
Thank you for joining the meeting.

The meeting will begin momentarily.

If you are experiencing technical difficulties,
e-mail us at housingelement@lacity.org



2021- 2029 Housing Element Draft

Housing Element Task Force

July 6, 2021

LOS ANGELES
CITY PLANNING

Agenda

Part 1: Full task Force (9:00 - 10:30)

Welcome and Introductions | 9:00 - 9:05 am

Draft Housing Element Overview (Ch. 1-3) | 9:05 - 9:25 am

Break for Discussion | 9:25 - 9:40 am

Draft Housing Element Overview (Ch. 4-6) | 9:40 - 10:00 am

Break for Discussion | 10:00 - 10:25 am

Part 2: Optional RHNA / Sites Selection Session (10:30 - 11:15)

Deep Dive into Sites Inventory | 10:30 - 10:50 am

Break for Discussion | 10:50 - 11:10 am

Next Steps | 11:10 - 11:15 am

Housing Element Team

Senior Staff

Nick Maricich

City Planning

nicholas.maricich@lacity.org

Matthew Glesne

City Planning

matthew.glesne@lacity.org

Nancy Twum-Akwaboah

Housing + Community Investment

nancy.twum-akwaboah@lacity.org

Primary Contacts

Blair Smith

City Planning

blair.smith@lacity.org

Maya Abood (on leave)

Housing + Community Investment

maya.abood@lacity.org

Housing Element Team

Staff

Cally Hardy

City Planning

cally.hardy@lacity.org

Jackie Cornejo

Housing + Community Investment

jackie.cornejo@lacity.org

Staff

Betty Barberena

City Planning

betty.barbarena@lacity.org

Wajiha Ibrahim

City Planning

wajiha.ibrahim@lacity.org

Ari Briski

City Planning

ari.briski@lacity.org

Meeting Objectives

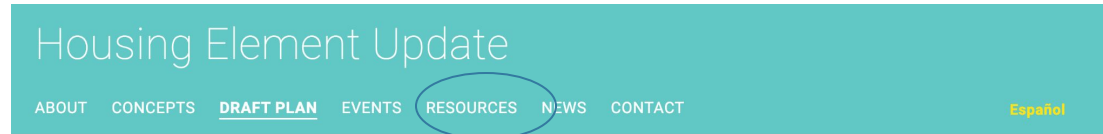
1. Provide an overview of draft Housing Element chapters and provide a summary of topics covered
2. Present the methodology + process for the RHNA Sites Inventory
3. Get your feedback
4. Outline next steps

Housing Element Overview

The 2021-2029 Housing Element - Draft Released

Find at: planning.lacity.org

Click on “Plans and Policies” and then “Housing Element Update”



The Housing Element of the General Plan identifies the City's housing conditions and needs, evaluates the City's ability to meet its Regional Housing Needs Assessment (RHNA), establishes the goals, objectives, and policies that are the foundation of the City's housing strategy, and provides an array of programs to create sustainable, mixed-income neighborhoods across the City. The Draft Plan is organized into six chapters and an executive summary. PDFs of the full Housing Element are available in **low resolution** and **high resolution**. Each chapter of the Draft Housing Element is available for review in the accordion menu below. For more information, please review the Housing Element **FAQ**, **What Does the Plan Do**, and the **What to Know about: RHNA, Site Selection, and Rezoning**.

Executive Summary



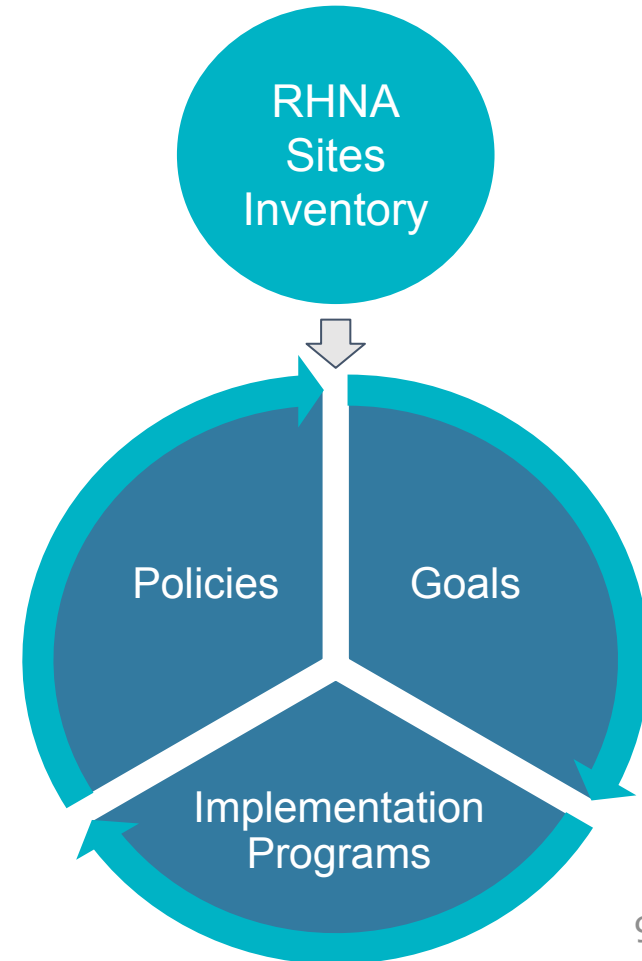
Chapter 1. Housing Needs Assessment



The 2021-2029 Housing Element

Project Overview/Recap

- Updates the City's housing goals, objectives and policies and sets forth a series of 8-year implementation programs
- Important Requirements
 - 456,000 RHNA allocation (Sites Inventory)
 - AFFH (Affirmatively Furthering Fair Housing)
- Includes an update to the Safety Element



Housing Element Update - Timeline and Process

OUTREACH PROCESS

WE ARE HERE:



WINTER 2020 Launch

- Task Force Kick-Off
- Citywide Introduction Open House



SPRING 2020 Vision

- Online Engagement
- Stakeholder Info Updates



FALL 2020 Concepts

- Citywide Concepts Webinars
- Online Engagement



SPRING 2021 Draft

- Draft 2021-2029 Housing Element Shared Online

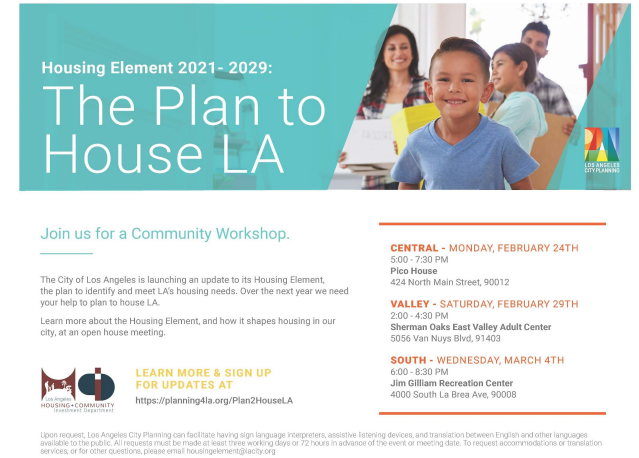


SUMMER/FALL 2021 Adopt

- Open House/Public Hearing
- Adoption Process starts with Commission Hearings, followed by PLUM/City Council

Public Participation Summary

- Kick-Off Workshops (3) + Digital Workshop
- Housing Element Task Force (14 meetings)
- Webinars with Live Q+A (3 English, 2 Spanish)
- **Concepts** Webinars with Live Q+A (2 English, 1 Spanish)
- Online **Concepts** Survey Tool (over 1,800 responses)
- Housing **Concepts** Poll (statistically valid survey of Angelenos)
- Housing Element Video (over 45,000 views)
- Presentations to Neighborhood Councils (Alliances) and other stakeholders



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.

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

LEARN MORE & SIGN UP FOR UPDATES AT
<https://planning4la.org/Plan2HouseLA>

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



**THE PLAN
TO HOUSE LA**

HOUSING + COMMUNITY INVESTMENT DEPARTMENT

LOS ANGELES CITY PLANNING

The *Plan to House LA*'s Concepts



**Housing Stability &
Anti-Displacement**



**Housing
Production (Esp.
Affordable)**



**Access to
Opportunity**



**Prevent and End
Homelessness**



**Built Environment
(Health, Livability,
Sustainability)**



**Meeting the
Needs of All
Angelenos**

The *Plan to House LA*

What does the *Plan to House LA* do?

Offers a blueprint to addressing the City's immense housing needs in a way that reflects City's values.

Balances housing production, protection, and preservation.

Creates a new set of “citywide housing priorities” that are integrated into many key policies and objectives.

Lays out specific strategies and programs associated with the priorities.



The *Plan to House LA's* Citywide Housing Priorities

The "Citywide Housing Priorities" included in many policies and objectives are:

Addressing the Housing Shortage - Increase the production of new housing, particularly affordable housing.

Advancing Racial Equity & Access to Opportunity - Create housing opportunities that address historic patterns of discrimination, exclusion, and economic segregation.

Preventing Displacement - Protect Angelenos from indirect and direct displacement, especially vulnerable communities of color.

Promoting Sustainability & Resilience and Environmental Justice through Housing - Protect residents from existing and future environmental impacts while fostering sense of community and well-being.

The 2021-2029 Housing Element Components

The Draft Housing Element components are captured in each of the draft's chapters.

Each chapter comprehensively covers all of the components required by state housing element law.

**Ch 1.
Housing
Needs
Assessment**

**Ch 2. Housing
Constraints
and
Opportunities**

**Ch 3.
Opportunities
for
Conservation**

**Ch 4.
Adequate Site
for Housing
(RHNA)**

**Ch. 5.
Review of
2013-2021
Housing
Element**

**Ch.6.
Programs
(Action Steps)**

Housing Needs Assessment (Ch. 1)

Chapter 1 Outline: Housing Needs Assessment

Housing Needs Assessment Looked At:

Population Characteristics (age, race/ethnicity, special needs)

Income and Employment Trends (income, labor market)

Household Characteristics (household size and composition, and ownership)

Housing Stock Characteristics (building typologies, bedroom size, building age)

Housing Costs and Overcrowding (rents/costs, cost burden, overcrowding)

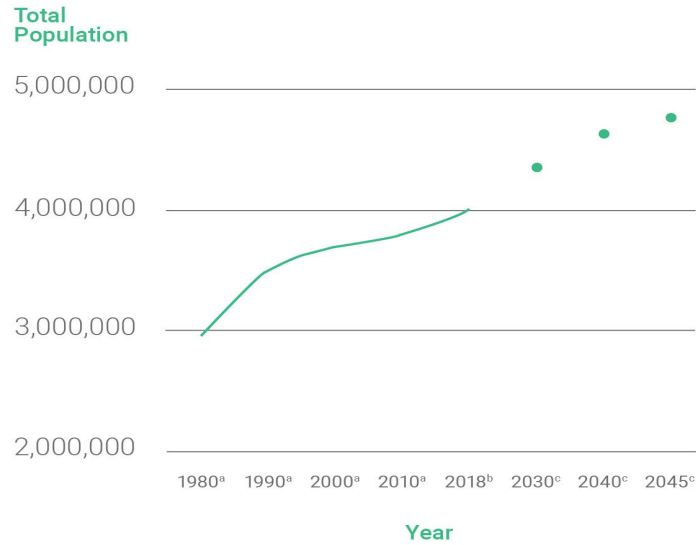
Regional Housing Needs Assessment (RHNA)

Affirmatively Furthering Fair Housing (AFFH)

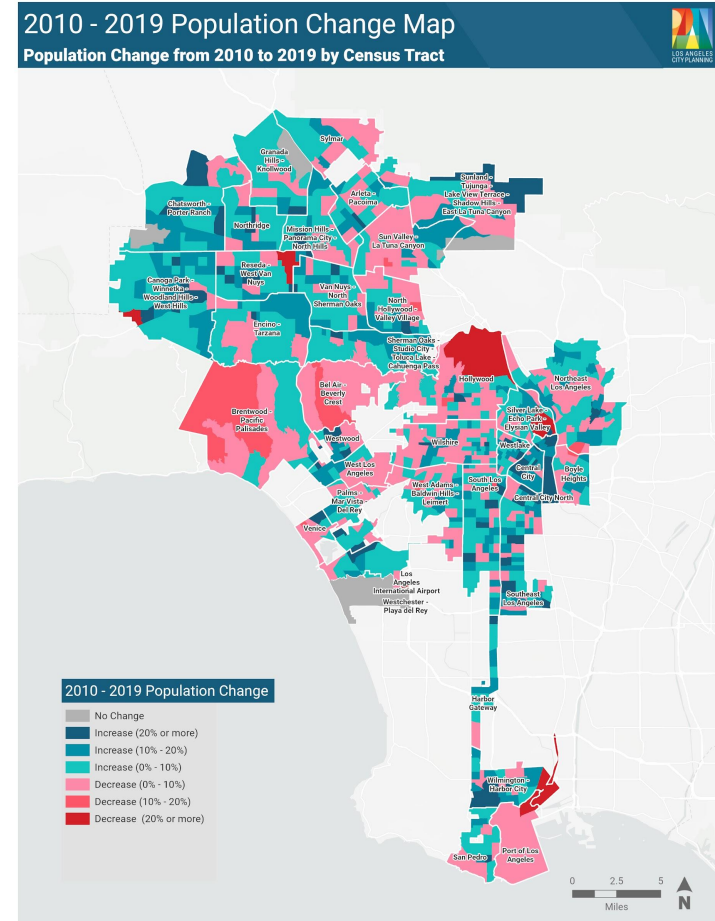
Objectives of Chapter: Document City's tremendous housing needs, it's connection to the housing shortage and the disproportionate impacts on communities of color.

