
Thank you for joining the meeting.

The meeting will begin momentarily. If you are experiencing technical difficulties, call Joey at



Housing Element 2021-2029

Homelessness & Special Needs Subcommittee

Spring 2020, Meeting 1

April 16, 2020 | 3:00 - 5:00 p.m.

LOS ANGELES
CITY PLANNING

Introductions & Housekeeping

3:00 - 3:20 pm



Online Facilitation

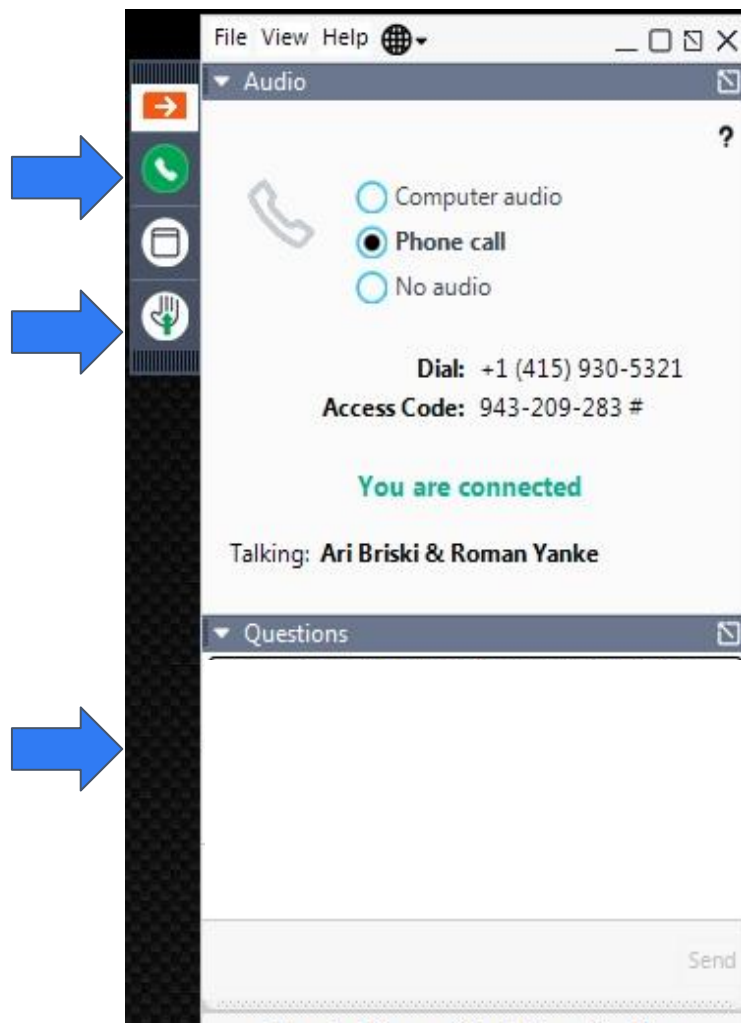
These icons will be used to note a discussion opportunity



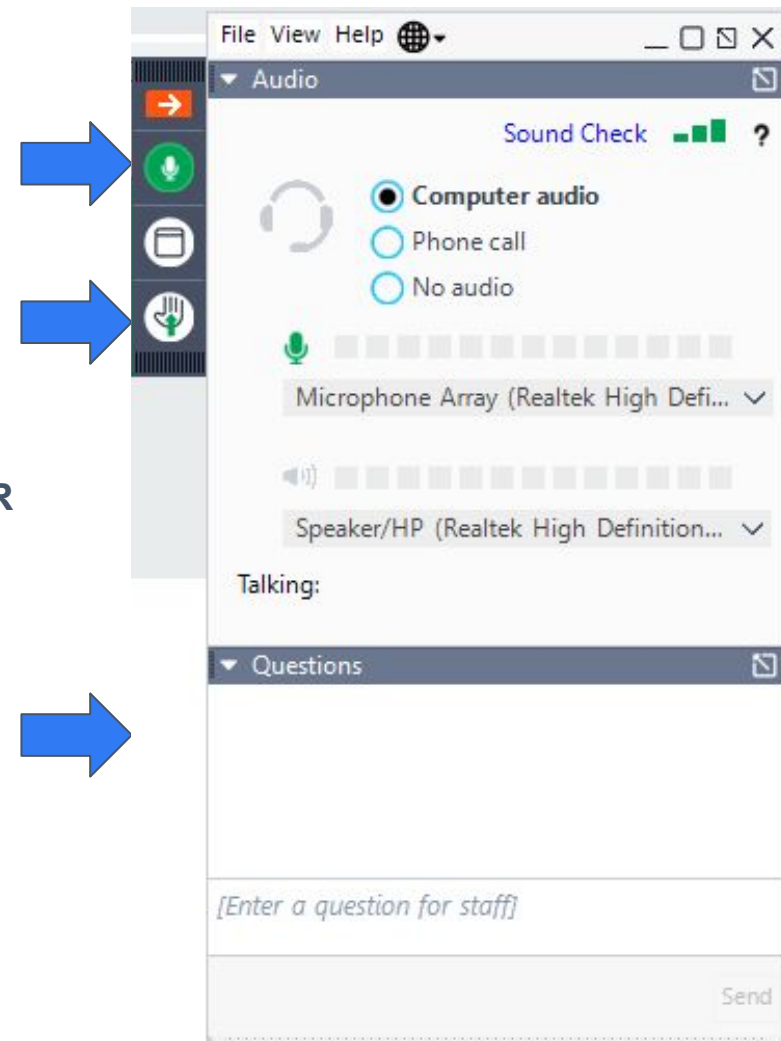
Type comments in “Questions”



“Raise your hand” to speak



OR



Housing Element Team

Primary Contacts

Cally Hardy

City Planning

cally.hardy@lacity.org

Maya Abood

*Housing and Community
Investment*

maya.abood@lacity.org

Senior Staff

Matthew Glesne

City Planning

matthew.glesne@lacity.org

Claudia Monterrosa

*Housing and Community
Investment*

claudia.monterrosa@lacity.org

Webinar Support

Meeting Facilitation

Esmeralda Garcia

MIG

Roman Yanke

MIG

Joey Nielsen

MIG

Support Staff

Ari Briski

City Planning

ari.briski@lacity.org

Wajiha Ibrahim

City Planning

wajiha.ibrahim@lacity.org

Support Staff

Blair Smith

City Planning

blair.smith@lacity.org

Jackie Cornejo

*Housing and Community
Investment*

jackie.cornejo@lacity.org

Group Introductions



A Note About the Current Crisis

- COVID-19 has dramatically altered our way of life and has exacerbated socioeconomic and public health issues we have faced before this pandemic—including poverty, housing insecurity, and inadequate health access.
- This is an opportunity to think about how our policies and programs result in both long-term and short-term solutions to creating more livable communities, and the importance of having a safe and secure place to live.

Today's Objectives

1. Introduce the role of the subcommittee and the year's work plan
2. Review summary of feedback heard to-date
3. Discuss goals & objectives as they relate to the subcommittee topics, and develop a shared vision
4. Introduce Housing Needs Assessment section
 - Help us identify additional housing needs that should be analyzed

Meeting Agenda

1. **Introductions and Housekeeping** | 3:00 - 3:20 pm
2. **Project Status Update and Emerging Themes** | 3:20 - 3:30 pm
3. **Subcommittee Structure and Focus** | 3:30 - 3:55 pm
4. **Review of Vision, Goals and Objectives** | 3:55 - 4:20 pm
5. **Introduction to the Housing Needs Assessment** | 4:20 - 4:50 pm
6. **Review Next Steps** | 4:50 - 5:00 pm

Expectations for Participation

Purpose and Charge

Represent a broad constituency in providing input and direction on the 2021-2029 Housing Element.

Encourage participation.

Expectations for Participation

Attend all meetings (or send an alternate)

Disagree respectfully

Share information with constituencies and community members

Be present: avoid multi-tasking and electronic distractions



Any Questions?
Use the Questions tool!

Project Status Update & Emerging Themes

3:20 - 3:30 pm

Housing Element 2021- 2029:

The Plan to House LA



Join us for a Community Workshop.

The City of Los Angeles is launching an update to its Housing Element, the plan to identify and meet LA's housing needs. Over the next year we need your help to plan to house LA.

Learn more about the Housing Element, and how it shapes housing in our city, at an open house meeting.



**LEARN MORE & SIGN UP
FOR UPDATES AT**

<https://planning4la.org/Plan2HouseLA>

CENTRAL - MONDAY, FEBRUARY 24TH

5:00 - 7:30 PM

Pico House

424 North Main Street, 90012

VALLEY - SATURDAY, FEBRUARY 29TH

2:00 - 4:30 PM

Sherman Oaks East Valley Adult Center

5056 Van Nuys Blvd, 91403

SOUTH - WEDNESDAY, MARCH 4TH

6:00 - 8:30 PM

Jim Gilliam Recreation Center

4000 South La Brea Ave, 90008

Upon request, Los Angeles City Planning can facilitate having sign language interpreters, assistive listening devices, and translation between English and other languages available to the public. All requests must be made at least three working days or 72 hours in advance of the event or meeting date. To request accommodations or translation services, or for other questions, please email housingelement@lacity.org

Online Workshop

[Click Here to Participate in the
Online Workshop](#)



Emerging Themes from Public Workshops & Task Force

- Need to equitably expand and preserve housing across all communities
- Need for a variety of housing types to meet varying needs
- Need for more housing
- Ensure all people are housed
- Ensure housing stability and reduce displacement
- Need for new housing ownership models
- Develop and preserve permanently affordable housing
- Promote sustainable neighborhoods
- Need for more program coordination to help move the unhoused population into permanent homes



Subcommittee Structure & Focus

3:30 - 3:40 pm

Core Components of Housing Element Law

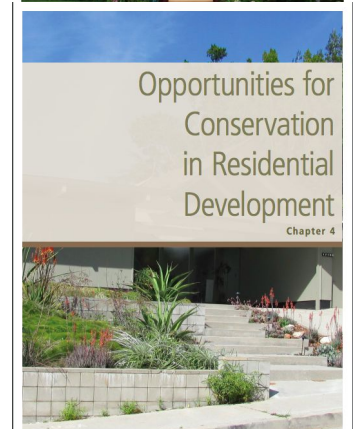
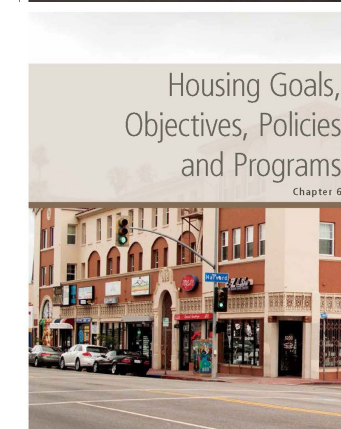
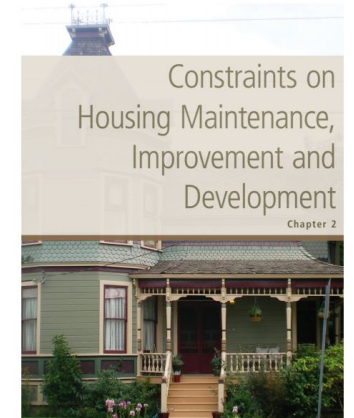
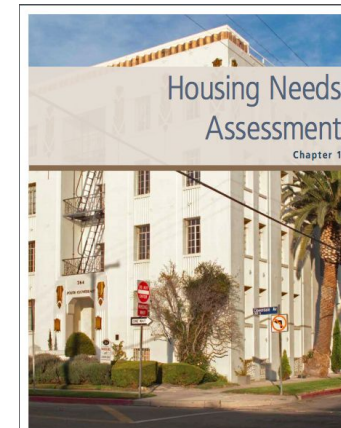
An Analysis of
Existing +
Projected
Housing Needs

