
Thank you for joining the Public Hearing. The Meeting will begin in a moment with a short presentation followed by Public Testimony.

To access audio and select your preferred language

Click on the “Interpretation” button (see figure on the right) and select English or Spanish.

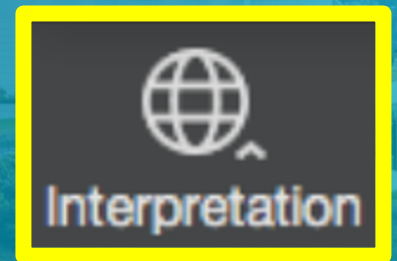
Note: All attendees must select a language for best audio quality.

Traducción en Español

Seleccione su idioma preferido

Haga clic en el botón **"Interpretación"** para elegir español.

Todos participantes tendrán que elegir un idioma para escuchar.



General Plan Housing Element 2021-2029 and Safety Element Update

City Planning Case: CPC-2020-1365-GPA and CPC-2021-5499-GPA

September, 2021

LOS ANGELES
CITY PLANNING

Today's Agenda

Staff Presentation / 30 minutes

- Background
- Overview of Proposed Update
- Next Steps

Public Hearing /90 minutes

- To request to speak during the public comment period, participants calling in may press *9. Participants joining via Zoom should use the “raise hand” feature.

Note: For a complete **Webinar** on the Draft Housing and Safety Element, please visit:

<https://planning.lacity.org/plan2housela>

Staff Presentation

General Plan Housing Element 2021-2029 and
Safety Element Update

Project Introduction

- Comprehensive update to the General Plan **Housing Element**, for the 2021-2029 Planning Cycle
- Targeted update to the **Safety Element**, with related amendments to the **Health Element** (Plan for a Healthy Los Angeles)
- **Drafts** released in July 2021 and updated in September 2021



Timeline and Outreach 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



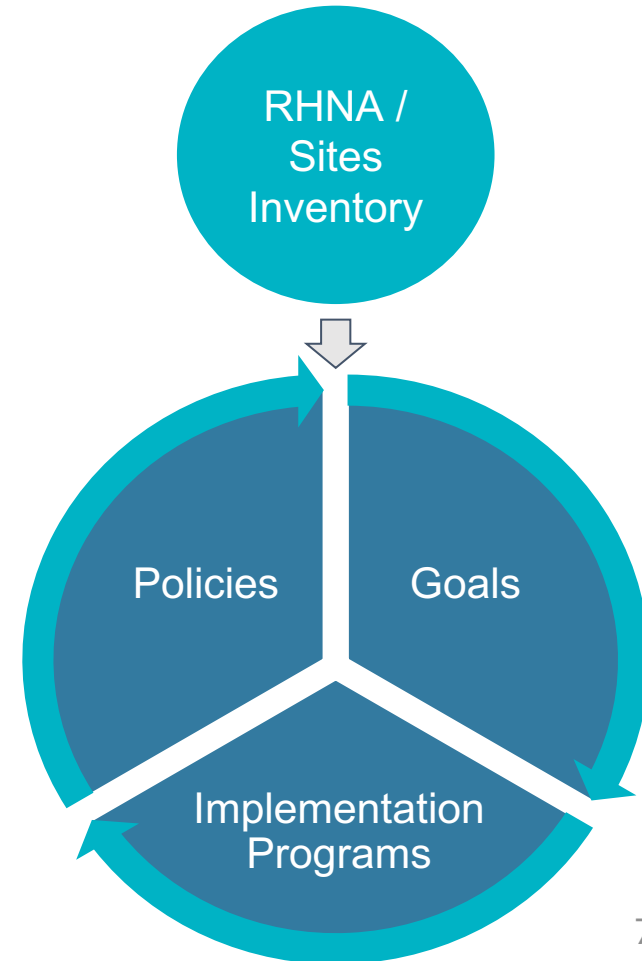
SUMMER/FALL 2021

Adopt

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

What is a Housing Element?

- A required part of the City's General Plan
- Requires jurisdictions to do their **"fair share"** around planning for housing (**RHNA**)
- Establishes the City's housing **goals, policies, objectives and programs**
- State Laws have been **significantly strengthened** since prior Housing Elements
- Must **Affirmatively Furthering Fair Housing**



The *Plan to House LA* (Housing Element Update)

What does the *Plan to House LA* do?

