Understanding Density and Development Intensity
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City of Livermore

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City of West Hollywood
**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
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:** 240 units/8 acres = 30 du/ac
Unit Size and Mix

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

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

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
Location & Adjacency
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
City of West Hollywood
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

Los Angeles
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

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

State Requirement – Demonstrate Commitment to Housing
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%
- Moderate 8%
- 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>
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<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

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<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

Renter Households

- Renters: 80%
- Owners: 20%

Owner Households

- Very Low: 16%
- Low: 10%
- Moderate: 68%
- Market Rate: 6%

Production

<table>
<thead>
<tr>
<th>Production</th>
<th>Units</th>
<th>Cumulative Total</th>
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<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>
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</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>Low</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%</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>
<tr>
<td>1 add'l story</td>
<td></td>
<td></td>
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</table>

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

<table>
<thead>
<tr>
<th></th>
<th>As Built</th>
<th>Not built (same volume)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units</td>
<td>22</td>
<td>45</td>
</tr>
<tr>
<td>Stories</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Parking</td>
<td>1 level On-grade</td>
<td>2 levels Subterranean</td>
</tr>
<tr>
<td>Cost/Unit</td>
<td>$770,000</td>
<td>$600,000</td>
</tr>
</tbody>
</table>
Case Study: Mid-Density Multi-Family District (100% Affordable)

Local Affordable Housing Bonus

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<td>11</td>
<td>22</td>
</tr>
</tbody>
</table>

- 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>
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## 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>
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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>93</td>
<td>Senior</td>
<td>$32,739,739</td>
<td>$355,000</td>
</tr>
<tr>
<td>93</td>
<td>Family</td>
<td>$45,440,000</td>
<td>$488,000</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>
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</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
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