
Thank you for joining the meeting.

The meeting will begin momentarily.

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

THE PLAN TO HOUSE LA



Seminario Web en Español (Webinar in Spanish)

Si usted desea escuchar este seminario web en español, lo puede hacer vía su teléfono. Siga estas instrucciones:

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- Haga clic en el botón de audio en el panel de control localizado a la derecha de la plataforma para silenciar el volumen.
- En su teléfono marque 1-617-675-4444
- Luego, marque el numero de PIN 549 888 753 9254# en su teléfono para escuchar una traducción en vivo.
- Acuerdense de silenciar el volumen en esta plataforma para evitar problemas de audio.

Usted podrá escuchar la traducción mientras que ve las diapositivas de la presentación vía esta plataforma. Gracias.



2021- 2029 Housing Element Draft

+ Safety and Health Elements Targeted Updates

July 13, 2021

LOS ANGELES
CITY PLANNING

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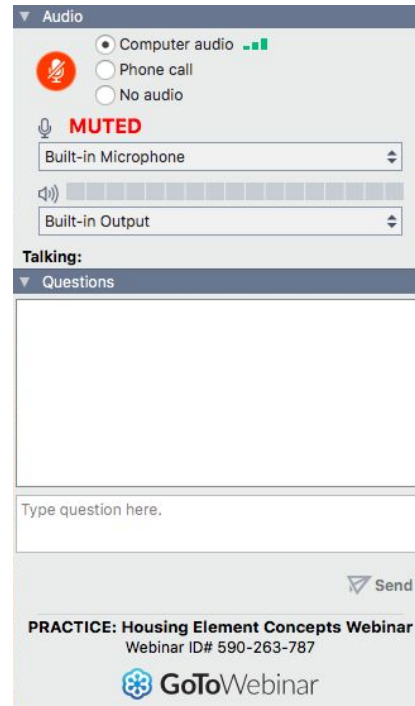
City Planning

OurLA2040@lacity.org

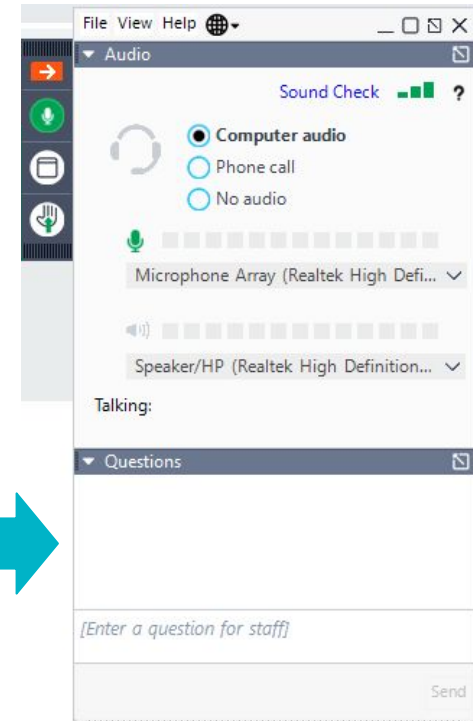


How to Stay Engaged during the Webinar

Please type in any comments and questions.

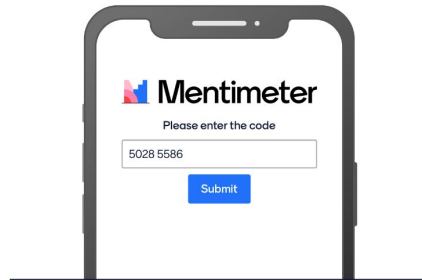


OR



How to use Mentimeter

Go to
www.menti.com



Enter the code
5028 5586



Or use QR code



Agenda

1. Project Background | 6:05-6:10 pm
2. Draft Housing Element Overview | 6:10-6:45 pm
3. Safety + Health Element Overview | 6:45-6:55 pm
4. Next Steps | 6:55-7:00 pm
5. Q&A | 7:00-7:30 pm

Project Introduction

- Comprehensive update to the **Housing Element**, for the 2021-2029 Cycle
- Targeted update to the **Safety Element**, with a focus on meeting new State requirements and better integrated related plans, with related amendments to the **Plan for a Healthy Los Angeles**



Relationship to Other Planning Efforts



General Plan

The General Plan is the comprehensive plan for the City of Los Angeles.

It lays out our values, sets forth a vision for the type of city we aspire to be, and provides guidance on how the city prepares for and responds to change.