Review of
Constraints,
Opportunities, and
Resources



Review of
2013-2021 Housing
Element

Statement of *goals,*
quantified objectives, and
policies



*The housing element shall consist of... a statement of **goals, policies, quantified objectives**, financial resources, and scheduled programs for the preservation, improvement, and development of housing (GC 65583)*

Special Needs Specific Components of Housing Element Law (§ 65583(a)(7))

An Analysis of
Existing +
Projected
Housing Needs



Must include analysis of Special Housing Needs of (at least):

- People with Disabilities
- Emergency Shelters & Homeless Persons
- Farmworkers
- Elderly Persons
- Larger Families
- Female-Headed Households

Special Needs Specific Components of Housing Element Law (§ 65583(a)(7))

An Analysis of
Existing +
Projected
Housing Needs

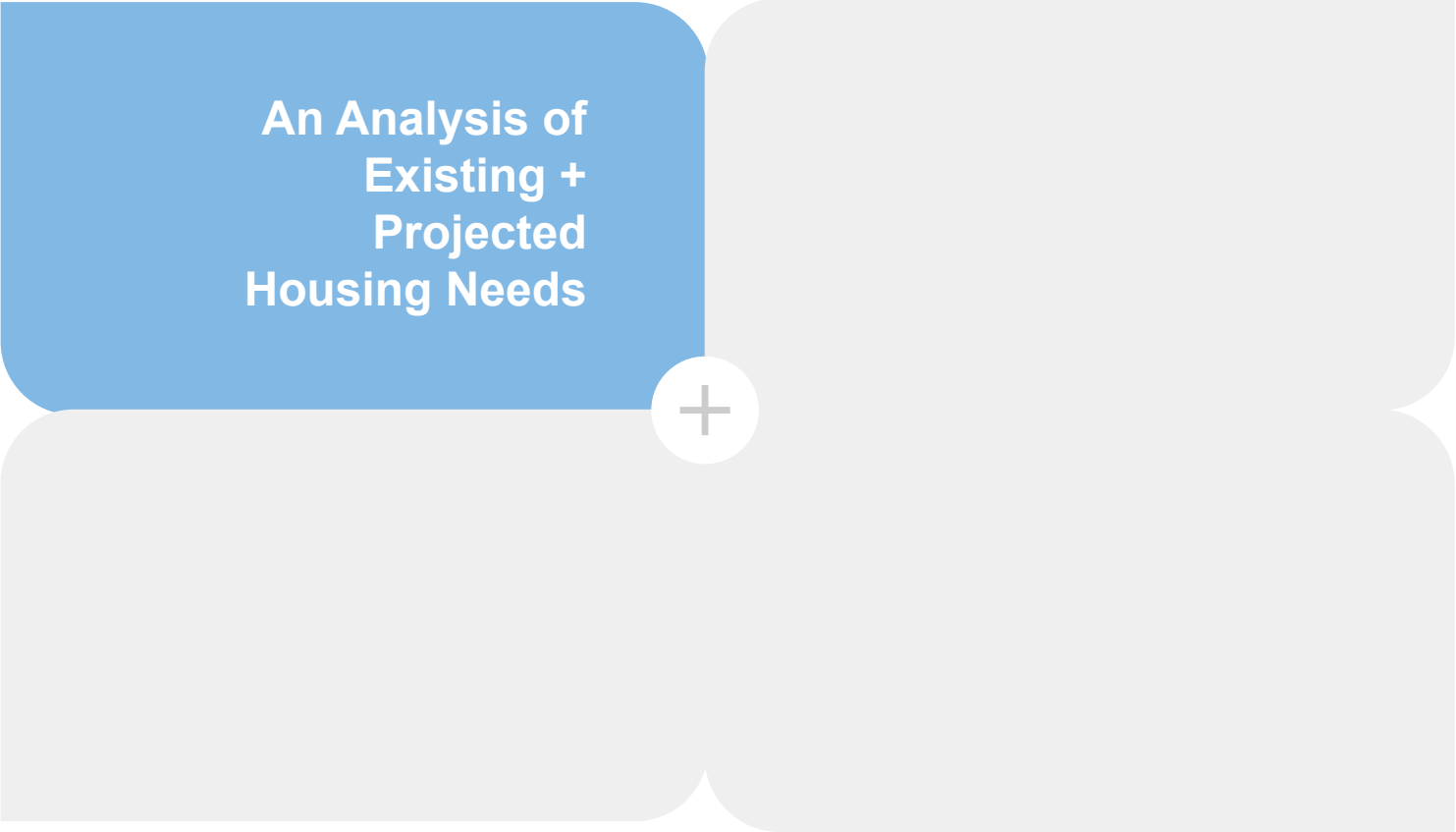


Other populations that are
sometimes identified as having
unique housing needs

- *Transition Aged Youth*
- *Justice-involved/impacted populations*
- *Veterans*
- *Domestic Violence Survivors*
- *LGBTQIA+*

Special Needs Specific Components of Housing Element Law (§ 65583(a)(7))

An Analysis of
Existing +
Projected
Housing Needs

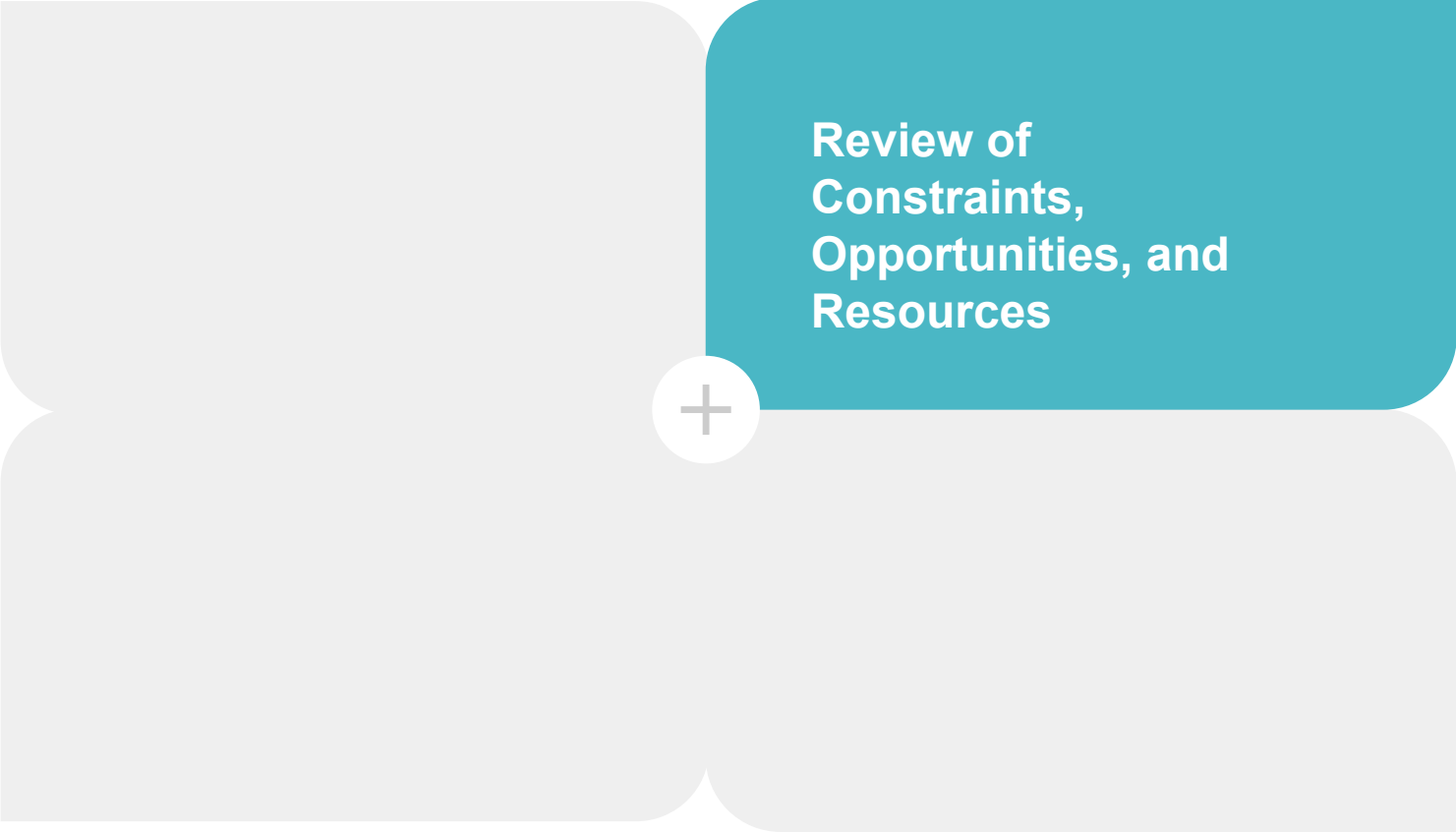


+

Approach: Analyze each group separately including (at least):

- Quantification of persons/households
- Quantification and qualitative description of need
- Identification of resources available to meet the need
- Description of program or policy options for addressing the need

Special Needs Specific Components of Housing Element Law (§ 65583(a)(7))



Review of
Constraints,
Opportunities, and
Resources

Analysis of Constraints for:

- Persons with Disabilities
- Transitional and Supportive Housing

Program to Remove Constraints & Provide of Reasonable Accommodations for Housing for Persons with Disabilities

**Identification of Zones
Permitting Emergency Shelters**

**Program to Expand Sites for
Emergency Shelters and
Transitional Housing (if needed)**

Affirmatively Furthering Fair Housing

A summary of fair housing issues in the jurisdiction including an assessment of contributing factors

Note: includes all protected groups including source of income, sexual orientation, gender, gender identity, gender expression, or genetic information

An assessment of fair housing enforcement and fair housing outreach capacity.

An analysis of available federal, state, and local data and knowledge to identify:

- integration and segregation patterns,
- racially/ethnically concentrated poverty,
- disparities in access to opportunity, and
- disproportionate housing needs within the jurisdiction, including displacement risk.