Population

City grew faster in the 2010s vs 2000s, but some areas saw **population loss** (see map)



^e SCAG 2020 RTP/SCS



Population

Aging population

Population over 60 years has increased 29%

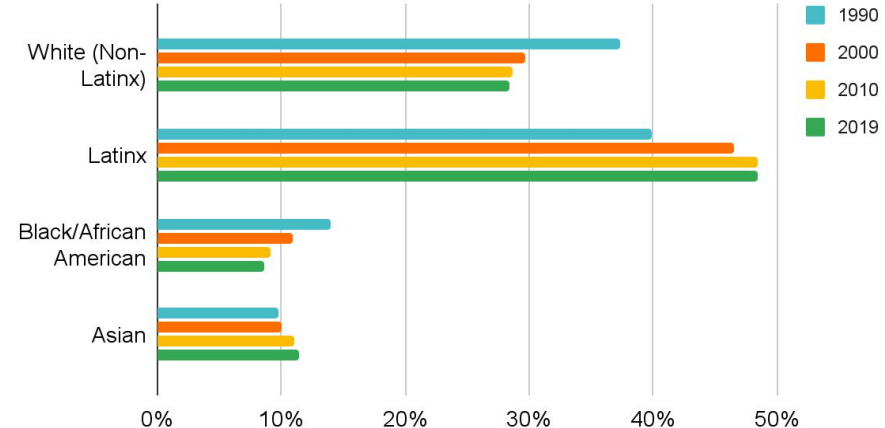
About 500k or 12% of population

Fewer Children

Population of children (< 19 years) has decreased 9%

Racial/ethnic changes

Change in Race and Ethnicity, 1990-2019



Source: US Census ACS 5-Year Estimates, 2019

Household Characteristics

Decrease in Young Households

Almost 75,000 more Angelenos aged 25-34 in 2019 vs. 2010, but 5,000 fewer heads of household in this age group

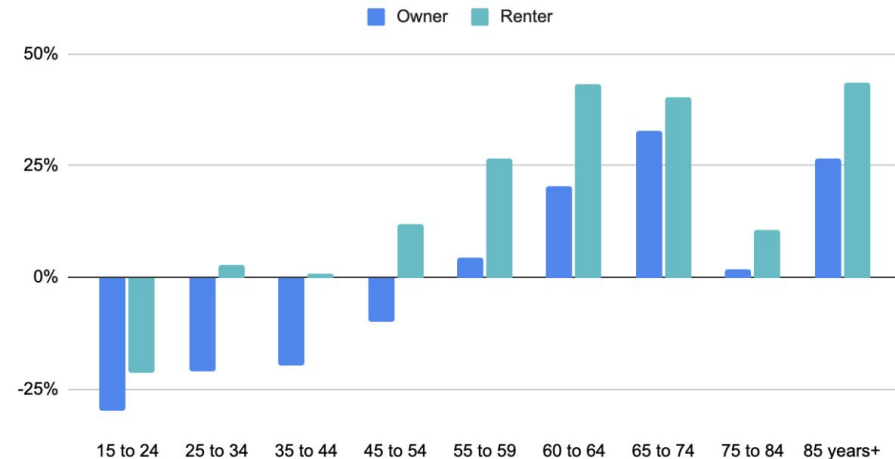
Family sizes getting smaller

About 40,000 fewer 5+ person households
Almost 60% of households are 1 or 2-person households

Tenure

Renter households increased by 72,000
Owners declined almost 2,000
Owners under 45 years old declined by 25%

Change in Tenure by Age, 2010-2019

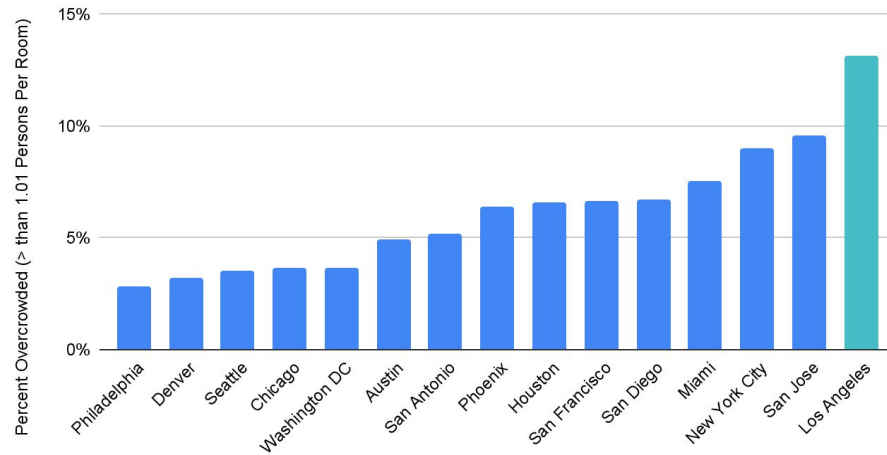


Sources: US Census Bureau; American Community Survey; 2019 and 2010 ACS 5-Year Estimates, Table DP05

Housing Crisis

LA is the Most **Overcrowded** Major City in the Country

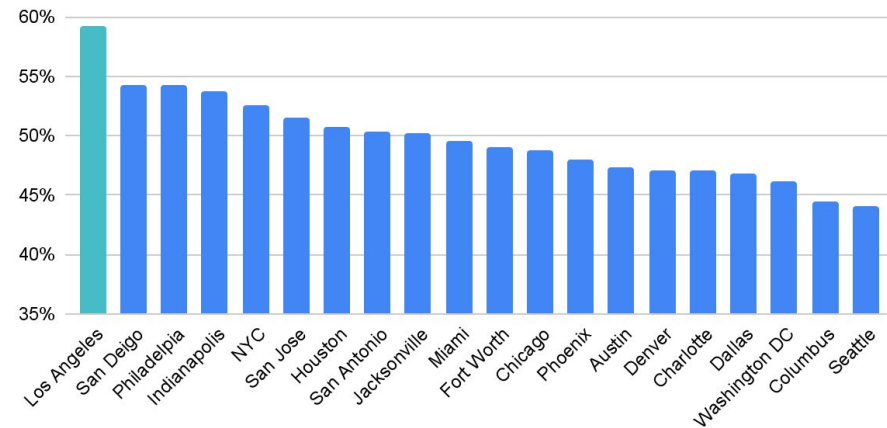
Percentage of Housing that is Overcrowded, Major US Cities



Source: American Community Survey 5-year 2019.

LA is the Most **Rent Burdened** Major City in the Country

Percentage of Rent Burdened Households, Major US Cities



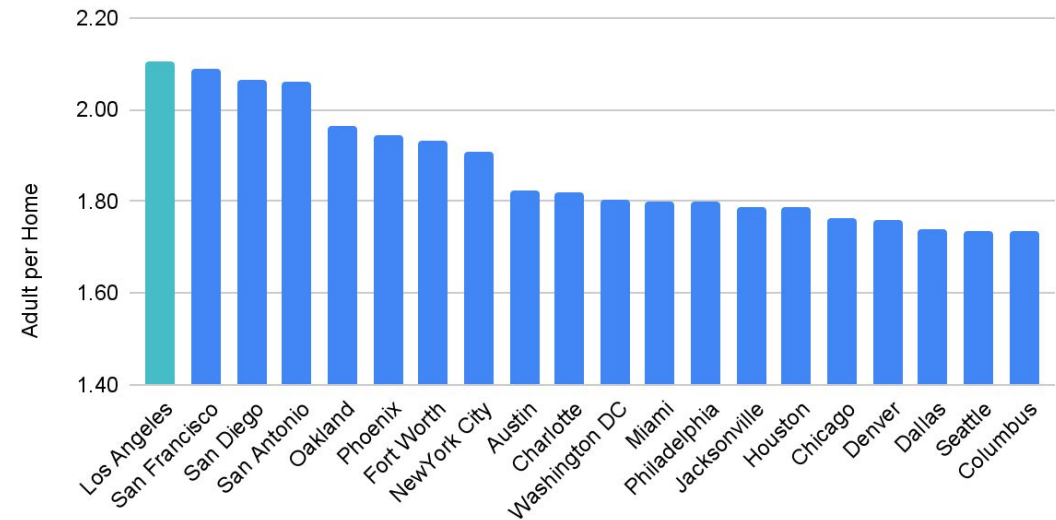
American Community Survey; 2019: ACS 5-Year Estimates

Housing Shortage

Los Angeles has the **fewest number of homes per adult** of major cities

If LA City had the same number of homes per adult as the US average it would have **130,000 (almost 10%) more homes**

Adults (18+) per Housing Unit, Major US Cities



Source: 2019 ACS 5-Year Estimates

Rents and Home Prices

Home prices

Now spiking to reach \$860,000 (June 2021, Zillow)

Median home requires income of \$130,000 (plus \$170,000 down)

Rents

Census Contract rents up **37%** vs. **29%** for median incomes (2010-2019)

Median asking rents for a 2-br was \$2,750 (June 2021, Zumper)

Requires a household income of about \$111,000 to afford

Median asking rents have **fallen about 17%** since highs in 2018

Rents generally increasing the least in areas with new production

Continued Loss of Lower-Priced Housing

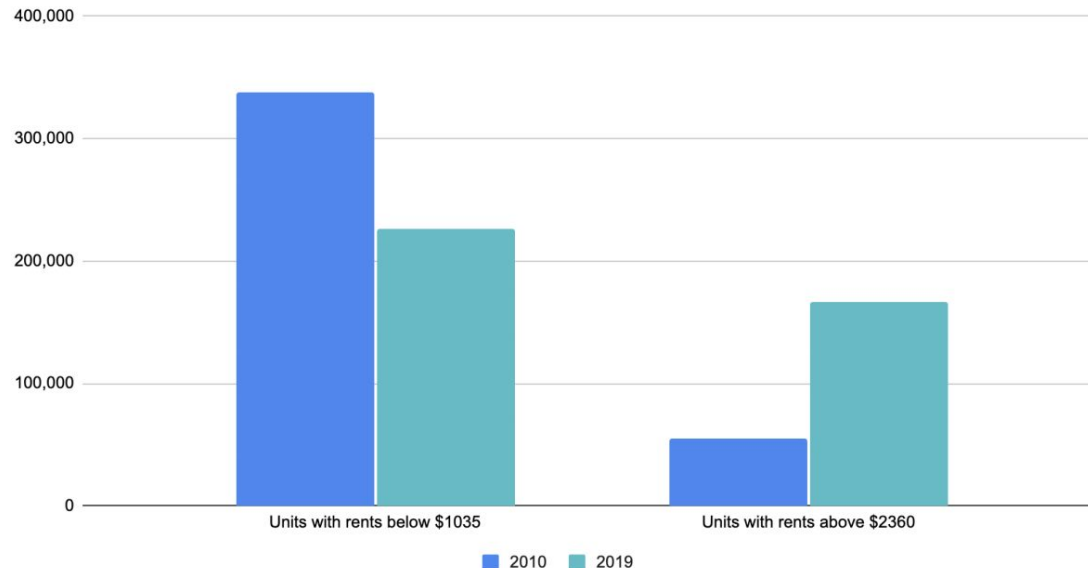
A net reduction of more than 111,000 units with rents below \$1,035 from 2010 to 2019 (inflation adjusted).

During the same period, almost the same amount of units were added in the category of renting above \$2,360.

8,000 Ellis Act removals

Majority are likely RSO units resetting to market rate upon a new occupancy

Number of Rental Units with Contract Rents Above or Below Certain Points, 2010-2019



Source: 5-Year ACS (2010 and 2019); Inflation Adjusted Dollars

Income and Employment

Median Income has grown 29% (2010-2019)

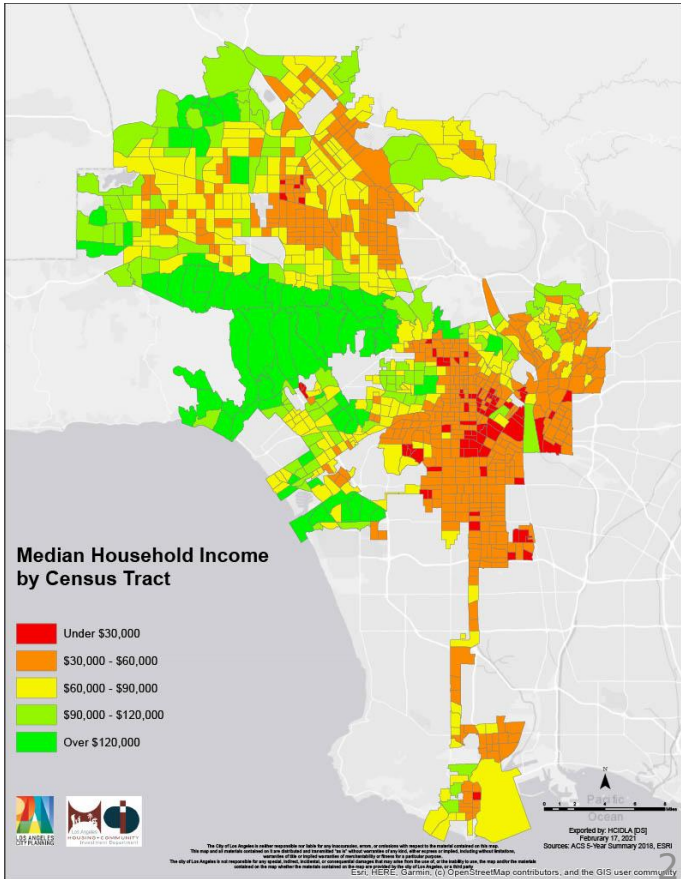
LA City still earns less than County, State, and Nation

