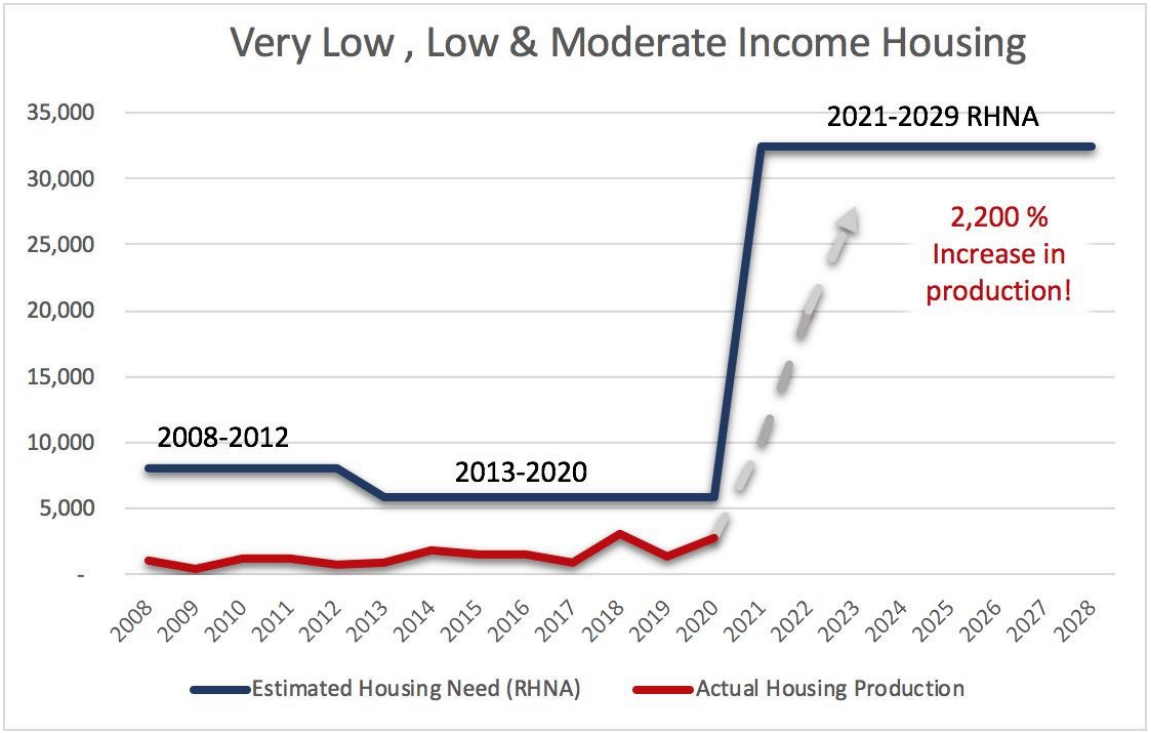
LESAR DEVELOPMENT CONSULTANTS

Scaling Up Equitable Housing on Public Land

Nov 2021

Helmi A. Hisserich
Senior Principal, Housing Team

The City of Los Angeles needs to build 32,500 of new Affordable Housing units every year



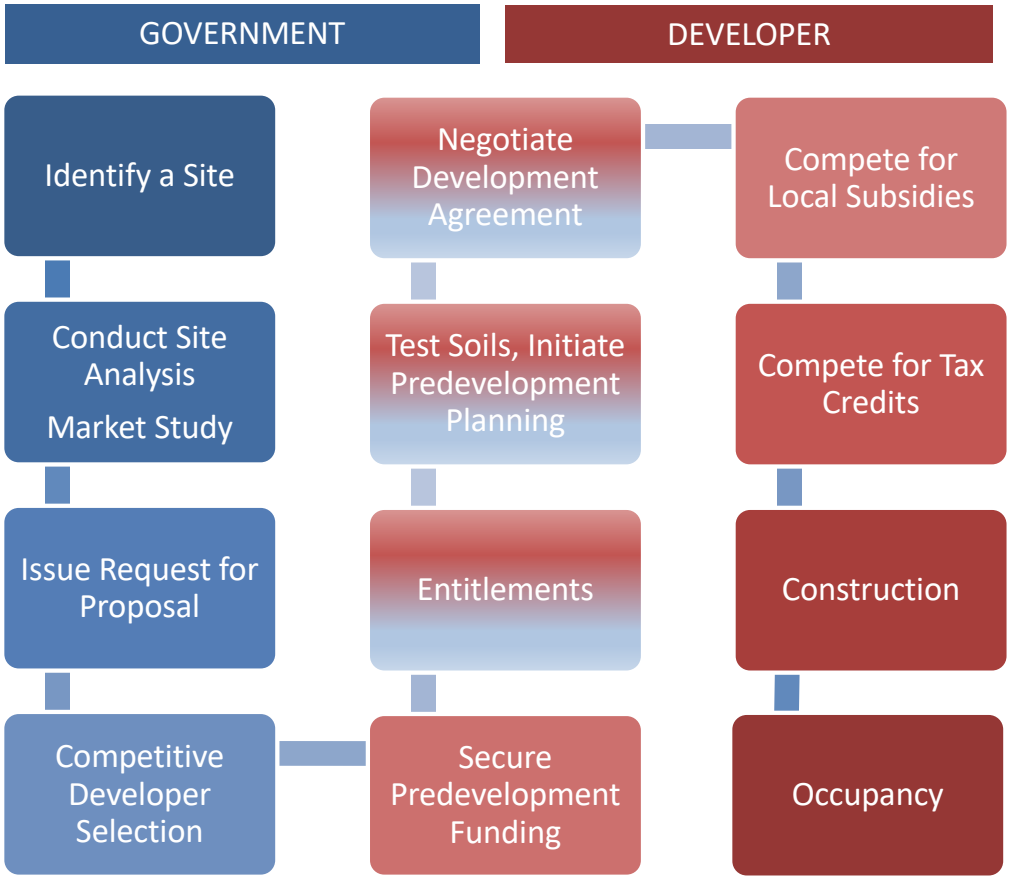
Source DCP: RHNA Annual Update 2013 - 2019

