



# Housing Element Update

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

Plan Check NC  
February 8, 2020

LOS ANGELES  
CITY PLANNING

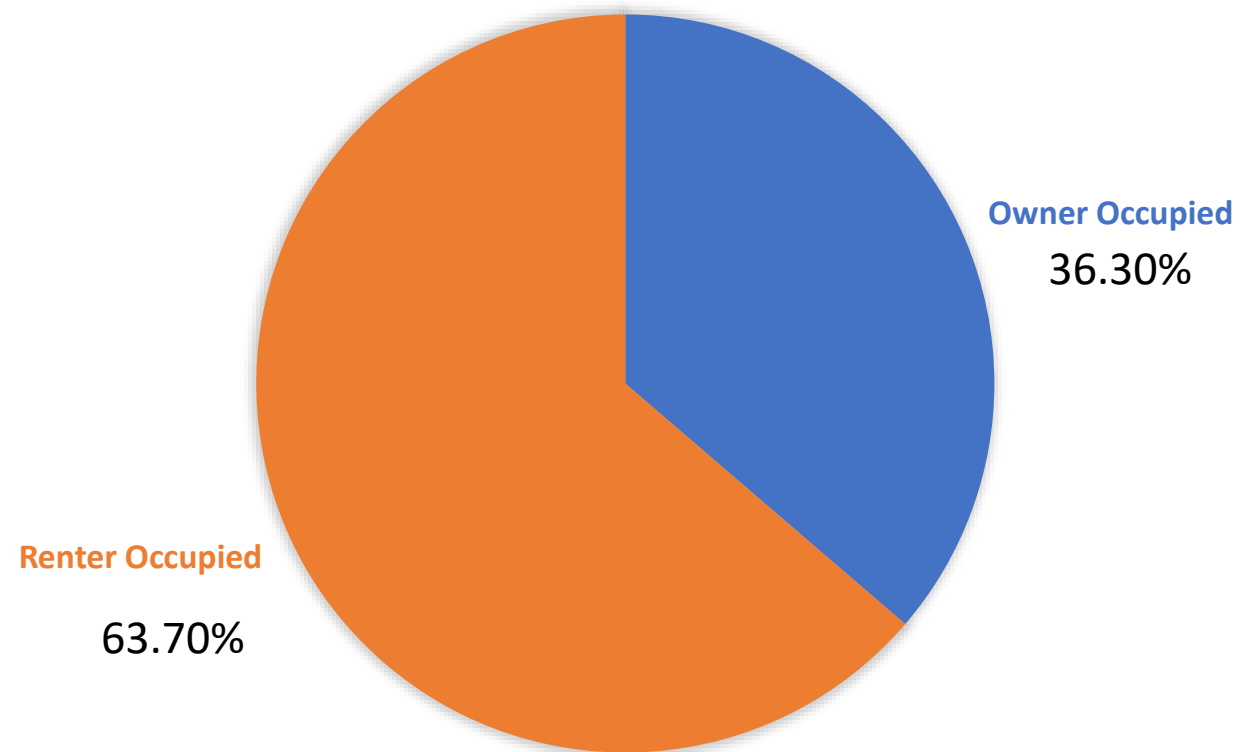
Blair Smith & Cally Hardy

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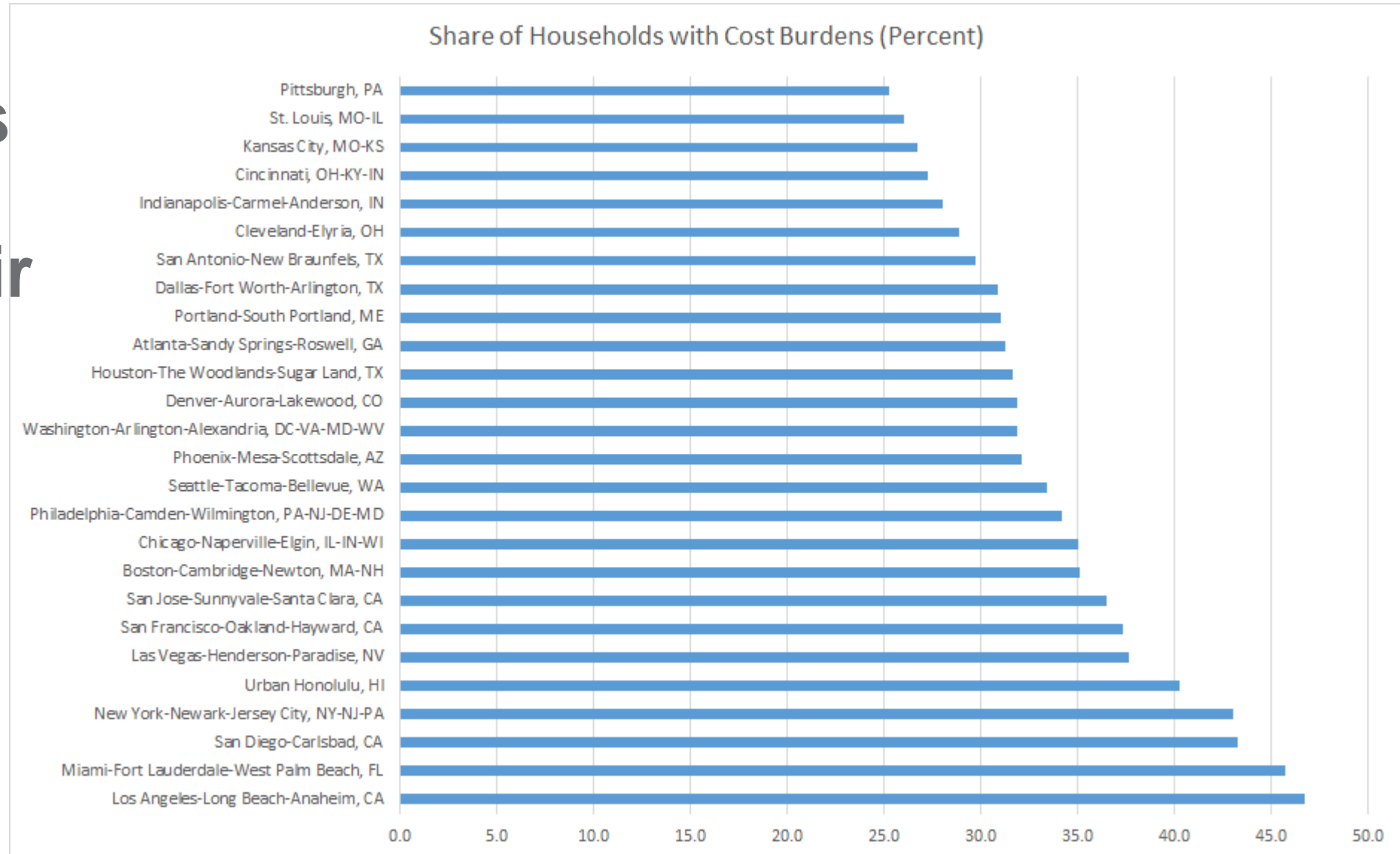
# What is the state of housing in LA?