- Acknowledges immense housing needs and challenges
- Assesses the ability meet those needs through evaluation of **Adequate Sites** and creation of a **Rezoning Program**
- Offers a blueprint to addressing the city's housing needs in a way that reflects our values and priorities
- 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 policies and objectives

Citywide Housing Priorities

Read the
*What Does the
Plan Do Handout*

A set of overarching priorities was developed (“citywide housing priorities”) guide the Housing Element’s goals, objectives, policies and programs:

- **Addressing the Housing Shortage**
- **Advancing Racial Equity & Access to Opportunity**
- **Preventing Displacement and Protecting Angelenos**
- **Promoting Sustainability, Resilience and Environmental Justice**

Where You Can Find the Housing Element Draft

+ New FAQs

What to Know about:
RHNA, Site Selection,
and Rezoning

What Does the Plan
Do?



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



Chapter 2. Constraints On Housing Maintenance, Improvement, and Development



Chapter 3. Opportunities for Conservation in Residential Development



Chapter 4. Adequate Sites for Housing



Chapter 5. Review of the 2013-2021 Housing Element



Chapter 6. Housing Goals, Objectives, Policies, and Programs



To comment on the Draft Housing Element, please 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.

Changes Since July 2021 Draft Housing Element

- Assessment of Fair Housing (**AFFH Analysis + Summary**) (Ch. 1, Appendix 1.1)
- **Rezoning Program Strategies** and **Candidate Sites Inventory** and additional AFFH Analysis (Ch. 4, Appendix 4.7)
- Responses to **Initial State (HCD) Review** (Throughout)
 - More detailed analysis of housing needs
 - More specificity in programs (timelines, milestones)
- Miscellaneous amendments based on **public comment**
- Corrections

Affirmatively Furthering Fair Housing (AFFH)

Analysis included in the revised draft 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

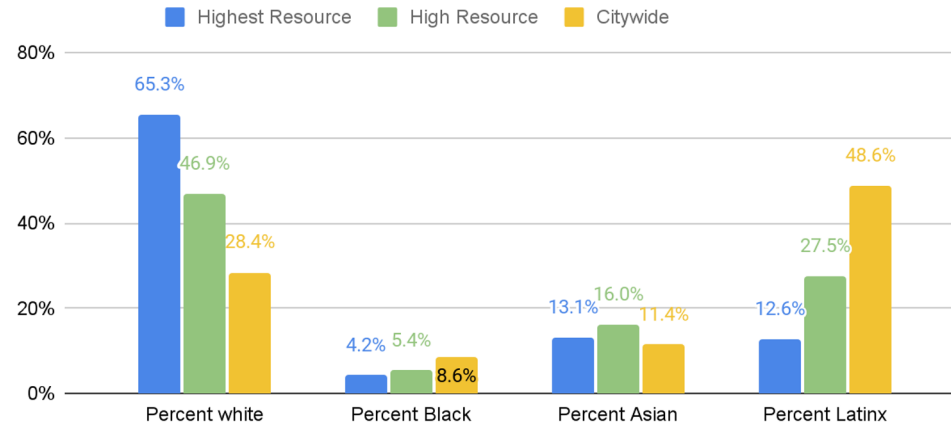
In compliance with AB 686, the Housing Element includes:

- **AFFH analysis summary** (CH 1)
- **Housing Element Assessment of Fair Housing** (Appendix 1.1)
- **Inventory of Sites refinement and additional AFFH Analysis** (CH 4)
- **Program 124** (CH 6)

Housing Element Assessment of Fair Housing Findings

- While the city as a whole is very diverse, the **City remains highly segregated.**
- Due to the historic and ongoing restrictive and exclusionary land use and housing practices, residents of color have significantly less access to high opportunity neighborhoods compared with white residents in the city.
- The plan proposes to address these disparities through policy and implementation programs as outlined in **program 124.**