Identification of fair housing priorities and goals

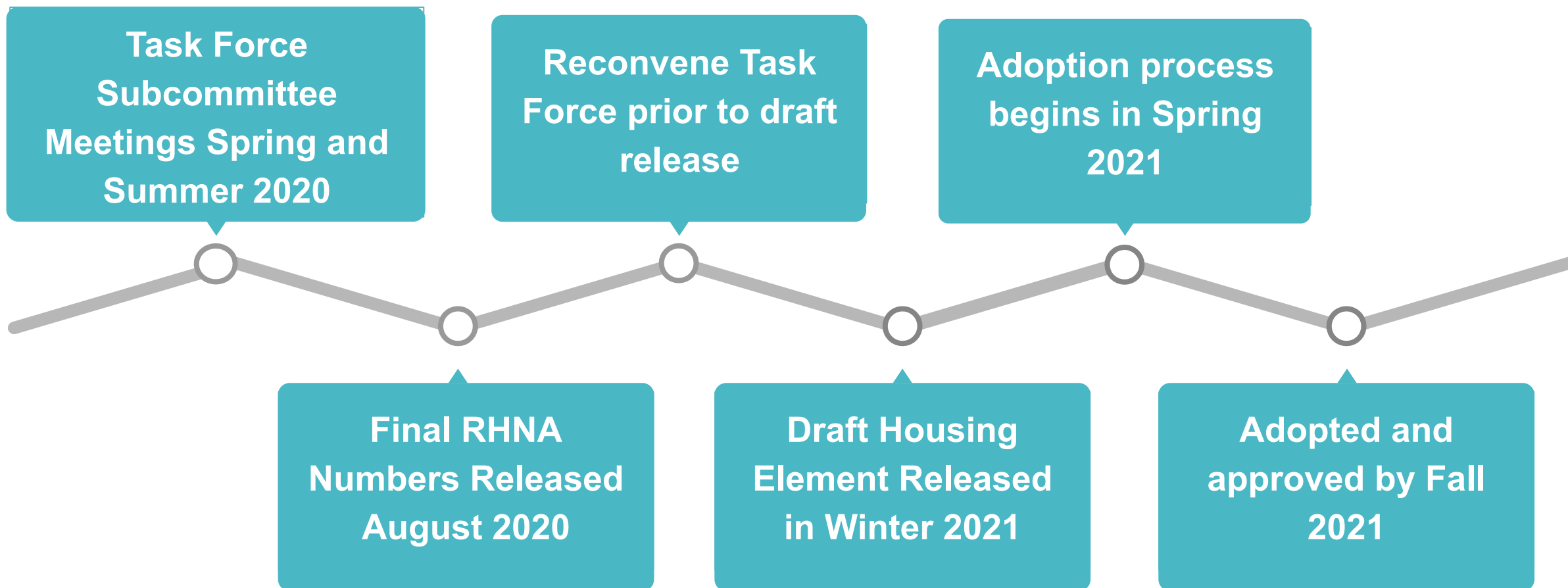
Strategies and actions to implement those priorities and goal

Subcommittee Major Tasks

Define, Inform and Review:



Project Timeline - Key Task Force Milestones



Potential Subcommittee Topic Areas

Defining what we mean by “Special Needs”

Identifying/analyzing housing Needs for those with Special Needs, and an appropriate range of housing solutions to meet need

Shelter & Transitional Housing

Supportive Housing, including geographic distribution

Outreach & Supportive Services

Enforcement of Fair Housing Law

Accessibility and ADA

Eviction Defense for the Housed and Unhoused

Homelessness Prevention

**Which other topic
areas need to be
considered?**



Subcommittee Focus



Is “Special Needs & Homelessness” how we want to refer to this subcommittee?

If yes, what do we mean by “special needs”?

Are there particular populations you are interested in focusing on?

Which other topic areas need to be considered by this subcommittee?

Review of Vision, Goals and Objectives

AKA Homework Review

3:55 - 4:20 pm

Current Housing Element 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.

What is a Goal, Objective, Policy & Program?

Goal:	A general expression of community values and direction, expressed as ends (not actions).
Objective:	A step toward attaining a goal.
Policy:	A specific statement that guides decision-making and helps implement a vision.
Implementation Program:	A specific action assigned to a responsible agency to accomplish an objective.
Quantified Objective:	A specific end, condition, or state that is a measurable immediate step toward implementing a program.

Current Housing Element Goals

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**.

Goal 2: A City in which housing helps to create **safe, livable and sustainable neighborhoods**.

Goal 3: A City where there are **housing opportunities for all without discrimination**.

Goal 4: A City committed to **preventing and ending homelessness**.

Current Relevant Goals and Objectives

Goal 4. A City committed to **preventing** and **ending homelessness**

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.

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 may be located.

Current Relevant Goals and Objectives

Goal 3. A City where there are housing opportunities for all **without discrimination**.

Objective 3.1

Ensure that housing opportunities are **accessible to all residents** without discrimination on the basis of race, sex, national origin, color, religion, sexual orientation, marital status, familial status, age, disability (including HIV/AIDS), and student status.

Objective 3.2

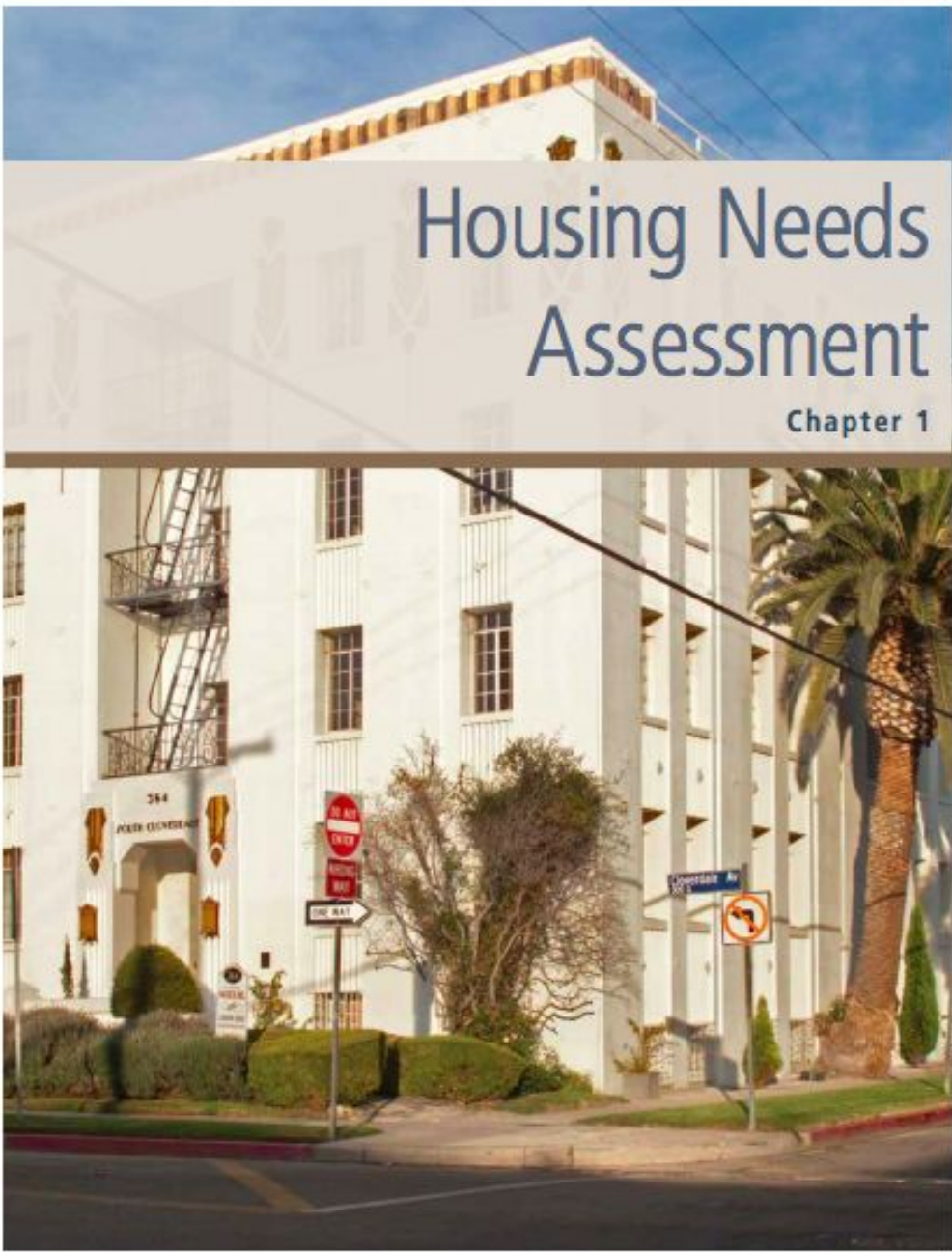
Promote **fair housing practices** and **accessibility** among residents, community stakeholders, and those involved in the production, preservation and operation of housing.



Is a strong vision for homelessness and special needs reflected in our existing Goal and Objectives? What goals and objectives may need an update or to be added?

Introduction to the Housing Needs Assessment

4:20 - 4:50 pm



Housing Needs Assessment

Chapter 1

Housing Needs Assessment

*The housing element shall consist of an **identification and analysis of existing and projected housing needs**...and shall include the following: (§ 65583(a))*

- Analysis of **Population & Employment Trends** and **Housing Needs Indicators**
- Analysis and Documentation of **Household** and **Housing Stock Characteristics**
- Analysis of **Special Housing Needs**

*...and the **Regional Housing Needs Assessment (RHNA)***

Regional Housing Needs Assessment (RHNA)

- The state determines our allocation as a SoCal (SCAG) region (now 1.34 million units)
- SCAG allocates the regional number to jurisdictions (by income category) through a RHNA methodology (LA draft = 455,565 units)
- Jurisdictions must show adequate sites zoned for housing, including sites for lower income allocation (30 units/acre)
- Jurisdictions must “upzone” within three years if there are not adequate zoned sites