An aerial photograph of a densely populated urban area in Los Angeles, California. The image shows a mix of multi-story apartment buildings, smaller residential structures, and green spaces with palm trees. The sky is clear and blue. A gradient overlay transitions from a light blue at the top to a warm orange at the bottom, framing the text.

# We are a City of Renters



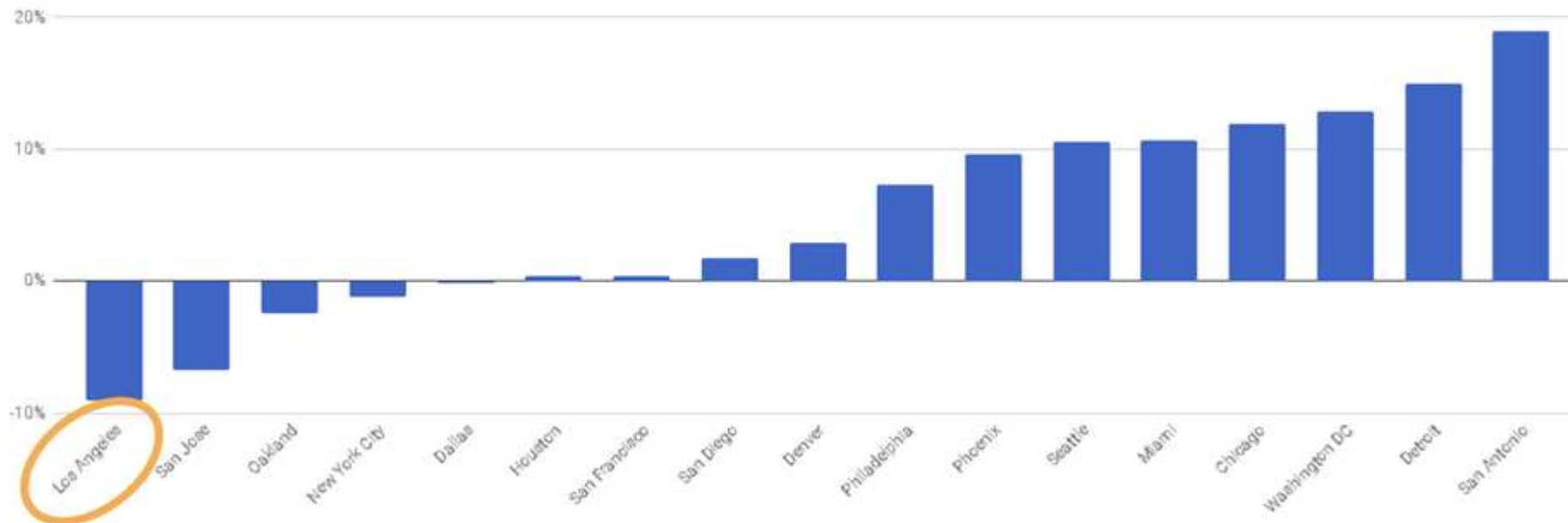
# Angelenos Cannot Afford their Homes



# Housing Has Not Kept up with Population Growth

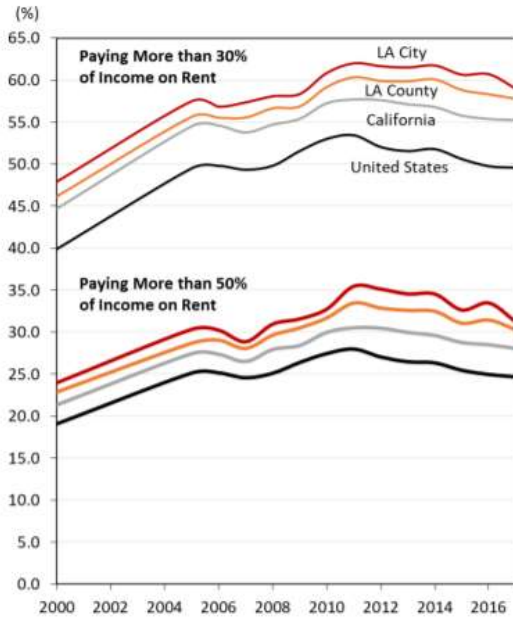
Rate of Housing Growth Minus Population Growth, 1980-2010