Chart 1.1.18 Racial Demographics for High & Highest Resource Areas in LA

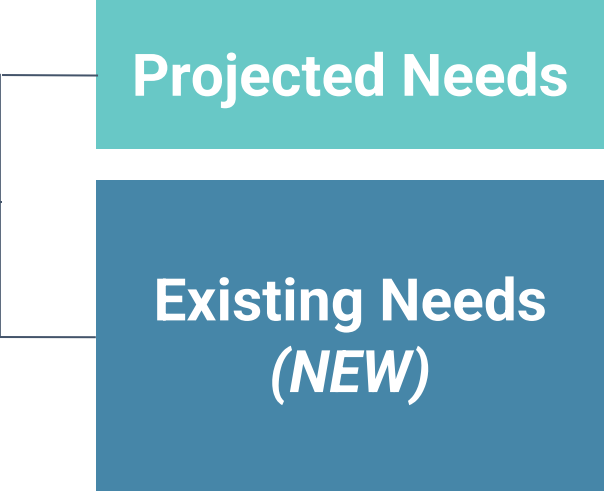


Source: 2020 HCD Data Portal

To read the analysis review Ch 1
pages 109-121

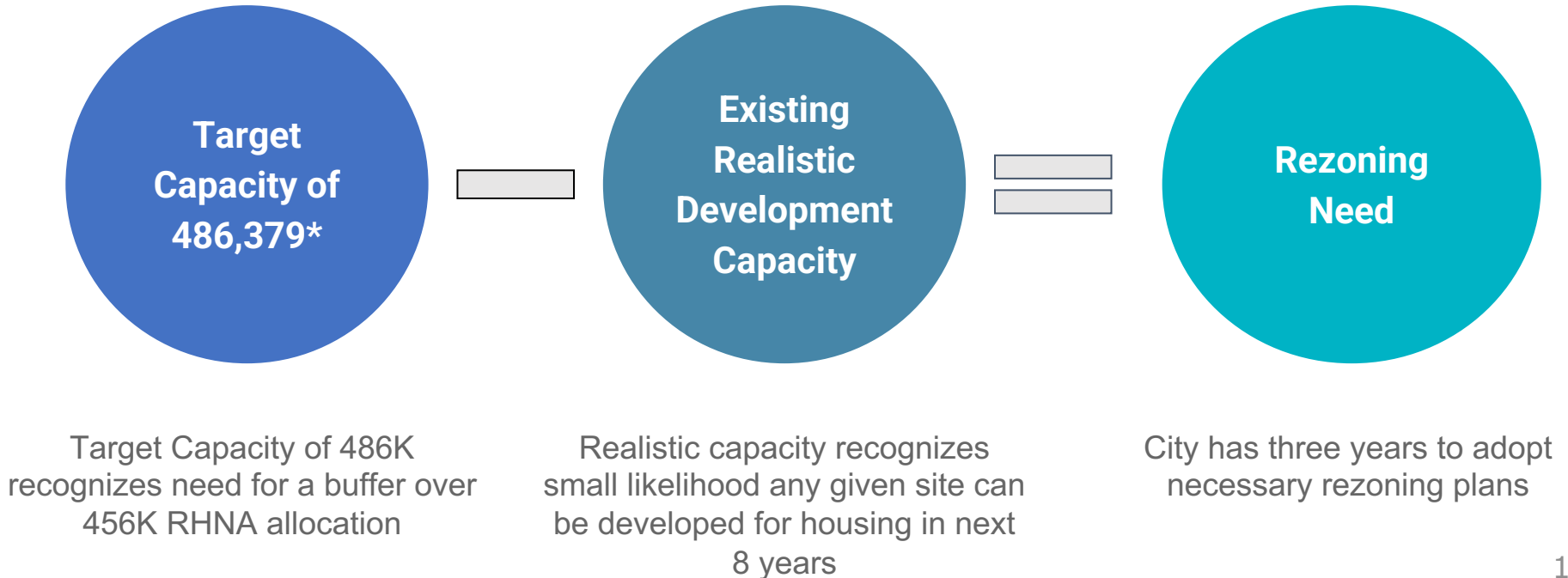
Chapter 4: Regional Housing Needs Assessment (RHNA)

How much housing do we need to plan for?

