
**Thank you for joining the meeting,
we will begin momentarily.**

Please fill out the participation survey in the chat box.

You will be automatically muted.

If you are experiencing technical difficulties please email
housingelement@lacity.org



Housing Element 2021-2029 Webinar

The Plan to House LA

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LOS ANGELES
CITY PLANNING

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Stay Engaged During the Webinar

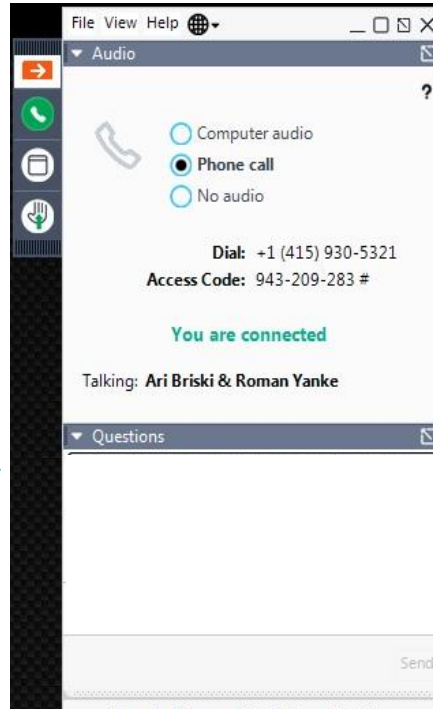
Please offer any comments and questions.



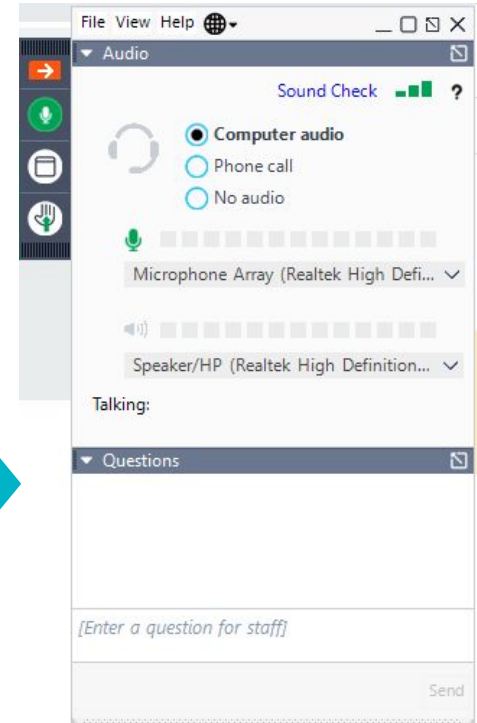
Type comments in "Questions"



Participate in the Poll



OR



Help Us Get to Know You!



Enter your name, neighborhood, and any affiliation in the Questions box.

A Note About the Current Crises

COVID-19 has dramatically altered our way of life and has exacerbated socioeconomic and public health issues we have faced before this pandemic—including poverty, housing insecurity, and inadequate health access. The recent events have shed light on the racial inequities that exist in our communities and throughout the country.

This is an opportunity to think about how our policies and programs result in both long-term and short-term solutions to creating more livable communities, and the importance of having a safe and secure place to live.

Kick-off Community Workshops

Housing Element 2021- 2029:

The Plan to House LA



Join us for a Community Workshop.

The City of Los Angeles is launching an update to its Housing Element, the plan to identify and meet LA's housing needs. Over the next year we need your help to plan to house LA.

Learn more about the Housing Element, and how it shapes housing in our city, at an open house meeting.



LEARN MORE & SIGN UP
FOR UPDATES AT

<https://planning4la.org/Plan2HouseLA>

CENTRAL - MONDAY, FEBRUARY 24TH

5:00 - 7:30 PM

Pico House

424 North Main Street, 90012

VALLEY - SATURDAY, FEBRUARY 29TH

2:00 - 4:30 PM

Sherman Oaks East Valley Adult Center

5056 Van Nuys Blvd, 91403

SOUTH - WEDNESDAY, MARCH 4TH

6:00 - 8:30 PM

Jim Gilliam Recreation Center

4000 South La Brea Ave, 90008

Upon request, Los Angeles City Planning can facilitate having sign language interpreters, assistive listening devices, and translation between English and other languages available to the public. All requests must be made at least three working days or 72 hours in advance of the event or meeting date. To request accommodations or translation services, or for other questions, please email housingelement@lacity.org

Agenda

1. What is the Housing Element Update
2. The State of Housing in LA
3. Review 2013-2021 Housing Element
4. Share Your Input
5. Q&A

Partnering Agencies



**Which Government Agencies
Plan for and Regulate Housing in
LA?**



Other Long Range Housing Plans



Consolidated Plan: Details how federal funding (102 Million in 2019) will be spent to meet goals including neighborhood improvements, creation of affordable housing, assistance to small businesses and support for people living with HIV/AIDS.



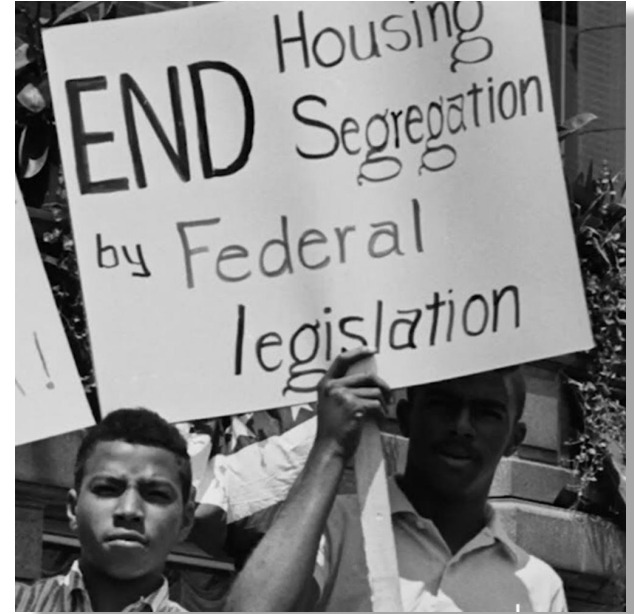
Assessment of Fair Housing Plan: Identifies fair housing issues and develops strategies to reduce barriers to housing access.

