
Thank you for joining the meeting.

The meeting will begin momentarily. If you are experiencing technical difficulties, call Ana at (562) 217-1434.



Housing Element 2021-2029

Livability, Sustainability & Resiliency Subcommittee

Spring 2020, Meeting 1

April 23, 2020 | 9:00 - 11:00 a.m.

LOS ANGELES
CITY PLANNING

Introductions and Housekeeping

9:00 - 9:20 am



Online Facilitation

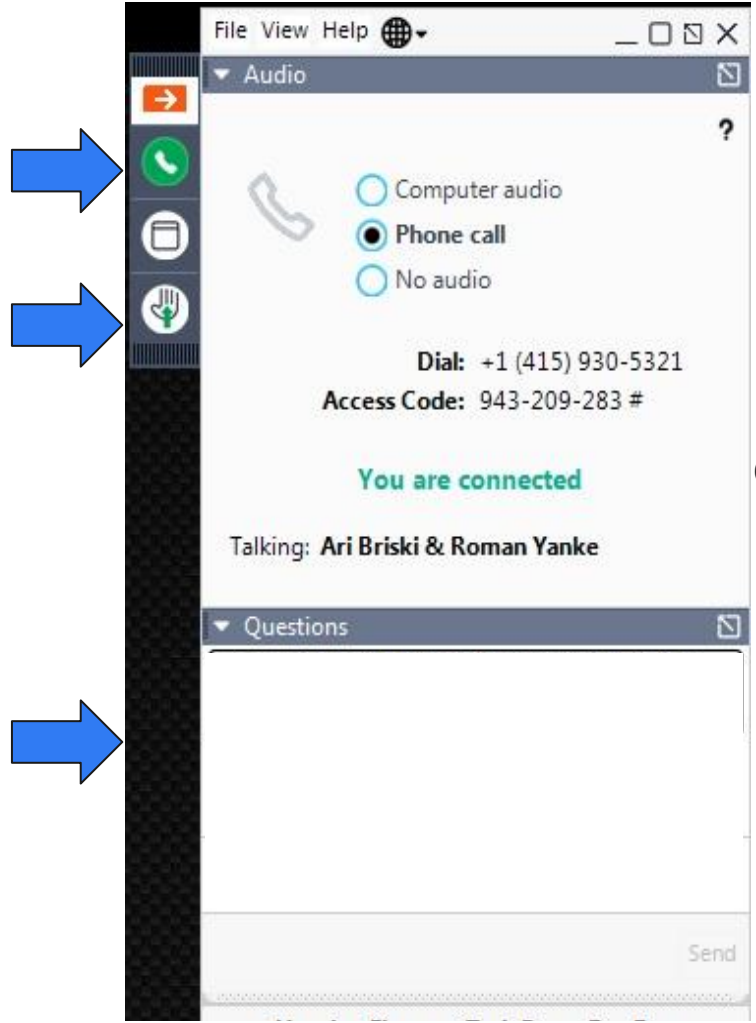
These icons will be used to note a discussion opportunity



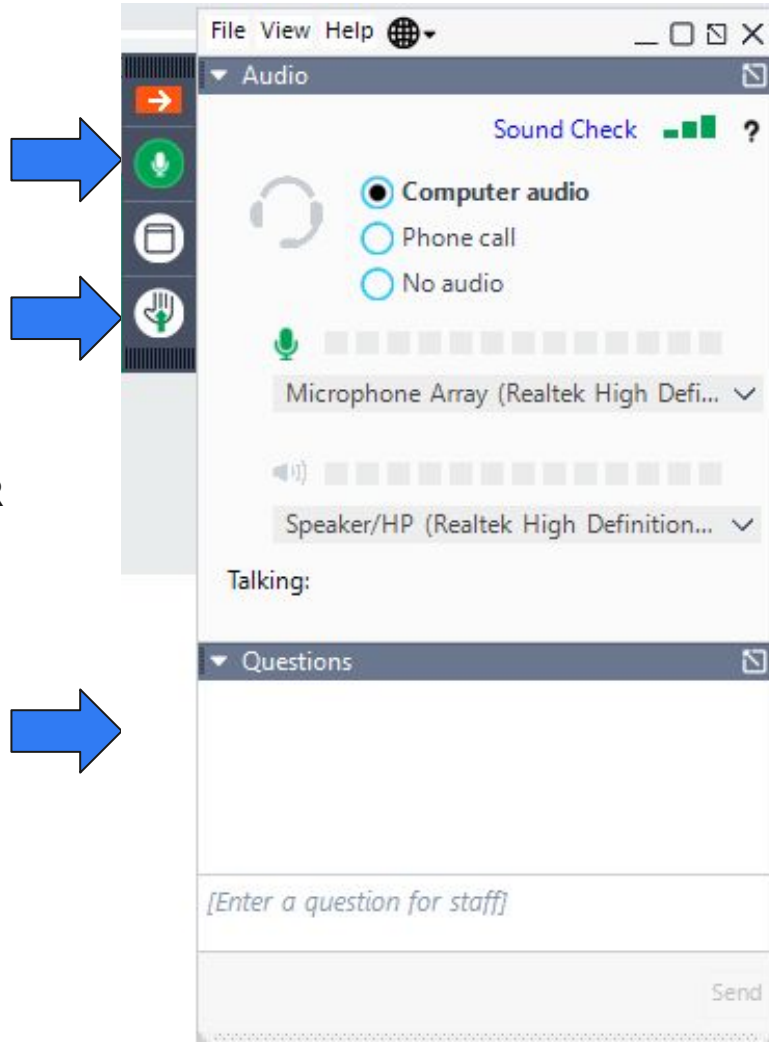
Type comments in "Questions"



"Raise your hand" to speak



OR



Presenters Today

Blair Smith

City Planning

blair.smith@lacity.org

Jackie Cornejo

Housing and Community Investment

jackie.cornejo@lacity.org

Housing Element Team

Primary Contacts

Blair Smith

City Planning

blair.smith@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

Cally Hardy

City Planning

cally.hardy@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.



**Any Questions?
Use the Questions tool!**

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

Project Status Update & Emerging Themes

9:20 - 9:30 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

9:30 - 9:40 pm

What is Livability?

Partners for Livable Communities

Definition:

Livability is the sum of the factors that add up to a **community's quality of life**—including the built and natural environments, economic prosperity, social stability and equity, educational opportunity, and cultural, entertainment and recreation possibilities.

Livability in our Homes, Neighborhoods and and City:

- Health: environmental wellness, clean air, access to health care services
- Safety: habitable conditions, protections against disasters, reduce likelihood of crime
- Sustainability
- Directing growth towards where it makes sense
- Green building materials and infrastructure
- Mobility: walkable, bikeable + access to transit
- Open Space: private and public
- Mixed-income and mixed-use

Core Components of Housing Element Law

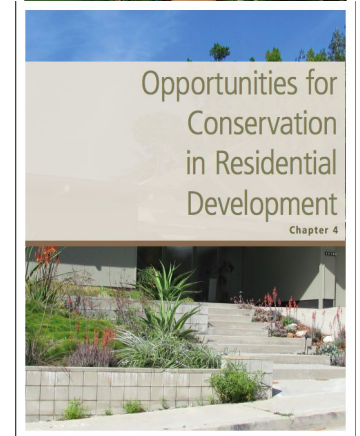
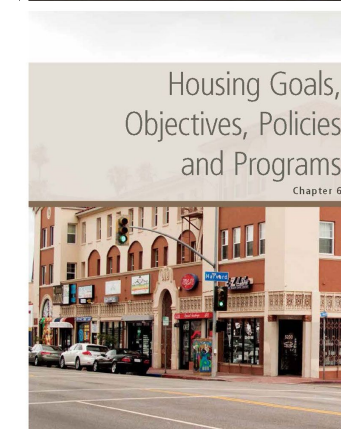
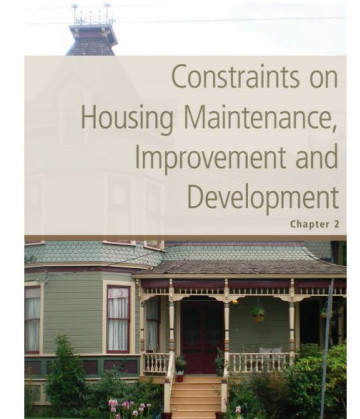
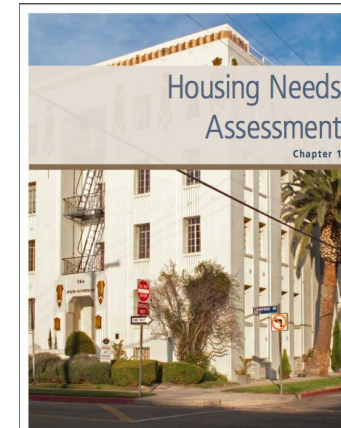
An Analysis of Existing + Projected Housing Needs

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)

Livability and Sustainability Specific Components of Housing Element Law

An Analysis of
Existing +
Projected
Housing Needs



Inventory of Sites to Meet RHNA

Analysis of the Zoning and Capacity of the Inventory to Accommodate the RHNA for Each Income Level

- Density and Affordability
- Realistic Site Capacity to Accommodate the RHNA
- Small Sites and Large Sites
- Non-Vacant Sites
- Sites with Current or Past Residential Uses
- Sites IDd in the Past

Analysis of Public Facilities

Livability and Sustainability Specific Components of Housing Element Law

An Analysis of
Existing +
Projected
Housing Needs



SB 375 (2008) Consistency

- SB 375 is a state effort to coordinate land use and transportation planning to reduce greenhouse gases (GHG)
- Regions must create a plan every 4 years to meet GHG reduction targets called Sustainable Communities Strategies (SCS)
- RHNA must be consistent with the SCS

Livability and Sustainability Specific Components of Housing Element Law



**Review of
Constraints,
Opportunities, and
Resources**

An Analysis of Opportunities for Energy Conservation with Respect to Residential Development

- Planning and Land Use
 - Land use patterns
 - Development Standards
- Promoting Green Building and Energy Efficiency Standards
- Conservation Incentives
 - Water
 - Power

Livability and Sustainability Specific Components of Housing Element Law



**Review of
Constraints,
Opportunities, and
Resources**

**Analysis of Governmental
Constraints and Efforts to
Remove Them**

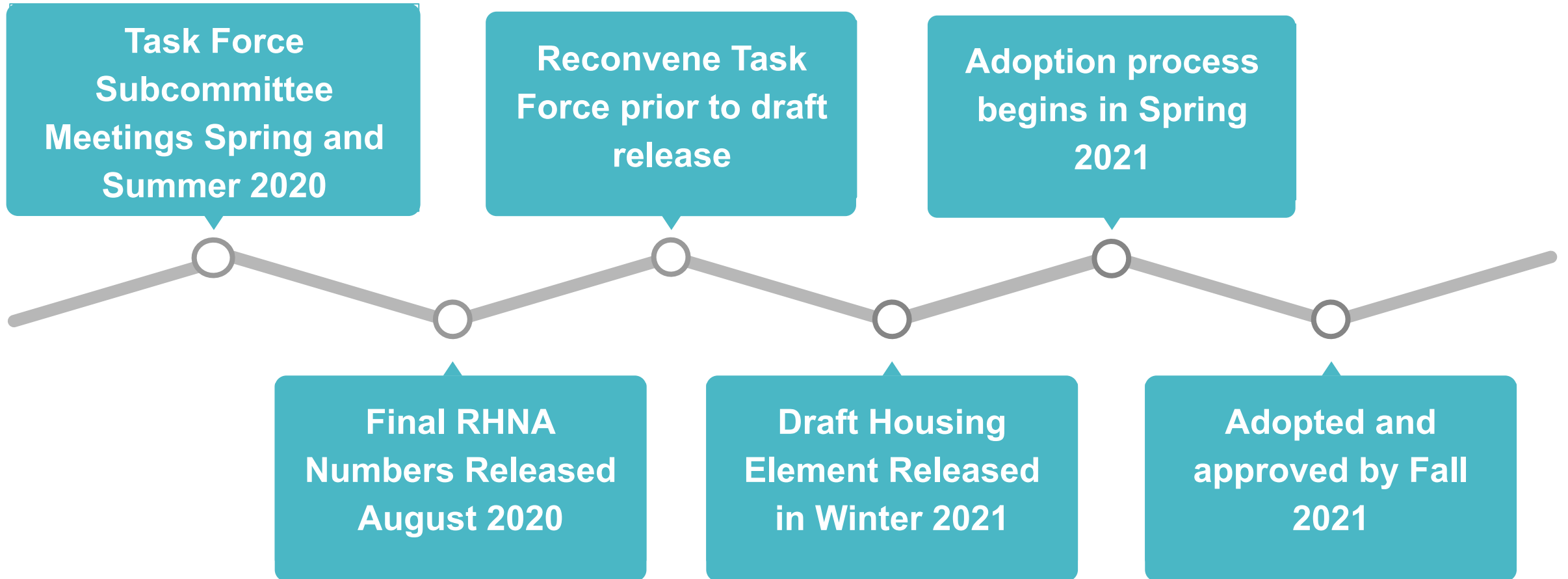
**Analysis of Non-Governmental
Constraints**

Subcommittee Major Tasks

Define, Inform and Review:



Project Timeline - Key Task Force Milestones



Potential Subcommittee Topic Areas

Urban Design

Historic Preservation

Green Building and Opportunities for Conservation

Climate Adaptation and Resilience

Green Space

Infrastructure

Transit / Mobility

Disaster preparedness

Habitability and Code Enforcement

Preservation of rent-stabilized units - incentives for maintenance and improvement of existing housing stock

Environmental justice

Which other topic areas need to be considered?



Review of Vision, Goals and Objectives

AKA Homework Review

9:55 - 9:20 pm

Context: General Plan Consistency

The General Plan is the comprehensive plan for the City of Los Angeles. It lays out our values, sets forth a vision for the type of city we aspire to be, and provides guidance on how the city prepares for and responds to change.

Housing is one of the 11 current General Plan Elements. The others include:

- Framework
- Land Use
- Air Quality
- Conservation
- Health
- Mobility
- Safety
- Infrastructure
- Noise
- Open Space
- Public Facilities

The General Plan is the **preeminent planning document**, sitting atop the hierarchy of local land use measures. Once adopted, it has binding effect on the locality. **All actions taken by the jurisdiction must be consistent with the general plan.**

Relation to Other City Plans



General Plan

The General Plan is the comprehensive plan for the City of Los Angeles. It lays out our values, sets forth a vision for the type of city we aspire to be, and provides guidance on how the city prepares for and responds to change.

Housing is one of 11 current General Plan Elements. The others include:

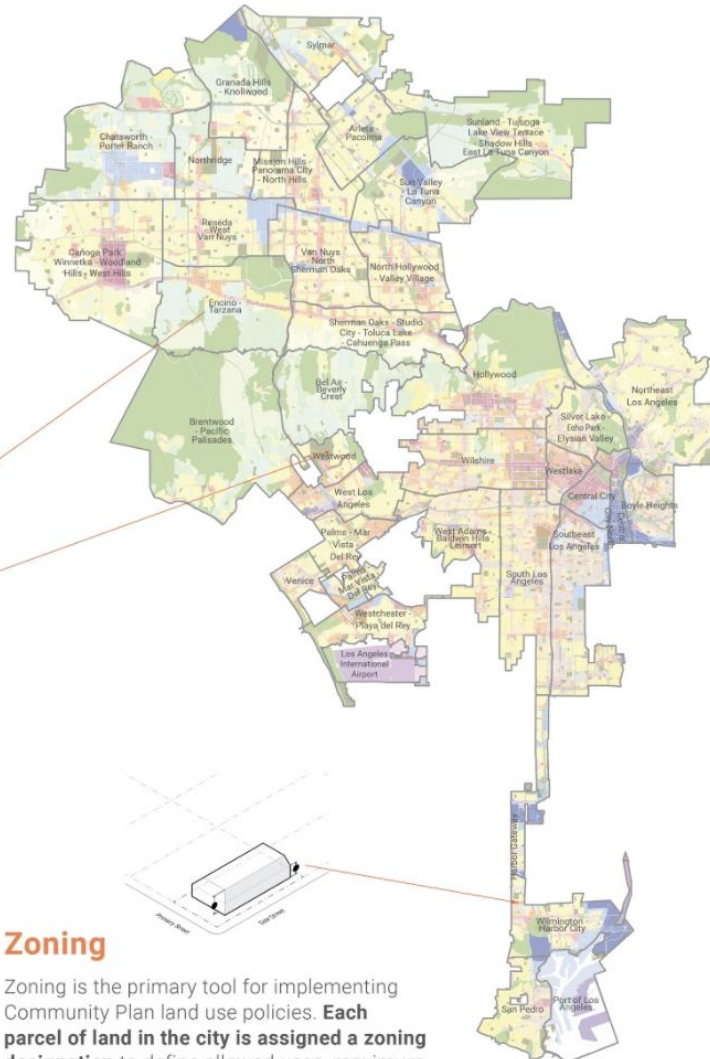
- Framework
- Land Use
- Air Quality
- Conservation
- Health
- Mobility
- Safety
- Infrastructure
- Noise
- Open Space
- Public Facilities.



Community Plans

In Los Angeles, the General Plan Land Use Element is divided into 35 Community Plans, each with a policy document and a map of land use designations such as residential, commercial, industrial, and open space. These plans guide change in our neighborhoods by providing specific policies and strategies to each community's vision and the broader objectives of the General Plan.

EXAMPLES



Zoning

Zoning is the primary tool for implementing Community Plan land use policies. **Each parcel of land in the city is assigned a zoning designation** to define allowed uses, maximum height, and other requirements specific to the property that determine how land is used and what may be built.

Other Long Range Housing Plans:



Consolidated Plan

In 2019-2020 the federal government allocated approximately **\$102 million** to the City of Los Angeles, via four distinct grants, to fund a spectrum of services and programs that include but are not limited to **neighborhood improvements**, the financing for the **creation of affordable housing and shelters for homeless persons**, as well as **assistance to small business owners**. The allocation also includes **housing and supportive services for people living with HIV/AIDS**. The City of Los Angeles Housing + Community Investment Department's (HCIDLA) Consolidated Plan is informed by feedback from the community through public meetings that took place in the Fall. Convenings will be held in mid-March, where HCIDLA staff will provide information on the Mayor's ConPlan spending priorities that take into account, in part, the community feedback collected in the Fall.



