



# Housing Element Update 2021-2029

TASK FORCE KICK-OFF MEETING  
January 22, 2020

LOS ANGELES  
CITY PLANNING

Matthew Glesne  
City Planner, LACP

Claudia Monterrosa  
Director, Public Policy + Research, HCIDLA



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# What is the Housing Element?



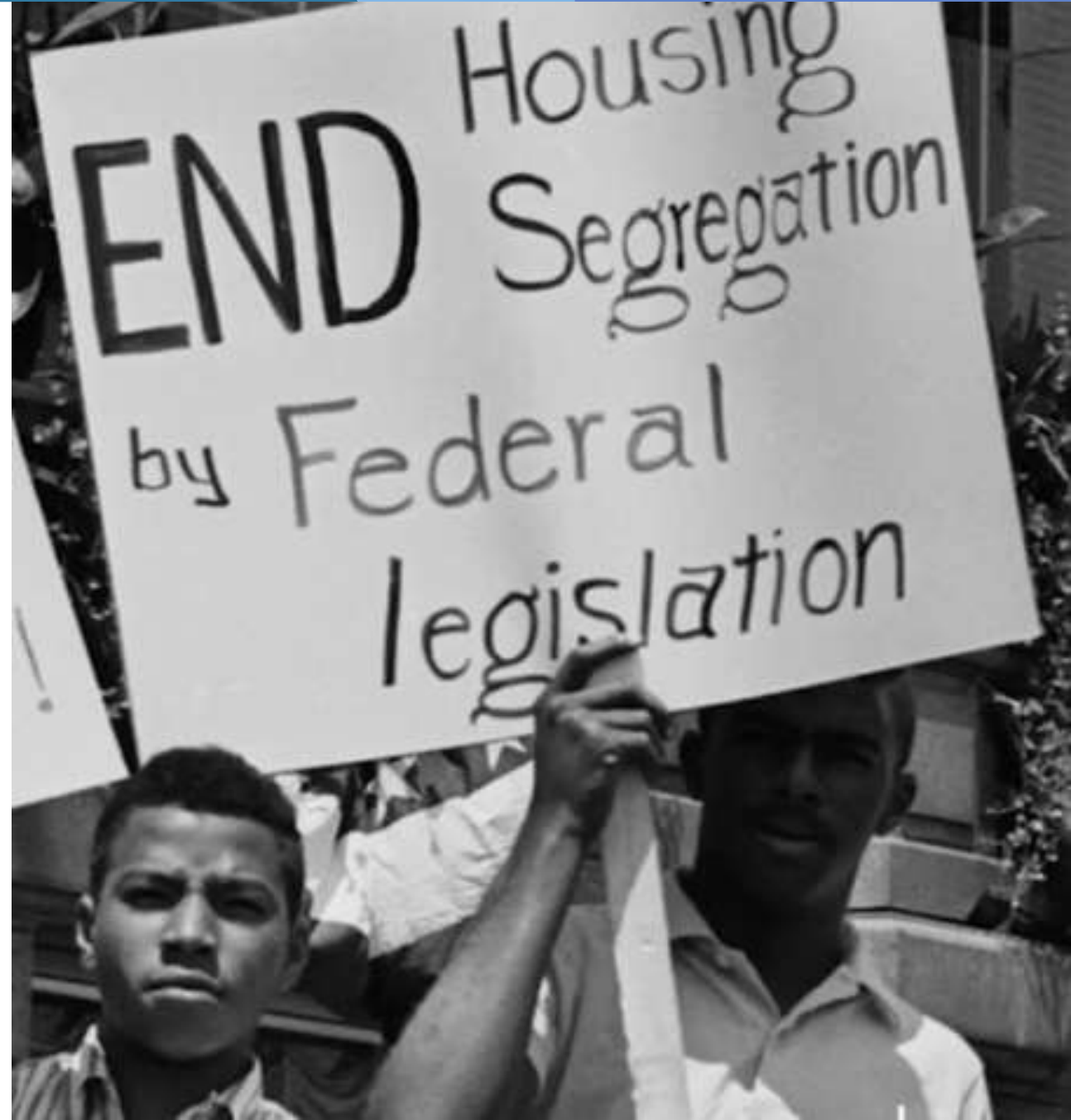
# State Housing Element Law

Established in 1969 as mandatory part of General Plan

Meant to require jurisdictions to do their “fair share” around planning for adequate affordable housing (RHNA)

Recognizes that housing is critical need and government and private sector must work together to address it

Has been strengthened in recent years







## Housing Element 2013-2021

Adopted Date: December 3, 2013  
CPC-2013-1318-GPA



# What is a Housing Element?

*A statement of the City's goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing*

- State Requirements
  - Update every 8 years
  - Demonstrate compliance with state housing law
- City Impacts
  - Sets housing policy and program direction
  - Used when reviewing projects and policies
- Interdepartmental Effort
  - Involvement of all departments
  - Update led by LACP, HCIDLA + Task Force

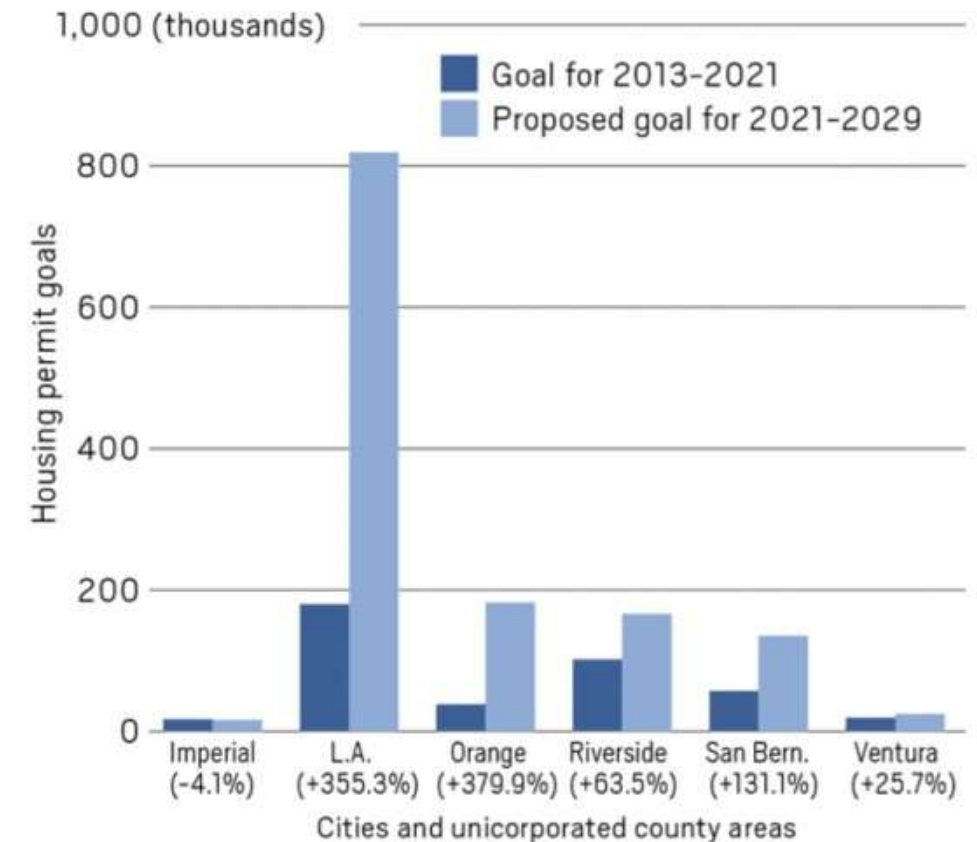
# Regional Housing Needs Assessment (RHNA)

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 = 460,000 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