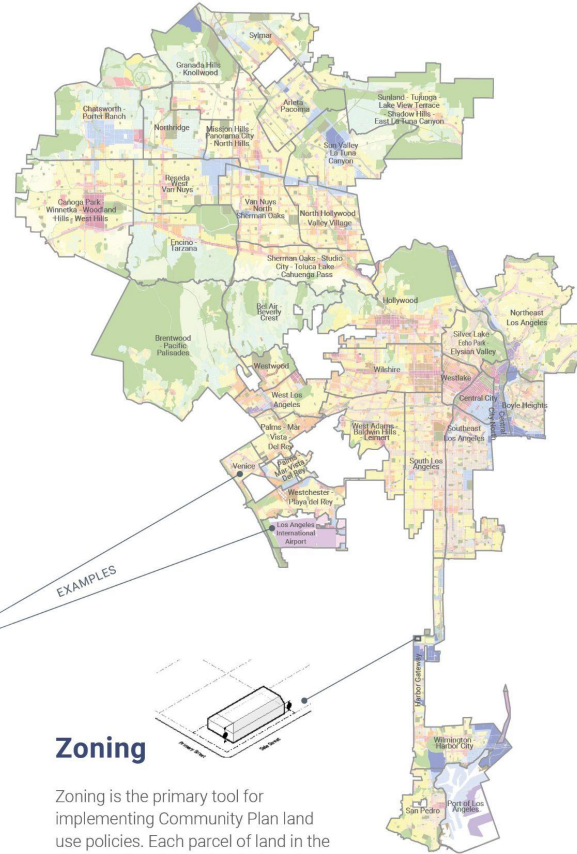
The General Plan is comprised of 12 Elements:

- Framework
- Land Use
- Air Quality
- Conservation
- Health
- Safety
- Mobility
- Infrastructure
- Open Space
- Public Facilities
- Noise
- Housing



Community Plans

In Los Angeles, the General Plan Land Use Element is divided into **35 Community Plans**, each with a policy document and a map of land use designations such as residential, commercial, industrial, and open space. These plans guide change in our neighborhoods by providing specific policies and strategies to each community's vision and the broader objectives of the General Plan.



Zoning

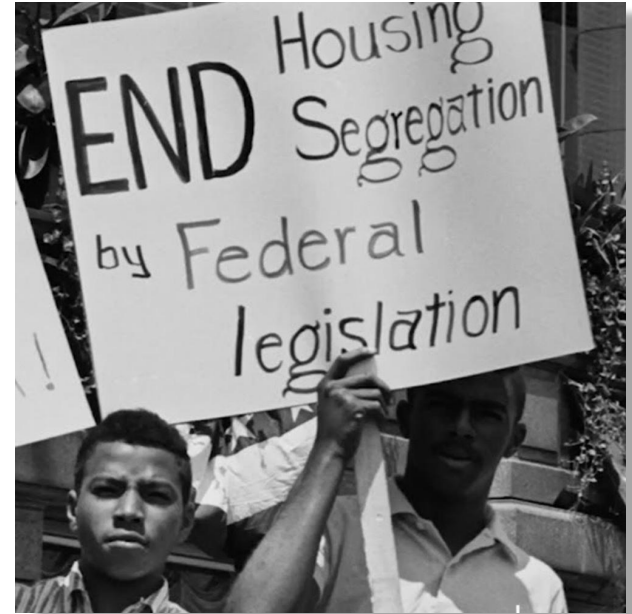
Zoning is the primary tool for implementing Community Plan land use policies. Each parcel of land in the city is assigned a zoning designation to define allowed uses, maximum height, and other requirements specific to the property that determine how land is used and what may be built.

Housing Element

The background of the slide is a blue-tinted photograph. In the foreground, the Griffith Observatory is visible, featuring its iconic large dome and classical architectural style. Behind the observatory, the dense urban landscape of Los Angeles is visible, with numerous skyscrapers and buildings forming the city skyline under a clear sky.