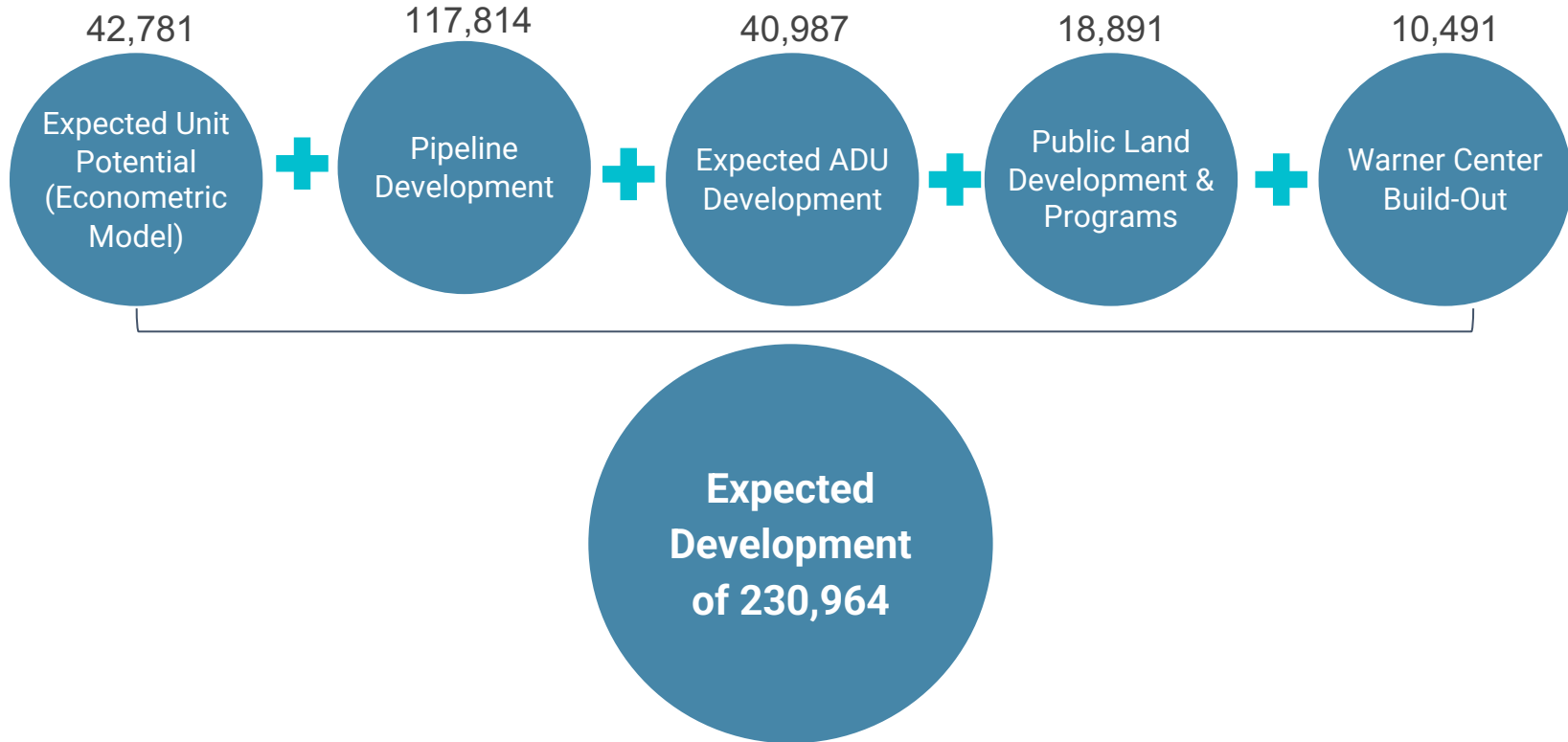
	2013-2021 Allocation	2021-2029 Allocation	
Units in SCAG Region	421,137	1,341,827	
Units in Los Angeles	82,002	456,643	
Lower Income Units in Los Angeles	32,862	184,721	

Chapter 4

Inventory of Sites



Components of Adequate Sites to Meet the RHNA



Regional Housing Needs Assessment (RHNA)



