	0.000	2.990	12500 W Truesdale St Sun Valley	91352	2629015902	101643.340	PF-1XL-CUGU
Los Angeles	Available	1.636	1.328	0.000	2.964			2629020901	100772.525	PF-1XL-CUGU
Los Angeles	Available	2.239	1.817	0.000	4.055	12600 W Truesdale St Sun Valley	91352	2629032901	137884.091	PF-1XL
Los Angeles	Available	0.051	0.041	0.000	0.092			2629033900	3112.562	PF-1XL-CUGU
Los Angeles	Available	1.137	0.923	0.000	2.060	12124 Sheldon St Sun Valley	91352	2631002900	70030.508	(Q)R3-1-CUGU
Los Angeles	Available	0.717	0.582	0.000	1.300	11771 Rialto St Sun Valley	91352	2631011900	44184.761	PF-1XL-CUGU
Los Angeles	Available	0.292	0.237	0.000	0.528	11766 Rialto St Sun Valley	91352	2631011903	17959.475	PF-1XL-CUGU
Los Angeles	Available	0.718	0.583	0.000	1.301	11757 Neenach St Sun Valley	91352	2631013900	44217.537	PF-1XL-CUGU
Los Angeles	Available	0.695	0.564	0.000	1.259	11747 Redbank St Sun Valley	91352	2631013901	42809.475	PF-1XL-CUGU
Los Angeles	Available	0.534	0.433	0.000	0.967	9107 San Fernando Rd Sun Valley	91352	2631023903	32867.067	PF-1XL-CUGU
Los Angeles	Available	0.848	0.688	0.000	1.536	9025 Ilex Ave Sun Valley	91352	2631027901	52219.750	PF-1XL-CUGU
Los Angeles	Available	0.233	0.189	0.000	0.422	9048 Ilex Ave Sun Valley	91352	2631028902	14343.780	PF-1XL-CUGU
Los Angeles	Available	1.762	1.430	0.000	3.192	11100 Olinda St Sun Valley	91352	2632026900	108517.943	[Q]M2-1-CDO-CUGU
Los Angeles	Available	1.477	1.199	0.000	2.676			2633030900	90974.074	PF-1XL-CUGU
Los Angeles	Available	5.847	4.746	0.000	10.593	8515 Haddon Ave Sun Valley	91352	2633031902	360153.562	[Q]PF-1XL-CUGU
Los Angeles	Available	0.235	0.191	0.000	0.425	14345 Roscoe Blvd Panorama City	91402	2638022900	14462.215	[Q]PF-1-CDO

Los Angeles	Available	0.156	0.126	0.000	0.282	14363 Roscoe Blvd Panorama City	91402	2638022902	9599.012	[Q]PF-1-CDO
Los Angeles	Available	0.574	0.466	0.000	1.040	14001 Garber St Pacoima	91331	2642001900	35357.223	PF-1VL
Los Angeles	Available	2.484	2.016	0.000	4.501	9450 Canterbury Ave Pacoima	91331	2642012900	153024.474	PF-1VL
Los Angeles	Available	2.418	1.962	0.000	4.380	9400 Canterbury Ave Pacoima	91331	2642021900	148931.720	PF-1VL
Los Angeles	Available	0.522	0.424	0.000	0.946			2642022902	32159.288	
Los Angeles	Available	0.417	0.338	0.000	0.755	14123 Nordhoff St Pacoima	91331	2642030900	25659.542	RA-1
Los Angeles	Available	0.519	0.421	0.000	0.939	9800 Canterbury Ave Pacoima	91331	2644002900	31939.937	PF-1VL
Los Angeles	Available	0.292	0.237	0.000	0.529			2644002904	17991.139	PF-1VL
Los Angeles	Available	0.243	0.197	0.000	0.440			2644002905	14958.517	PF-1VL
Los Angeles	Available	0.962	0.781	0.000	1.743			2644004900	59259.769	PF-1VL
Los Angeles	Available	0.292	0.237	0.000	0.530			2644004901	18004.301	PF-1VL
Los Angeles	Available	0.340	0.276	0.000	0.615	9728 Canterbury Ave Pacoima	91331	2644004902	20921.234	PF-1VL
Los Angeles	Available	0.127	0.103	0.000	0.229			2644004903	7798.273	PF-1VL
Los Angeles	Available	1.202	0.976	0.000	2.178	9678 Canterbury Ave Pacoima	91331	2644007900	74039.215	PF-1VL
Los Angeles	Available	0.330	0.268	0.000	0.597	9620 Canterbury Ave Pacoima	91331	2644008900	20309.887	PF-1VL
Los Angeles	Available	0.016	0.013	0.000	0.029			2644013900	1000.405	A2-1
Los Angeles	Available	1.042	0.845	0.000	1.887	9363 Sylmar Ave Panorama City	91402	2644029900	64163.936	(Q)RD2-1
Los Angeles	Available	0.018	0.014	0.000	0.032			2645021902	1079.652	RA-1
Los Angeles	Available	0.272	0.220	0.000	0.492	14094 Van Nuys Blvd Pacoima	91331	2645021905	16730.110	(T)(Q)RD2-1
Los Angeles	Available	0.961	0.780	0.000	1.741	9880 Canterbury Ave Pacoima	91331	2647023902	59179.721	PF-1VL
Los Angeles	Available	0.339	0.275	0.000	0.614			2647023903	20891.367	PF-1VL
Los Angeles	Available	0.561	0.455	0.000	1.016			2647025900	34530.086	PF-1VL
Los Angeles	Available	0.512	0.416	0.000	0.928			2647025901	31553.630	PF-1VL
Los Angeles	Available	0.523	0.424	0.000	0.947			2647025902	32192.544	PF-1VL
Los Angeles	Available	0.245	0.199	0.000	0.444	14841 Fox St San Fernando	91345	2648003902	15080.280	RA-1
Los Angeles	Available	0.087	0.071	0.000	0.157			2648003903	5354.086	RA-1
Los Angeles	Available	0.381	0.309	0.000	0.691			2648003904	23478.938	RA-1
Los Angeles	Available	2.611	2.119	0.000	4.729			2648005906	160792.810	PF-1XL-O
Los Angeles	Available	0.012	0.010	0.000	0.021			2648006900	722.111	(T)RS-1-O
Los Angeles	Available	0.012	0.010	0.000	0.022			2648008900	735.728	A2-1-O
Los Angeles	Available	0.776	0.629	0.000	1.405			2648010904	47773.639	PF-1XL-O
Los Angeles	Available	0.101	0.082	0.000	0.182			2648011900	6190.507	PF-1XL-O
Los Angeles	Available	0.545	0.442	0.000	0.988			2648013900	33579.487	PF-1XL-O
Los Angeles	Available	0.346	0.281	0.000	0.626			2648013901	21288.380	PF-1XL-O
Los Angeles	Available	0.045	0.036	0.000	0.081			2648015900	2753.487	RA-1-O
Los Angeles	Available	0.047	0.038	0.000	0.085			2649001900	2893.830	RS-1VL
Los Angeles	Available	0.845	0.686	0.000	1.531	10651 Lemona Ave San Fernando	91345	2649004900	52041.229	PF-1-O
Los Angeles	Available	0.010	0.008	0.000	0.018			2649024900	614.892	R1-1-O
Los Angeles	Available	0.021	0.017	0.000	0.039			2650012901	1317.347	RA-1
Los Angeles	Available	0.020	0.017	0.000	0.037			2650025904	1261.787	
Los Angeles	Available	0.267	0.217	0.000	0.483	14630 Plummer St Panorama City	91402	2650026900	16434.645	(T)(Q)RD1.5-1
Los Angeles	Available	0.267	0.216	0.000	0.483	14640 Plummer St Panorama City	91402	2650026901	16429.898	(T)(Q)RD1.5-1
Los Angeles	Available	0.267	0.217	0.000	0.483	14650 Plummer St Panorama City	91402	2650026902	16430.816	(T)(Q)RD1.5-1
Los Angeles	Available	0.267	0.217	0.000	0.483	14658 Plummer St Panorama City	91402	2650026903	16432.754	(T)(Q)RD1.5-1

Los Angeles	Available	0.267	0.216	0.000	0.483	14666 Plummer St Panorama City	91402	2650026904	16430.415	(T)(Q)RD1.5-1
Los Angeles	Available	0.583	0.473	0.000	1.055	9060 Tobias Ave Panorama City	91402	2651010900	35886.478	PF-1
Los Angeles	Available	0.326	0.265	0.000	0.591	15310 W Acre St North Hills	91343	2654011902	20081.528	C2-1
Los Angeles	Available	0.192	0.155	0.000	0.347	8756 Parthenia Pl North Hills	91343	2654011903	11797.896	C2-1
Los Angeles	Available	0.510	0.414	0.000	0.924	15504 Parthenia St North Hills	91343	2654018900	31426.356	(Q)RD1.5-1
Los Angeles	Available	0.007	0.006	0.000	0.013			2654019900	455.779	RA-1
Los Angeles	Available	0.051	0.042	0.000	0.093			2654037902	3171.271	R3-1
Los Angeles	Available	0.008	0.006	0.000	0.014			2656001900	475.555	PF-1XL
Los Angeles	Available	0.205	0.166	0.000	0.371			2656024900	12627.638	RA-1
Los Angeles	Available	0.561	0.455	0.000	1.016	10030 N Sepulveda Blvd San Fernando	91345	2660010901	34540.700	R3-1
Los Angeles	Available	2.325	1.887	0.000	4.212	11030 Stranwood Ave San Fernando	91345	2664004900	143205.882	M1-1
Los Angeles	Available	4.083	3.314	0.000	7.397			2664006900	251503.844	PF-1XL
Los Angeles	Available	0.371	0.301	0.000	0.672	11109 Stranwood Ave San Fernando	91345	2664007901	22857.081	PF-1XL
Los Angeles	Available	2.433	1.975	0.000	4.408	11151 N Sepulveda Blvd San Fernando	91345	2664007902	149862.561	QC2-1
Los Angeles	Available	0.022	0.018	0.000	0.039			2664017900	1330.760	R1-1
Los Angeles	Available	0.016	0.013	0.000	0.029			2664017901	973.570	OS-1XL
Los Angeles	Available	0.944	0.766	0.000	1.710			2664022900	58152.445	A2-1
Los Angeles	Available	0.025	0.020	0.000	0.045	10161 Haskell Ave North Hills	91343	2669013900	1536.755	A2-1
Los Angeles	Available	0.009	0.007	0.000	0.016			2669013901	538.474	A2-1
Los Angeles	Available	0.016	0.013	0.000	0.029			2669014900	1001.299	RS-1
Los Angeles	Available	0.104	0.084	0.000	0.188			2672006900	6377.830	RS-1
Los Angeles	Available	0.015	0.012	0.000	0.027			2673002901	928.958	(T)RS-1
Los Angeles	Available	0.014	0.011	0.000	0.025			2673006900	854.872	RA-1
Los Angeles	Available	0.013	0.011	0.000	0.024			2673006901	815.175	RA-1
Los Angeles	Available	0.033	0.026	0.000	0.059			2673008901	2002.864	RA-1
Los Angeles	Available	0.011	0.009	0.000	0.020			2673009901	683.477	RA-1
Los Angeles	Available	0.106	0.086	0.000	0.191			2673009903	6507.879	RS-1
Los Angeles	Available	0.017	0.014	0.000	0.031			2678016900	1070.835	RS-1
Los Angeles	Available	0.037	0.030	0.000	0.068			2678020901	2296.070	RS-1
Los Angeles	Available	0.382	0.310	0.000	0.693	16200 San Fernando Mission Blvd Granada H	91344	2680001900	23552.172	PF-1
Los Angeles	Available	8.727	7.083	0.000	15.809			2681009902	537514.719	
Los Angeles	Available	0.862	0.700	0.000	1.562			2682007900	53111.284	PF-1
Los Angeles	Available	0.405	0.328	0.000	0.733			2682011900	24927.501	PF-1
Los Angeles	Available	2.192	1.779	0.000	3.971			2682012900	135021.380	PF-1
Los Angeles	Available	2.075	1.684	0.000	3.760	11342 Balboa Blvd Granada Hills	91344	2682027900	127828.038	PF-1
Los Angeles	Available	0.028	0.023	0.000	0.051			2684016900	1745.886	OS-1XL
Los Angeles	Available	0.479	0.389	0.000	0.868	10120 Balboa Blvd Granada Hills	91344	2685002900	29521.795	PF-1L
Los Angeles	Available	0.288	0.233	0.000	0.521	10112 Balboa Blvd Granada Hills	91344	2685002901	17710.194	PF-1L
Los Angeles	Available	1.396	1.133	0.000	2.528	10124 Balboa Blvd Granada Hills	91344	2685002902	85967.597	PF-1L
Los Angeles	Available	0.479	0.389	0.000	0.868	10116 Balboa Blvd Granada Hills	91344	2685002903	29520.383	PF-1L
Los Angeles	Available	0.016	0.013	0.000	0.028			2685005900	958.612	A2-1
Los Angeles	Available	0.621	0.504	0.000	1.126			2685018900	38270.750	RS-1
Los Angeles	Available	0.200	0.163	0.000	0.363			2685019900	12336.445	RS-1
Los Angeles	Available	0.564	0.457	0.000	1.021			2687004900	34718.912	RS-1

Los Angeles	Available	0.013	0.010	0.000	0.023			2688003901	774.390	PF-1
Los Angeles	Available	1.637	1.329	0.000	2.966	16302 Nordhoff St North Hills	91343	2688003904	100841.425	PF-1
Los Angeles	Available	0.009	0.007	0.000	0.016			2689002905	549.545	RA-1
Los Angeles	Available	1.010	0.819	0.000	1.829			2689002907	62190.739	[Q]OS-1XL
Los Angeles	Available	2.654	2.154	0.000	4.808	8300 Hayvenhurst Pl North Hills	91343	2689002908	163467.796	[Q]OS-1XL
Los Angeles	Available	18.679	15.160	0.000	33.838	16424 Chase St North Hills	91343	2689002909	1150503.033	[Q]OS-1XL
Los Angeles	Available	11.654	9.458	0.000	21.113	16405 Chase St North Hills	91343	2689002910	717829.654	[Q]OS-1XL
Los Angeles	Available	0.020	0.016	0.000	0.036			2689021900	1235.933	RA-1
Los Angeles	Available	0.845	0.685	0.000	1.530			2689022900	52022.325	[Q]M2-1
Los Angeles	Available	4.839	3.927	0.000	8.766	8240 N Hayvenhurst Ave Van Nuys	91406	2689022901	298058.526	[T][Q]M2-1VL
Los Angeles	Available	0.008	0.007	0.000	0.015			2690018901	495.916	RA-1
Los Angeles	Available	0.195	0.158	0.000	0.353	10241 Balboa Blvd Northridge	91325	2694001900	11999.784	A2-1VL
Los Angeles	Available	1.269	1.030	0.000	2.299			2697003900	78181.731	PF-1
Los Angeles	Available	1.533	1.244	0.000	2.777			2697016900	94414.668	PF-1
Los Angeles	Available	0.581	0.471	0.000	1.052			2697020900	35768.131	PF-1
Los Angeles	Available	0.844	0.685	0.000	1.530			2701001918	52006.619	OS
Los Angeles	Available	4.088	3.318	0.000	7.405			2701002914	251784.124	OS-1XL
Los Angeles	Available	12.061	9.789	0.000	21.850	11050 De Soto Ave Chatsworth	91311	2701003907	742890.371	PF-1XL
Los Angeles	Available	0.825	0.669	0.000	1.494	11351 Tampa Ave Porter Ranch	91326	2701005900	50796.010	RD2-1
Los Angeles	Available	0.669	0.543	0.000	1.211	11641 Corbin Ave Porter Ranch	91326	2701057900	41180.972	PF-1XL
Los Angeles	Available	0.083	0.068	0.000	0.151			2706001903	5140.538	RA-1
Los Angeles	Available	3.647	2.960	0.000	6.607	11200 De Soto Ave Chatsworth	91311	2706007901	224622.555	A2-1
Los Angeles	Available	0.014	0.011	0.000	0.025			2706011900	846.943	RA-1
Los Angeles	Available	0.010	0.008	0.000	0.018			2706011902	600.584	A2-1
Los Angeles	Available	3.141	2.550	0.000	5.691	11101 N Lurline Ave Chatsworth	91311	2707001904	193494.121	[T]RE11-1
Los Angeles	Available	0.276	0.224	0.000	0.500	20225 Devonshire St Chatsworth	91311	2707023900	16999.731	RA-1
Los Angeles	Available	0.610	0.495	0.000	1.105	11051 Tampa Ave Porter Ranch	91326	2708001900	37575.251	OS-1XL
Los Angeles	Available	0.323	0.262	0.000	0.586			2708001906	19909.579	RA-1
Los Angeles	Available	4.801	3.896	0.000	8.697			2711001903	295713.618	PF-1
Los Angeles	Available	4.370	3.546	0.000	7.916			2711002901	269151.305	PF-1
Los Angeles	Available	0.009	0.007	0.000	0.016			2711012902	536.570	RA-1
Los Angeles	Available	0.009	0.007	0.000	0.017			2711013900	566.819	RA-1
Los Angeles	Available	3.789	3.075	0.000	6.865	11355 White Oak Ave Granada Hills	91344	2711016901	233406.739	PF-1
Los Angeles	Available	3.553	2.883	0.000	6.436			2715012903	218833.896	PF-1
Los Angeles	Available	6.161	5.000	0.000	11.161			2715013900	379458.540	PF-1
Los Angeles	Available	3.612	2.932	0.000	6.544			2715018901	222503.493	PF-1
Los Angeles	Available	1.251	1.015	0.000	2.266			2715026900	77034.336	RE11-1
Los Angeles	Available	0.128	0.104	0.000	0.233			2715032900	7911.414	RE11-1
Los Angeles	Available	0.954	0.774	0.000	1.728			2715032901	58764.675	RE11-1
Los Angeles	Available	7.359	5.973	0.000	13.332			2715034908	453271.452	PF-1
Los Angeles	Available	0.114	0.092	0.000	0.206			2717010909	7000.842	PF-1XL
Los Angeles	Available	0.599	0.486	0.000	1.084			2717010912	36867.239	A1-1
Los Angeles	Available	0.538	0.437	0.000	0.975			2717005901	33133.686	PF-1XL
Los Angeles	Available	0.202	0.164	0.000	0.366			2717005902	12458.102	PF-1XL

Los Angeles	Available	1.423	1.155	0.000	2.578	10861 Andora Ave Chatsworth	91311	2722004902	87644.065	A2-1
Los Angeles	Available	2.150	1.745	0.000	3.895			2722004903	132421.684	A2-1
Los Angeles	Available	0.014	0.012	0.000	0.026			2722027900	887.169	RA-1
Los Angeles	Available	0.016	0.013	0.000	0.030			2722028901	1004.602	RA-1
Los Angeles	Available	0.417	0.339	0.000	0.756			2722037900	25694.252	
Los Angeles	Available	0.867	0.703	0.000	1.570			2723013903	53386.399	RA-1
Los Angeles	Available	0.010	0.008	0.000	0.018			2727005900	600.031	RA-1
Los Angeles	Available	0.537	0.436	0.000	0.973			2727021901	33065.325	A1-1
Los Angeles	Available	0.130	0.106	0.000	0.236			2727021903	8025.804	A1-1
Los Angeles	Available	9.041	7.338	0.000	16.379	18755 Devonshire St Northridge	91324	2728020902	556902.036	A1-1XL
Los Angeles	Available	0.930	0.754	0.000	1.684	18545 W Lassen St Northridge	91324	2729024901	57259.701	PF-1XL
Los Angeles	Available	4.647	3.771	0.000	8.418			2731008906	286205.197	PF-1
Los Angeles	Available	4.827	3.918	0.000	8.745	18201 Devonshire St Porter Ranch	91326	2731012901	297344.668	PF-1
Los Angeles	Available	0.271	0.220	0.000	0.492			2731018900	16711.987	A2-1
Los Angeles	Available	7.464	6.058	0.000	13.522	10210 Etiwanda Ave Northridge	91325	2731020919	459759.905	[Q]PF-1XL
Los Angeles	Available	3.306	2.683	0.000	5.989	18144 Devonshire St Northridge	91325	2731020922	203637.326	[Q]PF-1XL
Los Angeles	Available	4.808	3.902	0.000	8.709	18220 Devonshire St Northridge	91325	2731020924	296122.778	PF-1XL
Los Angeles	Available	1.070	0.869	0.000	1.939	18439 Lassen St Northridge	91325	2731024901	65934.196	PF-1XL
Los Angeles	Available	3.629	2.946	0.000	6.575			2731024903	223552.204	PF-1XL
Los Angeles	Available	0.016	0.013	0.000	0.029			2734029900	978.975	A2-1
Los Angeles	Available	0.009	0.008	0.000	0.017			2734033901	573.251	A2-1
Los Angeles	Available	0.707	0.574	0.000	1.280	10236 De Soto Ave Chatsworth	91311	2741001900	43527.095	RA-1
Los Angeles	Available	0.007	0.006	0.000	0.013			2745006900	452.142	RE11-1
Los Angeles	Available	1.687	1.369	0.000	3.057	9324 State Route 27 Chatsworth	91311	2746013902	103935.233	MR1-1
Los Angeles	Available	0.256	0.208	0.000	0.464	21800 Marilla St Chatsworth	91311	2746016900	15767.598	MR2-1
Los Angeles	Available	0.332	0.269	0.000	0.601	21052 Devonshire St Chatsworth	91311	2747004901	20445.352	(T)P-1
Los Angeles	Available	0.333	0.270	0.000	0.603	21048 Devonshire St Chatsworth	91311	2747004903	20496.030	P-1
Los Angeles	Available	0.031	0.025	0.000	0.055			2748005900	1883.135	RMP-1
Los Angeles	Available	2.839	2.304	0.000	5.143	20655 Plummer St Chatsworth	91311	2748040900	174851.416	MR2-1
Los Angeles	Available	0.021	0.017	0.000	0.039			2755007900	1320.492	RA-1
Los Angeles	Available	0.857	0.696	0.000	1.553			2761013900	52786.844	RS-1
Los Angeles	Available	0.516	0.419	0.000	0.934			2761026900	31771.960	RS-1
Los Angeles	Available	0.235	0.191	0.000	0.426			2761027900	14480.219	RS-1
Los Angeles	Available	0.913	0.741	0.000	1.654	19940 Plummer St Chatsworth	91311	2761040902	56247.604	MR2-1
Los Angeles	Available	0.015	0.012	0.000	0.027			2762030900	915.120	RA-1
Los Angeles	Available	2.552	2.071	0.000	4.624			2763001904	157206.081	PF-1XL
Los Angeles	Available	0.167	0.136	0.000	0.303			2763001905	10303.110	PF-1XL
Los Angeles	Available	3.841	3.117	0.000	6.958	18590 Lassen St Northridge	91324	2763002900	236586.035	PF-1XL
Los Angeles	Available	2.139	1.736	0.000	3.874			2763019902	131727.752	PF-1XL
Los Angeles	Available	2.253	1.829	0.000	4.082			2763020900	138798.837	PF-1XL
Los Angeles	Available	4.436	3.601	0.000	8.037	18825 Nordhoff St Northridge	91324	2763021900	273258.336	PF-1XL
Los Angeles	Available	0.286	0.232	0.000	0.517			2763030900	17587.844	PF-1XL
Los Angeles	Available	2.391	1.941	0.000	4.332			2763030901	147284.618	PF-1XL
Los Angeles	Available	0.422	0.343	0.000	0.765	9861 Reseda Blvd Northridge	91324	2763037900	26013.208	[Q]PF-1XL

Los Angeles	Available	0.415	0.337	0.000	0.752	9051 Darby Ave Northridge	91325	2769001902	25566.129	PF-1XL
Los Angeles	Available	0.085	0.069	0.000	0.154			2769001904	5249.844	(Q)P-1VL
Los Angeles	Available	0.126	0.102	0.000	0.228			2769001905	7761.781	(Q)P-1VL
Los Angeles	Available	0.275	0.223	0.000	0.499	18143 Parthenia St Northridge	91325	2769019903	16955.104	[Q]CM-1VL
Los Angeles	Available	4.427	3.593	0.000	8.019	18811 Rayen St Northridge	91324	2770001900	272647.483	PF-1XL
Los Angeles	Available	8.601	6.981	0.000	15.582	18718 Rayen St Northridge	91324	2770013900	529772.601	[Q]PF-1XL
Los Angeles	Available	1.586	1.287	0.000	2.873	18810 Rayen St Northridge	91324	2770013901	97668.886	PF-1XL
Los Angeles	Available	11.219	9.106	0.000	20.325	18821 Parthenia St Northridge	91324	2770018902	691052.370	[Q]PF-1XL
Los Angeles	Available	4.211	3.417	0.000	7.628	21501 Parthenia St Canoga Park	91304	2779019900	259354.596	[Q]PF-1XL
Los Angeles	Available	4.617	3.747	0.000	8.365	8341 Canoga Ave Canoga Park	91304	2779022903	284397.902	[Q]M2-1
Los Angeles	Available	0.015	0.012	0.000	0.027			2783025901	920.274	MR2-1
Los Angeles	Available	4.853	3.939	0.000	8.792	8840 Vanalden Ave Northridge	91324	2784003901	298917.235	[Q]PF-1XL
Los Angeles	Available	3.931	3.191	0.000	7.122	18901 Parthenia St Northridge	91324	2784003907	242140.206	[Q]PF-1XL
Los Angeles	Available	0.010	0.008	0.000	0.019			2785010901	644.529	R1-1
Los Angeles	Available	0.009	0.007	0.000	0.016			2785012901	534.372	RA-1
Los Angeles	Available	0.172	0.140	0.000	0.312	8431 Geyser Ave Northridge	91324	2785013900	10620.085	RS-1
Los Angeles	Available	0.011	0.009	0.000	0.020			2785014900	676.257	RA-1
Los Angeles	Available	0.008	0.006	0.000	0.014			2786024902	487.708	
Los Angeles	Available	0.410	0.333	0.000	0.743			2787031901	25258.605	RA-1
Los Angeles	Available	2.918	2.368	0.000	5.286			2822019900	179707.362	QR3-1
Los Angeles	Available	0.044	0.036	0.000	0.079			2871001904	2701.684	A1-1
Los Angeles	Available	0.740	0.600	0.000	1.340			2871001906	45564.410	A1-1
Los Angeles	Available	0.294	0.238	0.000	0.532	11954 Calle Vista Ct Porter Ranch	91326	2872004900	18092.115	RE11-1-H
Los Angeles	Available	0.091	0.073	0.000	0.164			7315017901	5576.674	M3-1VL
Los Angeles	Available	0.090	0.073	0.000	0.163			7315017902	5556.296	[Q]M3-1
Los Angeles	Available	0.199	0.161	0.000	0.360			7347004902	12228.450	M2-1
Los Angeles	Available	0.046	0.038	0.000	0.084			7347004903	2848.531	M2-1
Los Angeles	Available	0.118	0.096	0.000	0.214			7410002900	7280.523	
Los Angeles	Available	0.421	0.342	0.000	0.763	1339 W 253rd St Harbor City	90710	7410026900	25926.457	[Q]RD1.5-1XL
Los Angeles	Available	0.497	0.403	0.000	0.900	25901 Frampton Ave Harbor City	90710	7411002902	30586.997	[Q]MR1-1VL
Los Angeles	Available	0.126	0.102	0.000	0.228			7411007900	7759.114	
Los Angeles	Available	3.803	3.087	0.000	6.890	1740 W L St Wilmington	90744	7412012900	234259.985	PF-1XL-O
Los Angeles	Available	0.135	0.110	0.000	0.245			7412012901	8314.682	PF-1XL-O
Los Angeles	Available	0.045	0.037	0.000	0.082			7412026911	2773.485	[Q]M2-1VL
Los Angeles	Available	1.535	1.245	0.000	2.780	25601 S Broadwell Ave Harbor City	90710	7413012904	94518.438	[Q]R3-1VL
Los Angeles	Available	6.752	5.480	0.000	12.231			7413012918	415855.049	[Q]R3-1VL
Los Angeles	Available	4.657	3.779	0.000	8.436			7413012919	286833.411	[Q]R3-1VL
Los Angeles	Available	0.366	0.297	0.000	0.664			7413012920	22571.669	[Q]R3-1VL
Los Angeles	Available	1.360	1.104	0.000	2.464			7413012921	83767.533	[Q]R3-1VL
Los Angeles	Available	0.369	0.299	0.000	0.668			7413012922	22705.246	[Q]R3-1VL
Los Angeles	Available	0.452	0.367	0.000	0.819	1081 W 257th St Harbor City	90710	7413012923	27860.237	[Q]R3-1VL
Los Angeles	Available	0.601	0.488	0.000	1.089			7413012941	37020.454	[Q]R3-1VL
Los Angeles	Available	0.601	0.488	0.000	1.089			7413012942	37020.454	[Q]R3-1VL
Los Angeles	Available	0.601	0.488	0.000	1.089			7413012943	37020.454	[Q]R3-1VL

Los Angeles	Available	0.601	0.488	0.000	1.089			7413012944	37020.454	[Q]R3-1VL
Los Angeles	Available	0.601	0.488	0.000	1.089			7413012945	37020.454	[Q]R3-1VL
Los Angeles	Available	0.601	0.488	0.000	1.089			7413012946	37020.454	[Q]R3-1VL
Los Angeles	Available	0.601	0.488	0.000	1.089			7413012947	37020.454	[Q]R3-1VL
Los Angeles	Available	0.601	0.488	0.000	1.089			7413012948	37020.454	[Q]R3-1VL
Los Angeles	Available	0.601	0.488	0.000	1.089			7413012949	37020.454	[Q]R3-1VL
Los Angeles	Available	0.601	0.488	0.000	1.089			7413012950	37020.454	[Q]R3-1VL
Los Angeles	Available	0.601	0.488	0.000	1.089			7413012951	37020.454	[Q]R3-1VL
Los Angeles	Available	0.601	0.488	0.000	1.089			7413012952	37020.454	[Q]R3-1VL
Los Angeles	Available	0.601	0.488	0.000	1.089			7413012953	37020.454	[Q]R3-1VL
Los Angeles	Available	0.601	0.488	0.000	1.089			7413012954	37020.454	[Q]R3-1VL
Los Angeles	Available	0.601	0.488	0.000	1.089			7413012955	37020.454	[Q]R3-1VL
Los Angeles	Available	0.601	0.488	0.000	1.089			7413012956	37020.454	[Q]R3-1VL
Los Angeles	Available	0.601	0.488	0.000	1.089			7413012957	37020.454	[Q]R3-1VL
Los Angeles	Available	0.601	0.488	0.000	1.089			7413012958	37020.454	[Q]R3-1VL
Los Angeles	Available	0.336	0.273	0.000	0.609			7413012959	20721.271	[Q]R3-1VL
Los Angeles	Available	0.336	0.273	0.000	0.609			7413012960	20721.271	[Q]R3-1VL
Los Angeles	Available	0.336	0.273	0.000	0.609			7413012961	20721.271	[Q]R3-1VL
Los Angeles	Available	0.336	0.273	0.000	0.609			7413012962	20721.271	[Q]R3-1VL
Los Angeles	Available	0.336	0.273	0.000	0.609			7413012963	20721.271	[Q]R3-1VL
Los Angeles	Available	0.336	0.273	0.000	0.609			7413012964	20721.271	[Q]R3-1VL
Los Angeles	Available	0.336	0.273	0.000	0.609			7413012965	20721.271	[Q]R3-1VL
Los Angeles	Available	0.336	0.273	0.000	0.609			7413012966	20721.271	[Q]R3-1VL
Los Angeles	Available	0.336	0.273	0.000	0.609			7413012967	20721.271	[Q]R3-1VL
Los Angeles	Available	0.312	0.253	0.000	0.566			7413012968	19236.905	[Q]R3-1VL
Los Angeles	Available	0.312	0.253	0.000	0.566			7413012969	19236.905	[Q]R3-1VL
Los Angeles	Available	0.312	0.253	0.000	0.566			7413012970	19236.905	[Q]R3-1VL
Los Angeles	Available	0.312	0.253	0.000	0.566			7413012971	19236.905	[Q]R3-1VL
Los Angeles	Available	0.312	0.253	0.000	0.566			7413012972	19236.905	[Q]R3-1VL
Los Angeles	Available	0.312	0.253	0.000	0.566			7413012973	19236.905	[Q]R3-1VL
Los Angeles	Available	0.312	0.253	0.000	0.566			7413012974	19236.905	[Q]R3-1VL
Los Angeles	Available	0.312	0.253	0.000	0.566			7413012975	19236.905	[Q]R3-1VL
Los Angeles	Available	0.312	0.253	0.000	0.566			7413012976	19236.905	[Q]R3-1VL
Los Angeles	Available	0.301	0.244	0.000	0.545			7413012977	18542.241	[Q]R3-1VL
Los Angeles	Available	0.301	0.244	0.000	0.545			7413012978	18542.241	[Q]R3-1VL
Los Angeles	Available	0.301	0.244	0.000	0.545			7413012979	18542.241	[Q]R3-1VL
Los Angeles	Available	0.301	0.244	0.000	0.545			7413012980	18542.241	[Q]R3-1VL
Los Angeles	Available	0.301	0.244	0.000	0.545			7413012981	18542.241	[Q]R3-1VL
Los Angeles	Available	0.301	0.244	0.000	0.545			7413012982	18542.241	[Q]R3-1VL
Los Angeles	Available	0.301	0.244	0.000	0.545			7413012983	18542.241	[Q]R3-1VL
Los Angeles	Available	0.301	0.244	0.000	0.545			7413012984	18542.241	[Q]R3-1VL
Los Angeles	Available	0.301	0.244	0.000	0.545			7413012985	18542.241	[Q]R3-1VL
Los Angeles	Available	1.677	1.361	0.000	3.039			7413025900	103322.889	[Q]R3-1VL
Los Angeles	Available	1.677	1.361	0.000	3.039			7413025901	103322.865	[Q]R3-1VL

