

Citywide Housing Incentive Program (CHIP)

Procedures and Resources



For more information on the resources and procedures associated with the State Density Bonus Program, Affordable Housing Incentive Program (AHIP), and Mixed Income Incentive Program (MIIP), please review the information below.

Summary of Citywide Housing Incentive Program Procedures

The table below is a summary of the Citywide Housing Incentive Program Procedures, where decision makers may include the Los Angeles Department of Building and Safety (LADBS), Director of Planning (DIR), or the City Planning Commission (CPC).

Program	Allowed Incentives	Ministerial		Planning Discretionary	
		LADBS	Planning, Expanded Administrative Review (EAR)	DIR (Appeal to CPC)	CPC (CPC Final Decision Maker)
State Density Bonus Program	Up to 4*	Base Incentives Menu of Incentives	Public Benefit Options Incentives not on the Menu of Incentives	N/A	Waivers Projects seeking Density Bonuses greater than the Base Incentives in 12.22 A.37(e)
Affordable Housing Incentive Program	Up to 5*	Base Incentives Menu of Incentives	Public Benefit Options Incentives not on the Menu of Incentives Up to 1 Waiver	Up to 3 Waivers	Over 3 Waivers
Mixed Income Incentive Program	Up to 4*	Base Incentives Menu of Incentives	Public Benefit Options Incentives not on the Menu of Incentives	Up to 1 Waiver	Over 1 Waiver

* Per Government Code Section (GSC) 65915, an applicant may request up to 4 incentives (5 for One Hundred Percent Affordable Housing Projects) on or off the Menu of Incentives.

Note: All housing developments approved pursuant to Los Angeles Municipal Code (LAMC) 12.22 A.37, LAMC 12.22 A.38, and LAMC 12.22 A.39 shall comply with the [Environmental Protection Measures \(EPM\) Handbook for Chapter I of the Zoning Code](#) or the [EPM Handbook for Chapter 1A of the New Zoning Code](#). To learn more about how the EPMs are enforced for projects with five or more residential units on sites near active, idle, or plugged oil wells please see [ZI 2536](#).

State Density Bonus Program

Ordinance No. 188477 - Ch 1

Ordinance No. 188478 - Ch 1A

Forms - Chapter 1 (Original Zoning Code)

CP13-4043 Affordable Housing Referral Form

Forms - Chapter 1A (New Zoning Code)

CP13-4043 Affordable Housing Referral Form

Implementation Memos

Memorandum of Implementation of State Density Law
AB 1287 (2024)

State Density Bonus Law: AB 2334, AB 1551, and
AB 682 (2023)

AB 2345 and AB 1763 Revised Memorandum (2022)

On-Menu Density Bonus Ministerial Review Process (2021)

State Density Bonus Law (2021): SB 290, SB 728, AB 634

State Density Bonus Law (2020): SB 35 + AB 2162

Implementation of State Density Bonus Law (2017)

State Density Bonus Law (2017): AB 1934 + AB 2442 +
AB 2501+ AB 2556

State Density Bonus Law: AB 2501, AB 2556, AB 2442,
AB 1934 (2017)

State Density Bonus Law (2015): AB 744

Fair Housing Requirements

Affordable Housing Incentive Guidelines (2024)

Affordable Housing Incentive Program (AHIP)

Ordinance No. 188477 - Ch 1

Ordinance No. 188478 - Ch 1A

2024 TCAC Map

Forms - Chapter 1 (Original Zoning Code)

CP-4097 Affordable Housing 100% Affordable Projects
Referral Form (Chapter 1)

CP-4098 Affordable Housing Faith Based Organization (FBO)
Referral Form (Chapter 1)

CP-4099 Affordable Housing Public Land Referral Form
(Chapter 1)

CP-4100 Affordable Housing Shared Equity Project
Referral Form (Chapter 1)

CP-4101 AHIP Ownership Declaration Form (Chapter 1)

Forms - Chapter 1A (New Zoning Code)

CP-4097.A Affordable Housing 100% Affordable Projects
Referral Form (Chapter 1A)

CP-4098.A Affordable Housing FBO Referral Form
(Chapter 1A)

CP-4099.A Affordable Housing Public Land Referral Form
(Chapter 1A)

CP-4100.A Affordable Housing Shared Equity Project
Referral Form (Chapter 1A)

CP-4101 AHIP Ownership Declaration Form (Chapter 1)

Implementation Memos

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Implementation of State Density Bonus Law (2017)

Mixed Income Incentive Program (MIIP)

Ordinance No. 188477 - Ch 1

Ordinance No. 188478 - Ch 1A

Opportunity Corridors and Corridor Transition Incentive
Area Map

Transit Oriented Incentive Areas Map

2024 TCAC Map

Forms - Chapter 1 (Original Zoning Code)

CP-4095 Opportunity Corridor Incentive Area Referral Form
(Chapter 1)

CP-4096 Transit Oriented Incentive Area Referral Form
(Chapter 1)

Implementation Memos

State Density Bonus Law: AB 2334, AB 1551, and
AB 682 (2023)