Assessment of Fair Housing Plan

The Assessment of Fair Housing (AFH) Plan **identifies fair housing issues** and develops strategies to **reduce barriers to housing access**. The plan includes goals and strategies to address fair housing issues and contributing factors affecting people of color, large families with children, and persons with disabilities, including:

- Increase affordable housing
- Preserve existing affordable housing
- Prevent displacement of low- and moderate-income residents
- Ensure equal access to housing for persons with protected characteristics, lower income, and homeless residents
- Expand access to opportunity for protected classes
- Increase integration for people with disabilities

Sustainability Goals

LA Sustainability Plan 2019



Recycle
100%
of Waste Water
by 2035



Plant
90,000
trees by 2021



Divert
100%
of waste from
landfills by 2050



100%
NET ZERO BY 2050



Clean and Healthy Buildings

Reduce building energy use per sq.ft. for all types of buildings 22% by 2025

Housing and Development

Ensure 57% of new housing units are built within 1,500 feet of transit by 2025

Mobility and Transportation

Increase the percentage of all trips made by walking, biking, micro-mobility or transit to at least 35% by 2025; 50% by 2035; and maintain at least 50% by 2050

Environmental Justice

Improve CalEnviroScreen indicators for lowest 10% by an average of 25% by 2025

Reduce childhood asthma-related emergency room visits

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

Objective 2.1

Promote **safety and health** within neighborhoods

Objective 2.2

Promote **sustainable neighborhoods** that have mixed-income housing, jobs, amenities, services and transit

Objective 2.3

Promote **sustainable buildings**, which minimize adverse effects on the environment and minimize the use of non-renewable resources

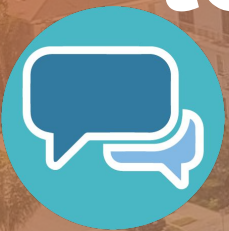
Objective 2.4

Promote **livable neighborhoods** with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City

Objective 2.5

Promote a more **equitable distribution** of affordable housing opportunities throughout the City

Is a strong vision for livability, sustainability and resiliency reflected in our existing Goal and Objectives? What goals and objectives may need an update or to be added?



Raise your hand or type
in to “Questions”

Current Relevant Goals and Objectives

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

Objective 2.1
Promote **safety and health** within neighborhoods

Objective 2.2
Promote **sustainable neighborhoods** that have mixed-income housing, jobs, amenities, services and transit

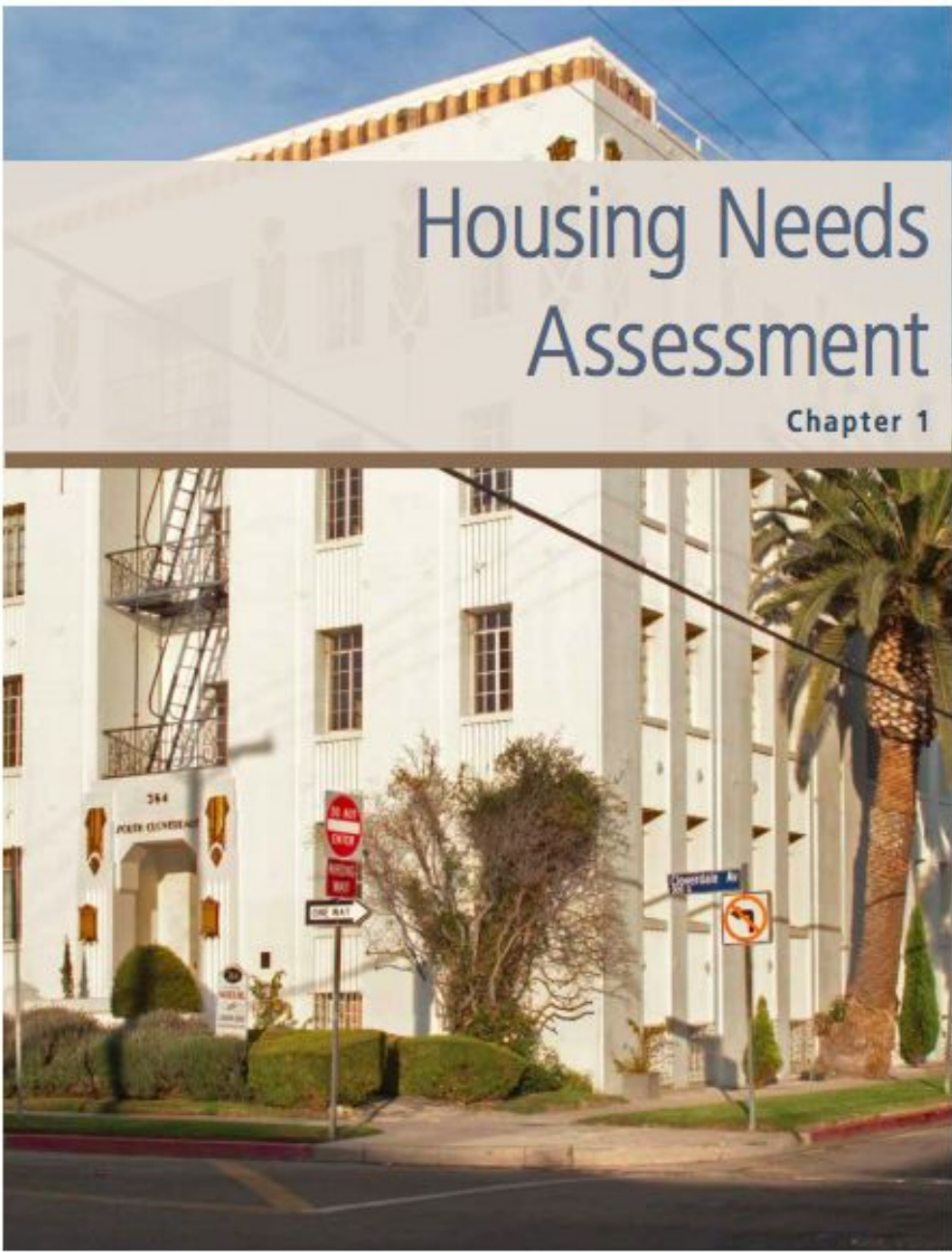
Objective 2.3
Promote **sustainable buildings**, which minimize adverse effects on the environment and minimize the use of non-renewable resources

Objective 2.4
Promote **livable neighborhoods** with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City

Objective 2.5
Promote a more **equitable distribution** of affordable housing opportunities throughout the City

Introduction to the Housing Needs Assessment

10:20 - 10:50 am



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)

Housing Needs Assessment

Background 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

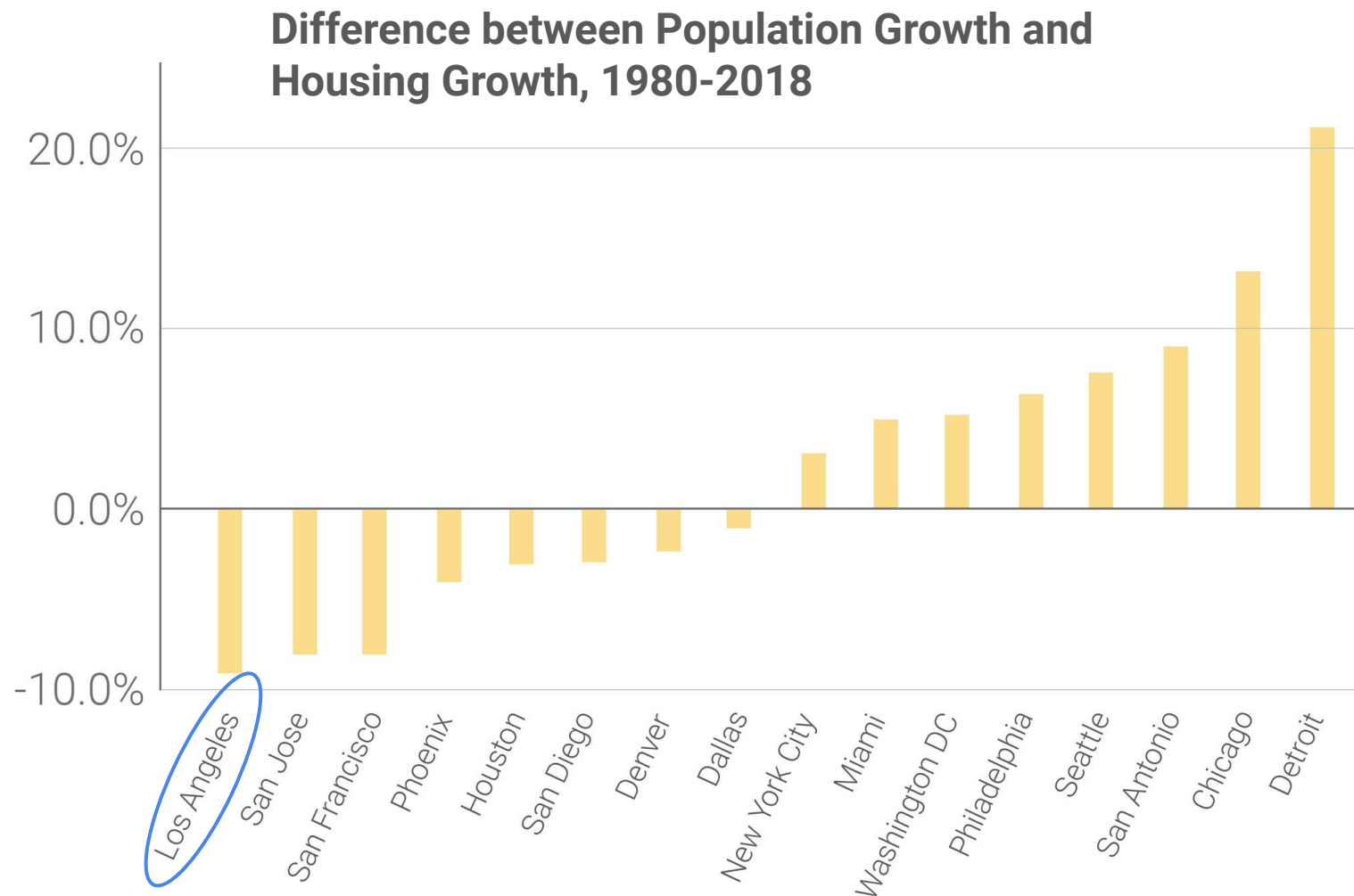
	2013 - 2021 Allocation	2021 - 2029 *Draft Allocation
Units in SCAG Region	412,137	1,341,827
Total Units in Los Angeles	82,002	*455,565
By Income Category		
Very Low Income	20,427	*115,676
Low Income	12,435	*68,591
Moderate Income	13,728	*74,934
Above Moderate Income	35,412	*196,364

*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

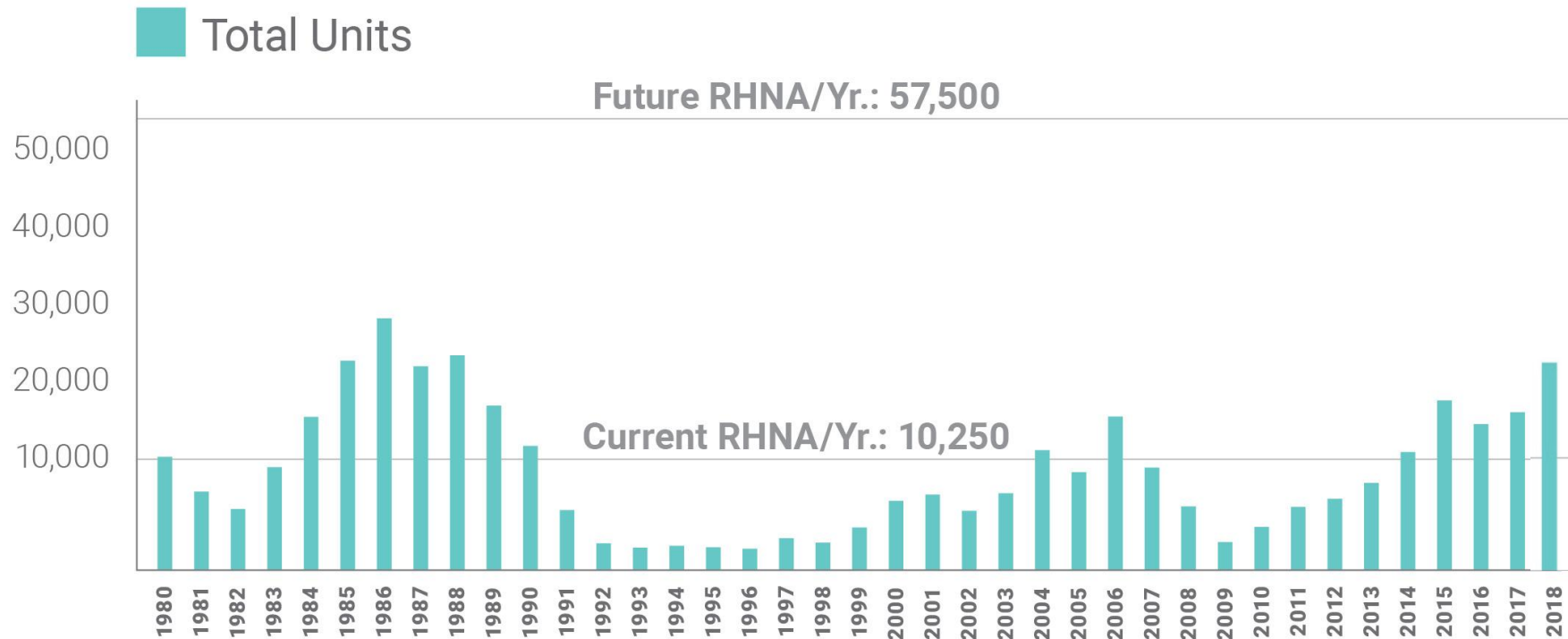
Los Angeles has accumulated the **largest housing “deficit”** of the top 20 US cities since 1980.



Data sources: US Census Bureau

RHNA Goals in Context

Housing Units Permitted, Compared to RHNA Goals

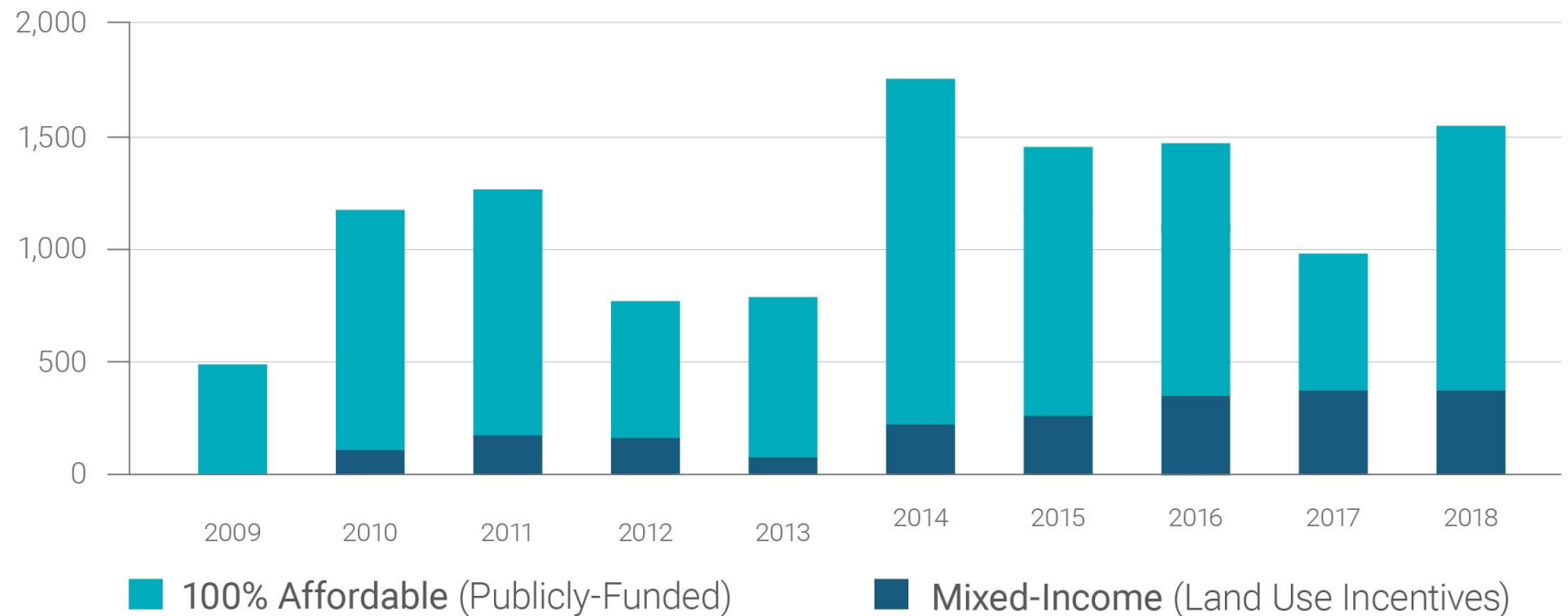


Affordable RHNA Goals in Context

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	

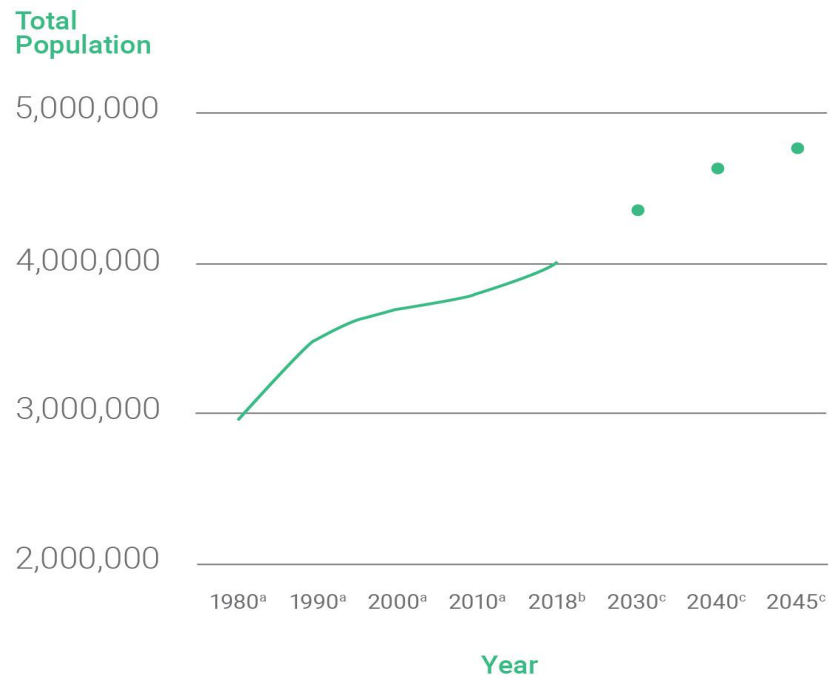
Housing Needs Assessment

Population & Employment

Population Trends

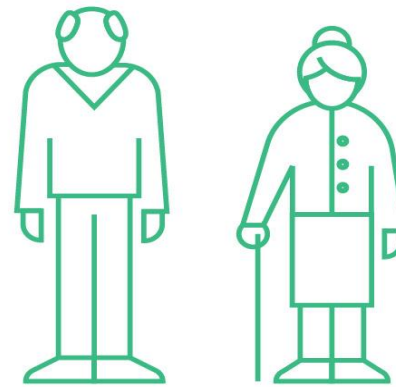
Examples: Growth, Age

Population Growth Up from Last Decade & Projected to Grow Faster

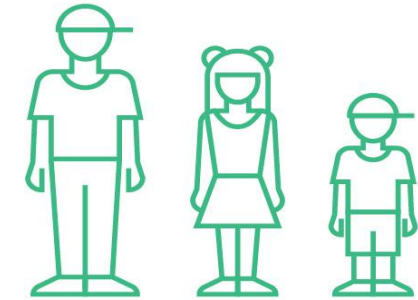


Angelenos are Aging

Between 2000 and 2018...