Los Angeles	Available	1.677	1.361	0.000	3.039			7413025902	103322.865	[Q]R3-1VL
Los Angeles	Available	1.677	1.361	0.000	3.039			7413025903	103322.865	[Q]R3-1VL
Los Angeles	Available	1.677	1.361	0.000	3.039			7413025904	103322.865	[Q]R3-1VL
Los Angeles	Available	1.677	1.361	0.000	3.039			7413025905	103322.865	[Q]R3-1VL
Los Angeles	Available	1.677	1.361	0.000	3.039			7413025906	103322.865	[Q]R3-1VL
Los Angeles	Available	1.677	1.361	0.000	3.039			7413025907	103322.865	[Q]R3-1VL
Los Angeles	Available	1.677	1.361	0.000	3.039			7413025908	103322.865	[Q]R3-1VL
Los Angeles	Available	1.677	1.361	0.000	3.039			7413025909	103322.865	[Q]R3-1VL
Los Angeles	Available	1.677	1.361	0.000	3.039			7413025910	103322.865	[Q]R3-1VL
Los Angeles	Available	1.677	1.361	0.000	3.039			7413025911	103322.865	[Q]R3-1VL
Los Angeles	Available	1.677	1.361	0.000	3.039			7413025912	103322.865	[Q]R3-1VL
Los Angeles	Available	1.677	1.361	0.000	3.039			7413025913	103322.865	[Q]R3-1VL
Los Angeles	Available	1.677	1.361	0.000	3.039			7413025914	103322.865	[Q]R3-1VL
Los Angeles	Available	1.677	1.361	0.000	3.039			7413025915	103322.865	[Q]R3-1VL
Los Angeles	Available	0.440	0.357	0.000	0.798			7413025916	27115.821	[Q]R3-1VL
Los Angeles	Available	0.440	0.357	0.000	0.798			7413025917	27115.821	[Q]R3-1VL
Los Angeles	Available	0.440	0.357	0.000	0.798			7413025918	27115.821	[Q]R3-1VL
Los Angeles	Available	0.440	0.357	0.000	0.798			7413025919	27115.821	[Q]R3-1VL
Los Angeles	Available	0.440	0.357	0.000	0.798			7413025920	27115.821	[Q]R3-1VL
Los Angeles	Available	0.440	0.357	0.000	0.798			7413025921	27115.821	[Q]R3-1VL
Los Angeles	Available	0.440	0.357	0.000	0.798			7413025922	27115.821	[Q]R3-1VL
Los Angeles	Available	0.440	0.357	0.000	0.798			7413025923	27115.821	[Q]R3-1VL
Los Angeles	Available	0.326	0.265	0.000	0.591			7413025924	20096.000	[Q]R3-1VL
Los Angeles	Available	0.326	0.265	0.000	0.591			7413025925	20096.000	[Q]R3-1VL
Los Angeles	Available	0.326	0.265	0.000	0.591			7413025926	20096.000	[Q]R3-1VL
Los Angeles	Available	0.326	0.265	0.000	0.591			7413025927	20096.000	[Q]R3-1VL
Los Angeles	Available	0.326	0.265	0.000	0.591			7413025928	20096.000	[Q]R3-1VL
Los Angeles	Available	0.326	0.265	0.000	0.591			7413025929	20096.000	[Q]R3-1VL
Los Angeles	Available	0.326	0.265	0.000	0.591			7413025930	20096.000	[Q]R3-1VL
Los Angeles	Available	0.326	0.265	0.000	0.591			7413025931	20096.000	[Q]R3-1VL
Los Angeles	Available	0.611	0.496	0.000	1.107			7413025932	37626.611	[Q]R3-1VL
Los Angeles	Available	0.611	0.496	0.000	1.107			7413025933	37626.611	[Q]R3-1VL
Los Angeles	Available	0.611	0.496	0.000	1.107			7413025934	37626.611	[Q]R3-1VL
Los Angeles	Available	0.611	0.496	0.000	1.107			7413025935	37626.611	[Q]R3-1VL
Los Angeles	Available	0.611	0.496	0.000	1.107			7413025936	37626.611	[Q]R3-1VL
Los Angeles	Available	0.611	0.496	0.000	1.107			7413025937	37626.611	[Q]R3-1VL
Los Angeles	Available	0.611	0.496	0.000	1.107			7413025938	37626.611	[Q]R3-1VL
Los Angeles	Available	0.611	0.496	0.000	1.107			7413025939	37626.611	[Q]R3-1VL
Los Angeles	Available	0.611	0.496	0.000	1.107			7413025940	37626.611	[Q]R3-1VL
Los Angeles	Available	0.611	0.496	0.000	1.107			7413025941	37626.611	[Q]R3-1VL
Los Angeles	Available	0.611	0.496	0.000	1.107			7413025942	37626.611	[Q]R3-1VL
Los Angeles	Available	0.611	0.496	0.000	1.107			7413025943	37626.611	[Q]R3-1VL
Los Angeles	Available	0.611	0.496	0.000	1.107			7413025944	37626.611	[Q]R3-1VL
Los Angeles	Available	0.611	0.496	0.000	1.107			7413025945	37626.611	[Q]R3-1VL

Los Angeles	Available	0.611	0.496	0.000	1.107			7413025946	37626.611	[Q]R3-1VL
Los Angeles	Available	0.611	0.496	0.000	1.107			7413025947	37626.611	[Q]R3-1VL
Los Angeles	Available	0.611	0.496	0.000	1.107			7413025948	37626.611	[Q]R3-1VL
Los Angeles	Available	0.611	0.496	0.000	1.107			7413025949	37626.611	[Q]R3-1VL
Los Angeles	Available	0.451	0.366	0.000	0.818	25516 Baycrest Ct Harbor City	90710	7413025950	27798.531	[Q]R3-1VL
Los Angeles	Available	0.451	0.366	0.000	0.818	25516 Baycrest Ct Harbor City	90710	7413025951	27798.531	[Q]R3-1VL
Los Angeles	Available	0.451	0.366	0.000	0.818	25516 Baycrest Ct Harbor City	90710	7413025952	27798.531	[Q]R3-1VL
Los Angeles	Available	0.451	0.366	0.000	0.818	25516 Baycrest Ct Harbor City	90710	7413025953	27798.531	[Q]R3-1VL
Los Angeles	Available	0.451	0.366	0.000	0.818	25516 Baycrest Ct Harbor City	90710	7413025954	27798.531	[Q]R3-1VL
Los Angeles	Available	0.451	0.366	0.000	0.818	25516 Baycrest Ct Harbor City	90710	7413025955	27798.531	[Q]R3-1VL
Los Angeles	Available	0.451	0.366	0.000	0.818	25516 Baycrest Ct Harbor City	90710	7413025956	27798.531	[Q]R3-1VL
Los Angeles	Available	0.451	0.366	0.000	0.818	25516 Baycrest Ct Harbor City	90710	7413025957	27798.531	[Q]R3-1VL
Los Angeles	Available	0.381	0.309	0.000	0.690			7413025958	23458.348	[Q]R3-1VL
Los Angeles	Available	0.381	0.309	0.000	0.690			7413025959	23458.348	[Q]R3-1VL
Los Angeles	Available	0.381	0.309	0.000	0.690			7413025960	23458.348	[Q]R3-1VL
Los Angeles	Available	0.381	0.309	0.000	0.690			7413025961	23458.348	[Q]R3-1VL
Los Angeles	Available	0.381	0.309	0.000	0.690			7413025962	23458.348	[Q]R3-1VL
Los Angeles	Available	0.369	0.300	0.000	0.669			7413025969	22745.711	[Q]R3-1VL
Los Angeles	Available	0.369	0.300	0.000	0.669			7413025970	22745.711	[Q]R3-1VL
Los Angeles	Available	0.369	0.300	0.000	0.669			7413025971	22745.711	[Q]R3-1VL
Los Angeles	Available	0.369	0.300	0.000	0.669			7413025972	22745.711	[Q]R3-1VL
Los Angeles	Available	0.369	0.300	0.000	0.669			7413025973	22745.711	[Q]R3-1VL
Los Angeles	Available	0.369	0.300	0.000	0.669			7413025974	22745.711	[Q]R3-1VL
Los Angeles	Available	0.369	0.300	0.000	0.669			7413025975	22745.711	[Q]R3-1VL
Los Angeles	Available	0.369	0.300	0.000	0.669			7413025976	22745.711	[Q]R3-1VL
Los Angeles	Available	0.563	0.457	0.000	1.020			7413025977	34680.181	[Q]R3-1VL
Los Angeles	Available	0.563	0.457	0.000	1.020			7413025978	34680.181	[Q]R3-1VL
Los Angeles	Available	0.563	0.457	0.000	1.020			7413025979	34680.181	[Q]R3-1VL
Los Angeles	Available	0.563	0.457	0.000	1.020			7413025982	34680.181	[Q]R3-1VL
Los Angeles	Available	0.367	0.298	0.000	0.665			7413025983	22622.986	[Q]R3-1VL
Los Angeles	Available	0.367	0.298	0.000	0.665			7413025984	22622.986	[Q]R3-1VL
Los Angeles	Available	0.367	0.298	0.000	0.665			7413025985	22622.986	[Q]R3-1VL
Los Angeles	Available	0.367	0.298	0.000	0.665			7413025986	22622.986	[Q]R3-1VL
Los Angeles	Available	0.367	0.298	0.000	0.665			7413025987	22622.986	[Q]R3-1VL
Los Angeles	Available	0.367	0.298	0.000	0.665			7413025988	22622.986	[Q]R3-1VL
Los Angeles	Available	0.367	0.298	0.000	0.665			7413025989	22622.986	[Q]R3-1VL
Los Angeles	Available	0.367	0.298	0.000	0.665			7413025990	22622.986	[Q]R3-1VL
Los Angeles	Available	0.381	0.309	0.000	0.690			7413025991	23458.348	[Q]R3-1VL
Los Angeles	Available	0.381	0.309	0.000	0.690			7413025992	23458.348	[Q]R3-1VL
Los Angeles	Available	0.381	0.309	0.000	0.690			7413025993	23458.348	[Q]R3-1VL
Los Angeles	Available	0.563	0.457	0.000	1.020			7413025995	34680.181	[Q]R3-1VL
Los Angeles	Available	0.563	0.457	0.000	1.020			7413025996	34680.181	[Q]R3-1VL
Los Angeles	Available	0.975	0.791	0.000	1.767			7413026903	60062.978	[Q]R3-1VL
Los Angeles	Available	0.975	0.791	0.000	1.767			7413026904	60062.978	[Q]R3-1VL

Los Angeles	Available	0.975	0.791	0.000	1.767			7413026905	60062.978	[Q]R3-1VL
Los Angeles	Available	0.975	0.791	0.000	1.767			7413026906	60062.978	[Q]R3-1VL
Los Angeles	Available	0.975	0.791	0.000	1.767			7413026907	60062.978	[Q]R3-1VL
Los Angeles	Available	0.975	0.791	0.000	1.767			7413026908	60062.978	[Q]R3-1VL
Los Angeles	Available	0.975	0.791	0.000	1.767			7413026909	60062.978	[Q]R3-1VL
Los Angeles	Available	0.975	0.791	0.000	1.767			7413026910	60062.978	[Q]R3-1VL
Los Angeles	Available	0.975	0.791	0.000	1.767			7413026911	60062.978	[Q]R3-1VL
Los Angeles	Available	0.975	0.791	0.000	1.767			7413026912	60062.978	[Q]R3-1VL
Los Angeles	Available	0.975	0.791	0.000	1.767			7413026913	60062.978	[Q]R3-1VL
Los Angeles	Available	0.975	0.791	0.000	1.767			7413026914	60062.978	[Q]R3-1VL
Los Angeles	Available	0.975	0.791	0.000	1.767			7413026915	60062.978	[Q]R3-1VL
Los Angeles	Available	0.975	0.791	0.000	1.767			7413026916	60062.978	[Q]R3-1VL
Los Angeles	Available	0.975	0.791	0.000	1.767			7413026917	60062.978	[Q]R3-1VL
Los Angeles	Available	0.975	0.791	0.000	1.767			7413026918	60062.978	[Q]R3-1VL
Los Angeles	Available	0.975	0.791	0.000	1.767			7413026919	60062.978	[Q]R3-1VL
Los Angeles	Available	0.975	0.791	0.000	1.767			7413026920	60062.978	[Q]R3-1VL
Los Angeles	Available	0.618	0.502	0.000	1.119			7413027901	38060.553	[Q]R3-1VL
Los Angeles	Available	0.618	0.502	0.000	1.119			7413027902	38060.553	[Q]R3-1VL
Los Angeles	Available	0.618	0.502	0.000	1.119			7413027903	38060.553	[Q]R3-1VL
Los Angeles	Available	0.618	0.502	0.000	1.119			7413027904	38060.553	[Q]R3-1VL
Los Angeles	Available	0.618	0.502	0.000	1.119			7413027905	38060.553	[Q]R3-1VL
Los Angeles	Available	0.618	0.502	0.000	1.119			7413027906	38060.553	[Q]R3-1VL
Los Angeles	Available	0.618	0.502	0.000	1.119			7413027907	38060.553	[Q]R3-1VL
Los Angeles	Available	0.618	0.502	0.000	1.119			7413027908	38060.553	[Q]R3-1VL
Los Angeles	Available	0.618	0.502	0.000	1.119			7413027909	38060.553	[Q]R3-1VL
Los Angeles	Available	0.618	0.502	0.000	1.119			7413027910	38060.553	[Q]R3-1VL
Los Angeles	Available	0.618	0.502	0.000	1.119			7413027911	38060.553	[Q]R3-1VL
Los Angeles	Available	0.618	0.502	0.000	1.119			7413027912	38060.553	[Q]R3-1VL
Los Angeles	Available	0.618	0.502	0.000	1.119			7413027913	38060.553	[Q]R3-1VL
Los Angeles	Available	0.618	0.502	0.000	1.119			7413027914	38060.553	[Q]R3-1VL
Los Angeles	Available	0.618	0.502	0.000	1.119			7413027915	38060.553	[Q]R3-1VL
Los Angeles	Available	0.618	0.502	0.000	1.119			7413027916	38060.553	[Q]R3-1VL
Los Angeles	Available	0.618	0.502	0.000	1.119			7413027917	38060.553	[Q]R3-1VL
Los Angeles	Available	0.618	0.502	0.000	1.119			7413027918	38060.553	[Q]R3-1VL
Los Angeles	Available	0.854	0.693	0.000	1.548			7413035901	52621.293	[Q]R3-1VL
Los Angeles	Available	0.854	0.693	0.000	1.548			7413035902	52621.293	[Q]R3-1VL
Los Angeles	Available	0.854	0.693	0.000	1.548			7413035903	52621.293	[Q]R3-1VL
Los Angeles	Available	0.854	0.693	0.000	1.548			7413035904	52621.293	[Q]R3-1VL
Los Angeles	Available	0.854	0.693	0.000	1.548			7413035905	52621.293	[Q]R3-1VL
Los Angeles	Available	0.854	0.693	0.000	1.548			7413035906	52621.293	[Q]R3-1VL
Los Angeles	Available	0.854	0.693	0.000	1.548			7413035907	52621.293	[Q]R3-1VL
Los Angeles	Available	0.854	0.693	0.000	1.548			7413035908	52621.293	[Q]R3-1VL
Los Angeles	Available	0.854	0.693	0.000	1.548			7413035909	52621.293	[Q]R3-1VL
Los Angeles	Available	0.854	0.693	0.000	1.548			7413035910	52621.293	[Q]R3-1VL

Los Angeles	Available	0.854	0.693	0.000	1.548			7413035911	52621.293	[Q]R3-1VL
Los Angeles	Available	0.854	0.693	0.000	1.548			7413035912	52621.293	[Q]R3-1VL
Los Angeles	Available	0.854	0.693	0.000	1.548			7413035913	52621.293	[Q]R3-1VL
Los Angeles	Available	0.854	0.693	0.000	1.548			7413035914	52621.293	[Q]R3-1VL
Los Angeles	Available	0.854	0.693	0.000	1.548			7413035915	52621.293	[Q]R3-1VL
Los Angeles	Available	0.854	0.693	0.000	1.548			7413035916	52621.293	[Q]R3-1VL
Los Angeles	Available	0.854	0.693	0.000	1.548			7413035917	52621.293	[Q]R3-1VL
Los Angeles	Available	0.854	0.693	0.000	1.548			7413035918	52621.293	[Q]R3-1VL
Los Angeles	Available	0.282	0.229	0.000	0.512			7413035919	17398.158	[Q]R3-1VL
Los Angeles	Available	0.282	0.229	0.000	0.512			7413035920	17398.158	[Q]R3-1VL
Los Angeles	Available	0.282	0.229	0.000	0.512			7413035921	17398.158	[Q]R3-1VL
Los Angeles	Available	0.282	0.229	0.000	0.512			7413035922	17398.158	[Q]R3-1VL
Los Angeles	Available	0.282	0.229	0.000	0.512			7413035923	17398.158	[Q]R3-1VL
Los Angeles	Available	0.282	0.229	0.000	0.512			7413035924	17398.158	[Q]R3-1VL
Los Angeles	Available	0.282	0.229	0.000	0.512			7413035925	17398.158	[Q]R3-1VL
Los Angeles	Available	0.282	0.229	0.000	0.512			7413035926	17398.158	[Q]R3-1VL
Los Angeles	Available	0.282	0.229	0.000	0.512			7413035927	17398.158	[Q]R3-1VL
Los Angeles	Available	0.269	0.218	0.000	0.487			7413035928	16562.623	[Q]R3-1VL
Los Angeles	Available	0.269	0.218	0.000	0.487			7413035929	16562.623	[Q]R3-1VL
Los Angeles	Available	0.269	0.218	0.000	0.487			7413035930	16562.623	[Q]R3-1VL
Los Angeles	Available	0.269	0.218	0.000	0.487			7413035931	16562.623	[Q]R3-1VL
Los Angeles	Available	0.421	0.341	0.000	0.762			7413036901	25908.496	[Q]R3-1VL
Los Angeles	Available	0.421	0.341	0.000	0.762			7413036902	25908.496	[Q]R3-1VL
Los Angeles	Available	0.421	0.341	0.000	0.762			7413036903	25908.496	[Q]R3-1VL
Los Angeles	Available	0.421	0.341	0.000	0.762			7413036904	25908.496	[Q]R3-1VL
Los Angeles	Available	0.421	0.341	0.000	0.762			7413036905	25908.496	[Q]R3-1VL
Los Angeles	Available	0.421	0.341	0.000	0.762			7413036906	25908.496	[Q]R3-1VL
Los Angeles	Available	0.421	0.341	0.000	0.762			7413036907	25908.496	[Q]R3-1VL
Los Angeles	Available	0.421	0.341	0.000	0.762			7413036908	25908.496	[Q]R3-1VL
Los Angeles	Available	0.461	0.374	0.000	0.836			7413036909	28416.162	[Q]R3-1VL
Los Angeles	Available	0.461	0.374	0.000	0.836			7413036910	28416.162	[Q]R3-1VL
Los Angeles	Available	0.461	0.374	0.000	0.836			7413036911	28416.162	[Q]R3-1VL
Los Angeles	Available	0.461	0.374	0.000	0.836			7413036912	28416.162	[Q]R3-1VL
Los Angeles	Available	0.461	0.374	0.000	0.836			7413036913	28416.162	[Q]R3-1VL
Los Angeles	Available	0.461	0.374	0.000	0.836			7413036914	28416.162	[Q]R3-1VL
Los Angeles	Available	0.461	0.374	0.000	0.836			7413036915	28416.162	[Q]R3-1VL
Los Angeles	Available	0.461	0.374	0.000	0.836			7413036916	28416.162	[Q]R3-1VL
Los Angeles	Available	0.313	0.254	0.000	0.567			7413036917	19272.856	[Q]R3-1VL
Los Angeles	Available	0.313	0.254	0.000	0.567			7413036918	19272.856	[Q]R3-1VL
Los Angeles	Available	0.313	0.254	0.000	0.567			7413036919	19272.856	[Q]R3-1VL
Los Angeles	Available	0.313	0.254	0.000	0.567			7413036920	19272.856	[Q]R3-1VL
Los Angeles	Available	0.313	0.254	0.000	0.567			7413036921	19272.856	[Q]R3-1VL
Los Angeles	Available	0.313	0.254	0.000	0.567			7413036922	19272.856	[Q]R3-1VL
Los Angeles	Available	0.313	0.254	0.000	0.567			7413036923	19272.856	[Q]R3-1VL

Los Angeles	Available	0.313	0.254	0.000	0.567			7413036924	19272.856	[Q]R3-1VL
Los Angeles	Available	0.220	0.179	0.000	0.399	1744 Eudora Ave Wilmington	90744	7414003900	13580.902	R1-1XL-CUGU
Los Angeles	Available	0.149	0.121	0.000	0.270	245 W Lomita Blvd Wilmington	90744	7414004900	9178.002	R1-1XL-CUGU
Los Angeles	Available	0.243	0.197	0.000	0.440	1624 Eudora Ave Wilmington	90744	7414020900	14973.134	R1-1XL-CUGU
Los Angeles	Available	0.098	0.079	0.000	0.177	1357 W Sr-1 Wilmington	90744	7414023900	6018.515	PF-1XL-O-CUGU
Los Angeles	Available	0.301	0.245	0.000	0.546	638 Island Ave Wilmington	90744	7416034900	18563.231	[Q]RD1.5-1XL-O-CUGU
Los Angeles	Available	2.432	1.974	0.000	4.406	225 Figueroa St San Pedro	90731	7417001900	149820.990	M2-1VL
Los Angeles	Available	4.247	3.447	0.000	7.695	315 N King Ave Wilmington	90744	7417010907	261619.181	[Q]RD1.5-1XL-O-CUGU
Los Angeles	Available	1.501	1.218	0.000	2.720	1111 W D St Wilmington	90744	7417012905	92467.073	[Q]RD1.5-1XL-O-CUGU
Los Angeles	Available	5.909	4.796	0.000	10.704	525 N Wilmington Blvd Wilmington	90744	7417012906	363949.491	[Q]RD1.5-1XL-O-CUGU
Los Angeles	Available	0.301	0.244	0.000	0.545	309 McDonald Ave Wilmington	90744	7417016900	18521.802	[Q]RD1.5-1XL-O-CUGU
Los Angeles	Available	0.312	0.253	0.000	0.565	707 W C St Wilmington	90744	7417020901	19214.474	[Q]C1-1VL-O-CUGU
Los Angeles	Available	0.077	0.062	0.000	0.139	503 Broad Ave Wilmington	90744	7418006900	4720.428	[Q]C2-1VL-O-CUGU
Los Angeles	Available	0.266	0.216	0.000	0.482	544 N Avalon Blvd Wilmington	90744	7418006901	16383.503	[Q]C2-1VL-O-CUGU
Los Angeles	Available	0.008	0.006	0.000	0.014			7418013900	466.192	[Q]CM-1VL-O-CUGU
Los Angeles	Available	0.149	0.121	0.000	0.270	129 E B St Wilmington	90744	7418031900	9190.224	[Q]CM-1VL-O
Los Angeles	Available	0.059	0.048	0.000	0.107	242 N Avalon Blvd Wilmington	90744	7418031901	3650.037	[Q]CM-1VL-O
Los Angeles	Available	0.047	0.038	0.000	0.086	236 1/2 N Avalon Blvd Wilmington	90744	7418031902	2920.957	[Q]CM-1VL-O
Los Angeles	Available	0.152	0.123	0.000	0.275	112 E C St Wilmington	90744	7418031903	9362.716	[Q]CM-1VL-O
Los Angeles	Available	0.151	0.123	0.000	0.274	122 E C St Wilmington	90744	7418031904	9316.319	[Q]CM-1VL-O
Los Angeles	Available	0.150	0.122	0.000	0.273	130 E C St Wilmington	90744	7418031905	9269.622	[Q]CM-1VL-O
Los Angeles	Available	0.071	0.058	0.000	0.129			7418031906	4380.464	[Q]CM-1VL-O
Los Angeles	Available	0.051	0.041	0.000	0.092	111 E Harry Bridges Blvd Wilmington	90744	7418031907	3144.319	[Q]CM-1VL-O
Los Angeles	Available	0.188	0.153	0.000	0.341	226 N Avalon Blvd Wilmington	90744	7418031908	11581.344	[Q]CM-1VL-O
Los Angeles	Available	0.044	0.036	0.000	0.080			7418031909	2736.231	[Q]CM-1VL-O
Los Angeles	Available	0.243	0.197	0.000	0.441	214 N Avalon Blvd Wilmington	90744	7418031910	14982.083	[Q]CM-1VL-O
Los Angeles	Available	0.299	0.243	0.000	0.542	217 Broad Ave Wilmington	90744	7418031911	18432.572	[Q]CM-1VL-O
Los Angeles	Available	0.031	0.025	0.000	0.057			7418031912	1932.493	[Q]CM-1VL-O
Los Angeles	Available	0.259	0.210	0.000	0.469	239 N Avalon Blvd Wilmington	90744	7418032901	15942.048	[Q]CM-1VL-O
Los Angeles	Available	0.567	0.460	0.000	1.027	120 W C St Wilmington	90744	7418032903	34917.255	[Q]CM-1VL-O
Los Angeles	Available	0.038	0.031	0.000	0.068	209 N Avalon Blvd Wilmington	90744	7418032904	2323.152	[Q]CM-1VL-O
Los Angeles	Available	0.146	0.119	0.000	0.265	119 E Harry Bridges Blvd Wilmington	90744	7418032905	9010.076	[Q]CM-1VL-O
Los Angeles	Available	0.068	0.055	0.000	0.123	117 E Harry Bridges Blvd Wilmington	90744	7418032906	4188.905	[Q]CM-1VL-O
Los Angeles	Available	0.037	0.030	0.000	0.067	201 N Avalon Blvd Wilmington	90744	7418032907	2267.468	[Q]CM-1VL-O
Los Angeles	Available	0.021	0.017	0.000	0.039			7418032908	1320.499	[Q]CM-1VL-O
Los Angeles	Available	0.048	0.039	0.000	0.088	203 N Avalon Blvd Wilmington	90744	7418032909	2981.879	[Q]CM-1VL-O
Los Angeles	Available	0.056	0.046	0.000	0.102	109 E Harry Bridges Blvd Wilmington	90744	7418032910	3458.905	[Q]CM-1VL-O
Los Angeles	Available	0.155	0.126	0.000	0.281	223 N Avalon Blvd Wilmington	90744	7418032911	9562.625	[Q]CM-1VL-O
Los Angeles	Available	0.137	0.111	0.000	0.248	127 E Harry Bridges Blvd Wilmington	90744	7418032912	8432.789	[Q]CM-1VL-O
Los Angeles	Available	0.014	0.011	0.000	0.025			7418033904	865.989	[Q]M1-1VL-O
Los Angeles	Available	0.050	0.041	0.000	0.091			7418033906	3080.925	
Los Angeles	Available	0.050	0.041	0.000	0.091	204 N Fries Ave Wilmington	90744	7418033909	3080.155	[Q]M1-1VL-O
Los Angeles	Available	0.011	0.009	0.000	0.021			7418033912	700.471	[Q]M1-1VL-O
Los Angeles	Available	0.111	0.090	0.000	0.202	221 W Harry Bridges Blvd Wilmington	90744	7418033914	6861.386	[Q]M1-1VL-O

Los Angeles	Available	0.170	0.138	0.000	0.308	211 W Harry Bridges Blvd Wilmington	90744	7418033915	10473.172	[Q]M1-1VL-O
Los Angeles	Available	1.416	1.149	0.000	2.565	326 W C St Wilmington	90744	7418034900	87202.422	[Q]M1-1VL-O
Los Angeles	Available	0.388	0.315	0.000	0.703	317 W Harry Bridges Blvd Wilmington	90744	7418034901	23893.963	[Q]M1-1VL-O
Los Angeles	Available	0.041	0.033	0.000	0.074			7418034903	2514.513	[Q]M1-1VL-O
Los Angeles	Available	0.151	0.123	0.000	0.274	205 Island Ave Wilmington	90744	7418035900	9321.333	M2-1VL-O
Los Angeles	Available	0.152	0.123	0.000	0.275	411 W Harry Bridges Blvd Wilmington	90744	7418035901	9355.750	M2-1VL-O
Los Angeles	Available	0.197	0.159	0.000	0.356	231 Island Ave Wilmington	90744	7418035902	12104.871	[Q]M1-1VL-O
Los Angeles	Available	0.197	0.160	0.000	0.356	217 Island Ave Wilmington	90744	7418035903	12105.694	M2-1VL-O
Los Angeles	Available	0.076	0.061	0.000	0.137			7418035904	4659.630	M2-1VL-O
Los Angeles	Available	0.076	0.061	0.000	0.137	204 Lagoon Ave Wilmington	90744	7418035905	4659.963	M2-1VL-O
Los Angeles	Available	0.076	0.061	0.000	0.137			7418035906	4660.537	M2-1VL-O
Los Angeles	Available	0.076	0.061	0.000	0.137	419 W Harry Bridges Blvd Wilmington	90744	7418035907	4660.537	M2-1VL-O
Los Angeles	Available	0.196	0.159	0.000	0.355	216 Lagoon Ave Wilmington	90744	7418035908	12080.663	M2-1VL-O
Los Angeles	Available	1.974	1.602	0.000	3.576	314 Lagoon Ave Wilmington	90744	7418037900	121575.674	PF-1XL-O-CUGU
Los Angeles	Available	0.231	0.187	0.000	0.418	311 W Opp St Wilmington	90744	7420024900	14213.372	[Q]RD2-1XL-O-CUGU
Los Angeles	Available	0.148	0.120	0.000	0.267	127 E M St Wilmington	90744	7422005902	9087.080	[Q]R2-1VL-O-CUGU
Los Angeles	Available	0.126	0.102	0.000	0.228	123 E M St Wilmington	90744	7422005903	7755.227	[Q]R2-1VL-O-CUGU
Los Angeles	Available	0.126	0.102	0.000	0.228	119 E M St Wilmington	90744	7422005904	7757.939	[Q]R2-1VL-O-CUGU
Los Angeles	Available	0.094	0.076	0.000	0.170			7422005905	5789.246	[Q]C2-1VL-O-CUGU
Los Angeles	Available	0.094	0.076	0.000	0.170			7422005906	5788.805	[Q]C2-1VL-O-CUGU
Los Angeles	Available	0.094	0.076	0.000	0.170	1300 N Avalon Blvd Wilmington	90744	7422005907	5769.265	[Q]C2-1VL-O-CUGU
Los Angeles	Available	0.086	0.069	0.000	0.155	1638 N Banning Blvd Wilmington	90744	7422029900	5272.448	R1-1XL-O-CUGU
Los Angeles	Available	0.086	0.069	0.000	0.155	1634 N Banning Blvd Wilmington	90744	7422029901	5272.123	R1-1XL-O-CUGU
Los Angeles	Available	14.190	11.517	0.000	25.707	900 E Lomita Blvd Wilmington	90744	7422029902	874025.602	PF-1VL-CUGU
Los Angeles	Available	0.199	0.161	0.000	0.360	124 E I St Wilmington	90744	7423003901	12250.477	PF-1VL-O-CUGU
Los Angeles	Available	0.110	0.089	0.000	0.199	837 Avalon Pl Wilmington	90744	7423003902	6755.584	[Q]C2-2D-O-CUGU
Los Angeles	Available	0.248	0.202	0.000	0.450	922 N Marine Ave Wilmington	90744	7423004900	15301.871	[Q]RD1.5-1XL-O-CUGU
Los Angeles	Available	0.154	0.125	0.000	0.279	1148 N Avalon Blvd Wilmington	90744	7423007900	9500.889	[Q]C2-1VL-O-CUGU
Los Angeles	Available	0.067	0.054	0.000	0.121	1065 Cary Ave Wilmington	90744	7423021903	4098.419	R1-1XL-O-CUGU
Los Angeles	Available	0.009	0.007	0.000	0.016			7423024900	547.590	[Q]RD3-1XL-O-CUGU
Los Angeles	Available	0.093	0.075	0.000	0.168			7423024901	5705.875	[Q]RD3-1XL-O-CUGU
Los Angeles	Available	0.961	0.780	0.000	1.741			7423026900	59179.478	[T][Q]RD5-1XL-O-CUG
Los Angeles	Available	0.116	0.094	0.000	0.211	444 Lecouvreur Ave Wilmington	90744	7424005901	7162.634	
Los Angeles	Available	0.009	0.007	0.000	0.015			7424012900	526.471	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.063	0.051	0.000	0.114	530 McFarland Ave Wilmington	90744	7424014900	3874.385	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.063	0.051	0.000	0.114	526 McFarland Ave Wilmington	90744	7424014901	3876.727	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.063	0.051	0.000	0.114	524 McFarland Ave Wilmington	90744	7424014902	3875.857	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.063	0.051	0.000	0.114	522 McFarland Ave Wilmington	90744	7424014903	3875.141	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.063	0.051	0.000	0.114	518 McFarland Ave Wilmington	90744	7424014904	3875.339	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.063	0.051	0.000	0.114	516 McFarland Ave Wilmington	90744	7424014905	3875.138	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.063	0.051	0.000	0.114	514 McFarland Ave Wilmington	90744	7424014906	3875.850	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.058	0.047	0.000	0.105	801 E E St Wilmington	90744	7424014907	3571.099	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.048	0.039	0.000	0.087	803 E E St Wilmington	90744	7424014908	2974.932	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.048	0.039	0.000	0.088	805 E E St Wilmington	90744	7424014909	2975.439	[Q]M2-1VL-O-CUGU

Los Angeles	Available	0.048	0.039	0.000	0.088	809 E E St Wilmington	90744	7424014910	2976.031	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.048	0.039	0.000	0.087	811 E E St Wilmington	90744	7424014911	2974.336	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.048	0.039	0.000	0.088	813 E E St Wilmington	90744	7424014912	2975.595	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.048	0.039	0.000	0.088	817 E E St Wilmington	90744	7424014913	2975.559	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.048	0.039	0.000	0.088	819 E E St Wilmington	90744	7424014914	2975.088	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.048	0.039	0.000	0.088	825 E E St Wilmington	90744	7424014915	2976.280	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.048	0.039	0.000	0.087	827 E E St Wilmington	90744	7424014916	2974.336	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.048	0.039	0.000	0.088	829 E E St Wilmington	90744	7424014917	2975.596	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.110	0.089	0.000	0.199			7424016901	6778.972	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.036	0.029	0.000	0.065	1006 E E St Wilmington	90744	7424017903	2224.035	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.023	0.019	0.000	0.042	1008 E E St Wilmington	90744	7424017904	1430.108	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.009	0.007	0.000	0.016	1010 E E St Wilmington	90744	7424017912	556.294	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.677	0.550	0.000	1.227	1305 E G St Wilmington	90744	7424023901	41720.627	[Q]M2-1VL-O-CUGU
Los Angeles	Available	0.042	0.034	0.000	0.076	1162 Watson Ave Wilmington	90744	7425015900	2571.516	R1-1XL-O-CUGU
Los Angeles	Available	0.947	0.768	0.000	1.715	1405 E Anaheim St Wilmington	90744	7425023901	58310.710	[Q]MR2-1VL-CUGU
Los Angeles	Available	0.035	0.028	0.000	0.063	1215 E Denni St Wilmington	90744	7425032900	2145.379	OS-1XL-O-CUGU
Los Angeles	Available	0.194	0.157	0.000	0.351	1511 E I St Wilmington	90744	7425043901	11923.985	M3-1VL
Los Angeles	Available	0.078	0.063	0.000	0.141	1527 E I St Wilmington	90744	7425043902	4810.628	M3-1VL
Los Angeles	Available	0.234	0.190	0.000	0.425	1515 E I St Wilmington	90744	7425043903	14433.483	M3-1VL
Los Angeles	Available	0.906	0.735	0.000	1.641	820 N Lansing Ave Wilmington	90744	7425044900	55777.826	M3-1VL
Los Angeles	Available	0.306	0.249	0.000	0.555	1620 E I St Wilmington	90744	7425045900	18871.266	M3-1VL
Los Angeles	Available	0.067	0.054	0.000	0.121	832 Cristobal Ave Wilmington	90744	7425045901	4106.786	M3-1VL
Los Angeles	Available	0.067	0.054	0.000	0.121	828 Cristobal Ave Wilmington	90744	7425045902	4106.843	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106	525 N Henry Ford Ave Wilmington	90744	7425045903	3615.038	M3-1VL
Los Angeles	Available	0.063	0.051	0.000	0.114	815 N Henry Ford Ave Wilmington	90744	7425045904	3882.585	M3-1VL
Los Angeles	Available	0.061	0.049	0.000	0.110			7426008900	3748.752	[Q]MR2-1VL-CUGU
Los Angeles	Available	0.078	0.063	0.000	0.141			7426028904	4804.175	[Q]M3-1-CUGU
Los Angeles	Available	0.534	0.433	0.000	0.967			7426029912	32864.900	[Q]M3-1VL-CUGU
Los Angeles	Available	9.863	8.005	0.000	17.869	1220 Alameda St Wilmington	90744	7428004900	607533.699	M3-1VL
Los Angeles	Available	0.081	0.066	0.000	0.147			7428007903	4998.394	M3-1VL
Los Angeles	Available	0.315	0.255	0.000	0.570	2821 E Grant St Wilmington	90744	7428010903	19380.410	M3-1VL
Los Angeles	Available	0.027	0.022	0.000	0.049			7428010904	1680.133	M3-1VL
Los Angeles	Available	0.098	0.079	0.000	0.177	1009 Perry Ave Wilmington	90744	7428011902	6006.335	M3-1VL
Los Angeles	Available	0.098	0.079	0.000	0.177	1007 Perry Ave Wilmington	90744	7428011903	6005.626	M3-1VL
Los Angeles	Available	0.106	0.086	0.000	0.192	1003 Perry Ave Wilmington	90744	7428011904	6534.025	M3-1VL
Los Angeles	Available	0.090	0.073	0.000	0.163	1002 Farragut Ave Wilmington	90744	7428011905	5527.182	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1029 Perry Ave Wilmington	90744	7428011906	5046.431	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1023 Perry Ave Wilmington	90744	7428011907	5046.550	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1039 Perry Ave Wilmington	90744	7428011909	5045.720	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1033 Perry Ave Wilmington	90744	7428011910	5045.977	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1025 Perry Ave Wilmington	90744	7428011911	5045.826	M3-1VL
Los Angeles	Available	0.082	0.067	0.000	0.148	1024 Farragut Ave Wilmington	90744	7428011915	5047.547	M3-1VL
Los Angeles	Available	0.078	0.063	0.000	0.141	1008 Farragut Ave Wilmington	90744	7428011916	4806.492	M3-1VL
Los Angeles	Available	0.078	0.063	0.000	0.141	1006 Farragut Ave Wilmington	90744	7428011917	4806.195	M3-1VL