What is the Housing Element and why are we updating it?

The background of the slide is a blue-tinted photograph of the Griffith Observatory in Los Angeles. The observatory's iconic domes and classical architecture are visible in the lower right, set against a backdrop of the city's skyline and hills. The overall aesthetic is clean and professional.

State Housing Element Law

- Established in 1969
- Mandatory part of General Plan
- Meant to require jurisdictions to do their **“fair share”** around planning for adequate affordable housing (RHNA)
- Recognizes that housing is critical need and government and private sector must work together to address it

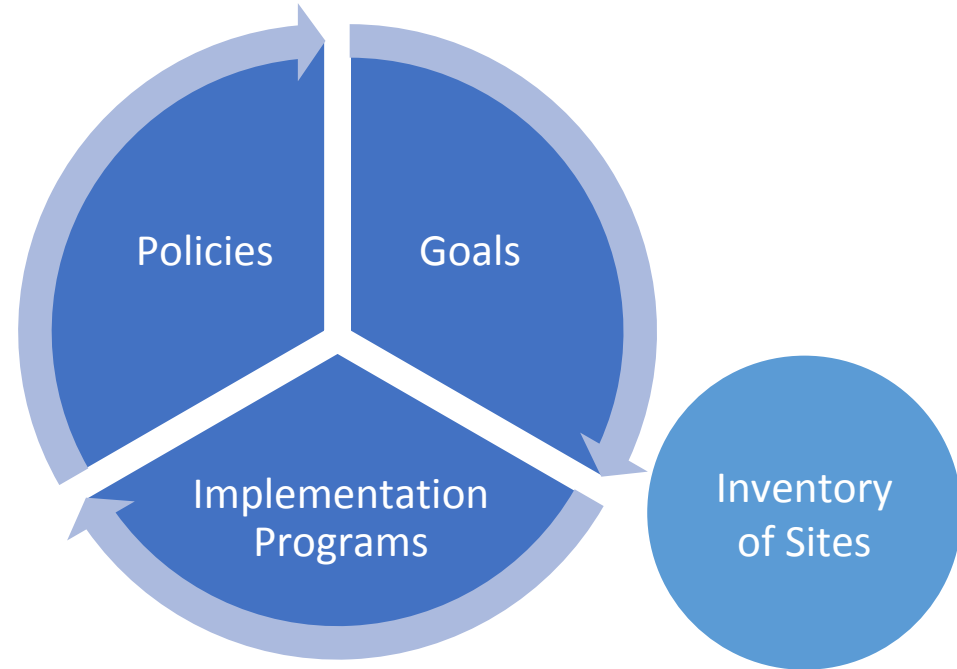


Background on Affirmatively Furthering Fair Housing (AFFH)

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

What is a Housing Element?

“ A statement of the City’s goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. ”



What's Included in the Update?



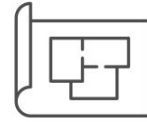
Housing Vision

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.

What is the Update Process?



Understanding the State of Housing in LA

The background of the slide is a blue-tinted photograph of the Los Angeles skyline. In the foreground, the Griffith Observatory is visible, featuring its iconic domes and classical architecture. The city buildings in the background are slightly hazy, creating a sense of depth. The overall aesthetic is clean and professional, with a focus on the title text.