The population of seniors ages 55–75 increased 37%



The population of children ages 0-19 declined 16%

^a US Decennial Census

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

^c SCAG 2020 RTP/SCS

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 Composition, 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

LA County Job Growth vs Housing Growth, 2010-2018:

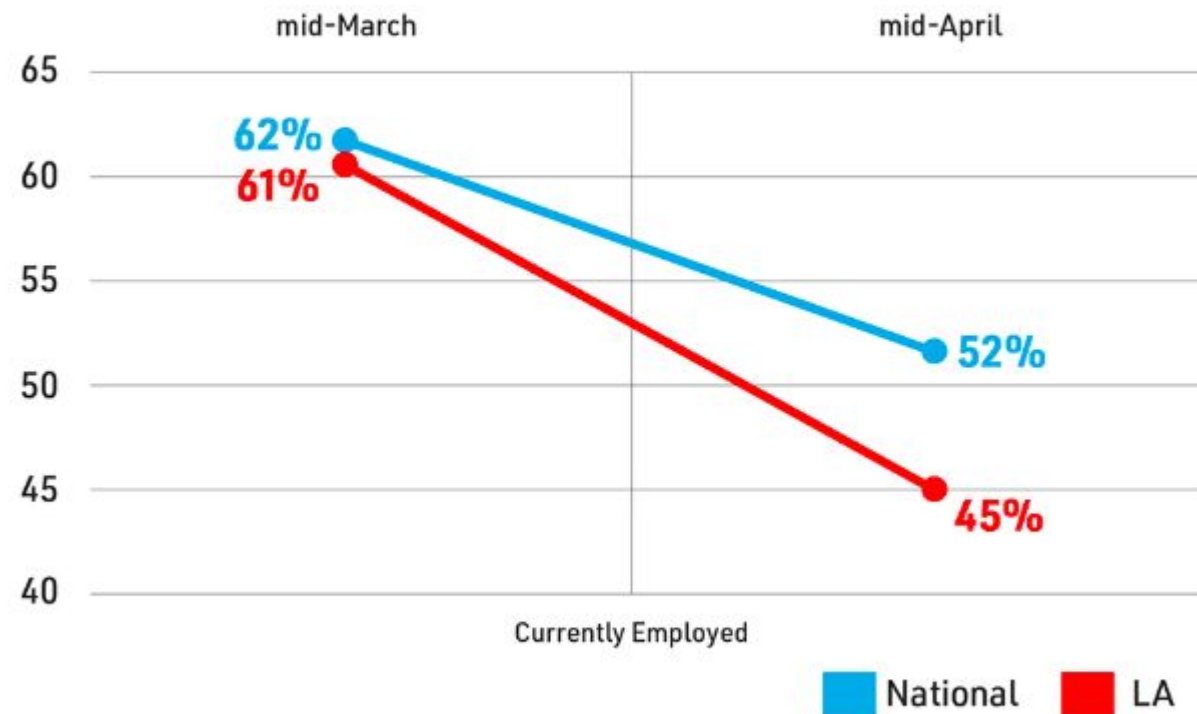
Jobs: **578,000**
Housing: **152,000**

Source: CA EDD, American Community Survey (ACS)

Employment Trends

Examples: Jobs Loss Related to Covid-19

Percent of currently employed Americans dips 16%;
even more severe drop in LA county

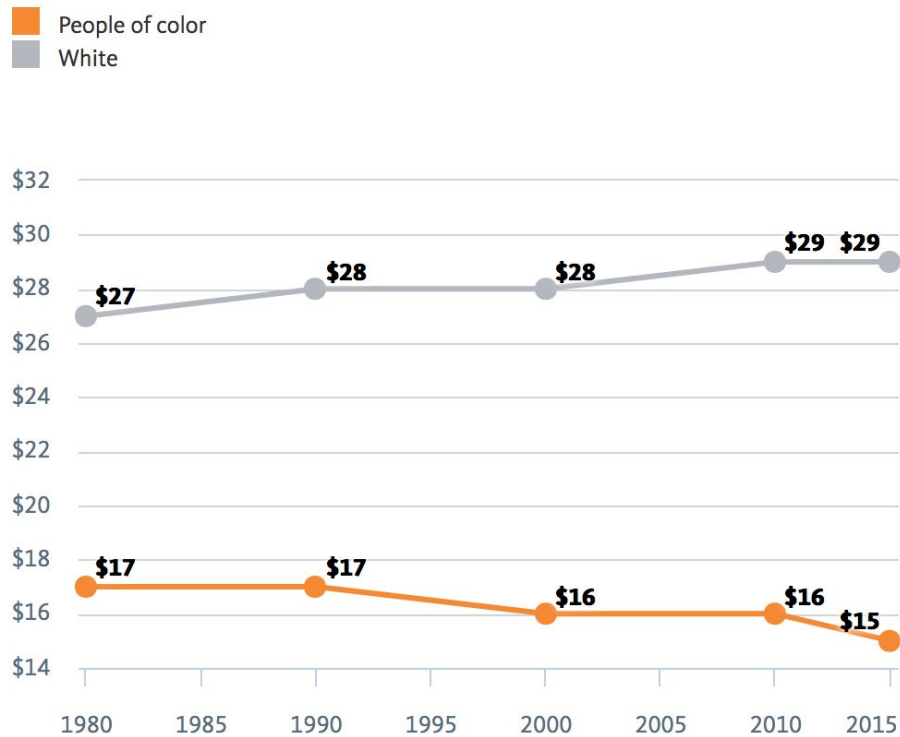


A total of 5,477 adult members of the Understanding Coronavirus in America tracking survey participated in the online survey between March 1 - 14, 2020. The sample included 1,080 residents of Los Angeles County. Participants were members of USC Dornsife Center for Economic and Social Research's Understanding America Study, a probability-based online survey panel recruited using address-based sampling. Margin of sampling error is +/- 2 percentage points for the national sample, and +/- 4 for LA County. More information at [Covid19Pulse.USC.edu](https://covid19pulse.usc.edu)

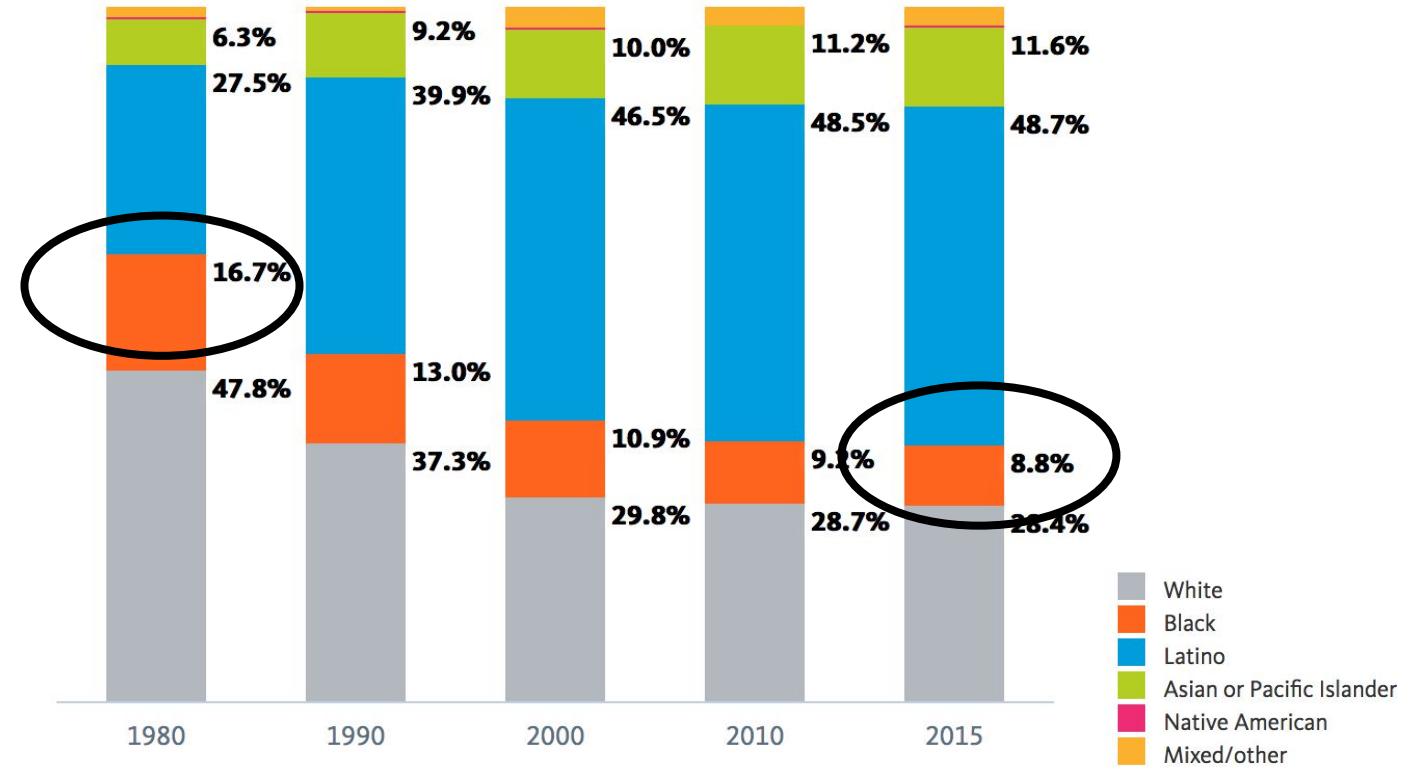
Population & Employment

Examples: Racial/Ethnic Disparities

Median hourly wage by race/ethnicity: Los Angeles City, CA, 1980-2015



Racial/ethnic composition: Los Angeles City, CA, 1980-2015



Demographic Characteristics

Example: Regional vs National Food Security

	Food Insecurity		Very Low Food Security	
	Percent	Estimated #	Percent	Estimated #
LA County Households	29.2%	561,000	11.3%	217,000
US Households*	6.8%		4.3%	
Households with Children				
Yes	27.7%	223,000	9.6%	77,000
No	30.4%	338,000	12.6%	141,000

Los Angeles County Health Survey, 2015

US Census 2013

*USDA Economic Research Service, 2018.

Demographic Characteristics

Example: Households with Food Insecurity

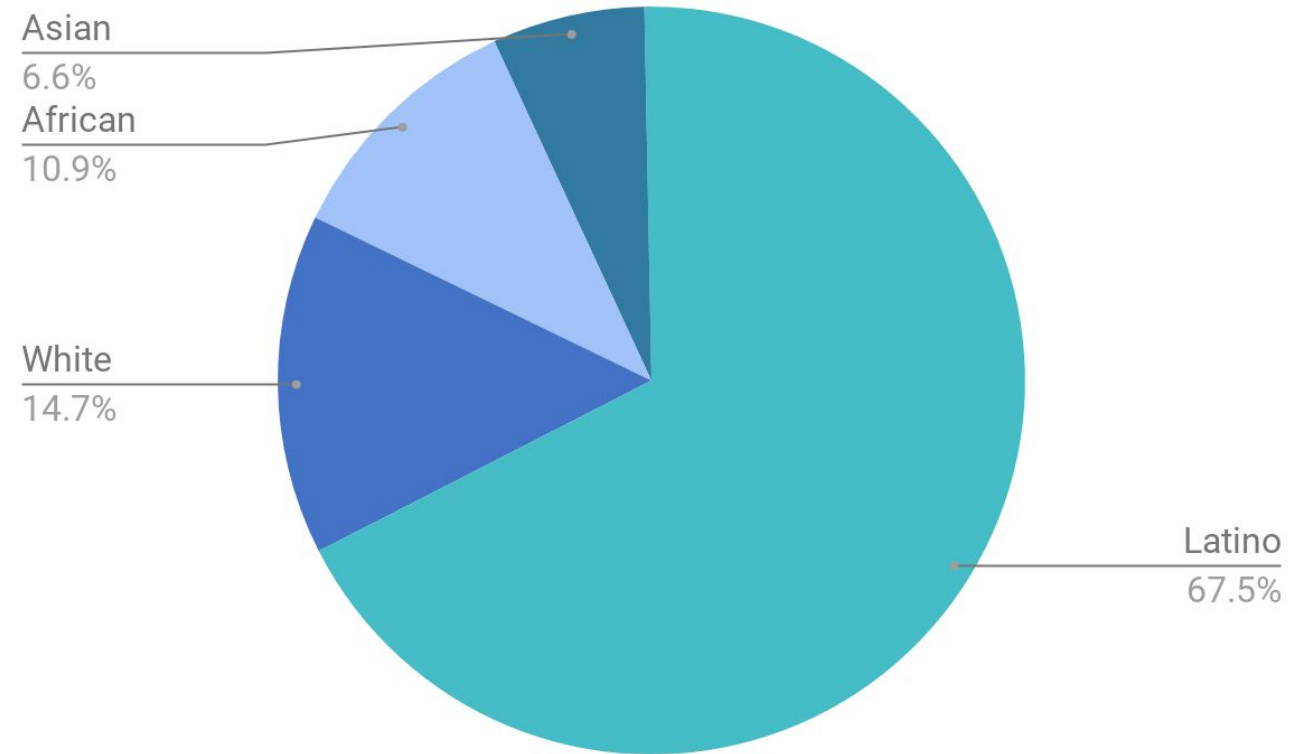
	Living in Food Insecure Household		Living in Food Secure Household	
Gender	Percent	Estimated #	Percent	Estimated #
Male	29.2%	499,000	46.4%	1,565,000
Female	57.9%	687,000	53.6%	1,810,000
Age Group				
18-29	25.2%	299,000	29.9%	1,009,000
30-49	38.4%	456,000	35.9%	1,212,000
50-64	25.3%	300,000	19.4%	654,000
65 or over	11%	131,000	14.8%	500,000

Based on Los Angeles County Health Survey, 2015

Demographic Characteristics

Example: Racial/Ethnic Disparities

	Living in Food Insecure Household
Race/Ethnicity	Estimated #
Latino	799,000
White	174,000
African American	130,000
Asian	78,000
Native Hawaiian and Other Pacific Islander	-
American Indian/Alaskan Native	N/A



Based on Los Angeles County Health Survey, 2015

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

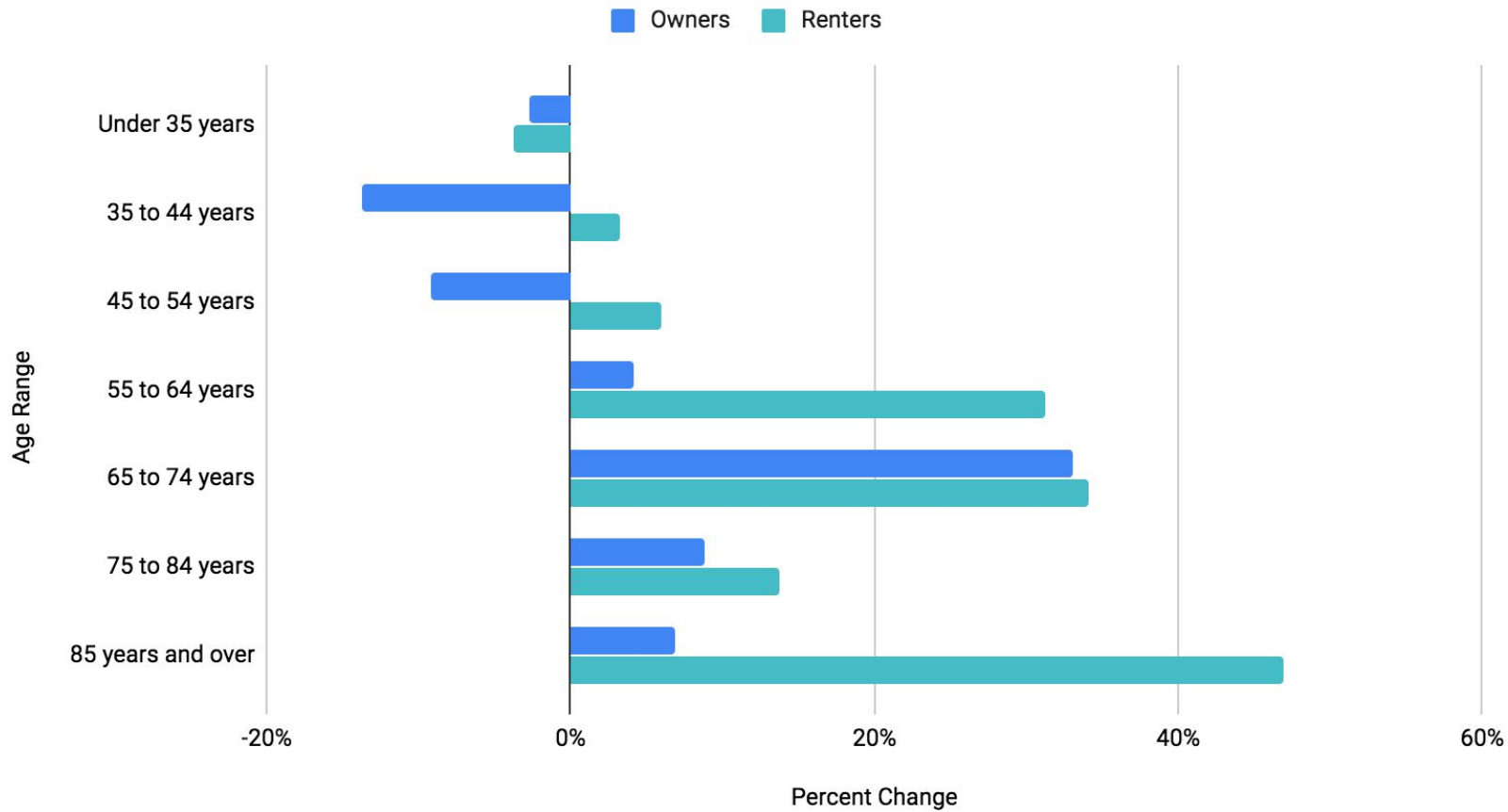
Subpopulation	Persons/ Households	% of Citywide Population/Households
Seniors (65+)	512,427	12.80%
Seniors with Disabilities	184,743	4.70%
People with Disabilities (16-64)	185,963	4.70%
Large Families (5 or more persons) [#]	169,062	4.30%
Single Female-headed Households w/ Related Children ^{#*}	118,279	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