RHNA Rezoning Requirements

Rezoning to accommodate:

- a minimum of **255,415 total units** units **by October 30, 2024**, of which
- a minimum of **130,543 units** must be planned for **lower income (VLI and LI)**.
 - o Lower income rezoning sites must allow at least 16 units (and 20 du/acre)

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	72,650	13,362	144,951	230,964
Shortfall	130,543	72,993	51,880	255,415

Rezoning Tools

Rezoning will occur over 3 years through a variety of measures including:

**Active Community
and Neighborhood
Planning
(Community Plans,
Specific Plans,
Transit
Neighborhood
Plans)**

**Citywide Rezoning
Efforts**

**Affordable Housing
Incentive Programs
(Density Bonus,
CPIOs, new
programs)**

Rezoning Strategies

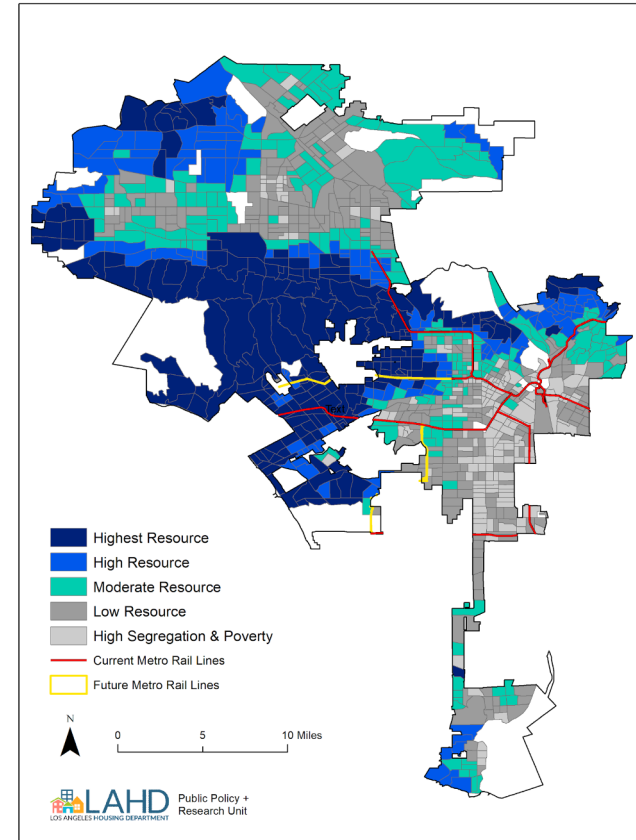
Focus majority of additional capacity in Higher Opportunity areas