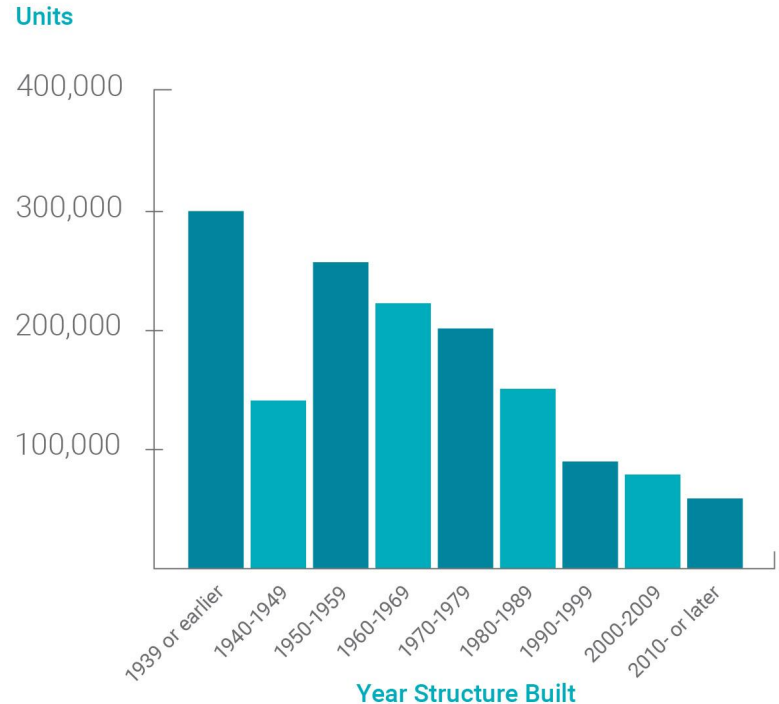
LA's Housing Stock

LA is a City of Renters



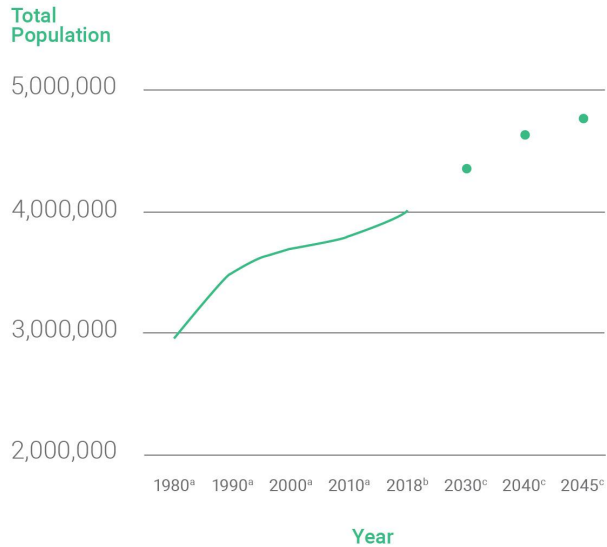
Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

Age of Housing Units



Demographics

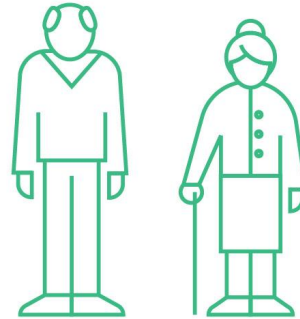
Population Growth Up from Last Decade & Projected to Grow Faster



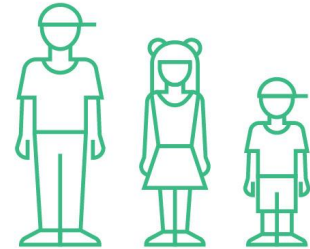
^a US Decennial Census
^b Source: U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates
^c SCAG 2020 RTP/SCS

Angelenos are Aging

Between 2000 and 2018...



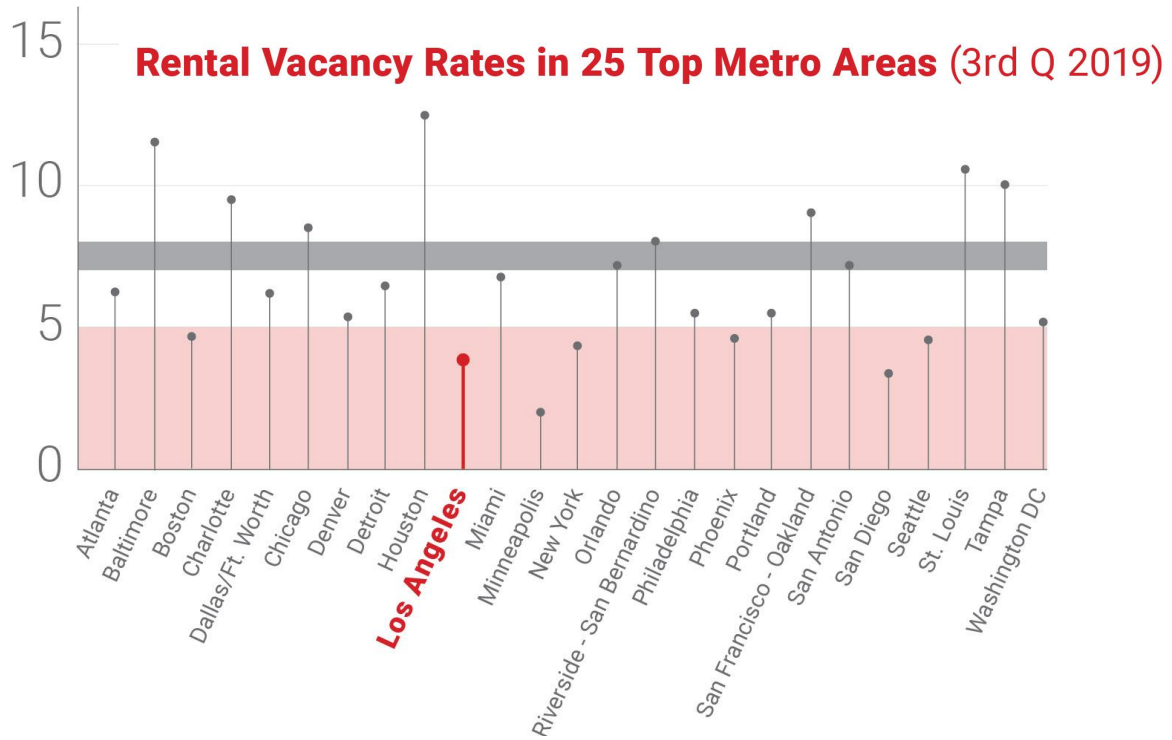
The population of seniors ages 55–75 increased 37%



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

Vacancy Rates



7-8%
Healthy

<5%
Unhealthy

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

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

Citywide Land Use

The City of Los Angeles contains 467 square miles of or 302,596 acres of land. 57% of the land use in Los Angeles allows residential uses.