Most job openings **pay less than \$30,000**

A personal care aide **can only afford \$600** in rent

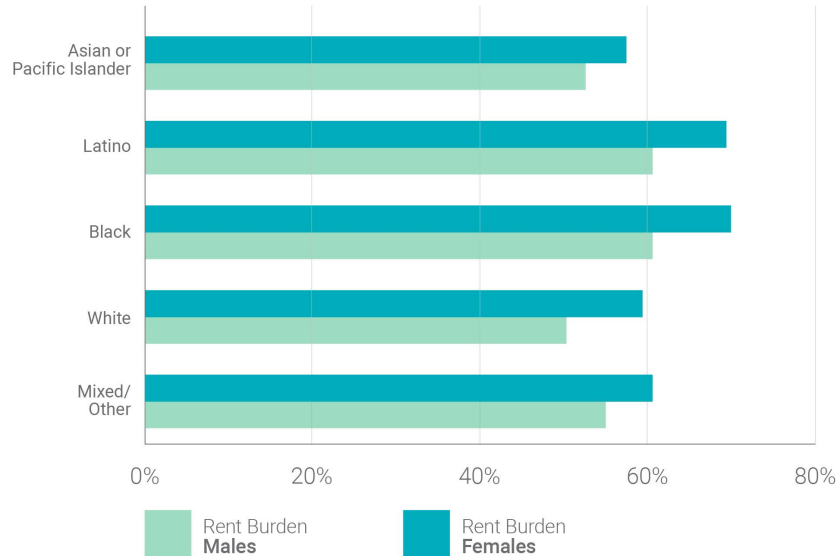
Top Projected Job Openings in Los Angeles County, 2018-2028

Occupation	Job Openings	Median Income
Personal Care Aides	442,830	\$24,491*
Combined Food Preparation and Serving Workers, Including Fast Food	221,570	\$24,008*
Cashiers	212,980	\$29,362
Retail Salespersons	166,200	\$31,221
Waiters and Waitresses	163,210	\$29,097

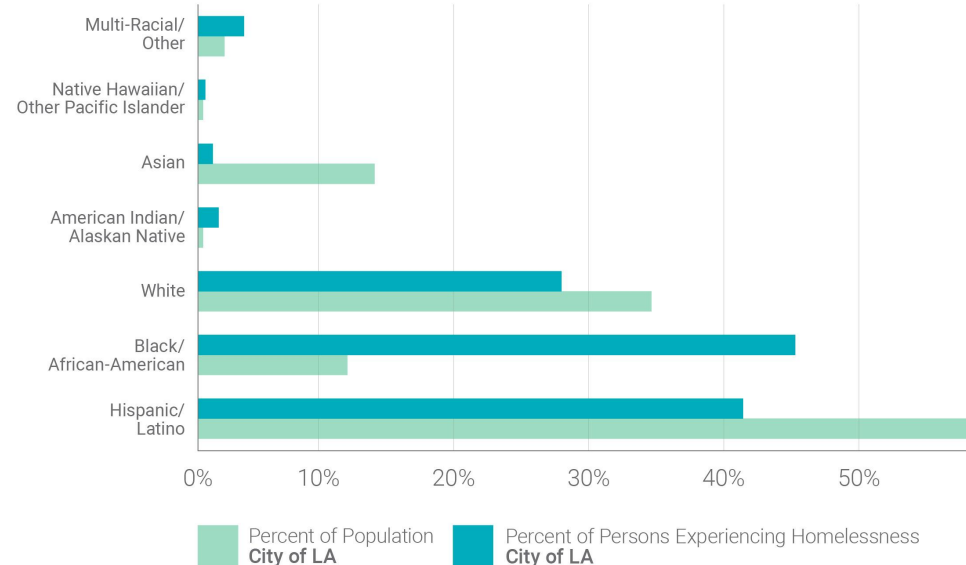


Impacts Are Felt Most Dramatically Among Women and People of Color

Rent Burden in LA by Race/Ethnicity and Gender



Homelessness in LA



Populations with Special Housing Needs

Seniors

- Over 44% of seniors live alone
- Over 58% of seniors live in owner-occupied housing
- 65% of renters are cost burdened

Large Families

- Large family households decreased by about 4%
- Non-related households increased by nearly 26%

Disabilities

- About 10% (395,513) of residents have a disability; Of these, 179,492 are seniors

LGBTQ

- Face higher rates of discrimination and homelessness
- The unsheltered rate among transgender homeless individuals is nearly double that of the overall unhoused population

6th Cycle RHNA Allocation

2021-2029 RHNA for LA

- Allocation of **456,643** units (about 5x the 2013-2021 allocation)
- Unmet housing needs, overcrowding, and cost burden were included to better account for the housing deficit, which resulted in significantly larger 6th RHNA cycle allocations

Regional Housing Needs Assessment	2013-2021 Allocation	2021-2029 Draft
SCAG Region	421,137 units	1,341,827 units
Los Angeles	82,002 units	456,643 units
Lower Income Units (0-80% Area Median Income)	32,862 units	184,721 units

Affirmatively Furthering Fair Housing (AFFH)

- In compliance with AB 686, the Housing Element will include an **AFFH analysis**, creating the framework for the upcoming update to the **Assessment of Fair Housing (AFH)**.
- Draft includes initial findings based on data analysis on publicly supported housing, fair housing issues for persons with disabilities, and private and public fair housing enforcement, outreach capacity, and resources.
- Chapter 4: Adequate Sites for Housing includes the required AFFH analysis.

Analysis that will be included in the final Housing Element

- integration and segregation patterns and trends;
- racially or ethnically concentrated areas of poverty;
- disparities in access to opportunity;
- disproportionate housing needs within the City of Los Angeles, including displacement risk; and,
- new strategies and actions to implement priorities and goals

Constraints (Ch. 2)

Chapter 2 Outline: Constraints

Constraints Analysis

Governmental

Non-Governmental

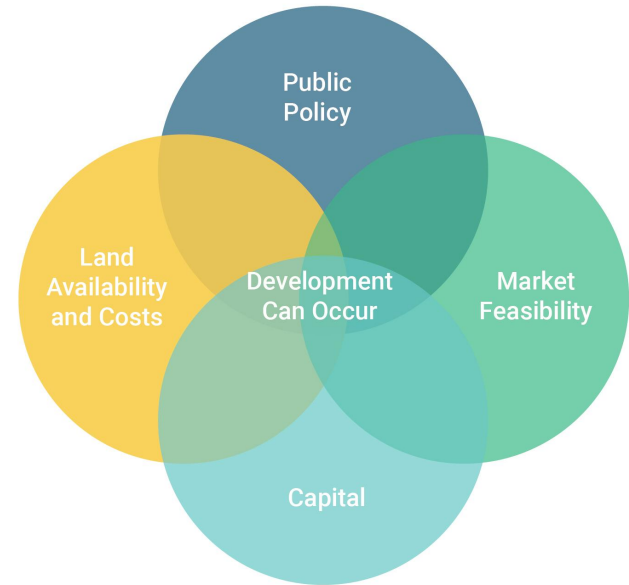
For People with Disabilities

Alleviation of Constraints

Analysis of Preservation of At-Risk Units

Note: Draft Chapter 2 summarizes the analysis and most of the (sizable) documentation of constraints and efforts are in **Appendices**

Housing Development Constraints



Source: Los Angeles Department of City Planning

Constraints to Housing Development, Conservation and Improvement

Governmental Constraints

- General Plan, Land Use, the Zoning Code, and Neighborhood Implementation Tools.
- Entitlement Process
- Building Code and Building Permit Procedures
- On-/Off-Site Improvements and Infrastructure
- Appeals and Opposition to Housing
- Fees Affecting Housing Development
- Availability of Public Funding for Housing
- Inadequate Public Funding for Homelessness Housing

Non-Governmental Constraints

- Land Costs
- Construction Costs
- Financing Availability

Constraints to Providing Housing for People with Disabilities

Identified Housing Barriers

Lack of **suitably zoned land** where affordable housing can be built

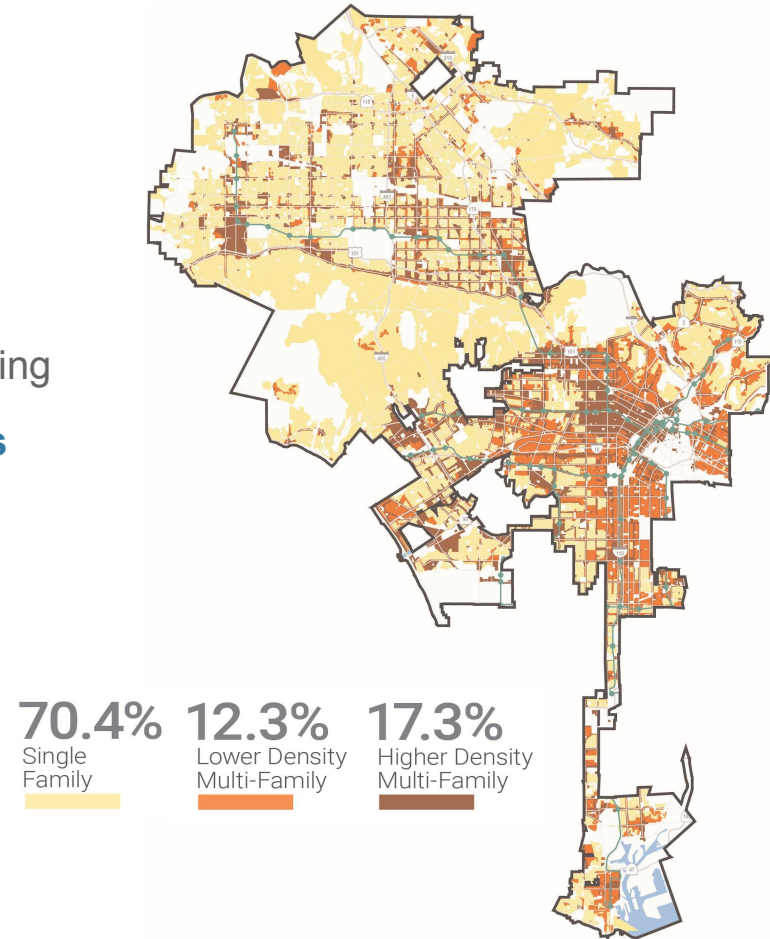
Lack of **financial resources** for affordable housing

Cumbersome, unpredictable and costly **process**

Loss of existing affordable housing

Increasing labor and material **costs**

Opposition to housing



Alleviating Constraints (example)

Alleviating Constraints Due to the General Plan, Land Use, Zoning Code, and Neighborhood Implementation Tools:

- Mayoral Executive Directives (ED) 13 and 19
- The New Zoning Code (*recode:LA*)
- Community Plan Updates
- The Density Bonus Ordinance
- Transit Oriented Communities (TOC) Program
- Accessory Dwelling Units (ADUs)
- Unpermitted Dwelling Units (UDUs)
- Emergency Homeless Shelters
- Permanent Supportive Housing (PSH) Ordinance
- Interim Motel Conversion (IMC) Ordinance
- Floor Area Averaging and Transfer of Floor Area Ratios (TFAR)

Opportunities for Conservation (Ch. 3)

Ch. 3: Opportunities for Conservation in Residential Development

State Law Requirements

Identification of City's efforts to increase and facilitate water and energy conservation in residential development

Chapter Addresses:

Current building design and land use planning initiatives contributing to conservation such as green building programs, the promotion of infill projects and mixed-use development, and transit-oriented sustainable development.

Note that many additional goals, policies and programs related to sustainability, resilience and climate change are addressed in the Safety Element.

Ch. 3 Outline: City Actions to Promote Conservation and Sustainable Housing Policies

Comprehensive Plans

- Sustainability pLAn (Green New Deal)
- Resilient Los Angeles
- Los Angeles General Plan

Targeted Initiatives

- Los Angeles Green Building Code
- Conservation Programs

Water Management Plans

- One Water LA
- Urban Water Management Plan

Greenhouse Gas Reduction Strategies relating to Housing

- Transit Oriented Communities (TOC)
- State and Local initiatives
- Transformative Climate Communities
- Affordable Housing and Sustainable Communities (AHSC) Program

Discussion on Chapters 1-3

RHNA, Adequate Sites and Rezoning Need (Ch. 4)

RHNA Allocation, Site Inventory and Rezoning Process

HCD* Issues
Regional
Determination to
SCAG**

*1,341,827 unit
determination*

SCAG Develops
RHNA Allocation
Methodology

*Main Factors: projected growth, greenhouse gas, jobs
access, transit access, social equity*

SCAG Issues
RHNA Allocation
to Jurisdictions

Each jurisdiction must
identify **sufficient sites**
to meet its RHNA or
rezone within three
years to meet the
shortfall

*HCD is the California Department of Housing and Community Development - the state agency in charge of certifying Housing Elements

**SCAG is the Southern California Association of Governments - the region's planning body and Council of Government

Ch.4 Outline RHNA, Adequate Sites and Rezoning Need

RHNA Allocation and Target Capacity

Adequate Sites Inventory (**How Do We Meet our RHNA?**)

- Adequate Sites Methodology (i.e. realistic development potential): Approach and Results

- Planned and Approved Projects (Development Pipeline)

- Additional Means of meeting the RHNA (ADUs, Project Homekey, Public Land)

Summary of Adequate Sites for Housing

Identification of Rezoning Need

AFFH Analysis

Regional Housing Needs Assessment (RHNA)

How much housing do we need to plan for?

	2013-2021 Allocation	2021-2029 Allocation	<div>Projected Needs</div> <div>Existing Needs (NEW)</div>
Units in SCAG Region	421,137	1,341,827	
Units in Los Angeles	82,002	456,643	
Lower Income Units in Los Angeles	32,862	184,721	

Regional Housing Needs Assessment (RHNA)

How much housing do we need to plan for (RHNA + Buffer)?