Percent Change in Housing Units vs. Population, 1980-2010 (U.S. Cities)  
Cambios en el Porcentaje de Unidades de Vivienda vs. Población, 1980-2010

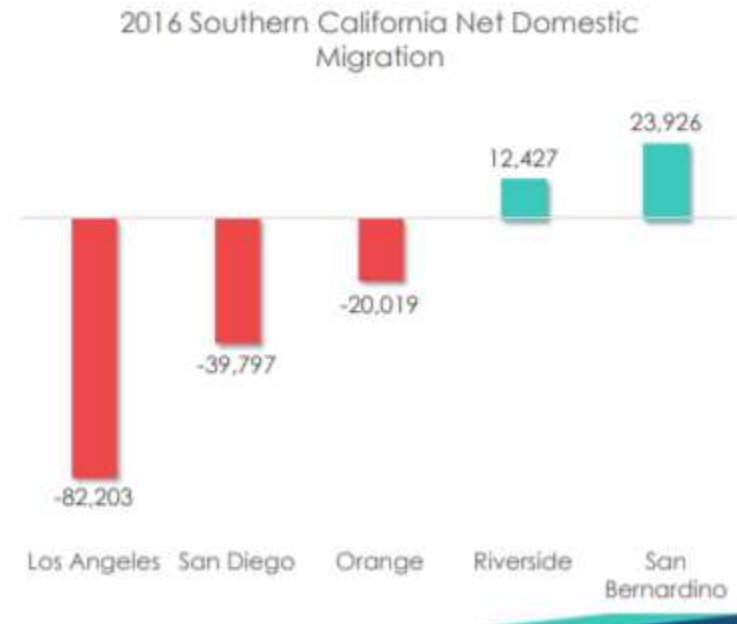


# Effects: Limited Housing Options

## 1. Pay More



## 2. Commute Further



## 3. Crowd In



Zip codes with highest rates of overcrowding  
Source: LA Times

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

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

# ...When Options are Exhausted

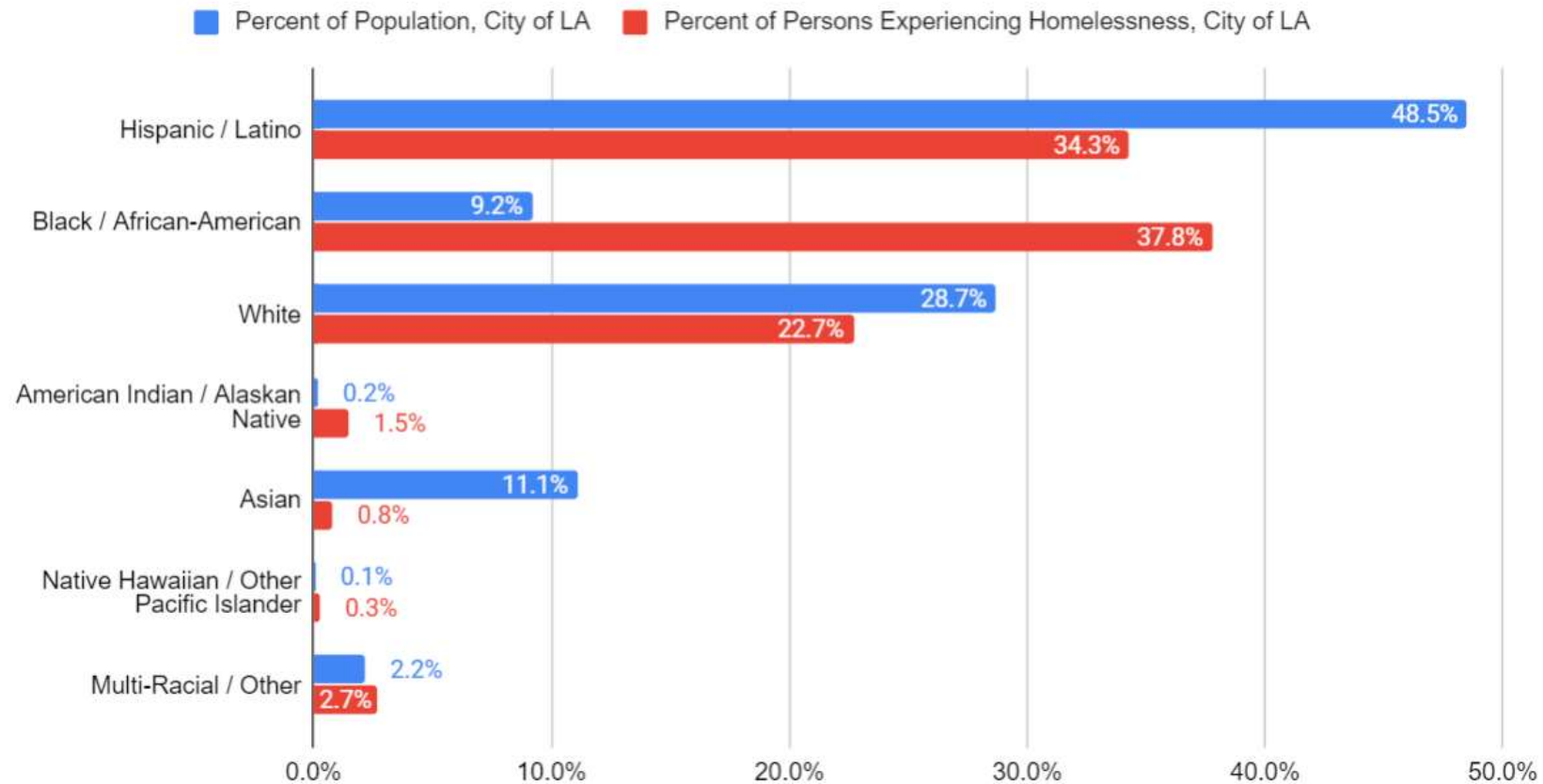
## L.A. County homeless population jumps



