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# Thank you for joining the meeting.

The meeting will begin momentarily.  
If you are experiencing technical difficulties,  
e-mail us at [housingelement@lacity.org](mailto:housingelement@lacity.org)





# Housing Element 2021-2029

## Introducing Concepts

November 2020

LOS ANGELES  
CITY PLANNING

# Housing Element Team

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Investment*

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*City Planning*

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**Claudia Monterrosa**

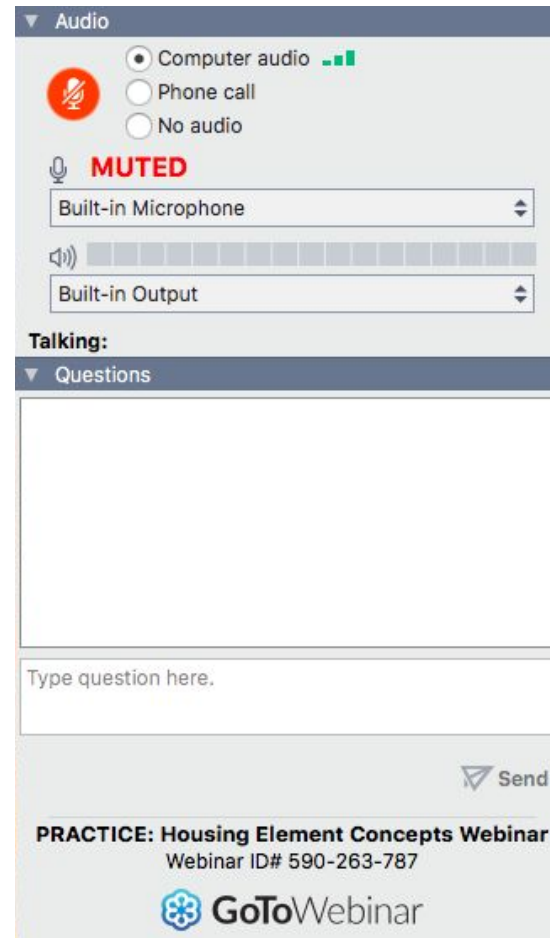
*Housing and Community  
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[claudia.monterrosa@lacity.org](mailto:claudia.monterrosa@lacity.org)

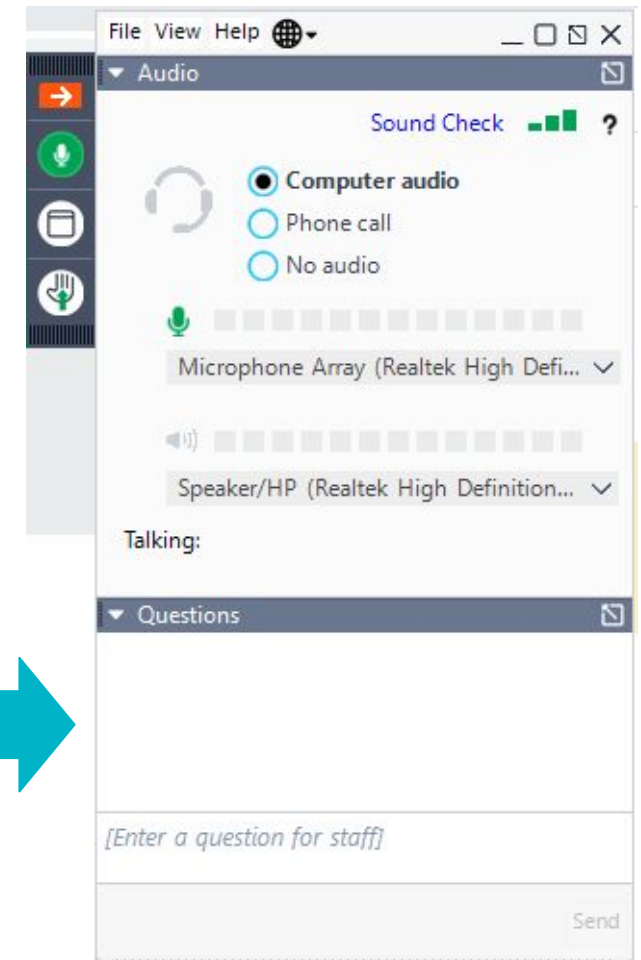


# How to Stay Engaged during the Webinar

Please type in any comments and questions.



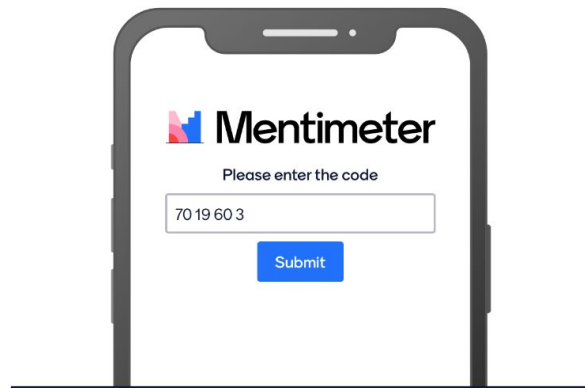
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# How to Use Mentimeter

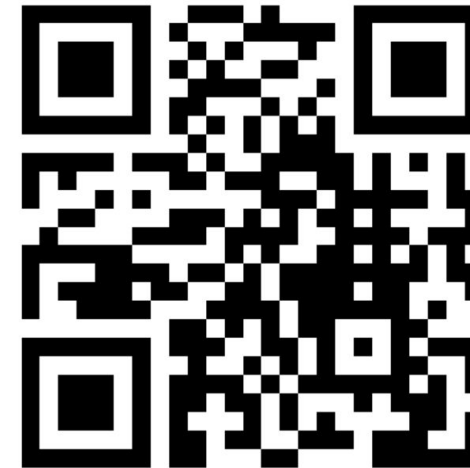
Go to

**www.menti.com**



Enter the code

**70 19 60 3**



Or use QR code



# Let's talk Housing Stability & Anti-Displacement

## Poll

What zip code do you live in?





# Components of the 8-year Housing Element Cycle



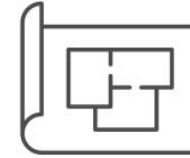
## Housing Vision

What would our city look and feel like if we met all our housing goals?



## Housing Landscape

What are our housing needs? Who is our housing serving? Who is not having their housing needs met.



## Existing Resources & Constraints

Have we planned to accommodate our needs? What existing housing stock needs to be preserved? What is stopping us from meeting our goals and why?



## Action Plan

Goals policies and programs to shape future decision making. Programs that will help us realize our vision.