Examples: Household Formation

Change in Owner and Renter Households, by Age 2010-2018

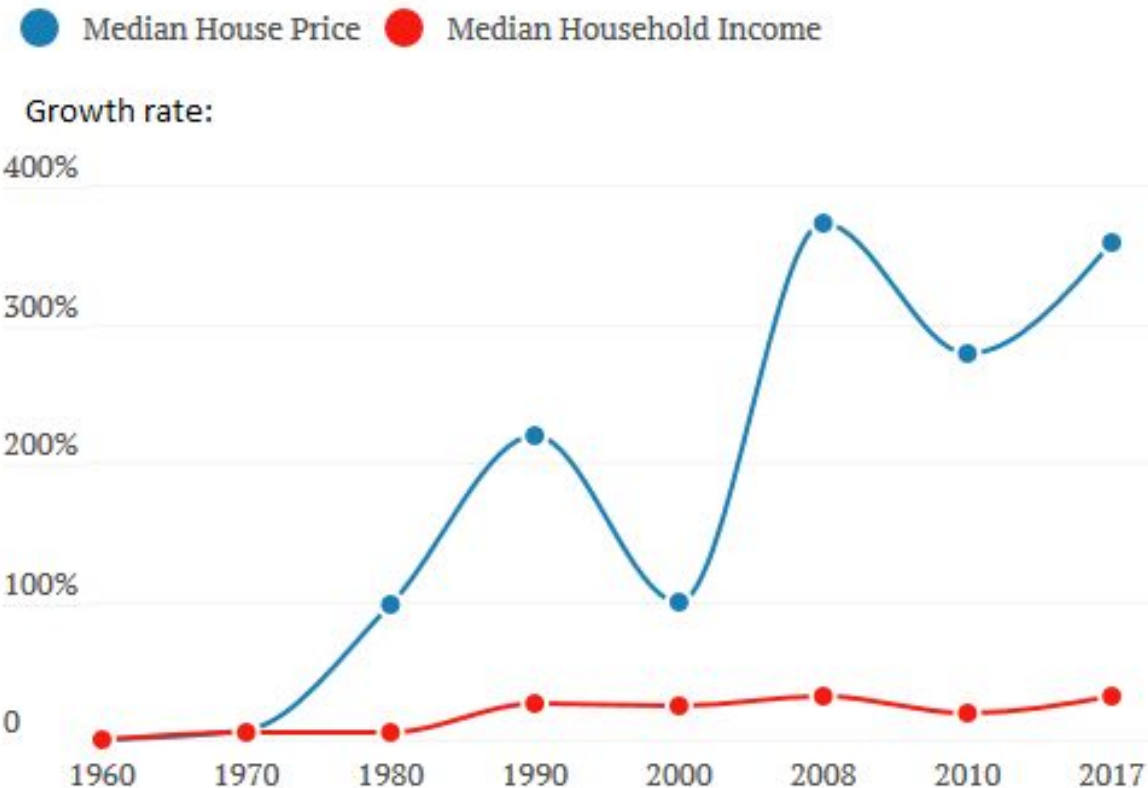


Source: ACS 1-year estimates, 2010 and 2018

Household Characteristics

Example: Trends in Household Income

Los Angeles:

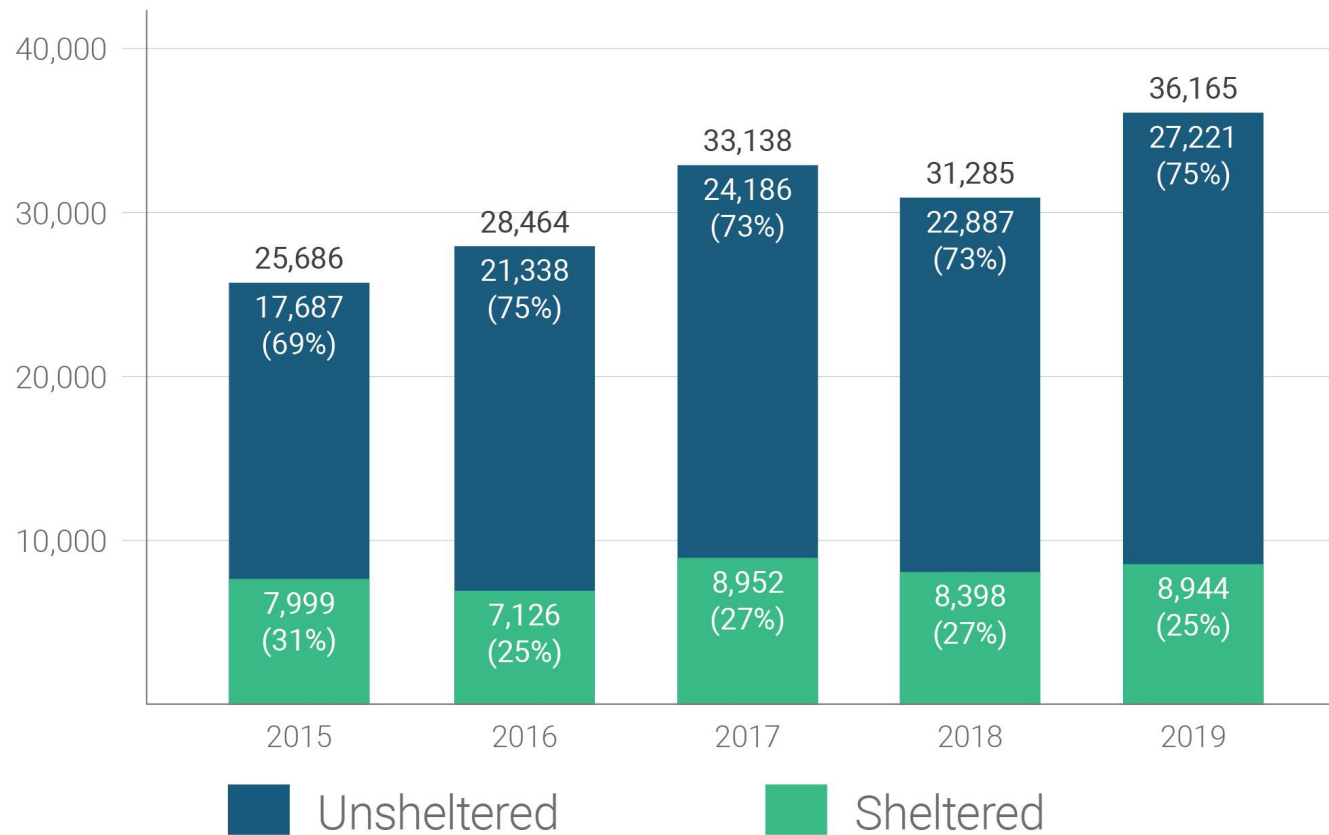


Source: Listwithclever.com. 1960-2000 are from IPUMS and 2008, 2010 and 2017 are from American Community Surveys.

Household Characteristics

Example: Persons Experiencing Homelessness

Rising Homelessness



Source: LAHSA, Point-in-Time Counts

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
- LGBTQ households
- Foster youth
- Persons experiencing homelessness

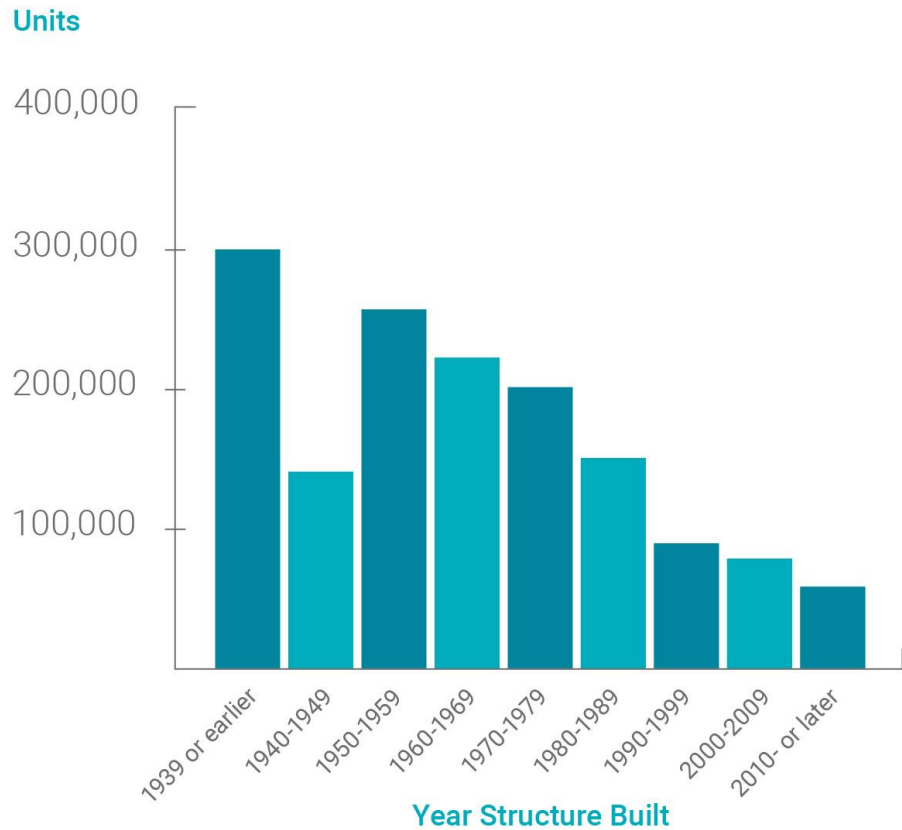
Housing Needs Assessment

Housing Stock Characteristics

Housing Stock Characteristics

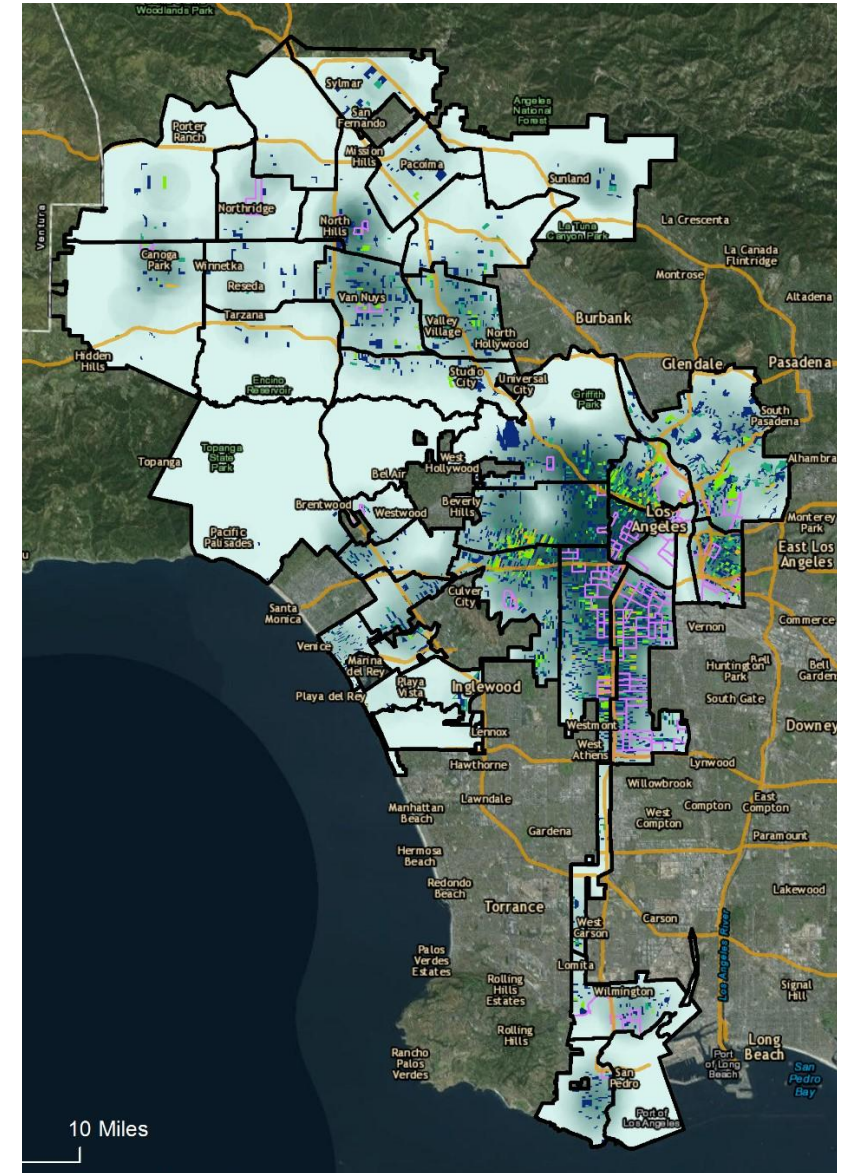
Examples: Age, and Condition

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

Examples: Historic Resources

Los Angeles has **1206** individually designated sites, known as **Historic Cultural Monuments**.

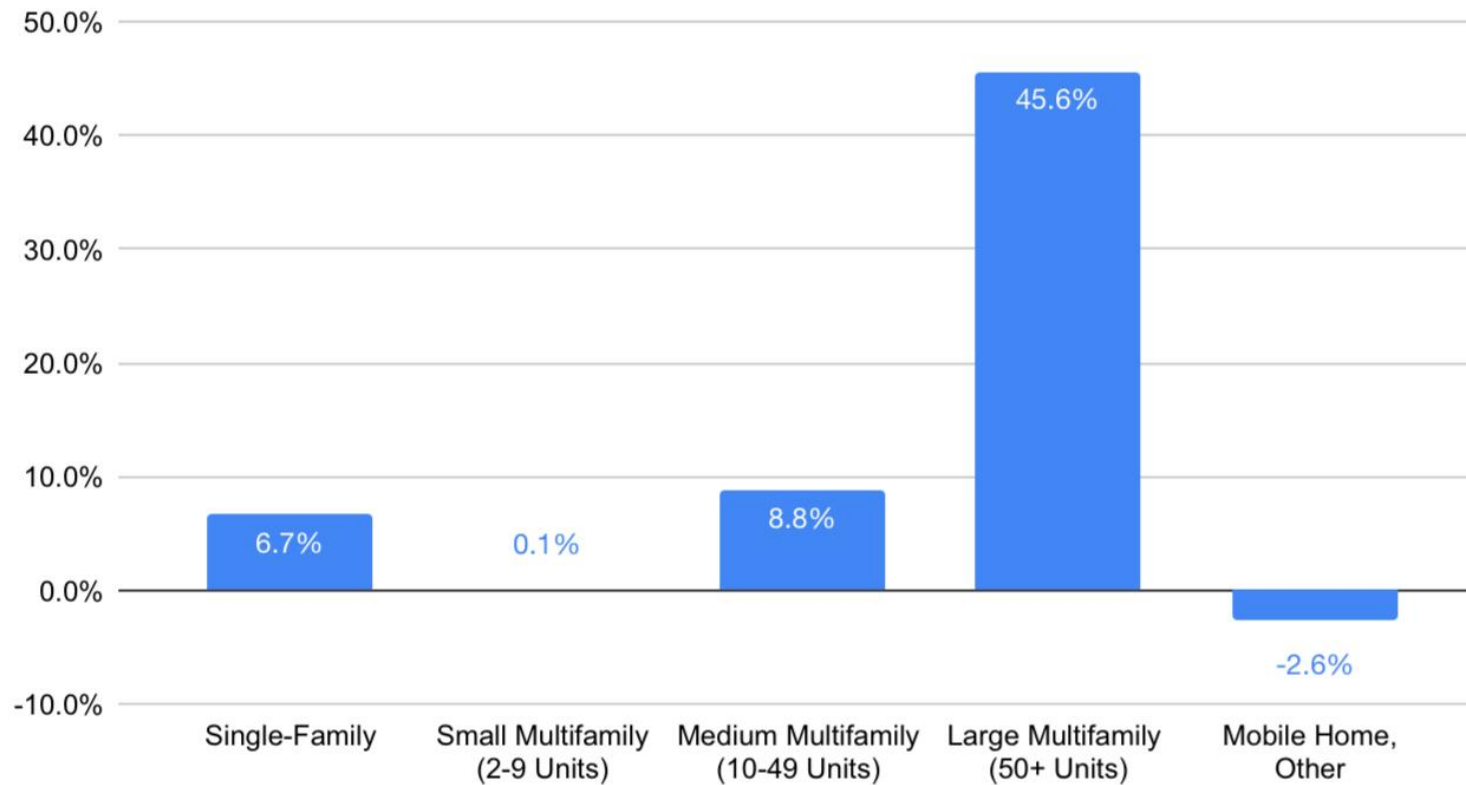
The City has **35** Historic Districts known as **Historic Preservation Overlay Zones (HPOZ)**. HPOZs represent 2.4% of all parcels in the City but are 5% of all units under rent control.



Housing Stock Characteristics

Example: Type and Size

Percent Change in Housing Units by Building Type, 2000* to 2018**



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

Housing Stock Characteristics


Example: New Housing Located Near Transit


Percentage of New Housing Permitted Near Transit, 2001-2018

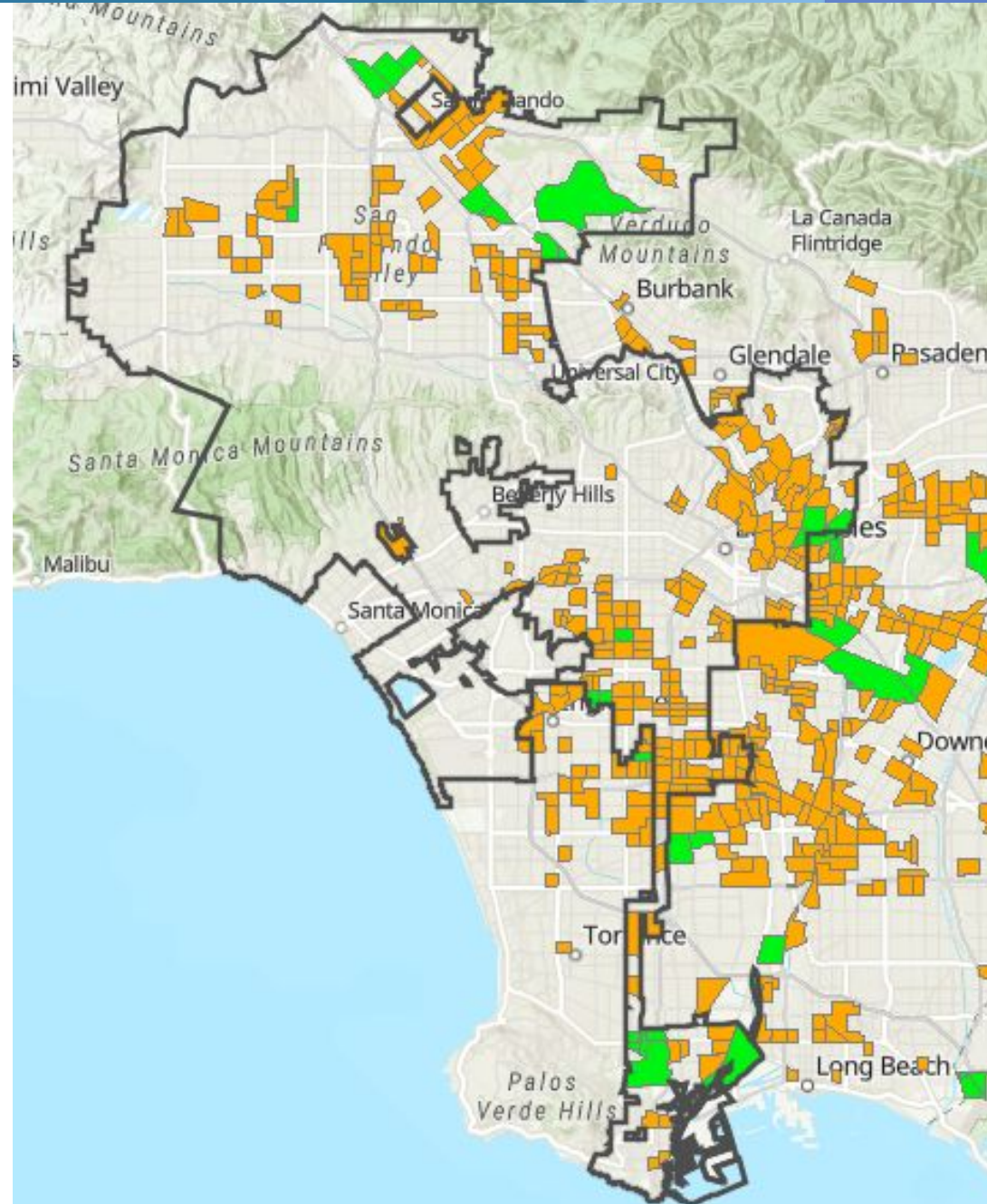


Population Density: *Food Access*

Low-income census tracts where a significant number or share of residents is more than $\frac{1}{2}$ or 1 mile from the nearest supermarket.