Source: Los Angeles Homeless Services Authority

# And People of Color are Most Affected

A disproportionate number of Black / African-American people and American Indians / Alaskan Natives experience homelessness in LA





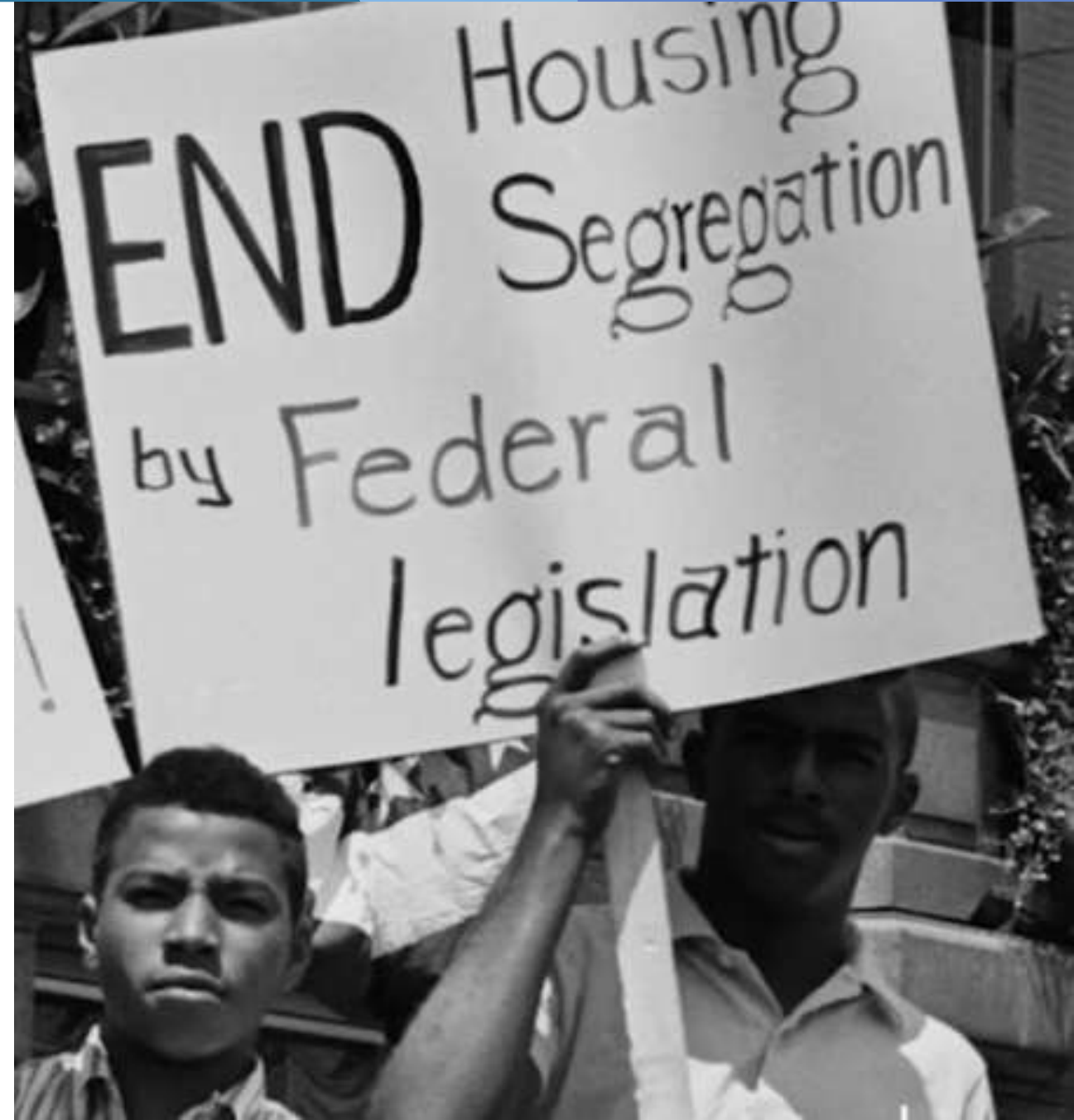
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# What is the Housing Element?

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with various apartment buildings and houses. The image is overlaid with a gradient that transitions from orange on the left to blue on the right. The text 'What is the Housing Element?' is centered in white, with a horizontal line above the first line of text.