# State Housing Element Law

- State Housing Law was established in 1969 as a mandatory part of General Plan to address **racial and housing equity**.
- Must be updated every 8 years
- Plan for adequate, affordable housing **(RHNA)**
- Requires jurisdictions to **Affirmatively Further Fair Housing (AFFH)**





# Regional Housing Needs Assessment (RHNA)

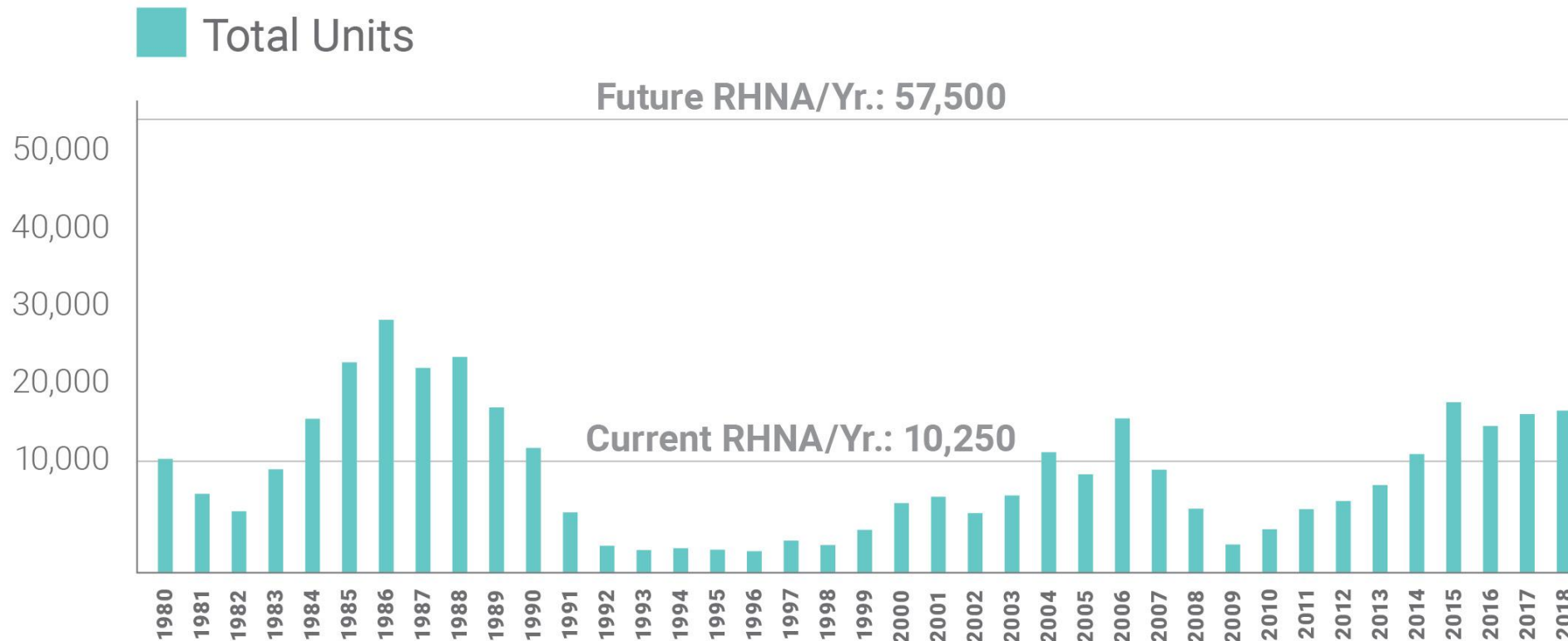
How much housing do we need to plan for?

		2013-2021 Allocation	2021-2029 *Draft
Projected Needs	Units in SCAG Region	421,137	1,341,827
Existing Needs (new)	Units in Los Angeles	82,002	*455,577
	Lower Income Units in Los Angeles	32,862	*184,270

\*All LA City 2021-2029 figures are estimated, based on the 9/3/20 draft allocation. A final allocation is expected in February 2020.

# How much housing do we need to plan for?

## Housing Units Permitted, Compared to RHNA Goals



To reach our estimated RHNA target, Los Angeles would need to permit an average of **57,000 units each year.**

# Housing Element Update Process

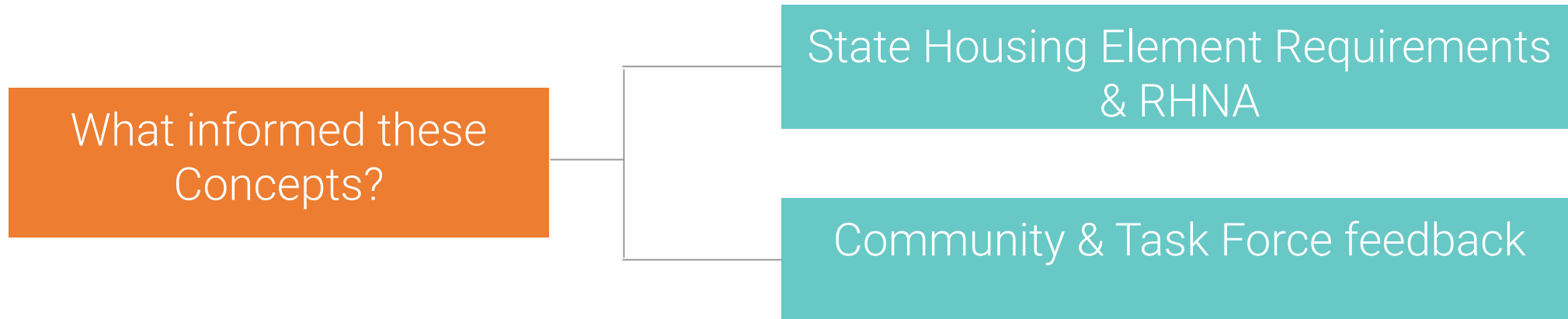




# Introducing Concepts

The Concepts are framed as **“How we want the Housing Element to address the housing related issues in LA”**.

Today we'll be sharing the **Six Concepts** and the strategies we propose to implement these concepts.



# Important Terms

**Concept:** Overarching Goals for Key Topic Areas

**Strategy:** Approach to Reach Goal

**Program:** Implementation of Goals & Policies

# What are the Overarching Priorities for Each of the Concepts?

**Addressing the Housing Shortage**

**Advancing Racial Equity & Access to Opportunity (AFFH)**

**Promoting Sustainability & Resilience**



## Important Considerations:

- ✓ These are **draft ideas** and we want **your feedback**
- ✓ **Many City departments/agencies** may be involved
- ✓ Contingent on **availability of funding, staffing, etc**
- ✓ Should be **realistic, feasible, consistent** with other goals, etc.
- ✓ An opportunity to **think big!**

# Concept Topics

Housing Stability &  
Anti-Displacement

Housing Production

Access to Opportunity

Homelessness

Built Environment

Meeting the Needs of  
All Angelenos

# Concept Topics

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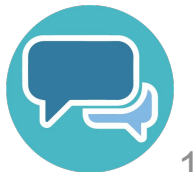


# Let's talk Housing Stability & Anti-Displacement

## Poll

In Los Angeles, I am a(n)...