2021-2029 RHNA Allocation

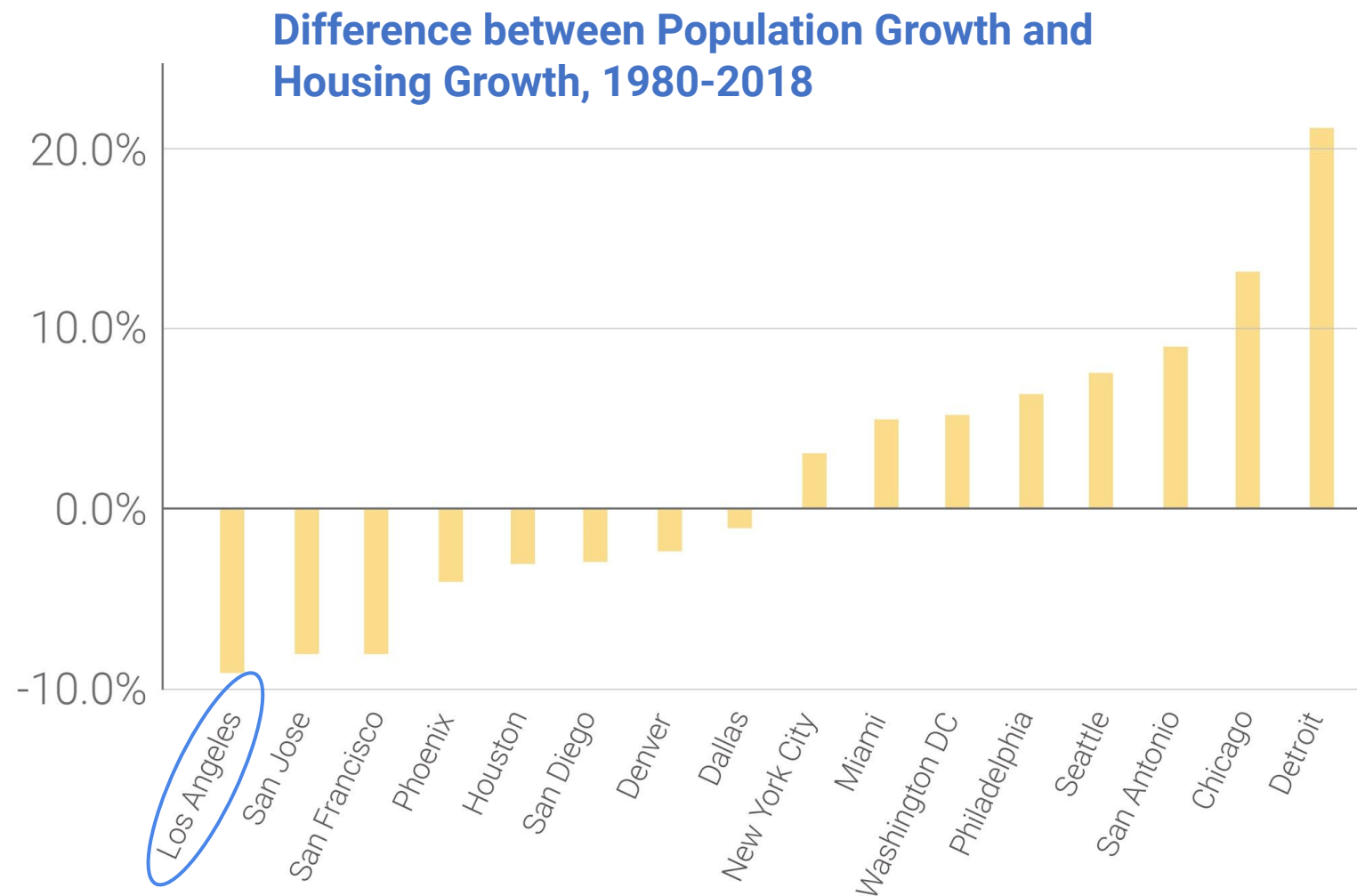
	2013 - 2021 Allocation	2021 - 2029 *Draft Allocation
Units in SCAG Region	412,137	1,341,827
Total Units in Los Angeles	82,002	*455,565
By Income Category		
Very Low Income	20,427	*115,676
Low Income	12,435	*68,591
Moderate Income	13,728	*74,934
Above Moderate Income	35,412	*196,364

*All LA City 2021-2029 figures are estimated, based on the current draft allocation. A final allocation will be provided in August 2020.

Population Growth Compared to Housing Growth

RHNA is about **planning for adequate housing** for the existing and planned population

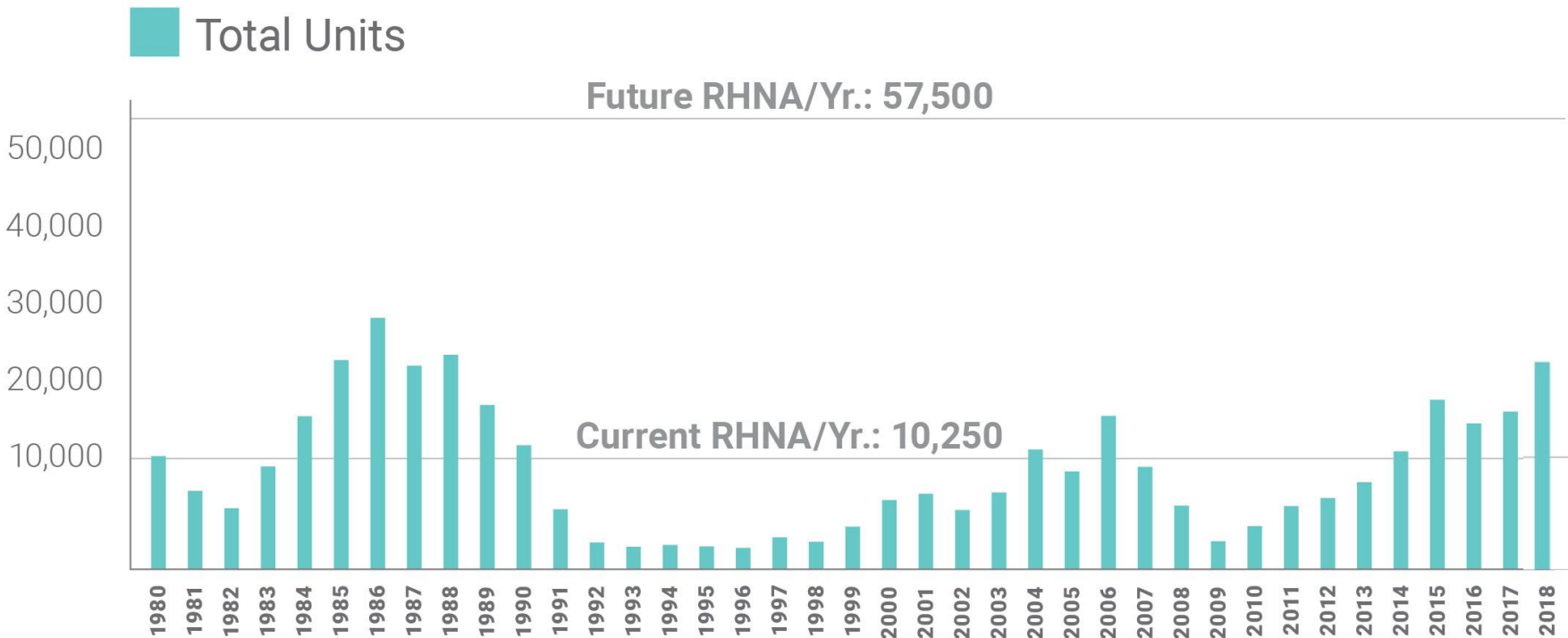
Los Angeles has accumulated the **largest housing “deficit”** of the top 20 US cities since 1980.



Data sources: US Census Bureau

RHNA Goals in Context

Housing Units Permitted, Compared to RHNA Goals

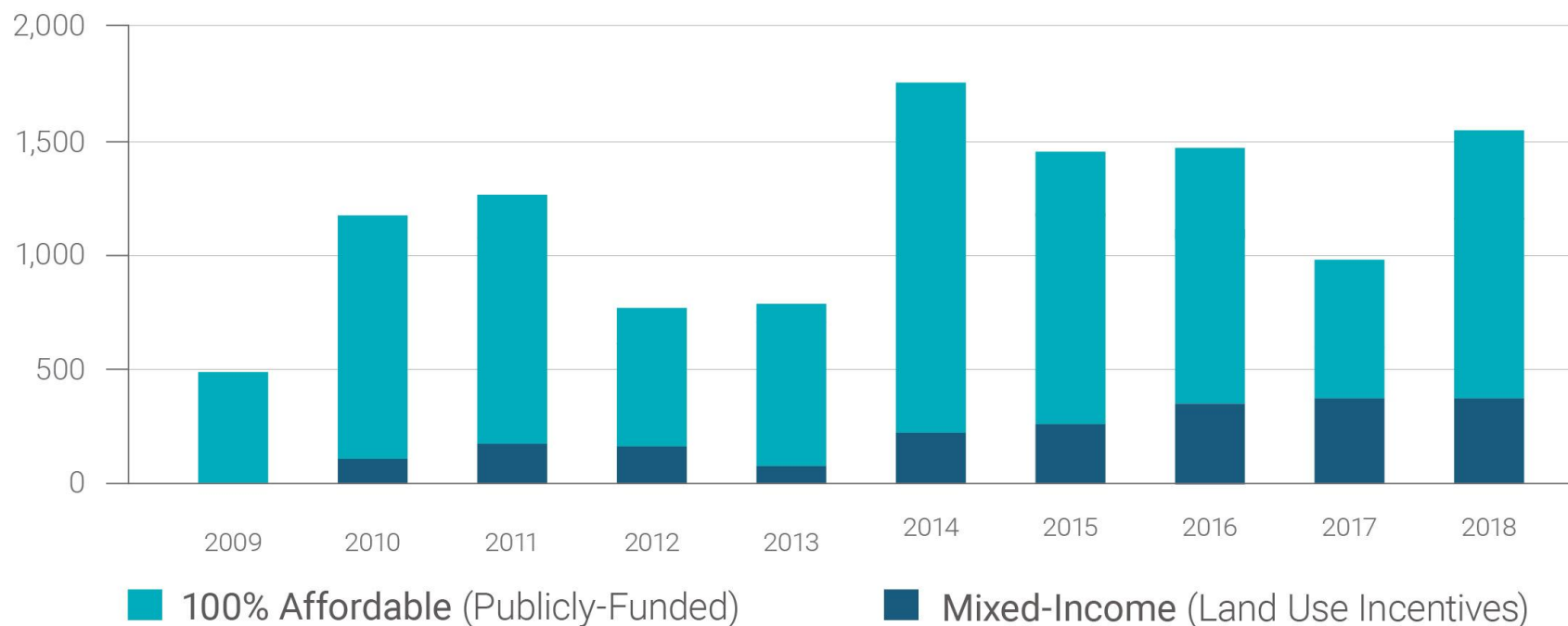


Affordable RHNA Goals in Context

Number of Affordable Units Created 2009-2018

LA has been averaging about **1,100** affordable units a year (closer to **1,450** last 5 years).

The new RHNA goal will require about **32,000** units per year affordable to moderate income or lower.