Source: Southern California Association of Governments

SCNG



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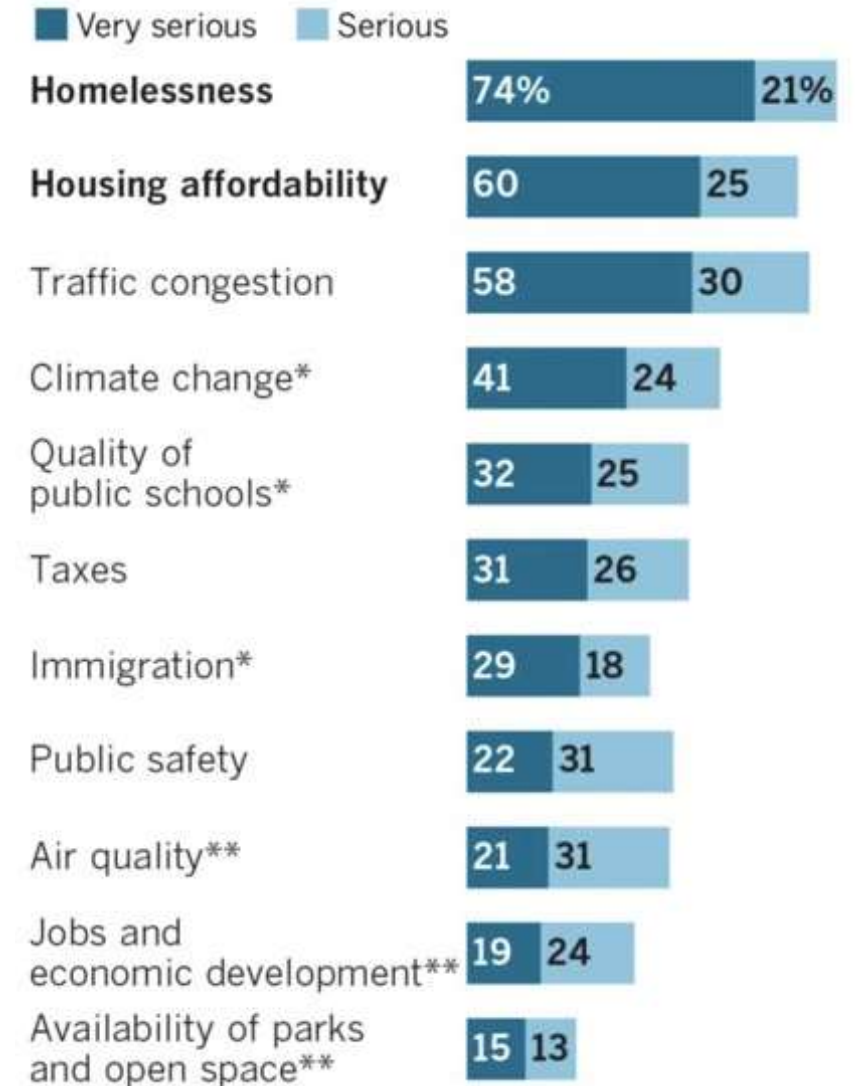
# The Housing Crisis

An aerial photograph of a densely populated urban area, likely Los Angeles, showing a mix of multi-story apartment buildings and smaller houses. The city is nestled in a valley with rolling hills and mountains visible in the background under a clear sky. The image is overlaid with a semi-transparent orange-to-blue gradient.

# Housing affordability crisis

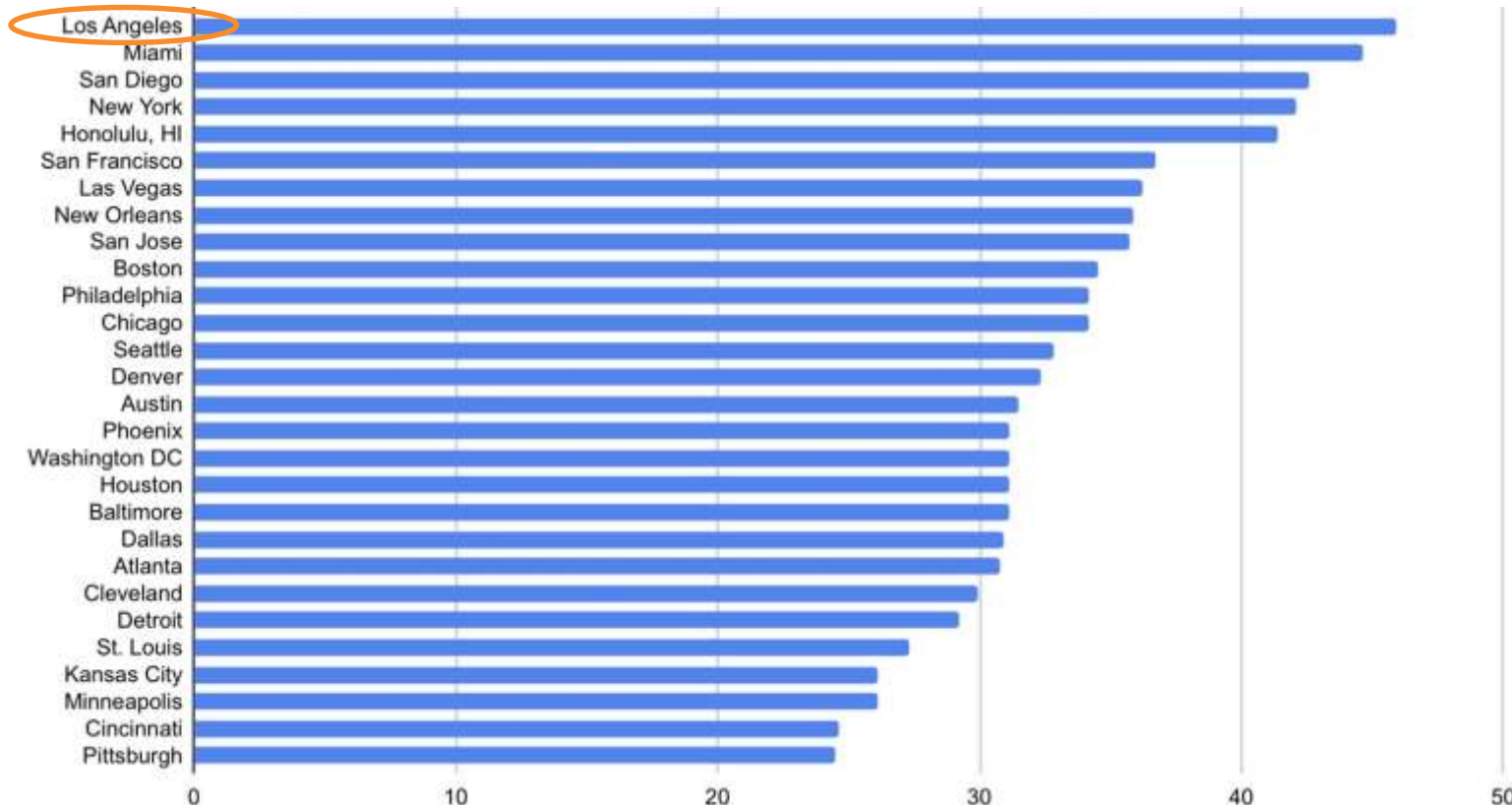
- Unprecedented housing affordability crisis in California
- Impacts all aspects of quality of life, including: schools, access to opportunity, traffic, air quality, access to jobs and amenities
- Local governments subject to increased oversight and scrutiny
- Housing Element Law is one of main state levers (RHNA)