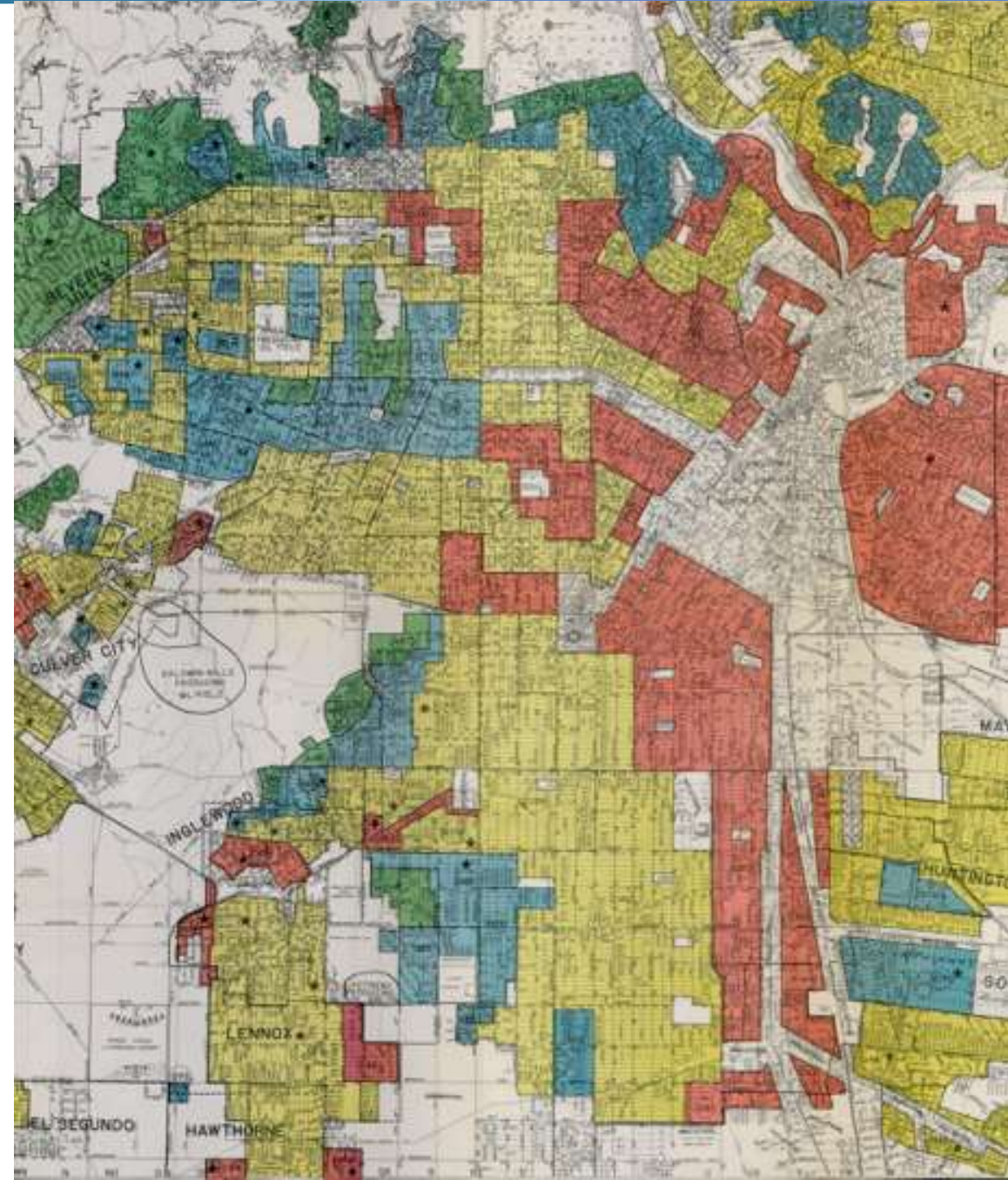
# State Housing Element Law

- Established in 1969
- Mandatory Element of General Plan
- Must be updated ever 8 years
- Meant to require jurisdictions to do their “fair share” around planning for adequate affordable housing (RHNA)
- Recognizes that housing is critical need and government and private sector must work together to address it
- Has been strengthened in recent years



