Understanding Density and Development Intensity
Meet Your Speakers

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DAHLIN

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City of Livermore

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Density: The amount of development per acre permitted on a parcel under the applicable zoning, commonly measured as dwelling units per acre (du/ac).
Densities & Building Typologies

LOW

UP TO 12 DU/AC
- SINGLE FAMILY, DUETS, FRONT OR ALLEY LOADED
- 1, 2 OR 3 STORIES

13-24 DU/AC
- TOWNHOMES
- FRONT OR ALLEY LOADED
- 2 OR 3 STORIES

20-30 DU/AC
- WALKUP APARTMENTS
- SURFACE PARKED
- 3 STORIES

+40 DU/AC
- PODIUM OR WRAPS
- STRUCTURED PARKING
- 4 STORIES

HIGH
Understanding How Densities Differ

- What impacts densities
- All densities are not created equal
**Density**: is expressed in units per net acre (which excludes rights-of-way) for residential uses.

- **Site Area**: 12 acres
- **Net Area**: 8 acres (less roads)
- **Units**: 240 units
- **Density**: $\frac{240 \text{ units}}{8 \text{ acres}} = 30 \text{ du/ac}$
Unit Size and Mix

- 1.3 acres
- 4 story building
- A mix of 1, 2 and 3 bedrooms
- 48 units @ 12 unit/floor

- 1.3 acres
- 4 story building
- Only 1 bedrooms
- 64 units @ 16 unit/floor
24 du/ac

- 168 units (105 1-BD, 63 2-BD)
- 315 spaces required
- Parking: 1.5/1-BD, 2.5/2-BD

28 du/ac

- 192 units (120 1-BD, 72 2-BD)
- 264 spaces required
- Parking: 1/1-BD, 2/2-BD
Planning & Accommodating Densities

• Invisible Densities
• Visible Densities
Invisible Densities

- Blends with the neighborhood character
- Best for integration within existing neighborhoods
Invisible Densities: Accessory Dwelling Units

- Attached ADU
- Detached ADU
Invisible Densities: “Big Home” Concept
Visible Densities

- Highly visible intervention
- Should be located adjacent to services and transit
- Careful attention to edges and transitions to surrounding context
Regulating Large Residential Buildings

Scott Lee, Principal Planner
City of Livermore
City of Livermore Location Map
Suburban City with a Historic Downtown
Recent Multi-Family Residential Buildings
How to Regulate the Design of Large Residential Buildings to Fit the Community

- Establish design standards based on community input
Residential Development Standards: Level 1
(Basic Standards Found in a Zoning Code)

- Density
- Floor Area Ratio (FAR) or Lot Coverage
- Maximum Building Height
- Minimum Setbacks
Getting Buildings that Fit the Community
Residential Development/Design Standards: Level 2 (Shaping the Box)

- Wall Plane Changes
- Roofline Changes
- Increased Upper Story Setbacks
- Height Exceptions for Architectural Features (Tower)
- Setback Exceptions for Architectural Features (Bay Window, Trellis)
- Segmenting Building Mass
- Open Space Requirement (Balconies, Rooftop Terrace)
Residential Design Standards: Level 3
(Minding the Details)

• Horizontal Articulation of Base, Middle, and Top
• Vertical Orientation of Windows
• Insetting Windows (No Flush Windows)
• Roof Overhangs (No Flush or Clipped Eaves)
• Consistency in Architectural Style
• Emphasize Main Pedestrian Entrance
• De-Emphasize Vehicle Entrance
Case Study: Legacy Livermore Mixed-Use Development

- 4 Acre Site Downtown
- 222 Apartment Units
- 14,000 Square Feet Commercial Space
- 55 Dwelling Units per Acre
- 3 to 4 Stories in Height
Case Study: Legacy Livermore Mixed-Use Development

View of Apartment Building
Northeast Corner

View of Mixed-Use Building
Southeast Corner
Case Study: Legacy Livermore Mixed-Use Development