## Poll: Homelessness, housing among most serious problems in L.A. County



# Too many Angelenos cannot afford their homes

Percentage of Households that are Cost Burdened, Largest Metro Areas



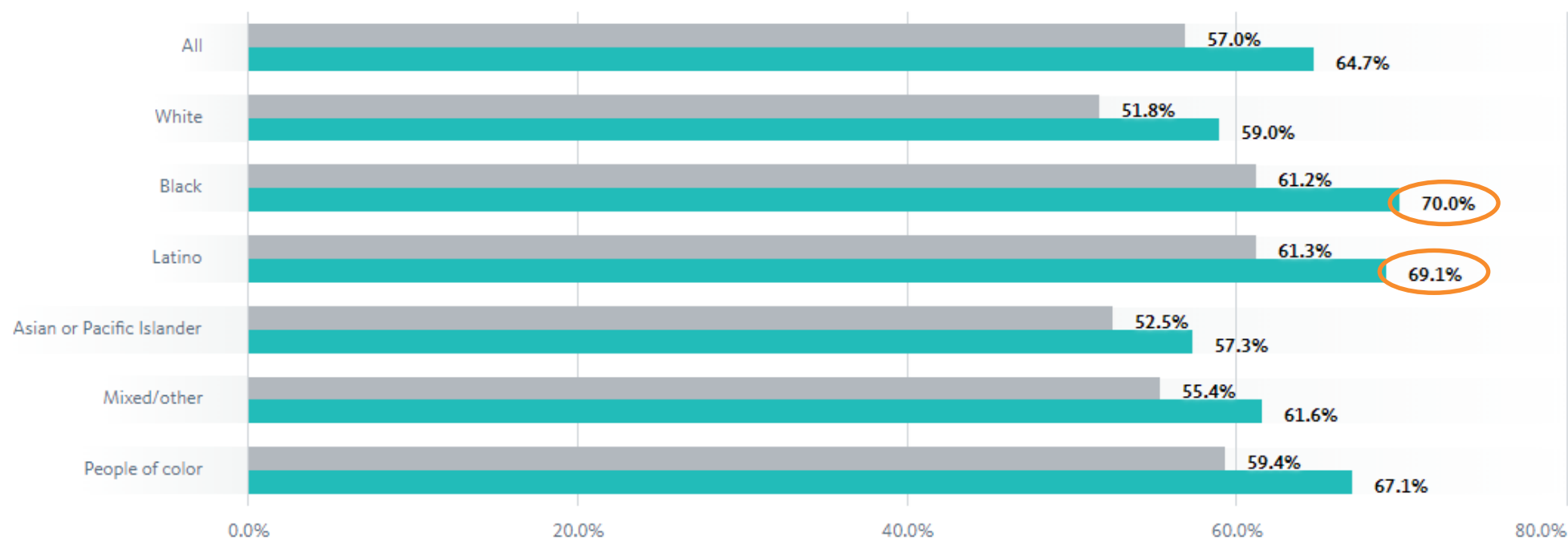
Source: JCHS tabulations of US Census Bureau, 2017 American Community Survey 1-Year Estimates and Missouri Census Data Center data.



# The crisis is most severe for women of color

Housing burden by tenure, race/ethnicity, and gender: Los Angeles City, CA, Renters, 2015

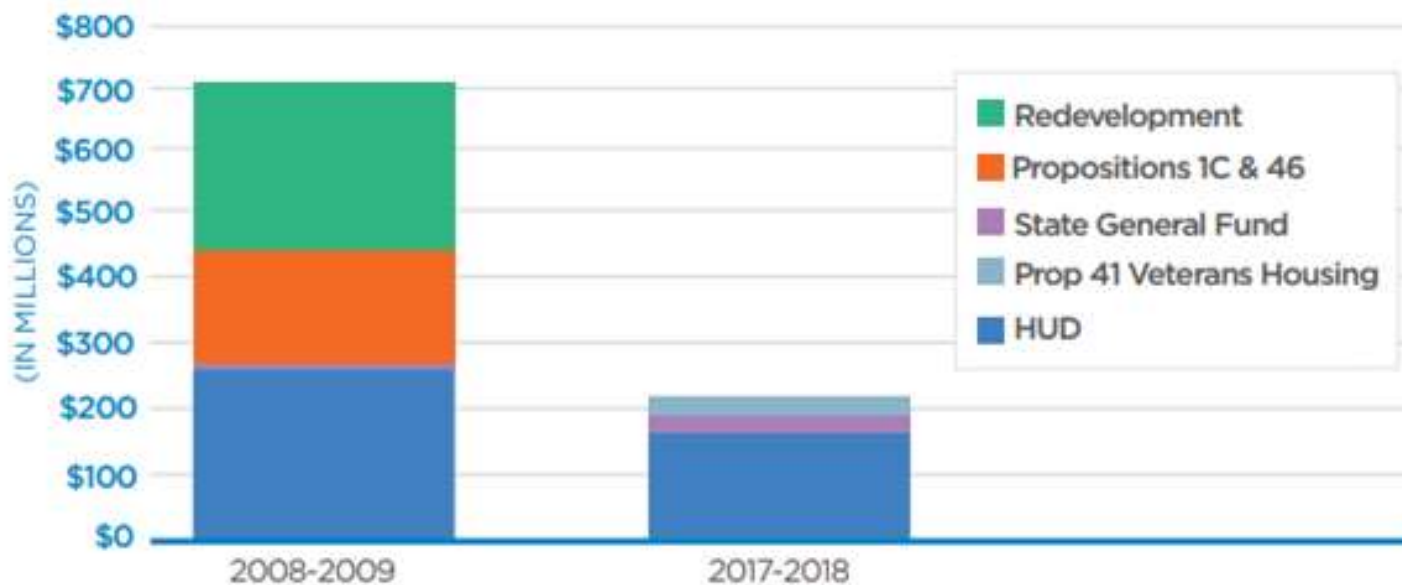
Female  
Male



Source: National Equity Atlas, PolicyLink & USC PERE

# Insufficient funding for affordable housing

## Change in Federal and State Capital Investments in Affordable Housing in Los Angeles County



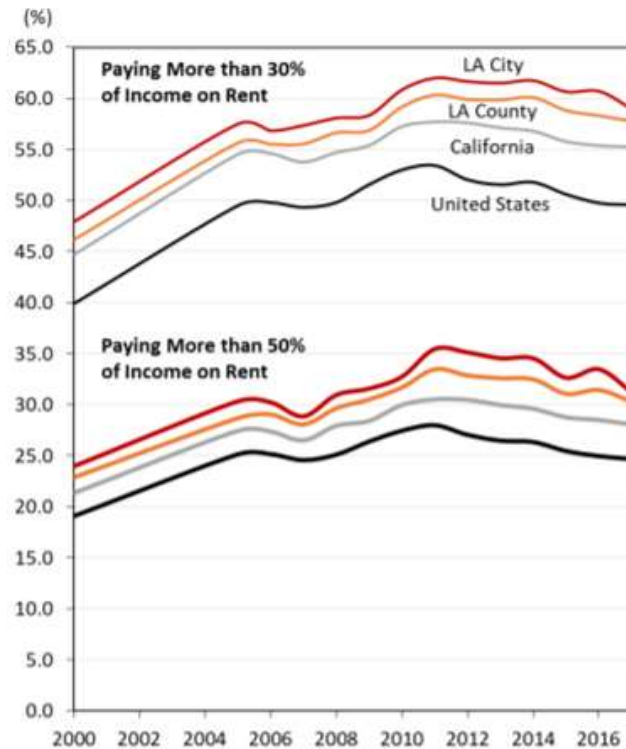
Los Angeles County lost 70% of State and Federal funding for affordable housing production and preservation from FY 08-09 to FY 17-18.

**Source:** California Housing Partnership analysis of 2008-2009 annual Redevelopment Housing Activities Report; 2008-2009 and 2017-2018 Annual HCD Financial Assistance Programs Reports; 2008-2009 and 2017-2018 HUD CPD Appropriations Budget Reports.