Income Category	RHNA Allocation	Target Buffer (% above RHNA)	Target Capacity
Lower Income	184,721	10%	203,193
Moderate Income	75,091	15%	86,355
Above Moderate Income	196,831	0%	196,831
Total	456,643	7%	486,379

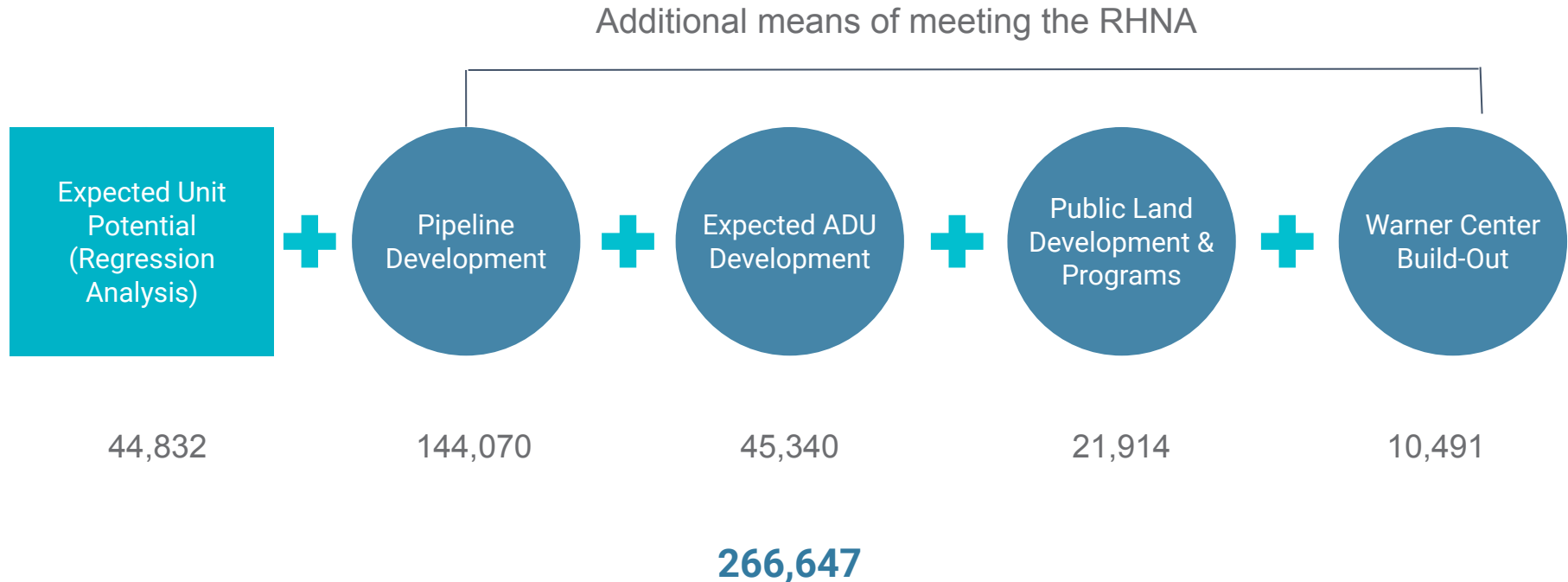
Methodology: Approach and Results

How We Meet our RHNA

Summary of Draft Methodology Approach

1. Develop model to determine **likelihood of sites redeveloping** during the 8-year period and inform determination of site suitability
2. Apply results of model to zoning database to determine **realistic development potential**
3. Add-on capacity anticipated through **pipeline development** and special programs
4. Analyze sites inventory to determine consistency with **AFFH requirements**
5. Identify Shortfall and AFFH deficiencies to inform **rezoning program**

Components of Adequate Sites to Meet the RHNA



Summary of Results



*Includes an almost 30,000 unit buffer

Rezoning must be completed by
October 2024

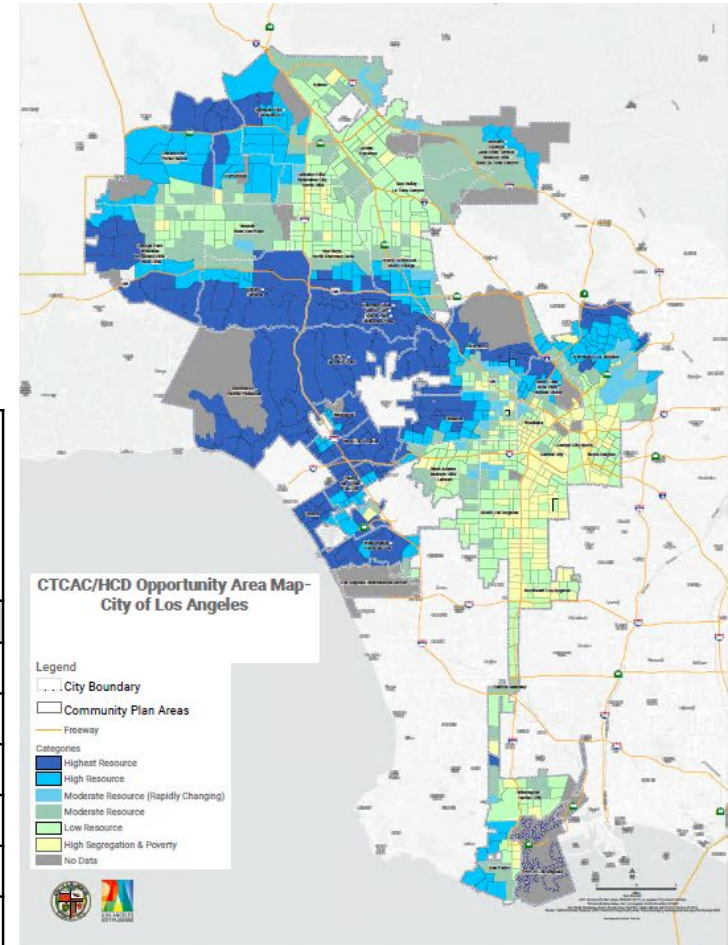
AFFH Analysis of Sites

Analyzed Sites vs current zoning, race, **opportunity area**, tenure, median income, family structure, seniors, etc.

Racial / Ethnic Composition of Neighborhoods Identified in Sites Inventory

Census Tract Category	% Population - White (Non-Latinx)	% Population - Black/African American (Non-Latinx)	% Population - Latinx	% Population - Asian (Non-Latinx)
Citywide Average	28%	9%	49%	11%
Lowest Capacity Neighborhoods	34%	5%	46%	12%
Lower Capacity Neighborhoods	28%	8%	49%	11%
Moderate Capacity Neighborhoods	21%	14%	50%	12%
Higher Capacity Neighborhoods	19%	17%	51%	10%
Highest Capacity Neighborhoods	16%	13%	53%	15%

Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.



Rezoning Program

Rezoning Considerations

Must accommodate:

- a minimum of **219,732 total units** units **by October 30, 2024**, of which
- a minimum of **121,881 units** must be planned for **lower income (VLI and LI)**.

Summary of Residential Capacity Compared to 6th Cycle RHNA and Target Capacity by Income				
	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
RHNA Allocation	184,721	75,091	196,831	456,643
Target Capacity	203,193	86,355	196,831	486,379
Total Development Potential	81,312	13,716	171,619	266,647
Shortfall	121,881	72,639	25,212	219,732

Rezoning Considerations

Unique considerations for **lower income rezoning sites**

The Housing Element presents an **Equitable Rezoning Program (#121)**

- Focus majority in Higher Opportunity Areas
- Update and expand “value capture” approach to maximizing affordable housing to include a wider array of project types and areas where programs can be used
- Enhanced community benefits
- May also include greater streamlining and greater flexibility/incentives for missing middle housing type in lower density neighborhoods.

Potential Rezoning Areas

Higher Opportunity Areas with good access to jobs/transit with protections for sensitive communities

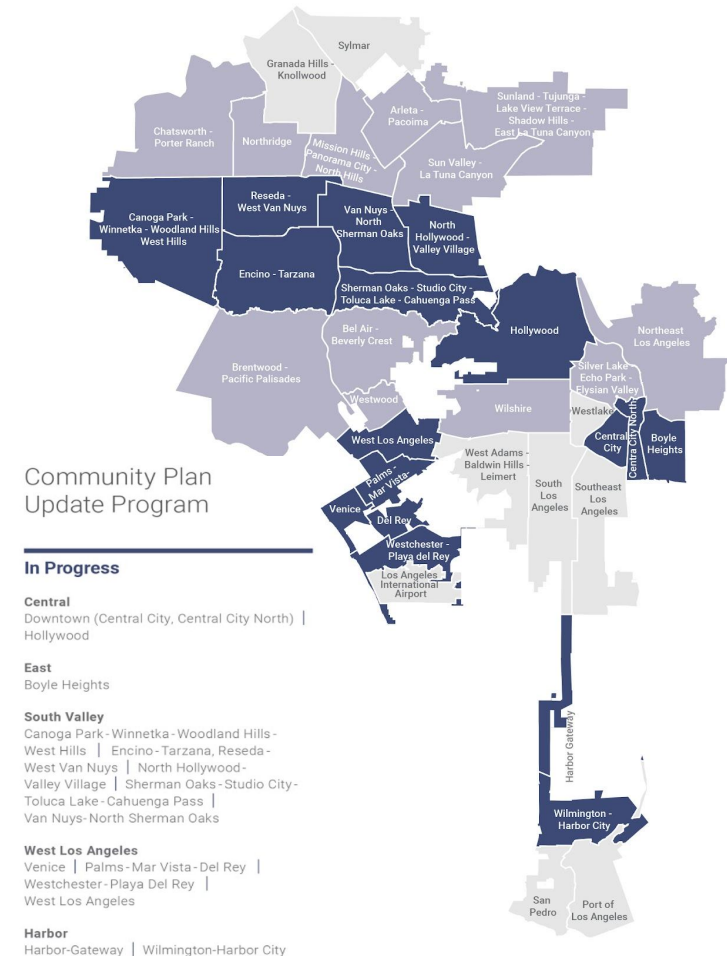
Specific Areas described in the Rezoning Program include:

- commercial and residential corridors (Boulevards and Avenues)
- areas near jobs and transit, including Metro NextGen
- areas zoned for Parking (P/PB zones)
- transitional residential areas off commercial boulevards,
- in existing regional centers
- on public and religious-owned land
- areas where multifamily, and therefore affordable housing, is not permitted today
- areas that have been historically downzoned
- certain industrial areas
- properties with certain characteristics including alleyways, large lots, and/or residential corners, etc.

Rezoning Work Efforts

The Rezoning Program is anticipated to be implemented through a number of work efforts including:

- Updates to Community Plans (see map)
- Updates to Specific Plans (CASP and Slauson TNP)
- Expand and strengthen the City's affordable housing incentive programs
- Create additional zoning code ordinances/amendments



Review of Goals, Objectives, Policies and Programs (Ch. 5)

Ch 5. Outline: Review of the Prior Housing Element

Progress in Meeting the Regional Housing Needs Assessment (RHNA)

Review of 2013-20201 Housing Element Goals, Objectives, and Policies

- Housing Element Concepts to Guide the Housing Element Review and Update
- Housing Element Vision
- Review of Prior Housing Element Goals, Objectives and Policies

See **Appendix 5.1** for a detailed evaluation of each policy and program within the four goal areas

Progress in Meeting the RHNA

From 2014 to the end of 2020 (7 years), building permits were issued for 117,088 new housing units.

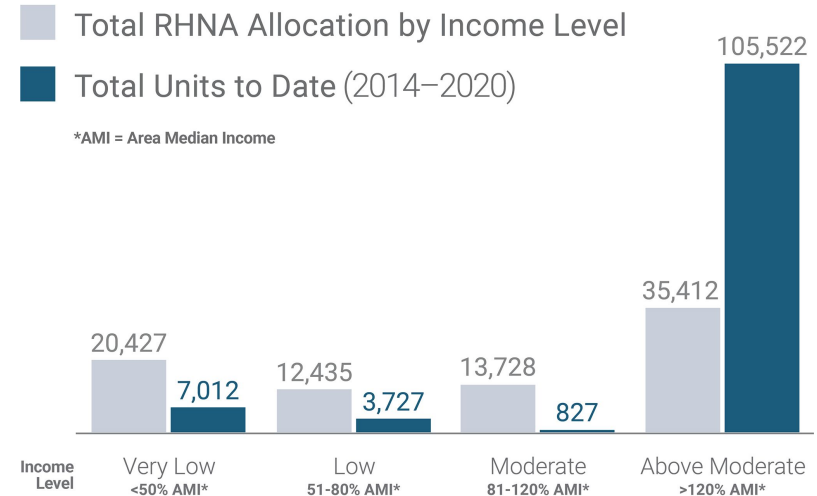
The City's RHNA overall target of 82,002 units was met.

However, insufficient housing in the lower and moderate income categories was produced.

Remaining RHNA (by income category)

Very Low	13,415
Low	8,708
Moderate	12,901

What is our RHNA Progress To-Date?



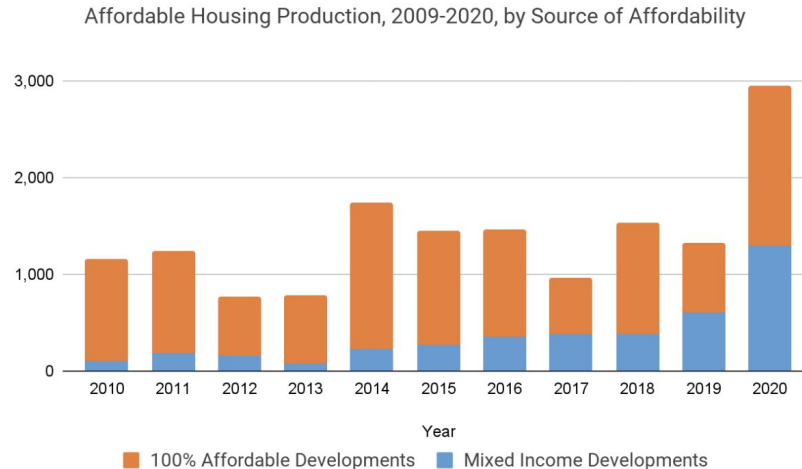
Data Source: Los Angeles Housing Element Annual Progress Report, 2020

Progress on Affordable Housing

RHNA goal = 23,000 lower-income units per year

Affordable housing is **up** in 2020 but not nearly enough

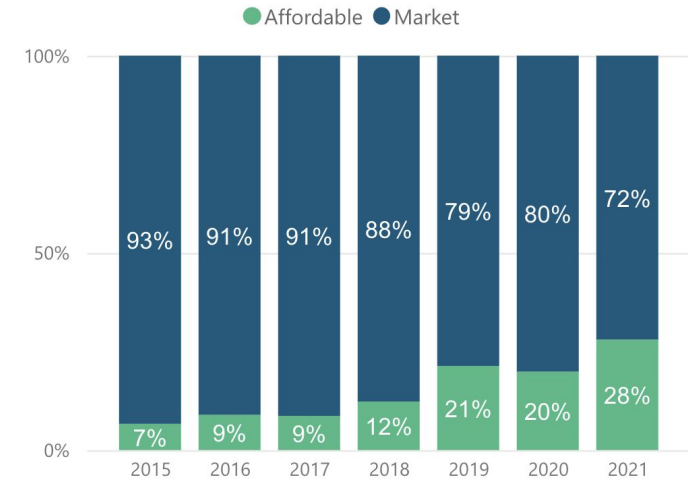
Mixed-income developments are playing an increasingly important role in creating affordable housing



Source: HCID and LACP; Annual Progress Reports of the Housing Element, 2010-2020

Percentage of affordable housing in planning approvals is also way up

Percentage of Approved Affordable Units by Year



Review of the Prior Housing Element's Goals, etc.