View of Apartment Building
East Side

View of Mixed-Use Building
Southwest Corner
Takeaways

• Know the community’s expectations for design
• Fine tune the development standards to achieve community expectations: Go beyond the basic standards
• Augment with design standards and guidelines
• Keep the standards as objective as possible
Achieving Affordability in New Residential Development

Pete Noonan AICP CEP, Housing Manager
City of West Hollywood

League of California Cities – Planning Commissioners Academy | Thursday, March 7, 2019
A Little About West Hollywood

INCORPORATED IN
1984

POPULATION
34,650

1.9 Square Miles
LOCATED BETWEEN
BEVERLY HILLS AND LOS ANGELES

DIVERSE POPULATION
- LGBT COMMUNITY
- RUSSIAN SPEAKING COMMUNITY
- SENIORS

A Little About West Hollywood
Primarily Multi-Family Districts
Commercial Corridors
Housing Element Requirements:

- Identify adequate sites
- Encourage development for all income levels
- Support development for very-low, low, and moderate income households
- Remove government constraints

State Requirement – Demonstrate Commitment to Housing

- Set quantified objectives for housing development and rehabilitation based on Community’s unique needs.
West Hollywood’s Housing Need

Higher than LA Region:
- Seniors
- Single person households

Household Income
- 31% Very Low
- 16% Low
- 8% Moderate
- 45% Above Moderate

Owner Households
- Above Moderate 68%
- Very Low 16%
- Low 10%
- Moderate 6%

Renter Households
- Very Low, 35%
- Low 17%
- Above Moderate 40%
## Income & Housing Affordability

### Affordable Income

<table>
<thead>
<tr>
<th></th>
<th>Very Low</th>
<th>Low</th>
<th>Moderate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-Person</td>
<td>$33,950</td>
<td>$40,740</td>
<td>$67,900</td>
</tr>
<tr>
<td>2-Person</td>
<td>$38,800</td>
<td>$46,560</td>
<td>$77,600</td>
</tr>
<tr>
<td>3-Person</td>
<td>$43,650</td>
<td>$52,380</td>
<td>$87,300</td>
</tr>
<tr>
<td>4-Person</td>
<td>$48,450</td>
<td>$58,140</td>
<td>$96,900</td>
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### Affordable Rent

<table>
<thead>
<tr>
<th></th>
<th>Very Low</th>
<th>Low</th>
<th>Moderate</th>
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</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$848</td>
<td>$1,358</td>
<td>$1,696</td>
</tr>
<tr>
<td>1-bed</td>
<td>$909</td>
<td>$1,455</td>
<td>$1,818</td>
</tr>
<tr>
<td>2-bed</td>
<td>$1,091</td>
<td>$1,746</td>
<td>$2,182</td>
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</table>

California State Tax Credit Program

City of West Hollywood
Primary Strategic Goal: Affordable Housing

• Mixed Income Housing (Inclusionary Zoning)
• Special Needs/Senior Housing

• In-lieu Fee Option (2-10 unit projects)
• Commercial Impact Fee (10,000+ new floor area)
2 – 10 Unit Projects
- 1 Affordable Unit
- Optional Fee In-Lieu

11+ Unit Projects
- 20% Affordable Requirement
  - Half Lower Income
  - Half Moderate Income

Mixed Income Housing (Inclusionary Zoning)
Inclusionary Zoning Production

- **58 Units Delivered**
- **154 Units in Pipeline**

**2017**

**Renters** 80%

- **Owners** 20%

**Renter Households**
- Very Low, 35%
- Low, 17%
- Moderate, 8%
- Above Moderate, 6%

**Owner Households**
- Very Low, 16%
- Low, 10%
- Moderate, 68%
- Market Rate, 6%

**Production**

<table>
<thead>
<tr>
<th></th>
<th>Units</th>
<th>Cumulative Total</th>
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<tbody>
<tr>
<td>1986-2013</td>
<td>106</td>
<td>106</td>
</tr>
<tr>
<td>2014-2016</td>
<td>158</td>
<td>264</td>
</tr>
<tr>
<td>2017</td>
<td>58</td>
<td>322</td>
</tr>
<tr>
<td>Pipeline</td>
<td>154</td>
<td>476</td>
</tr>
</tbody>
</table>