The Idea

Can we use Public Land to Scale Up Affordable Housing?

…and build in equity and sustainability into the process and the outcomes?

Public Land Disposition Process



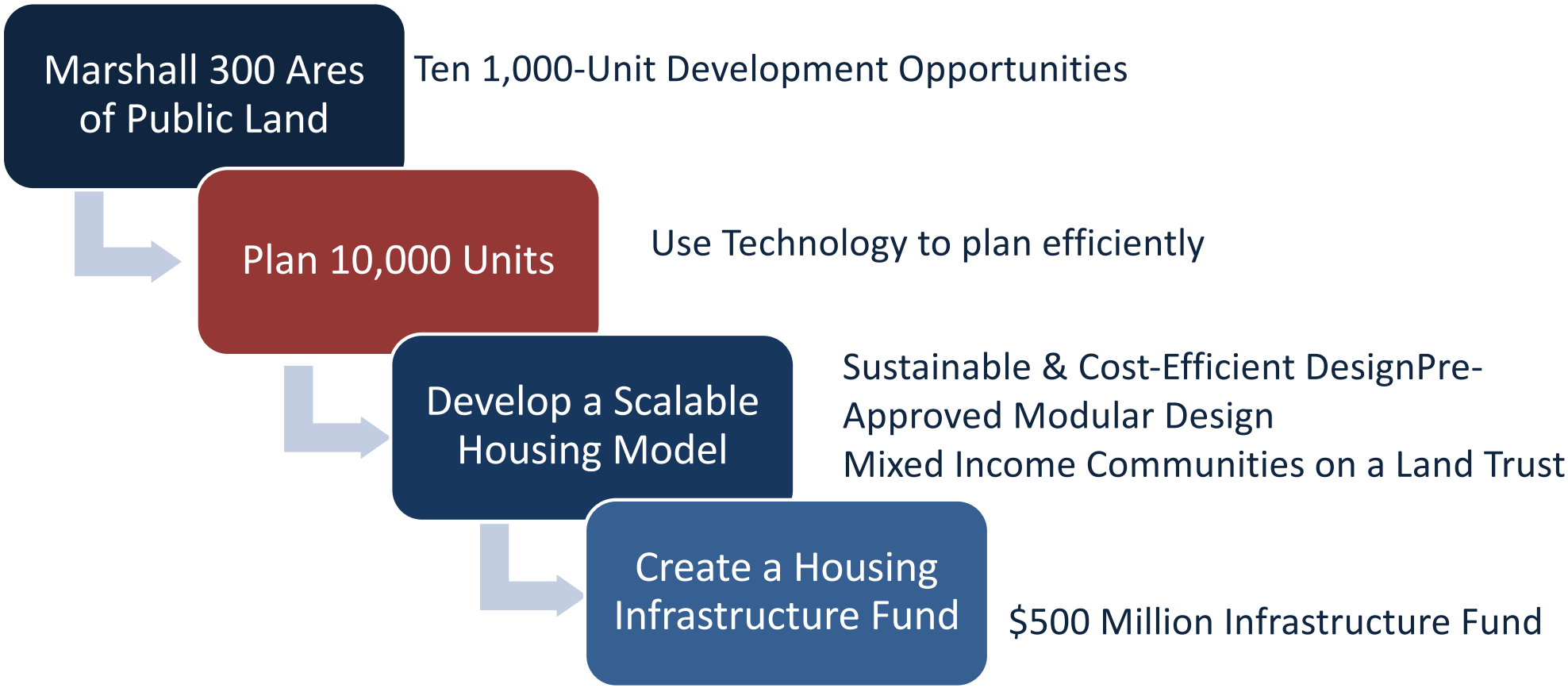
Problems with the Current Process

- 4-8 Year process
- Cost/unit > $550K
- Subsidies Needed
  - Free Land
  - $140K Local Subsidy / Unit
  - $200 K Tax Credits / Unit

Problems with Public Land

- Multiple Public Owners
- Regulatory Hurdles
- Unfunded Infrastructure
- Demolition & Soil Contamination
- Utility & ROW Encumbrances

Getting to Scale



Marshal 300 Acres of Public Land

Create Ten 1,000-Unit Development Opportunities

- City Land
- County Land
- School Districts
- Transportation Agencies
- State Land
- Federal Land
- Donated Land

Public Land Partnership for Equitable Housing
Community Revitalization & Investment Authority

Use Technology to Analyze Evolving Public Land Opportunities

Plan 10,000 Units

Plan ten 1,000-Unit Development Opportunities

- Use Technology to Plan Sites
- Parametric Modeling
- Community Input
- Clear Environmental Review
- Establish By Right Zoning

IBI

Design a Scalable Housing Model

- Replicable & Scalable Housing Design
- $300,000 / unit
- Rapid Innovation on Permit Processing