Los Angeles	Available	0.062	0.050	0.000	0.112	1043 Perry Ave Wilmington	90744	7428011920	3819.698	M3-1VL
Los Angeles	Available	0.010	0.008	0.000	0.018			7428011921	601.871	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.089			7428011922	3022.274	M3-1VL
Los Angeles	Available	0.069	0.056	0.000	0.125			7428011923	4266.797	M3-1VL
Los Angeles	Available	0.079	0.064	0.000	0.143	1032 Farragut Ave Wilmington	90744	7428011924	4867.879	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1028 Farragut Ave Wilmington	90744	7428011925	5041.763	M3-1VL
Los Angeles	Available	0.057	0.046	0.000	0.104	919 N Perry Ave Wilmington	90744	7428012900	3522.908	M3-1VL
Los Angeles	Available	0.057	0.046	0.000	0.104	915 N Perry Ave Wilmington	90744	7428012901	3523.157	M3-1VL
Los Angeles	Available	0.048	0.039	0.000	0.088			7428012902	2983.042	M3-1VL
Los Angeles	Available	0.057	0.046	0.000	0.104	927 N Perry Ave Wilmington	90744	7428012904	3524.020	M3-1VL
Los Angeles	Available	0.057	0.046	0.000	0.104	923 N Perry Ave Wilmington	90744	7428012905	3523.502	M3-1VL
Los Angeles	Available	0.057	0.046	0.000	0.104	935 N Perry Ave Wilmington	90744	7428012907	3524.263	M3-1VL
Los Angeles	Available	0.090	0.073	0.000	0.163	938 Farragut Ave Wilmington	90744	7428012908	5528.376	M3-1VL
Los Angeles	Available	0.057	0.046	0.000	0.104	931 N Perry Ave Wilmington	90744	7428012909	3524.402	M3-1VL
Los Angeles	Available	0.057	0.046	0.000	0.104	937 Perry Ave Wilmington	90744	7428012915	3523.809	M3-1VL
Los Angeles	Available	0.009	0.007	0.000	0.016			7428012916	527.943	M3-1VL
Los Angeles	Available	0.077	0.063	0.000	0.140	930 Farragut Ave Wilmington	90744	7428012917	4758.848	M3-1VL
Los Angeles	Available	0.065	0.053	0.000	0.118			7428012918	4001.386	M3-1VL
Los Angeles	Available	0.035	0.028	0.000	0.063			7428012919	2137.469	M3-1VL
Los Angeles	Available	0.016	0.013	0.000	0.028	910 Farragut Ave Wilmington	90744	7428012921	963.833	M3-1VL
Los Angeles	Available	0.025	0.021	0.000	0.046	914 Farragut Ave Wilmington	90744	7428012922	1568.737	M3-1VL
Los Angeles	Available	0.230	0.187	0.000	0.417	2611 E Anaheim St Wilmington	90744	7428014900	14176.334	M3-1VL
Los Angeles	Available	0.078	0.063	0.000	0.141	821 Farragut Ave Wilmington	90744	7428014901	4801.480	M3-1VL
Los Angeles	Available	0.078	0.063	0.000	0.141	829 Farragut Ave Wilmington	90744	7428014902	4800.830	M3-1VL
Los Angeles	Available	0.078	0.063	0.000	0.141	825 Farragut Ave Wilmington	90744	7428014903	4801.449	M3-1VL
Los Angeles	Available	0.082	0.067	0.000	0.149	906 Foote Ave Wilmington	90744	7428015900	5065.443	M3-1VL
Los Angeles	Available	0.066	0.054	0.000	0.120	1041 Farragut Ave Wilmington	90744	7428016912	4068.963	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1037 Farragut Ave Wilmington	90744	7428016913	5046.785	M3-1VL
Los Angeles	Available	0.082	0.067	0.000	0.148			7428016914	5048.055	M3-1VL
Los Angeles	Available	0.082	0.067	0.000	0.148	1031 Farragut Ave Wilmington	90744	7428016915	5048.311	M3-1VL
Los Angeles	Available	0.082	0.067	0.000	0.148	1025 Farragut Ave Wilmington	90744	7428016916	5047.538	M3-1VL
Los Angeles	Available	0.082	0.067	0.000	0.148	1021 Farragut Ave Wilmington	90744	7428016917	5047.541	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1023 Cushing Ave Wilmington	90744	7428017902	5042.361	M3-1VL
Los Angeles	Available	0.077	0.063	0.000	0.140	1041 Foote Ave Wilmington	90744	7428017904	4766.013	M3-1VL
Los Angeles	Available	0.077	0.063	0.000	0.140	1041 Cushing Ave Wilmington	90744	7428017909	4766.120	M3-1VL
Los Angeles	Available	0.087	0.070	0.000	0.157	1012 Macdonough Ave Wilmington	90744	7428017910	5330.834	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1037 Cushing Ave Wilmington	90744	7428017911	5043.994	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1022 Macdonough Ave Wilmington	90744	7428017912	5046.579	M3-1VL
Los Angeles	Available	0.079	0.064	0.000	0.144	1002 Cushing Ave Wilmington	90744	7428017913	4884.873	M3-1VL
Los Angeles	Available	0.034	0.027	0.000	0.061			7428017914	2077.100	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1003 Foote Ave Wilmington	90744	7428017915	5042.357	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1001 Foote Ave Wilmington	90744	7428017916	5043.436	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.107	2605 E I St Wilmington	90744	7428017917	3642.357	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148			7428017918	5042.821	M3-1VL

Los Angeles	Available	0.077	0.063	0.000	0.140	1044 Cushing Ave Wilmington	90744	7428017919	4766.632	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1040 Cushing Ave Wilmington	90744	7428017920	5042.841	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1033 Cushing Ave Wilmington	90744	7428017921	5044.423	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1027 Cushing Ave Wilmington	90744	7428017922	5043.775	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1025 Cushing Ave Wilmington	90744	7428017923	5043.570	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1037 Foote Ave Wilmington	90744	7428017924	5043.645	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1025 Foote Ave Wilmington	90744	7428017925	5043.386	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1036 Cushing Ave Wilmington	90744	7428017926	5043.254	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1028 Cushing Ave Wilmington	90744	7428017927	5043.378	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1024 Cushing Ave Wilmington	90744	7428017928	5043.587	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148			7428017929	5043.293	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1014 Macdonough Ave Wilmington	90744	7428017930	5045.434	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1021 Foote Ave Wilmington	90744	7428017931	5042.866	M3-1VL
Los Angeles	Available	0.076	0.062	0.000	0.138	1038 Macdonough Ave Wilmington	90744	7428017932	4683.114	M3-1VL
Los Angeles	Available	0.082	0.067	0.000	0.148	1034 Macdonough Ave Wilmington	90744	7428017933	5047.251	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1030 Macdonough Ave Wilmington	90744	7428017934	5046.841	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1026 Macdonough Ave Wilmington	90744	7428017935	5045.354	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1029 Foote Ave Wilmington	90744	7428017936	5043.347	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1020 Macdonough Ave Wilmington	90744	7428017937	5045.753	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1017 Cushing Ave Wilmington	90744	7428017938	5043.603	M3-1VL
Los Angeles	Available	0.196	0.159	0.000	0.356	1015 Cushing Ave Wilmington	90744	7428017939	12098.486	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1017 Foote Ave Wilmington	90744	7428017940	5042.521	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1015 Foote Ave Wilmington	90744	7428017941	5043.503	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1011 Foote Ave Wilmington	90744	7428017942	5042.849	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1005 Foote Ave Wilmington	90744	7428017943	5044.053	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1020 Cushing Ave Wilmington	90744	7428017944	5043.356	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1012 Cushing Ave Wilmington	90744	7428017945	5043.971	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1008 Cushing Ave Wilmington	90744	7428017946	5044.250	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1006 Cushing Ave Wilmington	90744	7428017947	5044.329	M3-1VL
Los Angeles	Available	0.061	0.050	0.000	0.111	1031 Schley Ave Wilmington	90744	7428018900	3760.358	M3-1VL
Los Angeles	Available	0.152	0.123	0.000	0.275	1041 Schley Ave Wilmington	90744	7428018901	9338.919	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1035 Macdonough Ave Wilmington	90744	7428018902	5045.664	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1031 Macdonough Ave Wilmington	90744	7428018903	5045.652	M3-1VL
Los Angeles	Available	0.077	0.063	0.000	0.140	1038 Schley Ave Wilmington	90744	7428018904	4766.924	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1034 Schley Ave Wilmington	90744	7428018905	5044.234	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1030 Schley Ave Wilmington	90744	7428018906	5044.884	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1027 Macdonough Ave Wilmington	90744	7428018907	5044.744	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1026 Schley Ave Wilmington	90744	7428018908	5044.819	M3-1VL
Los Angeles	Available	0.077	0.063	0.000	0.140	1039 Macdonough Ave Wilmington	90744	7428018909	4766.290	M3-1VL
Los Angeles	Available	0.152	0.123	0.000	0.275	1041 Schley Ave Wilmington	90744	7428018910	9338.919	M3-1VL
Los Angeles	Available	0.060	0.049	0.000	0.109			7428018911	3708.796	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1023 Macdonough Ave Wilmington	90744	7428018912	5045.961	M3-1VL
Los Angeles	Available	0.071	0.058	0.000	0.129	1019 Macdonough Ave Wilmington	90744	7428018913	4384.963	M3-1VL
Los Angeles	Available	0.017	0.014	0.000	0.031			7428018914	1060.007	M3-1VL

Los Angeles	Available	0.082	0.067	0.000	0.149	925 Macdonough Ave Wilmington	90744	7428019900	5055.974	M3-1VL
Los Angeles	Available	0.082	0.067	0.000	0.149	921 Macdonough Ave Wilmington	90744	7428019901	5055.996	M3-1VL
Los Angeles	Available	0.082	0.067	0.000	0.149	917 Macdonough Ave Wilmington	90744	7428019902	5055.163	M3-1VL
Los Angeles	Available	0.082	0.067	0.000	0.149	930 Macdonough Ave Wilmington	90744	7428019903	5050.081	M3-1VL
Los Angeles	Available	0.082	0.067	0.000	0.149	926 Macdonough Ave Wilmington	90744	7428019904	5049.732	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106	813 Sampson Ave Wilmington	90744	7428021904	3605.493	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106	812 Sigsbee Ave Wilmington	90744	7428021905	3605.106	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106	816 Sigsbee Ave Wilmington	90744	7428021906	3605.538	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106	817 Sampson Ave Wilmington	90744	7428021907	3605.804	M3-1VL
Los Angeles	Available	0.063	0.051	0.000	0.115	2222 E I St Wilmington	90744	7428021908	3905.585	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088	2220 E I St Wilmington	90744	7428021909	3005.656	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088	2216 E I St Wilmington	90744	7428021910	3004.546	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088	2204 E I St Wilmington	90744	7428021911	3005.745	M3-1VL
Los Angeles	Available	0.063	0.051	0.000	0.115	2200 E I St Wilmington	90744	7428021912	3906.743	M3-1VL
Los Angeles	Available	2.128	1.727	0.000	3.855	921 Schley Ave Wilmington	90744	7428022903	131060.874	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.107			7428022904	3624.609	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106	915 Sampson Ave Wilmington	90744	7428023900	3608.931	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088	933 Sigsbee Ave Wilmington	90744	7428024900	3005.165	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088	921 Sigsbee Ave Wilmington	90744	7428024901	3003.275	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088	923 Sigsbee Ave Wilmington	90744	7428024902	3004.355	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088			7428024903	3003.370	M3-1VL
Los Angeles	Available	0.043	0.035	0.000	0.078			7428024904	2657.803	M3-1VL
Los Angeles	Available	0.040	0.032	0.000	0.073			7428004903	2465.005	M3-1VL
Los Angeles	Available	0.474	0.385	0.000	0.859			7428004903	29192.230	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1011 Farragut Ave Wilmington	90744	7428016900	5046.331	M3-1VL
Los Angeles	Available	0.082	0.066	0.000	0.148	1007 Farragut Ave Wilmington	90744	7428016901	5045.943	M3-1VL
Los Angeles	Available	0.094	0.076	0.000	0.171	1003 Farragut Ave Wilmington	90744	7428016902	5802.119	M3-1VL
Los Angeles	Available	0.094	0.076	0.000	0.171	933 Farragut Ave Wilmington	90744	7428016903	5803.397	M3-1VL
Los Angeles	Available	0.082	0.067	0.000	0.148	929 Farragut Ave Wilmington	90744	7428016904	5047.067	M3-1VL
Los Angeles	Available	0.082	0.067	0.000	0.148	923 Farragut Ave Wilmington	90744	7428016905	5047.656	M3-1VL
Los Angeles	Available	0.079	0.064	0.000	0.143	921 Farragut Ave Wilmington	90744	7428016906	4849.053	M3-1VL
Los Angeles	Available	0.058	0.047	0.000	0.105	919 Farragut Ave Wilmington	90744	7428016907	3576.512	M3-1VL
Los Angeles	Available	0.498	0.405	0.000	0.903	1028 Foote Ave Wilmington	90744	7428016908	30703.438	M3-1VL
Los Angeles	Available	0.555	0.451	0.000	1.006	938 Foote Ave Wilmington	90744	7428016909	34206.275	M3-1VL
Los Angeles	Available	0.036	0.029	0.000	0.065			7428024905	2224.240	M3-1VL
Los Angeles	Available	0.074	0.060	0.000	0.135	1004 Pennington Ave Wilmington	90744	7428024906	4583.024	M3-1VL
Los Angeles	Available	0.049	0.039	0.000	0.088			7428024907	2991.900	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088			7428025901	3004.026	M3-1VL
Los Angeles	Available	0.045	0.036	0.000	0.081			7428025902	2753.562	M3-1VL
Los Angeles	Available	0.045	0.036	0.000	0.081			7428025903	2752.519	M3-1VL
Los Angeles	Available	0.045	0.036	0.000	0.081	2037 E Anaheim St Wilmington	90744	7428025904	2755.713	M3-1VL
Los Angeles	Available	0.046	0.037	0.000	0.083	800 Pennington Ave Wilmington	90744	7428025906	2806.509	M3-1VL
Los Angeles	Available	0.055	0.045	0.000	0.100	2029 E Anaheim St Wilmington	90744	7428025907	3398.050	M3-1VL
Los Angeles	Available	0.045	0.036	0.000	0.081	2127 E Anaheim St Wilmington	90744	7428025908	2753.308	M3-1VL

Los Angeles	Available	0.045	0.036	0.000	0.081	2035 E Anaheim St Wilmington	90744	7428025909	2756.214	M3-1VL
Los Angeles	Available	0.045	0.036	0.000	0.081	2033 E Anaheim St Wilmington	90744	7428025910	2755.178	M3-1VL
Los Angeles	Available	0.045	0.036	0.000	0.081	2045 E Anaheim St Wilmington	90744	7428025911	2755.660	M3-1VL
Los Angeles	Available	0.045	0.036	0.000	0.081	2047 E Anaheim St Wilmington	90744	7428025912	2755.635	M3-1VL
Los Angeles	Available	0.045	0.036	0.000	0.081	2051 E Anaheim St Wilmington	90744	7428025913	2755.748	M3-1VL
Los Angeles	Available	0.086	0.070	0.000	0.156	801 Wainwright Ave Wilmington	90744	7428025914	5306.425	M3-1VL
Los Angeles	Available	0.100	0.081	0.000	0.180	2021 E Anaheim St Wilmington	90744	7428025915	6129.784	M3-1VL
Los Angeles	Available	0.045	0.036	0.000	0.081	2055 E Anaheim St Wilmington	90744	7428025916	2753.106	M3-1VL
Los Angeles	Available	0.045	0.036	0.000	0.081			7428025917	2753.499	M3-1VL
Los Angeles	Available	0.033	0.027	0.000	0.060	801 Pennington Ave Wilmington	90744	7428026915	2046.307	M3-1VL
Los Angeles	Available	0.028	0.023	0.000	0.052			7428026934	1751.429	M3-1VL
Los Angeles	Available	0.028	0.023	0.000	0.051	1003 Pennington Ave Wilmington	90744	7428027909	1739.277	M3-1VL
Los Angeles	Available	0.021	0.017	0.000	0.037	1023 Pennington Ave Wilmington	90744	7428027910	1265.423	M3-1VL
Los Angeles	Available	0.013	0.010	0.000	0.023	1031 Pennington Ave Wilmington	90744	7428027914	784.285	M3-1VL
Los Angeles	Available	0.016	0.013	0.000	0.028	1029 Pennington Ave Wilmington	90744	7428027915	963.552	M3-1VL
Los Angeles	Available	0.018	0.015	0.000	0.033	1025 Pennington Ave Wilmington	90744	7428027916	1123.980	M3-1VL
Los Angeles	Available	0.028	0.023	0.000	0.052	907 Pennington Ave Wilmington	90744	7428027917	1753.055	M3-1VL
Los Angeles	Available	0.041	0.033	0.000	0.074	1024 Southerland Ave Wilmington	90744	7428028926	2516.456	M3-1VL
Los Angeles	Available	0.041	0.034	0.000	0.075			7428028927	2543.934	M3-1VL
Los Angeles	Available	0.041	0.033	0.000	0.074	1020 Southerland Ave Wilmington	90744	7428028928	2522.810	M3-1VL
Los Angeles	Available	0.040	0.033	0.000	0.073			7428028929	2483.861	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.107			7428028930	3652.454	M3-1VL
Los Angeles	Available	0.042	0.034	0.000	0.076	954 Southerland Ave Wilmington	90744	7428028931	2571.920	M3-1VL
Los Angeles	Available	0.042	0.034	0.000	0.075	1000 Southerland Ave Wilmington	90744	7428028933	2566.041	M3-1VL
Los Angeles	Available	0.042	0.034	0.000	0.075	1004 Southerland Ave Wilmington	90744	7428028934	2560.180	M3-1VL
Los Angeles	Available	0.041	0.034	0.000	0.075	1006 Southerland Ave Wilmington	90744	7428028935	2555.194	M3-1VL
Los Angeles	Available	0.041	0.033	0.000	0.075			7428028936	2539.069	M3-1VL
Los Angeles	Available	0.041	0.033	0.000	0.074	1010 Southerland Ave Wilmington	90744	7428028937	2527.307	M3-1VL
Los Angeles	Available	0.040	0.033	0.000	0.073	1046 Southerland Ave Wilmington	90744	7428028938	2479.216	M3-1VL
Los Angeles	Available	0.040	0.033	0.000	0.073			7428028939	2473.232	M3-1VL
Los Angeles	Available	0.040	0.033	0.000	0.073			7428028940	2467.245	M3-1VL
Los Angeles	Available	0.042	0.034	0.000	0.076	946 Southerland Ave Wilmington	90744	7428028941	2576.891	M3-1VL
Los Angeles	Available	0.042	0.034	0.000	0.076			7428028942	2582.389	M3-1VL
Los Angeles	Available	0.382	0.310	0.000	0.692			7428028944	23536.984	M3-1VL
Los Angeles	Available	0.041	0.033	0.000	0.074	1028 Southerland Ave Wilmington	90744	7428028945	2511.824	M3-1VL
Los Angeles	Available	0.040	0.033	0.000	0.073	1040 Southerland Ave Wilmington	90744	7428028946	2489.327	M3-1VL
Los Angeles	Available	0.041	0.033	0.000	0.075	1008 Southerland Ave Wilmington	90744	7428028947	2533.431	M3-1VL
Los Angeles	Available	0.041	0.033	0.000	0.074	1036 Southerland Ave Wilmington	90744	7428028951	2500.674	M3-1VL
Los Angeles	Available	0.041	0.033	0.000	0.074			7428028952	2506.061	M3-1VL
Los Angeles	Available	0.041	0.033	0.000	0.073			7428028953	2495.854	M3-1VL
Los Angeles	Available	0.041	0.034	0.000	0.075			7428028954	2549.934	M3-1VL
Los Angeles	Available	0.046	0.037	0.000	0.084			7428028959	2842.450	M3-1VL
Los Angeles	Available	0.027	0.022	0.000	0.049			7428028961	1666.407	M3-1VL
Los Angeles	Available	0.029	0.024	0.000	0.053			7428028963	1806.025	M3-1VL

Los Angeles	Available	0.439	0.356	0.000	0.796	940 Southerland Ave Wilmington	90744	7428028966	27048.073	M3-1VL
Los Angeles	Available	0.029	0.023	0.000	0.052			7428028968	1766.449	M3-1VL
Los Angeles	Available	0.027	0.022	0.000	0.048			7428028970	1642.524	M3-1VL
Los Angeles	Available	0.025	0.020	0.000	0.045			7428028972	1517.237	M3-1VL
Los Angeles	Available	0.161	0.130	0.000	0.291	1011 Southerland Ave Wilmington	90744	7428029900	9903.521	M3-1VL
Los Angeles	Available	0.313	0.254	0.000	0.566	1022 Leeds Ave Wilmington	90744	7428029901	19252.533	M3-1VL
Los Angeles	Available	0.097	0.079	0.000	0.177	1036 Leeds Ave Wilmington	90744	7428029902	6004.066	M3-1VL
Los Angeles	Available	0.051	0.042	0.000	0.093	1018 Leeds Ave Wilmington	90744	7428029903	3152.530	M3-1VL
Los Angeles	Available	0.096	0.078	0.000	0.174	1039 Southerland Ave Wilmington	90744	7428029904	5925.436	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088	1030 Leeds Ave Wilmington	90744	7428029907	3001.664	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106			7428029908	3605.224	M3-1VL
Los Angeles	Available	0.059	0.047	0.000	0.106	1008 Goodrich Ave Wilmington	90744	7428029909	3603.425	M3-1VL
Los Angeles	Available	0.097	0.079	0.000	0.176	1032 Goodrich Ave Wilmington	90744	7428029910	5980.211	M3-1VL
Los Angeles	Available	0.059	0.047	0.000	0.106	1002 Goodrich Ave Wilmington	90744	7428029917	3604.252	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106	1004 Goodrich Ave Wilmington	90744	7428029918	3605.248	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088	1028 Goodrich Ave Wilmington	90744	7428029919	3003.670	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088			7428029920	3003.220	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088			7428029921	3002.484	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088			7428029922	3004.092	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088	1012 Goodrich Ave Wilmington	90744	7428029923	3003.337	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088	1018 Goodrich Ave Wilmington	90744	7428029924	3003.260	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088	1020 Goodrich Ave Wilmington	90744	7428029926	3003.072	M3-1VL
Los Angeles	Available	0.016	0.013	0.000	0.029			7428029931	987.860	M3-1VL
Los Angeles	Available	0.056	0.046	0.000	0.102	1030 Goodrich Ave Wilmington	90744	7428029933	3470.750	M3-1VL
Los Angeles	Available	0.014	0.012	0.000	0.026			7428029935	876.125	M3-1VL
Los Angeles	Available	0.488	0.396	0.000	0.883	1027 Goodrich Ave Wilmington	90744	7428030900	30028.199	M3-1VL
Los Angeles	Available	0.195	0.158	0.000	0.353	1029 Goodrich Ave Wilmington	90744	7428030901	12013.438	M3-1VL
Los Angeles	Available	0.048	0.039	0.000	0.088	1036 Vreeland Ave Wilmington	90744	7428030902	2977.494	M3-1VL
Los Angeles	Available	0.058	0.047	0.000	0.106	1005 Goodrich Ave Wilmington	90744	7428030903	3602.816	M3-1VL
Los Angeles	Available	0.058	0.047	0.000	0.106	1001 Goodrich Ave Wilmington	90744	7428030904	3602.816	M3-1VL
Los Angeles	Available	0.048	0.039	0.000	0.087	1037 Goodrich Ave Wilmington	90744	7428030905	2974.964	M3-1VL
Los Angeles	Available	0.146	0.118	0.000	0.264	1037 Vreeland Ave Wilmington	90744	7428031901	8987.587	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088	1023 Vreeland Ave Wilmington	90744	7428031902	3002.205	M3-1VL
Los Angeles	Available	0.058	0.047	0.000	0.106	1005 Vreeland Ave Wilmington	90744	7428031903	3602.714	M3-1VL
Los Angeles	Available	0.058	0.047	0.000	0.106	1011 Vreeland Ave Wilmington	90744	7428031904	3602.816	M3-1VL
Los Angeles	Available	0.058	0.047	0.000	0.106	1009 Vreeland Ave Wilmington	90744	7428031905	3602.855	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088	1029 Vreeland Ave Wilmington	90744	7428031906	3002.666	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088	1021 Vreeland Ave Wilmington	90744	7428031907	3003.287	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088			7428031908	3002.672	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088	1019 Vreeland Ave Wilmington	90744	7428031909	3002.849	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088	1015 Vreeland Ave Wilmington	90744	7428031910	3003.251	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088	1027 Vreeland Ave Wilmington	90744	7428031911	3003.287	M3-1VL
Los Angeles	Available	0.085	0.069	0.000	0.153	1727 E I St Wilmington	90744	7428033900	5211.188	M3-1VL
Los Angeles	Available	0.078	0.063	0.000	0.141	925 Preble Ave Wilmington	90744	7428033902	4804.572	M3-1VL

Los Angeles	Available	0.078	0.063	0.000	0.141	931 Preble Ave Wilmington	90744	7428033903	4805.913	M3-1VL
Los Angeles	Available	0.085	0.069	0.000	0.153	1657 E I St Wilmington	90744	7428033904	5210.412	M3-1VL
Los Angeles	Available	0.085	0.069	0.000	0.153	1661 E I St Wilmington	90744	7428033905	5210.027	M3-1VL
Los Angeles	Available	0.085	0.069	0.000	0.153	1665 E I St Wilmington	90744	7428033906	5210.302	M3-1VL
Los Angeles	Available	0.085	0.069	0.000	0.153	1673 E I St Wilmington	90744	7428033907	5209.174	M3-1VL
Los Angeles	Available	0.078	0.063	0.000	0.141	919 Preble Ave Wilmington	90744	7428033908	4805.337	M3-1VL
Los Angeles	Available	0.078	0.063	0.000	0.141	923 Preble Ave Wilmington	90744	7428033909	4805.918	M3-1VL
Los Angeles	Available	0.098	0.079	0.000	0.177	936 N Henry Ford Ave Wilmington	90744	7428033910	6014.930	M3-1VL
Los Angeles	Available	0.078	0.063	0.000	0.141	934 N Henry Ford Ave Wilmington	90744	7428033911	4804.962	M3-1VL
Los Angeles	Available	0.078	0.063	0.000	0.141	915 Preble Ave Wilmington	90744	7428033912	4805.197	M3-1VL
Los Angeles	Available	0.039	0.032	0.000	0.071	1653 E I St Wilmington	90744	7428033913	2413.186	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106	935 Vreeland Ave Wilmington	90744	7428034903	3606.067	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106	934 Murdock Ave Wilmington	90744	7428034904	3606.105	M3-1VL
Los Angeles	Available	0.176	0.143	0.000	0.318	923 Vreeland Ave Wilmington	90744	7428034906	10818.846	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106	928 Murdock Ave Wilmington	90744	7428034908	3606.045	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106	924 Murdock Ave Wilmington	90744	7428034909	3606.431	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106	924 Murdock Ave Wilmington	90744	7428034910	3605.450	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106	918 Murdock Ave Wilmington	90744	7428034911	3607.322	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106	934 Vreeland Ave Wilmington	90744	7428035901	3606.380	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088	931 Goodrich Ave Wilmington	90744	7428035902	3006.577	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088	933 Goodrich Ave Wilmington	90744	7428035903	3005.954	M3-1VL
Los Angeles	Available	0.049	0.040	0.000	0.088			7428035904	3006.125	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106	928 Vreeland Ave Wilmington	90744	7428035917	3608.038	M3-1VL
Los Angeles	Available	0.053	0.043	0.000	0.097	902 Goodrich Ave Wilmington	90744	7428035923	3289.024	M3-1VL
Los Angeles	Available	0.028	0.022	0.000	0.050	915 Southerland Ave Wilmington	90744	7428035925	1697.837	M3-1VL
Los Angeles	Available	0.030	0.025	0.000	0.055	917 Southerland Ave Wilmington	90744	7428035927	1871.816	M3-1VL
Los Angeles	Available	0.033	0.027	0.000	0.060			7428035929	2035.219	M3-1VL
Los Angeles	Available	0.036	0.029	0.000	0.064			7428035931	2188.624	M3-1VL
Los Angeles	Available	0.038	0.031	0.000	0.069			7428035933	2332.406	M3-1VL
Los Angeles	Available	0.040	0.032	0.000	0.073			7428035935	2465.837	M3-1VL
Los Angeles	Available	0.042	0.034	0.000	0.076	930 Goodrich Ave Wilmington	90744	7428035937	2588.648	M3-1VL
Los Angeles	Available	0.044	0.036	0.000	0.079	932 Goodrich Ave Wilmington	90744	7428035939	2702.563	M3-1VL
Los Angeles	Available	0.046	0.037	0.000	0.083	936 Goodrich Ave Wilmington	90744	7428035941	2807.704	M3-1VL
Los Angeles	Available	0.047	0.038	0.000	0.085	938 Goodrich Ave Wilmington	90744	7428035943	2900.248	M3-1VL
Los Angeles	Available	0.048	0.039	0.000	0.088	942 Goodrich Ave Wilmington	90744	7428035945	2984.499	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106	1642 E I St Wilmington	90744	7428037900	3615.251	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106	1656 E I St Wilmington	90744	7428037901	3616.193	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106	1654 E I St Wilmington	90744	7428037902	3614.417	M3-1VL
Los Angeles	Available	0.059	0.048	0.000	0.106			7428037903	3614.956	M3-1VL
Los Angeles	Available	0.054	0.043	0.000	0.097			7428037905	3300.202	M3-1VL
Los Angeles	Available	0.107	0.087	0.000	0.194	1671 E Anaheim St Wilmington	90744	7428037906	6601.753	M3-1VL
Los Angeles	Available	0.054	0.043	0.000	0.097	1669 E Anaheim St Wilmington	90744	7428037907	3300.196	M3-1VL
Los Angeles	Available	1.150	0.934	0.000	2.084	3000 E Grant St Wilmington	90744	7428038901	70857.514	M3-1VL
Los Angeles	Available	0.080	0.065	0.000	0.145			7429013918	4940.311	M3-1VL

Los Angeles	Available	0.978	0.794	0.000	1.772			7429013920	60263.142	M3-1VL
Los Angeles	Available	0.780	0.633	0.000	1.413	1644 W 240th St Harbor City	90710	7439014900	48055.191	[Q]MR1-1VL-O
Los Angeles	Available	0.036	0.029	0.000	0.065	1115 E E St Wilmington	90744	7440001903	2212.195	[Q]M3-1
Los Angeles	Available	0.048	0.039	0.000	0.087	1121 E E St Wilmington	90744	7440001904	2945.362	[Q]M3-1
Los Angeles	Available	0.155	0.125	0.000	0.280	1127 E E St Wilmington	90744	7440001910	9521.393	[Q]M3-1
Los Angeles	Available	0.250	0.203	0.000	0.453			7440001913	15403.477	[Q]M3-1
Los Angeles	Available	0.046	0.038	0.000	0.084	1119 E E St Wilmington	90744	7440001914	2858.872	[Q]M3-1
Los Angeles	Available	0.080	0.065	0.000	0.146	515 N Pioneer Ave Wilmington	90744	7440001915	4954.838	[Q]M3-1
Los Angeles	Available	0.048	0.039	0.000	0.088	1123 E E St Wilmington	90744	7440001917	2975.634	[Q]M3-1
Los Angeles	Available	0.042	0.034	0.000	0.077	517 N Pioneer Ave Wilmington	90744	7440001918	2608.969	[Q]M3-1
Los Angeles	Available	0.144	0.117	0.000	0.261			7440002910	8871.996	[Q]M3-1
Los Angeles	Available	0.395	0.320	0.000	0.715			7440002911	24304.045	M3-1VL
Los Angeles	Available	0.089	0.073	0.000	0.162			7440002912	5505.412	M3-1VL
Los Angeles	Available	0.219	0.178	0.000	0.396			7440002913	13474.147	[Q]M3-1
Los Angeles	Available	0.136	0.111	0.000	0.247	710 N Henry Ford Ave Wilmington	90744	7440002914	8393.909	[Q]M3-1
Los Angeles	Available	0.369	0.299	0.000	0.668			7440002921	22720.845	[Q]M3-1
Los Angeles	Available	0.226	0.184	0.000	0.410			7440002923	13933.639	[Q]M3-1
Los Angeles	Available	0.058	0.047	0.000	0.106			7440003900	3600.035	M3-1VL
Los Angeles	Available	0.278	0.225	0.000	0.503			7440003901	17100.242	M3-1VL
Los Angeles	Available	0.106	0.086	0.000	0.191			7440003902	6500.370	M3-1VL
Los Angeles	Available	1.377	1.118	0.000	2.495	408 N Henry Ford Ave Wilmington	90744	7440003909	84817.831	M3-1VL
Los Angeles	Available	2.590	2.102	0.000	4.691			7440004905	159501.740	[Q]M3-1
Los Angeles	Available	0.094	0.076	0.000	0.170			7440005900	5786.557	[Q]M3-1
Los Angeles	Available	0.130	0.106	0.000	0.236			7440005901	8007.592	[Q]M3-1
Los Angeles	Available	0.336	0.272	0.000	0.608			7440005903	20670.416	[Q]M3-1VL
Los Angeles	Available	0.065	0.053	0.000	0.118	211 N Eubank Ave Wilmington	90744	7440005907	4004.321	[Q]M3-1
Los Angeles	Available	0.014	0.011	0.000	0.025			7440005909	850.813	[Q]M3-1VL
Los Angeles	Available	0.203	0.164	0.000	0.367			7440005912	12474.879	[Q]M3-1VL
Los Angeles	Available	0.045	0.036	0.000	0.081	239 McFarland Ave Wilmington	90744	7440005915	2754.717	[Q]M3-1
Los Angeles	Available	0.045	0.036	0.000	0.081	237 McFarland Ave Wilmington	90744	7440005916	2754.181	[Q]M3-1
Los Angeles	Available	0.040	0.032	0.000	0.072			7440005917	2446.123	[Q]M3-1
Los Angeles	Available	0.065	0.053	0.000	0.118			7440005918	4003.974	[Q]M3-1
Los Angeles	Available	0.065	0.053	0.000	0.118			7440005919	4003.637	[Q]M3-1
Los Angeles	Available	0.045	0.036	0.000	0.081			7440005928	2753.945	[Q]M3-1
Los Angeles	Available	0.045	0.036	0.000	0.081			7440005929	2754.191	[Q]M3-1
Los Angeles	Available	0.378	0.307	0.000	0.686	208 E Harry Bridges Blvd Wilmington	90744	7440005930	23310.869	[Q]M3-1VL
Los Angeles	Available	0.045	0.036	0.000	0.081	235 McFarland Ave Wilmington	90744	7440005931	2753.937	[Q]M3-1
Los Angeles	Available	1.215	0.986	0.000	2.201	131 N Quay Ave Wilmington	90744	7440005933	74823.225	
Los Angeles	Available	0.150	0.122	0.000	0.272	218 E Harry Bridges Blvd Wilmington	90744	7440005936	9240.465	[Q]M3-1VL
Los Angeles	Available	0.123	0.100	0.000	0.222	210 E Harry Bridges Blvd Wilmington	90744	7440005937	7554.630	[Q]M3-1VL
Los Angeles	Available	0.079	0.064	0.000	0.144			7440005940	4892.447	[Q]M3-1VL
Los Angeles	Available	0.072	0.059	0.000	0.131			7440005941	4455.357	[Q]M3-1VL
Los Angeles	Available	1.200	0.974	0.000	2.174	144 N Fries Ave Wilmington	90744	7440006905	73926.189	[Q]M3-1D
Los Angeles	Available	0.125	0.101	0.000	0.226	128 N Marine Ave Wilmington	90744	7440006906	7690.306	[Q]C2-1VL