- **Very Low**: 117
- **Low**: 130
- **Moderate**: 75
- **Market Rate**: 1311
### Case Study: Commercial Corridor Mixed-Use

#### Local Inclusionary Zoning Requirement

<table>
<thead>
<tr>
<th>36 d/u</th>
<th>Percent Affordable</th>
<th>Units Calc’d</th>
<th>Units (round up)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Affordable Requirement</td>
<td>20%</td>
<td>7.2</td>
<td>8</td>
</tr>
</tbody>
</table>

#### State Density Bonus Allowed

<table>
<thead>
<tr>
<th>Units</th>
<th>Percent Affordable</th>
<th>State Density Bonus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Affordable</td>
<td>4</td>
<td>11.1%</td>
</tr>
<tr>
<td>Very Low</td>
<td>4</td>
<td>11.1%</td>
</tr>
<tr>
<td>Total Affordable</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>Bonus</td>
<td>13</td>
<td>36 units x 35% 10’ addt’l height</td>
</tr>
<tr>
<td>Project</td>
<td>48</td>
<td></td>
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</table>
A Peek Inside Affordable Housing...
Can you tell which buildings are affordable?
Case Study:  
Mid-Density Multi-Family District (100% Affordable)

Local Affordable Housing Bonus

<table>
<thead>
<tr>
<th>11 d/u</th>
<th>Percent Affordable</th>
<th>Bonus Units</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Affordable Bonus</td>
<td>100%</td>
<td>11</td>
<td>22</td>
</tr>
</tbody>
</table>

- Income level served = 30% - 50% AMI
- Special needs, Transitional Age Youth

<table>
<thead>
<tr>
<th>As Built</th>
<th>Not built (same volume)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units</td>
<td>22</td>
</tr>
<tr>
<td>Stories</td>
<td>5</td>
</tr>
<tr>
<td>Parking</td>
<td>1 level On-grade</td>
</tr>
<tr>
<td>Cost/Unit</td>
<td>$770,000</td>
</tr>
</tbody>
</table>
Case Study: Mid-Density Multi-Family District (100% Affordable)

Local Affordable Housing Bonus

<table>
<thead>
<tr>
<th>11 d/u</th>
<th>Percent Affordable</th>
<th>Bonus Units</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Affordable Bonus</td>
<td>100%</td>
<td>11</td>
<td>22</td>
</tr>
</tbody>
</table>

Reduced Parking

- Income level served = 30% - 50% AMI
- Special needs, Transitional Age Youth

<table>
<thead>
<tr>
<th>By-Right Project</th>
<th>Ideal Project (Not Built)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units</td>
<td>22</td>
</tr>
<tr>
<td>Stories</td>
<td>4</td>
</tr>
<tr>
<td>Parking</td>
<td>1 level On-grade</td>
</tr>
<tr>
<td>Cost/Unit</td>
<td>$770,000</td>
</tr>
</tbody>
</table>
# Higher Densities Support Affordable Housing