\*FY 2017-2018 does not include No Place Like Home Funding (NPLH) and no funds for the Affordable Housing Sustainable Communities (AHSC) program were awarded.

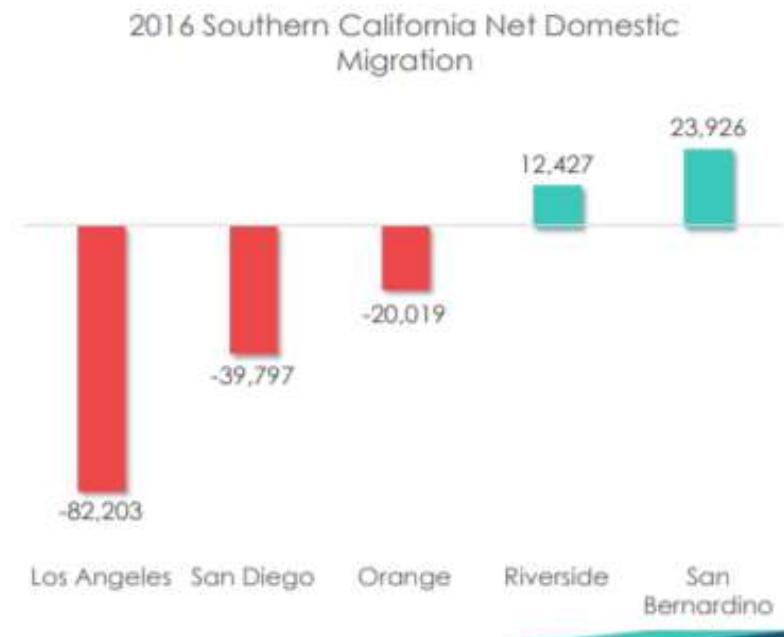
# Effects: Limited housing options

## 1. Pay More



Source: 2000 Census Table H069, ACS Table B25070 via Myers, Park, Mendoza "How Much Worse is Affordability in LA than Before?" USC 2018

## 2. Commute Further



Source: Census, ACS via Jordan Levine Ca Association of Realtors

## 3. Crowd In

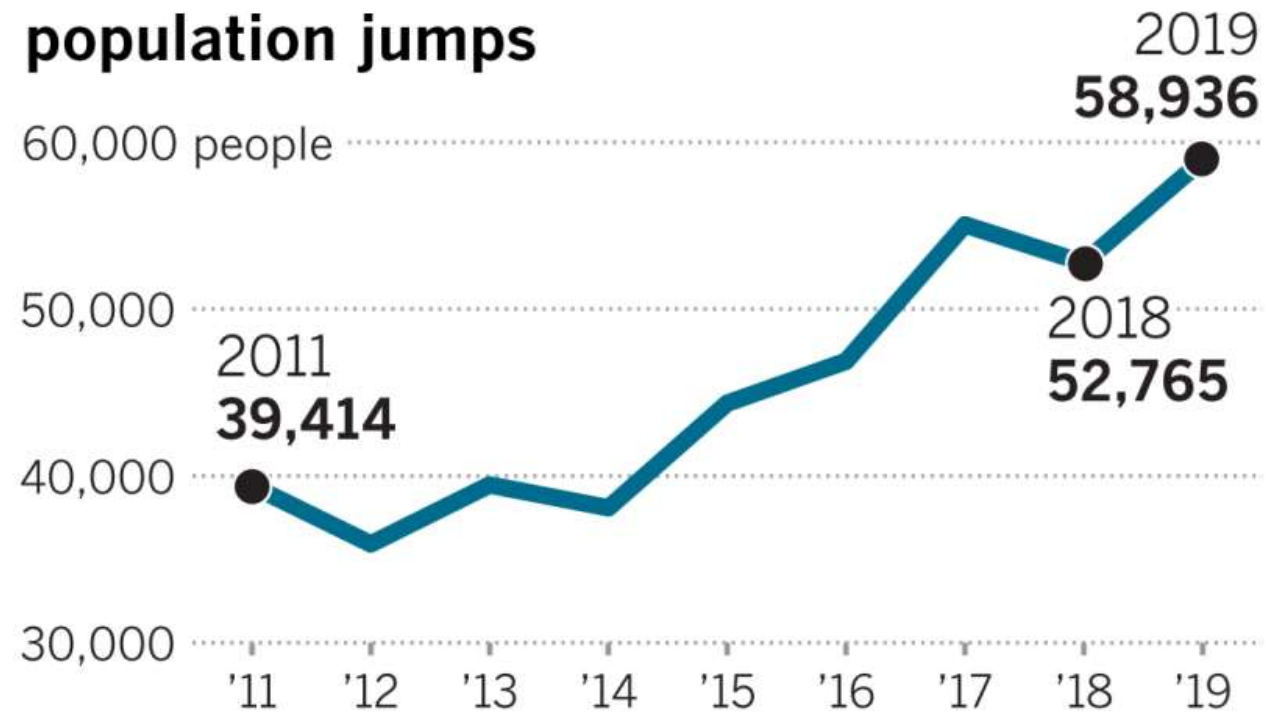


Zip codes with highest rates of overcrowding  
Source: LA Times



# ...When options are exhausted

## L.A. County homeless population jumps



Source: Los Angeles Homeless Services Authority

Los Angeles Times

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# The Current Housing Element

5<sup>th</sup> Cycle (2013-2021)

# Current vision statement

**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.**



# Current 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.

## Housing Goals, Objectives, Policies and Programs

Chapter 6



# Objectives, policies and programs

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

## Objective 2.3

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

### Policies:

- 2.3.1** Streamline entitlement, environmental, and permitting processes for sustainable buildings.
- 2.3.2** Promote and facilitate reduction of water consumption in new and existing housing.

## Programs

### 80. Financial Incentives to Conserve Water

Provide financial rebates for installing water conserving appliances and systems, such as high-efficiency clothes washers and toilets, and weather-based irrigation controllers.

Lead Agency:	LADWP
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Funding Sources:	LADWP Public Benefit Program
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Objective:	Installation of high efficiency clothes washers in 5,000 households per year.
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Respective Policy:	2.3.2
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# Housing Element in action: Local \$ for affordable housing

- Program #16 of the Housing Element
- Some key accomplishments:
  - **Measure HHH**, 2016 local election
    - \$1.2 billion over 10 years for supportive housing
  - **Affordable Housing Linkage Fee**, 2017
    - \$100 million / year for affordable housing
- Involved several City departments and extensive community support

## 16. New Programs to Increase the Production of Affordable Housing

Identify major policy options for the production of additional affordable housing. Explore the development of a local, permanent funding source for the Affordable Housing Trust Fund (AHTF) that provides additional funding annually for new affordable housing development (including predevelopment, site acquisition, new construction and rehabilitation activities for rental and for-sale units), preservation of existing affordable housing projects, and for the development of permanent supportive housing. Explore options for generating funds locally, such as fees on new development that increases the demand for affordable housing, a voter-approved bond measure, and/or the dedication of property tax increment previously generated under the now dissolved redevelopment agency (CRA/LA) for affordable housing. Upon the legal resolution of inclusionary zoning, explore the option of a citywide mixed income ordinance on new housing construction to include provisions for the preservation and/or construction of units that are made affordable to extremely low, very low, low, and moderate income households for at least thirty years, or payment of an in-lieu fee.