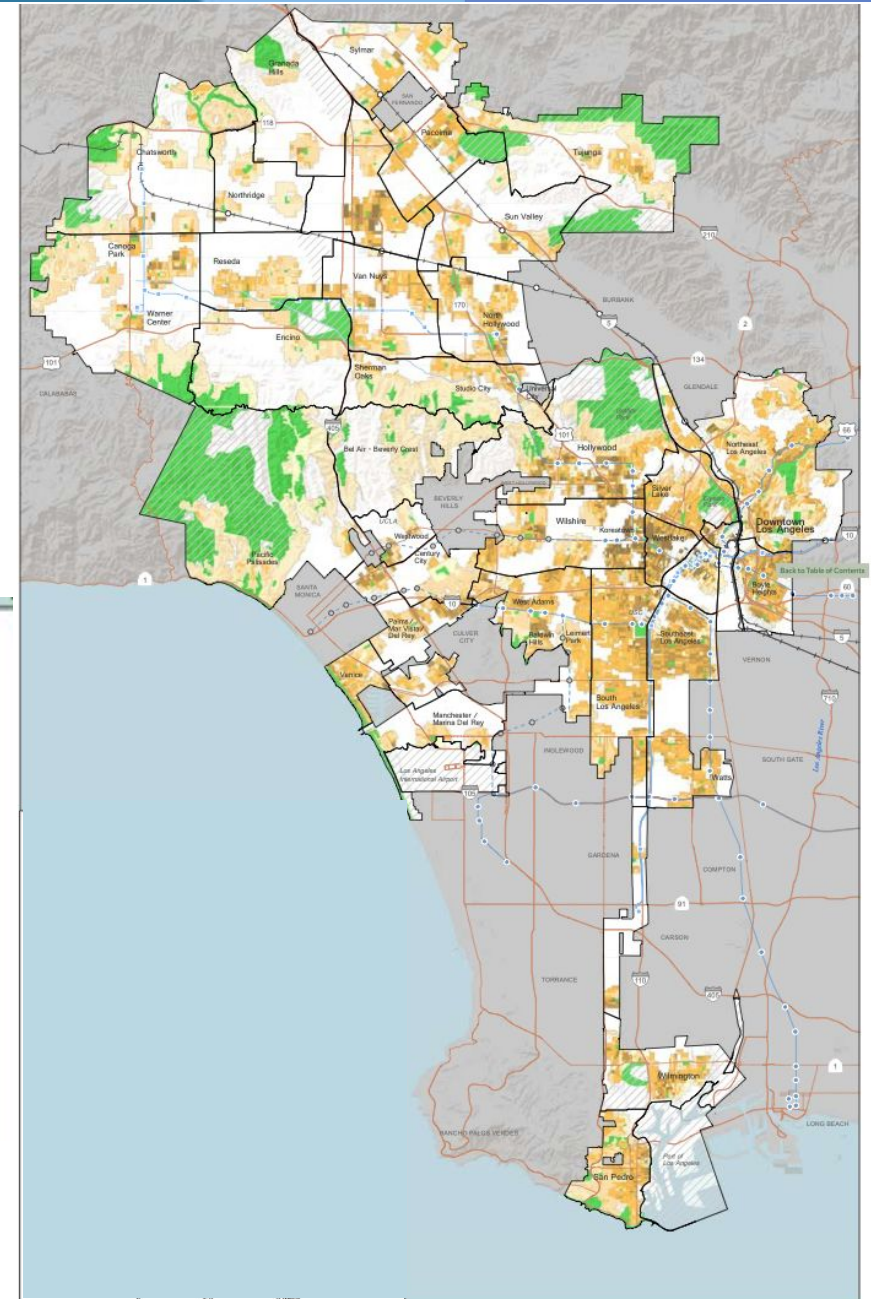
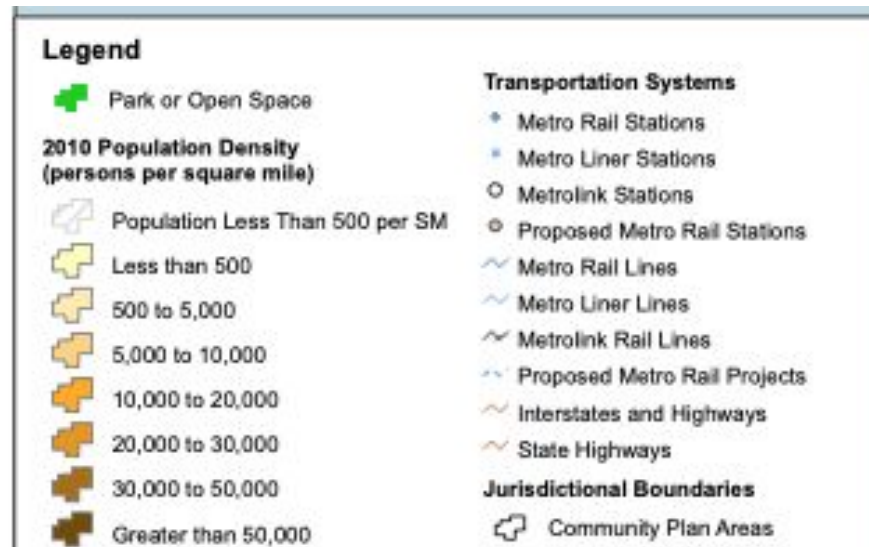
 $\frac{1}{2}$ mile from supermarket

 1 mile from supermarket



Park and Open Space Access

Population Density of Census Blocks within 1/2 Mile of a Park or Open Space (2010)





Housing Stock Characteristics

Examples of Other Data to Assess

Housing Growth, Type and Size

- Change in housing units by tenure
- Change in population and housing units
- Change in production by income
- Permitted units by structure type (SF / MF)
- Proposed units, approved units, permitted units, and built units
- Tenure by size of structure, unit size

Demolitions

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

Tenure

- Renter-occupied units
- **New* Racial data of homebuyers (HMDA)*
- **New* Shifts in ownership (including increases in corporate ownership)*

Age and Condition

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

Housing Needs Assessment

Housing Needs Indicators

Housing Needs Indicators

Examples: Rent Burden, Median Housing Costs v. Earnings

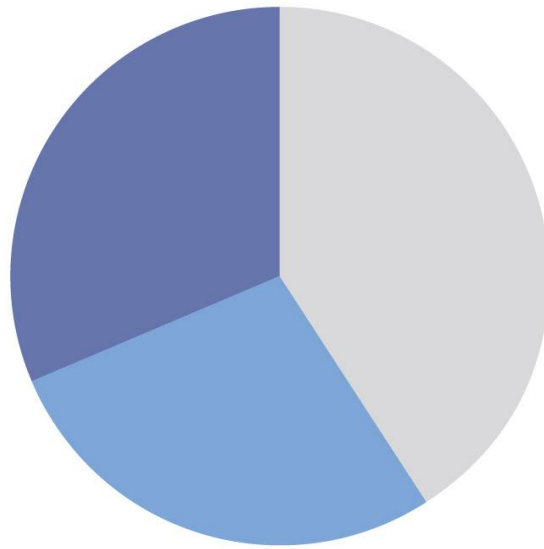
Almost 6 in 10 Renters in LA Struggle to Afford the Rent

58.9% Overall Rent Burdened

31.1% Severely Rent Burdened

27.8% Rent Burdened

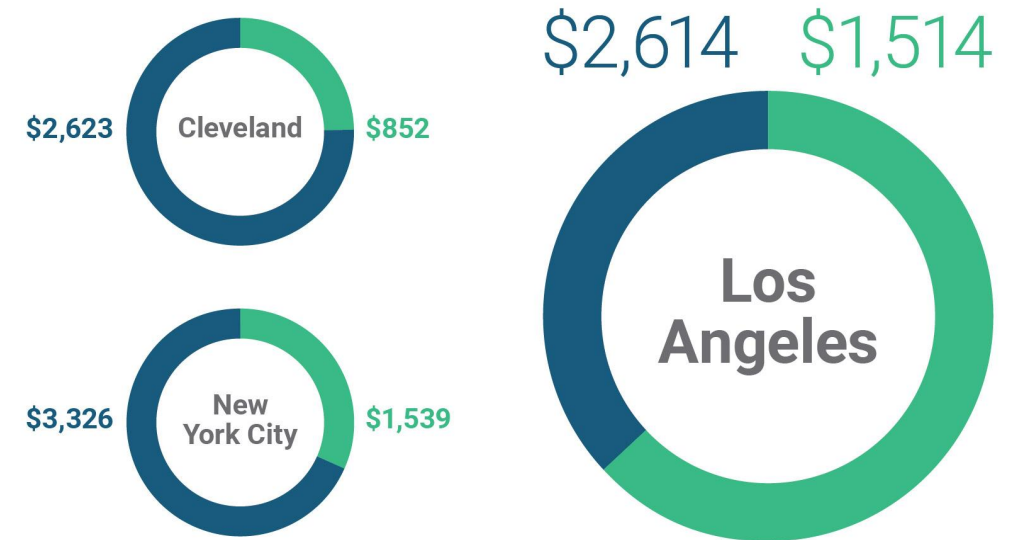
41.0% Not Rent Burdened



LA Has Low Earnings, But High Rents

LA earns like Cleveland, pays the rent like NYC

■ Median Earnings
■ Median Housing Costs

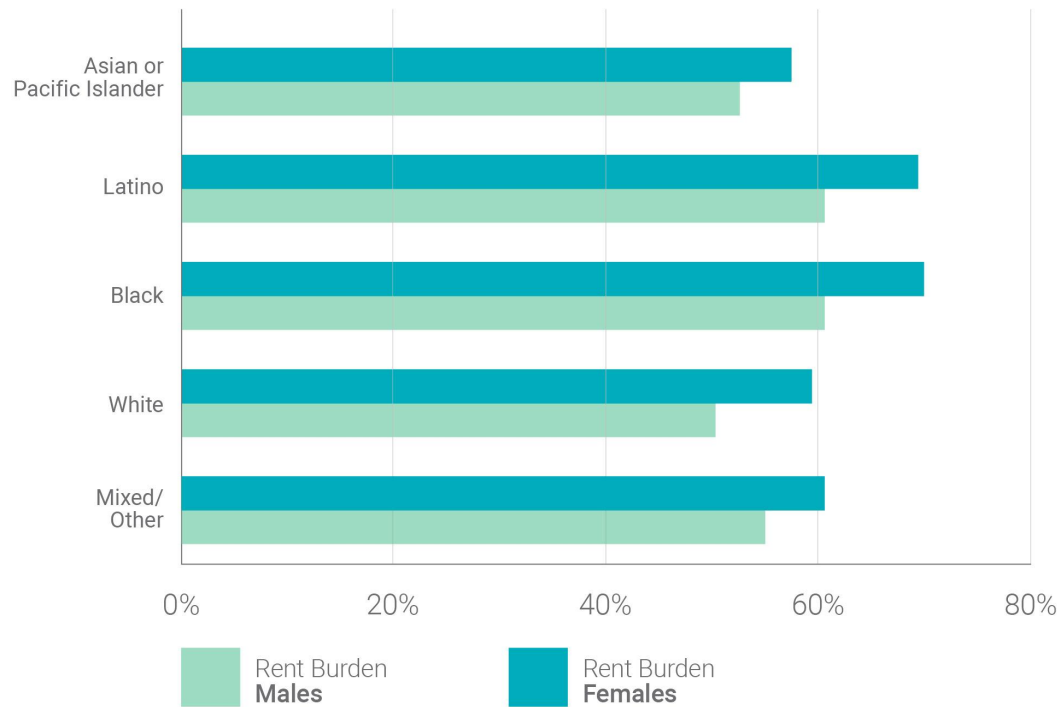


LA has a higher percentage of cost burdened households than any other major American city

Housing Needs Indicators

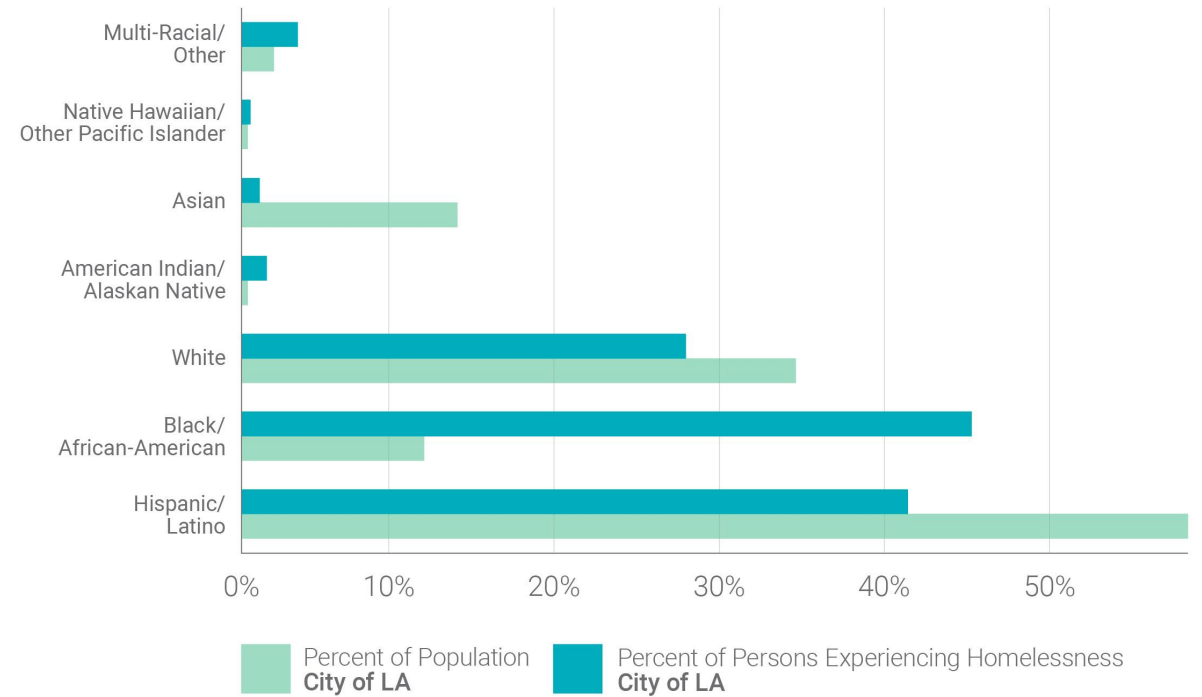
Example: Rent Burden & Rates of Homelessness (by Race/Ethnicity & Gender)

Rent Burden in LA by Race/Ethnicity and Gender



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

Homelessness in LA

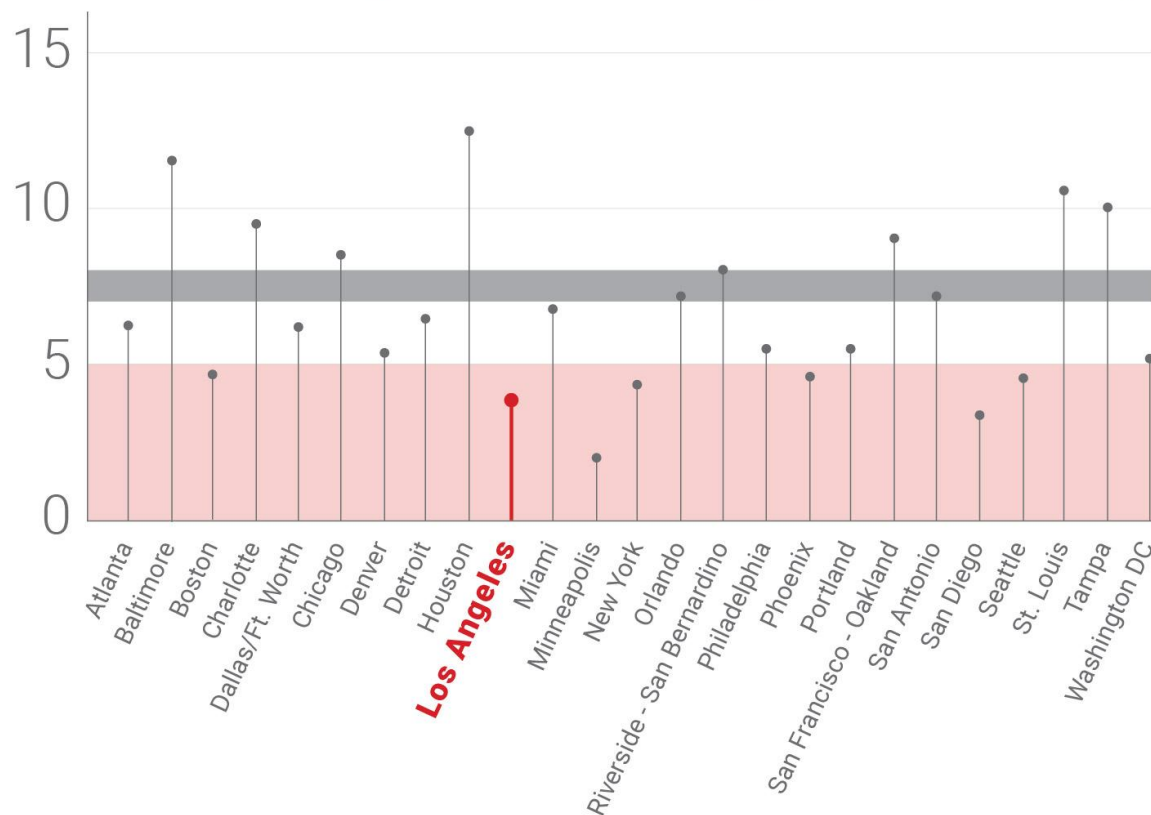


Data Source: National Equity Atlas/PolicyLink and the USC Program for Environmental and Regional Equity.

Housing Needs Indicators

Example: Vacancy

Rental Vacancy Rates in 25 Top Metro Areas (3rd Q 2019)



7-8%
Healthy

<5%
Unhealthy

The LA region has one of the lowest rental vacancy rates in the country at 3.9%, which means the market is overly competitive and prices will increase. This makes finding affordable and adequate housing even more difficult.