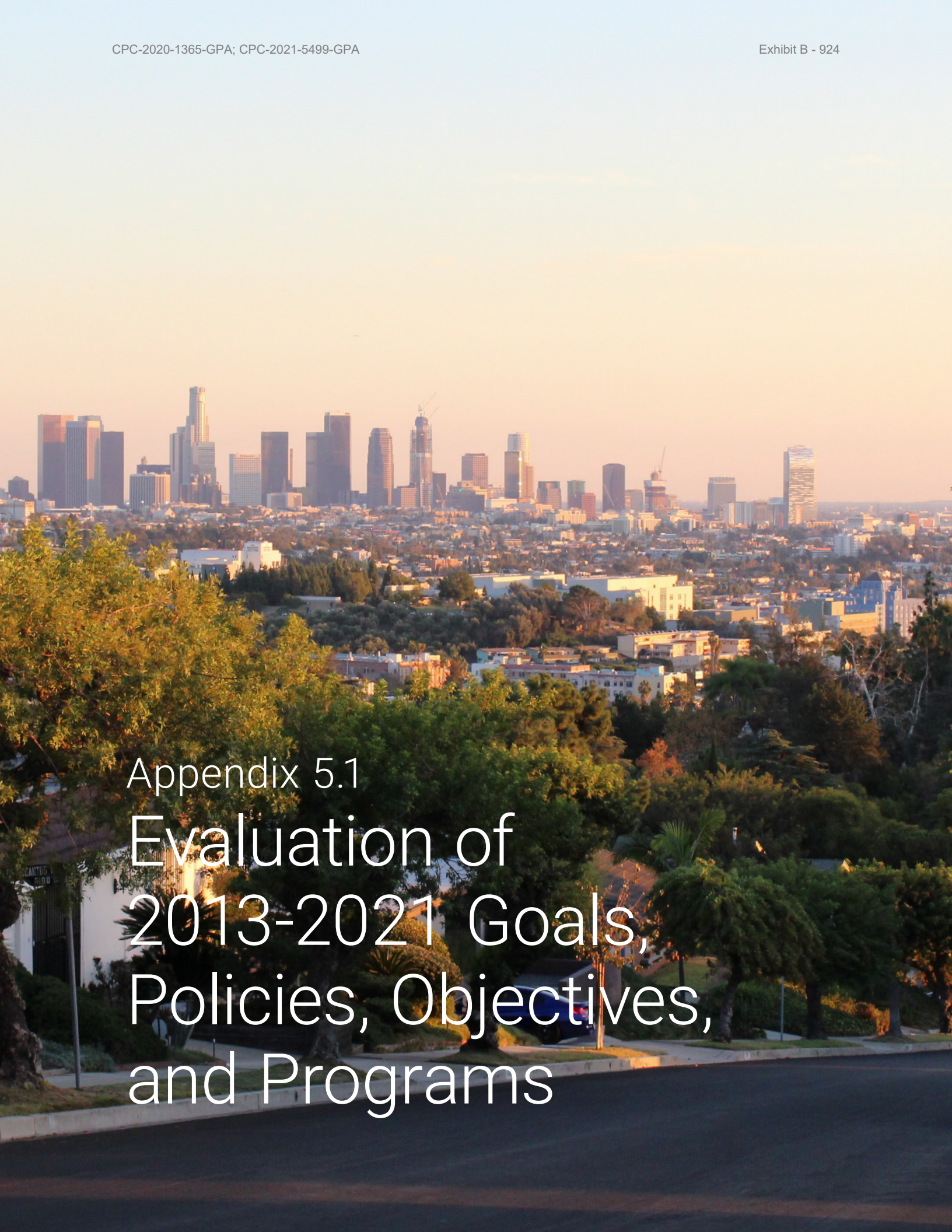
Los Angeles	Available	0.671	0.544	0.000	1.215	103 N Avalon Blvd Wilmington	90744	7440006908	41301.466	[Q]C2-1VL
Los Angeles	Available	8.574	6.959	0.000	15.532	100 S Neptune Ave Wilmington	90744	7440006910	528103.267	[Q]M3-1
Los Angeles	Available	5.781	4.692	0.000	10.473	300 W Harry Bridges Blvd Wilmington	90744	7440006911	356072.714	PF-1D
Los Angeles	Available	1.572	1.276	0.000	2.848	120 W A St Wilmington	90744	7440006912	96837.317	PF-1D
Los Angeles	Available	0.390	0.317	0.000	0.707	120 E Harry Bridges Blvd Wilmington	90744	7440006913	24044.450	[Q]C2-1VL
Los Angeles	Available	0.193	0.157	0.000	0.350	140 N Marine Ave Wilmington	90744	7440006914	11909.365	[Q]C2-1VL
Los Angeles	Available	0.810	0.657	0.000	1.468	115 S Broad Ave Wilmington	90744	7440006915	49897.818	[Q]C2-1VL
Los Angeles	Available	0.109	0.088	0.000	0.197			7440006916	6692.213	[Q]C2-1VL
Los Angeles	Available	0.056	0.046	0.000	0.102			7440006917	3466.552	[Q]C2-1VL
Los Angeles	Available	0.141	0.114	0.000	0.255	120 E Harry Bridges Blvd Wilmington	90744	7440006918	8664.039	[Q]C2-1VL
Los Angeles	Available	0.102	0.083	0.000	0.184	108 N Avalon Blvd Wilmington	90744	7440006919	6272.955	[Q]C2-1VL
Los Angeles	Available	0.119	0.096	0.000	0.215	102 N Avalon Blvd Wilmington	90744	7440006920	7319.959	[Q]C2-1VL
Los Angeles	Available	0.093	0.075	0.000	0.168	100 S Avalon Blvd Wilmington	90744	7440006921	5713.622	[Q]C2-1VL
Los Angeles	Available	0.861	0.699	0.000	1.559	125 N Marine Ave Wilmington	90744	7440006922	53019.263	[Q]C2-1VL
Los Angeles	Available	0.278	0.226	0.000	0.504	112 N Avalon Blvd Wilmington	90744	7440006923	17138.597	[Q]C2-1VL
Los Angeles	Available	0.109	0.088	0.000	0.197			7440006924	6688.482	[Q]M3-1
Los Angeles	Available	0.311	0.253	0.000	0.564			7440006925	19181.442	[Q]M3-1
Los Angeles	Available	0.456	0.370	0.000	0.827			7440006926	28103.407	[Q]M3-1
Los Angeles	Available	1.091	0.885	0.000	1.976			7440006927	67189.242	PF-1D
Los Angeles	Available	0.080	0.065	0.000	0.146	110 E Harry Bridges Blvd Wilmington	90744	7440006928	4949.246	[Q]C2-1VL
Los Angeles	Available	0.061	0.050	0.000	0.111			7440006929	3779.236	[Q]C2-1VL
Los Angeles	Available	0.113	0.092	0.000	0.205	114 E Harry Bridges Blvd Wilmington	90744	7440006930	6958.521	[Q]C2-1VL
Los Angeles	Available	0.088	0.072	0.000	0.160	140 N Avalon Blvd Wilmington	90744	7440006931	5438.689	[Q]C2-1VL
Los Angeles	Available	0.228	0.185	0.000	0.414	147 N Avalon Blvd Wilmington	90744	7440006932	14064.881	[Q]C2-1VL
Los Angeles	Available	0.035	0.029	0.000	0.064			7440006933	2182.954	[Q]C2-1VL
Los Angeles	Available	0.501	0.407	0.000	0.908			7440005932	30874.087	[Q]M3-1VL
Los Angeles	Available	0.126	0.103	0.000	0.229	133 N Marine Ave Wilmington	90744	7440006934	7782.324	[Q]C2-1VL
Los Angeles	Available	0.139	0.113	0.000	0.252	133 N Avalon Blvd Wilmington	90744	7440006938	8556.882	[Q]C2-1VL
Los Angeles	Available	0.282	0.229	0.000	0.511	127 N Avalon Blvd Wilmington	90744	7440006939	17389.974	[Q]C2-1VL
Los Angeles	Available	0.149	0.121	0.000	0.271	121 N Avalon Blvd Wilmington	90744	7440006940	9204.517	[Q]C2-1VL
Los Angeles	Available	15.979	12.968	0.000	28.947	1450 W Harry Bridges Blvd Wilmington	90744	7440007901	984210.418	[Q]M3-1
Los Angeles	Available	1.522	1.235	0.000	2.757	930 W Harry Bridges Blvd Wilmington	90744	7440007902	93740.763	[Q]M3-1
Los Angeles	Available	5.483	4.450	0.000	9.933	120 S Lagoon Ave Wilmington	90744	7440009904	337729.880	PF-1D
Los Angeles	Available	4.384	3.558	0.000	7.942	120 S Fries Ave Wilmington	90744	7440009905	270038.138	PF-1D
Los Angeles	Available	5.243	4.255	0.000	9.498			7440009906	322920.367	[Q]M3-1
Los Angeles	Available	0.211	0.171	0.000	0.382	120 S Neptune Ave Wilmington	90744	7440009907	12984.184	[Q]M3-1
Los Angeles	Available	0.059	0.048	0.000	0.107			7440009908	3625.786	PF-1D
Los Angeles	Available	1.242	1.008	0.000	2.250			7440009909	76503.727	[Q]M3-1
Los Angeles	Available	1.147	0.931	0.000	2.078			7440009910	70668.934	PF-1D
Los Angeles	Available	0.644	0.523	0.000	1.167			7440010911	39665.018	[Q]C2-1VL
Los Angeles	Available	3.014	2.446	0.000	5.460			7440012904	185628.203	[Q]M3-1
Los Angeles	Available	0.169	0.137	0.000	0.305			7440012905	10382.106	[Q]M3-1
Los Angeles	Available	0.370	0.300	0.000	0.670			7440012907	22784.758	[Q]M3-1
Los Angeles	Available	1.196	0.971	0.000	2.166			7440014905	73655.129	[Q]M3-1

Los Angeles	Available	1.791	1.454	0.000	3.244			7440014906	110310.840	[Q]M3-1
Los Angeles	Available	17.507	14.208	0.000	31.715			7440015905	1078316.309	[Q]M3-1
Los Angeles	Available	2.692	2.185	0.000	4.877			7440015906	165818.573	[Q]M3-1
Los Angeles	Available	1.528	1.240	0.000	2.768	1540 John S Gibson Blvd San Pedro	90731	7440016908	94113.878	[Q]M3-1
Los Angeles	Available	0.910	0.738	0.000	1.648	1250 N John S Gibson Blvd San Pedro	90731	7440017904	56042.244	[Q]M3-1
Los Angeles	Available	0.118	0.096	0.000	0.214			7440017907	7287.242	PF-1XL
Los Angeles	Available	1.099	0.892	0.000	1.990			7440018909	67666.504	[Q]M3-1
Los Angeles	Available	10.533	8.548	0.000	19.081			7440019909	648752.910	[Q]M3-1
Los Angeles	Available	56.687	46.007	0.000	102.694	701 New Dock St San Pedro	90731	7440020908	3491598.928	[Q]M3-1
Los Angeles	Available	10.888	8.836	0.000	19.724			7440020909	670608.915	[Q]M3-1
Los Angeles	Available	0.070	0.056	0.000	0.126			7440020912	4287.846	[Q]M3-1
Los Angeles	Available	0.252	0.205	0.000	0.457			7440020913	15529.550	[Q]M3-1
Los Angeles	Available	0.180	0.146	0.000	0.326			7440020914	11070.184	[Q]M3-1
Los Angeles	Available	0.160	0.130	0.000	0.291			7440020915	9877.212	[Q]M3-1
Los Angeles	Available	0.179	0.145	0.000	0.324			7440020916	11026.411	[Q]M3-1
Los Angeles	Available	0.047	0.038	0.000	0.086			7440020917	2919.932	[Q]M3-1
Los Angeles	Available	0.539	0.437	0.000	0.976			7440020920	33180.982	[Q]M3-1
Los Angeles	Available	0.048	0.039	0.000	0.087			7440020921	2962.728	[Q]M3-1
Los Angeles	Available	1.361	1.105	0.000	2.466			7440021911	83829.016	[Q]M3-1
Los Angeles	Available	0.878	0.713	0.000	1.591			7440021912	54100.398	[Q]M3-1
Los Angeles	Available	7.075	5.742	0.000	12.817	701 New Dock St San Pedro	90731	7440021914	435793.578	[Q]M3-1
Los Angeles	Available	0.120	0.098	0.000	0.218			7440021915	7411.425	[Q]M3-1
Los Angeles	Available	1.158	0.940	0.000	2.098			7440021916	71340.653	[Q]M3-1
Los Angeles	Available	5.547	4.502	0.000	10.049	751 E Terminal Wy San Pedro	90731	7440022915	341670.299	[Q]M3-1
Los Angeles	Available	5.530	4.488	0.000	10.019			7440023909	340642.191	[Q]M3-1
Los Angeles	Available	0.028	0.023	0.000	0.050			7440023912	1710.729	[Q]M3-1
Los Angeles	Available	1.024	0.831	0.000	1.855	123 Altoona Pl San Pedro	90731	7440023914	63060.635	[Q]M3-1
Los Angeles	Available	0.617	0.501	0.000	1.118	122 E Ocean Ave San Pedro	90731	7440023915	38006.512	[Q]M3-1
Los Angeles	Available	1.301	1.056	0.000	2.356	209 E Ocean Ave San Pedro	90731	7440023916	80109.844	[Q]M3-1
Los Angeles	Available	0.188	0.153	0.000	0.341			7440025905	11592.335	[Q]M3-1
Los Angeles	Available	0.022	0.018	0.000	0.040			7440025908	1346.897	[Q]M3-1
Los Angeles	Available	17.398	14.120	0.000	31.518			7440026904	1071597.542	[Q]M3-1
Los Angeles	Available	91.416	74.193	0.000	165.609	460 E Albacore St San Pedro	90731	7440027914	5630699.211	[Q]M3-1
Los Angeles	Available	0.038	0.031	0.000	0.069			7440027915	2338.642	M3
Los Angeles	Available	2.088	1.694	0.000	3.782	330 Ferry St San Pedro	90731	7440027916	128592.452	[Q]M3-1
Los Angeles	Available	2.474	2.008	0.000	4.482			7440027918	152387.298	[Q]M3-1
Los Angeles	Available	0.759	0.616	0.000	1.375			7440030910	46741.588	OS-1
Los Angeles	Available	0.342	0.277	0.000	0.619			7440030917	21043.430	[Q]M2-1
Los Angeles	Available	1.514	1.229	0.000	2.743			7440030918	93250.626	[Q]M2-1
Los Angeles	Available	5.112	4.148	0.000	9.260	1416 N San Pedro St San Pedro	90731	7440031910	314839.295	[Q]M2-1
Los Angeles	Available	0.395	0.321	0.000	0.716			7440034906	24356.116	[Q]M2-1
Los Angeles	Available	2.994	2.430	0.000	5.424			7440008902	184410.472	[Q]M3-1
Los Angeles	Available	0.014	0.012	0.000	0.026			7440024912	879.694	[Q]M3-1
Los Angeles	Available	0.460	0.373	0.000	0.833			7440030911	28326.321	OS-1

Los Angeles	Available	0.029	0.024	0.000	0.053			7442022901	1802.076	[Q]M1-1VL
Los Angeles	Available	0.028	0.023	0.000	0.050			7442023901	1716.542	[Q]M1-1VL
Los Angeles	Available	0.097	0.079	0.000	0.176	1144 W Macarthur Ave San Pedro	90732	7446015900	6000.530	OS-1XL
Los Angeles	Available	0.203	0.165	0.000	0.368	750 Miraflores Ave San Pedro	90731	7447022900	12496.347	[Q]CM-1VL
Los Angeles	Available	0.168	0.136	0.000	0.304	738 W Miraflores Ave San Pedro	90731	7447022901	10341.437	[Q]CM-1VL
Los Angeles	Available	0.101	0.082	0.000	0.184	760 Miraflores Ave San Pedro	90731	7447022902	6247.261	[Q]CM-1VL
Los Angeles	Available	0.277	0.225	0.000	0.502	957 N Gaffey St San Pedro	90731	7447023900	17061.533	[Q]CM-1VL
Los Angeles	Available	0.146	0.119	0.000	0.265			7447023901	9018.884	[Q]CM-1VL
Los Angeles	Available	0.016	0.013	0.000	0.030			7447023902	1012.403	[Q]CM-1VL
Los Angeles	Available	0.875	0.710	0.000	1.586			7447023903	53914.888	[Q]CM-1VL
Los Angeles	Available	0.053	0.043	0.000	0.095	427 N Gaffey St San Pedro	90731	7447029904	3239.667	[Q]C2-1VL
Los Angeles	Available	0.340	0.276	0.000	0.616	739 W Shields Dr San Pedro	90731	7448004900	20959.687	R1-1XL
Los Angeles	Available	0.009	0.007	0.000	0.016			7448008900	541.354	C1-1XL
Los Angeles	Available	0.236	0.191	0.000	0.427	406 N Interstate 110 San Pedro	90731	7448009900	14524.582	[Q]C2-1VL
Los Angeles	Available	0.263	0.214	0.000	0.477	509 N Mesa St San Pedro	90731	7449002900	16211.773	R2-1XL
Los Angeles	Available	0.146	0.118	0.000	0.264	428 N Mesa St San Pedro	90731	7449009900	8991.051	R2-1XL
Los Angeles	Available	0.945	0.767	0.000	1.711			7449017900	58179.234	RD1.5-1XL
Los Angeles	Available	0.945	0.767	0.000	1.711			7449017901	58180.236	RD1.5-1XL
Los Angeles	Available	0.437	0.354	0.000	0.791	128 S Beacon St San Pedro	90731	7449017902	26901.977	RD1.5-1XL-CDO
Los Angeles	Available	2.581	2.095	0.000	4.676	205 W Santa Cruz St San Pedro	90731	7449018900	158993.009	RD1.5-1XL
Los Angeles	Available	2.582	2.096	0.000	4.678	275 W 1st St San Pedro	90731	7449018901	159045.184	RD1.5-1XL
Los Angeles	Available	2.559	2.077	0.000	4.637	305 W 1st St San Pedro	90731	7449018902	157645.148	RD1.5-1XL
Los Angeles	Available	0.244	0.198	0.000	0.441	792 W 3rd St San Pedro	90731	7451015902	15002.871	RD1.5-1XL
Los Angeles	Available	16.038	13.016	0.000	29.053	819 W 4th St San Pedro	90731	7451024900	6173.866	RD1.5-1XL
Los Angeles	Available	0.097	0.079	0.000	0.176	510 W 7th St San Pedro	90731	7451037901	6000.199	[Q]C2-1XL-CDO
Los Angeles	Available	0.996	0.809	0.000	1.805	919 S Gaffey St San Pedro	90731	7454009908	61375.662	PF-1XL
Los Angeles	Available	0.077	0.063	0.000	0.140	746 W 10th St San Pedro	90731	7454009909	4750.649	RD2-1XL
Los Angeles	Available	0.110	0.089	0.000	0.199			7454019900	6753.679	RD1.5-1XL
Los Angeles	Available	0.110	0.089	0.000	0.199			7454019901	6753.251	RD1.5-1XL
Los Angeles	Available	0.088	0.071	0.000	0.159			7454019902	5400.394	RD1.5-1XL
Los Angeles	Available	0.287	0.233	0.000	0.521	1601 S Grand Ave San Pedro	90731	7454034900	17705.984	RD2-1XL
Los Angeles	Available	0.075	0.061	0.000	0.137	629 W 16th St San Pedro	90731	7454034901	4648.883	RD2-1XL
Los Angeles	Available	0.093	0.076	0.000	0.169	445 W 5th St San Pedro	90731	7455004900	5750.949	[Q]C2-1-CDO
Los Angeles	Available	0.093	0.076	0.000	0.169	437 W 5th St San Pedro	90731	7455004901	5751.122	[Q]C2-1-CDO
Los Angeles	Available	0.304	0.247	0.000	0.551	474 W 6th St San Pedro	90731	7455004903	18730.234	C2-1-CDO
Los Angeles	Available	0.078	0.063	0.000	0.141	444 W 7th St San Pedro	90731	7455005900	4802.459	[Q]C2-1-CDO
Los Angeles	Available	0.156	0.127	0.000	0.282	458 W 7th St San Pedro	90731	7455005901	9604.500	[Q]C2-1-CDO
Los Angeles	Available	0.039	0.032	0.000	0.071			7455005902	2402.321	C2-1-CDO
Los Angeles	Available	0.078	0.063	0.000	0.141	424 W 7th St San Pedro	90731	7455005903	4802.660	C2-1-CDO
Los Angeles	Available	0.078	0.063	0.000	0.141	436 W 7th St San Pedro	90731	7455005904	4802.833	C2-1-CDO
Los Angeles	Available	0.078	0.063	0.000	0.141	440 W 7th St San Pedro	90731	7455005905	4802.848	C2-1-CDO
Los Angeles	Available	0.244	0.198	0.000	0.441	466 W 8th St San Pedro	90731	7455006900	15001.050	[Q]C2-1-CDO
Los Angeles	Available	0.263	0.213	0.000	0.476	461 W 8th St San Pedro	90731	7455007900	16186.235	[Q]C2-1-CDO
Los Angeles	Available	0.264	0.214	0.000	0.478	468 W 9th St San Pedro	90731	7455007902	16241.807	[Q]C2-1-CDO

Los Angeles	Available	0.109	0.088	0.000	0.197	457 W 8th St San Pedro	90731	7455007903	6683.920	[Q]C2-1-CDO
Los Angeles	Available	0.111	0.090	0.000	0.201	500 S Mesa St San Pedro	90731	7455013902	6833.663	C2-2-CDO
Los Angeles	Available	0.063	0.051	0.000	0.114			7455013903	3870.214	C2-2-CDO
Los Angeles	Available	0.189	0.153	0.000	0.342	396 W 6th St San Pedro	90731	7455013904	11611.888	C2-2-CDO
Los Angeles	Available	2.503	2.031	0.000	4.534			7455017900	154167.063	RD1.5-1XL
Los Angeles	Available	1.840	1.493	0.000	3.333	425 S Palos Verdes St San Pedro	90731	7455019916	113318.897	C2-2-CDO
Los Angeles	Available	1.361	1.105	0.000	2.466	298 W 5th St San Pedro	90731	7455019922	83849.757	C2-2-CDO
Los Angeles	Available	0.561	0.456	0.000	1.017	722 Ante Perkov Wy San Pedro	90731	7455025903	34575.314	C2-2-CDO
Los Angeles	Available	0.187	0.152	0.000	0.338	638 S Beacon St San Pedro	90731	7455026900	11507.454	C2-2-CDO
Los Angeles	Available	0.630	0.512	0.000	1.142	210 S Beacon St San Pedro	90731	7455027929	38829.733	RD1.5-1XL-CDO
Los Angeles	Available	0.640	0.519	0.000	1.159	219 S Beacon St San Pedro	90731	7455027930	39396.424	RD1.5-1XL
Los Angeles	Available	0.287	0.233	0.000	0.520			7455027931	17682.763	RD1.5-1XL
Los Angeles	Available	1.030	0.836	0.000	1.866	426 S Palos Verdes St San Pedro	90731	7455027932	63432.499	C2-2-CDO
Los Angeles	Available	0.889	0.721	0.000	1.610	111 W 3rd St San Pedro	90731	7455027933	54726.871	PF-2-CDO
Los Angeles	Available	0.577	0.468	0.000	1.045	2114 S Mesa St San Pedro	90731	7456034900	35532.262	MR1-1XL
Los Angeles	Available	0.236	0.191	0.000	0.427	1414 W 25th St San Pedro	90732	7460004901	14517.370	[Q]C2-1XL
Los Angeles	Available	0.552	0.448	0.000	1.000	1415 W 18th St San Pedro	90732	7460009900	33989.797	R1-1XL
Los Angeles	Available	0.552	0.448	0.000	1.000	735 W 18th St San Pedro	90731	7462009906	33987.833	PF-1XL
Los Angeles	Available	0.153	0.124	0.000	0.277			7560028901	9421.988	R1-1XL
Los Angeles	Available	0.008	0.007	0.000	0.015			7562008901	518.544	OS-1XL
Los Angeles	Available	0.716	0.581	0.000	1.297			7562021900	44104.492	PF-1XL
Los Angeles	Available	0.021	0.017	0.000	0.038			7562021901	1290.185	OS-1XL
Los Angeles	Available	0.979	0.795	0.000	1.774			2103011901	60329.214	PF-1XL
Los Angeles	Available	0.321	0.261	0.000	0.581			7315016900	19770.170	M3-1
Los Angeles	Available	0.048	0.039	0.000	0.087			7315016902	2969.268	M3-1
Los Angeles	Available	0.235	0.191	0.000	0.426			7428008901	14492.233	
Los Angeles	Available	0.078	0.063	0.000	0.141	934 Farragut Ave Wilmington	90744	7428012906	4808.687	M3-1VL
Los Angeles	Available	0.202	0.164	0.000	0.367			7440012908	12471.661	[Q]M3-1
Los Angeles	Available	3.764	3.055	0.000	6.818	1260 E Dock St San Pedro	90731	7440012909	231818.333	[Q]M3-1
Los Angeles	Available	1.461	1.186	0.000	2.647	939 W Santa Cruz St San Pedro	90731	7451001900	90011.133	PF-1XL
Los Angeles	Available	1.434	1.164	0.000	2.597	950 W 1st St San Pedro	90731	7451001901	88301.492	PF-1XL
Los Angeles	Available	0.219	0.178	0.000	0.397	528 W 7th St San Pedro	90731	7451037900	13511.978	C2-1
Los Angeles	Available	0.343	0.278	0.000	0.621			2017009900	21124.548	RE40-1
Los Angeles	Available	0.979	0.795	0.000	1.774			2103011901	60329.214	PF-1XL
Los Angeles	Available	1.395	1.132	0.000	2.526	16841 Roscoe Blvd Van Nuys	91406	2205001900	85895.391	[Q]M2-1VL
Los Angeles	Available	43.058	34.946	0.000	78.004			2526004900	2652121.766	OS-1XL
Los Angeles	Available	0.335	0.272	0.000	0.607			2529025900	20654.487	RA-1-K
Los Angeles	Available	0.043	0.035	0.000	0.078			2530038900	2663.056	
Los Angeles	Available	2.909	2.361	0.000	5.270			2530039901	179196.941	A2-1
Los Angeles	Available	2.156	1.750	0.000	3.906			2538022901	132790.487	PF-1XL
Los Angeles	Available	3.022	2.453	0.000	5.475			2582001902	186142.994	PF-1VL
Los Angeles	Available	8.262	6.706	0.000	14.968			2582001903	508918.957	PF-1VL
Los Angeles	Available	0.329	0.267	0.000	0.596			2616001900	20275.868	
Los Angeles	Available	9.713	7.883	0.000	17.597	19801 Sesnon Blvd Porter Ranch	91326	2701001917	598285.228	OS-1XL

Los Angeles	Available	1.053	0.854	0.000	1.907			2701047900	64828.106	[Q]RD6-1XL
Los Angeles	Available	111.654	90.618	0.000	202.272			2846003900	6877261.970	OS-1XL
Los Angeles	Available	71.828	58.295	0.000	130.123	2450 E Sepulveda Blvd Long Beach	90810	7315015905	4424191.988	M3-1
Los Angeles	Available	0.623	0.505	0.000	1.128	2401 Route 1 Long Beach	90810	7315015910	38353.505	M3-1VL
Los Angeles	Available	0.321	0.261	0.000	0.581			7315016900	19770.170	M3-1
Los Angeles	Available	2.139	1.736	0.000	3.875	835 E Lomita Blvd Wilmington	90744	7404030900	131752.302	[Q]PF-1XL-O-CUGU
Los Angeles	Available	2.152	1.747	0.000	3.899	898 Deloras Dr Wilmington	90744	7404034900	132554.447	[Q]PF-1XL-O-CUGU
Los Angeles	Available	0.215	0.175	0.000	0.390			7411029900	13269.559	R1-1XL
Los Angeles	Available	0.563	0.457	0.000	1.019			7411029901	34655.842	R1-1XL
Los Angeles	Available	0.806	0.654	0.000	1.460			7429013922	49648.192	M3-1VL
Los Angeles	Available	3.764	3.055	0.000	6.818	1260 E Dock St San Pedro	90731	7440012909	231818.333	[Q]M3-1
Los Angeles	Available	56.653	45.979	0.000	102.632			7440017910	3489484.044	M3
Los Angeles	Available	29.481	23.927	0.000	53.408			7440028906	1815864.869	[Q]M3-1
Los Angeles	Available	1.461	1.186	0.000	2.647	939 W Santa Cruz St San Pedro	90731	7451001900	90011.133	PF-1XL
Los Angeles	Available	1.434	1.164	0.000	2.597	950 W 1st St San Pedro	90731	7451001901	88301.492	PF-1XL
Los Angeles	Available	0.131	0.106	0.000	0.236			7451001902	8040.634	PF-1XL
Los Angeles	Available	0.950	0.771	0.000	1.721			7557039900	58515.711	PF-1XL
Los Angeles	Available	0.241	0.196	0.000	0.437			7561044900	14853.495	R1-1XL
Los Angeles	Available	0.011	0.009	0.000	0.021			7562002900	700.348	R1-1XL
Los Angeles	Available	0.030	0.024	0.000	0.054			7562002901	1838.588	R1-1XL
Los Angeles	Available	10.535	8.550	0.000	19.086	8401 S HOOVER ST		6032011003	4055.700	C2-1VL-CPIO
Los Angeles	Available	11.832	9.603	0.000	21.435	8407 S HOOVER ST		6032011003	4555.000	C2-1VL-CPIO
Los Angeles	Available	13.001	10.552	0.000	23.553	8411 S HOOVER ST		6032011036	5005.000	C2-1VL-CPIO
Los Angeles	Available	15.584	12.648	0.000	28.232	8415 S HOOVER ST		6032011036	5999.300	C2-1VL-CPIO
Los Angeles	Available	8.191	6.648	0.000	14.839	8423 S HOOVER ST		6032011006	3153.200	C2-1VL-CPIO
Los Angeles	Available	8.191	6.648	0.000	14.839	8427 S HOOVER ST		6032011007	3153.200	C2-1VL-CPIO
Los Angeles	Available	7.281	5.909	0.000	13.190	8431 HOOVER ST		6032011008	2802.954	C2-1VL-CPIO
Los Angeles	Available	26.671	21.646	0.000	48.318			5549018900	10267.500	[Q]R4-1VL



Appendix 5.1

Evaluation of 2013-2021 Goals, Policies, Objectives, and Programs

Appendix 5.1 Evaluation of 2013-2021 Goals, Policies, Objectives and Programs

Detailed evaluation of Goals, Policies, Objectives, and Programs

This Appendix provides a more detailed review of the 2013-2021 Housing Element and evaluates the City's progress in meeting its housing needs during the planning period.

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Before undertaking an update of the Housing Element the City reviews the Goals, Programs, and Policies of the previous element to determine progress, effectiveness and continued relevance. In anticipation of this review the Housing Element update effort began in early 2020 with a series of in person and online workshops that detailed the Goals, Policies, Objectives and Programs of the 2013-2021 Housing Element and invited the public to comment on areas they would like to see added or better emphasized. The Housing Element Task Force subcommittees reviewed their portion of the existing element over three meetings and offered detailed feedback. City agencies who lead the various implementation Programs were also consulted on the progress and appropriateness to continue, amend or discontinue them.

As discussed in the Executive Summary,the City developed six Concepts to guide the Housing Element update. These Concepts integrate feedback from the public with requirements from the state to illustrate how the City will shift it's Policy focus to meet housing Goals. The six Housing Element Concepts are:

- **Housing Stability and Anti-Displacement** - Protect Angelenos - especially persons of color - from indirect and direct displacement, and ensure the stability of existing vulnerable communities.
- **Housing Production** - Increase the production of new housing, particularly affordable housing.
- **Access to Opportunity**- Increase access to opportunities and proactively desegregate the City by planning for more affordable and mixed-income housing in high-resource areas.
- **Homelessness** - Prevent and end homelessness in a manner that centers human dignity and respect by developing early interventions, significantly expanding permanent housing options, and providing appropriate services and support.
- **Built Environment** - Design and regulate housing to promote health and well-being, increase access to amenities, contribute to a sense of place, foster community and belonging, and plan for a sustainable future
- **Meeting the Needs of all Angelenos** - Build, operate, and maintain welcoming and accessible housing for Angelenos with unique needs, including those with disabilities, large families, older adults, and other people facing housing barriers

These Concepts helped guide the preliminary analysis of the Vision, Goals, Objectives and Policies of the prior 2013-2021 Housing Element. The Vision, Goals, Policies and Objectives of the 2013-2021 element are excerpted below, followed by an analysis of their effectiveness and appropriateness to continue. Finally, a suggested action for how each should be edited or revised for the 2021-2029 Housing Element was included to specifically guide the updates in Chapter 6. .

Review and Evaluation of Existing Vision, Goals, Objectives and Policies

Los Angeles' housing Goals, Objectives, policies and Programs are guided by the City's overall housing vision:

> *It is the overall housing vision of the City of Los Angeles to create for all residents a city of livable and sustainable neighborhoods with a range of housing types, sizes and costs in proximity to jobs, amenities and services. In keeping with decades of federal Housing Acts and the Universal Declaration of Human Rights that declared housing as a human right, the City will work towards ensuring that housing is provided to all residents.*

Effectiveness: The Vision provides important guiding principles for the Goals, Objectives, policies and Programs that follow. However, the importance of undoing

discriminatory practices and creating greater access to housing opportunities is not sufficiently emphasized, nor are the core Goals of housing stability and affordability.

Appropriateness: Add language around creating new housing opportunities that undo past discriminatory practices, as well as housing stability and affordability. Add a new defined term called Citywide Housing Policies in the section preceding the Goals, Policies and Objectives that is used to better connect them back to the broad ideals expressed in the Vision.

GOAL 1

A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy, and affordable to people of all income levels, races, ages, and suitable for their various needs.