Maximize affordability and Value Capture

Protect communities vulnerable to displacement and housing pressures

Exclude hazard areas such as sea level rise areas and VHFHSZ areas

TCAC/HCD Opportunity Map



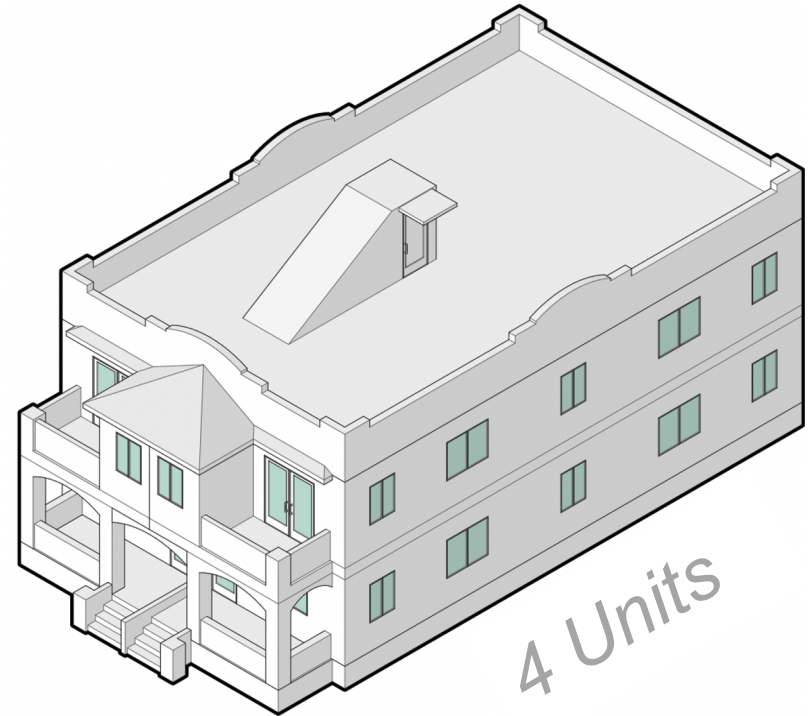
Potential Rezoning Areas

- Commercial and residential **corridors and** Areas **near jobs and transit.**
 - Residential (R Zoned) Opportunity Corridors
 - Commercial (C Zoned) Opportunity Corridors
 - Transit Opportunity Corridor Areas
 - TOC Expansion in Higher Opportunity Areas
- Affordable Housing Incentive Programs
 - TOC Expansion in Higher Opportunity Areas
 - 50% Density Bonus
 - Affordable Housing Overlay



Potential Rezoning Areas

- Existing 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
 - o Accessory Dwelling Units
 - o R2/RD Zone Update
 - o Opportunity Avenues (mentioned on last slide)



Potential Rezoning Areas

- Areas where residential uses are not permitted or are difficult to build today:
 - o Adaptive Reuse
 - o Regional Centers Micro Units
 - o Public Facility Zones
 - o Parking Zones
 - o Faith-Based Owned Properties



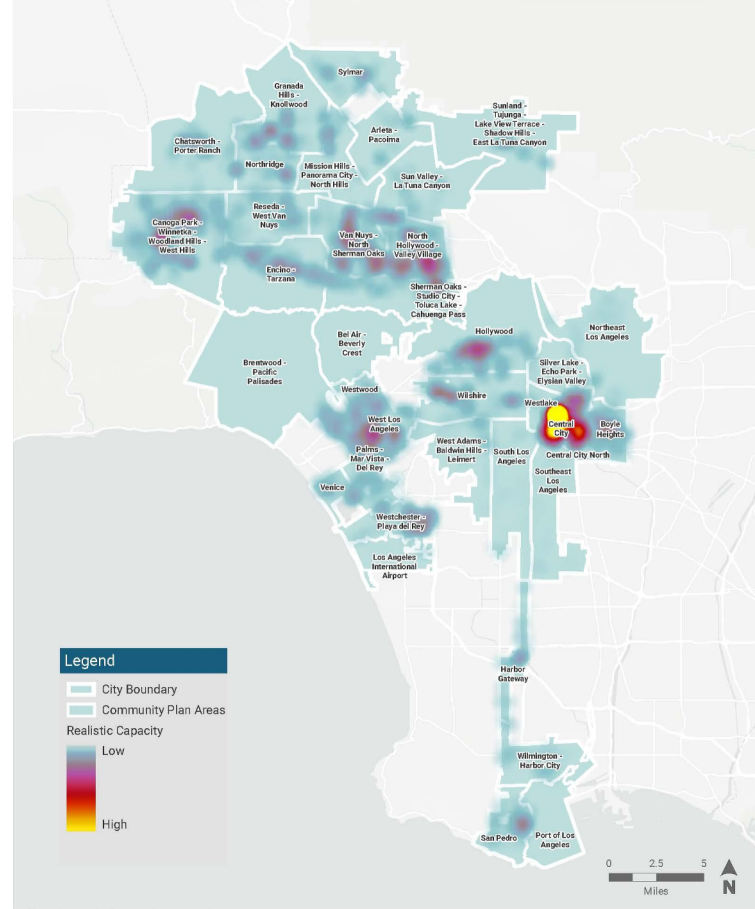
Distribution of Candidate Sites for Rezoning

The Rezoning Program primarily identifies new development potential in areas located within Regional Centers, Community Centers, near public transit, and in areas of high opportunity.

While avoiding new development in areas sensitive to displacement pressures and hazards such as VHFHSZ and SLR.