- Environmentally Sustainable
- Good Design

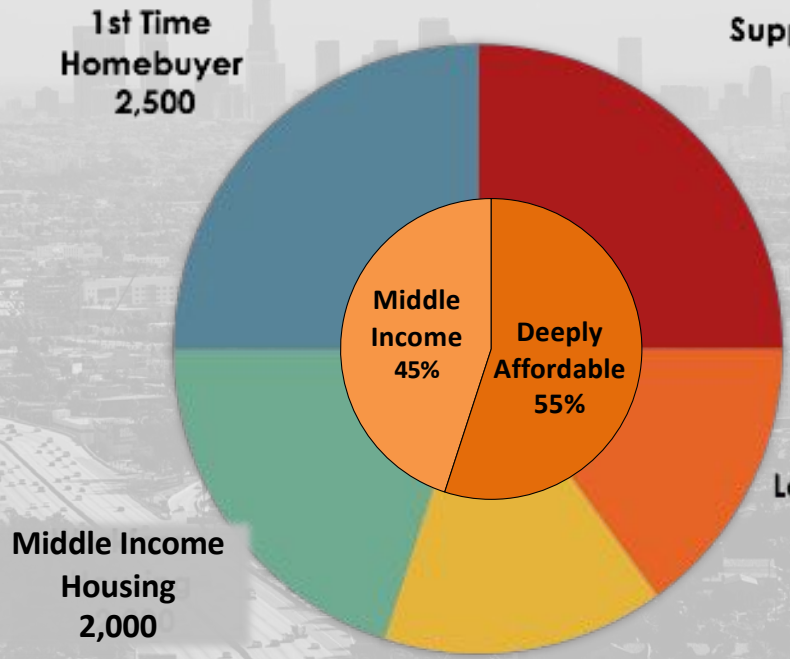
Pre-Approved Housing Typology

Climate Innovation District in Leeds shortlisted for Housing Design Award

APRIL 14, 2020

White Arkitekter has been shortlisted for one of the most prestigious awards in the UK, the Housing Design Awards, for our project Climate

Mixed Income: Affordable & Workforce Housing



Provide Rent Subsidies for extremely low-income households

Establish an Equitable Housing Land Trust

Equitable Housing Infrastructure Fund

300 ACRES if of Public Land
10,000 Units

$ 500 M Equitable Housing Infrastructure Fund

- $100 M Pre-Development & Community Engagement
- 100 M Site Clearance & Remediation
- 100 M Parks & Open Space
- 100 M Transportation & Utility Infrastructure
- 100 M Education & Workforce Training

Wohnprojekt Wien, a co-op designed by Einszueins Architektur, comprises 40 residential units, an on-site food co-operative and 500 square metres of common areas. The complex is reflective of community housing in Vienna, where nearly three quarters of all homes are subsidized.

LESAR DEVELOPMENT CONSULTANTS

Thank you!

Helmi Hisserich
Senior Principal
Helmi@LeSardevelopment.com
619-821-9198