Housing Needs Assessment

Approach

Approach to Identifying & Analyzing Housing Needs

- **Collaborate** with the Task Force and public
- Use **quantitative** and **qualitative** approaches
- Use **disaggregated data** whenever possible to analyze need by:
 - Geography
 - Demographics (race/ethnicity, gender, age, income, etc.)
 - Ability (households with special needs)
 - Tenure (renter/owner/unhoused)
 - Household size & composition
- Analyze the needs of the **current** and **future** population
- **Adapt** to changing social and economic conditions



- Use analysis to develop a **cohesive narrative** that informs the goals, objectives, strategies, and programs and links the Housing Element with other City plans
- Link the narrative and data with the **resources and constraints** chapter



How to Give Feedback

1. Comment on overall approach and individual data points during this presentation
2. Review and add comments to chapter outline and data index (Google Doc will be shared after this meeting)
3. Email HousingElement@lacity.org if you'd like to take an even deeper dive



Later this year: Review and add comments or suggested edits to the draft plan

Estimated Number of Unemployed Persons Living with HIV/AIDS	Shelter Partnership	
Estimated Number of Persons Living with HIV/AIDS who Have Experienced Homelessness	Shelter Partnership	
Estimated Number of Rent-Burdened Persons Living with HIV/AIDS	Shelter Partnership	

g. Persons Experiencing Homelessness

Data Point	Source(s)	Notes
City of LA Point-in-Time Results, 3 Year Period	LAHSA Point-in-Time Count	Broken down by all reporting categories
Map of Areas with Higher Prevalence of Persons Experiencing Homelessness	LAHSA Point-in-Time Count	By Council District
NEW Persons Experiencing Homelessness, by Race/Ethnicity compared to LA City Population	LAHSA Point-in-Time Count, U.S. Census Bureau	
Number of Persons Served through Permanent Supportive Housing programs	LAHSA Point-in-Time Count	
Share of City funding programs dedicated to homeless programs and services	LAHSA, HCID	
Number of emergency shelter beds and transitional housing	LAHSA	



Cally Hardy

Comment

Cancel

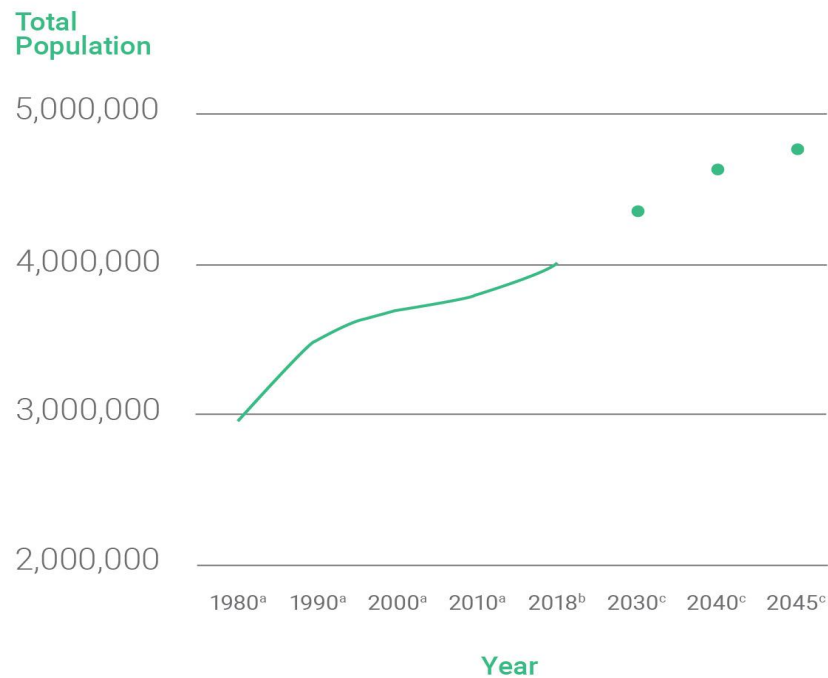
Housing Needs Assessment

Population & Employment

Population Trends

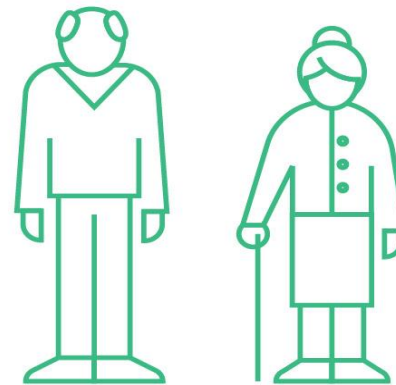
Examples: Growth, Age

Population Growth Up from Last Decade & Projected to Grow Faster

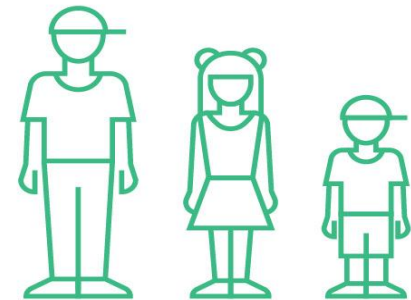
^a US Decennial Census^b Source: U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates^c SCAG 2020 RTP/SCS

Angelenos are Aging

Between 2000 and 2018...



The population of seniors ages 55–75 increased 37%



The population of children ages 0-19 declined 16%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates/Bureau of Census, Decennial Census 2000, Summary Tape File2, H30

Employment Trends

*Examples: **Jobs Openings, Employment Growth***

Jobs with Most Projected Openings in Los Angeles Through 2024

Occupational Title	Median Hourly Wage
Personal Care Aides	\$11.78
Combined Food Preparation and Serving Workers, Including Fast Food	\$11.54
Cashiers	\$11.63
Waiters and Waitresses	\$12.06
Retail Salespersons	\$12.17
Laborers and Freight, Stock, and Material Movers, Hand	\$12.73
Office Clerks, General	\$15.66
Stock Clerks and Order Fillers	\$12.41
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	\$14.50
Security Guards	\$13.33

Source: CA EDD, Construction Industry Research Board

Median Earnings	
With Disability	\$21,984
No Disability	\$30,882

Source: American Community Survey (ACS), 2018

Population & Employment

Examples of Other Data to Assess

Demographics

- Race / Ethnicity Trends
- Population trends by neighborhood
- Segregation Patterns

Employment Trends

- Projected Workers by Income Categories
- Jobs/Housing balance throughout the city



Housing Needs Assessment

Household characteristics

Household Characteristics

*Example: **Tenure***



Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

Household Characteristics

*Example: **Special Needs Populations***

Subpopulation	Persons/ Households	% of Citywide Population/Households
Seniors (65+)	512,427	12.80%
Seniors with Disabilities	184,743	4.70%
People with Disabilities (16-64)	185,963	4.70%
Large Families (5 or more persons) [#]	169,062	4.30%
Single Female-headed Households w/ Related Children ^{#*}	118,279	9.0%
Persons living with HIV/AIDS ^{**}	27,000	0.70%
Homeless Persons ^{***}	36,165	0.90%
Farm workers	5,760	0.10%

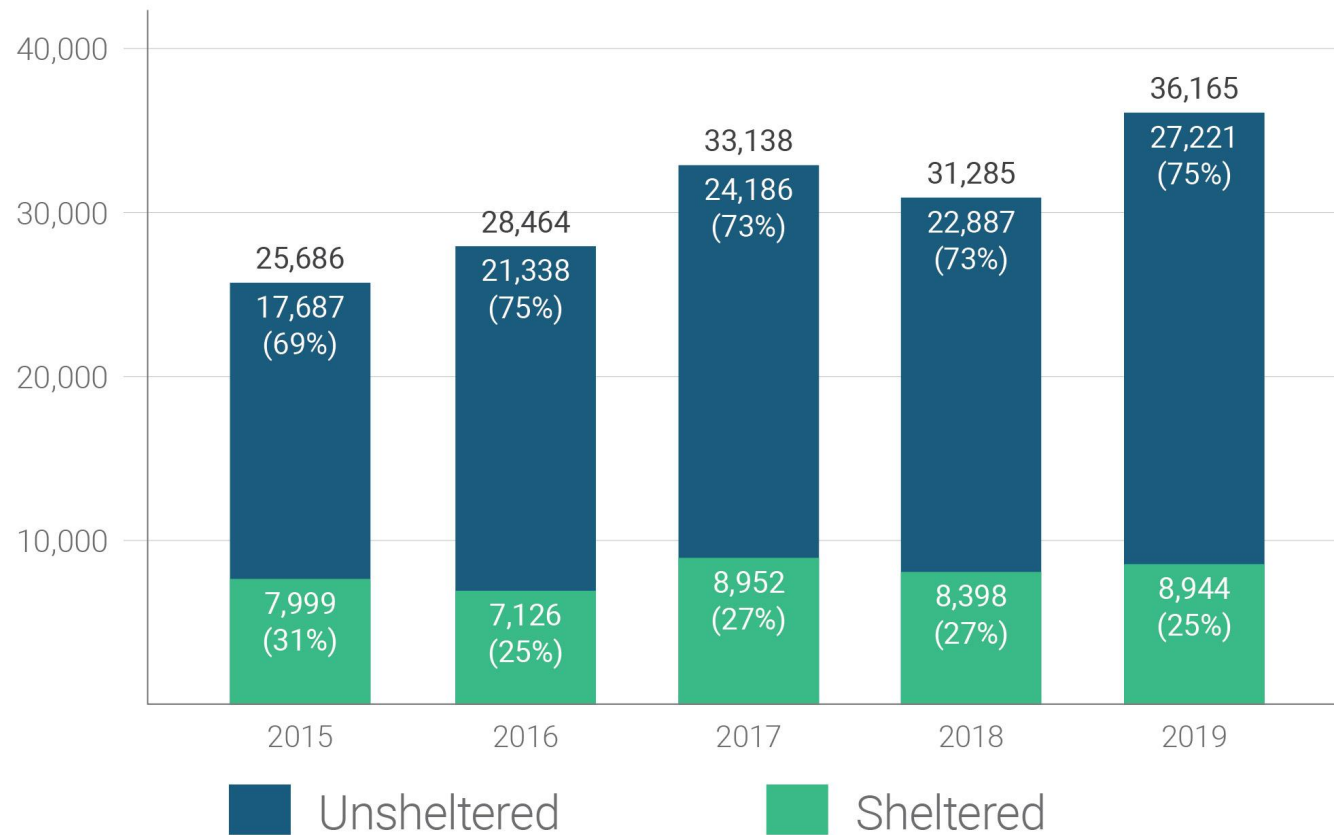
Source: 2018 ACS 1-year estimate (unless noted); * 2010 Census; ** Estimate by AIDS Coordinator Office, City of Los Angeles; *** 2019 LAHSA Greater Los Angeles Homeless Count;

Notes: # indicates the data point is for Households, not Permits;