Rezoning Candidate Sites

All Units, Distribution of Potential Units



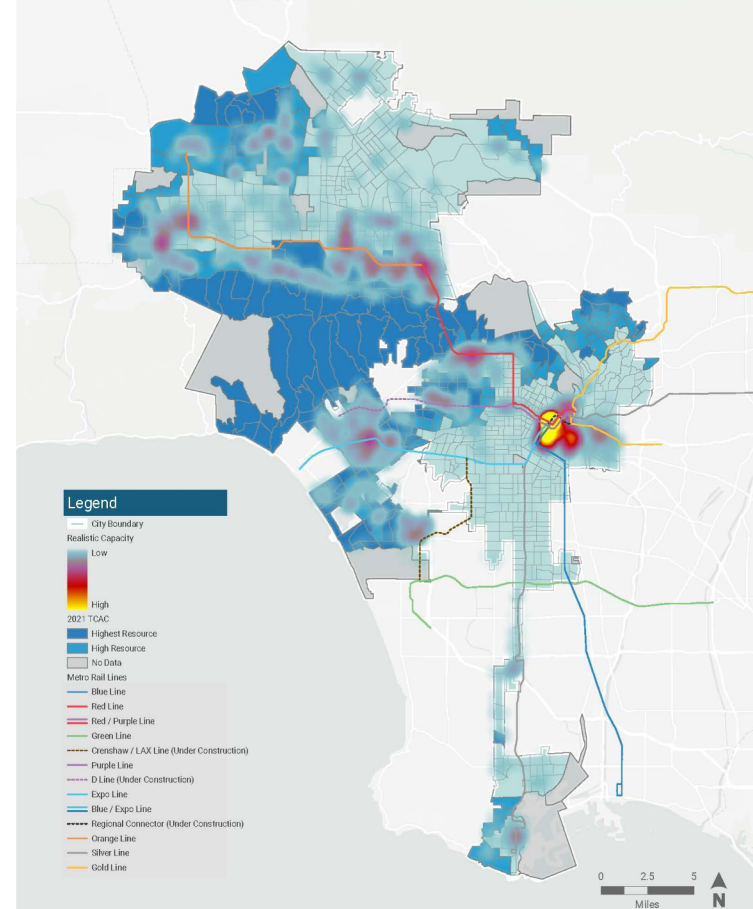
AFFH Analysis for the Candidate Sites for Rezoning

With implementation of the Rezoning Program, it is anticipated that the plan will affirmatively further fair housing and work to create a more equitable set of land use regulations for the City.

The High and Highest Resource Areas represent 55% of the total added development potential, and 56% of the total added lower-income development potential.

Rezoning Candidate Sites

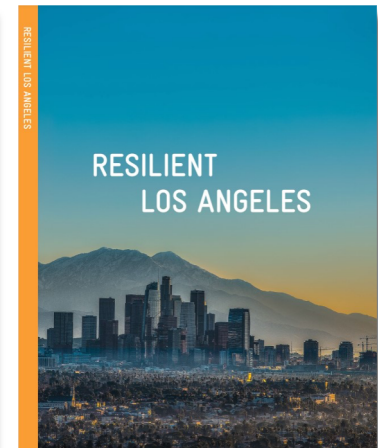
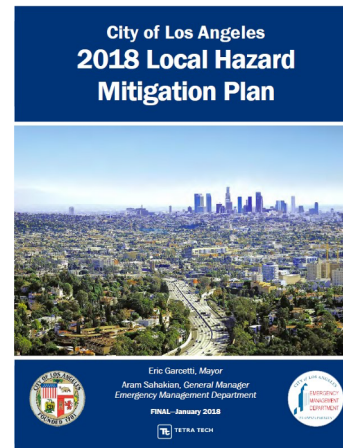
All Units, Compared to TCAC/HCD Opportunity Map, City of Los Angeles



Safety Element

Safety Element Background

- Required General Plan Element Since 1975
- Intended to “protect the community from any unreasonable risks” associated with **disasters** including earthquake, fire and flooding
- Current Safety Element adopted in 1996, Local Hazard Mitigation Plan adopted in 2018
- Recent state legislation places a greater emphasis on **climate change** and related disasters like wildfires and floods
- This update integrates related planning efforts to meet state requirement