# 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

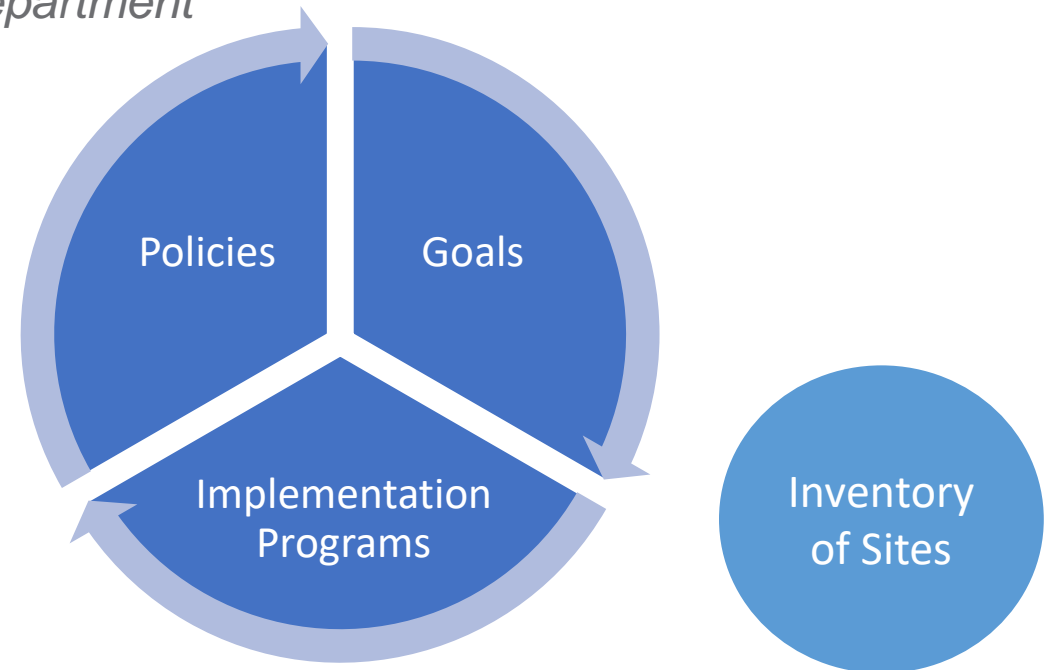




# What is a Housing Element?

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

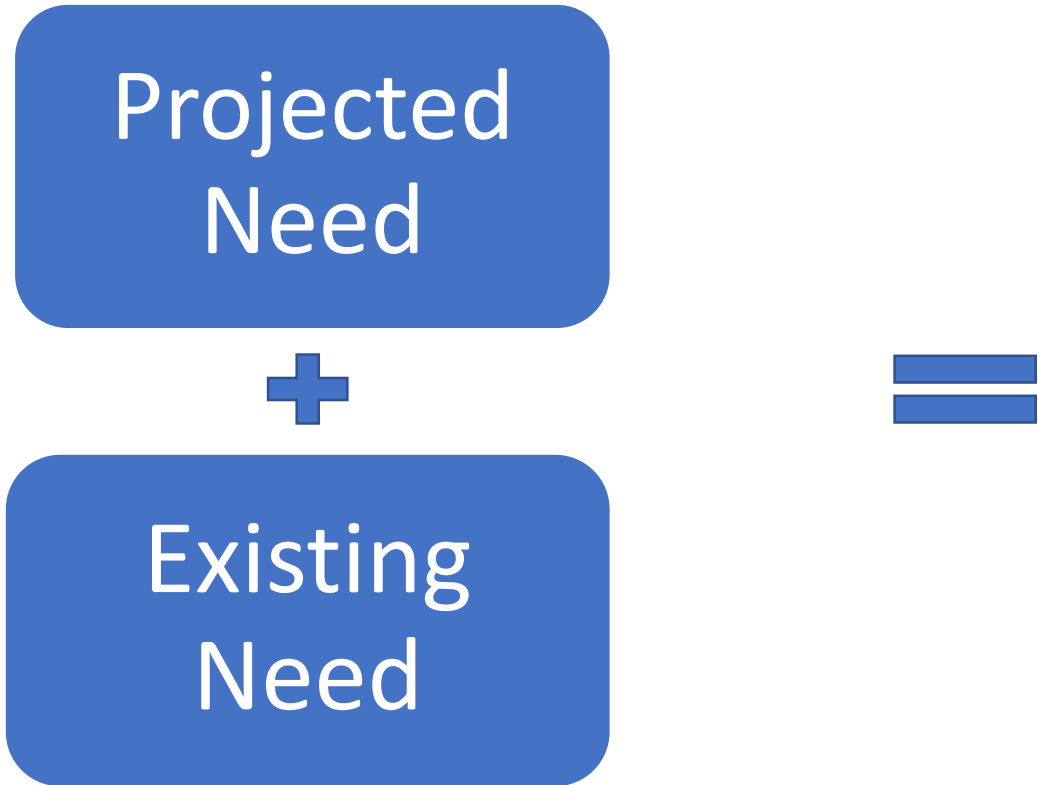
*Lead by Los Angeles City Planning and Housing + Community Investment Department*



Housing Element 2013-2021

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

# Regional Housing Needs Assessment (RHNA)



*(New for this RHNA Cycle)*

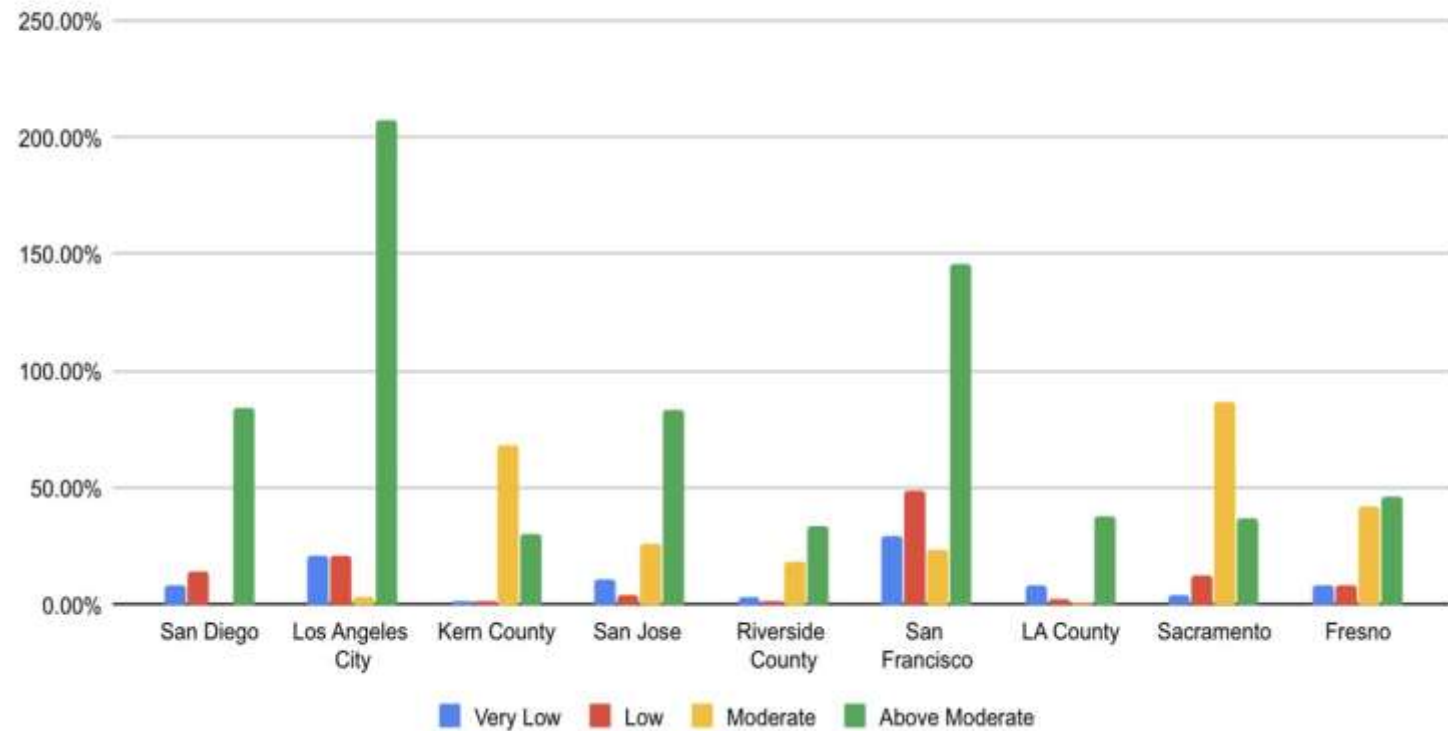
	<b>2013-2021</b> Allocation	<b>2021-2029</b> *Draft Allocation
Units in SCAG Region:	<b>412,137</b>	<b>1,341,827</b>
Units in Los Angeles:	<b>82,002</b>	<b>*463,682</b>
Affordable Units in Los Angeles:	<b>46,590</b>	<b>*263,956</b>