- a. Renter or Tenant*
- b. Homeowner*
- c. Unhoused*



# Housing Stability & Anti-Displacement in Context

## LA is a City of Renters



An estimated  
41,290 are  
unhoused in  
Los Angeles

2020 GREATER LOS ANGELES HOMELESS  
COUNT—CITY OF LOS ANGELES

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

# What are we seeing in LA?

*Direct*  
Displacement

*Indirect*  
Displacement

Today, both direct and indirect displacement present a major threat to communities in Los Angeles, especially **communities with large numbers of people of color and low rates of homeownership.**



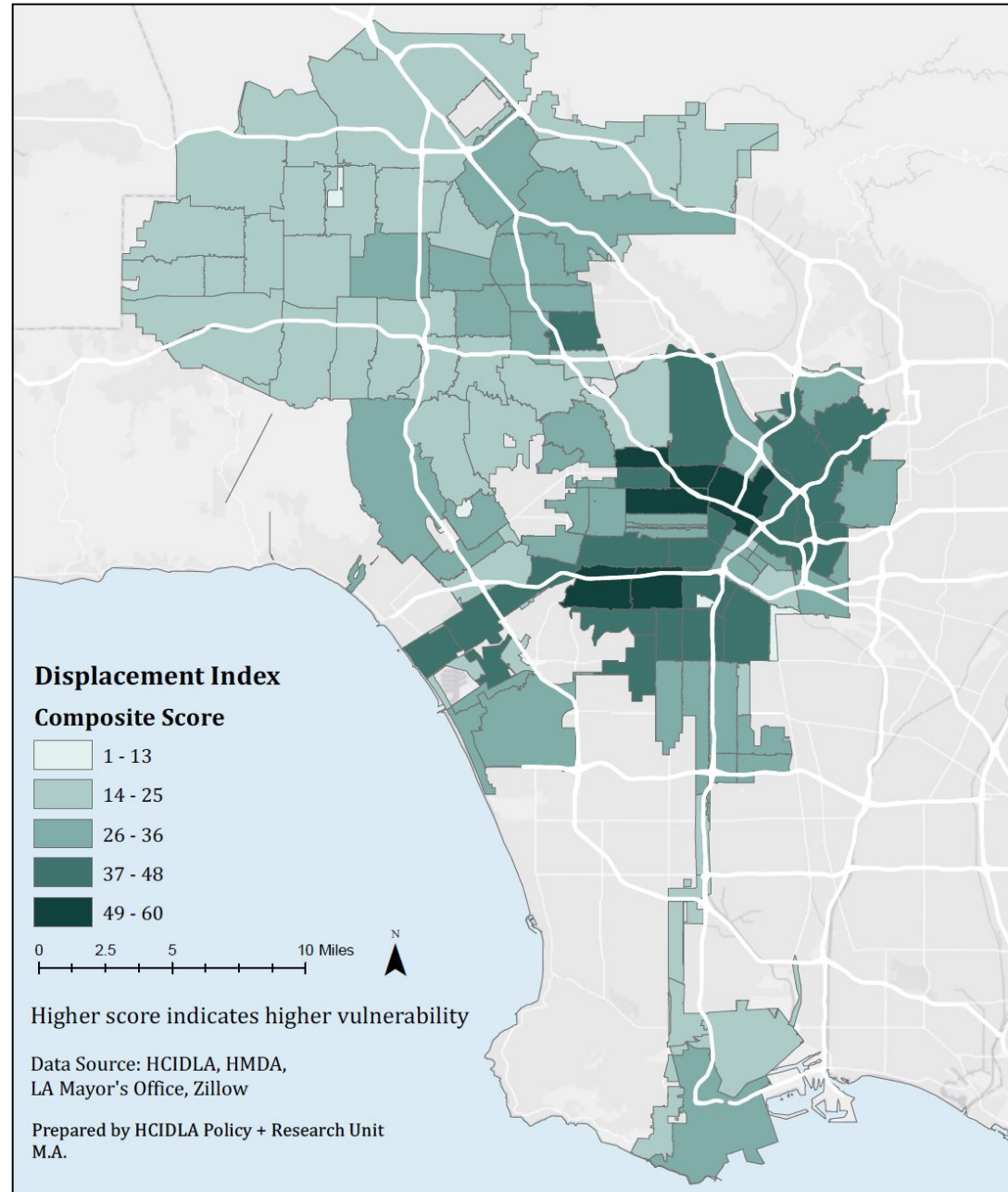
# What are we seeing in LA?

*Direct*  
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*Indirect*  
Displacement

Today, both direct and indirect displacement present a major threat to communities in Los Angeles, especially **communities with large numbers of people of color and low rates of homeownership.**

# Where is Displacement Occurring?



# 1: Housing Stability + Anti-Displacement

Protect Angelenos—especially persons of color—from **indirect** and **direct** displacement and ensure stability of existing vulnerable communities

# How do we Address this Today?

## Protect Tenants

- Rent control enforcement
- Ellis Act enforcement
- Eviction defense (targeted)
- Allowing displaced tenants to return to new development (right to return)
- Enforcing healthy living conditions

## Promote / Preserve Affordable Housing

- Preserve existing Affordable Housing
- Preserve housing occupied by low income residents
- Incentives for affordable housing development

## Financial Assistance Programs

- First time homebuyer assistance (MIPA and LIPA)
- Financing for affordable housing developments

## STRATEGIES

Protect Renters and RSO Stock

Promote tools that achieve housing stability and reduce the wealth gap

Ensure Existing Residents can Remain in their communities

## POTENTIAL PROGRAMS

- Expand no net loss, housing replacement and tenant right to return requirements
- Expand Eviction Defense Program
- Explore an RSO Amendment to have rental increases only tied to inflation (no automatic increases)



## STRATEGIES

Protect Renters and RSO Stock

Promote tools that achieve housing stability and reduce the wealth gap

Ensure Existing Residents can Remain in their communities

## POTENTIAL PROGRAMS

- Explore “Shared Equity” models
- Expand first-time homebuyer assistance
- Explore ways to allow existing tenants or community orgs to purchase at risk units / buildings
- Explore new models to preserve affordable housing

## STRATEGIES

Protect Renters and RSO Stock

Promote tools that achieve housing stability and reduce the wealth gap

Ensure Existing Residents can Remain in their communities

## POTENTIAL PROGRAMS

- Explore community preference policies
- Study anti-displacement land use strategies
- Explore permanent income-restricted affordable housing