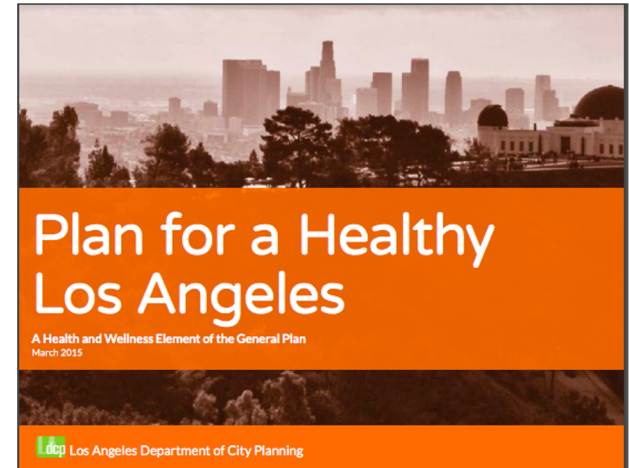
Health Element Background

Addresses the **relationships between land use planning and health outcomes**, specifically with emphasis on Vulnerable Communities (aka Disadvantaged Communities)

Update to Health Atlas - Original Health Atlas from 2013, now developing maps with updated data

Update to Introduction / Appendix - Clarify compliance with SB 1000 (Environmental Justice)

Program Additions - To reflect recent work efforts



Changes Since July Draft

- Departmental Review of Programs
 - Two new programs (mobility and mutual aid)
 - Additional details from implementing departments
- State (CAL FIRE) Review of Element
 - Additional background on existing fire protection practices and regulations
 - Clarified policies to minimize housing development and critical facilities in fire zones, with additional guidance to evaluate mitigations across hazard areas
- No changes to Plan for a Healthy Los Angeles Amendments since last draft



Where You Can Find the Safety Element Draft

Revised Draft of the Safety Element and Health Element Amendments

PUBLISHED ON: September 15, 2021

The City is undertaking a targeted update of the Safety Element and amendments to the Health and Wellness Element (Plan for a Healthy Los Angeles) alongside the update to the **2021-2029 Housing Element**, as required by recent State legislation. A public hearing for these related projects is scheduled to take place on September 21st and 22nd. More details, including the link to join the hearing at the designated time, is available **here**. Links to relevant documents are included below.

In early July the Department of City Planning shared an **initial draft** of the Safety Element, incorporating targeted updates to ensure compliance with recent state legislation. This draft was shared with all Los Angeles City Departments and several State agencies, including the Board of Forestry and Fire Protection. The revised draft below incorporates edits from this review process.

Safety Element Revised Draft
Safety Element Summary of Amendments and FAQs
Plan for A Healthy Los Angeles Listing of Amendments
2021-2029 Housing Element (Plan to House LA) Revised Draft

+ Health Amendments

Revised Draft- Safety Element

Listing of Amendments- Health Element

<https://planning.lacity.org/plans-policies/community-plan-update/general-news-item/draft-safety-element-and-plan-healthy-la>

Next Steps

Next Steps

- **City Planning Commission(CPC) Meeting, October 14, 2021**
- The staff report will be available at least 72 hours before the meeting date here:
<https://planning.lacity.org/about/commissions-boards-hearings>
- Following CPC action the item will be considered by the City Council before returning to Housing and Community Development Department (HCD) for certification.
- If you would like to be notified of future hearing dates, sign up for email updates:
www.planning4la.org/plan2housela

Contact Information

Housing Element (CPC-2020-1365-GPA; ENV-2020-6762-EIR)

Submit comments to HousingElement@lacity.org, 200 N Spring St, Room 750, Los Angeles CA 90012

Safety Element / Plan for a Healthy LA (CPC-2021-5499-GPA, ENV-2020-6762-EIR)

Submit comments to OurLA2040@lacity.org, 200 N Spring St, Room 750, Los Angeles CA 90012

After **September 22nd at 5pm** written comments should be submitted to cpc@lacity.org with the the relevant case number for the project as identified above.

Audio Settings - Configuraciones de audio

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If you would like to speak, use the “raise hand” feature, or press *9 if calling in to join the queue

Si desea hablar, favor de usar la herramienta de “alzar la mano” o presione *9 (teléfono) para ponerse en la fila