Lead Agency:	HCIDLA, DCP, City Council, Mayor's Office
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Funding Sources:	General Fund, \$ TBD, subject to Council and Mayoral approval.
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Objective:	Prepare reports to Council and the Mayor that identify potential policies and programs to address the increase in funding for the production and preservation of affordable housing – 2014 - 2015.
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Respective Policies:	1.1.5, 1.1.2, 1.1.3, 1.1.4
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# Progress since prior Housing Element

## Public Initiatives:

- Measure HHH, H and Comprehensive Homeless Strategy
- Measure JJJ



## City Initiatives:

- Mayor Garcetti's Executive Directives 13, 16, 19, 24
- Affordable Housing Linkage Fee
- Permanent Supportive Housing (PSH) Ordinance
- Interim Motel Conversion Ordinance
- Home-Sharing Ordinance
- Unapproved Dwelling Unit (UDU) Ordinance
- Accessory Dwelling Unit (ADU)
- Value Capture Ordinance
- Bridge Housing (A Bridge Home)
- Community Plans and Transit Neighborhood Plans Rezoning
- Tenant Protections: Ellis Act/RSO, Source of income anti-discrimination

# Annual Progress Report (APR)

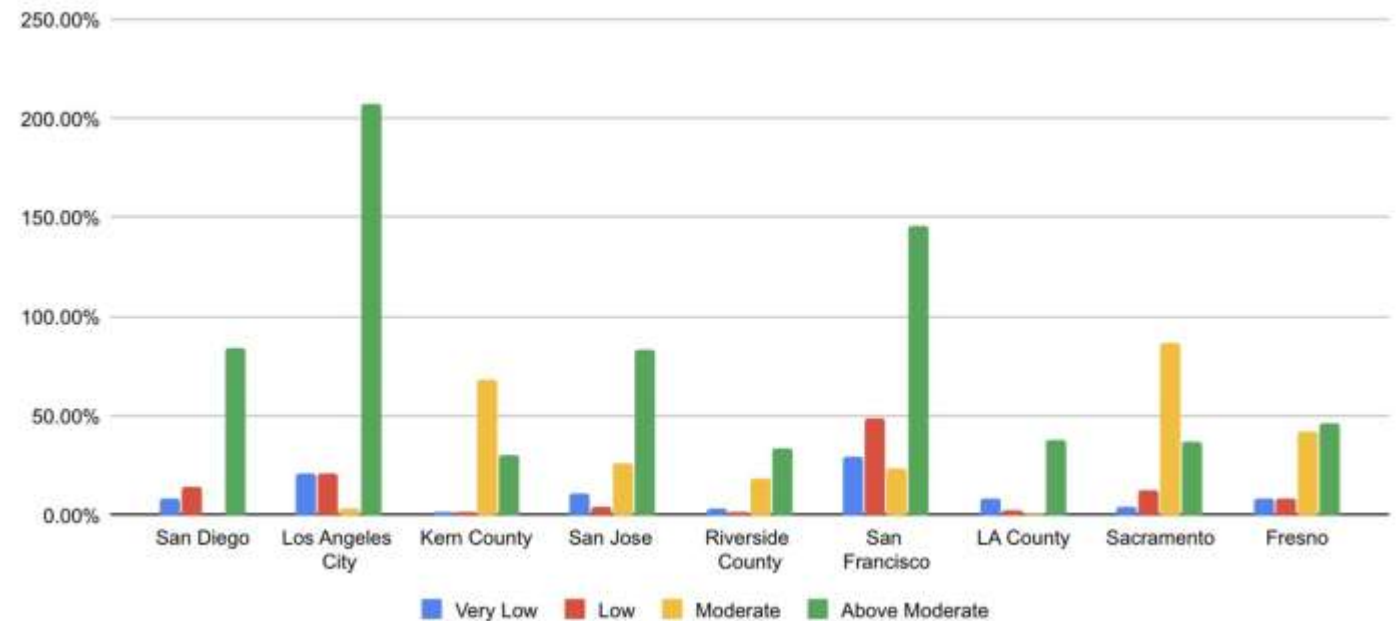
- Due to the State in April of each year
- Tracks City's progress on each Program of the Housing Element
- Tracks City's progress towards meeting RHNA goals (number of housing units permitted)
- Since 2018, includes listing of every housing project proposed, approved and finalized in the CY

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Second Unit (Granny Flat) Process	30 second units on lots annually; Identify development standards and code requirements that pose compliance difficulties to second unit process; Adopt amendments to the Zoning Code to alleviate challenges.	2013-2021	With the adoption of AB 2299 and SB 1069 (2016), the City drafted a new Accessory Dwelling Unit (ADU) ordinance to comply with the new State ADU law. The City Planning Commission approved a revised draft ordinance in November 2018 and the ordinance is currently under consideration by City Council. Until it is adopted, the City will rely on state law.  With the passage of the state law, ADU permits have significantly increased in recent years. The City issued approximately 117 ADU permit applications in 2016, compared to 2,326 permits in 2017 and 4,171 permits in 2018.
Update the Los Angeles Building Code	Adopt the most recent version of the CBC when released.	2013-2021	No update for 2018. The building code was updated in 2017.
Zoning and Neighborhood Implementation Tools for Mixed Use Development	1,000 housing units in mixed use developments; Identify targets in all Community Plans; Adopt ordinances if appropriate.	2013-2021	In 2018, two Community Plan Implementation Overlays (CPIO) were enacted, which included new by-right mixed-use zones along transit-rich commercial corridors. Also in 2018, 2,936 units were proposed in 26 mixed-use cases; 2,535 units were approved in 18 mixed-use cases.  Work continued on the Transit Neighborhood Plans program, which is also creating new mixed-use zones to protect jobs and housing mix near key transit lines.
Reduced "Trips" for Housing near Transit and/or with Affordable Housing Units	Increase the trip credits provided for affordable housing units.	2013-2021	In January 2017, the DOT issued new Traffic Study Guidelines, which created new trip generation rates for residential or mixed-use developments that include Affordable Housing Units based on the total number and type of dwelling units reserved as affordable.
Transit Oriented District Studies	Complete Transit Neighborhood Plans (TNP's) for 24 transit stations.	2013-2021	The draft Exposition Corridor Transit Neighborhood Plan continued through the adoption process in 2018 and is now pending final approval. Transit planning along the Orange Line continues, with two of the Orange Line station area plans being integrated into the ongoing Southwest Valley community plan update effort. Plans for three stations along the Purple Line extension went through the EIR scoping process during 2018. Finally, the Downtown Community Plan update includes planning for the existing transit stations and proposed new stations associated with the Regional Connector project.
Targeting Growth in Community Plan Areas	Identify targeted growth areas and incorporate appropriate land use designations in 10 Community Plans; Complete Transit Neighborhood Plans	2013-2021	Each of the 17 Community Plans being updated in 2018 include targeted growth areas to incorporate land use designations to achieve citywide and local growth objectives. Similarly, the Transit Neighborhoods plans being considered in 2018 include recommendations on how to appropriately consider growth along transit.