Effectiveness: Goal 1 supports the overall intent of the Housing Element. It combines housing production with housing preservation in order to emphasize the importance of balancing the construction of new units and preserving those affordable units we already have. The two issues are often intertwined; however, are also fundamentally different and would benefit from distinct Objectives and policies to clarify the intent for each.

The term “adequate supply” may be improperly read as achieving the bare minimum of housing. The severe deficit of affordable housing calls for greater clarity that the Goal is to address existing unmet needs, in addition to meeting projected needs, so that the city can create more equitable and affordable housing options and to better align with changes to state RHNA law. Additionally, the important concept of housing stability should be added throughout this Goal to provide Policy guidance in balancing production and preservation Objectives to achieve the ultimate Goal of stable housing for all Angelenos. Safety in housing is specifically addressed under a different Goal (2013-2021 Goal 2), so it may be repetitive here.

Appropriateness:

To more clearly expand upon and delineate both Goals, production and preservation have been separated as individual Goals. The new Goal 1 will highlight the critical importance of housing production to provide a decent, affordable housing supply for the entire population. The new Goal 2 will highlight the importance of preservation, protection, and stability.

Within Goal 1, the term “adequate supply” will be replaced with “ample supply,” and meeting “various needs” of people will be specified to mean “existing and projected needs.” Within new Goal 2, replace “safe” with “stable” in describing housing Goals.

OBJECTIVE 1.1 Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Effectiveness: Housing production remains a critical Objective, but would benefit from added clarity as to what the adequate supply is meant to achieve, which is to address a variety of housing needs and Goals expressed throughout the document. Also, like in Goal 1, the term “adequate” does not convey the importance of overcoming the housing shortage to meeting citywide Goals. Additionally Objective 1.4 “Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.” has the same intent as Objective 1.1, with added specificity on strategy.

Appropriateness: Replace the term ”adequate” with “sufficient.” Clarify that housing supply is meant to address the array of “housing needs and Goals” expressed throughout the document. Consolidate Objective 1.1 and 1.4, bringing policies from both in this section.

Policies

1.1.1 Expand affordable home ownership opportunities and support current homeowners in retaining their homeowner status.

Effectiveness: Expanding affordable ownership opportunities remains a critical way to achieve housing stability and build wealth, but traditional homeownership is out of reach for most Angelenos. Alternative forms of ownership, which have expanded implementation Programs in this Housing Element, should be explicitly included, in addition to a greater focus on first-time homeowners. Th encompasses owner-occupancy of small multifamily properties, properties with ADUs, smaller lots and shared equity models of ownership. Additionally there should be a stronger focus on homeownership as a wealth building tool, especially in communities of color.

Appropriateness: Relocate this Policy to new Goal 2, underscoring the value of homeownership as a housing stability strategy. Add language on alternative models for homeownership, including shared and limited equity ownership. Expand the second clause (“support current homeowners in retaining their homeowner status”) to also underscore protections if a property is foreclosed. Add a new Policy (2.33) on expanding ownership and wealth generation opportunities through education and technical assistance. Add a new Policy on protecting communities, especially communities of color, from predatory and speculative land practices (2.3.5). Create a new Objective that focuses on homeownership to reflect the expansion of focus on homeownership (2.3).

1.1.2 Expand affordable rental housing for all income groups that need assistance.

Effectiveness: Expanding affordable rental housing remains a primary concern and there is also a need to expand for-sale housing. Greater clarity in terms of groups needing assistance would be beneficial, although given the wide range of needs in Los Angeles, getting too specific in this Policy may also not be helpful.

Appropriateness: Add “for-sale housing” and expand this Policy to focus on people of all income levels, with a priority on meeting underserved needs. Add a new Policy on developing land use and financial tools to promote more housing that is affordable to those with the lowest incomes for longer periods of time (1.2.10).

1.1.3 Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city’s households.

Effectiveness: It remains important to include an Objective that highlights the need for a range of housing types to meet the various needs of Angelenos. Minor clarifications may help.

Appropriateness: Slightly update this Policy to be more clear that it relates to addressing the housing needs of the City’s “diverse” households (including those with special needs). Remove “and preservation” as housing stability strategies is now covered under new Goal 2.

1.1.4 Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.

Effectiveness: This Policy supports the Goal of expanding opportunities for residential uses, particularly in areas designated for growth in the General Plan. The Framework Element of the General Plan will likely be updated during this cycle of the Housing Element and it’s unclear if specific terms like “centers, Transit Oriented Districts and Mixed-Use Boulevards” will be carried forward, though the city will maintain its core strategy of concentrating growth around transit and job centers. Legislation around Affirmatively Furthering Fair Housing requires the city to additionally prioritize growth in Higher Opportunity Areas, which have a dense concentration of place based characteristics that are linked to critical life outcomes.

Appropriateness: Remove specific references to Framework Element terminology like “centers” and “mixed use boulevards” but continue to capture the City's ongoing strategy to expand housing opportunities in areas that provide access to high quality transit, job centers, and corridors. Include a reference to High

Opportunity Areas and Citywide Housing Priorities in this Policy to capture the need to expand racial equity and access to opportunity by expanding housing opportunities in resource rich neighborhoods.

1.1.5 Develop financial resources for new construction of affordable housing.

Effectiveness: This Policy highlights the importance of developing new sources of financing in order to create the amount of affordable housing that is needed. It could be expanded to additionally capture the city's role in dedicating financial resources from other sources, mostly state and federal, to local affordable housing.

Appropriateness: Add "and facilitate the dedication of" directly after "Develop."

1.1.6 Facilitate innovative models that reduce the costs of housing production.

Effectiveness: This Policy has increased relevance as the pace of change and innovation increases. Regulatory frameworks can be an additional barrier in implementing innovative models, as the pace of government regulations lags behind private sector innovations. There is a need to promote both housing and regulatory innovation in a way that protects citywide priorities of advancing equity and ensuring the safety of residents.

Appropriateness: Add language about promoting regulatory reforms that reduces costs in addition to a reference to Citywide Housing Priorities..

1.1.7 Strengthen the capacity of the development community to develop affordable housing.

Effectiveness: It remains relevant to assist housing developers understand opportunities and requirements inherent in different affordable housing funding and incentive Programs.

Appropriateness: Retain.

OBJECTIVE 1.2 Preserve quality rental and ownership housing for households of all income levels and special needs.

Effectiveness: Preserving rental and ownership housing remains a critical Objective as this stock provides many of the city's affordable units. However, the policies below also cover related strategies such as maintenance, rehabilitation and replacement/no net loss. Housing Element law uses the term "conserve and improve" to describe an array of related strategies.

Appropriateness: Retain, but broaden to include conservation and improvement in addition to preservation. Relocate to new Goal 2, focused on preservation.

1.2.1 Facilitate the maintenance of existing housing in decent, safe and healthy condition.

Effectiveness: This Policy supports the Objective and several Programs such as code enforcement, foreclosure prevention and home rehabilitation. However, most of this work involves enforcement of existing law.

Appropriateness: Retain, but include enforcement as well as facilitation.

1.2.2 Encourage and incentivize the preservation of affordable housing, including non-subsidized affordable units, to ensure that demolitions and conversions do not result in the net loss of the City's stock of decent, safe, healthy or affordable housing.

Effectiveness: This is still relevant, but the first section emphasizing preservation could be better aligned with the second portion, which focuses on mitigation and replacement. In addition, the Policy would benefit from stronger and more precise language to describe the City's role. For example, this Policy should also speak to the need to enforce existing and future tenant protections and no net loss provisions.

Appropriateness: Replace "encourage and incentivize" with "Incentivise and require" and add language to include "the expiration of affordability covenants" alongside conversion and demolition.

1.2.3 Rehabilitate and/or replace substandard housing with housing that is decent, safe, healthy and
affordable and of appropriate size to meet the City's current and future household needs.

Effectiveness: The Policy is intended to focus on the need to rehabilitate, and in some cases replace, substandard housing. This remains relevant, but the clause about the size of units fits more appropriately under the next Objective around planning for housing needs and tracking household sizes with size of available units when undertaking planning efforts.

Appropriateness: Retain, but relocate the clause about size to the next Objective 1.3.

1.2.4 Develop financial resources for the long-term affordability of publicly assisted rental and ownership housing.

Effectiveness: Still effective and relevant; however, it may not be sufficiently clear that this Policy refers to the preservation of at-risk affordable housing.

Appropriateness: Add “preservation” to the beginning of this Policy.

1.2.5 Provide incentives that extend affordability to existing market rate housing units.

Effectiveness: This remains effective; however, the use of the word “extend” may obscure that this Policy refers to the creation of affordability where it may not already exist in market rate housing.

Appropriateness: Revise to say ”provide resources that enable the creation of the Affordable Housing…””

1.2.6 Provide incentives for the preservation of historic residential structures.

Effectiveness: Remains effective.

Appropriateness: Retain, but relocate to the New Goal 3, which focuses on the relationship between housing and the built environment, including design.

1.2.7 Strengthen the capacity of the development community to preserve and manage affordable housing.

Effectiveness: Remains effective and a priority; however, many of the City’s Programs are oriented towards private owners of rent stabilized housing, which may not be adequately reflected by the term “development community” or “affordable housing.”

Appropriateness: Retain but broaden to include owners of existing rental housing.

1.2.8 Preserve the existing stock of affordable housing near transit stations and transit corridors. Encourage one-to-one replacement of demolished units.

Effectiveness: This Policy was added in the last Housing Element to recognize the particular importance of areas located near transit stations and corridors in terms of protecting affordable housing. While the Policy remains vital and effective, it closely overlaps with Policy 1.2.2, which similarly calls for preservation of affordable housing to ensure that demolitions and conversions do not result in the net loss of the City’s affordable housing stock stock. Policy 1.2.2 is also being amended to more closely mirror the existing language in this Policy. Protecting and preserving affordable housing is important everywhere in the City, so this Policy is unnecessary.

Appropriateness: Consolidate with Policy 1.2.2.

Additional Note: Several additional policies on the following topics should also be added: strengthening tenant protections and access to legal assistance, expanding the

right of first refusal to allow displaced households to return to their neighborhoods, promoting long term residents by limiting practices like short term rentals and prolonged vacancies, and developing specific anti-displacement strategies when a new transformative investment is planned.

OBJECTIVE 1.3 Forecast and plan for changing housing needs over time in relation to production and preservation needs.

Effectiveness: Still relevant, but the focus on "changing needs" is limited and does not encompass the full range of planning around housing needs.

Appropriateness: Replace "changing needs" with "existing and projected" needs. Move this to Objective 1.1 to signify that examining existing needs is the first step to effective housing plans.

1.3.1 Monitor and report on the production and preservation of the housing supply.

Effectiveness: Remains effective; however the need to track and report housing related information overlaps with Policy 1.3.3 below.

Appropriateness: Combine with Policy 1.3 and make a more expliciting connection between the collection of data and how it is used to plan for housing needs.

1.3.2 Advocate and collaborate for the production of data necessary for the City's planning purposes, particularly with regard to special needs populations.

Effectiveness: Still important, but emphasis on "special needs populations" may not encompass the full range of data that is being sought. Additionally this Policy is very similar to 1.3.5.

Appropriateness: Consolidate with Policy 1.3.5,

1.3.3 Collect, report and project citywide and local housing needs on a periodic basis.

Effectiveness: Reporting and projecting on housing needs at a citywide and local level remains a critical part of planning efforts; however, the intended connection to informing planning efforts could be strengthened.

Appropriateness: Combine with Policy 1.3.1 and add "and use this information to plan for housing needs at a local and citywide level."

1.3.4 Plan for post-disaster reconstruction of housing.

Effectiveness: Planning for post-disaster housing and recovery goes beyond just reconstruction, particularly due to climate change and the increased potential for repeated disasters. Planning efforts should also identify and mitigate risk to

housing. Once expanded, this Policy makes more sense moving to New Goal 3, given its importance to safety and resilience.

Appropriateness: Relocate to new Goal 3 and create a new Objective dedicated to disaster recovery and resilience. Add language to specify that post disaster reconstruction should promote equity, resilience, sustainability and safety. Add language to ensure that displaced tenants have the right to return to reconstructed housing.

1.3.5 Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within the City to meet the projections of housing needs, according to the policies and Objectives of the City's Framework Element of the General Plan.

Effectiveness: This Policy remains effective, however the planning for housing needs must be consistent with the entire General Plan, and seek to address existing housing needs (in alignment with the new 6th cycle RHNA methodology), not just projected needs.

Appropriateness: Include planning for "existing needs" alongside projected needs, add a mention of housing size from Policy 1.2.3 and add language that speaks to the entire General Plan and broader Citywide Housing Priorities.

Additional Note: Add new Policy 1.3.5 on regional and state planning around housing and a Policy on better integrating anti-displacement strategies with housing production.

OBJECTIVE 1.4 Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Effectiveness: Remains very important but Policy should reflect that barriers impacting affordable housing and projects that served undermet needs like workforce housing merit particular attention, given the greater need. Also, with the reorganization of this Goal, the reference to preservation can be shifted under the New Goal 2. This Objective should be consolidated with Objective 1.2.

Appropriateness: Retain but add "with an emphasis on projects that include affordable housing and meet underserved needs."

1.4.1 Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

Effectiveness: Remains effective, but should also reflect an emphasis on expanding access to higher opportunity areas and protecting communities from displacement

Appropriateness: Retain, but add language around expanding access to higher opportunity areas and protecting communities from displacement

1.4.2 Streamline affordable housing funding processes.

Effectiveness: Could be clarified that this Policy refers to City funding processes, as well as be expanded to include the important work around streamlining and prioritizing affordable housing.

Appropriateness: Retain and add "steamline affordable housing funding and project approval processes throughout City departments."

GOAL 2

A City in which housing helps to create safe, livable and sustainable neighborhoods.

Effectiveness: This Goal supports the overall intent of the General Plan and highlights the role of housing in creating communities. This Goal remains appropriate, though the critical citywide planning Objectives of equity should be included here. In addition, the reference to neighborhoods can be seen as limiting reach to a certain geographic scale, when the intent is both to cover a range from the property/development level to the entire city and region. Finally, the word "safe" is very broad and has many (sometimes) conflicting interpretations.

Appropriateness: Retain Goal but add a focus on equity, and substitute "communities" for "neighborhoods." In addition, the current focus on safety should shift to a focus on health and disaster resilience, which are both increasingly important considerations around safety.

OBJECTIVE 2.1 Promote safety and health within neighborhoods.

Effectiveness: Remains effective but could be expanded to encompass the importance of disaster and climate resilience given recent natural disasters, the pandemic, and the worsening climate crisis The focus on health can be carried over to the livability Objective.

Appropriateness: Revise this Objective to include "disaster and climate resilience." Shift the focus on neighborhoods to a broader focus on achieving these Objectives through housing.

2.1.1 Establish development standards and policing practices that reduce the likelihood of crime.

Effectiveness: Policing practices and crime are outside of the scope of the Housing Element. Additionally, it is important to recognize these topics have often historically been used for purposes that are contrary to the Goals of the Housing Element.

Appropriateness: Remove

2.1.2 Establish development standards and other measures that promote and implement positive health outcomes.

Effectiveness: Remains effective but could benefit by clarifying health related efforts should focus on those most at risk. Additionally this Policy could make a more explicit link to housing.

Appropriateness: Target the Policy to those most at risk. Add more proactive language on identifying housing risk related to disasters, especially those likely to accelerate as a result of climate change. Additionally carry this Policy over to the livability Objective to speak to health outcomes beyond just disaster response..

Note: Add additional policies under this new disaster resilience Objective, including: identifying resources to support housing providers in retrofitting existing housing, educating homeowners, tenants and landlords about disaster risks and mitigations, and providing assistance to support people to stay in their homes through a state of emergency that does not threaten the housing stock, like a pandemic.

OBJECTIVE 2.2 Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.

Effectiveness: The need to promote sustainable development remains critical to the City's Goals but it could be clarified that this includes sustainable land use patterns beyond the neighborhood level, promoting access to jobs, amenities and transportation options citywide. The phrase "mixed income housing" is also imprecise in this context. The City of LA takes an integrated approach to sustainability that considers land use patterns and buildings, but these two ideas are currently separated into two Objectives.

Appropriateness: Retain but add "land use patterns," replace "transit" with "transportation options," and "mixed-income housing" with "housing for all income levels. Consolidate with Objective 2.3 below so the Objective speaks to "buildings and land use patterns."

2.2.1 Provide incentives to encourage the integration of housing with other compatible land uses.

Effectiveness: Both mixed-use development and the integration of housing with other uses remain key strategies for promoting sustainable and livable communities. However additional clarity on the intent may help ensure both concepts are captured. In addition, "incentives" are usually not necessary, as removing existing zoning barriers is often sufficient to promote mixed use.

Appropriateness: Revise to "Promote the integration of housing with other compatible land uses at both the building and neighborhood level""

2.2.2 Provide incentives and flexibility to generate new multi-family housing near transit and centers, in accordance with the General Plan Framework element, as reflected in Map ES.1.

Effectiveness: Locating multi-family housing near transit and centers remains a cornerstone of the City's housing growth strategy. It is important that as much of this housing as possible is affordable, and that housing serves a range of incomes. The term "centers" is a term used in the Framework Element to refer to a collection of mixed-use districts ranging in scale from the neighborhood-level to regional centers and downtown. The Framework Element is likely to be updated during this cycle and may not retain the same terminology, so referencing job and transit centers, in addition to Higher Opportunity Areas, is more descriptive. A new map will be adopted, similar to ES.1., that highlights transit adjacency and related regional centers.

Appropriateness: Add language to detail the need for multi-family housing and replace "centers" with "job centers." Identify a new map that identifies these areas.

2.2.3 Promote and facilitate a jobs/housing balance at a citywide level.

Effectiveness: Jobs/Housing balance remains critical, but focusing on the citywide scale may obscure the Goals of this Policy.

Appropriateness: Replace "at a citywide level" with "and access to jobs to help shorten commutes and improve air quality and quality of life for Los Angeles area residents."

2.2.4 Educate the public to understand and support the benefits of mixed-use and mixed-income communities to accommodate projected growth.

Effectiveness: This Policy remains effective but should emphasize the need for more outreach along with education. Also, this Policy can be reworded to better

communicate the more nuanced intent here around the relationship between unmet housing needs and other outcomes.

Appropriateness: Retain but add "Provide outreach..." and "about the need to address housing needs in relation to other important outcomes, including education, health, transportation, and the environment."

2.2.5 Provide sufficient services and amenities to support the planned population while preserving the neighborhood for those currently there.

Effectiveness: Planning for and providing adequate services and amenities is a critical part of meeting our housing Goals and helps create livable and sustainable neighborhoods. However, the connection to public infrastructure and long-term planning may not be sufficiently clear.

Appropriateness: Relocate this Policy to Objective 1.3, which focuses on forecasting and planning to meet housing needs. Add language to specify that planning should address existing and planned populations to integrate new state mandates.

OBJECTIVE 2.3 Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources.

Effectiveness: Remains effective and important to the Goal of livable and sustainable neighborhoods, but the focus on "buildings" may obscure this.

Appropriateness: Consolidate with Objective 2.2.

2.3.1 Streamline entitlement, environmental, and permitting processes for sustainable buildings.

Effectiveness: Streamlining City processes is a key area where the City can help promote sustainable buildings, though to focus on streamlining specific processes might be limiting. Incentives should be reserved for those that exceed existing standards, such as the LA Green Code.

Appropriateness: Revise "Streamline entitlements, environmental, and permitting processes" to "provide streamlining, incentives and flexibility to promote..." Add "particularly those that exceed existing standards."

2.3.2 Promote and facilitate reduction of water consumption in new and existing housing.

2.3.3 Promote and facilitate reduction of energy consumption in new and existing housing.

2.3.4 Promote and facilitate reduction of waste in construction and building operations.

Effectiveness: These all remain effective but could be consolidated. Does not include decarbonization efforts.

Appropriateness: Consolidate into one Policy to "promote and facilitate reduction of water, energy, greenhouse gas, and waste..."

2.3.5 Promote outreach and education regarding sustainable buildings.

Effectiveness: Remains effective, but could be broadened from sustainable buildings to include other sustainability best practices relating to housing, such as locating housing in areas that reduce VMT, limiting the consumption of new materials and improving onsite recycling and composting. Additionally the Policy could specify which audiences would benefit from outreach..

Appropriateness: Revise to "Provide outreach and education to property owners, tenants and homebuilders regarding sustainable residential practices"

Additional Note: There are several new sustainability policies that should be added, including: incorporating sustainable best practices into building and zoning code updates, providing incentives and promoting flexibility for adaptive reuse of non-residential structures into housing, and considering land use transitions from less productive industrial, commercial and office spaces into housing when the transition can happen safety and sustainability Goals can be maximized.

OBJECTIVE 2.4 Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the city.

Effectiveness: Livability remains important, but the focus on "residential neighborhoods" seems to exclude mixed use neighborhoods, which are an important part of livability and promoted through other policies. Additionally some Policy language about different housing types has been added under New Goal 1, making it repetitive here.

Appropriateness: Revise to keep the focus on livable neighborhoods using design but also promote a sense of place, promote health and foster community belonging.

2.4.1 Promote preservation of neighborhood character in balance with facilitating new development.

Effectiveness: Remains effective. However, "neighborhood character" is a vague term.

Appropriateness: Retain but add a greater focus to furthering citywide housing priorities, including equity, and revise "neighborhood character" to "existing architectural context."

2.4.2 Develop and implement design standards that promote quality residential development.

Effectiveness: Remains effective.

Appropriateness: Retain.

2.4.3 Develop and implement sustainable design standards in public and private open space and street rights-of-way. Increase access to open space, parks and green spaces.

Effectiveness: This is still a priority, but it's unclear if this Policy is targeting privately opened open spaces, public open spaces, or streets. Additionally, design standards are not the best tool to increase access to open spaces, though they are effective for public right of way improvement..

Appropriateness: Revise to "Develop and implement sustainable standards and pedestrian centered improvements in the public and private realm.""

Additional Note: Add a new Policy on promoting complete neighborhoods by planning for housing that includes open space and other amenities identified by the community.

OBJECTIVE 2.5: Promote a more equitable distribution of affordable housing opportunities throughout the city.

Effectiveness: It remains a critical Objective to achieve a more equitable distribution of affordable housing across the city and within neighborhoods.

Appropriateness: Retain, but move up to Goal 1 to reflect the connection between this Objective and Affirmatively Furthering Fair Housing integration into the RHNA methodology. Specify the focus on increasingly affordable housing in high opportunity areas and areas that further Citywide Housing Priorities

2.5.1 Target housing resources, policies and incentives to include affordable housing in residential development, particularly in mixed use development, Transit Oriented Districts and designated Centers.

Effectiveness: This remains relevant but the language regarding "Transit Oriented Districts" and "Centers" is connected to the Framework Element, which is likely to be updated.

Appropriateness: Revise to clarify a focus more broadly on areas near transit, jobs and in high opportunity areas.

2.5.2 Foster the development of new affordable housing units citywide and within each Community Plan area.

Effectiveness: Remains effective, but could do more to address the current condition where a few community plans have the majority of affordable housing and some have next to none.

Suggest Action: Add a clear prioritization for the development of new affordable housing in communities that currently have little.

Additional Note: Add new Policy on providing outreach and education to community members about the history of racist planning, zoning and real estate practices and how they are reflected in today's land use patterns and socio-economic disparities.

GOAL 3

A City where there are housing opportunities for all without discrimination.

Effectiveness: Remains effective.

Appropriateness: Retain, but add some language to reflect a broader focus on Affirmatively Furthering Fair Housing, in addition to the existing language around protected classes.

OBJECTIVE 3.1: Ensure that housing opportunities are accessible to all residents without discrimination on the basis of race, ancestry, sex, national origin, color, religion, sexual orientation, marital status, family status, age, disability (including HIV/AIDS), and student status.

Effectiveness: This Objective remains relevant and important, but the list of protected status labels should be revised each cycle to incorporate the latest thinking on inclusion.

Appropriateness: Retain, but add mental and physical disability, gender identity, immigration status, source of income, or any arbitrary reasons.

3.1.1 Promote and facilitate equal opportunity practices in the construction, provision, sale and rental of affordable housing.

Effectiveness: This remains important, but should be applied to affordable and market rate housing.

Appropriateness: Remove the word “affordable”

3.1.2. Promote responsible mortgage lending that meets community credit needs and the Community Reinvestment Act (CRA).

Effectiveness: Remains effective, but could be expanded to include predatory lending and home sale practices.

Appropriateness: Retain.

Additional Note: Add new policies on ensuring that people with disabilities have an equal opportunity to access affordable housing that has received any public subsidy, identifying and assisting populatons experiencing housing discrimination (including those outside of protected classes), and eliminating housing accessibility barriers that disproproriatenyl affect populations in protected classes and special needs populations.

OBJECTIVE 3.2 Promote fair housing practices and accessibility among residents, community stakeholders and those involved in the production, preservation and operation of housing.

Effectiveness: Remains a key Objective to reach this Goal.

Appropriateness: Retain. But given new emphasis on affirmatively furthering fair housing, a new Objective (4.3) should be added to address proactive measures that can be taken to actively promote diverse, inclusive communities. Additionally language can be added to this Objective to specify the need to promote “outreach and education” on fair housing practices.

3.2.1 Provide outreach and education for homebuyers and renters regarding rights, financing options, rental subsidies available and protections in the purchase, rental, and/or modification of a housing unit.

Effectiveness: This Policy highlights the city’s critical role in developing education and outreach tools to proactively prevent violations.

Appropriateness: Retain.

3.2.2 Provide outreach and education for the broader community of residents, residential property owners and operators regarding fair housing practices and requirements.

Effectiveness: Remains effective.

Appropriateness: Retain.

3.2.3 Collect and report findings on discrimination in the sale and rental or housing.

Effectiveness: Remains an effective strategy to understand and combat housing discrimination.

Appropriateness: Retain and develop a related Program to share this data.

Additional Note: A new Objective should be added to note the need to affirmatively further fair housing in housing Programs by taking proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing in high opportunity areas. This Objective should include policies on proactively working to identify and meet unmet housing needs, increasing access and transparency in the lease-up process, ensuring all neighborhoods have a range of housing types, allowing for aging in place, and examining and reforming practices that have been used to perpetuate racial and economic segregation.

GOAL 4

A City committed to preventing and ending homelessness.

Effectiveness: Remains effective.

Appropriateness: The Goal does not need to be edited, but the related policies and Objectives could better incorporate the latest thinking on how best to prevent homelessness and compassionately care for the needs of the unhoused.

OBJECTIVE 4.1 Provide an adequate supply of short-term and permanent housing and services throughout the City that are appropriate and meet the specific needs of all persons who are homeless or at risk of homelessness.

Effectiveness: This remains effective and necessary.

Appropriateness: Retain, specify “supportive” services to reflect the current emphasis on permanent supportive housing.

4.1.1 Ensure an adequate supply of emergency and temporary housing for people who are homeless or are at a risk of becoming homeless, including people with disabilities.

Effectiveness: Having an adequate supply of emergency and interim housing options to house those in need is the central Policy to meeting this Objective.

Appropriateness: Retain.

4.1.2 Promote and facilitate Programs and strategies that ensure the rapid re-housing of all people who become homeless.

Effectiveness: Expanding rapid re-housing options is a critical part of preventing homelessness, but a greater emphasis could be placed on preventing eviction.

Appropriateness: Retain, but broden to focus on strategies that ensure eviction prevention and rapid re-housing.

4.1.3 Provide permanent supportive housing options with services for homeless persons and persons/families at risk of homelessness to ensure that they remain housed and get the individualized help they may need.

Effectiveness: This remains effective but is slightly repetitive of surrounding policies.

Appropriateness: Retain, but shift the focus from “persons at risk of homelessness” to “chronically homeless individuals and the most vulnerable.”

4.1.4 Target chronically homeless individuals and prioritize the most vulnerable among them for services and Permanent Supportive Housing, including through the coordination of service provision and the efficient access to information so as to rapidly match available services to those in need of services.

Effectiveness: This remains critical.

Appropriateness: Edit this Policy to focus on housing first and the provision of appropriate supportive services,

4.1.5 Plan for emergency housing needs that will result from natural or man-made disasters.

Effectiveness: This remains effective and relevant as planning for disasters is an important part of maintaining adequate housing and services.

Appropriateness: Retain, but move up to the disaster Objective added under the livability Goal (new Goal 3).

4.1.6 Provide housing facilities and supportive services for the homeless and special needs populations throughout the City, and reduce zoning and other regulatory barriers to their placement and operation in appropriate locations.

Effectiveness: This remains effective and has become more important as the Homelessness crisis worsens. Neighborhood opposition and zoning remains a prominent barrier in the wider distribution of homelessness facilities and services. The reference to "appropriate" location is not descriptive enough and may be seen as muting the overriding intention to reduce barriers to expanding housing/ services and achieving a more equitable distribution.

Appropriateness: Retain but remove the reference to "appropriate locations" and revise "throughout the city" to "in all communities."

OBJECTIVE 4.2 Promote outreach and education to: homeless populations; residents; community stakeholders; health, social service and housing providers and funders; criminal justice system agencies; and communities in which facilities and services should be located.

Effectiveness: The Goal of outreach and education remains important. The term "residents" is unclear and could mean homeless populations or community stakeholders.

Appropriateness: Remove "residents."

4.2.1 Provide a high level of outreach targeted to the chronically homeless to inform them of their rights and opportunities to move them from the streets into permanent housing with appropriate support services.

Effectiveness: This remains important and effective. The clause "from the streets" seems to exclude individuals living out of cars or staying with a family and friends. Also language on "chronically homeless" is not people-centered.

Appropriateness: Retain but use the clause "chronically homeless people" and remove "from the streets."

4.2.2 Inform communities about special needs populations in the City and effective approaches to meeting their housing needs.

Effectiveness: This Policy is vague and correlates homelessness with having special needs, which is often not the case.

Appropriateness: This Policy should direct the city to educate the broader Los Angeles region about the complex reasons individuals become unhoused and the diverse solutions necessary to combat homelessness. A special emphasis should be placed on dispelling common misunderstandings, such as the assertion that everyone experiencing homelessness has addiction and/or mental health challenges.

4.2.3 Strengthen the capacity of the development community to locate, construct and manage housing facilities for the homeless.

Effectiveness: This Policy remains relevant.

Appropriateness: Retain.

4.2.4 In accordance with the federal Hearth Act, target outreach and permanent supportive housing resources to the chronically homeless so as to move them from the streets into permanent housing with appropriate supportive services.

Effectiveness: Remains effective.

Appropriateness: Retain.

4.2.5 Promote and facilitate a planning process that includes homeless persons, formerly homeless and providers of housing and services for the homeless in order to provide up-to date information for the more effective coordination and use of resources.

Effectiveness: Critical Policy to ensure an inclusive Program. The "provide up-to-date information" clause implies that current information is the largest benefit, when the largest benefit is likely that including more expert and diverse perspectives helps to develop and maintain Programs with a high rate of success.

Appropriateness: Retain, but remove the clause "in order to provide up-to-date information for the most effective coordination and use of resources."

Review and Evaluation of Existing Programs

Each set of policies is accompanied by implementing Programs - a detailed schedule of actions that will allow the City to reach, including timelines, steps, projected outcomes and entities responsible for each action.

Appendix 5.1 - Evaluation of Programs

Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
1	HCIDLA	Homebuyer Financial Assistance	During the first year, 80 loans for low-income homebuyers and 30 loans for moderate-income homebuyers; 50 loans for low-income homebuyers per year thereafter, if funding permits; Issue 80 MCCs per year: 40 for low-income and 40 for moderate-income.	HCIDLA's Homeownership Unit oversees and administers three (3) citywide First-Time Homebuyer Programs: the Low Income Purchase Assistance (LIPA) Program, the Moderate Income Purchase Assistance (MIPA) Program, and the Mortgage Credit Certificate (MCC) Program. All three programs have been effective, successful and popular. -During Fiscal Year 2018-2019, 72 Low-Income and 37 Moderate-Income first-time homebuyers were provided gap financing to purchase homes through the First-Time Homeownership Program and 137 Mortgage Credit Certificates (MCCs) were issued to First-Time Homebuyers. - During Fiscal Year 2019-2020 (through June 11, 2020), 84 Low-Income and 6 Moderate-Income first-time homebuyers were provided gap financing to purchase homes through the First-Time Homeownership Program and 90 Mortgage Credit Certificates (MCCs) were issued to First-Time Homebuyers.	This program was effective. During this update the city will analyze current need against available subsidies to determine how to revise the numeric goals. The only goal that was not exceed was MCC's for Moderate Income homes.	Retain, consider revising metrics. Consider additional policy considerations such as pairing homeownership assistance with relocation assistance
2	HACLA	Homeownership for Voucher Holders	Increase homeownership opportunities among voucher holders.	This program allows Section 8 participants to become homeowners by using their Vouchers to purchase a home. HACLA continued to participate in the Section 8 Homeownership program through much of this cycle, though the program is now suspended.	The city should consider an alternative tool to promote homeownership among section 8 voucher holders. The program description mentions homeownership opportunities through housing development conversion - the city could evaluate the feasibility of this option.	Revise, to detail initiatives to improve homeownership opportunities for low income households, particularly Section 8 Voucher holders.
3	DCP	Small Lot Subdivisions	1400 market-rate units; 100 moderate income units; Revised Small Lot Subdivision Guidelines - 2013-2014; Inter-departmental clarification memo - 2013-2014.	As of December 2019, 356 small lot subdivision applications were filed, with a total of 7,360 unit approved. Only a small number of these were affordable. In 2018, the the Small Lot Subdivision Ordinance was amended to modify certain development standards for new construction, establishing a process to convert certain apartment homes to small lot homes, recognizing a set of Small Lot Map Standards, and creating an administrative review process for design review of small lot homes. An interdepartmental clarification memo on small lot subdivision regulations was issued in 2014.	The Small Lot Subdivisions program has been effective at producing for-sale units, but not below market rate units. Code amendments to the Small Lot Subdivision Ordinance in 2018 strengthened the design compatibility of new projects and facilitated conversions of existing properties as well as smaller projects. However, the focus on multiple-family areas sometimes results in the demolition of multifamily housing. Until SB 330 became effective in 2020, these RSO or lower-income units were not being replaced and fewer units could be built than demolished.	Revise. This program has exceeded the current objectives, which presents an opportunity to consider program improvements on issues such as affordability, displacement and replacement policies. Also continue to consider ways to promote small lot housing typology innovation, including allowing in a wider variety of zones.
4	DCP, HCIDLA	Barriers to Limited Equity Housing Cooperatives	Study barriers to the greater utilization of limited-equity cooperatives; Utilize limited equity co-ops as a tool to facilitate affordable homeownership	No progress was reported for this program.	This program has no specific tools for implementation, but there continues to be strong public support.	Revise to focus on viable implementation tactics. Revise to be inclusive of land trusts and other shared-equity models.
5	HCIDLA	Pre Development/Acquisition Financing for the Development of Affordable Housing	Facilitate predevelopment and/or acquisition financing for approximately 500 units annually.	On average the goal of 500 units annually during this housing cycle was exceeded. The total fell below the 500 unit goal three of the seven years, though during the other two the goal was met and exceeded. The ability to meet the goals is determined by funding availability.	This program was effective and should be retained.	Revise to pre-acquisition loans and consider revising metrics due to changes in funding availability,
6	HCIDLA	New Production of Affordable Housing	Add 500 units annually to the City of Los Angeles affordable housing stock; 30% of units to be Permanent Supportive Housing (PSH); Construct housing for seniors, the disabled and large families.	Each year more than 500 units of affordable housing were added, two years more 1,000 units were added. Most years the percentage of units set aside for PSH was near or over 30%. Housing was constructed for seniors, families and the disabled.	This program was effective. This appears to be aligned with HCIDLA's annual goal for number of units Ready for Occupancy, for which actual numbers vary annually. With the Proposition HHH supportive housing program adding to the output previously only covered by the Managed Pipeline and Bond Unit, this number is expected to increase to @ 1,400 units per year, with approximately 40% of those units being supportive housing (SH). HCIDLA has moved over the past five years from primarily financing affordable housing for large families and seniors to focusing on supportive housing (SH). As more SH is financed, the result in subsequent years is that a higher percentage of the units ready for occupancy will be SH.	Revise to be specific to managed pipeline and add metric. Discuss whether or not population targeted is needed/realistic
7	HACLA	Project-Based Rental Assistance	1,074 (430 extremely low-income, 644 very low- income) households housed through project- based rental assistance vouchers.	HACLA maintained between 3,245 and 20,351 Project Based Section 8 units each year of this reporting period.	The reporting on this objective has been inconsistent, but the program remains effective.	Remove.
8	DCP, Mayor, HCIDLA	Land Use Program to Increase the Production of Affordable Housing	Increase the supply of affordable and mixed-income housing; Prepare draft ordinance Schedule 2014 - 2018	The city created multiple programs to increase the supply of affordable housing in exchange for increased development potential, including the Value Capture Ordinance, which clarifies and standardizes affordability requirements on certain entitlements that allow for greater density and floor area (Adopted 2018) and the Affordable Housing Linkage Fee, which creates a permanent source of local funding for the development of affordable housing and preservation. The ordinance places a linkage fee to both new residential and commercial development (Adopted 2018). Additionally, the Permanent Supportive Housing and Motel Conversation Ordinance increased PSH production with incentives (Adopted 2018). Measure JJJ, passed by the voters in 2016, created a new affordable housing and labor requirements for residential projects with 10 or more units that request a Zone Change. It also created the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, which incentivizes mixed-income and affordable housing projects near transit (effective 2017).	This program was effective with the passage of Measure JJJ, the Affordable Housing Linkage Fee (AHLF) and several land use ordinances that have significantly increased the number of projects that include affordable housing in mixed-income residential projects. There continues to be additional opportunities to employ a "value capture" or density bonus approach to create more affordable housing.	Revise to reflect the pending Density Bonus update (which can incorporate elements of TOC), inclusionary housing study as well as the opportunity to revisit to provisions of Measure JJJ when it expires. Emphasize introduction of greater equity and anti-displacement measures in updates. The implementation of the Affordable Housing Linkage Fee will also be integrated as a new program.
9	HACLA, DCP	Facilitate Housing for Senior and Disabled Persons	Assist in the development of 250 senior units a year; Construct 1750 Elder Care units; Explore the creation of an affordability component to Eldercare Ordinance.	Progress for this objective was difficult to track. As reported several different, but related, topics like senior housing maintained by HACLA, edercase entitlement applications, and senior units were funded through the Affordable Housing Trust Fund. Over 270 affordable senior housing units were funded through the Affordable Housing Trust Fund in 2014 and a new set of guidelines and procedures were adopted by DCP to improve the application and approval process for Eldercare Facilities.	This program has not been effective, but reporting could be improved.	Revise. This program should include revised objectives for reporting.