# How we've done so far:

Income Level	RHNA Allocation by Income Level	Total Units to Date (2014-2018)	Total Remaining RHNA by Income Level
Very Low (<50% AMI*)	20,427	4,265	16,162
Low (51-80% AMI)	12,435	2,588	9,847
Moderate (81-120% AMI)	13,728	430	13,298
Above-Moderate (>120% AMI)	35,412	73,387	0
<b>Total RHNA</b>	<b>82,002</b>	<b>80,670</b>	<b>39,307</b>

\*AMI = Area Median Income

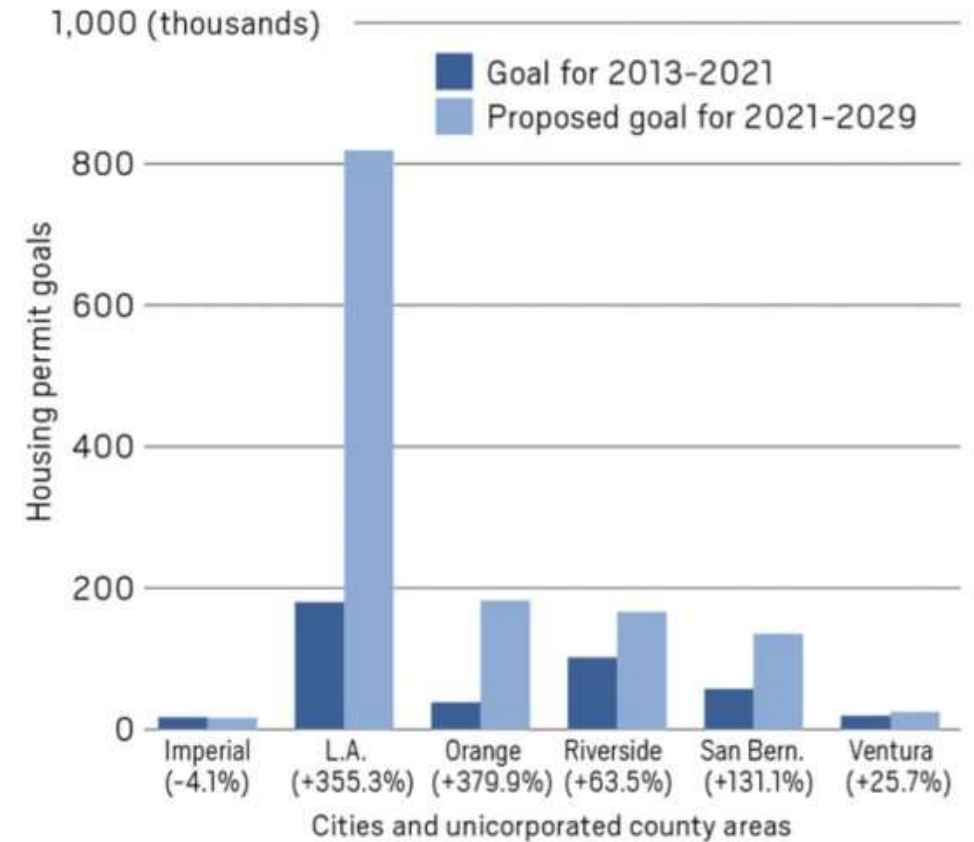
Percentage of RHNA Met, by Income Category, Top Jurisdictions



# Regional Housing Needs Assessment (RHNA)

Income Level	2013-2021 Allocation	Total Units to Date (2014-2018)	Total Remaining of 2013-2021 Draft	2021-2029 *Draft Allocation
Very Low (<50% AMI*)	20,427	4,265	16,162	117,823
Low (51-80% AMI)	12,435	2,588	9,847	69,848
Moderate (81-120% AMI)	13,728	430	13,298	76,285
Above-Moderate (>120% AMI)	35,412	73,387	0	199,726
<b>Total RHNA</b>	<b>82,002</b>	<b>80,670</b>	<b>39,307</b>	<b>463,682</b>