Review of Prior Goals, Objectives, Policies and Programs

- Evaluated progress/results since 2013
- Evaluated the effectiveness and appropriateness to continue
- Identified policies, etc. that needed to be strengthened or clarified
- Identified redundancies and areas of overlap that should be eliminated or merged
- Added new goals, objectives, policies based on a look at where gaps remained, particularly in relation to the Concepts and Citywide Housing Priorities
- Added new programs largely based on existing and emerging departmental work efforts

Draft Goals, Objectives, Policies and Programs (Ch. 6)

The *Plan to House LA's* Citywide Housing Priorities

A set of overarching priorities was developed, “citywide housing priorities,” that is used to guide the Housing Element’s goals, objectives and policies:

Addressing the Housing Shortage - Increase the production of new housing, particularly affordable housing.

Advancing Racial Equity & Access to Opportunity - Create housing opportunities that address historic patterns of discrimination, exclusion, and economic segregation.

Preventing Displacement - Protect Angelenos from indirect and direct displacement, especially vulnerable communities of color.

Promoting Sustainability & Resilience and Environmental Justice through Housing - Protect residents from existing and future environmental impacts while fostering sense of community and well-being.

The *Plan to House LA's* Vision

*It is the overall housing vision of the City of Los Angeles to create housing opportunities that **enhance affordability, equity, livability and sustainability** by remedying discriminatory housing practices and creating a city with a range of housing types, sizes, and costs in close proximity to jobs, transit, amenities, and services. In keeping with a fundamental belief that **housing is a human right**, the City will work towards ensuring that housing stability and affordability is provided to all residents.*

The *Plan to House LA*'s Goals

GOAL 1: A City where **housing production results in an ample supply** of housing to create more equitable and affordable options that meet existing and projected needs.

GOAL 2 (NEW): A City that **preserves and enhances the quality** of housing and provides **greater housing stability** for households of all income levels.

GOAL 3: A City in which housing creates **healthy, livable, sustainable, and resilient communities** that improve the lives of all Angelenos.

GOAL 4: A City that fosters **racially and socially inclusive neighborhoods** and **corrects the harms of historic racial, ethnic, and social discrimination** of the past and present.

GOAL 5: A City that is committed to **preventing and ending homelessness**.

Goal 1: Supply and Production

GOAL 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

OBJECTIVE 1.1

Forecast and **plan for existing and projected housing needs** over time with the intention of furthering Citywide Housing Priorities*.

OBJECTIVE 1.2

Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities*.

OBJECTIVE 1.3

Promote a more **equitable distribution of affordable housing** opportunities throughout the city, with a focus on increasing Affordable Housing in **Higher Opportunity Areas*** and in ways that further Citywide Housing Priorities*.

*Newly defined terms

Goal 1: Supply and Production

1.1.6 Allocate citywide housing targets across Community Plan areas in a way that seeks to address patterns of racial and economic segregation, promote jobs/housing balance, provide ample housing opportunities, and affirmatively further fair housing.

Draft Policy Changes include:

- Plan for “**ample**” housing to meet **existing** and projected needs
- **Allocate housing targets across CPAs**
- Rezone for affordable housing densities in **every geography**
- Prioritize affordable housing in **Higher Opportunity Areas**
- Introduce more flexible zoning and incentives for existing lower density residential areas to provide **missing middle**
- **Maximize affordable** housing (diff. markets)
- Ensure a **net gain** of affordable housing
- Serve those with lowest incomes
- **Explore longer affordability** terms
- **Flexibility** for affordable housing in project review and planning
- Prioritize **underrepresented voices**, through programs, planning, and outreach efforts
- Integrate **anti-displacement strategies**

Goal 2. Tenant Protection + Affordable Housing Preservation

GOAL 2: A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.

OBJECTIVE 2.1

(NEW) Strengthen **renter protections, prevent displacement** and **increase the stock of affordable housing**

OBJECTIVE 2.2

Promote more **affordable ownership opportunities** and ownership retention strategies, with an emphasis on **stability and wealth building for underserved communities**.

OBJECTIVE 2.3

Preserve, conserve and improve the quality of housing.

Goal 2: Tenant Protection + Affordable Housing Preservation

Draft Policy Changes include:

2.1.1 Incentivize and/or require the preservation and replacement of affordable housing, so demolitions and conversions do not result in the net loss of the City's stock of accessible, safe, healthy and affordable housing.

- Overall emphasis on **housing stability, tenant protection, anti-displacement and protecting communities of color**
- Protect **tenants rights**, enforcement, and legal assistance
- Expand **right of first refusal** and ensure a **no net loss** of affordable units
- Promote acquisition and extension of **expiring covenants**
- Limit **short-term rentals**, residential **conversions** to hotels and **vacancies**
- Develop local **anti-displacement strategies** with big investments
- Expand **individual** and **community ownership** opportunities
- Prioritization on **wealth generation** and **education resources** for underserved communities

Goal 3. Healthy, Livable, Sustainable, and Resilient Housing

GOAL 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

OBJECTIVE 3.1

Use design to create a sense of place, **promote health, foster community belonging**, and promote racially and socially **inclusive neighborhoods**.

(was about respecting about “scale and character”)

OBJECTIVE 3.2

Promote environmentally **sustainable buildings and land use patterns** that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.

OBJECTIVE 3.3

Promote disaster and climate resilience in citywide housing efforts.

Goal 3. Healthy, Livable, Sustainable, and Resilient Housing

3.2.2 Promote new multi-family housing, particularly Affordable and mixed income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.

Draft Policy Changes include:

- Prioritize preservation in low income / Communities of Color
- Site/orient buildings to maximize benefit of local amenities
- Minimize exposure to features that may result in negative health/environmental impacts
- Develop sustainable urban design standards and pedestrian centered improvements
- Revised TOD language (above)
- Revised safety/policing language
- Promote positive health outcomes for the most vulnerable communities
- Expand adaptive re-use
- Identify and plan for climate change related risks to housing
- Plan for post-disaster recovery centering equity, resilience, sustainability and safety

Goal 4. Preventing Discrimination and Correcting Harms

GOAL 4: A City that fosters racially and socially inclusive neighborhoods and corrects the harms of historic racial, ethnic, and social discrimination of the past and present.

OBJECTIVE 4.1

Ensure that **housing opportunities are accessible to all residents without discrimination** on the basis of race, color, ancestry, sex, national origin, color, religion, sexual orientation, gender identity, marital status, immigration status, family status, age, mental and physical disability, source of income and student status or other arbitrary reason.

OBJECTIVE 4.2

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

OBJECTIVE 4.3

(NEW) Affirmatively further fair housing in all housing and land use programs by taking **proactive measures** to promote diverse, inclusive communities that grant all Angelenos access to housing, particularly in Higher Opportunity Areas, increase place-based strategies to encourage community revitalization and protect existing residents from displacement.

Goal 4. Preventing Discrimination and Correcting Harms

4.3.3. Examine land use practices that perpetuate racial exclusion and inequities including but not limited to: single family / low density zoning, minimum lot size requirements, and subjective design review standards; introduce context specific reforms that further Citywide Housing Priorities.

Draft Policy Changes include:

- Ensure equal opportunities in rental, for sale, lending, and the receipt of housing vouchers
- Eliminate housing barriers and assist populations experiencing discrimination
- Provide education and outreach on rental and ownership rights
- Ensure that all neighborhoods have a range of housing typologies to provide housing options for residents to remain in the same community
- Reform exclusionary land use practices

Goal 5. Ending Homelessness

GOAL 5: A City that is committed to preventing and ending homelessness.

OBJECTIVE 5.1

Provide an adequate supply of **short-term and permanent housing** in addition to **supportive services throughout the City** that are appropriate for and meet the specific needs of all persons who are homeless or at-risk of homelessness.

OBJECTIVE 5.2

Promote outreach and education to: homeless populations; community stakeholders; health, social service and housing providers and funders; criminal justice system agencies; and communities in which facilities and services for unhoused populations will be located.

Goal 5. Ending Homelessness

5.1.5 Expand housing, shelter, and supportive services for the homeless and special needs populations in all communities, and reduce zoning and other regulatory barriers to their placement and operation.

Draft Policy Changes include:

- Implement a Housing-First approach and coordinate service provision
- Ensure there are a enough temporary and permanent housing options
- Facilitate prevention to reduce re-entry into homelessness
- Expand supportive services and provide outreach
- Identify and remove barriers to permitting, preserving, and expanding licensed community care facilities
- Invest in additional accommodations such as water fountains, showers, kitchen facilities, storage, and restrooms
- Provide opportunities for communities to dialogue and learn about root causes of homelessness, ways to help, and effective approaches to preventing and ending homeless, in an effort to correct common misunderstandings

Draft Key Programs

The Draft Housing Element presents **128 Programs** that will further its housing Goals, Objectives, and Policies that are based on the Draft Housing Element's "Citywide Housing Priorities."

Each one of the 128 Programs is laid out and described in the Draft along with an explanation of how **each one is intended to help the City meet the varied housing needs of Angelenos during the 2021-2029 planning period.**

Examples of Draft Key Programs

Addressing the Housing Shortage

- **RHNA Rezoning (Program 121)**
- **Update the City's growth strategy (Framework) to better address housing needs and citywide housing priorities (Program 50)**
- Explore smaller lot sizes + easier lot splits and new types of small subdivisions (Program 3)
- Expand mobile homes, RVs and tiny homes (Program 26)
- Encourage alternatives to current parking standards that lower the cost of housing (Program 21)
- **Incentivize and facilitate innovative housing types such as co-living, micro-units, adaptive reuse, modular etc. (Program 62)**
- **Address remaining ADU barriers (Program 67)**
- Development missing middle standard plans (Program 63)
- Sponsor a "low-rise infill housing research and design initiative" to demonstrate how innovative design can increase housing supply, build agency, prevent displacement, and reduce overcrowding. (Program 59)
- Develop an International Building Exhibition (IBA) to create an evidence-based toolkit to inform future housing policy (Program 12)
- Improvements to development processing, CEQA (Programs 55, 57)

Examples of Draft Key Programs

Maximizing Affordable Housing

- **Expand/improve local affordability programs (DTLA, CPIOs, TOC, DB 2.0) (Programs. 48, 81, 125)**
- Require higher levels of affordable housing and other community benefits for projects that receive major entitlements; (Program 7)
- **Explore inclusionary zoning (forthcoming study) (Programs 81, 126)**
- Repeated selected inventory sites will receive by-right processing if 20% of the units are affordable (Program 46)
- **Expedite + streamline affordable housing (Program 54, 55)**
- **Expand public land development for affordable housing (Program 15)**
- Pursue new models and approaches to developing affordable housing (Program 16)
- Strategies for preserving naturally occurring affordable housing (NOAH) (Program 30)
- Establish new revenue sources and redevelopment tools (Program 66)
- **Explore options for generating funds locally for affordable housing, including a progressive real estate documentary transfer tax, vacancy/empty land tax or speculation/flipping tax (Program 20)**

Examples of Draft Key Programs

Advancing Racial Equity & Access to Opportunity

- **Focus RHNA required rezoning in higher opportunity areas (Program 121)**
- **Pursue the creation of a community housing needs assessment process that allocates the citywide RHNA to Community Plan Areas based on a methodology that reflects citywide priorities (Program 49)**
- **Update Growth Strategy (Framework) to better align with citywide equity goals (Program 50)**
- Targeting housing growth through Community Plans (Program 65)
- Explore inclusionary zoning (Programs 81, 126)
- Affirmatively Further Fair Housing (AFFH) (Programs 123, 124)
- Education on housing topics including: growth, discriminatory housing practices, housing need, mixed use and mixed-income neighborhoods (Program 67)
- **Expand individual, tenant, and community ownership opportunities (Programs 1, 2, 3, 4, 90)**
- Strategies for preserving naturally occurring affordable housing (NOAH) (Program 30)
- Provide resolution to illegal housing discrimination through a Citywide Fair Housing Program (Program 84)
- **Affordable Housing Accessible Housing Program (AcHP) ensures that people with disabilities have equal opportunity to rent, use, and enjoy housing (Program 8)**
- Provide rental assistance to very low-income families in the form of vouchers to expand their access to opportunity areas (Program 41)