Of this area allowing residential uses, approximately 70% of the land only allows single family use (plus an ADU and/or a JADU)

70.4%

Single
Family



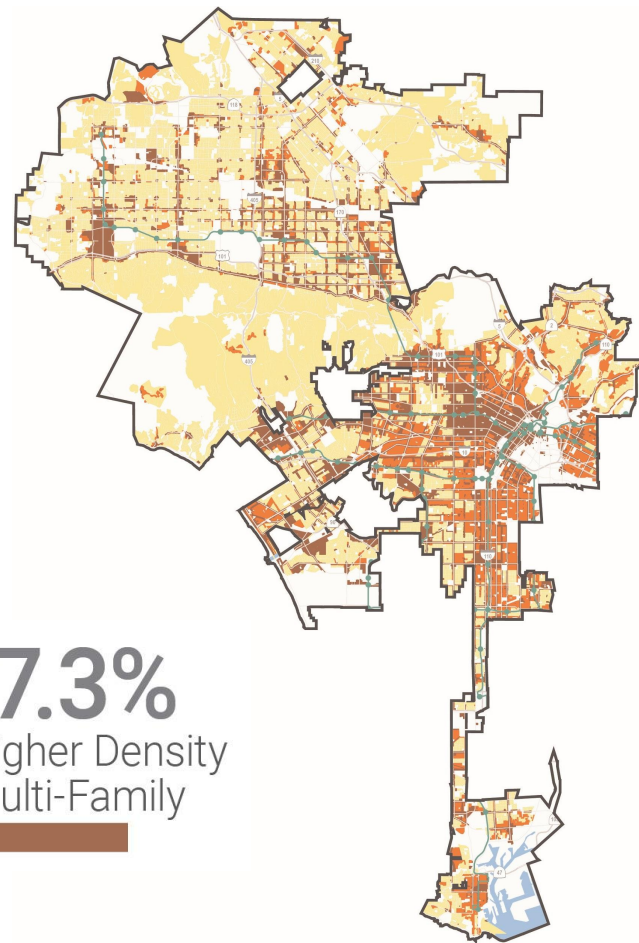
12.3%

Lower Density
Multi-Family



17.3%

Higher Density
Multi-Family



Housing Costs in LA out of Whack with Incomes

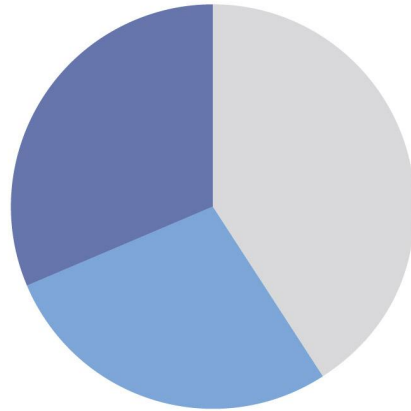
Almost 6 in 10 Renters in LA Struggle to Afford the Rent