Appendix 5.1 - Evaluation of Programs

Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps	
10	DoA	Housing Alternatives for Seniors	Find alternative housing solutions for 1,600 senior citizens	During this cycle the Department of Aging continued to contract with a non-profit organization to connect seniors with alternative housing solutions.	This program was effective, but because there is no reported metric for total number of seniors served it's difficult to evaluate progress.	Revise. The city will re-evaluate in light of the Age Friendly Action Plan and determine how best to revise this program to evaluate success.	<-- Double check that DoA doesn't contract w/affordable living
11	DoA, DCP, LADBS, HCIDLA, DOD	Innovative Housing Unit Design	500 units with universal design elements; Provide assistance to developers and property owners during project review; Increase the number of affordable, accessible units occupied by persons with special needs	The Purposeful Aging Los Angeles Initiative is a partnership between the city, county and non-profits including AARP that continues work to reach the goals of the Age Friendly Action Plan.	Efforts were made to facilitate innovative housing design that allows for aging in place. Through Mayor Garcetti's Executive Directive 17 a Purposeful Aging LA initiative was launched, convening a Purposeful Aging Task Force. The task force completed a Purposeful Aging Age-Friendly Action Plan, which will help to refine this program for the next housing element cycle. HCIDLA has contracted with IBI Group, Inc. to provide Pre-RFP Site Design Analysis for City-owned properties.	Revise. It is critical that the needs of older adults are prioritized in the City's land use and housing policies. This program will be re-evaluated in light of the Age Friendly Action Plan. A new metric will be included to measure success. Could be merged with program 10.	
12	DCP	Adaptive Reuse	4,000 market rate and 100 affordable housing units	At least 1,400 adaptive reuse permits were issued during the period, likely falling short of goals.	This program has been effective, but there are many opportunities to build on the past success and further expand the reach of the program, as well as capture on-site affordability.	Revise to emphasize the opportunity to expand the Adaptive Reuse Ordinance to facilitate additional adaptive reuse opportunities as well as include affordability provisions.	
13	LASAN, DCP, HCIDLA	Redevelopment of Brownfield Industrial and Commercial Sites	Environmental clean-up of at least five brownfield sites; Create opportunity for 100 units, including 10 very low- and 10 low-income units.	The City continues to make strides in addressing brownfield remediation through the Citywide Brownfields Program (the Program). From 2013 - 2021, the Program has completed 59 environmental assessments and 5 cleanups at brownfields. A few notable success stories include the opening of community gardens in Council District 15 and Council District 7. The Program assisted in the transformation by conducting environmental investigations to ensure that the brownfield sites were safe for reuse. The Program continues to make progress on the larger cleanup projects which can take several years to complete depending on level on contamination. For example, in 2019-2020, the Program secured $1 million in EPA Cleanup Grant funding for the cleanup at Taylor Yard G2, a 42-acre brownfield (future open space and park).	The Program has been effective with limited funding sources. EPA grant funding has been the primary source of funding for the Program and there are over 5,000 recorded brownfields in the City with high concentration of brownfields in Environmental Justice communities. In order to address the need, the Program needs more funding. Additionally, to ensure efficiency, there needs to be more collaboration between the City departments.	Revise so this program further supports the connection between housing and brownfield remediation, particularly towards opportunities for large-scale housing development.	
14	GSD, DCP	Public Facilities Zoned Land: Joint Use Opportunities	In partnership with LAUSD, Create opportunities for 50 very low and 50 low income units during the planning period.	LAUSD has developed two affordable housing projects in Los Angeles during the cycle, including a 68 unit project in Hollywood (Selma Community Workforce Housing Project) and a 26 unit project near USC (Norwood Learning Village). In 2020, the LAUSD Board recommended expanding the program to 10 sites (8 in the City) specifically for employee workforce housing, which is now permitted by the state per the Teacher Housing Act of 2016 and AB 3308 (2020). LAUSD and HACLA have also partnered to expand a pilot program to provide 50 rental vouchers to families in the Northeast San Fernando Valley out of HACLA's Section 8 Homeless Initiative. In August 2017, the Mayor's Office launched an online property database catalogiuing the City's real estate assets (Property Panel LA). City Planning made progress on developing zoning tools to incentive the re-use of land zoned as Public Facility (PF Zone), including in the TOC Program and PSH Ordinance, which both allow PF zoned sites to be used for residential use at the densities permitted on adjacent sites. The City Administrative Office (CAO) has continued to create and manage RFQ/P's to sell or develop city-owned sites for affordable housing, including at least two projects approved to develop PF land, totaling 247 proposed units. A proposal for a Los Angeles Municipal Development Corporation to coordinate efforts has been made by the CAO.	This program was effective but the amount of unused or underutilized land in the City presents tremendous opportunity to contiunue to expand these efforts in the next cycle. Increased land is available for housing at the City level, including surplus land from City agencies, as well as land from the old Community Redevelopment Agency. In addition, LAUSD has expressed a commttment to build significant affordable housing on their own land. To streamline the management of the real estate assets, a new nonprofit entity should be created.	Retain, expand to encompass important work by HCIDLA, HACLA and the CAO in managing citywide land assets. Support continued cooperation with City Planning to make needed zoning changes to support housing, as appropriate. Support the creation of a new nonprofit entity, the Los Angeles Municipal Development Corporation (LAMDC), to streamline the City's management of its real estate assets. Reflect recent committments made my LAUSD.	
15	CLA, HCIDLA, Mayor's Office, City Council, HACLA, DCP	Advocate for Housing Funds	Support State and Federal bills that provide funds for affordable housing development and preservation in Los Angeles City in each legislative session; Increase the Affordable Housing Trust Fund.	Efforts to advocate for state and federal funding of affordable housing have occurred during this cycle. The City created its first permanent source of local funding in 2018 with the passage of the Affordable Housing Linkage Fee (AHLF) Ordinance. Approximately $35 million has been collected thus far. An AHLF expenditure plan has been approved by City Council.	This program has been effective with increased local coordination in state advocacy. Significant additional funding is necessary given the tremendous need, so additional work to identify more state, federal as well as local funding must remain a key focus. However, funding is not all that is needed from the state and federal governments.	Revise. This program could be split into two programs to indicate the difference between affordable housing funding and local sources of revenue to the affordable housing trust fund. The first program could focus on affordable housing funding, instructing the CLA and HCID to advocate broadly for funding for affordable housing at the state, federal and local level. The second could instruct the Department of City Planning and HCID to increase revenue streams for the Affordable Housing Trust Fund using tools like land use incentives.	
16	HCIDLA, DCP, City Council, Mayor's Office	New Local Revenue to Increase the Production of Affordable Housing	Prepare reports to Council and the Mayor that identify potential policies and programs to address the increase in funding for the production and preservation of affordable housing.	The city successfully created the multiple programs to increase the supply of affordable housing: -Value Capture Ordinance, which clarifies and standardizes affordability requirements on certain entitlements that allow for greater density and floor area (Adopted 2018). -Permanent Supportive Housing and Motel Conversation Ordinance increase PSH production with incentives (Adopted 2018) Affordable Housing Linkage Fee, which creates a permanent source of local funding for the development of affordable housing and preservation. The ordinance places a development impact fee (or on-site requirement) to most new residential and commercial development. (adopted 2018). Opportunities for nomdifying the fee as well as creating significant new sources of fees must remain an imperitive gfiven the need. -Transit Oriented Communities (TOC) incentivizes mixed-income and affordable housing projects near transit (effective 2017).	The city has effectively created a permanent source of funding for increasing the supply of affordable housing, but significantly more funding is needed to meet citywide need. The program name can be clarified to better differentiate from Program 8 but focusing more on continuing to develop local revenue sources to support affordable housing.	Revise. Change the program name to be made more distinct from program 8. Update to include new potential sources of additional local revenie, particularly those that support housing policies in other ways such as a vacancy tax, real estate transfer tax or further refinements to the linkage fee ordinance.	

Appendix 5.1 - Evaluation of Programs

Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
17	DCP	Downtown TFAR Public Benefit Fee	$20 million for affordable housing development; Evaluate whether changes are needed as part of the re:code:LA Unified Downtown Development Code (Program 66).	Delete and merge with existing Land Use Affordable Housing programs (#101).	While this program brought in funding for an array of public benefits downtown, the program has not met objectives with regard to funding and the creation of new affordable housing units downtown. The program is being revised with the update to the Downtown Community Plan, with the aim to prioritize the production of on-site affordable units directly in new construction. As such, a downtown specific program is not needed and the objectives can be merged with the more general land use affordable housing production program (#101).	Delete and merge with existing Land Use Affordable Housing program (#101).
18	DCP, LADOT	Innovative Parking Strategies	Incorporate parking recommendations into Community Plans, Specific Plans and Transit Neighborhood Plans, where appropriate.	Community Plans, Specific Plans and Transit Neighborhood Plans continue to consider and adopt innovative parking strategies. The Downtown Community Plan update is currently proposing to remove parking requirements in all mixed use areas of downtown town Los Angeles. The Boyle Heights Community Plan update completed a parking study in 2015, which will inform the plan update. The Re:Code LA effort is creating a wider menu of parking options that better fit the design intent of a project. A citywide update to the Transportation Demand Management (TDM) ordinance is underway and will allow for creative alternatives to traditional vehicle parking that will better serve the mobility needs of residents.	Program was effective, carry over to next update.	Retain, program was effective. LADOT supports expading objectives of this program.
19	HCIDLA	Systematic Code Enforcement Program (SCEP) /Gateway to Green	Inspect 180,000 multi-family residential rental units annually for compliance with state health and safety codes and the Los Angeles Housing Code; Achieve code compliance with habitability standards within 120 days of systematic inspection; Initiate contact for complaint inspections within 72 hours of complaint receipt 80% of the time; Launch Gateway to Green Program in 2014.	During this cycle SCEP inspected approximately 180,000 units each year, meeting this objective. Compliance was achieved within 120 days 95% of the time, at minimum. Contact for complaint inspections was initiative within three business days at least 80% of the time. Gateway to Green program was launched in 2014.	Program has been effective, should be carried over in next update.	Retain, but revise to include TIER frequency in this section
20	HCIDLA, LADBS	Foreclosure Registry	Maintain a database of contact information of all residential properties within the City of Los Angeles that are subject to Ordinance No. 181,185.	HCIDLA has registered 71,616 properties since 2010. HCIDLA continues its proactive inspection and monthly inspection responsibilities in compliance with the Foreclosure Registry Program Ordinance requirements with enhancements made to the Foreclosure Information Management System (FIMS). HCIDLA enhanced its foreclosure processes, which include the automation of the de-registration process on a weekly basis and enhanced the Online Foreclosure Registry portal to accommodate registrations by Notice of Default (NOD) document vs. APN. HCIDLA implemented its GeoRegistry system as a tool for City Departments to report blighted properties in the foreclosure process and to operate as a collaborative tool for City Departments to work to reduce blight in neighborhoods. HCIDLA collaborated with other City Departments (Building and Safety, Police, City Attorney Neighborhood Prosecutors Office, Bureau of Sanitation and Fire Department) toward the reduction of nuisance and blighted properties. Also, HCIDLA enhanced the customer service of the GeoRegistry portal with the geo-mapping of all foreclosed properties within City limits, and the filing of GeoRegistry complaints. LADBS performed 173 proactive inspections on REO single-family and vacant multi-family residential properties. The inspections were successful to determine if blight conditions existed on the properties and then to take appropriate enforcement action to abate those conditions.	This program has been effective.	Retain and include efforts to develop a dashboard (HCID) to show results and identify trends impacting neighborhoods. LADBS to provide inspection data as needed.
21	HCIDLA	Single Family Rehabilitation	384 extremely low, very low- and low-income units annually.	The Handworker Program provided services for an average of 316 clients during each calendar year of this reporting period, just under the objective. The clients serviced represented a balance of low, very low, extremely low income households.	This is a CDBG-funded program which has seen decreases in allocation over the past 5 years. Approximately 240-280 seniors and disabled households are assisted through the Handyworker Program annually. However the 2019-2020 program year has seen a decrease in units completed because there was a delay in receiving funds from HUD, the HW unit was going to be transferred to ACHP and the Program was paused, and the Program has had to pause again due to Covid-19.The actual completed units for PY 45 total to 114 as of 6/4/20.The reduction in performance in PY 45 will create an even bigger demand and longer wait times, especially for South LA where there are hundreds of people on a waitlist. The Handyworker Program must continue to support this high demand.	Retain, but consider new metrics to reflect funding levels
22	HACLA	Residential Rehabilitation of Public Housing	Complete revitalization of Jordan Downs, including: 280 extremely low income, 280 very low income, and 140 low income 1-for-1 replacement Public Housing units; 100 new extremely low-income units, 400 new very low-income units (< 60% AMI), 20 low-income workforce housing units (< 80% AMI) and 380 market-rate units.	During this cycle significant progress was made toward several affordable housing redevelopment projects, including: Jordan Downs, Rancho San Pedro and Rancho San Pedro Extension, Rose Hill Courts, and new Dana Strand. Construction on phase 1 of the Jordan Downs redevelopment, which includes 135 new units, is nearly complete. Additional properties were added for rehab efforts, such as Rancho San Pedro.	Reporting includes data on several public housing facilities. Objective should be expanded to capture this work in addition to Jordan Downs. Objective is still underway and should be continued in the next update.	Retain, but revise to reflect the goals and objectives of the Vision Plan.
23	HCIDLA	Foreclosure Eviction Moratorium	Determine the applicability of the moratorium on an annual basis and enforce registration requirement for foreclosed Los Angeles rental properties.	The Foreclosure Eviction Moratorium has been extended through 2020.	This program should be continued. However, if Council passes the Just Cause ordinance it would offer similar protections to all tenants, expanding the reach of this program. If Just Cause pases, we would not need a seperate foreclosure moratorium.	Retain, with possible revisions to reflect a more ambitious Just Cause program.

Appendix 5.1 - Evaluation of Programs

Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
24	LADWP, HCIDLA	Utility Maintenance Program	LADWP-referred cases: 30 DWP utility shut-offs prevented through issuance of payments: 130	Through this program an average of 96 utility shut-offs were prevented each year, each impacting several units.	This program should be continued and the objective should be clarified.	Retain.
25	DCP	Mobile Home Park Preservation	Assist 100 mobile park tenants; 250 market-rate mobile home park pads in residential areas preserved.	There has been no reporting on this program during this cycle.	Reporting on this program has been difficult, while the purpose remains important.	Remove and Merge. Mobile Homes subject to RSO receive renter protections and can be included under Program 42. Changes to facilitate the creation of more mobilehome parks, manufactured homes, tiny home trailers, small parks, etc. and other ways to expand these low-cost homes can be tied to Program 67 (innovative housing typologies).
26	HCIDLA	Monitor and Preserve At-Risk Affordable Housing	Monitor and report on identified assisted affordable housing at-risk of conversion annually through the Annual Progress Report; Involve property owners and residents of identified at-risk units in preservation efforts; Create non-financial strategies and support Citywide and inter-agency efforts to create strategies for preserving at-risk housing.	The At-Risk Tenant Outreach contractor, Coalition for Economic Survival, has continued to increase awareness among tenants. HCIDLA has worked with property owners and HACLA to extend housing subsidies for at-risk properties. A comprehensive report back on preservation strategies is pending release as of 6/24/2020.	This program is effective and should be continued in the next cycle.	Retain.
27	DCP	Preservation of the Rental Housing Stock - Condominium Conversions and Demolitions	Propose Zoning Code amendment or Director's Interpretation.	Several reports on these important topics have led to policy changes during the planning period enhancing the preservation and affordable replacement of rental housing stock. Demolition and Ellis Act removals have generally increased along with new construction trends and have totaled about 8730 units in 2282 properties during the planning period (through July 2020). Overall, RSO and affordable housing replacement requirements have been significantly expanded during the planning period from an amendment to the RSO (see CF 15-0728) as well as state laws (AB 2222 and AB 2556, as well as SB 330). LACP staff reports now include some information on impacts on existing housing and any replacement requirements, although there may still be room for improvement. With regards to condo conversions, the frequency of conversions has slowed considerably without any code amendments being made during the period. A total of 96 units in 16 buildings have been approved for condo conversion during the planning period.	The program has been effective, particularly in replacing more demolished housing with affordable replacement units and new RSO units. However, the patchwork of state and local policies is has resulted in a confusing and slightly inconsistent approach depending on the type of project and whether an entitlement is being sought.	Revise this important program to reflect current and proposed strategies to prevent the loss of naturally affordable rental housing stock and provide tenants new protections when demolition or conversion is being proposed.
28	HCIDLA	Preservation of Rent-Stabilized Housing Units	Preserve more than 638,000 RSO units; Approximately 330 rent adjustment applications will be processed for over $13 million in property improvements will be approved annually.	During this cycle an average of 540 rent adjustment applications were approved, with an average investment of 27.5 million each year. This far exceeds the goal of 330 applications annually for $13 million in property improvements. Numbers increased sharply in 2017 and 2018 as landlords undertook more earthquake retrofit programs to meet new state mandates.	This program is effective and should be continued in the next cycle, with more ambitious targets reflecting new seismic retrofit requirements. HICD answer - Continue program because rent adjustments for improvements and just and reasonable increases are legally required.	Revise. In recent years, adjustments to cover seismic retrofit expenses has been added to the program and should continue.
29	HCIDLA, OCA	RSO Enforcement	Investigate and enforce 6,000 RSO violations annually; Refer 60 non-compliant cases to the City Attorney annually.	During this reporting period an average of 7,460 RSO complaints were investigated each year, well over the objective of 6,000. The number of total complaints rose sharply in 2017 and again in 2018. An average of 31 cases were referred to the City Attorney. This is below the anticipated objective of 60 cases a year. It should be noted that only cases that rent staff is not able to successful resolve are referred to the City Attorney, so this low number could be a reflect of the effectiveness of staff.	This program is effective and should be continued in the next cycle. Given the increase in complaints the city could consider a larger number for complaints investigated. Also considfer ways to increase outreach and education about housing and tenant rights to marginalized communities.	Retain, but revise if a Just Cause Ordinance is passed
30	HACLA	Public Housing Annual Inspections	All public housing units inspected annually. All Section 8 units inspected annually.	All public housing and Section 8 units were inspected annually by HACLA.	This program is effective and should be continued in the next cycle.	Merge with programs 19, 31, 33
31	HCIDLA	Healthy Homes and Lead-Safe Housing	Complete interventions in 52 extremely low-, 79 very low- and 131 low-income units annually.	This program ran for the past 3 years without Lead funding and was on "life-support" through a small amount of CDBG funding. Lead funding has been reinstated by HUD and goals need to be revisited.	This program should be maintained but the objective targets should be reconsidered.	Retain, but consider expanding health focus beyond lead remediation.
32	HACLA	Lead-Based Paint Evaluation and Abatement Program in Public Housing	Abate lead-based paint hazards in 280 units.	Reporting on this program has been inconsistent, but HACLA verifies that most of the lead abatement work is now completed.	This program was effective, but most of the lead abatement work has been completed.	Remove, or replace with a different objective on health and safety. Consider consolidating with program 20. Switch out lead for annual unit inspection.
33	HCIDLA	Urgent Repair Program	Prevent the vacation of 4,500 market-rate apartment buildings due to life-safety Housing Code and the California Health and Safety Code violations.	Of the eight years in this housing cycle we have reported numbers for four years, totaling 2,060 cases reported and 1,487 cases resolved. This falls short of the 4,500 goal.	Reporting should be clarified to avoid missing data. We should retain this objective but revisit the objective.	Retain
34	HCIDLA, DBS, OCA, DCP	Nuisance Abatement in Residential Buildings	Respond to and successfully resolve 30,000 nuisance complaints on residential properties annually.	The City's enforcement agencies continue to successfully resolve nuisance complaints on residential properties. LADBS responded to over 25,000 complaints on private property concerns related to building or zoning code violations. Over 95% of these complaints are resolved to restore code compliant properties.	Effective but need to clarify reporting to get the number of nuisance complaints reported and resolved annually. LADBS code enforcement activities are an effective function to abate or mitigate public safety and nuisance conditions on residential property.	Retain the code enforcement services and develop reporting ability to distinguish complaints on residential use property from other property uses.
35	HCIDLA	Rent Escrow Account Program (REAP)	Enforce REAP as a vehicle to motivate property owners to maintain their properties and comply with health, safety and habitability standards.	Each year an average of 425 cases, representing approximately 1,800 units, were brought into compliance and removed from REAP.	Continue program and add an accounting metric, such as how many cases and units were removed from REAP and brought into compliance. Could also consider number of cases added to REAP.	Revise to adjust accounting metrics.

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Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
36	HCIDLA	Rent Escrow Account Program (REAP) Rehabilitation Loan Pilot Program	Provide 20 qualifying small-scale property owners with a low interest, deferred payment loan to rectify Housing Code violations; ensure rental units are properly maintained and provide a safe and healthy residence for the tenants of RSO units; and expedite the removal of properties from REAP. Removing the property from REAP will allow the property owner to restore their source of rental income. The pilot program will last for 18 months.	This program was never funded, so no progress was made.	Determine if this a viable program.	Remove if no funding
37	OCA	Housing Enforcement (Inter-Agency Slum Housing Task Force)	500 properties subjected to Task Force review and/or prosecution annually.	In 2014 and 2015, the City Attorney's Code Enforcement Section received a total of approximately 1,926 property-based referrals submitted by the Los Angeles Department of Building & Safety (LADBS), Housing & Community Investment Department (HCID), Los Angeles Fire Department (LAFD) and Department of Public Health (DPH). During the same period, Code Enforcement conducted 1,806 City Attorney Office Hearings (CAOHs) with property owners. Prosecutors filed 167 misdemeanor criminal complaints. This effort resulted in 7075 rental units having brought into compliance during this reporting period. There were no updated for the 2016-2018 years of reporting.	Effective, but this function is now captured under SCEP.	Merge with program 19- SCEP.
38	HCIDLA	Billing Information Management System	Maintain Billing Information Management System.	Reporting on this objective has been inconsistant, need to reexamine.	Data integrity continues to be refined and the department recently executed a contract with a third-party vendor.	Remove or revise to include information about the data for public access
39	HCIDLA	Due Process Hearing	Conduct 1,300 hearings.	Over the four years with reported data an average 1,810 hearings were conducted, exceeding the goal of 1,300 hearings annually.	Effective but need to clarify reporting requirements.	Retain, revise to include virtual and in-person hearings.
40	HCIDLA	Outreach and Education of Enforcement Programs	Conduct 14 informational workshops.	Each year HCID conducted robust outreach, holding workshops, answering a hotline, responding to emails, and serving constituents at the public counter.	Revise the metric in the objective, maybe to include calls, in person (counter) and in person (workshops) to resolve spotty reporting.	Retain
41	HCIDLA	Preservation of Affordable Housing	Preserve and/or extend the affordability of 500 units annually currently part of the City of Los Angeles affordable housing stock.	HCID employed multiple strategies to preserve affordable housing. Some of the more common included: financial assistance and debt restructuring, extension of covenants through the issuance of tax exempt bond financing, additional bond financing, and research into covenant expiration dates.	Consider removing the 500 units target, it's difficult to evaluate how to count units preserved for different reasons and periods of time. The goal of 500 units preserved annually is not an attainable goal without allocation of City resources to support Preservation initiatives.	Revise to reflect constraints on financing and be inclusive of major rehab
42	HCIDLA	Rent Stabilization Ordinance (RSO)	Maintain registration of 638,000 units annually; Protect tenants from unreasonable rent increases while providing landlords with a just and reasonable return; Maintain registration of 6,500 spaces in 57 mobile home parks; 400 landlord declarations of intent to evict will be processed annually; 300 tenant households will be provided approximately $3 million in relocation assistance through the HCIDLA contractor annually.	The objective of this program was to process 400 landlord declarations of intent for no-fault evictions annually. This objective was exceeded in 2014 with 517 declarations of intent, and the number continued to elevate hitting 939 in 2016 and 1,367 in 2018. The number of tenant households receiving benefits was anticipated to be about 300, but ultimately averaged 890. The following amendments were made to the RSO during the planning period: Ordinance No. 184,080 (2016), regulating seismic retrofit cost pass throughs Ordinance No. 184,529, (2016), requiring registration of rents Ordinance No. 184,673 (2017), regulating tenant buy-out agreements Ordinance No. 184,822 (2017), amending rules for evictions and tenant relocation assistance Ordinance No. 184,873 (2017), strengthening the RSO Ellis eviction protections Ordinance No. 185,224, (2017), amending the RSO Ellis Provisions to eliminate relocation waivers and extend tenants' right to return to 10 years Data on mobile home registration spots is currently not available.	This program is effective and important, however, the objectives may need to be revised	Revise to include all units if a Just Cause ordinance is passed. Include reference to mobilhome residents as protected tenants.
43	HACLA	Housing Choice Voucher Program	Maintain 47,500 Section 8 vouchers for very low-income households.	Over the course of this cycle a stock of 47,500-50,850 housing choice vouchers were continuously maintained.	This program is effective, but need to expand objective to get some sense of utilization rates.	Retain, but expand objective to get some sense of utilization rates. Also consider merging with 44, 115 and 118 by adding objectives on voucher utilization for specific groups.
44	HACLA	Section 8 Vouchers for Disabled and Elderly Households	Continue to provide 375 vouchers.	During this reporting cycle HACLA maintained 375-504 units of housing specifically for the disabled.	The overall goal of this program was met, but the reporting on this program is confusing. The reporting focuses on HACLA units, while the objective is for vouchers.	Revise the objective to focus on HACLA units and other supportive programs to assist low income elderly and disabled individuals in securing housing.
45	HCIDLA	Neighborhood Stabilization Program—Foreclosed Properties	300 units acquired, rehabilitated, and resold/rented.	The Neighborhood Stabilization Program was in the process of winding down throughout this cycle, so no new projects were started.	This program was effective and completed its cycle. Must determine which program would be an appropriate replacement.	Revise/Merge to focus on foreclosure assistance program; addressing SF corporate ownership and house flipping.
46	DCP	Historic Preservation	Expand the number of HPOZs and HCMs; Study the provision of a historic rehabilitation grant program for low-income homeowners in HPOZs.	Approximately 24 new Historic Cultural Monuments were adopted each year (2013-2019). A total of 5 new Historic Preservation Overlay Zones were adopted during this reporting period.	This program was effective and several HPOZ's were adopted. No additional incentives were created at the City level but state law (SB 451) has added new historic preservation tax credits, for which the state is still developing final program regulations.	Revise to develop new objective standards to guide ministerial historic design reviews of accessory dwelling units (ADUs) and housing development projects subject to other state streamlining measure. Prioritize the initiation of proactive nominations of new Historic-Cultural Monuments that reflect the histories of communities of color within Los Angeles.
47	DCP	Mills Act Implementation	50 homes annually	On average 38 homes recorded a new Mills Act contract each year (2013-2019). The Mills Act program has become more selective to ensure that only properties with significant public benefit are approved.	This program was effective, but needs to be revised and merged with broader historic preservation program.	Merge with Program 46 (Historic Preservation). Revise metric to reflect number of applications in addition to awarded contracts.

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Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
48	HCIDLA	Property Management Training Program (PMTP)	Complete 12 Property Management Training programs annually for approximately 420 landlords & managers; Refer non-compliant property to property management training programs provided by partnering apartment owner associations in Los Angeles.	From 2014-2017 HCID participated in 12 Property Management Training Programs and in 2018 HCID participated in 9. Each year referrals were mailed to non-compliant property owners, average 875 letters mailed each year.	This program was effective and several training programs were conducted as related to its objective.	Retain.
49	HCIDLA, HACLA, DCP	Affordable Housing Monitoring	Annual reports on the status of the affordable housing inventory; Monitor and enforce compliance with affordability covenants; Identify affordability covenants in ZIMAS.	The Affordable Housing Inventory was monitored throughout this cycle. During CY 2015 the inventory increased dramatically, from 27,117 units to 43,090 because HCIDLA took over monitoring responsibilities for the CRA/LA housing assets. HACLA continues to participate in providing information on the affordable housing inventory.	This program was effective as affordable housing inventory has increased and database continues to be monitored closely by HCIDLA.	Retain.
50	HCIDLA, HACLA, DCP	Citywide Housing Production System (CHPS)	Maintain and continue to enhance the Citywide Housing Production System (CHPS).	Affordable housing units are being monitored and reported on through the Annual Progress Report (APR), the Open Data website as well as the HCIDLA website. The CHPS inventory was maintained with quarterly reporting during 2014, 2015 and 2016. CHPS website is a public website and has to be ADA compliant. Since the users are not using this website, it was turned off to save the costs associated with the ADA compliance conversion. In 2017 and 2018 City Planning began maintaining a Housing Development data dashboard that uses the Power BI software to show several of the most requested housing data topics, including housing development (Measure HHH), Ellis Act, RSO, Tenant Ability Program as well as call-for-project application data and asset management data.	Monitoring and reporting on the City's affordable housing remains important. While more information is available now, it remains challenging to effectively present the information in a useful way for the public.	Monitoring and reporting on the City's affordable housing remains important. While more information is available now, it remains challenging to effectively present the information in a useful way for the public.
51	HCIDLA	RSO Monitoring	Annual report on the status of the RSO inventory; 50 Ellis removal applications processed annually.	The program has been regulated by HCIDLA and RSO units and Ellis replacement units continue to be monitored and flagged.	This program has been effective but can be consolidate duplicated objective about monitoring RSO units and organize all objectives that pertain to tenant protects into one objective.	Revise and Merge with program 42.
52	DCP, HCIDLA	Housing Element Sites Inventory Update	Annual report on development of sites included in the Inventory of Sites	No activity was reported annually. A comprehensive report on development of sites in the inventory will be conducted as part of this update cycle.	Not very effective in the past; However the inventory of sites has gotten even more important in Housing Element law and it remains important to monitor and analyze the sites being selection to improve the process in subsequent Housing Elements. Specific requirements for selected sites will require identification in ZIMAS along with a new Zoning Information sheet. The Program should also make clear what should be done annually with the APR and what should be done with the Housing Element update.	Revise to include identification of parcels that have been included in the Housing Element sites inventory on ZIMAS and continued tracking of their redevelopment to maintain adequate sites throughout the planning period.
53	DCP, HCIDLA, HACLA, LAHSA	Monitor and Report on Housing Production Goals	Quarterly and annual summaries on residential building activity; Annual report on the City's housing production and preservation goals and accomplishments; Annual report on changes in the rental housing stock.	The Department of City Planning issued several types of report on housing production and changes in rental housing stock. These included the Growth and Infrastructure Report (2014, 2015 and 2016-2017), Performance Metrics for the Mayor's Office (2014-2017) and quarterly Housing Progress Reports (2108). All of these reports were made available on the Department of City Planning Website. Back to Basics tracks HCIDLA's annual progress with stated housing production and preservation goals metrics.	Effective, but as the programs have evolved this is now repetitive of program 50 and should be merged.	Revise to focus on Housing Dashboard and similar programs to report prgress, merging with program 50.
54	DCP, HCIDLA	Monitor and Update the Density Bonus Program	Annual report on affordable housing units produced as a result of land use incentives; Make revisions to the density bonus provisions in the Code; Update the Affordable Housing Incentives Guidelines.	The DCP participated in a report for the Mayor's Office (per Executive Directive 13) that documents the number and percentage of housing units produced as a result of land use incentives in 2016, 2017, 2018, 2019 and 2020. Additionally, the Department launched a quarterly housing progress report in July 2018 to provide data on housing units produced as a result of various land use incentive programs as they relate to overall housing development trends. In October 2018, the Mayor announced a new initiative to conduct an update of the City's Density Bonus program and Affordable Housing Incentives Guidelines. The Density Bonus program update has been funded and is set to launch in spring 2021. The enhanced monitoring and reporting during the planning period will greatly assist this important endeavor.	Effective but progress on an update to the program has been has been slower than anticipated. This important update is on track for a spring 2021 launch and a late 2022 adoption.	Retain. Focus on the pending update to the Density Bonus Ordinance, which will aim to increase the local beneficial aspects of this important state affordable housing incentive program. The Affordable Housing Incentive Guidelines will also to be updated to better explain and communicate the new City's affordable housing incentives.
55	DCP, CLA, HCIDLA, LAHSA	Collaboration on Data Production and Collection	Additional data from Federal, State, regional and County agencies; Homeless Count with City of Los Angeles data	The DCP issued three Growth and Infrastructure Reports (2014, 2015, 2016-2017) that detailed population, housing, employment and development trends, including estimated growth based on a range of date sources for the City, state, regional and federal agencies. The Report was shared on the department website. In addition, DCP coordinated with agencies such as SCAG, Metro, CA Department of Finance (DOF) and HCID on the creation and publication of data that will aid the planning process. The DCP utilized data from sources from the DOF, Metro, SCAG, HCID, LAHSA, the US Census and others when developing plans. LAHSA completed and reported a count of homeless populations each year, with the exception of 2021 due to the Covid 19 Pandemic.	This program was effective, but recommend merging with other programs and also separating homeless count and demographics data. Homelessness is already captured in other programs.	Merge. Homelessness Count is captured in Program 128 and should be removed from this program. Demographics can be consolidated into program 58. Integrate coordination with SCAG and DOF into program 58.
56	DCP, CLA, OCA, ITA, Mayor's Office, HCIDLA	Census 2020	Census forms and methodologies that better reflect the City's needs.	The DCP and Mayors office coordinated on the Census 2020 process to ensure wide participation.	This program was effective but overlaps with other data monitoring and reporting Programs, resulting in some overlap.	Merge with other demographic programs (58).