# Concept Topics

Housing Stability &  
Anti-Displacement

Housing Production

Access to Opportunity

Homelessness

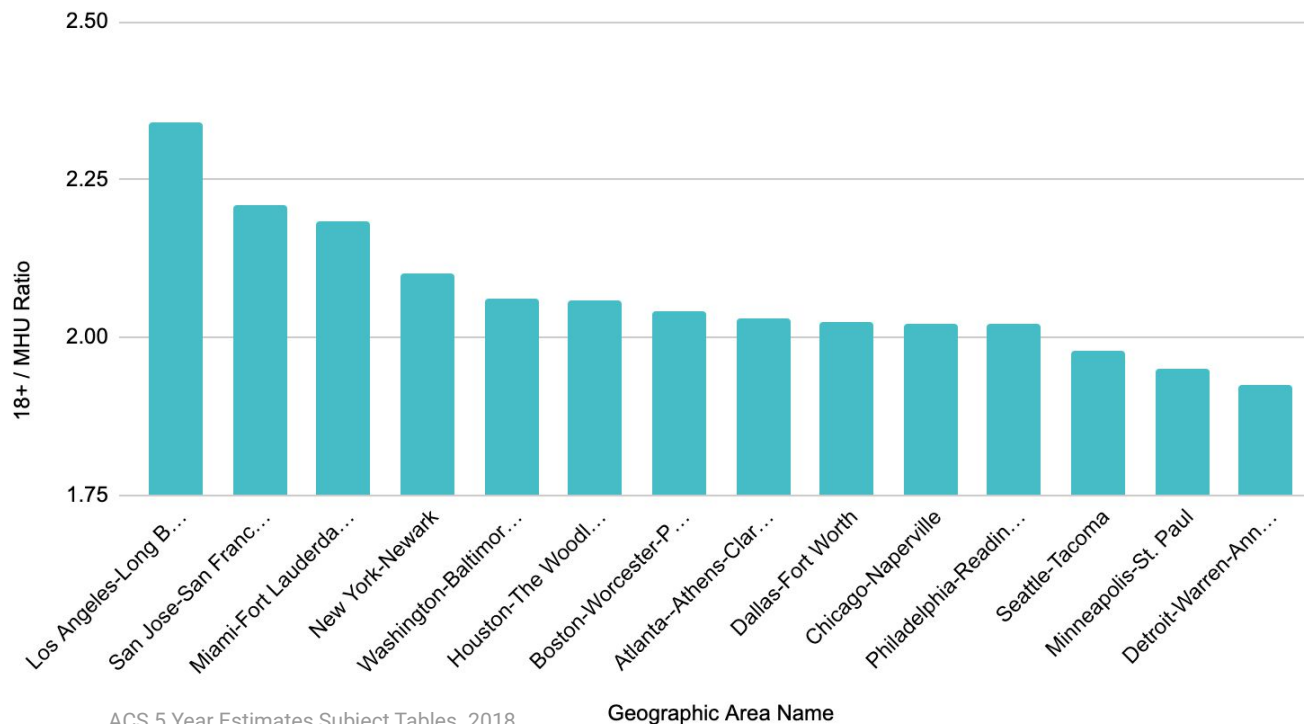
Built Environment

Meeting the Needs of  
All Angelenos

# LA has a housing shortage which leads to cost burden

**LA area residents live in overcrowded conditions**

18+ / Market Housing Unit Ratio in Top 15 Metro Areas



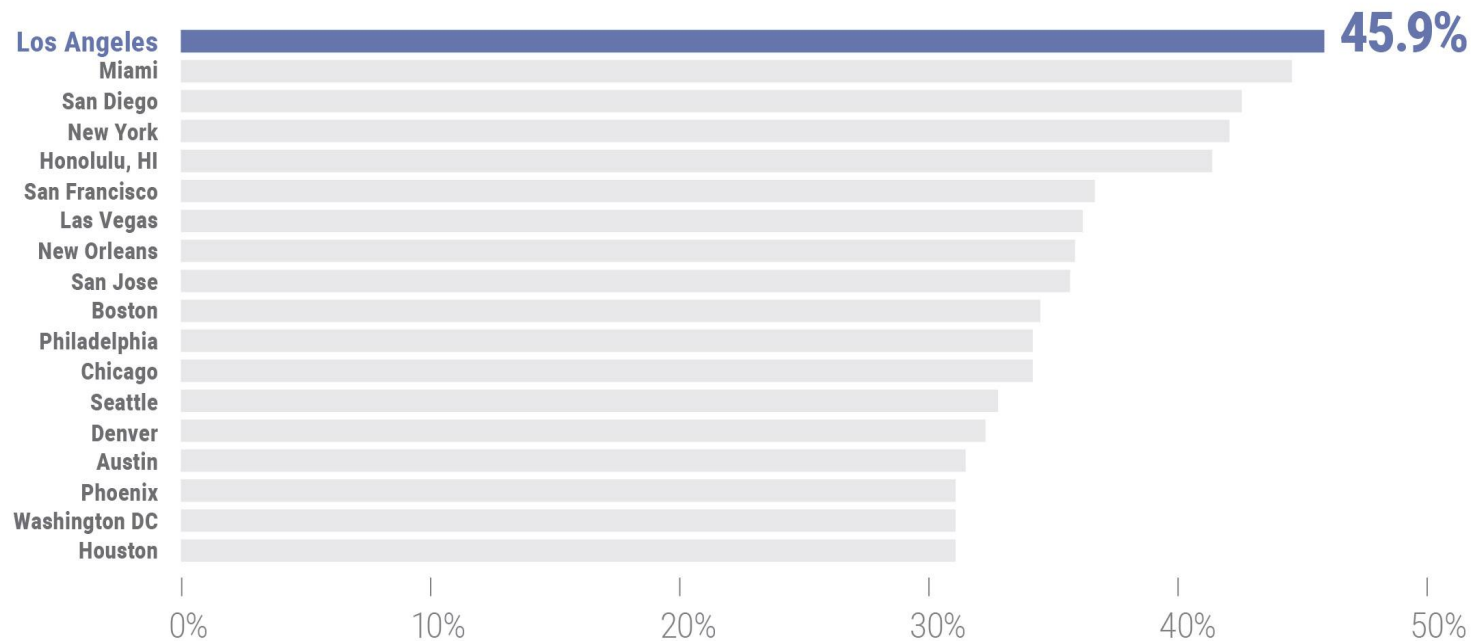
ACS 5 Year Estimates Subject Tables. 2018.