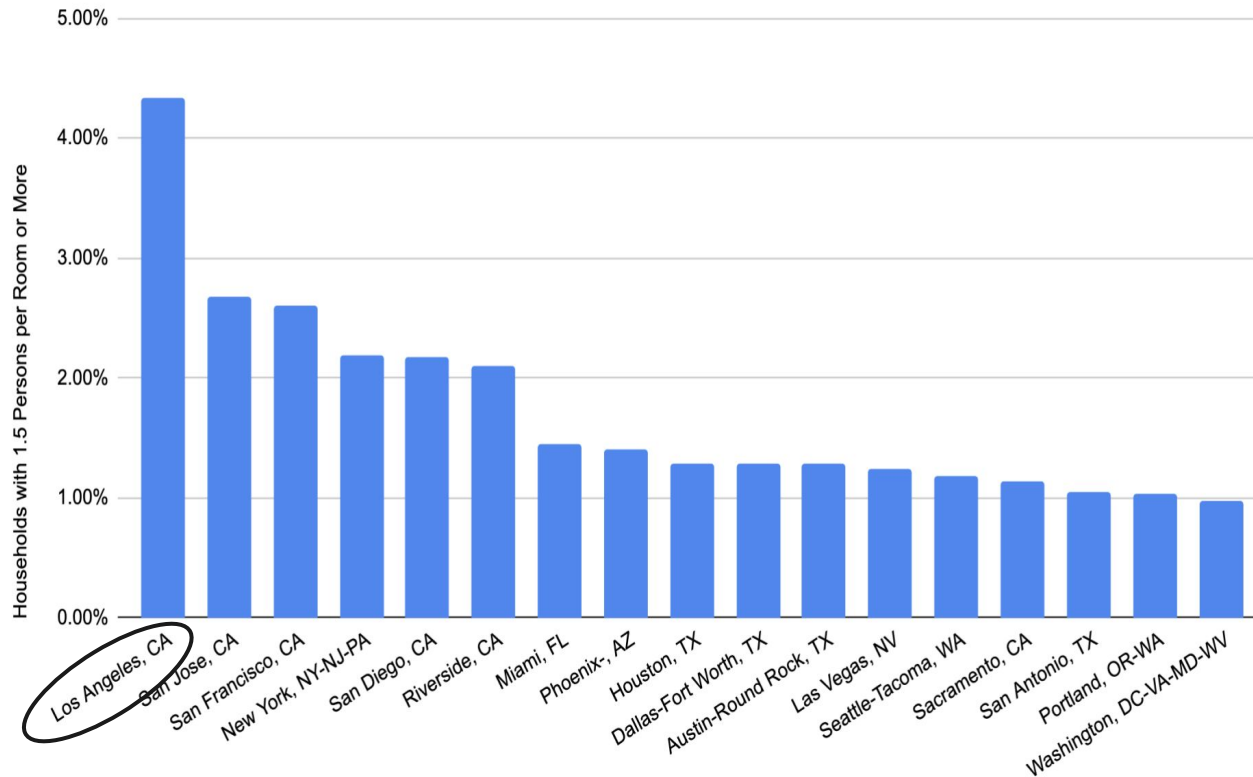
Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, October 29, 2019.

Housing Needs Indicators

Example: Overcrowding

Most Severely Overcrowded: MSAs

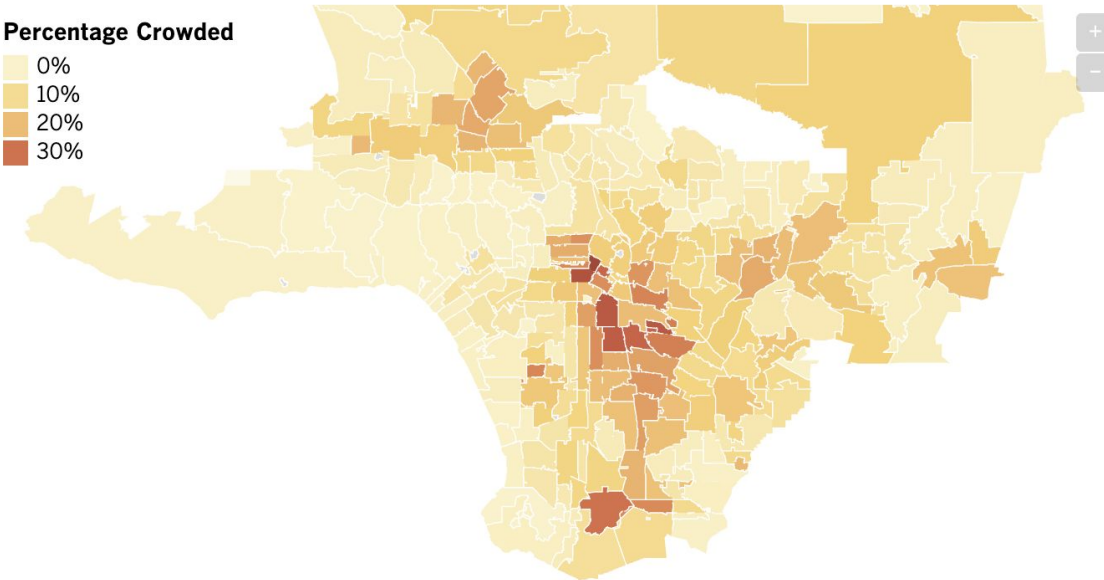
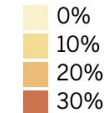
Metropolitan Areas Over 500,000 (2018)



Overcrowded housing across L.A. County

Lower-income ZIP Codes in South and Central Los Angeles are among the most crowded in the nation. Crowding is defined as more than one person per room in a housing unit.

Percentage Crowded



NOTE: Based on ZIP Code tabulation areas.
U.S. Census Bureau

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

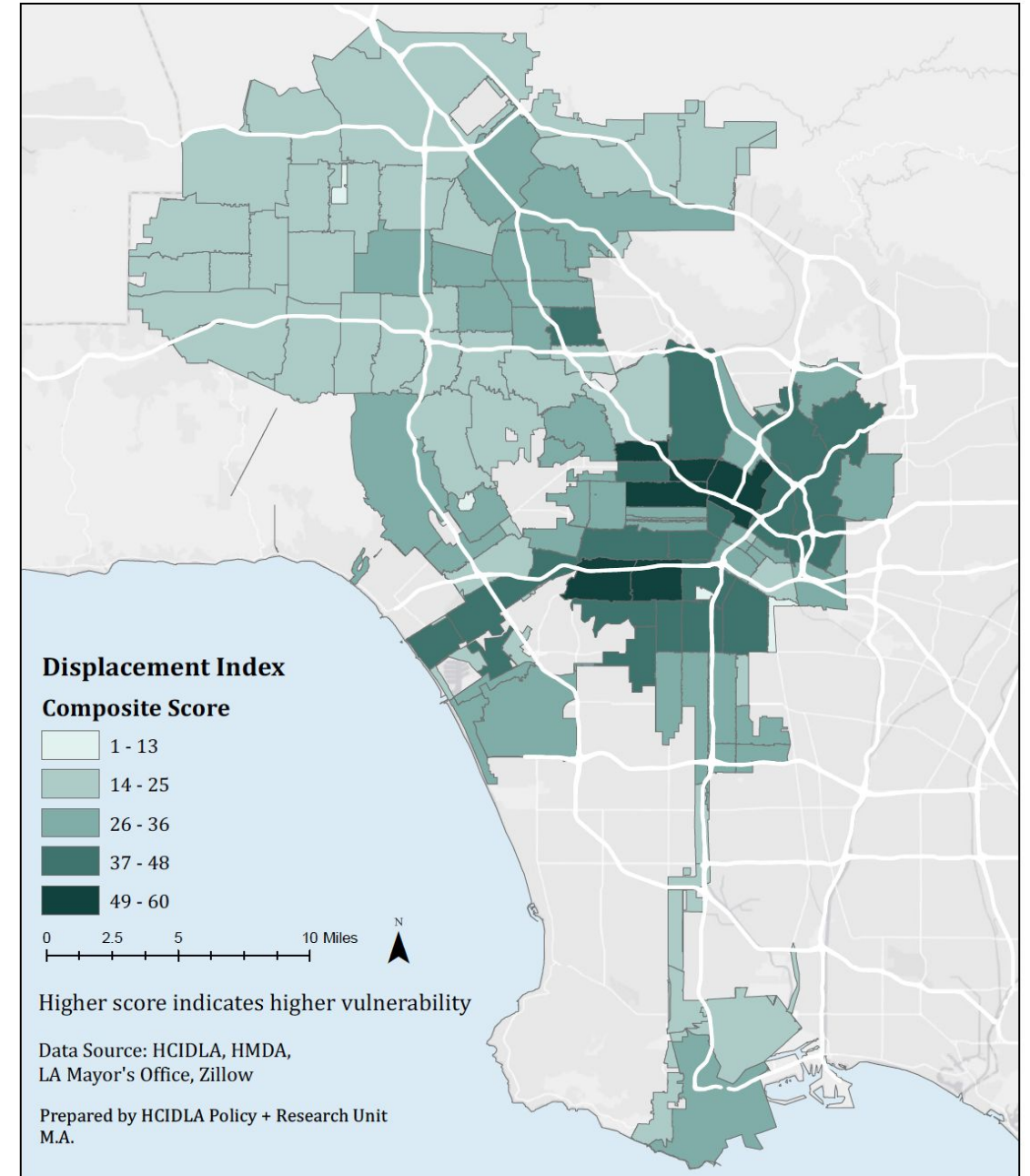
- Percent Change in Rents
- Percent Change in Home Values

Demographic Change

- Percent change in White homebuyers
- Neighborhood Index Change Score

Other Indicators

- Proximity to current and future rail

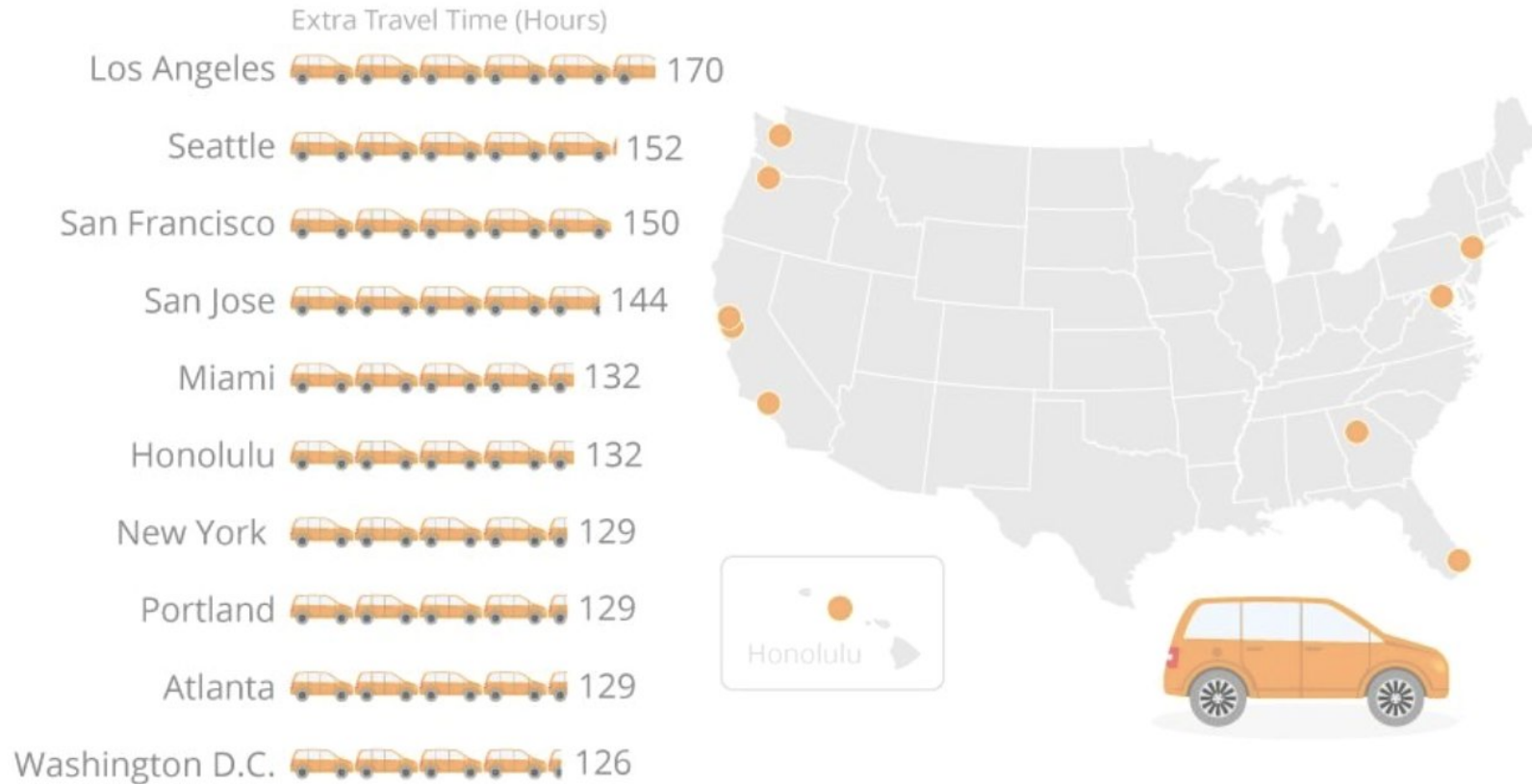


Housing Needs Indicators

Example: Commute Times

LA Commuters Spend The Most Time Stuck In Traffic

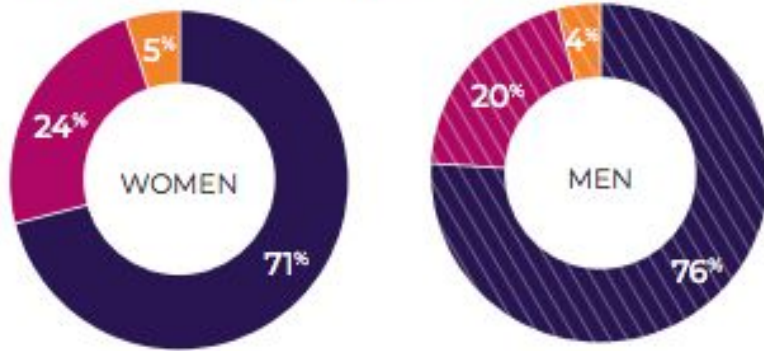
Hours of extra travel time due to traffic congestion in U.S. cities in 2016



Housing Needs Indicators

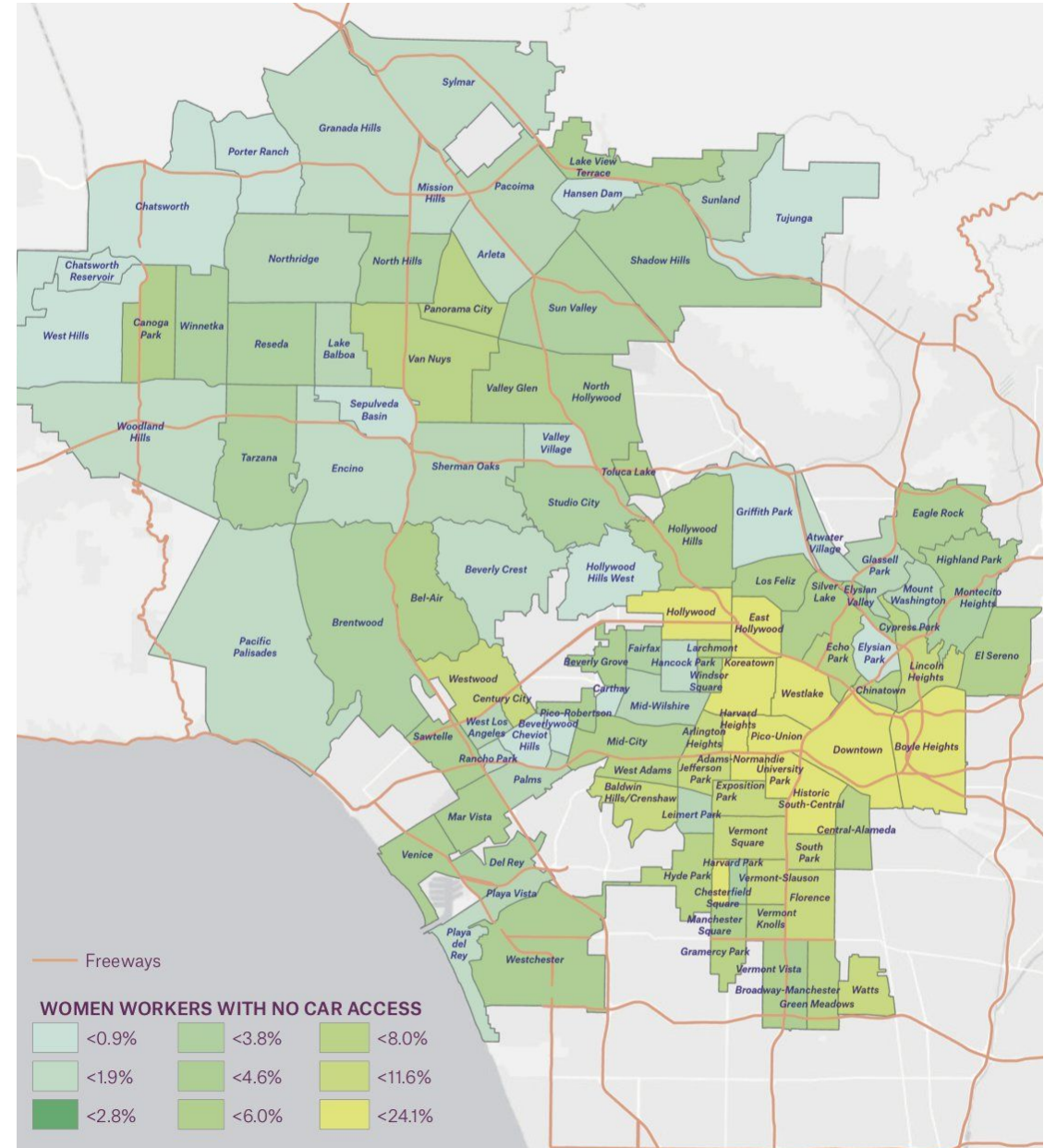
Example: Transportation Method

LA Region Number of Vehicles per Household



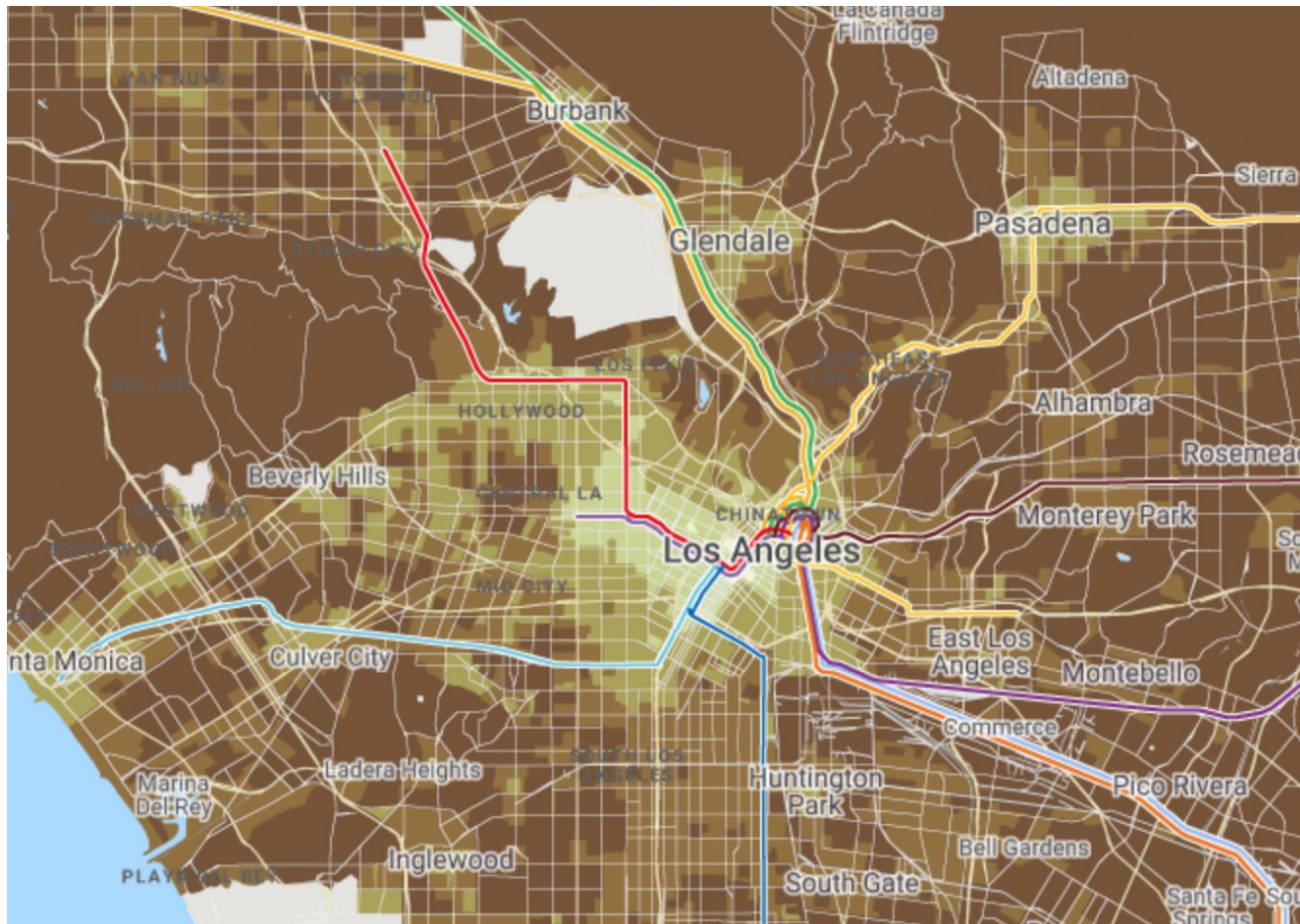
- 2 OR MORE VEHICLES
- 1 VEHICLE
- 0 VEHICLES