Examples of Draft Key Programs

Preventing Displacement and Ensuring Housing Stability

- **Extend the Eviction Defense Program (Program 88)**
- **Adopt a City Tenant Anti-Harassment Ordinance** and conduct outreach and education to inform the public on what constitutes tenant harassment (Program 86)
- **Expand affordable housing replacement + right to return (Program 29)**
- **Apply no net loss and replacement policies to all sites on the Sites Inventory (Program 46)**
- Explore the adoption of a just cause ordinance (Program 85)
- Expand and improve the Affordable Housing Registry (Program 8)
- Strengthen enforcement of Ellis Act/RSO (Program, 87)
- Preserve units “at-risk” of becoming unaffordable (Program 27)
- Facilitate the opportunity to purchase for community members and tenants (COPA/TOPA) (Program 90)
- **Incentivize shared equity models and community land trusts (Program 4)**
- Develop anti-displacement strategy studies (Program 122)

Examples of Draft Key Programs

Promoting Sustainability & Resilience and Environmental Justice through Housing

-
- **Urban Design Studio** (Healthy Buildings, Health Places Design Guide)
- **Housing and Ecology** (Wildlife Pilot Study and Ridgeline Protection Ordinance, etc.)
- **Encourage the utilization of alternatives to current parking standards** that lower the cost of housing, support GHG and VMT goals and recognize the emergence of shared and alternative mobility (Program 21)
- **Expand opportunities for adaptive reuse (Program 13)**
- **Promote historic preservation incentives especially for low-income homeowners (Program 43)**
- Incorporate development and design standards to promote pedestrian safety and preserve architectural context (Program 58)
- Enable redevelopment of brownfields sites (Program 14)
- Provide grants and education for property owners to keep properties lead safe and healthy (Program 35)
- Prepare disaster resilience and recovery programs (Program 53)
- **Facilitate temporary housing during disaster response (Program 113)**

Examples of Draft Key Programs

Promoting Sustainability & Resilience and Environmental Justice through Housing (continued)

- Provide outreach and training for emergency preparedness and response (Program 114)
- Improve housing and ecology to respond to unique ecological needs of the City and respond to the climate crisis (Program 79)
- **Offer energy efficiency and water conservation upgrade opportunities for residential customers (Program 76)**
- **Establish building design and materials guidelines for sustainable housing (Program 74)**
- Continue recycling collection in residential development (Program 75)
- Expand the urban canopy through City Plants (Program 73)
- **Establish land use and building code policies to support aging in place and special needs housing (Program 11)**
- Continue the handyworker program to improve safety, security and comfort for older adults. (Program 23)

Examples of Draft Key Programs

Preventing and Ending Homelessness

- Coordinate biennial homeless count and survey of sheltered and unsheltered homeless persons (Program 111)
- Establish comprehensive homeless strategy to combat homelessness (Program 92)
- Strengthen coordinated entry system to effectively place homeless persons into housing and/or services (CES) (Program 109)
- Increase Street Outreach partners to identify and assess needs of people living in unsheltered locations and connect them to services (United Homeless Response Center) (Program 19)
- **Expand homelessness prevention and rapid re-housing program (HPRP) to serve homeless persons (Program 99)**
- **Adopt amendments to zoning code to remove restrictions for health-based residential facilities (Program 116)**
- **Adopt amendments to zoning code to facilitate by-right siting of shelter and transitional housing facilities (Program 115)**
- Elevate problem solving program to train staff in navigating a housing crisis (Program 95)
- Finance the construction and maintenance of Permanent Supportive Housing for Homeless Persons (Program 18)
- Provide assistance and referrals to callers seeking social service programs for homeless services (Program 118)
- **Provide technical assistance to homeless housing providers (Program 120)**
- Establish outreach curriculum for neighborhood awareness of special needs housing (Program 119)
- Provide assistance for homeless persons in accessing housing and services (Program 117)

Examples of Draft Key Programs

Preventing and Ending Homelessness (continued)

- Establish a homeless management information systems (HMIS) data collection (Program 112)
- Monitor new resources and services for the homeless (Program 110)
- **Develop homeless housing and services coordination (No Wrong Door) efforts to reduce and end homelessness (Program 108)**
- Provide permanent supportive housing for homeless persons (Program 18)
- **Provide rental assistance for homeless households with disabilities (Homekey) (Program 105)**
- Provide rental assistance for homeless households (Program 104)
- Provide job training and placement for homeless individuals (Program 101)
- Maintain supportive housing vouchers for formerly homeless veterans (Program 100)
- Develop a family solutions system to expedite the delivery of housing and other supportive services to homeless families (Program 98)
- **Provide overnight shelter facilities year round, especially in the winter months (Program 97)**
- **Provide emergency shelter and transitional housing facilities (Program 96)**

6th Cycle (2021-2029) RHNA: Quantified Objectives

Quantified Objectives for New Construction vs. RHNA Goals						
	Extremely Low Income*	Very Low Income*	Low Income	Moderate Income	Above Moderate Income	TOTAL
New Construction	21,000	12,000	29,000	1,000	247,000	310,000
RHNA GOALS	57,989	57,989	68,743	75,091	196,831	456,643
*Note: Extremely Low Income and Very Low Income goals reflect a split of the Very Low income RHNA allocation						

Anticipate we will construct 310,000 total units during the 6th cycle - after considering total development potential from Adequate Sites Inventory + Rezoning Program

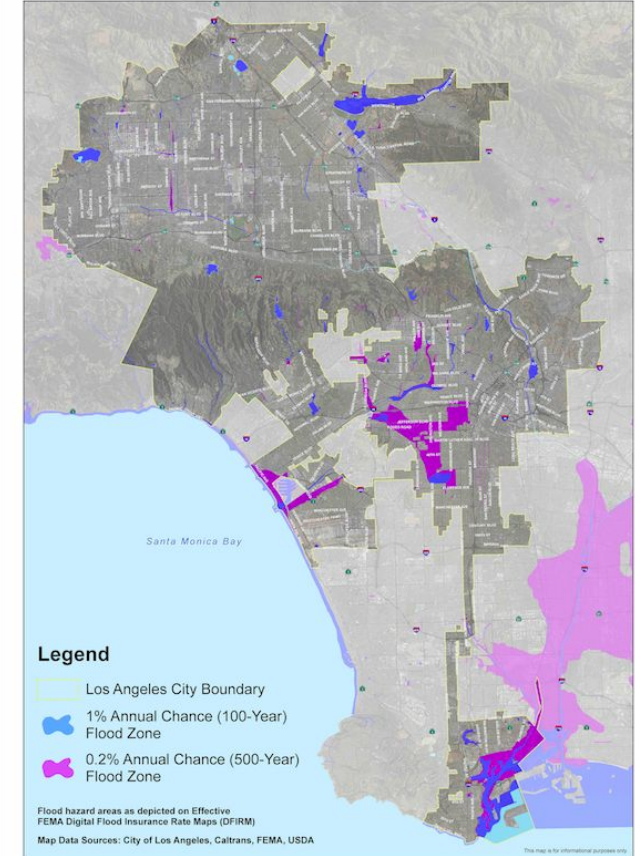
About 20% of those will be for lower income (based on current % of affordability)

Safety Element

Safety Element Updates

- **Review and update** to the Safety Element triggered alongside Housing Element Update
- Expanded focus on planning for **fire, flooding, and climate change**
- Integration of **other plans**, including the *Local Hazard Mitigation Plan*, *Floodplain Management*, *Sustainability pLAN (GND)* and *Resilient Los Angeles Plan* into background and policy
- Develop a **program** chapter based on related plans

City of Los Angeles - FEMA DFIRM Flood Hazard Areas



Discussion on Chapters 4-6

Next Steps

Next Steps

Housing Element and Safety Element Update Webinar

Thursday, 07/08 6- 8:30 pm - [Link to Register](#)

Tuesday, 07/13 12-1:30 pm - [Link to Register](#)

Release Draft Environmental Impact Report (July 2021)

Post Final Draft and Staff Recommendation Report

Public Hearing(s)

City Planning Commission (September 2021)

City Council Committees (Housing Committee and Planning and Land Use Management)

Task Force Next Steps

Submit an Official Comment

Submit an email to the team at
HousingElement@lacity.org.

Comments will be accepted until
September 9th, after which additional
comments may be submitted by email to
the City Planning Commission at
cpc@lacity.org.

We Want to Listen

(Optional) listening session prior to CPC
Hearing in September

Email us and we are happy to set up a
time to chat!

Where to go for Resources

[Housing Element Website](#)

[What Does the Plan Do](#)

[What to Know about: RHNA, Site Selection,
and Rezoning](#)

Stretch Break

Come back in 5 minutes (optional)

Adequate Sites for Housing + Rezoning

A Deeper Dive

Background & Requirements

RHNA Allocation, Site Inventory and Rezoning Process

HCD* Issues
Regional
Determination to
SCAG**

*1,341,827 unit
determination*

SCAG Develops
RHNA Allocation
Methodology

*Main Factors: projected growth, greenhouse gas, jobs
access, transit access, social equity*

SCAG Issues
RHNA Allocation
to Jurisdictions

Each jurisdiction must
identify **sufficient sites**
to meet its RHNA or
rezone within three
years to meet the
shortfall

*HCD is the California Department of Housing and Community Development - the state agency in charge of certifying Housing Elements

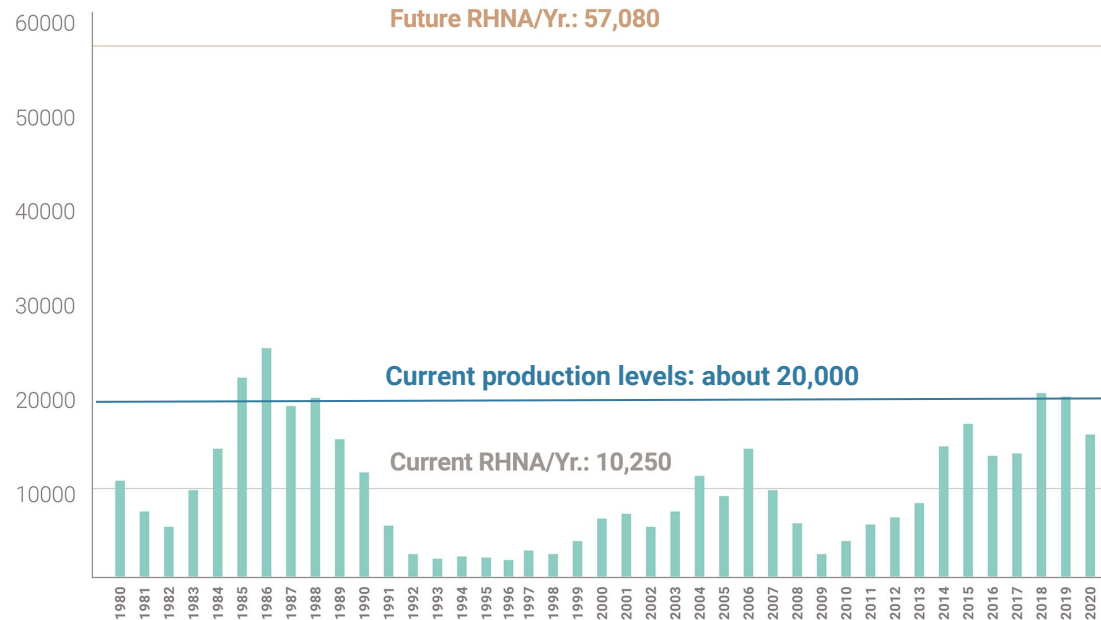
**SCAG is the Southern California Association of Governments - the region's planning body and Council of Government

City's RHNA Allocation

City of Los Angeles RHNA Allocation, by Income Category

Income Category	RHNA Allocation (Units)	Percent of Total Allocation
Very Low Income	115,978	25.4%
Low Income	68,743	15.1%
Moderate Income	75,091	16.4%
Above Moderate Income	196,831	43.1%
Total RHNA Allocation	456,643	100.0%

RHNA Targets vs. Historical Production Levels



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

Site Selection Summary

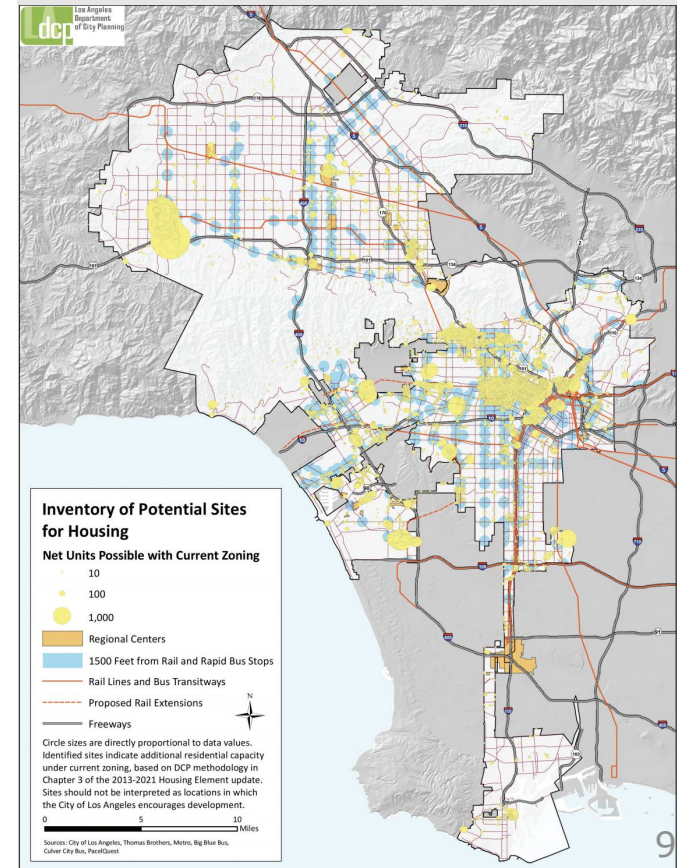
A City must identify enough suitable sites to meet the RHNA, or re-zone within 3 years.

Available and suitable sites must:

- Reflect **“realistic capacity”**
- Be **likely to redevelop (NEW)**
- **Affirmatively Further Fair Housing (NEW)**, or create a program to address

The lower-income portion of the sites must be already zoned at densities (30u/acre) to allow for affordable housing

Sites Identified in the 2013-2021 Housing Element



What does Site Selection mean for a Site?