Geographic Area Name

- The LA region has the highest number of adults per home of top metro areas
- This measure tracks closely with paying more than households can afford

# LA has a housing shortage which leads to cost burden

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



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

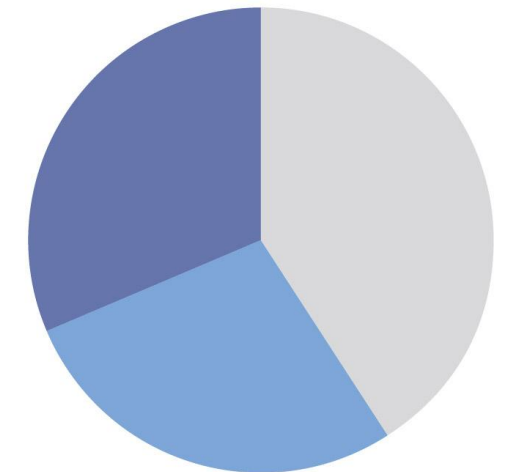
**Almost 6 in 10 Renters in LA Struggle to Afford the Rent**

**58.9%** Overall Rent Burdened

**31.1%** Severely Rent Burdened

**27.8%** Rent Burdened

**41.0%** Not Rent Burdened



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



## Concept 2: Housing Production

Meaningfully increase the production of new housing, particularly of affordable housing

# How do we Address this Today?

## Neighborhood and Transit Oriented Planning

- Community Plan Update Program
- Specific Plan Update Program
- Transit Oriented Districts

## Incentivizing Housing Developments

- Density Bonus
- Transit Oriented Communities
- Value Capture Ordinance
- Accessory Dwelling Unit Ordinance
- Adaptive Reuse Program
- Supportive Housing Ordinance/ Motel Conversion Ordinance

## Funding Affordable Housing

- Fund new affordable housing units, 30% of which are permanent supportive housing
- Affordable Housing Linkage Fee Program

## STRATEGIES

Increase zoned capacity for housing

Incentivize mixed-income and affordable housing developments

Improve access to affordable units

Housing Production

## POTENTIAL PROGRAMS

- Plan for increased capacity to realistically meet our housing needs
- Creating zoning tools for missing middle developments
- Look for opportunities to expand ADUs, micro-units and other forms of small, more affordable homes
- Evaluate how Specific Plans and Overlays are delivering on our housing needs

## STRATEGIES

Increase zoned capacity for housing

Incentivize mixed-income and affordable housing developments

Improve access to affordable units

Housing Production

## POTENTIAL PROGRAMS

- Explore new models of affordable housing development on publicly owned land
- Increase (maximize) the percentage of affordable housing included in market rate housing developments
- Expand streamlining for projects that include affordable housing

## STRATEGIES

Increase zoned capacity for housing

Incentivize mixed-income and affordable housing developments

Improve access to affordable units

Housing Production

## POTENTIAL PROGRAMS

- Explore expanding the affordable unit registry and website to advertise new affordable unit availability
- Locate new sources of affordable housing financing & funding

# Concept Topics

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Meeting the Needs of  
All Angelenos



# Let's talk Access to Opportunity...

## Poll

When you're looking for a place to live [in Los Angeles], what do you look for in your neighborhood?

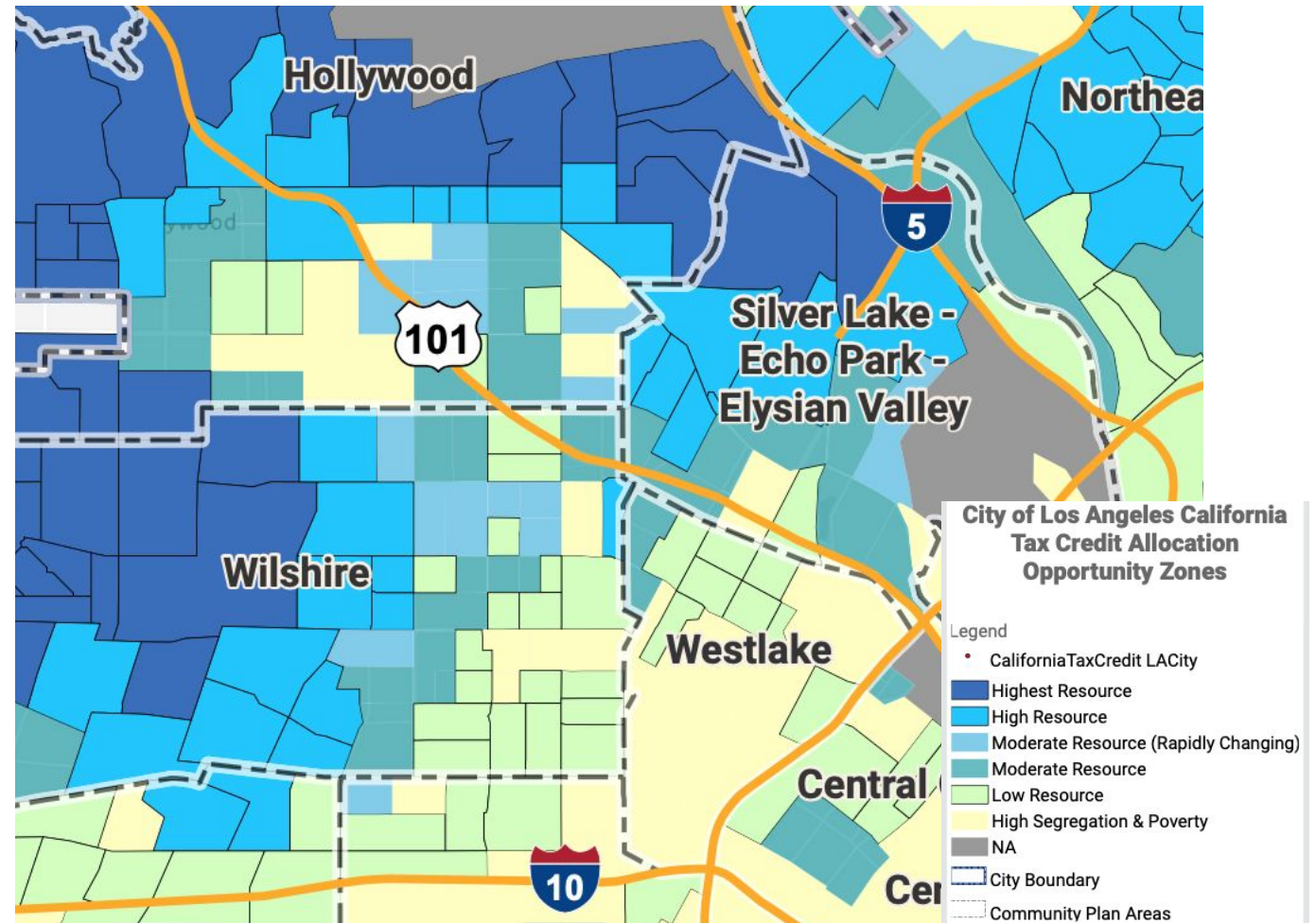


# What does Access to Opportunity look like?

## High-resource areas:

- environmental amenity - rich
- high-performing schools
- neighborhoods with high economic opportunity
- transit-rich
- access to jobs

Approximately **83%** of parcels in our highest resource areas are **single family**.



TCAC/HCD Opportunity Maps. 2020.

## Concept 3: Access to Opportunity

Increase access to opportunities and address racial and economic segregation in the City by planning for more affordable and mixed-income housing in high resource areas.