Source: National Household Travel Survey (2017)



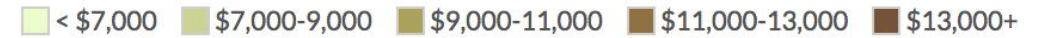
Housing Needs Indicators

Example: Transportation costs



Source: Center for Neighborhood Technology (CNT)

Annual Transportation Cost



LA CITY

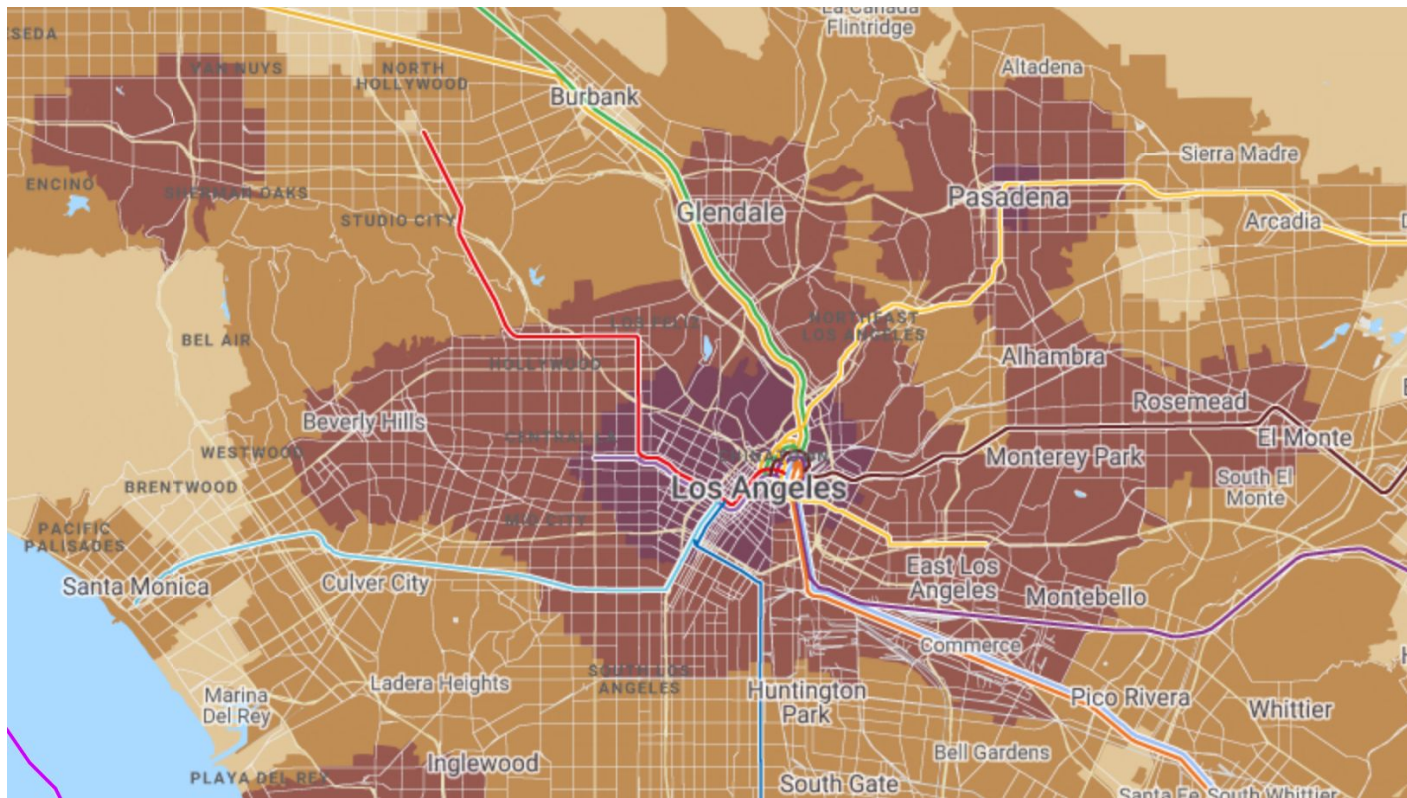
	Households	% of Households
■ < \$7,000	12,357	0.9%
■ \$7,000 - 9,000	108,042	8.1%
■ \$9,000 - 11,000	253,882	18.9%
■ \$11,000 - 13,000	459,629	34.3%
■ \$13,000 +	507,153	37.8%
Total	1,341,063	100%

LA COUNTY

	Households	% of Households
■ < \$7,000	12,357	0.4%
■ \$7,000 - 9,000	121,142	3.7%
■ \$9,000 - 11,000	418,883	12.8%
■ \$11,000 - 13,000	937,681	28.7%
■ \$13,000 +	1,773,006	54.3%
Total	3,263,069	100%

Housing Needs Indicators

Example: Jobs Accessibility



Job Access Score (0-10)



LA CITY

	Households	% of Households
< 2	23,804	1.8%
2 - 4	227,995	17%
4 - 6	536,218	40%
6 - 8	393,111	29.3%
8 +	159,935	11.9%
Total	1,341,063	100%

Source: Center for Neighborhood Technology (CNT)



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

- Costs
- 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

10:50 - 11:00 pm

Next Meeting: May 28, 2020 | 10:00 - 11:30 a.m.

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

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

**Analysis of Opportunities
for Energy Conservation
with Respect to Residential
Development
(Chapter 4)**

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).

Review: Opportunities for Energy Conservation (Chapter 4)

Review Opportunities for Energy Conservation in Chapter 4 of the current HE.

Thank you!

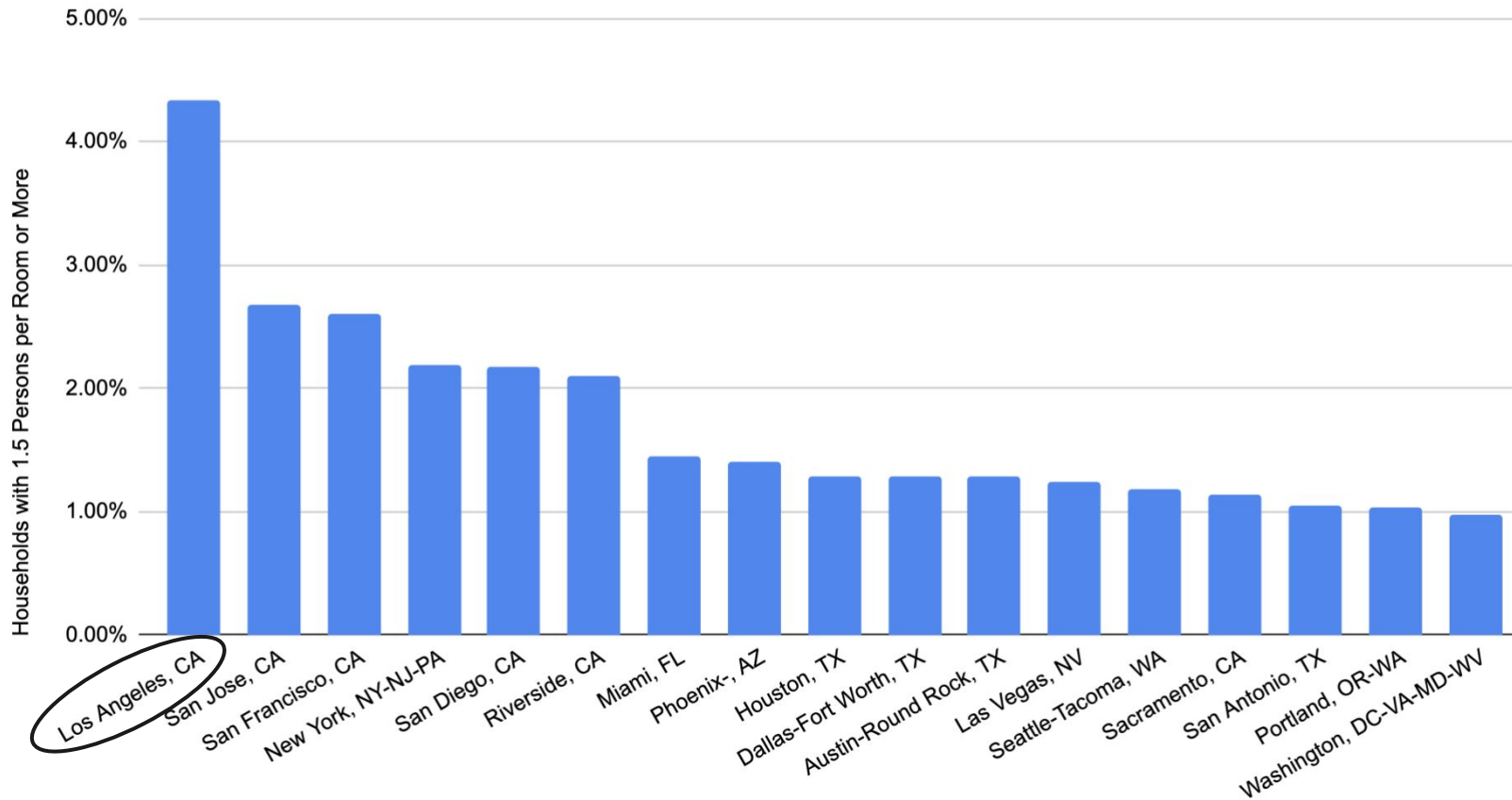
HousingElement@lacity.org

Housing Needs Indicators

Example: Overcrowding

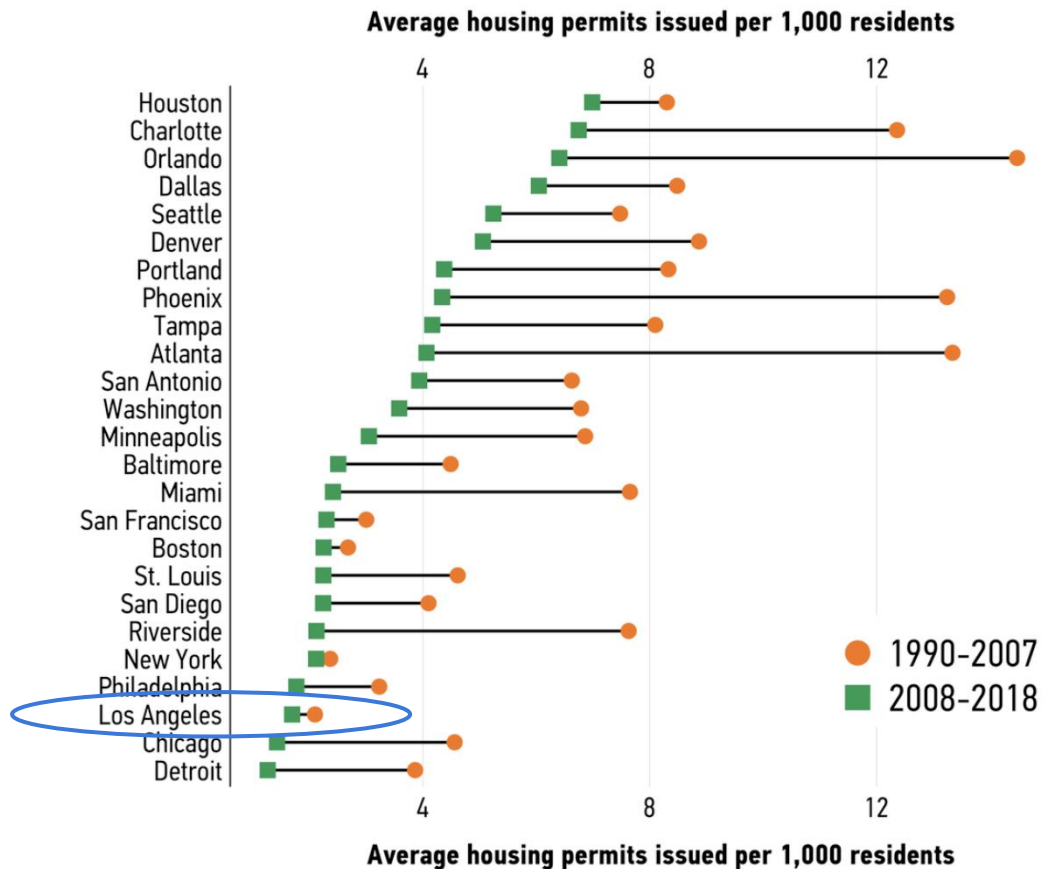
Most Severely Overcrowded: MSAs

Metropolitan Areas Over 500,000 (2018)

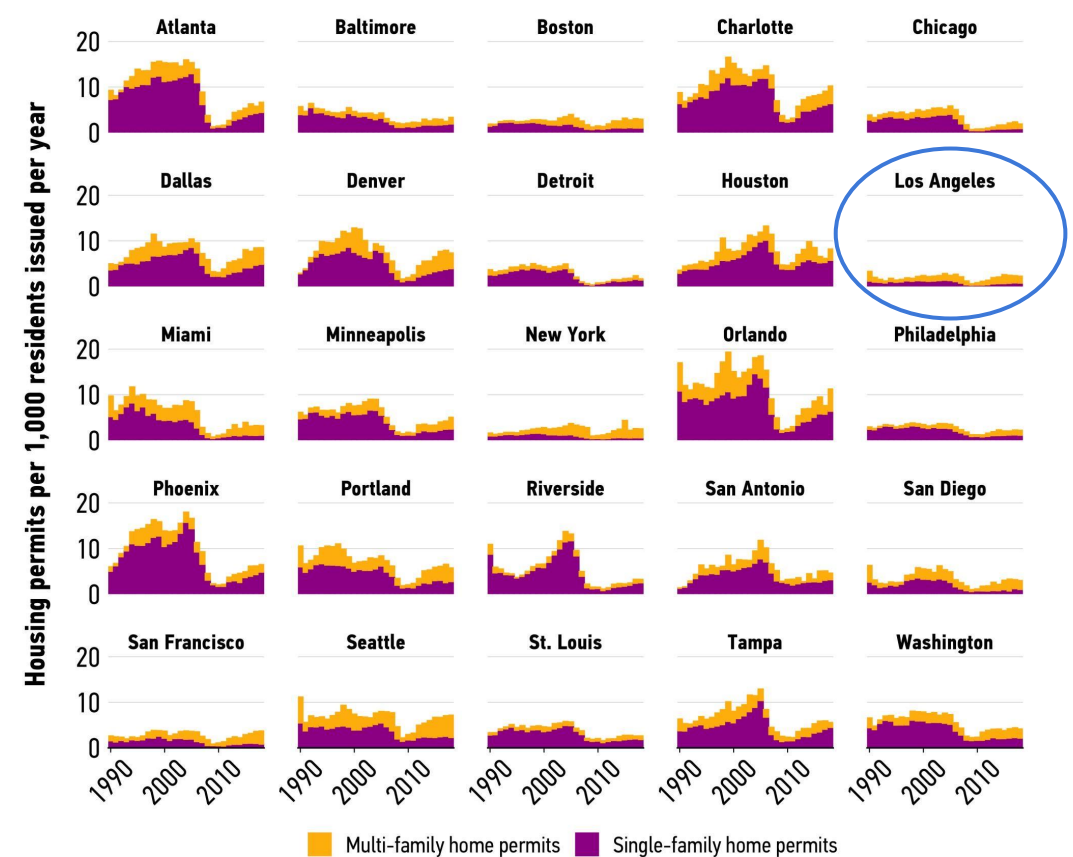


US Comparison: LA Metro Area Lags in Production

Every major U.S. metro is building less housing

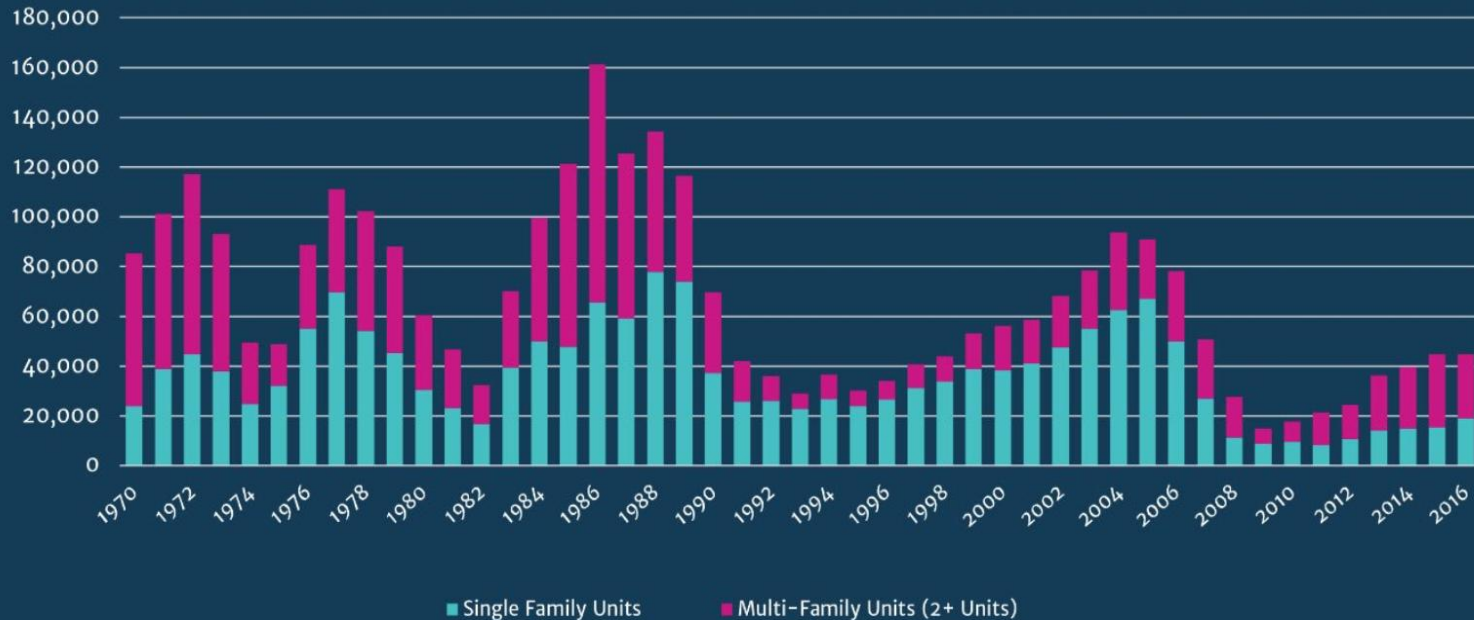


Housing permits per capita issued, 1990-2018

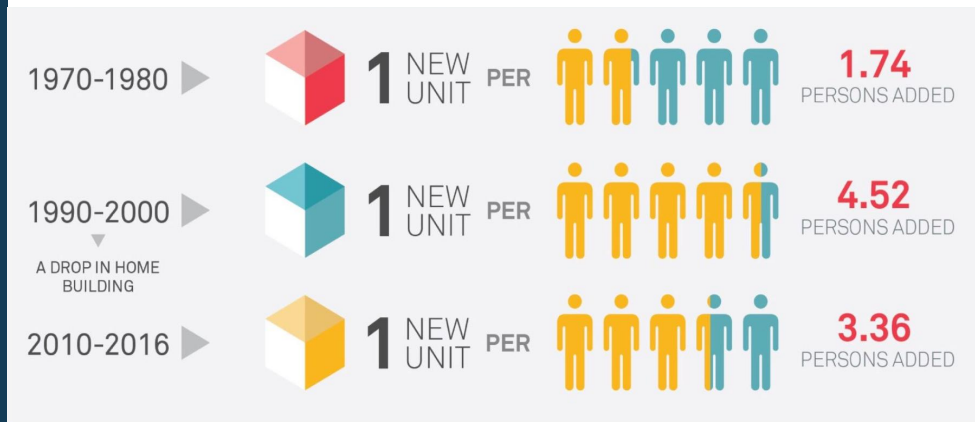


The Southern California (SCAG) Region has Millions more People but Building Far Fewer Units