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Affordable Bonus</th>
<th>Additional 1/2 Floor</th>
<th>Additional Full Floor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allowable Units</td>
<td>22</td>
<td>34</td>
<td>45</td>
</tr>
<tr>
<td>Height/Stories</td>
<td>45' / 4</td>
<td>55' / 4.5</td>
<td>55' / 5</td>
</tr>
<tr>
<td>Residential Floor Area</td>
<td>24,368</td>
<td>28,429</td>
<td>40,613</td>
</tr>
<tr>
<td>Circulation</td>
<td>(4,874)</td>
<td>(5,686)</td>
<td>(8,123)</td>
</tr>
<tr>
<td>Livable Area</td>
<td>19,494</td>
<td>22,743</td>
<td>32,491</td>
</tr>
<tr>
<td>Private Open Space (60sqft/U)</td>
<td>(1,320)</td>
<td>(2,040)</td>
<td>(2,700)</td>
</tr>
<tr>
<td>Common Area</td>
<td>(1,817)</td>
<td>(2,070)</td>
<td>(2,979)</td>
</tr>
<tr>
<td>Unit FA Possible</td>
<td>18,174</td>
<td>20,703</td>
<td>29,791</td>
</tr>
<tr>
<td>Average Unit Size</td>
<td>743</td>
<td>548</td>
<td>596</td>
</tr>
<tr>
<td>Parking</td>
<td>1 level</td>
<td>1 level</td>
<td>2 levels</td>
</tr>
<tr>
<td>Parking Location</td>
<td>Ground Floor</td>
<td>Ground Floor</td>
<td>Subterranean</td>
</tr>
</tbody>
</table>
Residential Density Impacts Development Costs!

- Six projects currently under construction in the Los Angeles area
- Number of units greatly impacts project costs
- TCAC per unit cost estimate $440,000

<table>
<thead>
<tr>
<th>Units</th>
<th>Target Population</th>
<th>Total Costs</th>
<th>Per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>22</td>
<td>Special Needs, TAY</td>
<td>$16,884,610</td>
<td>$770,000</td>
</tr>
<tr>
<td>23</td>
<td>Special Needs</td>
<td>$15,290,623</td>
<td>$650,000</td>
</tr>
<tr>
<td><strong>93</strong></td>
<td>Senior</td>
<td><strong>$32,739,739</strong></td>
<td><strong>$355,000</strong></td>
</tr>
<tr>
<td><strong>93</strong></td>
<td>Family</td>
<td><strong>$45,440,000</strong></td>
<td><strong>$488,000</strong></td>
</tr>
<tr>
<td>42</td>
<td>Special Needs</td>
<td>$24,815,000</td>
<td>$600,000</td>
</tr>
<tr>
<td>41</td>
<td>Special Needs</td>
<td>$25,138,061</td>
<td>$600,000</td>
</tr>
</tbody>
</table>
**Case Study:**
**Low Density In-fill (Affordable ADU Program)**

<table>
<thead>
<tr>
<th>Cost</th>
<th>$25K/unit available for predevelopment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Benefit</td>
<td>200 units</td>
</tr>
<tr>
<td>Pros</td>
<td>Promotes infill housing, expands affordable housing supply</td>
</tr>
<tr>
<td></td>
<td>Serves 30%-50% AMI</td>
</tr>
<tr>
<td></td>
<td>Relatively little public subsidy required, financing through partners and Section 8 vouchers</td>
</tr>
</tbody>
</table>

- Professionals guide owners through design, permitting, construction, and financing.
- Financing through credit union, refinance existing mortgage and fund ADU.
- Homeowner rents to Section 8 tenant for minimum five years.
- Social service organizations pair owners with tenants and support services.
2019 West Hollywood Affordable Housing Dashboard

Meeting Affordable Housing Needs

- **Affordable Non-Profit**: 415
- **Inclusionary Housing**: 327
- **HACoLA/HUD**: 366
- **1222 Fairfax Section 8**: 150
- **Rent Stabilized Section 8**: 710

Colors:
- Under Review
- Approved, To Be Built
- Under Construction
- Existing
Takeaways

• Important to understand and actively work to meet community housing needs
• More units does not always mean larger buildings
• Density is a useful tool for lowering costs
• Promote an affirmative housing message, actively engage in community dialogue
• The State is likely to continue increasing oversight of local housing policy going forward
Q&A