Household Characteristics

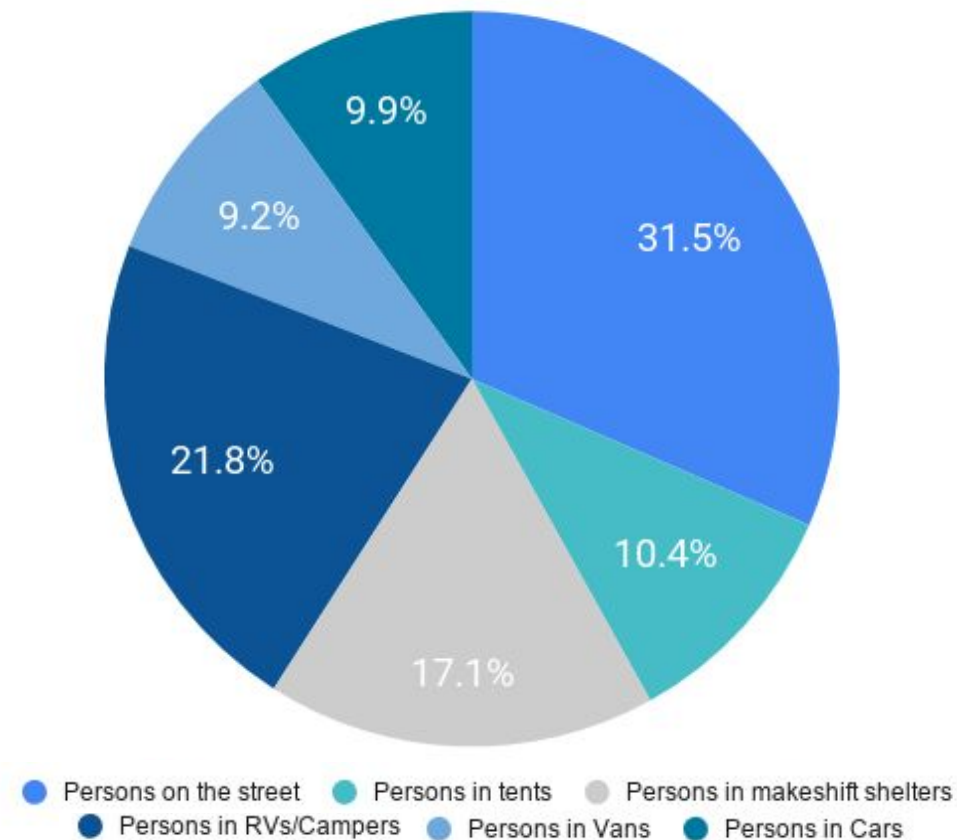
Example: *Persons Experiencing Homelessness*

Rising Homelessness



Source: LAHSA, Point-in-Time Counts

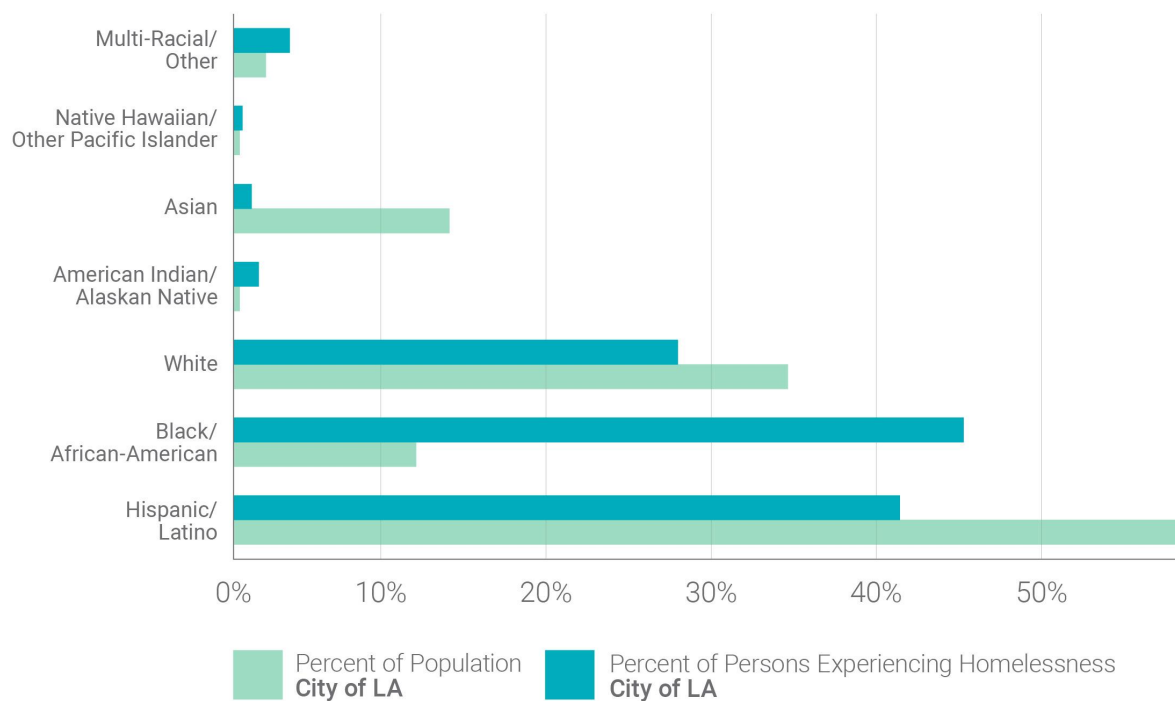
2019 Homeless Count, LA, LAHSA



Household Characteristics

*Example: **Rates of Homelessness (by Race/Ethnicity)***

Homelessness in LA



Data Source: National Equity Atlas/PolicyLink and the USC Program for Environmental and Regional Equity.

Household Characteristics

*Example: **Persons Experiencing Homelessness, Health/Disability Indicators***

Health/Disability Indicator	Sheltered	Unsheltered	Total	Prevalence in 18 and over Homeless Pop. (%)	Percent Change 2018-2020	Significant Difference 2018-2019
Substance Use Disorder	478	4,410	4,888	15%	+3%	No
HIV/AIDS	237	630	867	3%	+47%	No
Serious Mental Illness	1,375	7,410	8,785	27%	+12%	No
Developmental Disability	945	2,134	3,079	9%	+75%	Yes
Physical Disability	1,035	5,060	6,095	19%	+39%	Yes

2019 Homeless Count: Health and Disability Indicators

Household Characteristics

Examples of Other Data to Assess



Household Formation & Composition

- Change in average household size
- Household composition by type and size

Household Income

- Household income distributions by income category and tenure

Households with Special Needs*

- Seniors
- Persons with disabilities
- Large households
- Families with female heads of households
- Persons living with HIV/AIDS
- Persons experiencing homelessness
- Farmworkers
- **LGBTQIA+ households*
- **Transition aged youth*