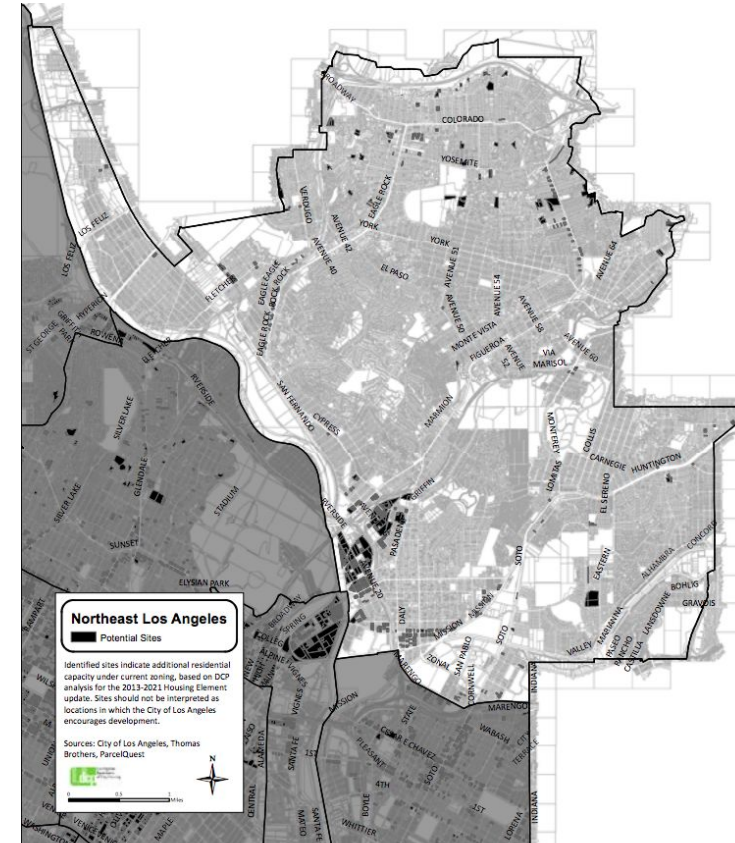
(NEW) Reused lower-income sites (sites also identified in the prior Housing Element) are eligible for **by-right streamlining if 20% of the units are affordable**

Non-vacant sites from the prior cycle, and

Vacant sites from the prior two cycles

(NEW) All identified sites are required to comply with affordable housing **replacement policies**

Note: Selection of a site **does not mean the site will redevelop** or is targeted for growth by the Housing Element (just existing potential for redevelopment).



Sites identified in Northeast Los Angeles in the 2013-2021 Housing Element

New Requirements for Site Selection (per AB 1397)

Demonstrated potential. Sites must be have a realistic and demonstrated potential for redevelopment during the planning period.

Non-vacant sites presumed to have impediments. In cities like LA (with > 50% non vacant sites) there's a new presumption that an existing uses will impede development unless **findings with "substantial evidence"** are provided that use is likely to be discontinued.

This methodology must consider factors such as:

- existing uses
- past development trends
- analysis of leases
- market conditions and market demand, and
- availability of regulatory and/or other development incentives

Realistic capacity. Must demonstrate realistic capacity, not necessarily maximum density.

Methodology Approach

Summary of Draft Methodology Approach

1. Incorporate a **buffer** to identify **target capacity**
2. Develop an econometric model to determine **likelihood of sites redeveloping** during the 8-year period and inform determination of site suitability
3. Apply results of model to zoning database to determine **realistic development potential**
4. **Additional means** to meet RHNA through **special programs** and **pipeline development**
5. Analyze sites inventory to determine consistency with **AFFH requirements**
6. Identify RHNA shortfall and AFFH deficiencies to inform **rezoning program**

1. Target Capacity (Buffer)

HCD recommends identifying a buffer of 15-30%, especially for lower-income RHNA

Staff recommends identifying a modest buffer of 10% for lower income and 15% for moderate income RHNA. This results in a target capacity of **486,379 units** (29,736 units higher than RHNA)

Income Category	RHNA Allocation	Target Buffer (% above RHNA)	Target Capacity
Lower Income	184,721	10%	203,193
Moderate Income	75,091	15%	86,355
Above Moderate Income	196,831	0%	196,831
Total	456,643	7%	486,379

2. Develop an Econometric Model to Determine Likelihood of Development for Sites

Due to the complexity of the new statutory requirements and the large number of parcels, the City consulted with the Turner Center for Housing Innovation, an academic research center at UC Berkeley, to assist in development of an econometric (regression) model.

The model estimates realistic development potential based on the City's past development experience, as reflected in building permit data.

The model incorporates a number of factors which are designed to address the state requirements for non-vacant sites.

Econometric Model - **Summary**

The model draws upon five years of past housing development permits to create a two-step regression model that indicates:

- (1) the likelihood of new housing development occurring on each parcel, and
- (2) the number of new units that would be expected if development were to occur.

The model accounts for a parcel's actual zoned capacity before and after development bonuses

The model accounts for market conditions and various other factors which impact the likelihood for a site to develop into housing.

The model is run separately for low density sites (1-4 units), medium density sites (5-50 units), and higher density sites (50+ units)

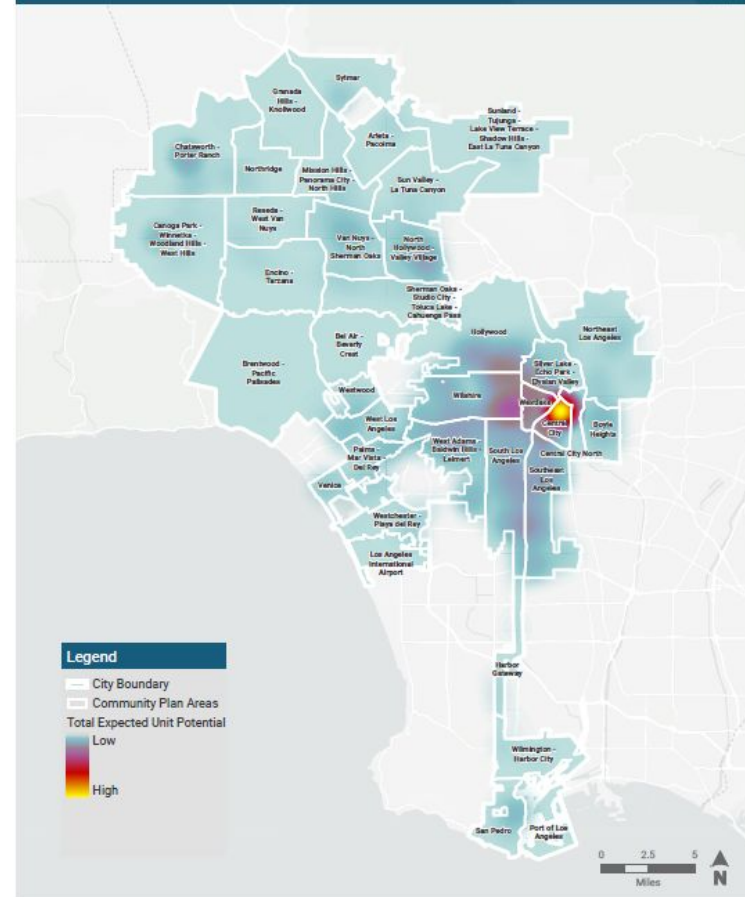
Econometric Model - Regression Model Variables

Regression Model Variables		
Factors Considered in Model	Included in Step 1	Included in Step 2
Number of base-zoned units allowed (per zoning)	✓	✓
Number of bonus-zoned units allowed (the sum of base-zoned units and any additional units allowed per development bonus)	✓	✓
Ratio of existing units to base-zoned units	✓	
Indicators for residential market area type	✓	✓
Existing use	✓	
Age of existing structure	✓	
Floor Area Ratio (FAR) utilization of existing structure	✓	
Applicability of City's Rent Stabilization Ordinance (RSO) to existing structures	✓	
Ratio of total permitted units to total based-zoned units in the Community Plan Area (CPA), over a 5-year period	✓	✓
Typical estimated home value in the zip code area (Zillow Home Value Index)	✓	✓
Typical estimated asking rent in the zip code area (Zillow Observed Rent Index)	✓	✓
Average rental vacancy rate in the Census Public Use Microdata Area (PUMA) during the prior 5-year period	✓	✓
Average remaining commercial lease duration in the CPA (Compstak)	✓	

Econometric Model - Sample Calculation

Model Steps	Sample Site
Community Plan Area	South LA
Zone	R3-1
Base-zoned units	6
Bonus-zoned units	10
Probability site will develop with housing (Step 1)	1.0%
Percent of bonus-zoned capacity expected to be built, if developed (Step 2)	78%
Predicted number of new units, conditional on development occurring (rounded)	8.00
Expected Unit Potential (5 year period)	0.08
Expected Unit Potential (8 year period)	0.13

Adequate Sites Inventory
Location and Distribution of Total Unit Potential



Econometric Model - **Adjustments**

Adjustment for TOC Program

Sites with projects in the development pipeline were removed

Sites were removed if they were:

- not found to have a likelihood of redeveloping.
- do not permit a net increase in residential units
- vacant sites located in a Very High Fire Hazard Severity Zone (VHFHSZ).

Sites with existing RSO units were not assigned lower income capacity

3. Use the Econometric Model to Provide Development Potential (i.e. Realistic Capacity)

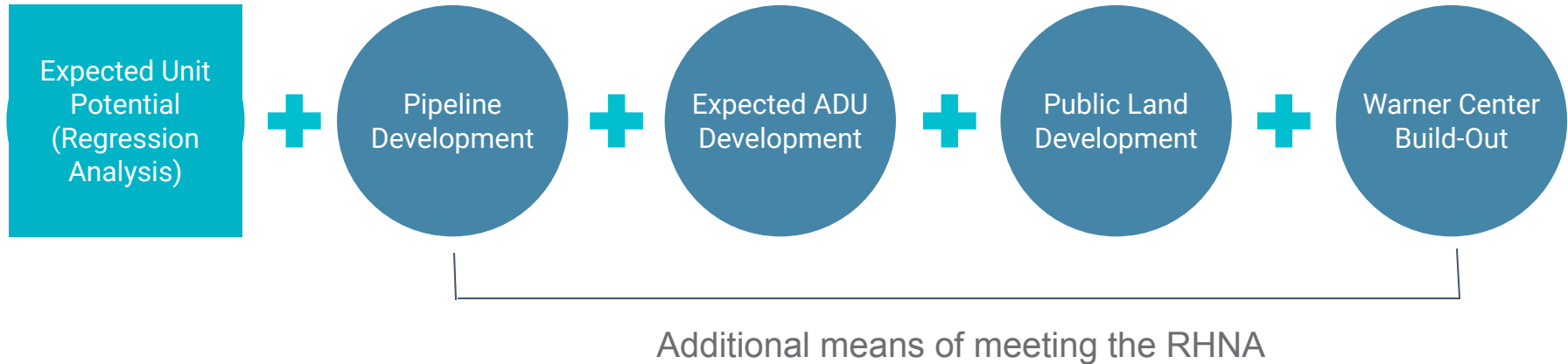
Expected Unit Potential, Vacant and Underutilized Sites (Regression Analysis)				
	Lower Income	Moderate Income	Above Moderate Income	Total Development Potential
Expected Unit Production	19,883	5,243	19,706	44,832

- **Lower income units** = a minimum of 30 du/acre density + adequate size
- **Moderate income units** = zoned for lower density multi-family residential uses (at least 4 units, up to 30 du/acre permitted by base zoning) and located in low and medium residential market areas.
- **Above moderate income units** were assigned to all remaining sites identified through the model.

4. Additional Means of Meeting the RHNA

- **Pending, approved, or permitted (pipeline)** housing development
- Potential for **ADU / JADU** development
- Existing units that will be **substantially rehabilitated**, converted to affordable rental, and/or preserved as affordable (up to 25% of total RHNA)
- In consultation with HCD, **other alternatives** may be considered, such as motel conversions, adaptive reuse and legalization of units not previously reported

Components of Adequate Sites Inventory



Pipeline Development

- Pending, approved or permitted projects
- Must demonstrate that project is expected to be built within the planning period
- Review of pipeline data and average completion rates results in an additional **144,070** units of expected development

Total Pipeline Development Potential, by Income Category				
	Lower Income	Moderate Income	Above Moderate Income	Total Development Potential
Active Planning Entitlements	10,911	611	81,709	93,231
Approved Planning Entitlements with No Building Permit	6,476	629	34,966	42,071
By-Right Building Permit Applications (Permit not Issued)	673	0	2,855	3,527
Approved Building Permits with No COO (Since March 2020)	799	1	4,440	5,240
Total Pipeline Development Projects	18,858	1,241	123,971	144,070

ADU Development

- HCD “safe harbor” method uses past production average **(4,534)** and reasonably justified assumptions about future increases in production
 - Considers increases due to ADU ordinance, expansion of MF ADUs, and standard plans program
 - Affordability assumptions based on SCAG ADU Study (pre-approved by HCD)
- We assume **25% increase** in annual average production, results in estimate of **45,340** units over 8 years

Anticipated Percent Increase	Annual Average with Increase
25%	5,668

Anticipated ADUs and JADUs, by Income Category				
	Lower Income	Moderate Income	Above Moderate Income	Total Development Potential
ADUs and JADUs	27,204	2,720	15,416	45,340

Public Land Development

Existing pipeline development on publicly-owned/leased sites: estimated **7,314** units

	Lower Income	Moderate Income	Above Moderate Income	Total Development Potential
Metro Joint Development (JD)	1,047	0	1,520	2,567
Housing Authority of the City of Los Angeles (HACLA)	2,002	0	0	2,002
City Sites - Affordable and Supportive Housing	2,218	12	515	2,745
Total	5,267	12	2,035	7,314