# Existing Programs: Access to Opportunity

## Planning for Access to Opportunity

- Community Planning
- Assessment of Fair Housing (AFH) and Analysis of Impediments
- Citywide Fair Housing Program

## Creating more affordable housing in higher resource areas

- Fair Share Report Back
- Transit Oriented Communities (TOC)
- Density Bonus Update
- Inclusionary Zoning Feasibility

## STRATEGIES

Increase housing capacity in high resource areas

Increase affordable housing production in high resource areas

## POTENTIAL PROGRAMS

- Update the citywide growth strategy to ensure equity is a core part of future land use decisions
- Develop citywide housing goals by Community Plan Areas
- Explore establishing minimum density requirements
- Strategically increase affordable housing opportunities in areas with low rise development and single family homes

## STRATEGIES

Increase housing capacity in high resource areas

Increase affordable housing production in high resource areas

## POTENTIAL PROGRAMS

- Provide land use and financial incentives to prioritize affordable housing developments in high resource areas
- Use of public land in high resource areas for affordable housing developments



# Concept Topics

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# Let's talk Homelessness

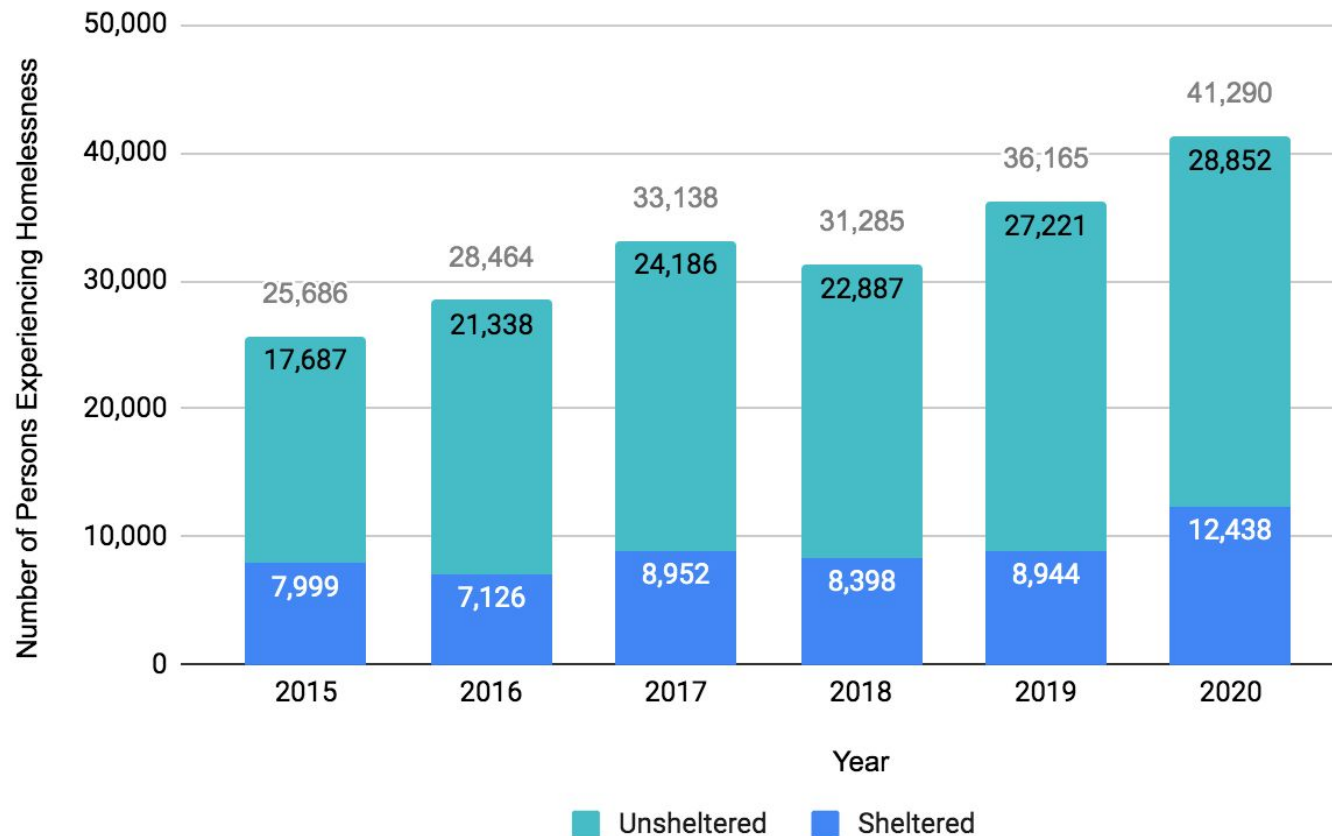
## Poll

Have you or someone you are close to ever experienced homelessness, or personally felt like you were at risk of losing your home?