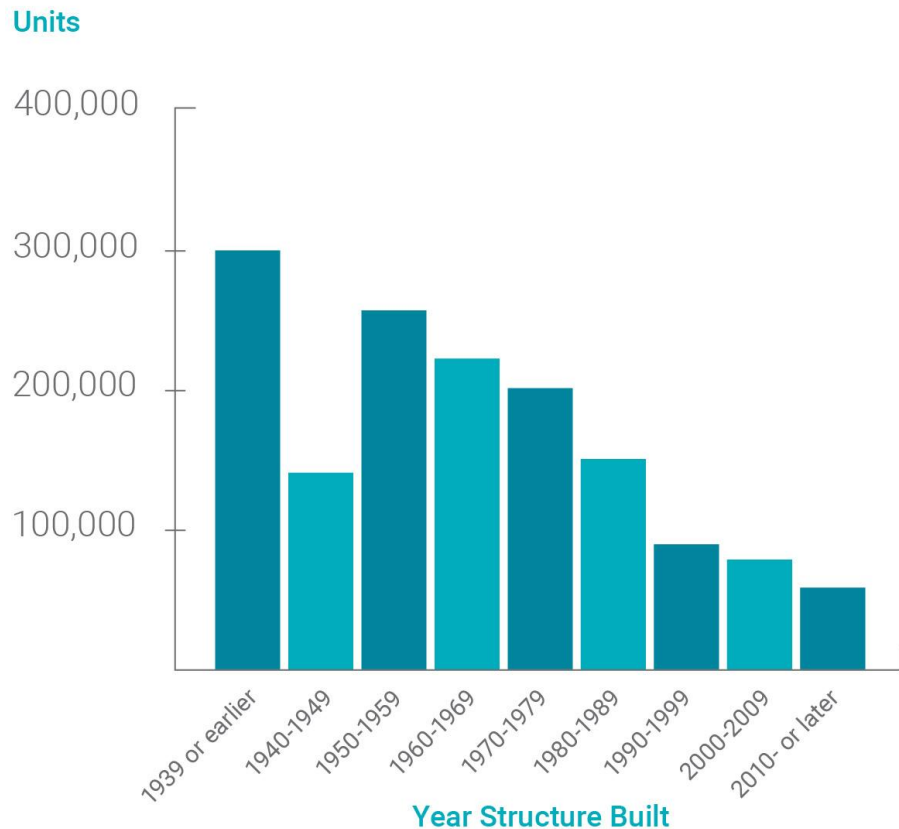
Housing Needs Assessment

Housing Stock Characteristics

Housing Stock Characteristics

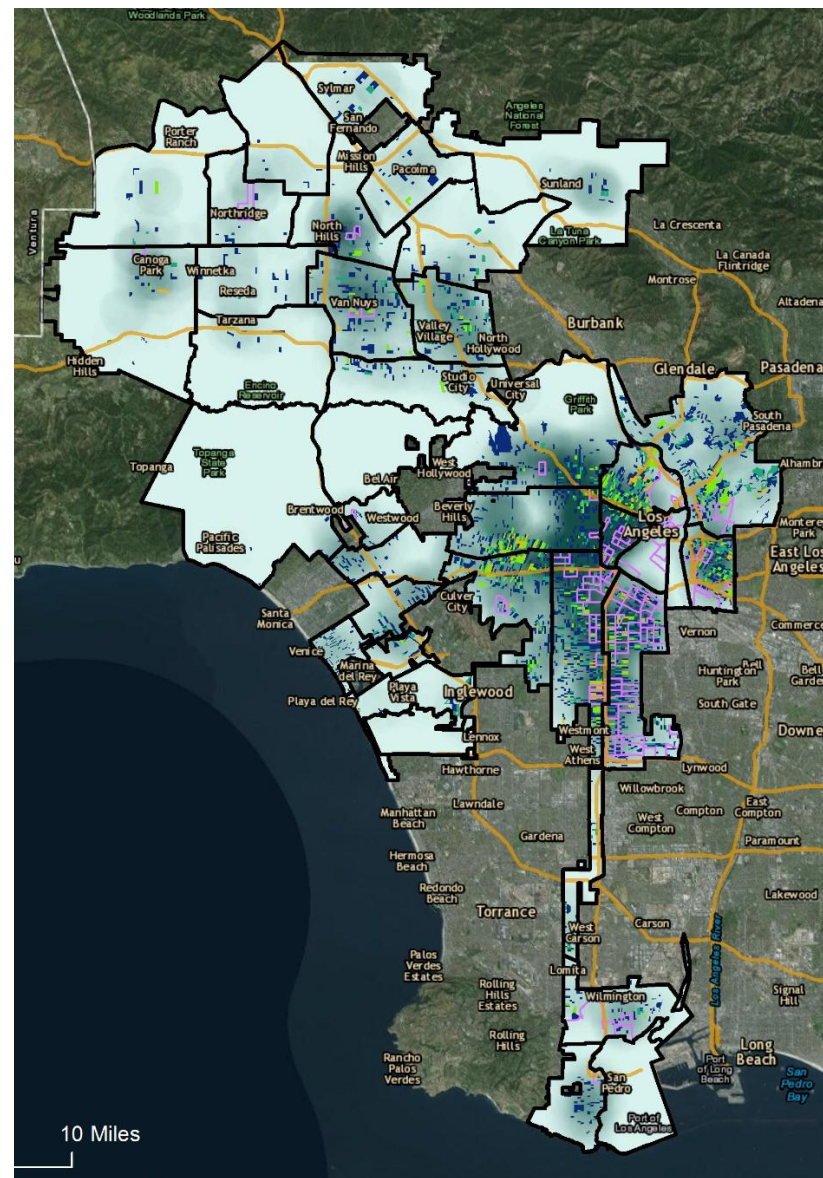
Examples: *Age, and Condition*

Age of Housing Units



Data Source: U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates

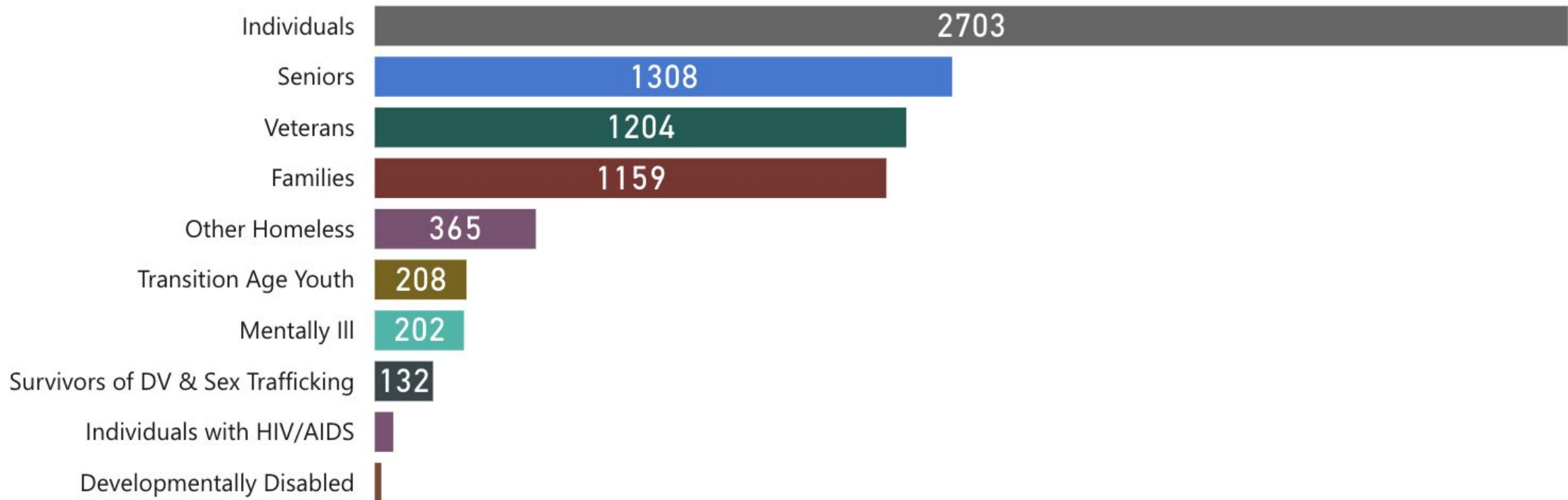
Number of low RISE scoring properties by census tract:
SCEP Cycle III



Housing Stock Characteristics

Example: Proposition HHH-Funded Supportive Housing Units

Unit Count in Supportive Housing, by Target Population



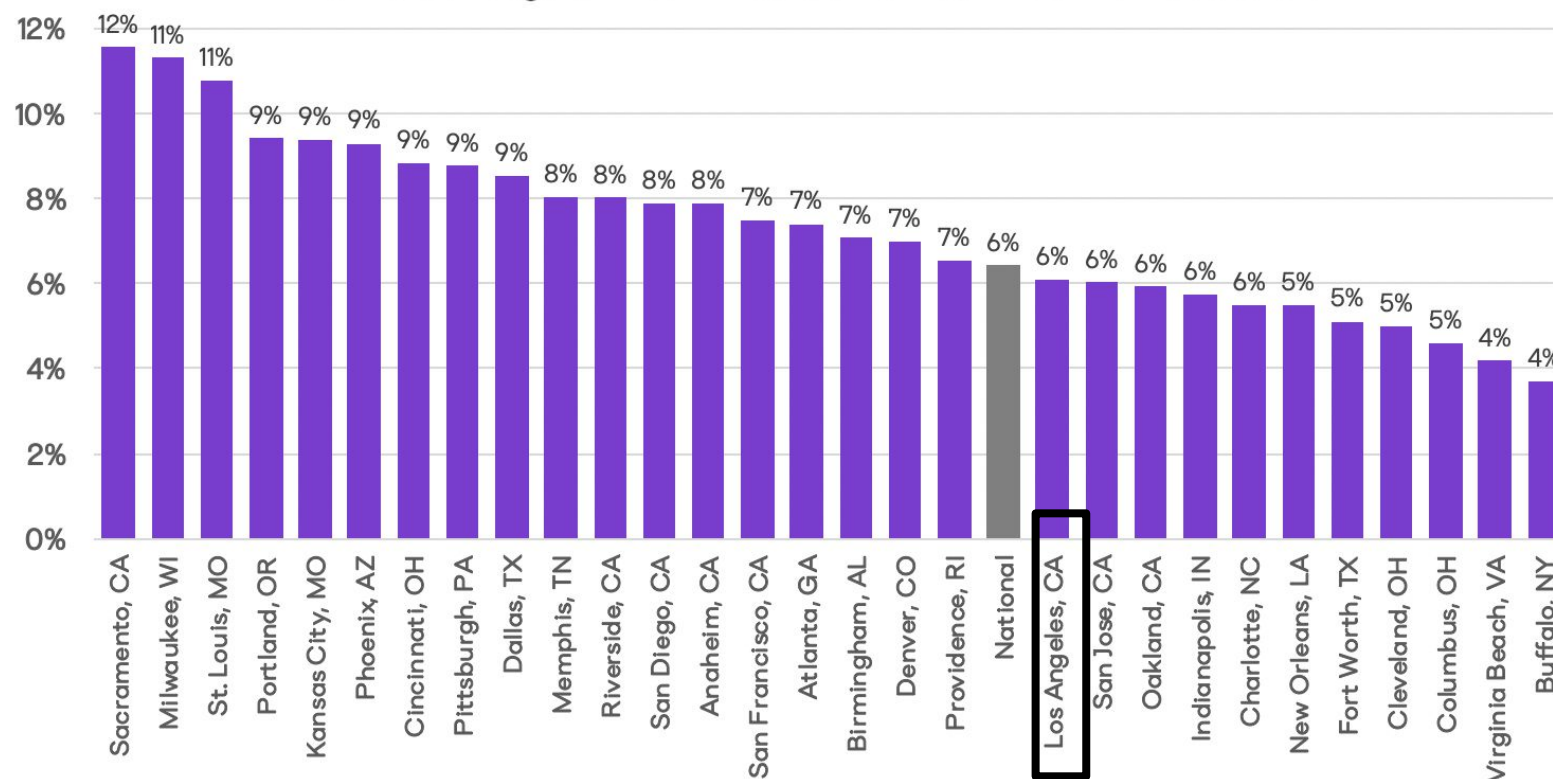
Source: HCIDLA, Supportive Housing Dashboard (as of 1-27-2020)

Housing Stock Characteristics

Example: *Accessible Units*

The Accessible Housing Shortage Exists In Many Metropolitan Areas

The Percentage of Each Metro's Homes That Are Accessible



6% of homes in the LA Metro area are accessible for people with disabilities

Source: US Census Bureau, 2011 American Housing Survey



Housing Stock Characteristics

Examples of Other Data to Assess

Housing Growth, Type and Size

- Change in Housing Units By Tenure
- Tenure by size of structure, unit size
- Housing affordable to special needs populations
- Accessible housing

Demolitions

Code Enforcement Data (i.e. RISE, REAP)

Tenure

- Renter-occupied units
- **New* Racial data of homebuyers (HMDA)*

Age and Condition

- Age of housing stock, by tenure
- Units lacking complete facilities

Supportive Housing, Transitional Housing, Emergency Shelters

Housing Needs Assessment

Housing Needs Indicators

Housing Needs Indicators

Examples: *Rent Burden*

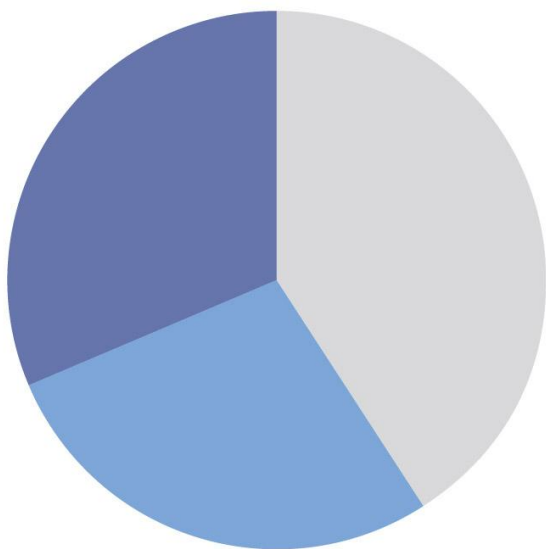
**Almost 6 in 10 Renters in LA
Struggle to Afford the Rent**

58.9% Overall Rent Burdened

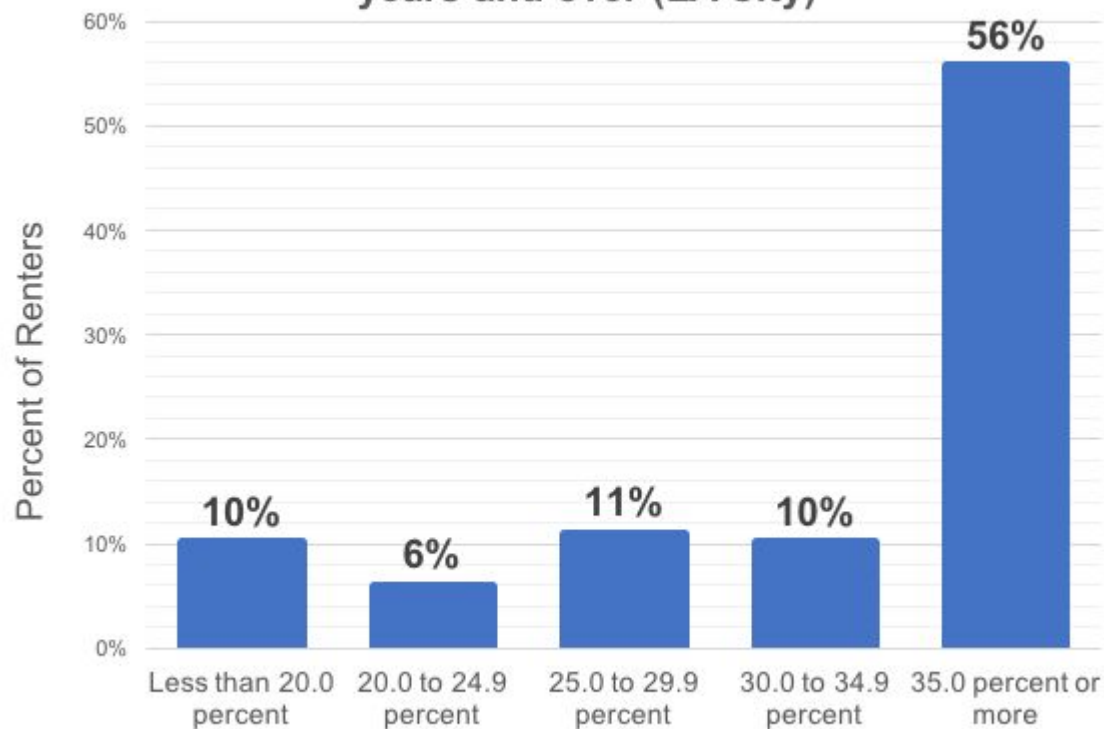
31.1% Severely Rent Burdened

27.8% Rent Burdened

41.0% Not Rent Burdened



Rent as a percent of income for householder 65 years and over (LA City)