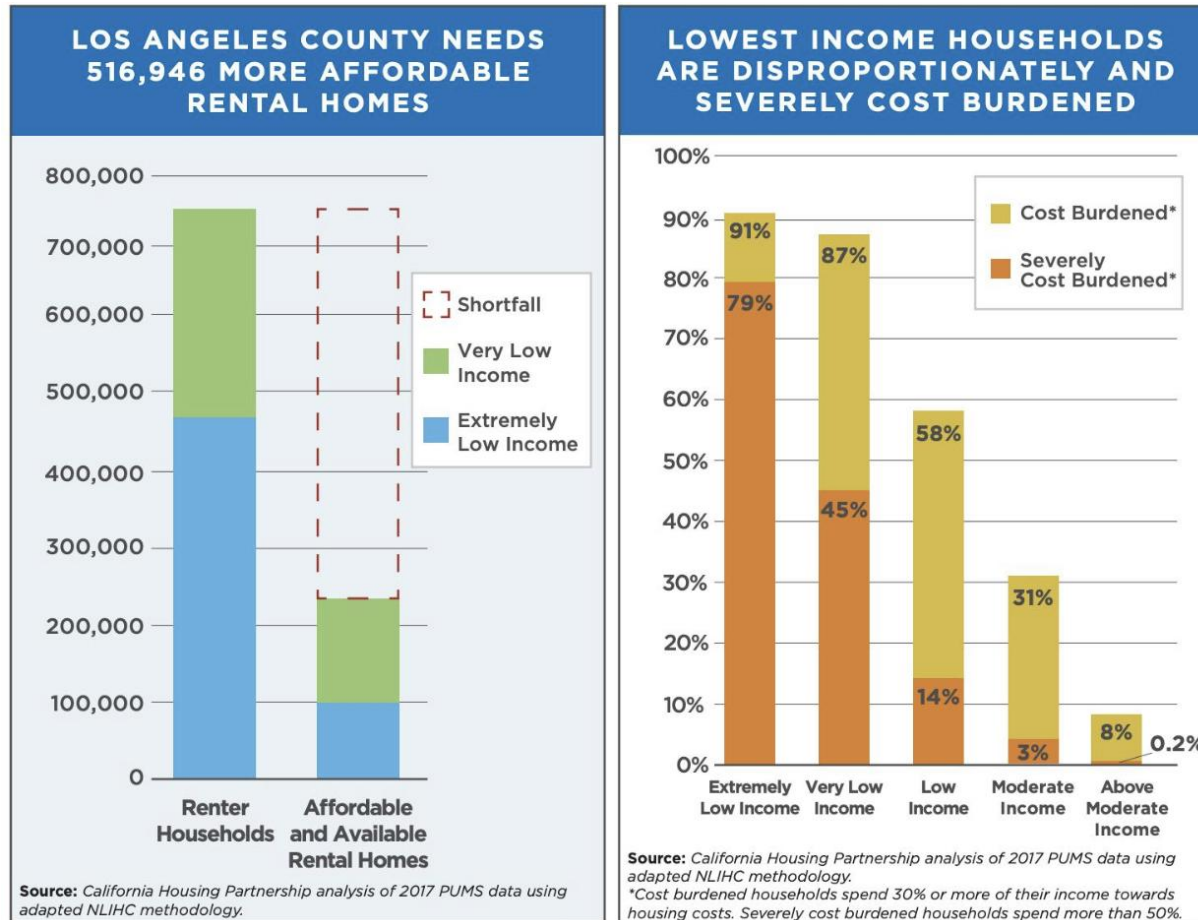
Building Permits, SCAG Region 1970-2016



The Number of Homes per Person Added has Dropped Significantly Since the 1970s



Housing Need Greatest at Lower Income Levels



2019 Production Pipeline Summary

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	864
	Non-Deed Restricted	0
Low	Deed Restricted	391
	Non-Deed Restricted	0
Moderate	Deed Restricted	72
	Non-Deed Restricted	0
Above Moderate		19002
Total Units		20329

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

	2018	2019
Proposed	50,279	48,895
Entitled	20,515	27,352
Permits	20,831	20,329
Occupancy	13,895	11,725

LA Livability Goals

1. Develop inviting + accessible transit areas
2. Reinforce walkability, bikeability & wellbeing
3. Nurture neighborhood character
4. Bridge the past and future
5. Produce great green streets
6. Generate public open space
7. Stimulate public open space
8. Stimulate sustainability + opportunity for all
9. Emphasize early implementation, simple process + maintainable long-term solutions
10. Ensure connections



Housing Element 2021-2029

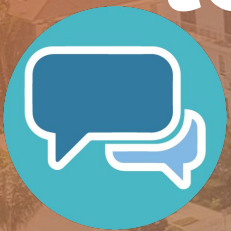
Livability, Sustainability & Resiliency Subcommittee

Spring 2020, Meeting 1

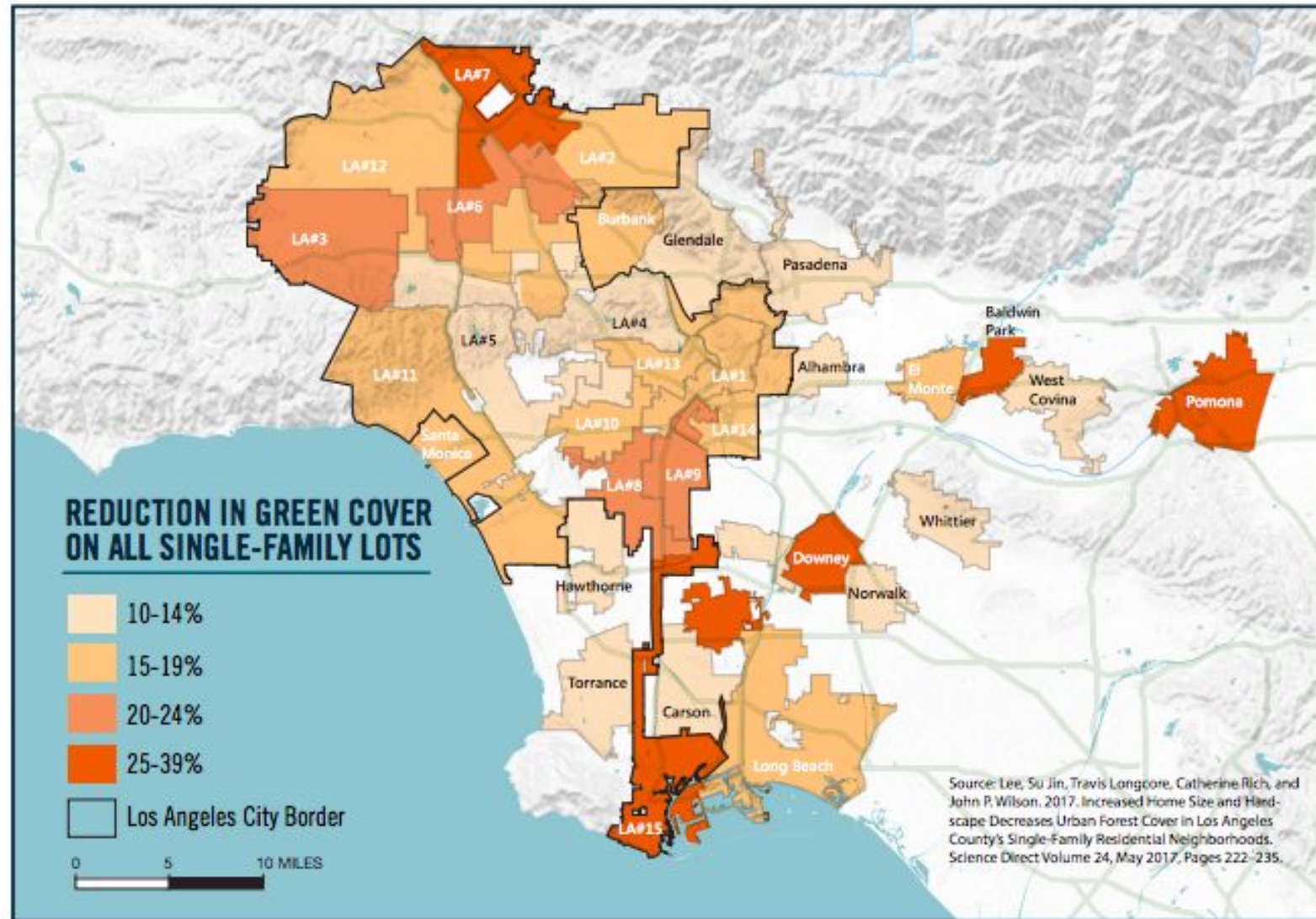
April 23, 2020 | 10:00 - 12:00 p.m.

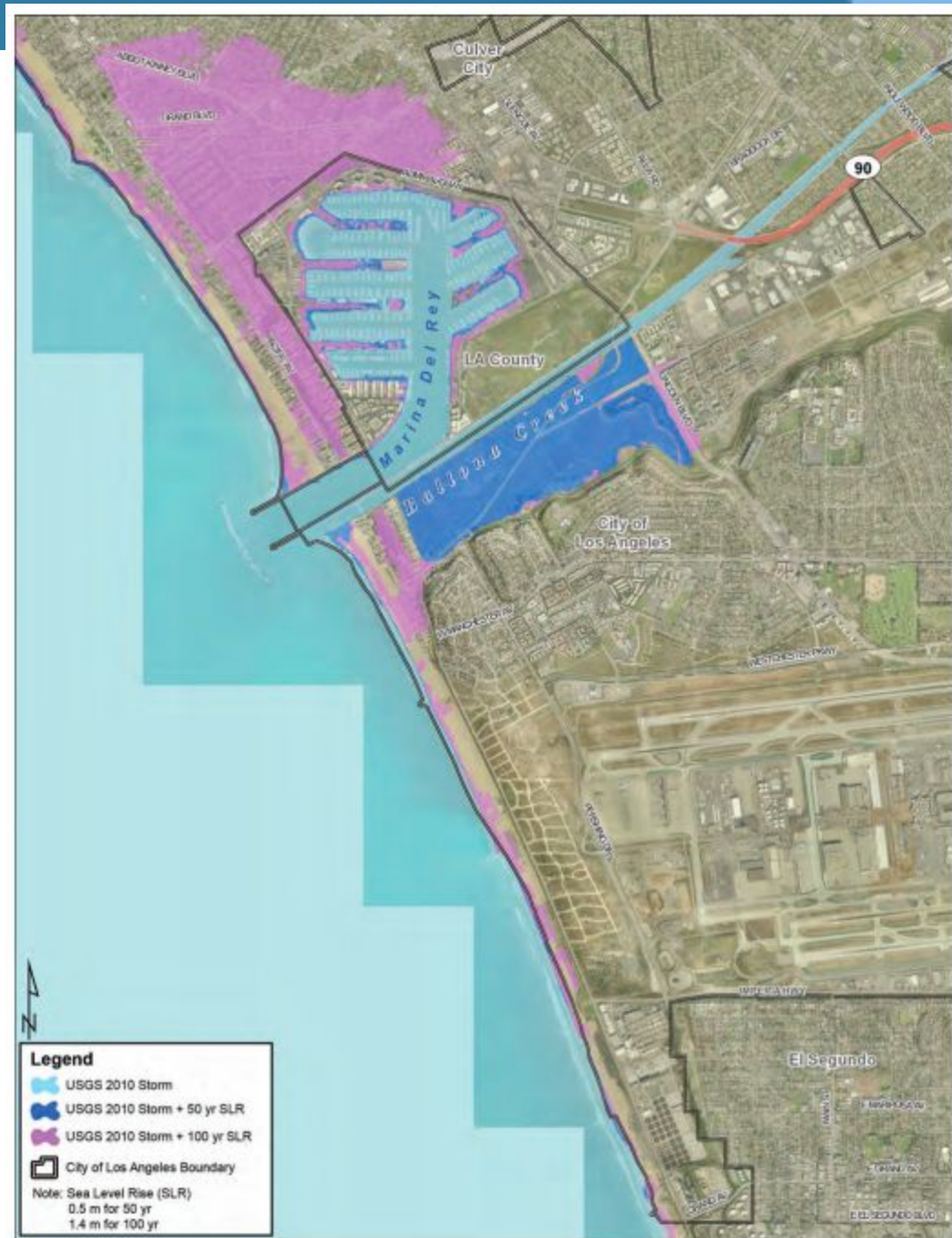
LOS ANGELES
CITY PLANNING

Is a strong vision for livability, sustainability and resiliency reflected in our existing Goal and Objectives? What goals and objectives may need an update or to be added?



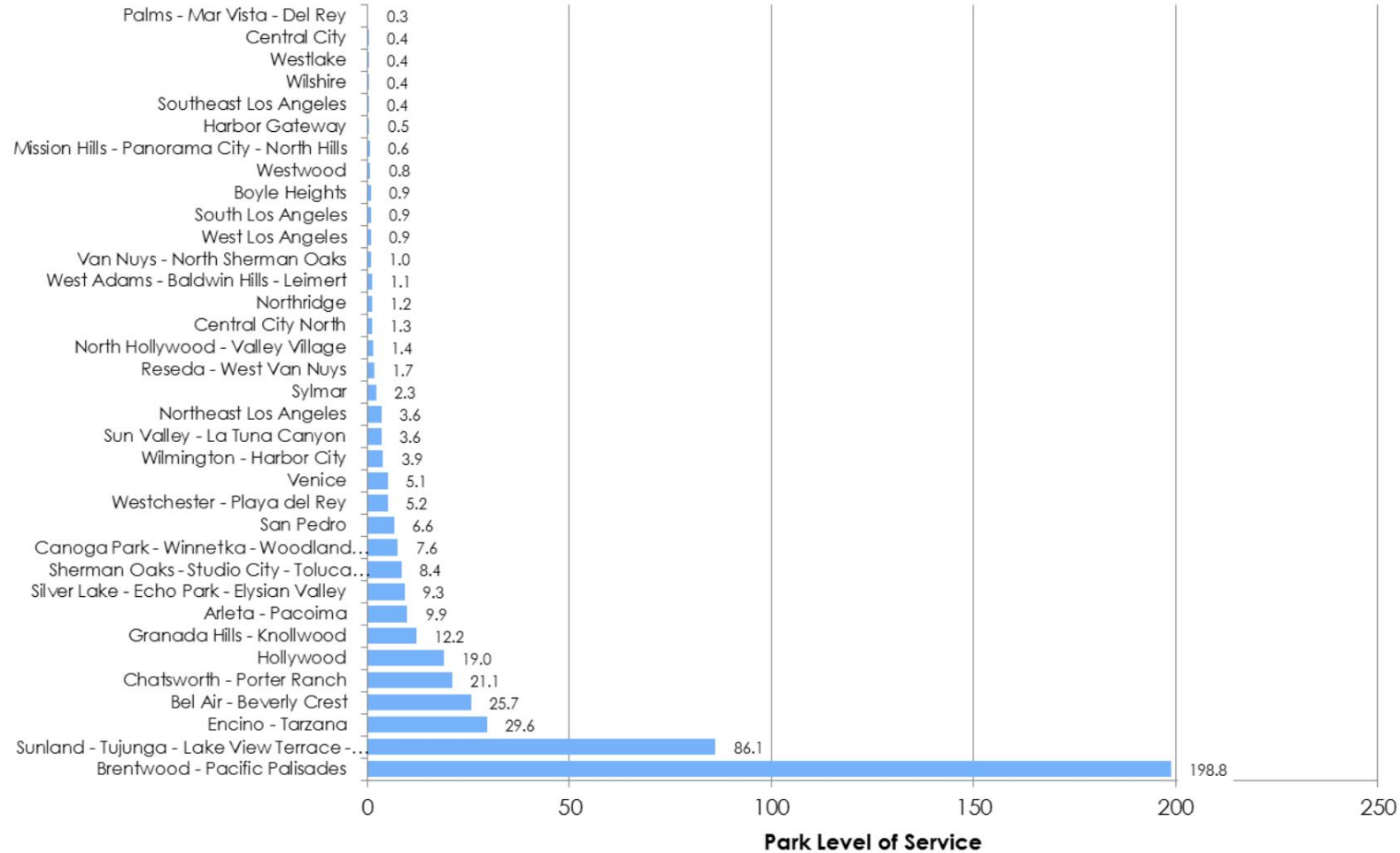
Raise your hand or type
in to “Questions”





Housing Needs Indicators

Example: Access to Open Space



**Park Acreage
per 1,000
People, by
Community
Plan Area**

Source: Raimi + Associates. (2012). Park Level of Service Analysis for the City of Los Angeles.