# What are we seeing in LA?

Total Homeless Population, City of Los Angeles



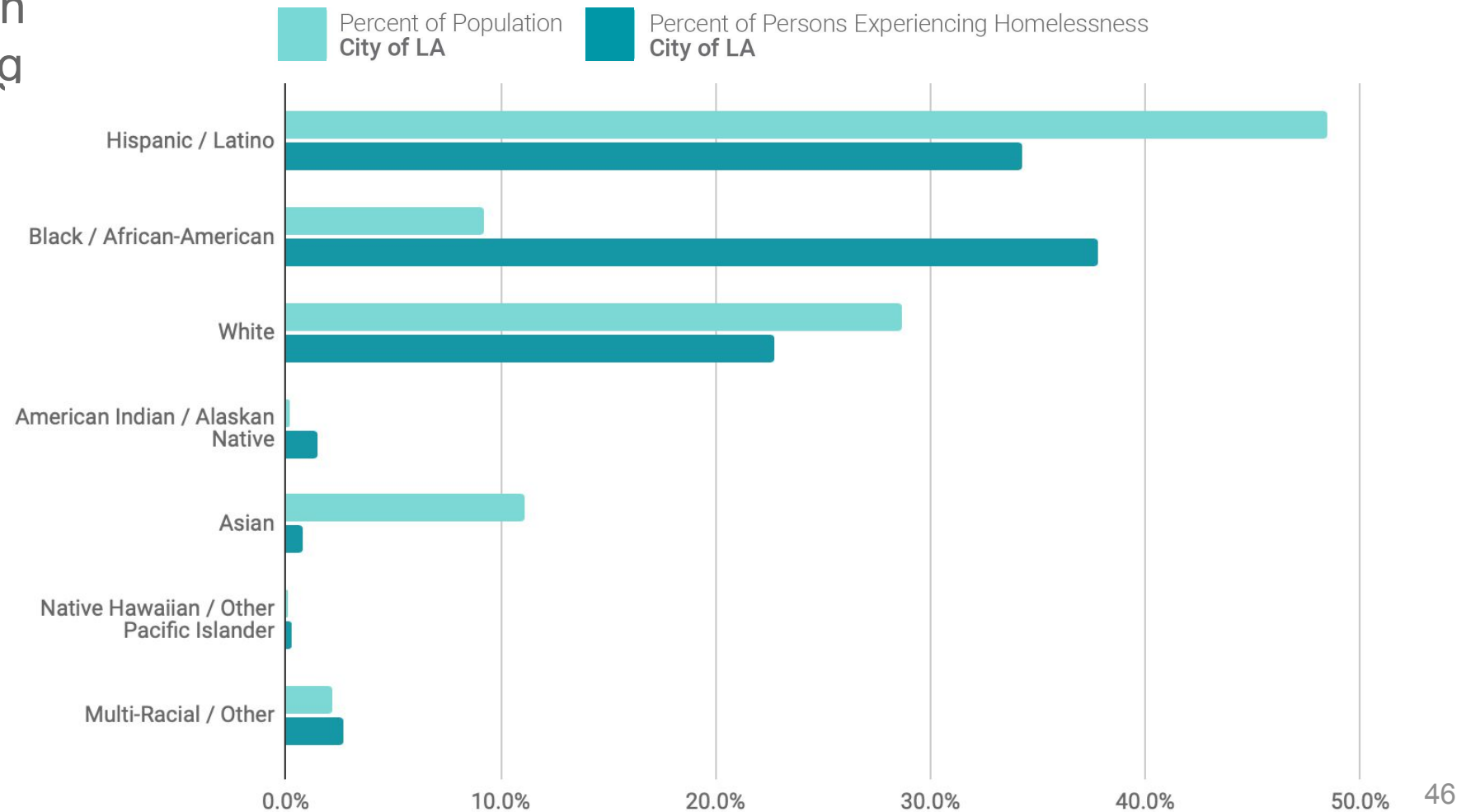
LAHSA, Point-in-Time Counts

- Homelessness is on the rise.
- Increasing housing costs tied to **increasing rates of homelessness.**
- There is a **need for more permanent housing solutions** for previously/currently unhoused residents.

# What are we seeing in LA?

- There are not enough resources addressing **the root causes of homelessness.**
- Homelessness **disproportionately impacts Black or African American Angelenos.**

## Homelessness in LA



## Concept 4: Homelessness

Prevent and end homelessness in a manner that centers human dignity and respect by developing early interventions, significantly expanding permanent housing options, and providing appropriate services and support.

# Existing Programs: Homelessness

## Providing Shelter

- Project Roomkey (being phased out)
- Domestic Violence Shelter Program
- Emergency Shelter Ordinance
- A Bridge Home
- Coordinated Entry System (CES)

## Supportive Services

- Rapid Rehousing Program
- Supportive Services for Persons with HIV/AIDS
- Emergency Housing Assistance (Covid-19 Response)
- Project Homekey

## Increasing Housing Opportunities

- Measure HHH/ Proposition H
- Permanent Supportive Ordinance / Interim Motel Conversion Ordinances

## STRATEGIES

Promote crisis intervention strategies and homelessness prevention

Develop Permanent Housing Solutions

Provide Compassionate Response to Unsheltered Residents

Homelessness

## POTENTIAL PROGRAMS

- Expand targeted services and early interventions to those at highest risk of homelessness, including:
  - people impacted by the criminal justice system
  - people at risk of eviction
  - people with disabilities
  - transition-aged-youth

## STRATEGIES

Promote crisis intervention strategies and homelessness prevention

Develop Permanent Housing Solutions

Provide Compassionate Response to Unsheltered Residents

Homelessness

## POTENTIAL PROGRAMS

- Increase funding for the production of Permanent Supportive Housing (PSH)
- Expand programs to provide deeper affordability (ELI, Deeply-Low) for our lowest income residents
- Support implementation of Project Homekey



## STRATEGIES

Promote crisis intervention strategies and homelessness prevention

Develop Permanent Housing Solutions

Provide Compassionate Response to Unsheltered Residents

Homelessness

## POTENTIAL PROGRAMS

- Explore incentives to expand needed community amenities in neighborhoods with unhoused populations, including hygiene stations, fresh water, etc.
- Amend shelter regulations in LAMC 14.00 to allow for more types of by-right shelters

# Concept Topics

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# What does housing that promotes health and wellbeing look like?

- Close to **public transit, parks, markets, community centers, and places** where you can meet friends and family to hang out.
- **Designed with the needs of local communities** in mind, especially lower-income communities of color
- **Reflects the history and culture** of our unique diverse communities
- **Keeps us safe** in case of disasters like earthquakes, wildfires, public health emergencies, and extreme heat.



## Concept 5: Built Environment

Design and regulate housing to promote health and well being, increase access to amenities, contribute to a sense of place, foster community and belonging, and plan for a sustainable future.

# Existing Programs: Built Environment

## Habitability and Code Enforcement

- Systematic Code Enforcement Program (SCEP) / Gateway2Green
- Rent Escrow Program (REAP)
- DBS Code Enforcement Program

## Livability and Complete Communities

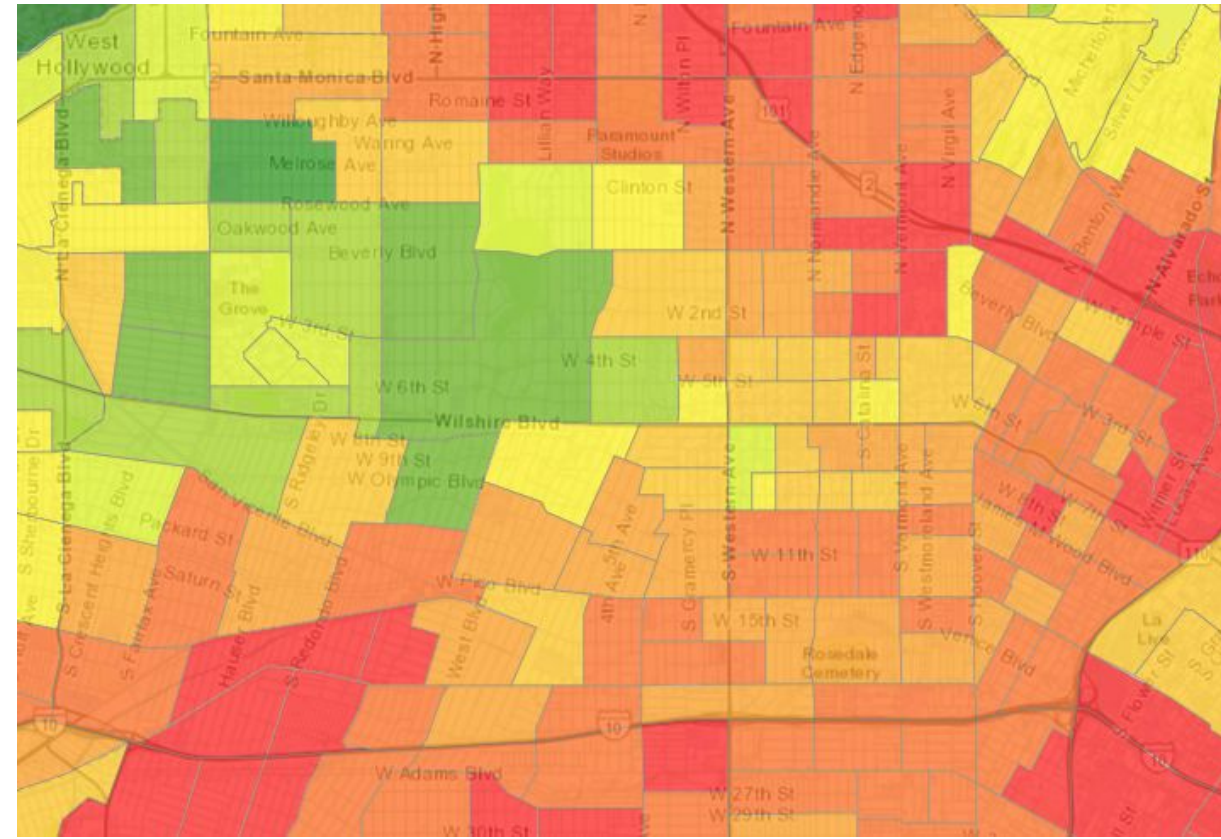
- Urban Design Studio
- Office of Historic Resources
- Design Review
- Specific Plans and Overlays
- Community Plan Implementation Overlays
- Quimby Fee Implementation
- LA River Revitalization