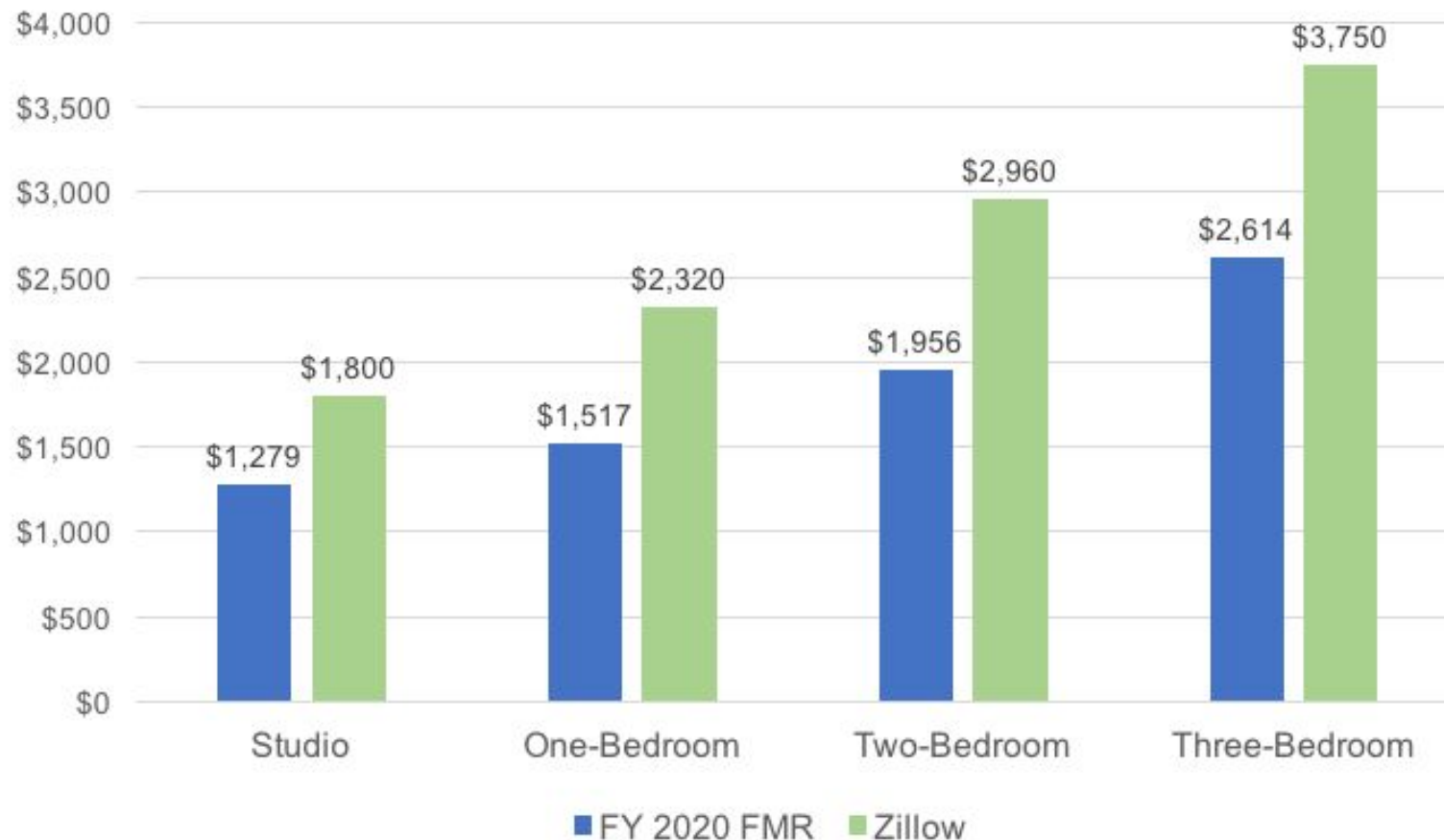


Rental cost as a percent of income

Housing Needs Indicators

Example: Fair Market Rent Limits

HUD Fair Market Rent vs Zillow Rent Index



Housing Choice Voucher holders (Section 8) are typically limited to HUD Fair Market Rent limits

Housing Needs Indicators

Example: *Displacement Index*

HCIDLA Sample of Displacement Index

Used for the Eviction Defense Report Back includes:

HCID Data

- Ellis Evictions
- Tenant Buyouts/Cash for Keys
- RSO Eviction complaints
- RSO Rent increase complaints

Market Data

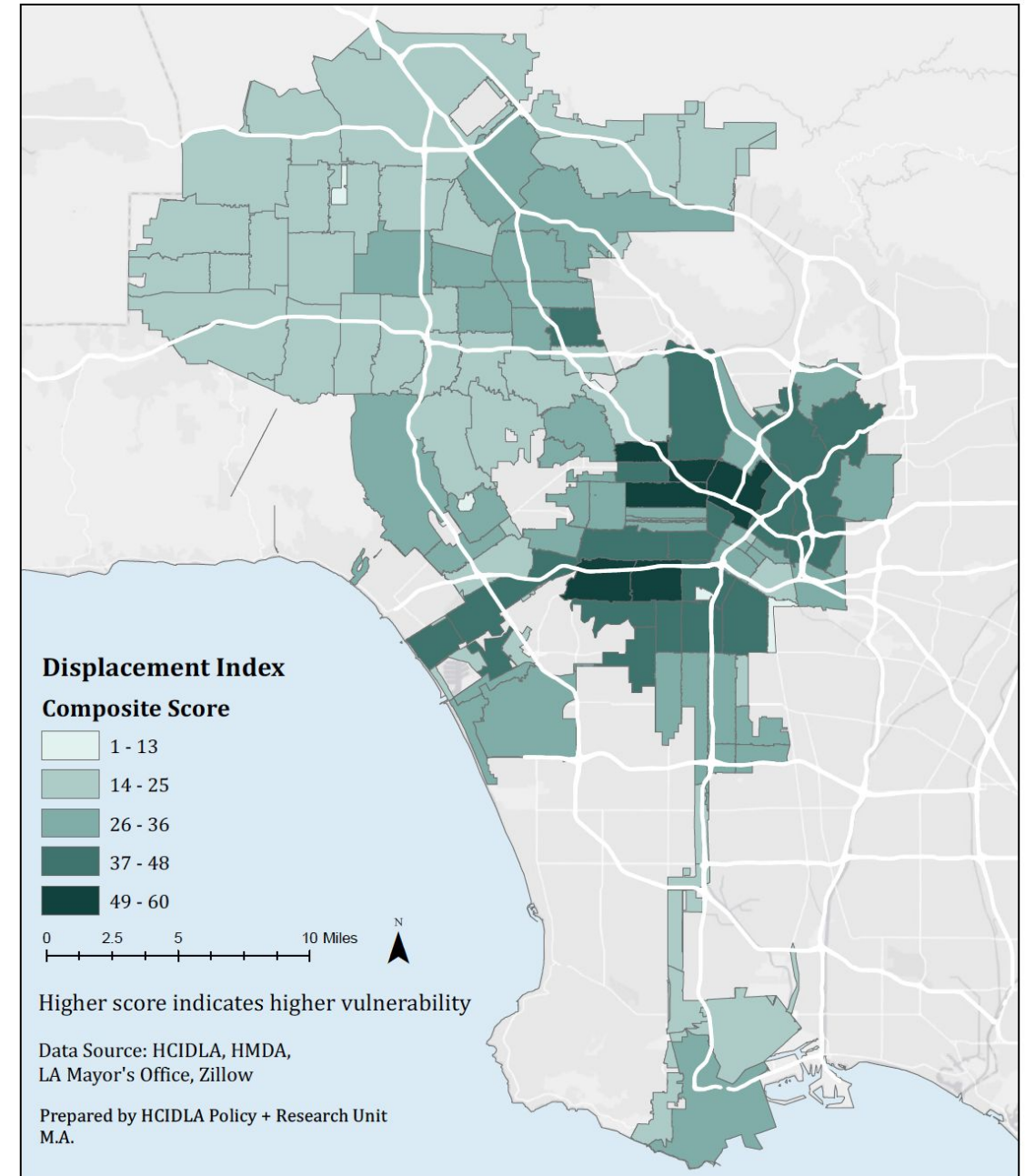
- Percent Change in Rents
- Percent Change in Home Values

Demographic Change

- Percent change in White homebuyers
- Neighborhood Index Change Score

Other Indicators

- Proximity to current and future rail





Housing Needs Indicators

Examples of Other Data to Assess

Housing Costs

- Median sales and rents, by subarea
- Income needed to afford rent; affordable rental rate based on median income
- Cost burden, by tenure and income

Foreclosures

Displacement & Evictions

- Ellis Act evictions
- Tenant clinic and legal service provider data

Affordable Housing

- Rents
- Expiring covenants; estimated costs to preserve expiring units
- Voucher payment standards; public housing rents

Overcrowded Units

Fair Housing Inquiries, Violations & Discrimination

Relocation assistance for displaced tenants

Housing Needs Assessment

Recap & Discussion

Discussion of Housing Needs Assessment



- What are some **initial takeaways** about housing needs you think are important to focus on?
- Is there anything else we should consider as an **overall approach** to the needs analysis, or **other data needs**?

Review Next Steps

4:50 - 5:00 pm

Next Meeting: May 21, 2020 | 3:30 - 5:00 p.m.

**Constraints on Housing
Maintenance, Improvement
and Development
(Chapter 2)**

**Inventory of Sites: Site
Selection Methodology
(Chapter 3)**

Before Next Meeting

**Share
Suggestions:
Housing Needs
Assessment**

A Google Doc will be shared with the chapter outline and a complete list of data to be collected. Please review and add comments.

**Review:
Constraints
(Chapter 2)**

Review Chapter 2 of the current HE (Constraints on Housing Maintenance, Improvement and Development).

**Review:
Inventory of Sites
(Chapter 3)**

Review site selection methodology in Chapter 3 of the current HE (Inventory of Sites for Housing).

Thank you!

HousingElement@lacity.org