# Progress on housing goals (RHNA) 2014-2018

	Units Permitted 2014-2018	Units Remaining to Meet RHNA
Very Low	4,265	16,162
Low Income	2,588	9,847
Moderate	430	13,298
Above Moderate	73,387	0
<b>TOTAL</b>	<b>80,670</b>	<b>39,307</b>

Percentage of RHNA Met, by Income Category, Top Jurisdictions





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# The Housing Element Update Process

6<sup>th</sup> Cycle (2021-2029)

# Housing Element structure

1. ID existing and projected housing needs
2. Address constraints (maintenance & development)
  - a. Resource inventory (\$, land, tools, groups, etc.)
3. Inventory of sites (RHNA)
4. Opportunities for conservation
5. Review and revise policies and programs
6. List of goals, objectives, policies and programs

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# Inventory of Sites for Housing

Chapter 3

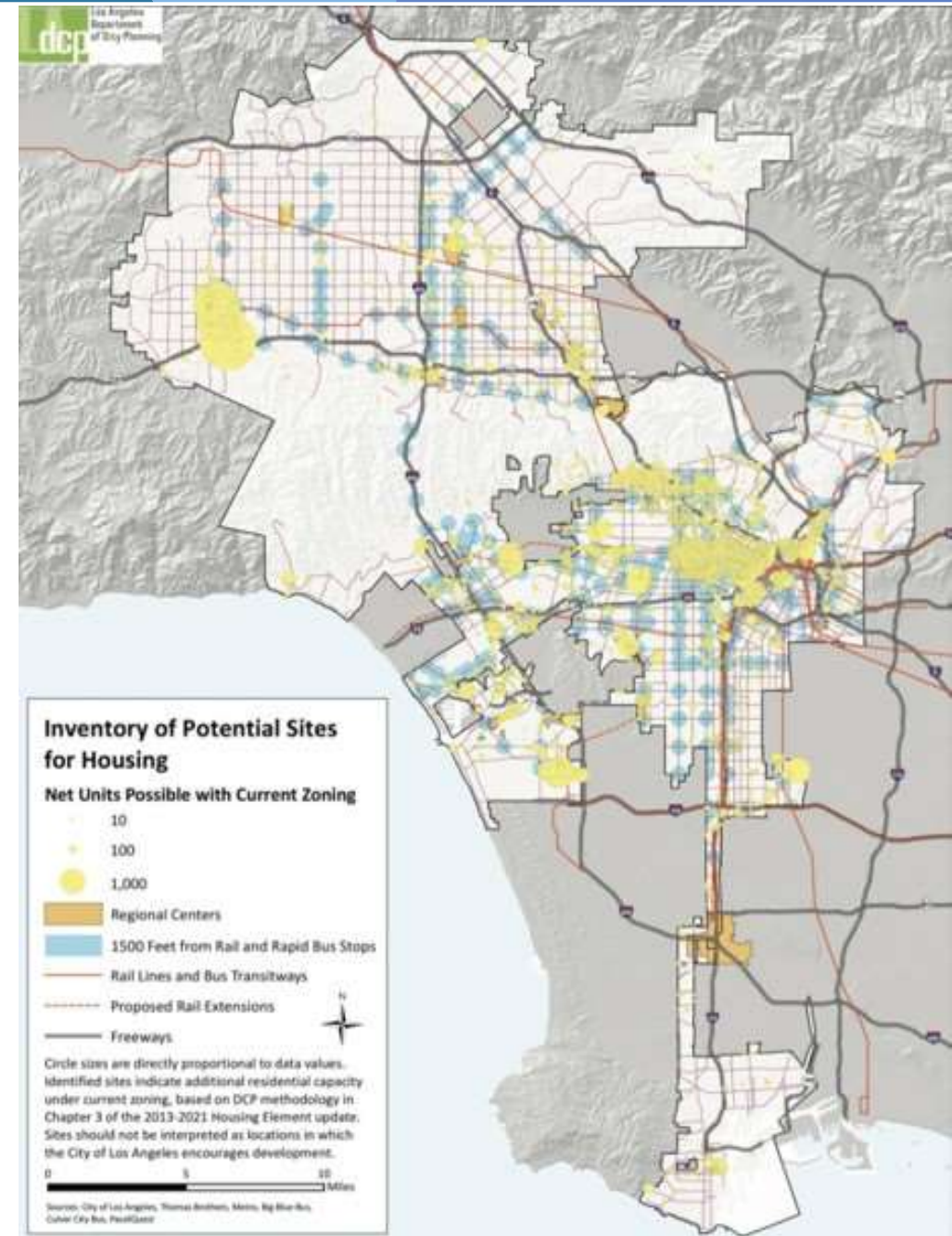
## New requirements

- New Regional Housing Need Allocation (RHNA) Framework
- Considers existing need in addition to projected need
- Actual RHNA housing production now relevant (per SB 35)
- New Requirements for RHNA Site Selection (AB 1397)
- Must retain enough sites under RHNA
- More penalties for non-compliance (AB 101, AB 72)
  - Including state funding for infrastructure, transportation, and housing
- **Must Affirmatively Further Fair Housing (AFFH) Opportunities (AB 686)**



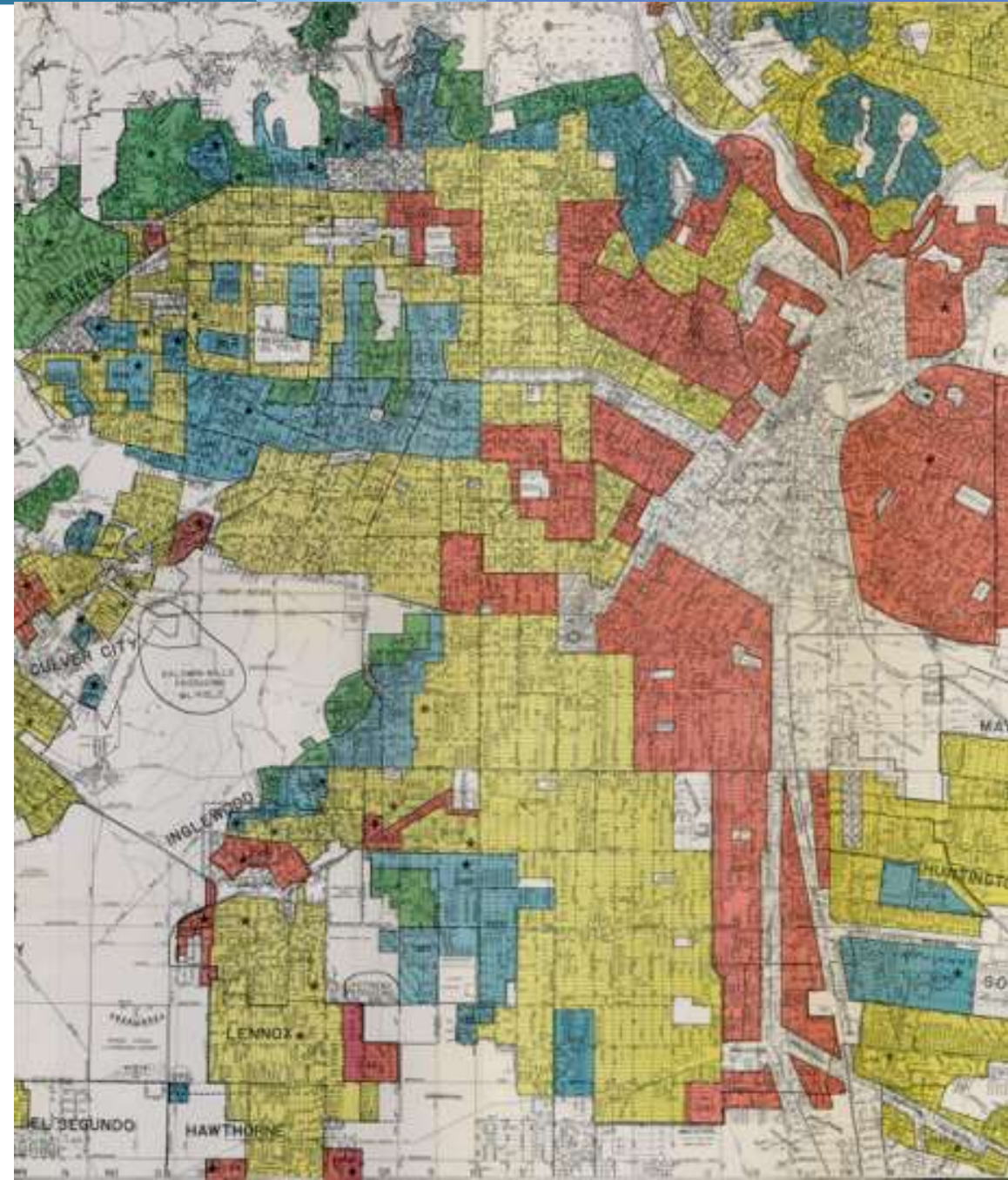
# The starting point: Higher housing goals (RHNA)