\*AMI = Area Median Income



Source: Southern California Association of Governments

# Current vision statement

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



# Current goals

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

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

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

**GOAL 4:** A City committed to preventing and ending homelessness.

## Housing Goals, Objectives, Policies and Programs

Chapter 6



# Objectives, policies and programs

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

## Objective 2.3

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

### Policies:

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

## Programs

### 80. Financial Incentives to Conserve Water

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

Lead Agency:	LADWP
Funding Sources:	LADWP Public Benefit Program
Objective:	Installation of high efficiency clothes washers in 5,000 households per year.
Respective Policy:	2.3.2

# Housing Element in action: Local \$ for affordable housing

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

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

Lead Agency: HCIDLA, DCP, City Council, Mayor's Office

Funding Sources: General Fund, \$ TBD, subject to Council and Mayoral approval.

Objective: Prepare reports to Council and the Mayor that identify potential policies and programs to address the increase in funding for the production and preservation of affordable housing – 2014 - 2015.

Respective Policies: 1.1.5, 1.1.2, 1.1.3, 1.1.4

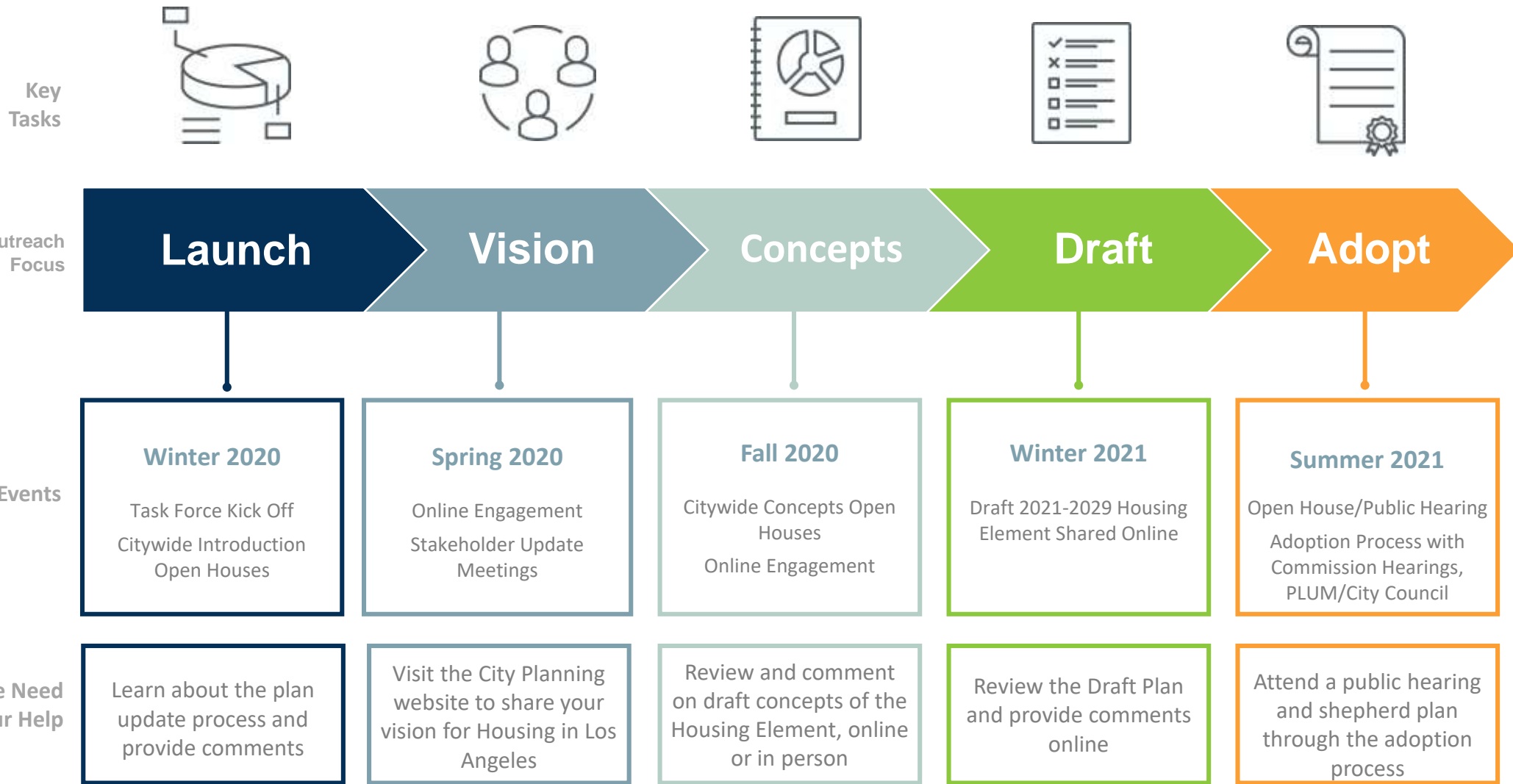
- Program #16 of the Housing Element has resulted in:
  - **Measure HHH**, 2016 local election
    - \$1.2 billion over 10 years for supportive housing
  - **Affordable Housing Linkage Fee**, 2017
    - \$100 million / year for affordable housing

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# The Housing Element Update Process

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

# PROJECT TIMELINE



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>

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### **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

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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](mailto:housingelement@lacity.org)

# 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  
meeting

Spread the  
word

Invite us to  
attend an event  
or meeting

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# Questions

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