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57	DCP	Housing Needs Assessment by Community Plan Area	Housing Needs Assessment by Community Plan Area	The DCP undertook several community plan updates, each of which involved a local housing needs assessment. During this reporting period one plan was adopted in 2015 (Sylmar) and four plans were adopted in 2017-2018 (West Adams-Baldwin Hills, South Los Angeles, San Pedro, and Southeast Los Angeles). As of January 2021, an additional 16 plans are in process and have completed housing needs assessments (Hollywood, Boyle Heights, Central City, Central City North, North Hollywood-Valley Village, Sherman Oaks-Studio City-Toluca Take-Cahuenga Pass, Van Nuys-North Sherman Oaks, Canoga Park-Winnetka Woodland Hills- West Hills, Encino Tarzana, Reseda-West Van Nuys, Venice, Palms-Mar Vista-Del Rey, West LA, Westchester-Playa Del Rey, Harbor Gateway and Wilmington-Harbor City.)	This program has been effective, but there are opportunities to clarify and strengthen connections between local and citywide goals and policies, as well as the RHNA. This program on identifying needs should also be more closely linked with the implementation of community level housing programs (Program 101).	Revise to strengthen linkages between citywide housing goals and local planning efforts in order to better address housing needs. Clarify when/how local housing needs are to be identified and how to better align local considerations with citywide goals.
58	DCP	Database for Evaluating Housing Needs	Database of current socioeconomic and demographic data on DCP website; Periodic reports of socioeconomic and demographic data.	Throughout this cycle LACP coordinated with agencies such as SCAG, Metro, CA Department of Finance (DOF) and HCID on the creation and publication of data that will aid the planning process. The DCP utilized data from sources from the DOF, Metro, SCAG, HCID, LAHSA, the US Census and others when developing plans. In addition, LACP published a Growth and Infrastructure Report in 2014, 2015 and 2016-2017 that detailed population, housing, employment and development trends, including estimated growth since the 2010 census. LACP also worked to annually disaggregate data from Census ACS to reflect Community Plan Area boundaries.	This program was effective. City Planning maintained a web page for current demographic data, citywide and by Community Plan Area.	Revise to integrate some of the objectives currently in program 55.
59	HCIDLA, Mayor's Office, DCP, HACLA, LAHSA	Consolidated Plan	Complete 1 and 5-year plans	The City of Los Angeles receives 4 formula/entitlement grants annually and as a condition of receiving and administering these funds must develop a 5 year plan with annual action that report on the accomplishments/progress toward planned uses of the formula/entitlement grants. The Consolidated Plan was last updated in 2018 and annual progress reports were issued each year during this cycle.	This program is both effective, appropriate and required by the federal government.	Retain.
60	DCP, DBS, HCIDLA, HACLA	Expedited Residential Recovery	Issue entitlement approvals within four weeks of application for reconstruction, in the event of a natural disaster; Issue loans and grants within four weeks of application for reconstruction funds.	No natural disasters occured in 2014-2017. In 2018, the City Council received a report on expedited building permits and granting fee waivers for reconstruction due to damages from the La Tuna Canyon and Creek Wildfires. The City Council instructed the Department of Building and Safety to activate its newly created wildfires phone hotline program whenever there is a state of emergency, to answer specific questions relating to building permits for homes and buildings damaged by wildfire. In 2019, Saddleridge and Getty fires took place further	This program has been effective, but Los Angeles was fortunate to have relatively few large scale disasters.	Revise to evaluate if this is the most effective direction. The city should explore policy on expedited re-building in repeat loss areas. Instead this program could focus on the rapid development of temporary housing and assistance to rebuild or relocate for those who lose their homes.
61	DCP, DBS, HCIDLA	Expedite Affordable Housing Projects	Reduce building permit processing time by up to 12 months; Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of expedited processes for affordable housing development; Prioritize affordable housing projects to expedite processing of permits and any related entitlements; Assist 20 affordable housing projects per year; Reduce entitlement processing time by up to three months	During this cycle the Department of City Planning created the Priority Housing Project (PHP) program, which grants priority case processing for projects that meet specific thresholds for affordability. Time savings for PHP projects as compared non-PHP projects is as follows: 33% for City Planning Commission Cases, 37.5% of Director level cases, and 66% for Subdivision cases. Projects which qualify under ED13, ED24, or SB 330 (regardless if by-right or by entitlement) may utilize HSAP.	Difficult to measure effectiveness, need numbers for permit processing and number of months for PHP cases.	Retain. Expand to include other streamlining programs, like SB 35 and SB 1397 (by right development for RHNA sites with an affordability threshold).
62	DCP	Implement CEQA Streamlining Measures	Allow for streamlined environmental review (i.e. SCEA) required for Infill and Transit Priority Projects; Assist 10 Transit Priority Projects and Infill Projects per year.	During this cycle the Department of City Planning released two Technical Bulletins (TBs) for CEQA streamlining. One focused on SCPE and one on SCEA. Both of these instructed staff of intake requirements, review requirements, and procedures to process these streamlining documents. City Planning provided training to staff on both the SCPE and SCEA through the Environmental Staff Advisory Committee meetings, and updates summarizing the procedures at our geographic team meetings. Published SCEAs were added to the City Planning website: https://planning.lacity.org/development-services/environmental-review/scea Finally, the department prioritized transit adjacent housing development through the Transit Neighborhood Plan program and Transit Oriented Community (TOC) program.	Effective.	Retain.
63	DCP, DPW	Preservation Barriers Assessment	Identify development standards that pose compliance difficulties for preservation projects; Adopt amendments to the Zoning Code to alleviate challenges	The Unapproved Dwelling Unit Ordinance was approved by City Council in 2017. The ordinance provides a pathway to legalizing existing unpermitted dwelling units in exchange for providing on-site affordable housing. The ordinance is designed to help preserve unpermitted housing units that may otherwise be required to be removed because of zoning code violations. In 2018, 53 cases were proposed with 167 units. 56 cases were approved in 2018, with 153 units legalized. The City also passed an ADU ordinance that encourage homeowners to legalize existing unpermitted units and revised the Small Lot Subdivision Ordinance to make it an effective tool to protect bungalow court housing.	This program was effective. However more can be done to continue to remove unnecesary barriers, expand outreach and assistance ...	Retain. Track barriers and consider updating the ADU ordinance to further remove barriers such as expanding allowanbce of ADU construction above two-car garages and.... Expand outreach to unreprepresented owners, including through mailers...
64	DCP, LADBS, HCIDLA	Improvements to Entitlement Processing/ Department Realignment	Complete fee study of entitlement processing costs; Amend the Zoning Code to implement full cost recovery	In December 2016, the Department of City Planning completed a comprehensive fee study with a goal of achieving full cost recovery for project planning services. The study and final report indicated the City is recovering approximately 74% of the estimated full cost of providing most fee related services, where the annual revenue collected is less than the estimated fully burdened costs of providing those services. Based on the fee study findings, the Department recommended to City Council revising Los Angeles Municipal Code (LAMC) Section 19.01 through 19.10 to more accurately represent the cost of providing planning and land use services. An ordinance adopting new fees was adopted in March of 2018. Most project planning fees were increased to become much closer to full cost recovery. Some fees, such as the fee for an aggrieved party to appeal an entitlement, will continue to be subsidized.	Program is complete.	Remove, program completed.
65	DCP	Development and Design Standards	Include development and design standards in 10 Community Plans	All community plans adopted and drafted during this cycle include a focus on design. Some plans utilize community plan implementation overlays (CPIOs) to implement design standards, and some rely on the design regulations that are integrated into baseline zoning through the Re:Code LA project.	Effective.	Revise to also include the work of Re:Code and Urban Design Studio.

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Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
66	DCP	Zoning Code Revision	Adopt a brand new Zoning Code that establishes clear and predictable regulations.	During 2019, the Zoning Code revision project called re:code LA continued to make progress. As part of that effort the Process and Procedures Ordinance continued through the adoption process. The Processes and Procedures Ordinance centralizes information and workflows related to administrative provisions and project review processes in a new, more user-friendly Chapter of the City's Zoning Code.	This program is effective and continues to move forward.	Retain.
67	DCP	Amend the Zoning Code to Facilitate Non-Conventional Housing	Adopt amendments to the Zoning Code to accommodate innovative multifamily housing types.	The Mayor's Office continued to convened Housing Innovation Working Groups from 2016-2018, focusing on issues such as modular housing, container housing, tiny houses and supportive housing. In Spring 2018, the Planning and Land Use Management (PLUM) Committee of the City Council recommended an amendment to the City's proposed Accessory Dwelling Unit ordinance that would allow for Movable Tiny Homes to be permitted as a type of ADU. $120 million of Proposition HHH financing was approved to be used for a Housing Innovation Challenge program to seek out non-traditional construction and financing techniques that either would lower project expenses and/or increase speed to completion of supportive housing developments. The program awarded funds to six projects that utilize modular or prefabricated construction methods, Opportunity Zone financing, and other social impact investments and design strategies.	This program has been effective in promoting housing innovation.	Revise to speak more broadly to all housing innovation. Also make specific mention of emerging innovative strategies, such as expanded adaptive reuse. Consider expanding to focus on protecting innovative forms of housing that do not comply with current zoning code, including mobile home developments, bungalow courts, etc (may overlap with program 63) as well as other codes (i.e., building code, fire code) and/or just the Municipal Code, as some of these efforts may be to clarify adminsitrative documents or identify the correct approval agency (e.g., 3D printed homes).
68	DCP	Second Unit (Granny Flat) Process	30 second units on lots annually; Identify development standards and code requirements that pose compliance difficulties to second unit process; Adopt amendments to the Zoning Code to alleviate challenges.	With the adoption of AB 2299 and SB 1069 (2016), the City drafted a new Accessory Dwelling Unit (ADU) ordinance to comply with the new State ADU law. The City Planning Commission approved a revised draft ordinance in November 2018 and the ordinance is currently under consideration by City Council. With the passage of the state law, ADU permits have significantly increased in recent years. The City issued approximately 117 ADU permit applications in 2016, compared to 2,326 permits in 2017 and 4,171 permits in 2018.	This program has been effective and completed.	Remove. Program has been completed.
69	DBS	Update the Los Angeles Building Code	Adopt the most recent version of the CBC when released.	The Los Angeles Building Code was updated in December 2019 to incorporate provisions of the 2019 California Building Code, which is based on the 2018 International Building Code. The building code is updated every three years.	Effective, but might not be necessary to include as a program.	Remove, or retain the city's work with regular implementation and updates to the Building Code.
70	DCP	Zoning and Neighborhood Implementation Tools for Mixed Use Development	1,000 housing units in mixed use developments; Identify targets in all Community Plans; Adopt ordinances if appropriate.	In 2018, two Community Plan Implementation Overlays (CPIO) were enacted, which included new by-right mixed-use zones along transit-rich commercial corridors. Work continued on the Transit Neighborhood Plans program, which is also creating new mixed-use zones to protect jobs and housing mix near key transit lines.	Effective, but requires additional discussion with community planners to summarize how new zoning in adopted community plans will promote mixed use.	Revise to remove # of units objective, difficult to report on consistently.
71	LADOT	Reduced "Trips" for Housing near Transit and/ or with Affordable Housing Units	Increase the trip credits provided for affordable housing units.	Starting in January 2017, LADOT included updated trip generation rates for residential or mixed-use developments that include Affordable Housing Units based on the total number and type of dwelling units reserved as affordable. These trip generation rates are based on vehicle trip count data collected at affordable housing sites in the City of Los Angeles in 2016. The DOT also continued to implement guidelines that allow for trip credits of up to 25% for residential development that is located in close proximity to certain transit stops and up to 5% for developments with affordable housing units. Finally, the city transitioned trip generation CEQA thresholds from LOS to VMT during this cycle.	Effective	Retain and expand to a general trip reduction prorgram. Incorporate TDM and VMT work, including the VMT nexus fee being explored in some community plan updates. Expand objective to include Congestion pricing pilot in ED 25 GND, being executed by METRO with support from LADOT. Expand objective to include exploring infastructure that supports telecommuting, like broadband and wireless internet. Explore incentives for mobility infastructure, such as EV charging, car share, bike share, bike parking.
72	DCP	Transit Oriented District Studies	Complete Transit Neighborhood Plans (TNPs) for 24 transit stations.	The draft Exposition Corridor Transit Neighborhood Plan continued through the adoption process in 2018 and is now pending final approval. Transit planning along the Orange Line continues, with two of the Orange Line station area plans being integrated into the ongoing Southwest Valley community plan update effort. Plans for three stations along the Purple Line extension went through the EIR scoping process during 2018. Finally, the Downtown Community Plan update includes planning for the existing transit stations and proposed new stations associated with the Regional Connector project.	Effective, the program is pending final approval.	Merge with program 73 and call out transit as a targeted growth area, revise to remove reference to number of stations.
73	DCP	Targeting Growth in Community Plan Areas	Identify targeted growth areas and incorporate appropriate land use designations in 10 Community Plans; Complete Transit Neighborhood Plans (TNPs) for 24 transit station.	Each of the community plans during this cycle included targeted growth area. Adopted community plans include: Sylmar, San Pedro, South LA and Southeast LA. All of the TNP's consider the study area as a targeted growth area.	Effective, the programs pending final approval and community plans continue to be developed.	Merge with program 72 to cover TNPs, integrate AFFH language into growth areas identification.
74	DCP	Housing Element Relationship to Land Use Entitlement and Long-Range Planning	Annual report to City Planning Commission.	Staff incorporated findings that address the Housing Element into project based determinations, but no formal reports were made to City Council.	Not effective, no reporting.	Merge with programs on Growth and Infrastructure Report and Housing Dashboard.
75	DCP, LADOT	Congestion Management Program Land Use Strategy	Report on all projects developed and all demolitions around major transit stations and transit corridors annually; Certify compliance with the Los Angeles County Congestion Management Program annually.	In 2014 and 2015, the Department of City Planning submitted a Local Development report to Metro. In 2019, Metro, with the support of jurisdictions supporting the majority population in LA County, elected to be exempt from the Congestion Management Program (CMP), and the City is no longer obligated to submit Local Development Reports, or prepare CMP biennial Monitoring Reports. Opting out of the CMP allows the City to to align with our VMT metric adopted per SB 743, and focus more on monitoring metrics that result in less reliance on drive alone trips from new development as opposed to focusing on correcting for delay at specific CMP intersections.	No longer relevant.	Remove.
76	DCP, LADOT	Jobs/Housing Balance Incentives: Residential Exemptions in Transportation Specific Plans	Add fee exemption for residential units to Transportation Specific Plans that govern employment centers.	The adopted Westside Mobility Plan, which among other things, expands fees to rental housing development to help pay for area transportation improvements, includes an exception for the provision of affordable housing units.	This program was not effective, the Westside mobility is actually doing the opposite of this program's objective.	Remove.

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Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
77	DCP, HACLA, DONE, HRC	Education about Growth, Housing Need, Mixed Use and Mixed-Income Neighborhoods	50 training sessions/workshops; 100 participating neighborhood council members and community organization members annually.	The Department of City Planning held 8 Planning 101 trainings in 2019. Trainings focused on specific planning topics, such as development review, the Community planning process, and environmental review. City Planning Neighborhood Liaisons also attended an average of six neighborhood council meetings a month. Liaisons provide Department legislative updates, including updates on any housing policies under development. Liaisons also coordinate presentations with Department staff working on Citywide housing ordinances and neighborhood planning efforts. DCP also broke new ground in terms of sharing entitlement application information with a new quarterly Housing Progress Report. The reports share data and insights related to efforts to produce more affordable housing. Reports have been shared on the Departments website since 2018. The City contracts with the Housing Rights Center (HRC) to conduct presentations and/or workshops different neighborhood councils as part of the Citywide Fair Housing Program. HACLA continued to work with Jordan Downs Community Advisory Committee and the WATTS neighborhood council to provide training and information regarding the redevelopment of Jordan Downs which is proposed to be a mixed use and mixed income neighborhood.	Effective.	Revise objective to focus on LACP External Affairs work, including meetings and attended and publications.
78	HACLA	Services in Public Housing	50 residential clients served by educational assistance programs; 100 residential clients served by computer training programs; 100 youth served by recreational, educational and cultural programs; 1,600 residential clients served by career assistance programs; Submit application for Workforce Investment Act Recertification for 2013 -15.	HACLA continues to cooperates with the other City agencies, non-profits, community organizations and others to provide an array of services for public housing residents, including educational training, employment training (including job placement and job retention services) and recreational services. Specifically, HACLA operates the Watts/Los Angeles Worksource Center, which provides services to 1,500 customers annually, many of whom are public housing residents and section 8 participants.	Effective.	Revise objective so as to consider a metric that is earlier to report.
79	DCP, LADBS	Entitlement Case Management and Expediting for Green Building Projects	Reduce plan check process time for 50 Tier 1 and 2 projects	Green projects are no longer expedited, though LADBS continues to enforce the requirements of the Los Angeles Green Building Code.	Not Effective.	Remove or revise to focus on meeting green building standard requirements.
80	LADWP	Financial Incentives to Conserve Water	Installation of high efficiency clothes washers in 5,000 households per year.	Between FY13-14 to FY19-20, the Department has rebated 38,831 clothes washers; providing an annual average of over 5,000 rebated devices per year. DWP continues to work on additional programs to help inform the public of available incentives/programs to help use water more efficiently.	This program should be retained given the remaining potential for additional water savings from high efficiency clothes washer and other additional rebates/incentives.	Retain program as is. Consider exploring incentive changes and additional advertisements to spread the word for the program.
81	LADWP, LASAN, DCP, DPW, LADOT	Stormwater Mitigation	Integrate on-site stormwater design guidelines into project review process.	The Low-Impact Development (LID) Ordinance, which effectively replaced the previous stormwater collection and mitigations program, became effective and applicable to most relevant projects in 2012. LADWP implemented the ordinacne throughout this planning period.	Program has been effectively accomplished, but a program could reflect the continued implementation. LADOT also continues work on greenways.	Revised to reflect continued implementation of LID ordinance. Consider additional programs for OneWater and Greenway infiltration / GRASS network.
82	LADWP, SOCAL GAS	Incentives to Conserve Energy	50,000 low income households obtain more energy-efficient refrigerators; 2,000 households retire non-energy efficient refrigerators annually.	The attic insulation measure offered in CRP is temporarily suspended. The program is evaluating the resources to fullfill the needs of the needs of the program to resume offering attic insulation to the program The EPM now offers a point of sale credit option to customers, eliminating the need for completing a rebate application. In addition, the EPM provides customers with the ability to customize a solar system for their home and to compare and choose offers from a list of local third-party vendors. Due to COVID-19, the RETIRE program has been suspended since March 2020. Plans for additional campaigns through RLEP are being evaluated. Partnership programs with SCG were discontinued as January 1, 2021. Plans for future partnerships are being evaluated. The partnership programs that impact program #82 are Energy Upgrade California Program, Multifamily Direct Therm Savings Program, Energy Upgrade Califnronia Home Upgrade Multifamily Retrofit Program, and the Energy Savings Assistance Program. As the situation around COVID-19 continues to evolve, LADWP is taking action to prioritize the health and safety of our customers and employees.	Effective. The CRP continues to be well participated. EPM is designed to simplify shopping for a product and streamline obtaining a rebate. The self-service design of the program allowed customers to continue benefiting from instant rebates through the pandemic restrictions.	Retain, but consolidate with program 80 to make one program focuses on energy efficient appliances. Expand objective reporting to focus on all households, not just low income. Consider adding an objective for light bulbs.
83	LADWP	Encourage Energy Conservation through Pricing	10,000 residential customers on the TOU rate	There was a 38% increase in the time-of-use rate for LADWP electric customers and there continues to be growth into 2020. A separate meter is sometimes required for particular rate incentives.	Program will be retained to encourage customers to shift their energy use from high peak to base peak periods where the demand for energy is typically lower.	LADWP is continuing to promote Time of Use rates to residential customers through the LADWP website.
84	LADWP	Green Power for a Green LA	25,000 households choosing alternative energy sources.	During the cycle LADWP continued to serve "Green Power" customers, who paid a small premium to use renewable energy. In March of 2017, LADWP announced that they had $14.3 million in rebates available to subsidize the cost of installing a solar PV system for their customers. Their program is called the Solar Incentive Program (SIP) . Currently LADWP's own generation mix includes 23% renewable. The Green Power Program purchasee 40,550 MWh of renewable energy for our Green Power customers in 2019. A portion of these costs were offset by LADWP's avoided generation costs. The program began in 1999 and through calendar year 2019, has provided over 1,284,653 MWh of renewable energy to our customers.	Effective, but reporting includes several metrics.	Revise Objective to include: -Percent of renewable energy used by LADWP -Number of customers enrolled in a program to use renewable energy (currently through the "Green Power" program) -Programs to incentive the installation of solar panels -Other related efforts -Green House Gas (GHG) reductions as a metric.

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Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
85	DPW, LADWP, Mayor's Office	Million Trees LA	Distribute free shade trees to residents to increase shade, energy efficiency and clean air in individual homes and multi-family residential properties as part of the Million Trees LA program. Plant trees on public property and along City-controlled parkways, medians and other public right-of-ways with appropriate tree canopy to reduce air pollution, provide cooling through shading, and to improve blighted neighborhoods. CDBG, SCAQMD, Private Donations, LADWP Funds	Million Trees LA was a major objective of a previous administration. The objective of distributing trees was implemented by the City Plants program in partnership with the LA Conservation Corps. In 2019, with the support of a grant from the California Department of Forestry and Fire Protection (CAL FIRE) Urban and Community Forestry Program and USDA Forest Service, the City of Los Angeles released a "First Step" Urban Forest Management Plan (UFMP) which assesses the current urban forest and its management, identifies industry sustainability standards, and outlines a framework for a forthcoming comprehensive Urban Forestry Management Plan.	Effective.	Revise to focus more broadly on urban forest enhancement.
86	DCP, LADWP	Building Design for Sustainability	Guidelines developed and updated; Integrate guidelines into all project reviews.	During 2018 the Urban Design Studio initiated work to revise the City's Citywide Design Guidelines to better integrate several key principals, including climate adapted design. Revised guidelines were adopted and implemented in 2019.	Effective.	Remove, achieved.
87	LADWP	Incentives to Encourage Green Building Solutions in Existing Buildings	Develop green building incentives program for existing buildings.	EETAP was discontinued in 2018. LADWP continues to pay incentives for projects approved prior to the programs end. Commercial customers can continue to participate in CPP for energy efficiency retrofits. Partnership programs with SCG were discontinued as January 1, 2021. Plans for future partnerships are being evaluated. The partnership programs that impact program #86 Residential: Energy Upgrade California Program, Multifamily Direct Therm Savings Program, Energy Upgrade Califnronia Home Upgrade Multifamily Retrofit Program, and the Energy Savings Assistance Program. As the situation around COVID-19 continues to evolve, LADWP is taking action to prioritize the health and safety of our customers and employees Programs assist small buildings (small business direct install), moderate size buildings (energy advantage) and large buildings (LABBC and EETAP, plus new construction projects).	Effective.	Retain.
88	LASAN	Recycle Construction Waste	Establish incentive program for source separation of construction and demolition waste; Establish rebate program for construction and demolition waste taken to a City-certified waste processor; Adopt ordinance to require construction and demolition waste to be taken to a City-certified waste processor.	The Citywide Construction and Demolition (C&D) Waste Recycling Ordinance became effective January 2011. Requires that all mixed C&D waste generated within City limits be taken to City certified C&D waste processors (BOS is responsible).	Not Effective. Most of this program, aside from source separation, was achieved before this update cycle.	Remove.
89	DBS, LADWP, DCP, EAD	Sustainable Building Materials and Practices	Integrate guidelines into project review process; Develop and maintain an outreach website.	The LADBS and LADWP implements the sustainable building materials requirements of the Green Building Code. Guidelines regarding sustainable building materials are integrated into project reviews.	Not Effective, this is an established program.	Revise to demonstrate emerging work programs.
90	LASAN,	Recycling Collection in Residential Development	Provide on-site recycling bins and weekly pickup for all residential developments.	LA Sanitation continues to collect residential recycling for single family homes and small multi-family buildings. Discussions began that would lead to recycling on multiple family and commercial developments.	Effective.	Retain, integrate program to expand multi-family recycling.
91	LADWP	Home Energy Improvement Program	Provide free green assessments to property owners.	LADWP's Home Energy Improvement Program (HEIP) offers free energy efficient upgrades for residential customers and their families, designed to reduce their energy bills by making their homes more energy efficient. Through the program, an assessment of a customer's home is performed by an LADWP trained technician to identify the most appropriate and effective improvements available. The program builds upon the success of a grant-funded home weatherization program, which was instituted by LADWP for a limited period. HEIP assessments were performed throughout this cycle. Prior to the pandemic, 360 project assessments per month were given each year.	Effective.	Retain, consider revising objective.
92	DCP	Planning for Neighborhood Character	10 updated Community Plans; Implementation tools as appropriate.	The Baseline Mansionization and Hillside Ordinance was approved in 2016 to to preserve the unique character of our varied neighborhoods. New development standards were established for hillside and residential communities. These regulations will address the out-of-scale development in single-family zones throughout the City and the related construction impacts in our hillside areas. A subsequent revision to the Baseline Mansionization Ordinance was adopted in 2017. During this cycle the following Community Plans and related implementing ordinances were adopted: Sylmar, West Adams-Baldwin Hills-Leimert, South Los Angeles, Southeast Los Angeles and San Pedro. The following Community Plans are currently in process: Canoga Park-Winnetka-Woodland Hills-West Hills, Reseda-West Van Nuys, Encino-Tarzana, Hollywood, Boyle Heights, Central City, Central City North, Venice, Westchester-Playa del Rey, West Los Angeles, Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass, North Hollywood-Valley Village, Van Nuys-North Sherman Oaks, Harbor-Gateway, Wilmington-Harbor City.	Effective.	Merge with program 95 and revise metric. Consider integrating program 65 on design standards in Community Plans.
93	DCP, DONE	Community and Neighborhood Council Development Review	Duplicate case files provided to CNCs for proposed projects; Notifications to CNCs for filed applications bi-weekly; Case filing activity posted on DCP website bi-weekly	Duplicate case files and early notification were provided to Certified Neighborhood Councils (CNCs) for all proposed projects in their neighborhoods (through the Certified Neighborhood Council Notification Program and the Early Notification System). The Neighborhood Council Liaison position was significantly expanded from 1 to 3 positions by DCP in 2018 to provide community members with a direct point of contact for planning-related policies and issues.	Effective.	Retain, consider altering the objective

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Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
94	DCP	SurveyLA - The Los Angeles Historic Resources Survey	Complete citywide survey; Publish results.	The SurveyLA project finished its surveying of Los Angeles community plan areas for historic and/or culturally significant resources in 2016, including completion of reports for Northeast Los Angeles, Central City and Central City West. It also completed a Field Survey Results Master Report in August 2016. The Report is intended for use as a cover document for all CPA reports and provides detailed information about SurveyLA methodology and further defines terms used in the reports. Significant progress was made in publishing narratives of the Los Angeles' citywide historic context statement. The citywide context was developed as part of SurveyLA and includes nine contexts and over 200 themes and subthemes that served as the evaluation framework for SurveyLA and is now in use for other surveys conducted by both City departments and outside agencies. Context themes are published online (at: http: //preservation.lacity.org/survey/historic-context) as they become available. The Office of Historic Resources continued to work in partnership with the Getty Conservation Institute to add 100% of digital SurveyLA data to HistoricPlacesLA, Los Angeles Historic Resources Inventory. Work to upgrade the system software (Arches) to version 4 will commence in 2019.	Effective.	Revise to shift focus from completing Survey LA to publishing the results and determining how best to implement the findings.
95	DCP	Neighborhood Preservation - Downzoning	Rezone appropriate areas in 10 Community Plans.	16 Community Plan were in process at the end of this cycle. Each update effort includes an inventory of housing stock and an evaluation of which multi-family areas are vulnerable to displacement. Several tools, including downzoning, are being considered to protect this housing stock.	Effective, recommend focusing on the rezoning involved in community plan updates.	Revise and merge with general program under 92 and consolidate zoning designations.
96	DCP	Urban Design Studio	Maintain Urban Design Studio as a division within the DCP; Maintain the Professional Volunteer Program (PVP).	The DCP's Urban Design Studio was maintained and expanded throughout 2018 to include review and advice on residential projects regarding overall project design and sustainable alternatives for public right of way improvements associated with residential projects. In 2018, the DCP expanded the services of the Professional Volunteer Program (PVP) to provide design review services to additional projects. Additionally,the Urban Design Studio adopted a new set of Citywide Design Guidelines during this cycle.	Effective and stable program.	Retain.
97	DCP	Landscape Design	Integrate Landscape Ordinance and Low Impact Development; Ordinance into project review process.	The City continued to capture, treat and infiltrate stormwater and urban runoff by utilizing the recently adopted Low Impact Development Ordinance, as well as additional water conservation measures.	Effective and stable program.	Retain, or integrate into a broader program on code implementation. Consider consolidating with program 81, Stormwater Mitigation.
98	DCP, HCIDLA	Density Bonus	Create 375 non-subsidized very low income units; Create 750 non-subsidized low income units; Create 187 non-subsidized moderate income units; Make revisions to the density bonus provisions in the Code and the Affordable Housing Incentives Program Guidelines.	Discretionary cases continue to be filed for proposed units falling under market rate, ELI, VLI, LI, and moderate income categories.	Effective. Although, it may be helpful to clarify this program's relationship with TOC and reporting metrics (permitted units vs filed units).	Revise to improve reporting metric and updated DB provisions in accordance with current status of DB law. Shift focus to Density Bonus update.
99	DCP, HCIDLA	Downtown Affordable Housing Bonus	300 moderate, 225 low, and 225 very low income affordable units; Study whether program is meeting objectives and ways to make improvements.	Market rate projects continued to take advantage of the provisions of the program. However, very few developers are believed to have received the affordable housing bonus. In 2016 four projects were proposed with a total of 19 units set aside. Affordable housing in the Downtown community plan area will be further incentivized through a revised community benefit system in the updated plan.	Not Effective. Reporting on this program has been unclear.	Revise to improve reporting objective.
100	DCP, HCIDLA	Affordable Housing in the Coastal Zone (Mello Act Implementation)	Adopt amendments to the Zoning Code to implement inclusionary and replacement housing requirements in the Coastal Zone; Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of affordable housing requirements in the Coastal Zone; 45 very low income units; 30 low income units; 50 moderate income units	Work continues to progress toward a public review draft of a permanent ordinance implementing the Mello Act in the Coastal Zone portions of the City of Los Angeles. A draft ordinance was released in 2019.	Amendment to the Zoning Code, Affordable Housing Incentive Guidelines and the Adoption of the Mello Ordinance satisfies the inclusionary and replacement housing needs in the Coastal Zone.	Retain.
101	DCP	Community Level Affordable Housing Programs	Playa Vista: 125 moderate-income for-sale and 83 low-income rental units in Phase 2; Cornfield Arroyo Seco: 20 very low-income and 46 low-income units; Central City West: 500 low-income units; Creation of 10 community plans with affordable housing incentives.	In June 2017, the City Planning Commission (CPC) unanimously recommended approval of the updated South and Southeast Los Angeles Community Plans. A key element of the Plans are the Community Plan Implementation Overlays (CPIOs)- a zoning tool that implements many of the Plans - goals and policies including incentivizing affordable and mixed-income housing around the area's 30 bus and rail stations. The City of Los Angeles approved the Cornfield Arroyo Seco Specific Plan (CASP) on July 2, 2014. One key element of the CASP is the provision of Bonus Floor Area and/or to Transfer Floor Area for projects that provide affordable housing units. During 2018 City Council approved a motion directing the Department of City Planning to study the Cornfield Arroyo Secco Specific Plan and make recommendations of revisions that will better inventive the development of affordable housing. This study is currently underway. Transit Neighborhood Plans along the Expo Line Phase 2 also include affordable housing programs. The Boyle Heights and Downtown Community Plan updates each include affordable housing programs.	Effective.	Revise metrics to allow for monitoring of policy changes and future implementation.
102	DCP, DOD	Reasonable Accommodation	Train City Planning Department staff on processing Reasonable Accommodation requests; Produce and disseminate materials regarding Reasonable Accommodation process; Improve forms and outreach.	DOD continued to provide sign language interpreter services and Communication Access Realtime Translation (CART) reasonable accommodation requests. In addition to the above, DOD provided ADA training and processed requests to provide ADA equipment.	Not Effective. Need to better understand and build out reasonable accommodation entitlements.	Revise. Reporting does not meet with program. Split this into Reasonable Accommodation as a specific entitlement provisions of the zoning code, and reasonable accommodation of people with disabilities trying to access city government (ie sign language, ada at meetings, etc…).