58.9% Overall Rent Burdened

31.1% Severely Rent Burdened

27.8% Rent Burdened

41.0% Not Rent Burdened



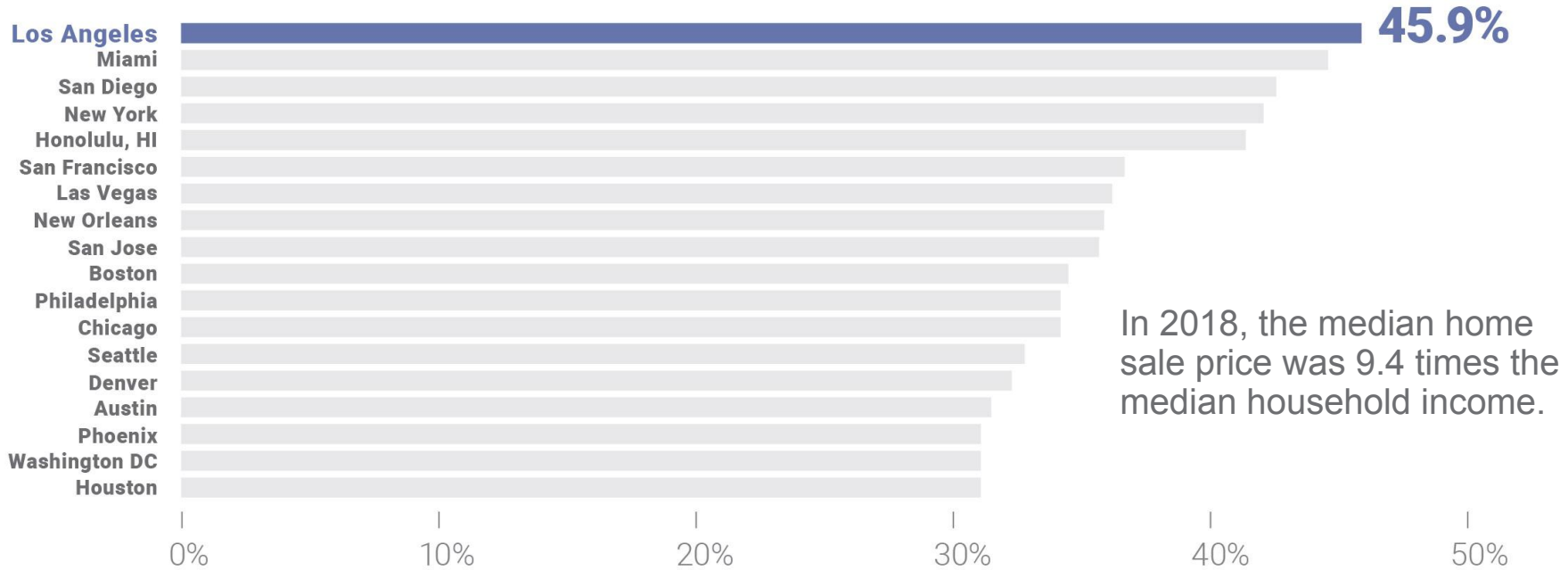
LA Has Low Earnings, But High Rents

LA earns like Cleveland, pays the rent like NYC

■ Median Earnings
■ Median Housing Costs

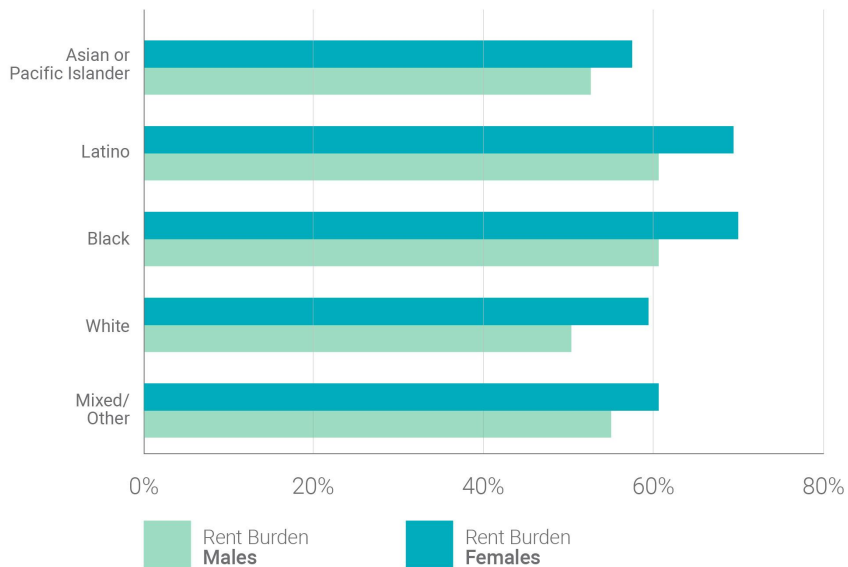


LA has a higher percentage of cost burdened households than any other major American city



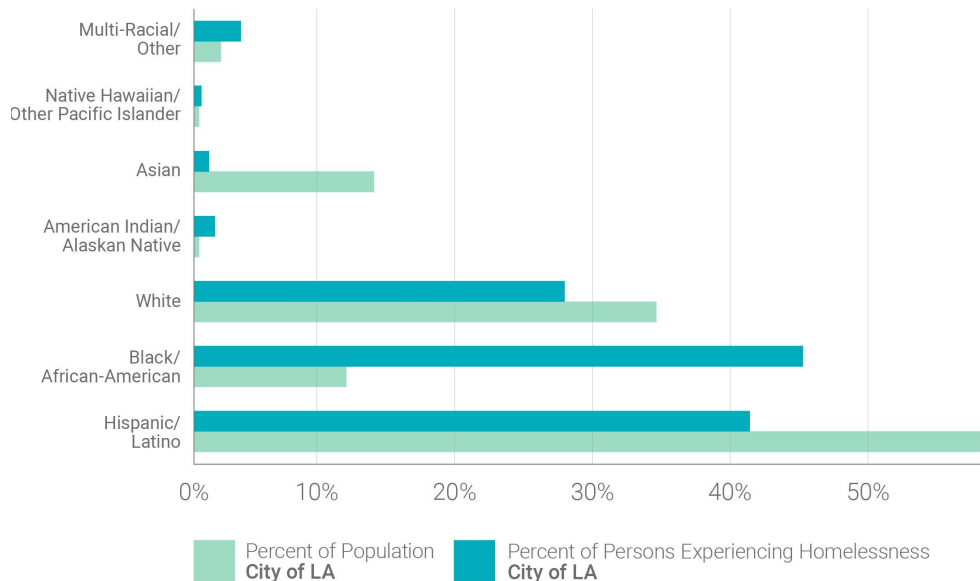
Impacts are felt most dramatically among Women and people of color

Rent Burden in LA by Race/Ethnicity and Gender



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

Homelessness in LA



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

Understanding Affordable Housing

What Does “Affordable” Mean?

Housing Costs < 30% of Income

Rent levels vary by unit based on income, family size and size of the unit. There are four income categories (see below) incomes fluctuate based on AMI, **currently \$70,950 in LA**

<p>Less than 30% of the AMI</p> <p>Extremely Low Income</p>	<p>Between 30% & 50% of the AMI</p> <p>Very Low Income</p>
<p>Between 50% & 80% of the AMI</p> <p>Low Income</p>	<p>Between 80% & 120% of the AMI</p> <p>Moderate Income</p>

How Can I Find Affordable Housing?

www.housing.lacity.org






(877) 428-8844 (711 for TTY Assistance)

Did you know that approximately 7 in 10 LA renters live in a unit protected by the RSO? You can see if your unit is protected by texting “RSO” to 1(855)880-7368.



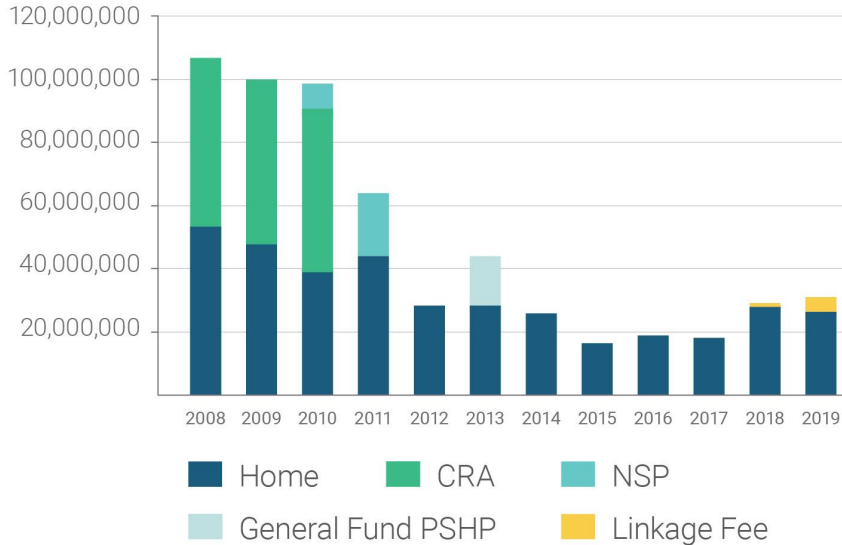
Affordable Housing Types

Affordable housing is provided in a variety of ways, by both the public and private sectors.