Additional potential programmatic-based development:

- Expansion of Project Homekey: **4,600** units
- HCID - Scaling Up Affordable Housing: **10,000** units

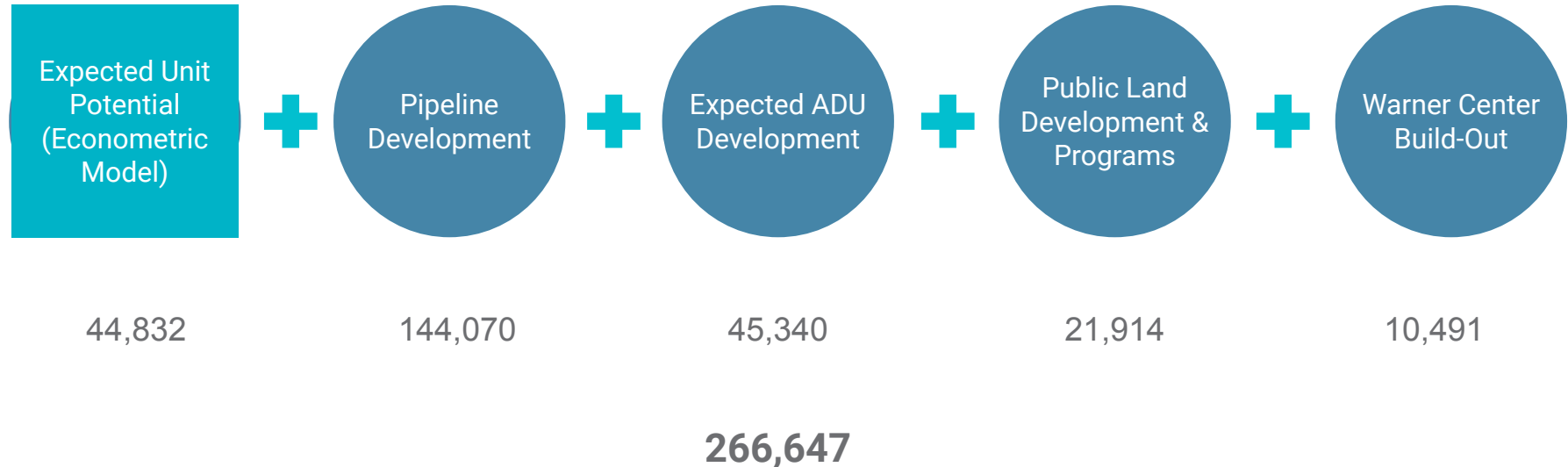
Warner Center Specific Plan Area Build-Out

- Build-out limitation of **26,048** units and horizon year of 2035
- Assume that the plan cap will be met within the HE planning period. Results in **10,491** expected units

	Housing Units
Plan Build-Out Limitation (2035)	26,048
Current Existing Development plus Entitled Development Not Yet Built	15,557
Remaining Plan Capacity	10,491

	Lower Income	Moderate Income	Above Moderate Income	Total Development Potential
Warner Center 2035 Specific Plan	0	0	10,491	10,491

Components of Adequate Sites to Meet the RHNA





*Includes an almost
30,000 buffer

Rezoning must be completed by
October 2024

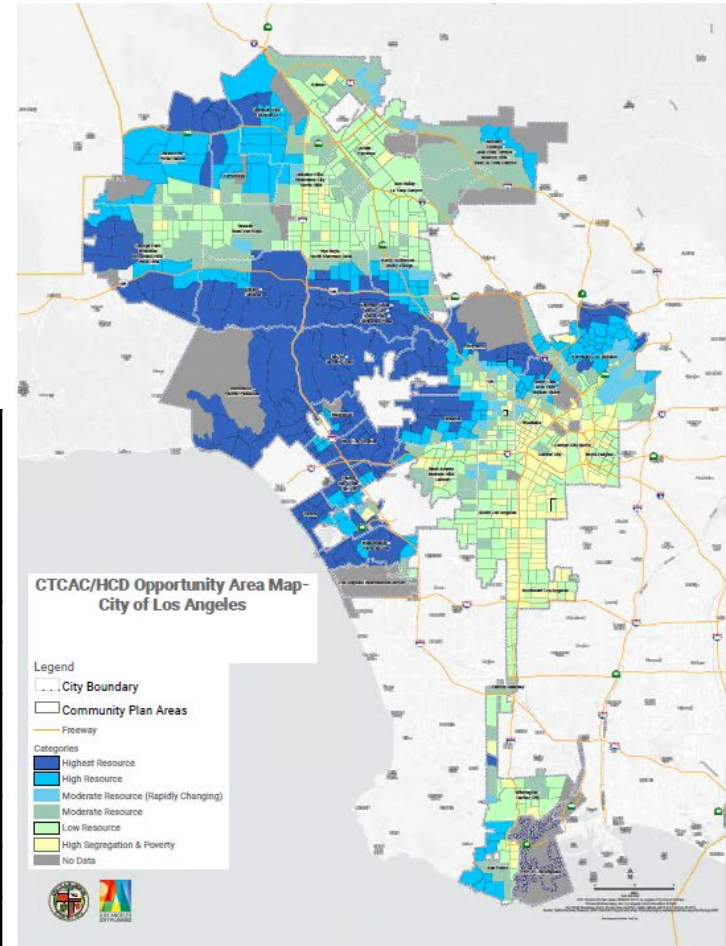
AFFH Analysis of Sites

Analyzed Sites vs current zoning, race, **opportunity area**, tenure, median income, family structure, seniors, etc.

Racial / Ethnic Composition of Neighborhoods Identified in Sites Inventory

Census Tract Category	% Population - White (Non-Latinx)	% Population - Black/African American (Non-Latinx)	% Population - Latinx	% Population - Asian (Non-Latinx)
Citywide Average	28%	9%	49%	11%
Lowest Capacity Neighborhoods	34%	5%	46%	12%
Lower Capacity Neighborhoods	28%	8%	49%	11%
Moderate Capacity Neighborhoods	21%	14%	50%	12%
Higher Capacity Neighborhoods	19%	17%	51%	10%
Highest Capacity Neighborhoods	16%	13%	53%	15%

Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.



Results & Implications for Rezoning Program

Rezoning to Accommodate Shortfall

If there is a shortfall of sites to accommodate the RHNA allocation, the HE must include a **program to rezone** sites within three years of the HE adoption.

Sites rezoned to accommodate lower-income shortfall must:

- Permit multifamily uses by right for developments with 20% affordable.
- Permit the development of at least 16 units per site and 20 units per acre.

RHNA related rezonings should **affirmatively further fair housing (AFFH)**

Rezoning Need

Must be completed by October 2024



Rezoning Considerations

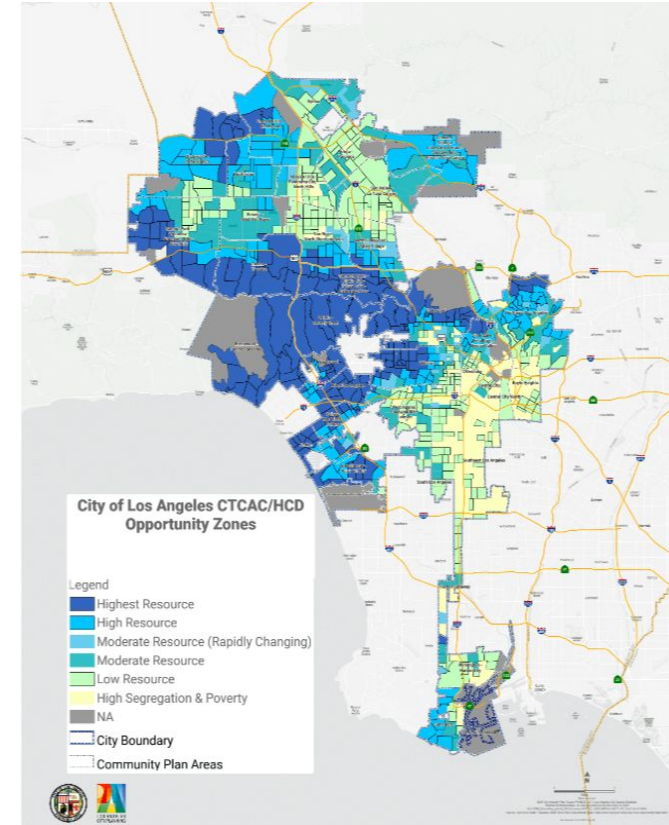
Must accommodate (by Oct 30, 2024):

- a minimum of **219,732 total units** units, of which
- a minimum of **121,881 units** must be planned for **lower income** (VLI and LI).

Summary of Residential Capacity Compared to 6th Cycle RHNA and Target Capacity by Income

	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
RHNA Allocation	184,721	75,091	196,831	456,643
Target Capacity	203,193	86,355	196,831	486,379
Total Development Potential	81,312	13,716	171,619	266,647
Shortfall	121,881	72,639	25,212	219,732

Affirmatively Furthering Fair Housing (AFFH)



Lower Income Rezoning Considerations

All **lower income rezoning sites** must have:

- a density allowance of at least a minimum 20 units per acre
 - the capacity to accommodate at least 16 units
- + permit multifamily uses **by-right** for developments in which > 20% of the units are **affordable** to lower income households

Additional rezoning program for prior non-vacant lower-income sites that were listed as prior Housing Element sites to permit multifamily uses **by-right** for developments in which > 20% of the units are **affordable** to lower income households

Equitable Rezoning Strategies

Focus majority of additional capacity in **Higher Opportunity areas**

- with good access to jobs and/or transit
- with protections for vulnerable communities and ecologically sensitive areas

Consider the creation of a diversity of housing types to expand **more naturally affordable and deed-restricted affordable** options

Pursue the creation of **enhanced community benefits**, including:

- longer/permanent affordability terms
- more affordable units and a greater income mix
- strengthened housing replacement and right to return requirements
- Greater sustainability/mobility features

Additional incentives for **mostly affordable housing projects**

Equitable Rezoning Strategies

Update and expand the City's affordable housing incentive programs (including DB, TOC, CPIOs) to include a **wider array of areas and project types** and create more inclusive developments.

Opportunities for greater streamlining will also be explored for:

- Projects that provide additional community benefits
- Affordable housing projects, senior housing, and special needs housing, as well as projects being developed by community land trusts, cooperatives, or non profits, etc.
- Adaptive reuse and small subdivisions

The Rezoning Program may also include more flexible zoning and incentives **for existing single-family or lower density residential areas** to create opportunities for a variety of **"missing middle"** low-scale housing typologies including fourplexes, townhomes/rowhouse, additional affordable ADUs, bungalow courts, and other contextual Los Angeles typologies

Potential Rezoning Areas

Higher Opportunity Areas with good access to jobs/transit with protections for sensitive communities

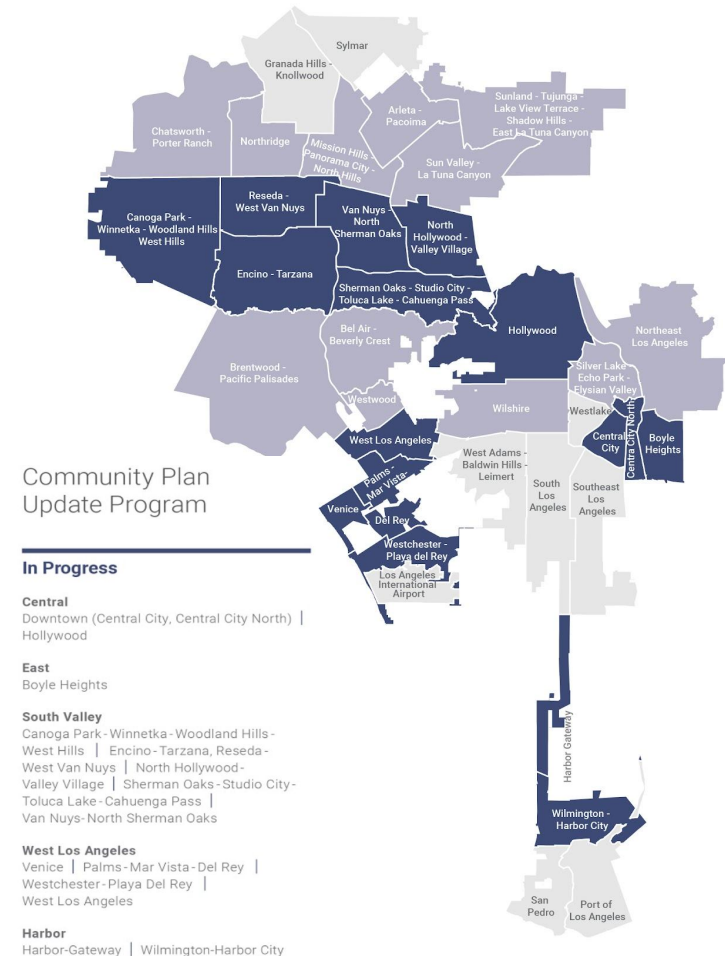
Specific Areas described in the Rezoning Program include:

- commercial and residential corridors (Boulevards and Avenues)
- areas near jobs and transit, including Metro NextGen
- areas zoned for Parking (P/PB zones)
- transitional residential areas off commercial boulevards,
- in existing regional centers (micro units)
- on public and religious-owned land
- areas where multifamily, and therefore affordable housing, is not permitted today
- areas that have been historically downzoned
- certain industrial areas
- properties with certain characteristics including alleyways, large lots, and/or residential corners, etc.

Rezoning Work Efforts

The Rezoning Program is anticipated to be implemented through a number of work efforts including:

- Updates to Community Plans (see map)
- Updates to Specific Plans (CASP and Slauson TNP)
- Expand and strengthen the City's affordable housing incentive programs
- Create additional zoning code ordinances/amendments



Discussion

Adequate Sites Inventory & Rezoning Program

Thank You

Reach out to HousingElement@lacity.org with any questions or comments