	2013-2021 Allocation	2021-2029 *Draft Allocation
Units in SCAG Region:	<b>412,137</b>	<b>1,341,827</b>
Units in Los Angeles:	<b>82,002</b>	<b>*463,682</b>
Affordable Units in Los Angeles:	<b>46,590</b>	<b>*263,956</b>



# Background on Affirmatively Furthering Fair Housing (AFFH)

- Rooted in federal Fair Housing Act and the struggle for racial equity and civil rights
- Required by both federal and state law
- Prohibits discrimination based on race, color, religion, national origin, sex, disability, family status, sexual orientation, gender identity, source of income, medical condition, age, genetic information, ancestry, and marital status
- Requires jurisdictions to proactively advance the goals of the fair housing act



# How can we proactively address fair housing?

**Overcome historic  
patterns of  
segregation**

**Enable integrated living  
patterns**

**Reduce disparities in  
access for different  
protected classes**

**Respond to the  
disproportionate housing  
needs of different  
protected classes**

**Transform racially and  
ethnically concentrated  
areas of poverty into  
areas with greater access  
to opportunity**

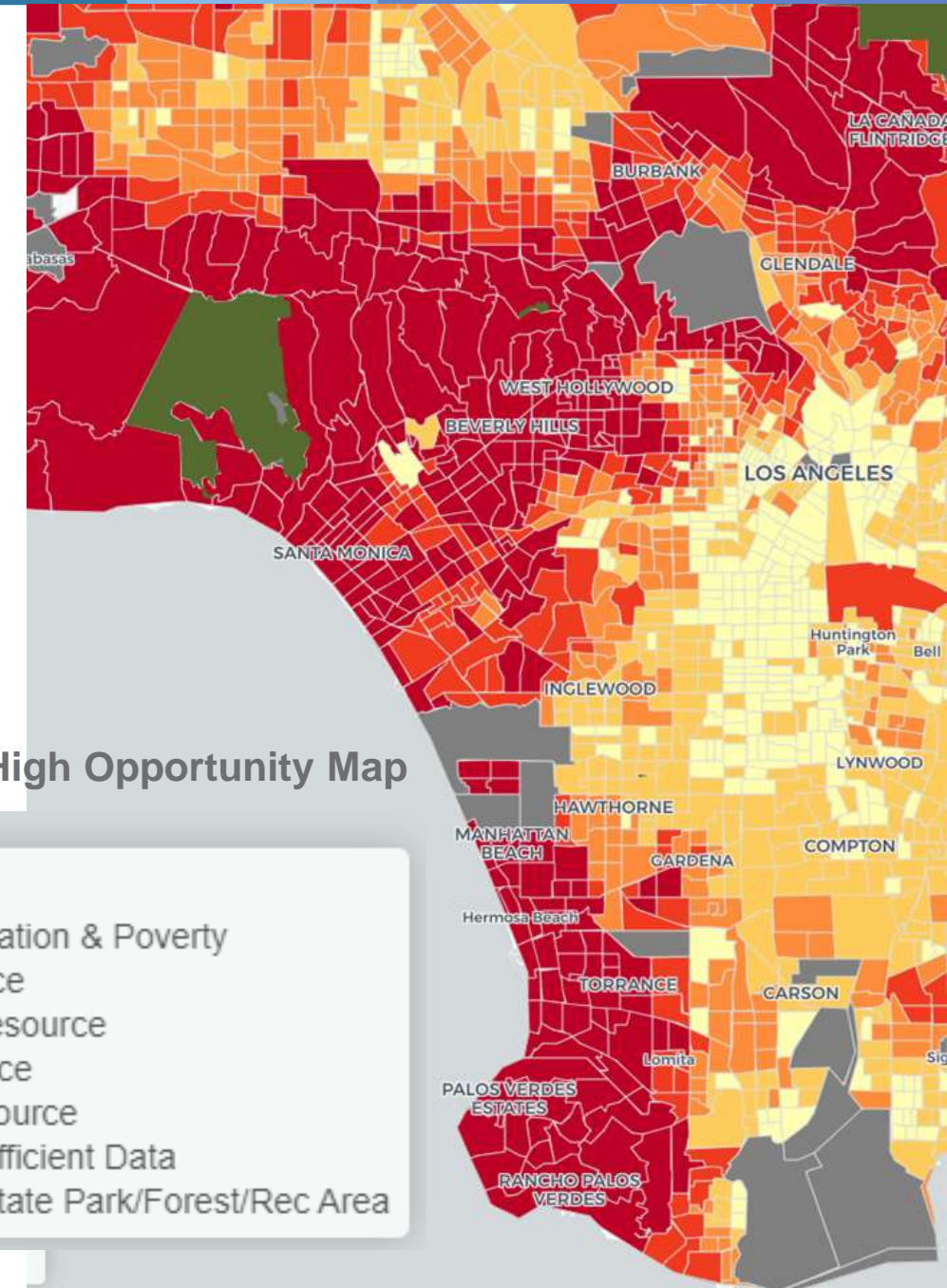


# How can the Housing Element achieve these goals?

- Identify and address zoning barriers in high resource areas
- Incentivize affordable housing in high resource area
- Include meaningful community engagement that reaches neighborhoods and groups that have historically been excluded