Public Housing 7,000+ Units	Supportive Housing 6,600+ Units	Deed Restricted Affordable Housing 65,000+ Units	Rent Stabilized 620,000+ Units	Rental Subsidies & Housing Vouchers 60,000+ Units
				
<p>Owned and operated publically. Families pay no more than 30% of their income for rent.</p>	<p>Deed restricted affordable with supportive services. Can be built publicly or privately, usually by non-profits that manage the project after construction.</p>	<p>Units that are legally set aside for people with low incomes. Can be provided publically, or privately through land use incentives.</p>	<p>Units with some level of price control that is guaranteed to the tenet. Currently regulated in LA by the RSO and AB 1482.</p>	<p>A voucher that allows a qualified tenant to rent a market rate unit by covering the difference between rent and 30% of their income</p>

Affordable Housing

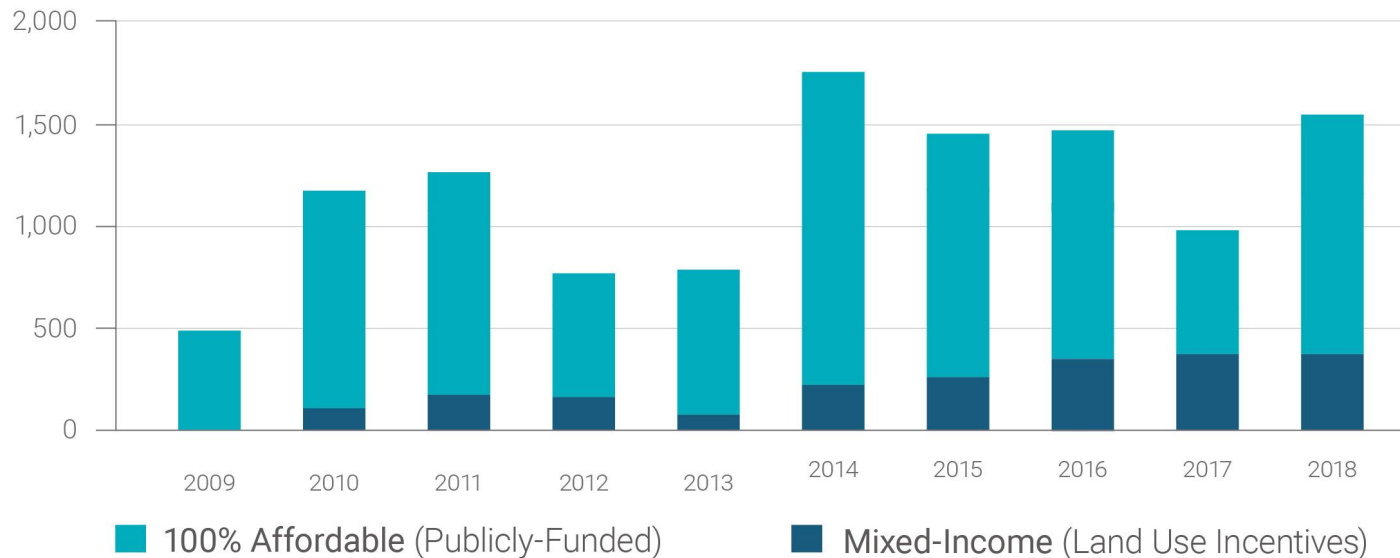
Affordable Housing Trust Fund Funding, 2013-2019



Local funding was increasing with the passage of the Affordable Housing Linkage Fee Ordinance. COVID-19 has impacted construction activity, creating uncertainty for predicting future revenues.

Affordable Unit Production has Increased

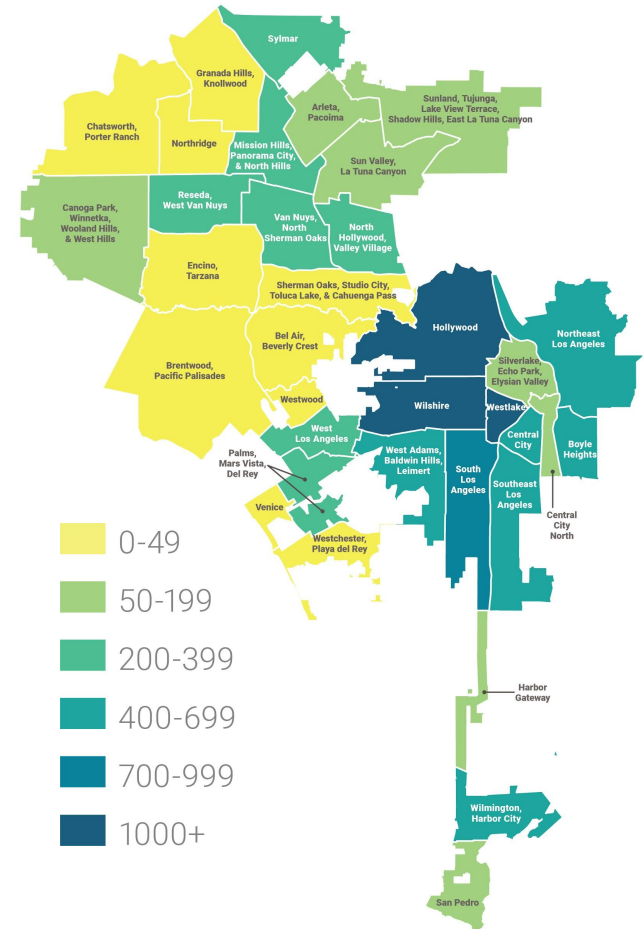
Number of Affordable Units Created 2009-2018



Affordable Housing

New Affordable Housing Units 2008-2018

- The majority of affordable housing units are being constructed in Central and South LA through 100% affordable, publicly subsidized projects, and/or land-use incentive programs such as the Transit Oriented Communities (TOC) program.
- Affordable housing has not reached all neighborhoods.