# Existing Programs: Built Environment

## Sustainability, Environmental Justice and Resilience

- LACP- Transit Neighborhood Plans (TNPs), TOC, Framework, Clean Up Green Up (CUGU)
- General Plan- Mobility & Plan for a Healthy LA
- Mayor's Office: Sustainably pLAn (GND) / Resilient Los Angeles
- LA City Departments: Urban Forest Management Plan, OneWater Plan, Local Hazard Mitigation Plan, LA River Revitalization
- Affordable Housing and Sustainable Communities Program (AHSC)



Cal Enviro Screen, 2018 Results

## STRATEGIES

Design around fostering community

Increase access to public amenities that improve health and wellbeing

Plan for a resilient, sustainable, and equitable LA

Built Environment

## POTENTIAL PROGRAMS

- Promote and expand new housing models that can provide options for a range of household sizes and configurations
- Improve neighborhood design and amenities through re:codeLA and Community Plan updates

## STRATEGIES

Design around fostering community

Increase access to public amenities that improve health and wellbeing

Plan for a resilient, sustainable, and equitable LA

Built Environment

## POTENTIAL PROGRAMS

- Encourage and incentivize community amenities such as day care, green space, grocery stores, etc. as part of housing developments
- Identify displacement prevention strategies when planning for infrastructure investments like parks, transit, public investment projects and new job centers



## STRATEGIES

Design around fostering community

Increase access to public amenities that improve health and wellbeing

Plan for a resilient, sustainable, and equitable LA

Built Environment

## POTENTIAL PROGRAMS

- Expand the reuse of vacant buildings to housing that include affordable units
- Expand implementation of the Plan for a Healthy LA, L.A.'s Green New Deal, and Resilient Los Angeles

# Concept Topics

Housing Stability &  
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All Angelenos

# Let's talk Meeting Housing Needs...

## Poll

Could your current home accommodate an elderly family member or friend with special needs?

*For example: Could someone still get in and around your place in a wheelchair or with a walking device? Would they be able switch to a medical bed if needed?*

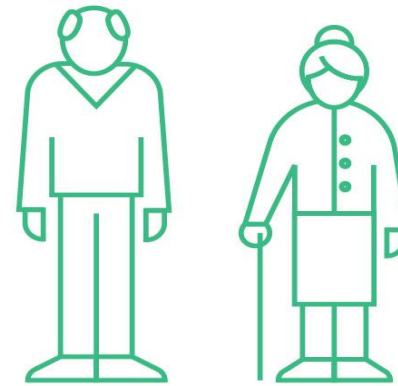


# Meeting the Needs of All Angelenos

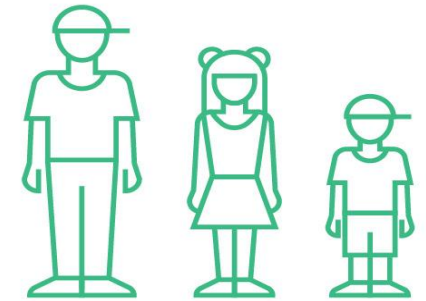
- **Families with children and people with disabilities** often face discrimination when trying to rent an apartment/
- People with disabilities need housing designed to **support their varied needs that allow for independent living.**
- Citywide demographic trends show **angelenos are aging** and there are fewer opportunities for seniors to age in place.

## 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

## Concept 6: Meeting the Needs of All Angelenos

Build, operate, and maintain welcoming and accessible housing for all Angelenos, including those with disabilities, large families, older adults, and other people facing housing barriers

# Existing Programs: Meeting the Needs of All Angelenos

## Fair Housing/Non-Discrimination Enforcement and Compliance

- Reasonable Accommodations Ordinance
- Fair Housing Testing and Monitoring
- Section 8 Anti-Discrimination ordinance

## Housing Access and Planning for Individuals with Special Needs

- Handyworker Program
- Accessible Housing Program (AcHP)
- Registry of Accessible Units
- Age Friendly Action Plan (Purposeful Aging LA)
- Density Bonus
- Financing affordable, special needs housing

## STRATEGIES

In each neighborhood, provide housing that can accommodate people with disabilities, larger families, and seniors

Support housing for households that face the greatest barriers

Strengthen anti-discrimination protections and enforcement

## POTENTIAL PROGRAMS

- Expedite and remove barriers for housing serving people with special needs
- Promote development of new housing models that meet diverse needs
- Explore new incentives for accessible units
- Implement Age Friendly Action Plan

## STRATEGIES

In each neighborhood, provide housing that can accommodate people with disabilities, larger families, and seniors

Support housing for households that face the greatest barriers

Strengthen anti-discrimination protections and enforcement

## POTENTIAL PROGRAMS

- Pursue new funding sources for affordable special needs housing
- Expand rental assistance/voucher programs



## STRATEGIES

In each neighborhood, provide housing that can accommodate people with disabilities, larger families, and seniors

Support housing for households that face the greatest barriers

Strengthen anti-discrimination protections and enforcement

## POTENTIAL PROGRAMS

- Expand proactive fair housing enforcement to include new State law protections
- Enforce newly adopted State anti-discrimination provisions regarding criminal background checks during lease-up

# Concept Topics Recap

Housing Stability &  
Anti-Displacement

Housing Production

Access to Opportunity

Homelessness

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All Angelenos

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# Questions?

Type your questions in the chat box on [gotowebinar](#) or in the comment box on [facebook](#).

If you are unable to stay email us at [housingelement@lacity.org](mailto:housingelement@lacity.org)



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# Thank You for Attending

For additional comments or questions please email  
[housingelement@lacity.org](mailto:housingelement@lacity.org)