TCAC/HUD High Opportunity Map

## Legend



# Project timeline

## 2020

**January - March:** Task Force launches, kick-off Open Houses, announce to Mayor and Council

**January - May:** Staff drafting and research, interdepartmental and task force review

**August:** Final RHNA Allocation

**Early Fall:** Concepts open house / workshops

**Winter:** Release First Draft

## 2021

**January - March:** Community open house / public hearings

**June:** Committee and Council Review of Draft

**September:** HCD review of draft / findings of compliance

**October:** Adoption of Final Housing Element

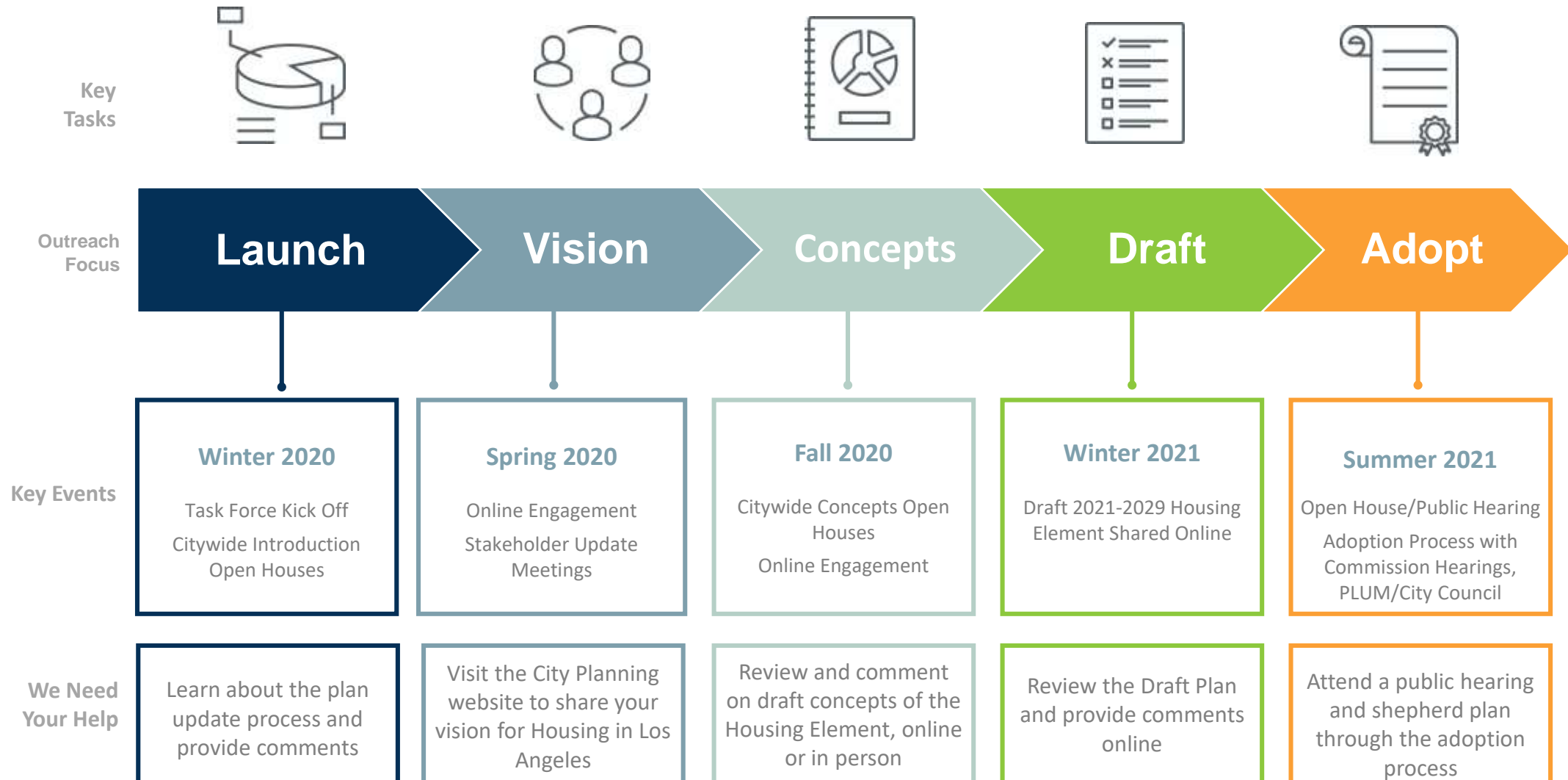
# Public outreach and engagement requirements

*“The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.”*

Government Code Sec. 65583(c)(7)



# OUTREACH PROCESS



# What is your role?

- Participate in subcommittee meetings
- Review Goals, Objectives, Policies and Programs
- Provide guidance and recommendations for additional and/or amended housing policy to include in HE Update
- Share any implementation programs that should be included
- Provide feedback on housing needs assessment and constraints
- Review final draft
- Help spread the word!

The screenshot shows a document with several redaction marks (dashed lines) over text. A comment box on the right side of the document contains the following text:

**Comment:** There are really two different types of people in this list. There are staff members who are specifically assigned to providing technology support, for the most part at the college level (Hawkins, Messer and myself), and faculty whose technology support is mostly in the form of maintaining one (or more) computer lab/classrooms, for the most part at the department level (everyone else, I think). I think we might want to separate these two kinds of support, especially since the faculty members often provide their support as part of their teaching load and other duties. I also notice that Humanities is the only college that does not have a college-wide technology support person of some kind (although they do have several departments that are very active in their use of technology). I wonder if it would be overlapping our bounds to recommend that CCH create this kind of position to coordinate its technology efforts.

Below the comment box, there are several redaction marks and text changes:

- ~~Office of Conference Services~~ – 2 staff (Wayne Stevens and Neal Wheeler) provide Public Address and audio visual equipment setup and support.
- ~~Office of Distance Learning~~ – various staff provide ad hoc support of hardware, software and training / assistance with developing materials for presentation.
- ~~Office of Information Technology~~ – one staff member (Ronnie Adkins) provides assistance with project management and serves liaison with vendors to provide equipment recommendations, price quotes and installation.
- ~~Camden Carroll Library~~ – staff in multimedia resource center assist faculty and students in developing presentations.
- ~~Various support resources within each college include (but are not limited to) Patrick Hawkins, MMRC in Science & Tech, Mark Messer in College of Business, Tony Glover, Communications, Bill Cole and Lesia Lennex, Education, Robert Royer, English, Gary Mesa-Galido, Art, etc. that assist faculty.~~
- ~~PT3 Grant team~~ – related instructional technology support.
- ~~Center for Teaching and Learning~~ – related instructional technology support.
- ~~[(Possibly add) Institutional Research and Computing Applications – Technology Training Program for faculty/staff]~~
- ~~[(Possibly add) Office of Human Resources – professional development workshops for faculty/staff, sometimes on technology]~~

At the bottom of the document, there is a section titled "4. The workgroup recognized multimedia support (as defined in the task overview section) as a critical support area that should co-exist within a larger umbrella of instructional technology support. There is also a recognized need for multimedia support for non-instructional events scheduled through Conference Services. Such support would necessarily be multifaceted, but

On the right side of the document, there are several redaction marks and text changes:

- ~~William Cole 1/24/03 11:17 AM~~
- ~~Formatted: Bullets and Numbering~~
- ~~William Cole 1/24/03 11:23 AM~~
- ~~Deleted: Other related areas of support within the instructional technology support concept include~~
- ~~William Cole 1/24/03 11:24 AM~~
- ~~Formatted~~
- ~~William Cole 1/24/03 11:28 AM~~
- ~~Deleted: Faculty Support for~~

# Subcommittee structure

## Guiding Principles and Values:

Equity

Environmental Justice

Affirmatively Furthering Fair Housing

Production & Innovation	Preservation & Tenants' Rights	Livability, Sustainability & Resiliency	Homelessness & Special Needs
<ul style="list-style-type: none"><li>- Zoning &amp; regulatory constraints</li><li>- Construction</li><li>- Innovative housing typologies</li></ul>	<ul style="list-style-type: none"><li>- Renter protections</li><li>- Replacement policies</li><li>- Management of affordable housing stock</li></ul>	<ul style="list-style-type: none"><li>- Urban design</li><li>- Historic preservation</li><li>- Green building</li><li>- Climate adaptation</li></ul>	<ul style="list-style-type: none"><li>- Shelter &amp; transitional housing</li><li>- Supportive housing</li><li>- Outreach &amp; supportive services</li><li>- Fair Housing</li><li>- Senior &amp; disabled</li></ul>

# Tentative meeting schedule (2020) & next steps

## Meeting Schedule

- Task Force – a total of 3 meetings
  - January, June, December
- Subcommittees – approximately 4-5 meetings each (bi-monthly)
  - March, May, July, October, November (as needed)
- Kick-Off Open Houses
  - Late February / early March

## Next Steps

- Coordinate with Staff to report subcommittee preference
- Additional work to be assigned between meetings



# Thank you

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**General Questions / Comments:**

[HousingElement@lacity.org](mailto:HousingElement@lacity.org)

**Primary Staff Contacts:**

**Housing + Community Investment  
Department:**

Claudia Monterrosa -  
[claudia.monterrosa@lacity.org](mailto:claudia.monterrosa@lacity.org)

Maya Abood - [maya.abood@lacity.org](mailto:maya.abood@lacity.org)

**Department of City Planning:**

Matthew Glesne - [matthew.glesne@lacity.org](mailto:matthew.glesne@lacity.org)

Cally Hardy - [cally.hardy@lacity.org](mailto:cally.hardy@lacity.org)

Blair Smith - [blair.smith@lacity.org](mailto:blair.smith@lacity.org)

Ari Briski - [ari.briski@lacity.org](mailto:ari.briski@lacity.org)