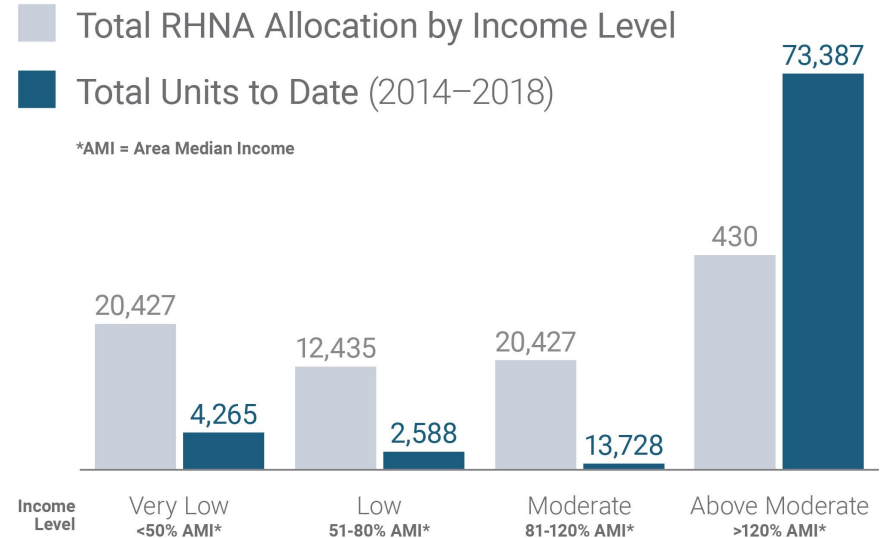
Regional Housing Needs Assessment (RHNA)

What are our new RHNA Numbers?

	2013-2021 Allocation	2021-2029 *Draft Allocation
Units in SCAG Region:	421,137	1,341,827
Units in Los Angeles:	82,002	*463,682
Affordable Units in Los Angeles:	46,590	*263,956

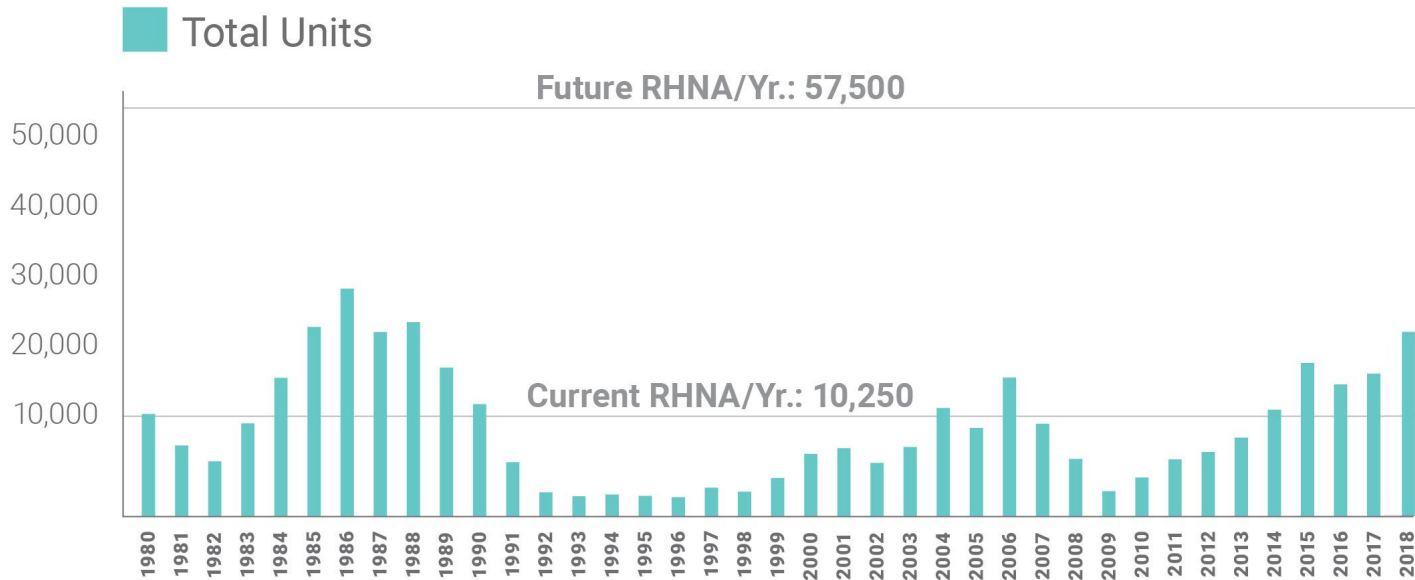
*All LA City 2021-2029 figures are estimated, based on the current draft allocation methodology. A final allocation will be provided in August 2020.

What is our RHNA Progress To-Date?