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103	OCA	Office of the City Attorney Dispute Resolution Program (DRP)	Refer and resolve 20 housing-related disputes.	The DRP continues providing comprehensive dispute resolution services including information, referral, conciliation, mediation, facilitation and consultation services. The DRP reviews Rent Stabilization Ordinance (RSO) case files, contacts the parties (landlord and tenant) involved in the dispute, and invites them to resolve their conflict through mediated dialogue in lieu of prosecution.	Effective.	Retain, consider revising objective.
104	HCIDLA	Citywide Fair Housing Program	Receive 7,310 fair housing inquiries annually; Resolve 413 fair housing investigations annually; Conduct 67 fair housing training sessions annually; Train 35 new fair housing testers annually; Maintain the Housing/Predatory Lending Hotline	On average, HRC received 8,046 general housing inquiries. 182 fair housing investigations were resolved. This is a subset of investigations that were undertaken. 56 fair housing training sessions conducted. 21 new fair housing testers trained. Some of these numbers are slightly below the targeted objective. This is likely because the reporting for some years did not include the full calendar year, featuring instead 8 month periods in 2015 and 2017. The Lending Hotline remain active throughout the reporting period, fielding calls about mortgage foreclosures, fraud, high cost loans, mortgage rates, and other types of lending questions.	Effective, determine why it's sometimes challenging to report on the full calendar year. Consider expanding to include SB 329 anti-discirimation protections	Retain and continue as a 3rd party contractor. Increase focus on source-of-income discrimination
105	HACLA, HCID	Housing Information	Establish a consolidated housing information database on the City's website; Update available Section 8 Voucher units online.	The City's housing agencies continue to forward information on affordable housing projects to socialserve.com housing locator service. HACLA has also partnered with www.Gosection8.com, to provide rental listing service. Listings are available to voucher holders seeking residential dwellings in the private market (see http://hacla.gosection8.com/)/ The City also participates in making information available for the Housing.LACounty.gov website, including the launch in 2018 of a new database for landlords who have units available for housing voucher holders.	Effective, but it seems there is no longer a need for an LA City Portal. Information is better served through other websites, real estate websites for private homes and gosection8 for section 8.	Merge with Program 44, which deals with providing the vouchers, consider including advertising units available to voucher holders in that program.
106	HCIDLA	RSO Tenant/Landlord Outreach and Education Program	Develop mechanism to ensure disclosure; 120 public presentations will be conducted annually, including Property Management Training Program presentations, community presentations, landlord/tenant workshops and drop-in sessions, and fair housing clinics.	In 2015 RSO property status started to be listed on ZIMAS. In 2017, a new mobile text application to research RSO status of properties was developed. In 2018, RSO Outreach & Education efforts were expanded with Phase II of the Home for LA Renters campaign which focused on RSO transit-oriented advertisements on public transit sites including bus shelters, DASH and Metro buses, Metro Subway stations. RSO materials were expanded to include Korean. Banners & posters were posted at over 100 City offices and facilities including libraries, Recreation Centers, HCIDLA offices and Family Source Centers. Throughout this reporting period an average of 231 public presentations and meetings were held each year. Staff also continued to assist individuals with questions over the Rent/Code hotline and in person.	Effective, but update program and objectives to emphasize outreach to tenants	Retain, expand to include the development of an online workshop program
107	HCIDLA	Fair Housing Research	Conduct studies to evaluate the level of housing discrimination in Los Angeles City. Comply with the HUD requirement for an Analysis of Impediments to Fair Housing Choice (AI) study to be conducted approximately every five years as a condition of receiving Consolidated Plan grant funds. Develop action items per results of studies.; Complete the AI; Identify and implement action items	in 2015 HUD Published it's AFFH final rule for juridictions and public housing authorities. In 2016 HCIDLA and the Housing Authority of the City of Los Angeles (HACLA) agreed to collaborate on submitting a joint AFH Plan to HUD in June 2017. HCIDLA carried out the City's procurement process and released an RFP to solicit responses from qualified applicants to assist in the development of the City's first AFH. A contractor was selected in August 2017 and an orientation meeting between HCIDLA, HACLA and the contractor was held after receiving approval from City Council and Mayor to execute a contract. During the early portion 2017, with assistance from its AFH contractor, the City developed a resident and stakeholder survey for Los Angeles residents and service providers to complete and provide answers to their fair housing experiences and concerns. More than 6,000 City resident surveys were completed by City of L.A. residents. In addition, staff from HCIDLA and HACLA collaborated with CDC and HACoLA in hosting focus groups under four different topic areas totaling 12 meetings. The City posted the draft AFH Plan for a 45-day public comment period. In addition, a two-hour public forum was held in the evening to present the key objectives and status of the AFH, as well as solicit verbal and written comments from attendees. Three months after the City submitted its final AFH Plan to HUD in fall 2017, HUD published a new rule suspending the submission of AFHs until after October 2020. This suspension includes HUD's discontinuance of reviewing AFHs that were under review at that time, HUD ceased any rendering of acceptance, deemed acceptance, or non-acceptance determination. As a result, the City of L.A.'s AFH did not receive any determination from HUD, however, many of the key goals and strategies that were set by the City's AFH progressed forward by being incorporated into the City's Five-Year 2018-2023 Consolidated Plan. In addition, the AFFH research will be incorporated into this update of the Housing Element.	The Fair Housing Research Program was effective since the objective was to assess housing discrimination in the City, this premise aligns with the City's intent to provide fair access to everyone who needs housing and increase affordable housing options in general.	Revise - The program should be modified for the next Housing Element to reflect the passage of state law, AB 686, which created new requirements for all state and local agencies to ensure that local laws, programs and activities affirmatively further fair housing (AFFH). As such, the state law supports and requires cities like Los Angeles to carry out a more robust and strategic plan to AFFH by drafting an Assessment of Fair Housing (AFH) Plan, not the previous HUD required Analysis of Impediments to Fair Housing Choice (AI) study.
108	DoA	Housing Legal Services for Seniors	Assist 200 seniors with legal advice each year.	Citywide legal services are available at 16 Multipurpose Senior Centers (MPC) to assist seniors in various legal issues including housing related laws, landlord/tenant disputes, government benefits, nursing home law and powers of attorney, but detailed annual reporting was not available.	Effective.	Retain, clarify reporting.
109	HCIDLA	Domestic Violence Shelter Program	Provide 1,500 individuals with access to public services annually; Maintain 580 shelter and transitional beds annually for domestic violence victims.	Each year an average of 1,410 people were assisted through the City's Domestic Violence Shelter Operations Program. The City of Los Angeles procures this service and partners with nonprofit services providers to ensure that survivors can access shelter and services in a client-based, confidential manner.	Effective.	Retain.
110	HCIDLA	HOPWA Emergency Shelter and Transitional Housing Program	1,589-2,162 housing subsidies per year.	Each year an average of 1,100 people were provided with housing subsidies through the HOPWA program. The City of Los Angeles procures this service and partners with nonprofit services providers to ensure that persons living with HIV/AIDS have access to information and services in a client-based, confidential and holistic manner.	Effective.	Merge with other HOPWA programs (105, 110, 117, 126 and 136).

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Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
111	LAHSA	Emergency Shelter and Transitional Housing Facilities	483 existing emergency shelter beds funded annually; 1,740 existing transitional housing beds funded annually.	During this reporting period an average of 3,467 emergency shelter beds and 2654 transitional shelter beds were funded annually. 2016 marked the beginning of a trend away from transitional housing as an effective intervention for all homeless populations with the exception of transition age youth. A greater emphasis was placed on the Housing First model in which the priority is to rapidly match persons with permanent housing resources and place them in PH as quickly as possible.	This program was effective.	Revise objective numbers.
112	LAHSA	Overnight Shelter (Winter Shelter and Year-Round Shelter)	871 temporary shelter beds year round; 1,335 temporary winter shelter beds.	Due to COVID-19 response, LAHSA is delayed in reporting for this period. However, the overall progress of the program has continued to service persons in need to overnight beds throughout the year as well as weather activated/augmented beds.	This program has been effective.	Revise to clarify differences between program 112 and 111.
113	HCIDLA, LAHSA, Mayor's Office	New Resources for Rental Assistance	Increase the funding base for rental assistance for homeless households and households at high risk of homelessness.	Ballot Measures H and HHH were passed in November 2016 providing significant new resources for rental assistance. More recently, the Mayor's Innovation Team launched the LA ADU Accelerator Program to provide financial incentives to homeowners who rent an Accessory Dwelling Unit (ADU) to residents in need. The pilot program, funded by a grant from Bloomberg Philanthropies with a financial match from the City, is open to homeowners with an existing ADU or to those who build one new. The program focuses on serving vulnerable seniors and continue to offer subsidies to supplement the affordable rents.	Overall, the program has been effective though there are inconsistencies between the program and the objective making it challenging to measure its performance. Rental assistance remains a critical issue but is subject to funding.	There are inconsistencies between the program and the objective. Work with LAHSA to create a revised program that reflects current and future work efforts. Create an additional program to address rental assistance shortage and homelessness prevention.
114	LAHSA, HCIDLA	Family Solutions System	Initiated seven regional Family Solution Systems throughout the Los Angeles CoC; Serve approximately 1,200 homeless and at- risk persons per year.	The Homeless Family Solution System (HFSS) aligned with the Coordinated Entry System for Adults and Youth and renamed itself to Coordinated Entry System (CES) for Families. CES for Families is designed to utilize both centralized and decentralized access points to quickly identify and move families experiencing homelessness into more stable housing situations. The Family Solution Centers (FSC) operate as the ¿front door¿ to the homeless system serving families in LA County. Each FSC utilizes a standardized screening, triage, and assessment process to help connect families to the housing intervention that best meets their needs.	Effective.	Retain, but consider simplifying acronyms to reduce confusion between different program names and acronyms.
115	HCIDLA, HACLA, LAHSA	Veterans Affairs Supportive Housing (VASH)	Maintain 1,000 housing vouchers for formerly homeless Veterans.	During this cycle HACLA maintained an allocation of 4,195 HUD VASH vouchers on average per year. LAHSA assists the VA along with several other partners in providing HMIS data to ensure full capture of utilization and effect of VASH vouchers in reducing veteran homelessness, including the support of incentives to encourage landlords to accept vouchers. LAHSA supports the dashboard tracking system which tracks performance for veteran housing services with VASH placements and performance included in that data. Increased data sharing and transparency will allow LA to better track trends and needs and overcome barriers by making systematic changes. LAHSA has worked with the VA to integrate VASH resources into CES, starting with project-specific pilots that match vacancies in permanent supportive housing to Veterans experiencing homelessness countywide.	Effective.	Revise reporting objective to 3,000.
116	LAHSA, HCIDLA	Job Training and Placement for Homeless Individuals	Provide educational/vocational training and employment placement/retention services to 1000 homeless persons annually.	LAHSA subcontractors who provide rapid re-housing services are required to support participants with obtaining employment services. In 2018 12% of rapid re-housing participants saw an income increase through either benefits increases or employment. LAHSA subcontractors have entered into MOU's with the the LA R.I.S.E. program workforce program to link 50 program participants to supported employment opportunities, with the goal of increasing program participation in future years. Los Angeles County has convened a countywide taskforce to examine job training and placement programs for persons experiencing homelessness and to come up with strategies to increase future resources and outcomes.	Effective, but difficult to report on.	Revise to improve reporting metric.
117	HCIDLA	HOPWA Supportive Services for Persons Living with HIV/AIDS	Provide between 4,618-6,613 clients with supportive services annually.	During this cycle the HOPWA program provided supportive services to an average of 3,931 average clients via various programs per year.	Effective, but reporting could be consolidated.	Merge HOPWA programs (105, 110, 117, 126 and 136).
118	HACLA	Rental Assistance for Homeless Households	Maintain 4,000 Housing Choice Vouchers to homeless individuals or households	he Housing Authority of the City of Los Angeles (HACLA) has committed permanent supportive housing (PSH) assistance to almost 19,000 households of formerly homeless and chronically homeless individuals and families through the following rental assistance subsidy programs: Homeless Program (4111 vouchers), Tenant-Based Supportive Housing Program (800 vouchers), Permanent Supportive Housing Project-Based Voucher Program (3269 units), HUD-VASH Program (4615), Homeless Veterans Initiative (500), Continuum of Care (Shelter Plus Care) Program (4382 vouchers), Moderate Rehabilitation Single Room Occupancy (SRO) Program (1107 units). HACLA has a Waiting List Limited Preference for homeless and chronically homeless. The voucher allocation is approximately 4,911 tenant-based vouchers.	Effective, but reporting could be consolidated.	Merge. The reporting for this program is covered in other programs, namely the programs on rehousing the homeless and programs on the allocation of Section 8 vouchers.
119	HACLA, LAHSA	Rental Assistance for Homeless Households with Disabilities	Maintain housing for 2,400 homeless households with disabilities annually.	HACLA has approximately 3,500 units of supportive housing allocated for the homeless with debilitating conditions.	Effective, but could be consolidated with PSH supportive housing reporting.	Merge with other programs on units maintained by HACLA. Remove LAHSA.
120	HCIDLA	HOPWA Housing Development for Persons Living with HIV/AIDS	Financing commitment to, at minimum, 10 units per year dedicated to serving persons living with HIV/AIDS and their families.	The HOPWA program continued to provide services (program 117) but was unable to provide a financing commitment for units.	Not Effective.	Merge HOPWA programs (105, 110, 117, 126 and 136).

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121	LAHSA, HCIDLA, HACLA, Mayor's Office,	Resources for Housing Serving the Mentally Ill	Pursue funding towards permanent housing units for homeless mentally ill annually.	The Los Angeles County Department of Health Services (DHS), in collaboration with other governmental partners and the Conrad N. Hilton Foundation, launched a new supportive housing rental subsidy program called the Flexible Housing Subsidy Pool (FHSP). As of fiscal year 2017, over $40 million has been invited in the FHSP. Funding is expected to provide housing subsidies for at least 2,400 persons, who will be linked with wraparound, intensive case management services to support them in their transition to permanent housing and to achieve long-term housing stability.	This program is difficult to report on because funding is often shared between multiple types of PSH. The HHH Unit was created to oversee the development of supportive housing under the Proposition HHH initiative. The mentally ill population is one among many served by the construction of HHH units. The CAO oversees other elements of the Comprehensive Homeless Strategy in the City, including work with LAHSA to maintain services for this population.	Revise to improve reporting metric.
122	LAHSA	Permanent Supportive Housing For Homeless Persons	Maintain 1,477 permanent supportive housing units for homeless households annually.	On average 9,545 beds in 7,150 units of Permanent Supportive Housing were supported each year. It is unclear if these beds were set aside for homeless individuals.	PSH is effective, but the reporting on this program is confusing.	Merge with all PSH programs, it's likely difficult to report on which were set aside for homeless populations. Also clarify if reporting on the of beds/units maintained or # built.
123	County of Los Angeles Department of Health Services	Access to Housing for Health Program (AHH)	Assist approximately 70 persons per year.	The County DMH runs the Countywide Housing, Employment and Education Resource Development (CHEERD) Division provides a range of housing services and resources for homeless consumers that includes housing subsidies through the Section 8 Housing Choice Voucher Program and Shelter Plus Care Program; financial assistance for rental assistance, household goods and eviction prevention through the Countywide Housing Assistance Program; and temporary shelter through the Specialized Shelter Bed Program. In addition, the CHEERD Division provides capital development funding and operating subsidies for the creation of new permanent supportive housing throughout Los Angeles County.	Not effective to report on a county program.	Remove.
124	LAHSA, Mayor's Office, HCIDLA	Homeless Housing and Services Coordination	Citywide and sub-regional plans to reduce and end homelessness adopted by the City Council; Regular reports on financial management; Regular reports on contract management and program implementation; Report on applicability of Standards for Excellence criteria being developed by Home for Good.	The Los Angeles Continuum of Care (LA CoC) Coordinating Council plays a big role in Homeless Housing and Services Coordination. This Council is comprised of representatives from all 8 Service Planning Areas (SPAs) in the LA CoC. During this cycle the group met monthly with attendees from service providers, City and County government departments and other stakeholders. In addition, there were three CoC Quarterly SPA meetings. On average, there were 24 attendees per meeting in each SPA. Finally, LAHSA has been an active participant in meetings hosted by the City and County of Los Angeles strategic planning efforts to address homelessness In February 2016, the City and County of Los Angeles took a historic joint effort to address homelessness regionally. The approval and adoption of the Los Angeles County Recommended Strategies to Combat Homelessness and the Los Angeles City Comprehensive Homeless Strategy served as a focused starting point for a coordinated effort to address the growing issue of homelessness in Los Angeles. in 2018 The Mayor set up a Unified Homelessness Response Center in the City's Emergency Operations Center, putting all critical City Departments (along with partners like the Los Angeles Homeless Services Authority and Metro) at the same table to respond to the crisis together — proactively and in real-time — with services and engagement with the goal of bringing people indoors. Throughout this cycle there were regular Coordinating Council meetings and Special meetings hosted and facilitated by LAHSA. During each meeting, there was at least one SPA Representative present or on the phone to represent each SPA in Los Angeles, as well as other attendees including City and County government, and LAHSA representatives "The Los Angeles Continuum of Care (LA CoC) Coordinating Council plays a big role in Homeless Housing and Services Coordination. This Council is comprised of representatives from all 8 Service Planning Areas (SPAs) in the LA CoC. During this cycle the group met monthly with attendees from service providers, City and County government departments and other stakeholders. In addition, there were three CoC Quarterly SPA meetings. On average, there were 24 attendees per meeting in each SPA. Finally, LAHSA has been an active participant in meetings hosted by the City and County of Los Angeles strategic planning efforts to address homelessness. In February 2016, the City and County of Los Angeles took a historic joint effort to address homelessness regionally. The approval and adoption of the Los Angeles County Recommended Strategies to Combat Homelessness and the Los Angeles City Comprehensive Homeless Strategy served as a focused starting point for a coordinated effort to address the growing issue of homelessness in Los Angeles. In 2018, the Mayor set up a Unified Homelessness Response Center in the City's Emergency Operations Center, putting all critical City Departments (along with partners like the Los Angeles Homeless Services Authority and Metro) at the same table to respond to the crisis together — proactively and in real-time — with services and engagement with the goal of bringing people indoors. Throughout this cycle there were regular Coordinating Council meetings and Special meetings hosted and facilitated by LAHSA. During each meeting, there was at least one SPA Representative present or on the phone to represent each SPA in Los Angeles, as well as other attendees including City and County government, and LAHSA representatives. "	This program is effective, appropriate, and required by the local and federal government. The City of Los Angeles, as a partner in a joint powers authority created to address homelessness, receives formula/entitlement grant funds annually and as a condition of receiving and administering these funds must plan and coordinate with LAHSA.	Retain, consider moving the reporting objectives to 125, so this program focuses on coordination and the 125 focuses on reporting. Currently reporting gets lost in this program.

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Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
125	Mayor's Office, LAHSA	Access New Resources and Services for the Homeless	Periodic reports on legislative and budgetary initiatives.	In late 2014 the City Council bundled a number of housing related motions requesting reports on policy initiatives to address affordable housing into one unified motion. In 2015 the City Council voted to commit $12.4 million for emergency relief to get homeless people off the streets before the anticipated El Niño winter storms. This includes $10 million in short-term rent subsidies for veterans and other homeless people, and $1.7 million for emergency shelter beds. It marks the first time in city history that general fund dollars have been used for homeless aid. In addition, the City made an initial investment of $2.9M in F/Y 15-16 to scale up the Coordinated Entry System by increasing outreach workers to find homeless residents and place into a housing placement pipeline. This funding also supported CES administrative staff positions. Mayor Garcetti's 2018-19 budget includes $431 million dollars to take on the crisis, including a $20 million Crisis and Bridge Housing Fund that is the crux of his A Bridge Home plan. Mayor Garcetti also pushed for state funding to help accelerate the work of ending the homelessness crisis. The successful effort resulted in an additional $166 million in state funding to Los Angeles for homeless services and housing.	Effective, though the reporting is often different form the program objective.	Retain, consider absorbing reporting requirements from 124 but expand to include state and federal coordination and monitoring of funding/legislation.
126	HCIDLA	Housing and Services Planning for Persons Living with HIV/AIDS	Regularly updated plan for the use of HOPWA grant funds.	This program is still in progress.	Effective, but repetitive of other HOPWA programs.	Merge with HOPWA programs (105, 110, 117, 126 and 136).
127	LAHSA, Mayor's Office	City Homeless Coordinator	Periodic reports on homeless housing and service delivery and recommendations for improvement.	During this Cycle Mayor Garcetti appointed Meg Barclay as the City Homelessness Coordinator and Monthly Homelessness Cabinet meetings were held each month. Much of the reporting was focused on the Homelessness Count from program 128.	Effective, but repetitive of program 128.	Merge with programs 128 and 137.
128	LAHSA	Biennial Homeless Count	Biennial count and survey of sheltered and unsheltered homeless persons residing in the Los Angeles CoC area.	In 2017 the homeless count transitioned from a bi-annual to annual program. The total number of homeless individuals in the City of Los Angeles has fluctuated during this cycle. In 2016 the number increased 11%, in 2017 it increased 20%, in 2018 it decreased 6%.	Effective.	Retain, but consolidate with 127 and 137, so the objectives include completing the count, making recommendations based on the count, and using the count as a way to educate the public through reporting and volunteer engagement.
129	LAHSA	Homeless Management Information Systems (HMIS) Data Collection	All providers receiving City funding shall participate in HMIS.	LAHSA on a yearly basis updates the Housing and Services Inventory that gets submitted to HUD. LAHSA launched a new HMIS in the Spring of 2017, promoting the benefits of the user-friendly interface, its automated features, and reporting capabilities via HMIS User Forums to encourage HMIS participation among homeless service providers. As a result, the HMIS bed coverage rate has increased to 64% as of June 2018. In response to the unprecedented growth of partners participating in HMIS, LAHSA has taken on a number of initiatives to provide tools and resources to help providers with data collection, analysis and reporting. LAHSA also recently expanded HMIS participation to non-traditional homeless partners to foster care coordination which helps obtain a comprehensive report on available resources in the Los Angeles Continuum. LAHSA is collaborating with internal and external partners on HMIS customizations to improve data collection in the context of coordinated entry and homeless street outreach.	This program was effective.	Retain, add bed coverage rate as a reporting objective.
130	EMD, EOO, DRP, HCIDLA	Temporary Housing Facilities for Disaster Response	120 sites available throughout the City within 24 hours of a natural disaster.	Los Angeles did not experience a major disaster event that required temporary housing until the COVID pandemic in 2020. During the COVID-19 pandemic, which is a public health disaster, the City quickly created shelters - not temporary housing - for vulnerable homeless residents at City recreation centers and is participating in the State's Project Room Key program established for the same purpose. This is shelter, not temporary housing, but is serving an important purpose and also providing 'lessons learned' and best practices for future disasters.	This program was effective, however it requires an update on COVID strategy Project roomkey, etc.	Retain, consider revising objective. This program should be maintained, perhaps without specific numbers. The City of Los Angeles, working with LAHSA and the State, should analyze Covid 19 emergency shelter operations to identify lessons learned, best practices, mistakes to avoid in the future, and more. How to staff, how to keep everyone safe, the entire effort has been a huge lift and should influence future planning and practice.
131	EMD, EOO, HCIDLA, All	Outreach and Training for Emergency Preparedness and Response	4 fairs during Emergency Preparedness Month annually; 2 Neighborhood Preparedness Ambassadors Trainings annually; Outreach to neighborhood and community groups as requested.	There were efforts to coordinate Regional Disaster Housing Planning activities during the early years of this Housing Element cycle, but reporting on this objective has not been consistent in recent years.	This program has not been reported on consistently and is likely ineffective.	Revise to focus on outreach activities of EMD.
132	DCP	Zoning and Development Standards for Homeless Housing	Adopt amendment to zoning code to facilitate by-right siting of shelter and transitional housing facilities.	The Emergency Homeless Shelter Ordinance was adopted in March 2016, making it easier to site and develop homeless housing during a state of emergency. The Ordinance was amended in 2017 to further expedite the establishment of emergency shelters and make the process to declare a shelter crisis easier. in 2018 The City Council adopted two new zoning code amendments on that will facilitate by-right siting of supportive housing and transitional housing. The Permanent Supportive Housing Ordinance built on State Density Bonus law to establish a new administrative clearance process for qualifying projects. The Interim Motel Conversion Ordinance created a by-right approval process that allows existing motels and hotels to be retrofitted and used for supportive housing and transitional housing, so long as a contract is in place with a local public agency to provide the supportive and/or transitional housing.	Effective	Retain.
133	DCP	Zoning for Health Facilities	Adopt amendment to Zoning Code to remove restrictions on locations of public health and treatment program facilities.	In 2014 City Council formed an Ad Hoc committee on Community Care Facilities, but the committee stopped meeting before an ordinance could be passed.	Not effective.	Remove, but incorporate language about promoting community care facilities in other land use objectives.

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Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
134	LAHSA	Assistance for Homeless Persons in Accessing Housing and Services	Continue funding 1 organization to reach 300 or more homeless individuals; Explore expanding outreach funding to community based organizations within the City.	LAHSA continues to serve as the largest single outreach and engagement program in the City and County of Los Angeles. The focus of the HET is to engage people experiencing homelessness and connect them to the services needed to obtain and maintain permanent housing. To accomplish this, the HET continues to work closely with the Departments of Mental Health (DMH), Health Services (DHS), Public Health (DPH), and Public Social Services (DPSS). In 2018, LAHSA's HET also expanded its partnership with LAPD and LASAN, called the HOPE project, through the addition of one new team whose focus area is the LA River and its immediate surroundings. HOPE is a collaborative effort between the three departments to expand outreach to the homeless residents of the City of Los Angeles. While the program continues to service homeless residents in LA, there is a need to clarify the objective.	While this program has been effective, there are challenges with reporting and the objective and its metrics require clarification.	Revise objective to solidify metrics for reporting.
135	DOD	Computerized Information Center/Informatio n & Referrals for Persons with Disabilities	Assist 150 or more clients seeking homeless services and housing resource referrals annually.	The Computerized Information and Referral Center continued to provide direct referrals to the City Attorney's Dispute Resolution Program (DRP) for landlord/tenant disputes. The Majority of CIC housing disputes were referred to the Eviction Center and to the Housing Rights Center due to the immediate crisis and time. In addition to the above, DOD provided ADA training, Fair Housing and ADA equipment to participants throughout this cycle.	Effective, but referrals seemed to focus on both dispute resolution and homelessness services.	Revise to capture DOD referrals to dispute resolution in addition to homelessness services.
136	HCIDLA	HOPWA Centralized Countywide Housing Information Services Clearinghouse	Assist between 25,140-36,000 clients seeking HIV/AIDS housing information annually.	The HOPWA program provided an average of 43,556 people with housing information and referrals each year.	This program has been effective but should be consolidated with other HOPWA programs.	Merge with other HOPWA programs.
137	LAHSA	Neighborhood Awareness of Special Needs Housing	Establish outreach curriculum; Pursue funding for training program.	LAHSA continues to host the Community Information Sessions whose purpose is to educate and inform members of the community on homeless related issues. Through presentations and question and answer breakout sessions, community members are encouraged to ask questions and learn more about the state of homelessness in Los Angeles. Community Information Sessions are held in each of the 8 Service Planning Areas, bi-annually during the months of April and September, typically run for an hour and a half, and are held at centrally located locations during evening hours or on the weekend so that community members can attend. in 2018, LAHSA partnered with Everyone In and Homeful LA from for the Weekend to End Homelessness to conduct 22 events throughout the County of Los Angeles to help educate the community on the issue of homelessness, local volunteer opportunities, and taking tours of permanent supportive housing programs/shelters in their community. This event will be held annually in August.	This program is effective and should be continued.	Retain
138	DCP, LAHSA	Homeless Needs Outreach	Disseminate information about the housing needs of special needs populations to 2,000 people.	Through our Community Plan update program the Department of City Planning works to identify the housing needs of special needs populations. During this cycle this was especially relevant to the Downtown Community Plan update, which evaluated the needs of the Skid Row community and continues to integrate those needs into the wider community plan update effort.	This program has been effective, but could be consolidated with other Community Planning programs. LAHSA should be removed as a reporting agency.	Merge with other programs on community plan updates.
139	LAHSA	Technical Assistance to Homeless Housing Providers	Technical assistance provided to 20 providers annually	Throughout the reporting cycle LAHSA provided technical assistance to emergency, transitional and permanent housing providers. In 2016, LAHSA formed a Capacity Building and Technical Assistance Working Group to address the growing demand for technical assistance among homeless service providers. In 2018, LAHSA's Data Management Department provided training on Contract Performance Reports (CPR) and developed program-specific and reporting tutorial videos for Emergency Shelter, Transitional Housing, and Permanent Supportive Housing programs to improve data collection and quality in HMIS. LAHSA continues to lead the Centralized Training Academy, a countywide training and education resource that provides consistent access to training opportunities in a number of areas relevant to staff working in the homeless services industry. LAHSA also continues to engage local technical assistance providers for support with leading the annual CoC Program NOFA competition, program analysis and development, and policy development.	This program is effective, though reporting usually focused on programs instead of number of providers changed.	Retain, consider revising objective.

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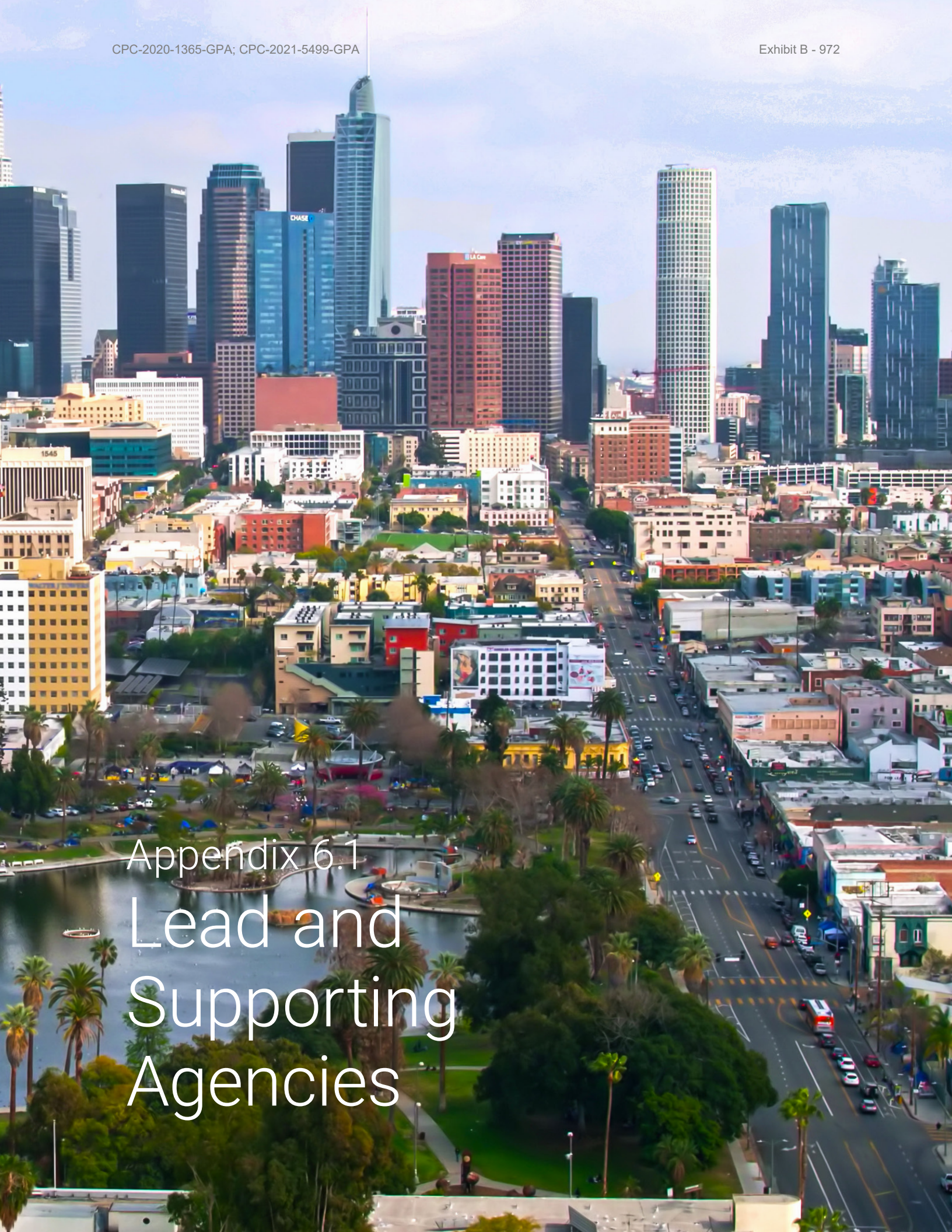
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Appendix 6.1

Lead and Supporting Agencies

Appendix 6.1 - Lead and Supporting Agencies

The following is a list of City Department/Agencies that are involved in implementing the Housing Element along with their respective City functions.

Chief Administrative Officer of Los Angeles (CAO): provides internal and centralized services to the Mayor, City Council, and City departments. The primary work activities of the CAO include: budget, grants, and financial analysis; debt management and investor relations; employee relations; asset management; municipal facilities and physical plant; capital project oversight and; disaster grant administration.

Civil + Human Rights and Equity Department (LA Civil Rights): Is focused on reducing bias and injustices while leveling the playing field through equity initiatives, upward mobility programming, and work with Equity and Empowerment (E^2), the Human Relations Commission, the Commission on the Status of Women, and the Commission on Civil Rights.

Economic & Workforce Development Department (EWDD): Partners with agencies and service providers throughout Los Angeles to offer economic, social and employment opportunities for individuals, families, and neighborhoods in need.

Department of City Planning (DCP): Prepares and maintains a General Plan for the development of the City; implements the General Plan utilizing a variety of tools, including the development and application of zoning regulations, urban design, and the division of land.

Department on Disability (DOD): Conducts strategic management and builds partnerships for education, advocacy, training, research and improved service delivery for the benefit of persons with disabilities, providers of essential resources, and policymakers.

Department of Neighborhood Empowerment (DONE): Promotes public participation in government and helps make government more aware of local needs by creating and

supporting a citywide system of grass-roots, independent and participatory neighborhood councils.

Department of Public Works (DPW): Designs, constructs and maintains streets and public works improvements such as bridges, rights of way, sewers and storm drains, lighting facilities and landfills owned by the City; designs and constructs public buildings belonging to the City; collects and disposes of refuse, recyclables and yard trimmings; collects and treats wastewater.

Emergency Management Department (EMD): Provides citywide management program leadership, continuity, and direction to enable the City of Los Angeles to respond to, recover from, and mitigate the impact of natural or manmade disasters.

General Services Department (GSD): Purchases, manages and maintains City buildings and other facilities, equipment, and supplies for City departments. Provides support services, including security, communication, parking, mail, copying and publishing, recycling, and vehicles.

Housing Authority of the City of Los Angeles (HACLA): Provides affordable housing and supportive services through funding from the United States Department of Housing and Urban Development, including conventional public housing, Section 8 rental assistance, and job training, job placement, and educational, cultural, and recreational programs. Partners with other City and State agencies, non-profit foundations, community-based organizations, and private developers to provide affordable housing and supportive services.

Los Angeles Housing Department (LAHD) (formerly Housing + Community Investment Department (HCIDLA)): Develops and implements citywide affordable housing policy which promotes the production and preservation of affordable housing in the City; supports safe and livable neighborhoods through promotion, development and preservation of decent, safe and affordable housing; administers the City's Rent Stabilization Ordinance (RSO).

Information Technology Agency (ITA): Provides an information technology infrastructure and systems that are reliable long-term, viable and secure. Improves the dissemination of public service information through the expanded use of communications, computing technology, and effective telecommunications oversight.

Los Angeles Department of Building and Safety (LADBS): Implements the Building, Zoning, Plumbing, Mechanical, and Electrical codes, as well as Engineering, Energy, and Disabled Access regulations, and local and State laws for construction and maintenance of commercial, industrial, and residential buildings.

Los Angeles Department of Transportation (LADOT): Delivers services to increase safety and facilitate the flow of traffic along major City streets; manages the DASHand Commuter Express bus lines; regulates taxicab franchises and medical transportation companies; enforces on-street parking and manages public parking facilities. With other agencies, plans transportation improvements on freeways, rail lines, city streets, bicycle and pedestrian facilities.

Los Angeles Department of Water and Power (LADWP): Delivers reliable and safe water and electricity supplies to approximately 3.8 million residents and businesses in Los Angeles. Promotes water conservation efforts and explores recycling and other alternatives to meet increased demand. Reduces pollution and promotes energy efficiency through a variety of initiatives, such as hydrogen-powered fuel cell power plants and increasing the use of renewable energy.

Los Angeles Homeless Services Authority (LAHSA): Supports, creates and sustains solutions to homelessness in Los Angeles County by providing leadership, advocacy, and planning. Manages Federal, State, and City funds for providing shelter, housing and services to homeless persons in Los Angeles County.

Los Angeles Mayor's Office: Serves as the Chief Executive of the City, responsible for preparing the City budget and for running the day-to-day operations of the City. Submits proposals and recommendations to the Council. Approves or vetoes ordinances passed by the Council, and is active in the enforcement of the City's ordinances.

Office of the Chief Legislative Analyst (CLA): Provides analyses and advice to the 15-member City Council to insure the cost effective implementation of City legislation, policies and initiatives. Initiates major financing and capital improvement enterprises on behalf of the City, and advises on legislation at the State and Federal levels.

Office of the City Attorney (OCA): Serves as the chief legal advisor and prosecutor for the City of Los Angeles. Administers a number of citywide crime prevention initiatives focused on preserving the quality of life throughout Los Angeles' neighborhoods.