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.**

Review 2013-2021 Housing Element



2013-2021 Housing Element Vision



It is the overall housing vision of the City of Los Angeles to create for **all residents** a city of **livable and sustainable neighborhoods** with a range of housing types, sizes and costs in proximity to jobs, amenities and services. In keeping with decades of federal Housing Acts and the Universal Declaration of Human Rights that declared housing as a human right, the City will work towards ensuring that housing is provided to all residents.



What is a Goal, Objective, Policy & Program?

Goal:

A general expression of community **values** and direction, expressed as ends (not actions).

Objective:

A **step** toward attaining a goal.

Policy:

A specific **statement** that guides decision-making and helps implement a vision.

Implementation Program:

A specific **action** assigned to a responsible agency to accomplish an objective.

2013-2021 Housing Element Goals

- **Goal 1.** A City where housing **production** and **preservation** result in an adequate supply of ownership and rental housing that is safe, healthy, and affordable to people of all income levels, races, ages, and suitable for their various needs.
- **Goal 2.** A city in which housing helps to create **safe, livable, and sustainable neighborhoods**.
- **Goal 3.** A City where there are housing opportunities for all **without discrimination**.
- **Goal 4.** A City committed to **preventing** and **ending homelessness**

Goal 1: Housing Production and Preservation



Goal 1. A City where housing **production** and **preservation** result in an adequate supply of ownership and rental housing that is safe, healthy, and affordable to people of all income levels, races, ages, and suitable for their various needs.

Objective 1.1

Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Objective 1.3

Forecast and plan for changing housing needs over time in relation to production and **preservation** needs.

Objective 1.4

Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Examples of Programs

Creative Solutions to Generate Affordable Housing and Housing Preservation

LA adopted several land use programs to increase the production of affordable housing including:

- **Permanent Supportive Housing and Interim Motel Conversion Ordinance** (2018),
- **Affordable Housing Linkage Fee** (2018)

Los Angeles also adopted the **Home Sharing Ordinance** (2018) to ensure that permanent housing is not being converted to short term rentals and a **revision of the Rent Stabilization Ordinance (RSO)** (2017) to strengthen tenant protections.

Current Relevant Goals and Objectives



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

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

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

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

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

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

Examples of Programs

Design and Innovation

Los Angeles continues to promote housing typologies that allow for context sensitive development. Specifically,

- The **Accessory Dwelling Unit Ordinance** built off recent state legislation to allow rental housing in the backyards of single-family and multi-family homes. Also known as “in-law units.”
- Finally, a new set of **Citywide Design Guidelines** set the stage for more sustainable and attractive development that considers pedestrian-first design and climate adaptation.

Current Relevant Goals and Objectives



Goal 3. A City where there are housing opportunities for all **without discrimination**.

Objective 3.1

Ensure that housing opportunities are **accessible to all residents** without discrimination on the basis of race, sex, national origin, color, religion, sexual orientation, marital status, familial status, age, disability (including HIV/AIDS), and student status.

Objective 3.2

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

Examples of Programs

Fair Housing and Rental Protections

- The City of LA has contracted with the Housing Rights Center (HRC) for the last 15 years to enforce fair housing complaints for a citywide fair housing program.
 - The contract with HRC has been expanded to include new protections for renters with rental assistance vouchers, and that there have been several efforts to update the RSO and enforce AB 1482.
- **Source of Income Anti-Discrimination Ordinance** adopted in 2019 and Governor Newsom signed **SB 329** into law effective January 1, 2020.

Current Relevant Goals and Objectives



Goal 4. A City committed to **preventing** and **ending homelessness**

Objective 4.1

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

Objective 4.2

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

Examples of Programs

Measure HHH

- In 2016 Los Angeles voters approved **Measure HHH**, a \$1.2 billion bond to build supportive housing (SH) for homeless residents and residents at-risk of homelessness throughout the city.
- As of December 2019, Measure HHH has expended **\$1 billion to fund the development of 112 projects including 7,484 total housing units** (5,773 supportive housing units and 1,587 affordable units).

Poll: Do you agree with these goals?

- **Goal 1.** A City where housing **production** and **preservation** result in an adequate supply of ownership and rental housing that is safe, healthy, and affordable to people of all income levels, races, ages, and suitable for their various needs.
- **Goal 2.** A city in which housing helps to create **safe, livable, and sustainable neighborhoods**.
- **Goal 3.** A City where there are housing opportunities for all **without discrimination**.
- **Goal 4.** A City committed to **preventing** and **ending homelessness**



How to Share your Feedback!

[Click Here to Access the Online Workshop](#)



Los Angeles City Planning and the Housing + Community Investment Department recently kicked off an update to the City's Housing Element.

The Housing Element is a state mandated component of the City's General Plan which must be updated **every eight years**. The Update identifies the City's **housing needs** and **establishes a plan** to address them.

What is Included in the Housing Element?



Housing Vision

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



Housing Landscape

What are our housing needs?
What is stopping us from meeting them?
How effective was our last plan?



Existing Resources & Constraints

Do we have the right mix of land and zoning to accommodate our needs?



Action Plan

Goals, policies and programs to share future decision making. Programs that

Goal 1: Housing Production and Reservation

A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy, and affordable to people of all income levels, races, ages, and suitable for their various needs

Do you agree with this goal?

Your answer _____

What kind of policies and programs should be added or better emphasized to reach this goal?

Your answer _____

The Plan to House LA

Housing Element Update 2021-2029



Get involved!

**LEARN MORE & SIGN UP
FOR UPDATES AT**

<https://planning4la.org/Plan2HouseLA>

Sign up for
our email list

Attend a
virtual
workshop

Share your
input

Spread the
word

Questions?

Please complete the demographic survey
linked in the chat box.