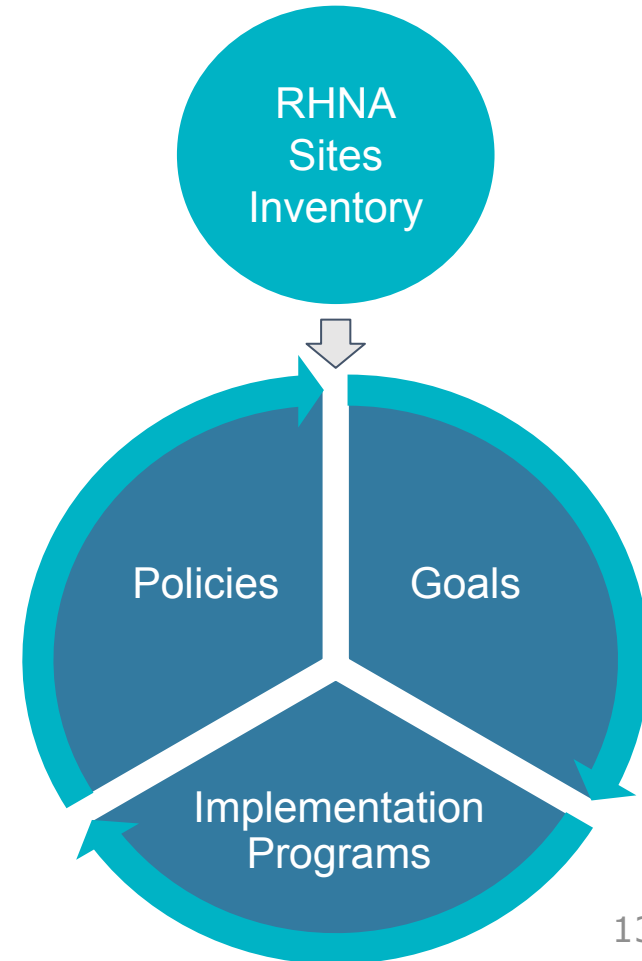
State Housing Element Law

- ❑ Established in 1969
- ❑ Meant to require jurisdictions to do their “**fair share**” around planning for adequate affordable housing (RHNA)
- ❑ Recognizes that housing is a critical need and government and private sector must work together to address it
- ❑ Required to be updated every 8 years
- ❑ Penalties for non-compliance



How is the Housing Element Used?

- ❑ Sets the City's policy and program direction
- ❑ Used when reviewing housing projects and new housing policies/programs
- ❑ Includes analysis of our existing housing conditions, needs, and strategies for addressing them
- ❑ RHNA informs housing goals and determines the need for rezoning



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

- Housing Element Task Force (63 members)
- Kick-Off Workshops (3) + digital workshop
- Webinars with Live Q+A (3 English, 2 Spanish)
- Concepts Webinars with Live Q+A (2 English, 1 Spanish)
- Online Concepts Survey Tool (1,800 responses)
- Housing Concepts Poll (statistically valid survey of Angelenos)
- Housing Element Video (over 45,000 views), currently on Channel 35 and DASH buses
- 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

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.



Housing Element Components

**Executive
Summary**

**Ch 1. Housing
Needs
Assessment**

**Ch 2. Housing
Constraints and
Opportunities**

**Ch 3.
Opportunities for
Conservation**

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

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

**Ch. 6. Goals,
Objectives
Policies, and
Programs**

Where You Can Find the Draft



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.

+ New FAQs

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

What Does the Plan
Do

Housing Needs Assessment (Ch. 1)

Chapter 1 Outline: Housing Needs Assessment

Housing Needs Assessment Looked At:

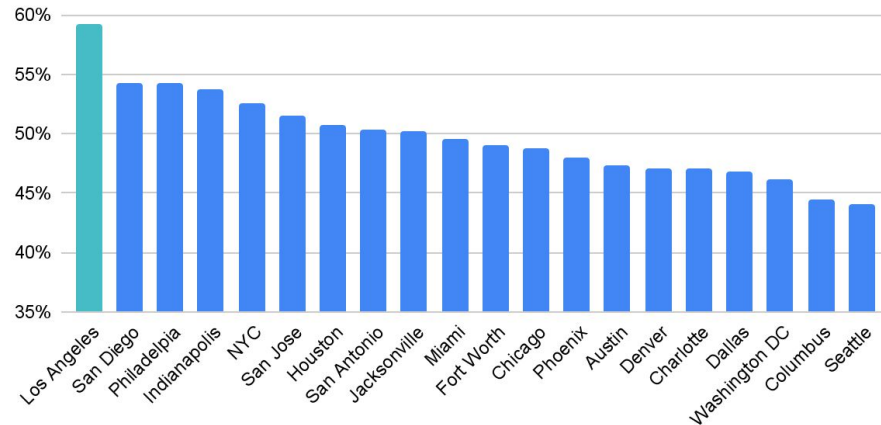
- ☐ Population Characteristics (age, race/ethnicity, special needs)
- ☐ Income and Employment Trends (income, labor market)
- ☐ Household Characteristics (household size and composition, and ownership)
- ☐ Housing Stock Characteristics (building typologies, bedroom size, building age)
- ☐ Housing Costs 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.

Housing Crisis in Los Angeles

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

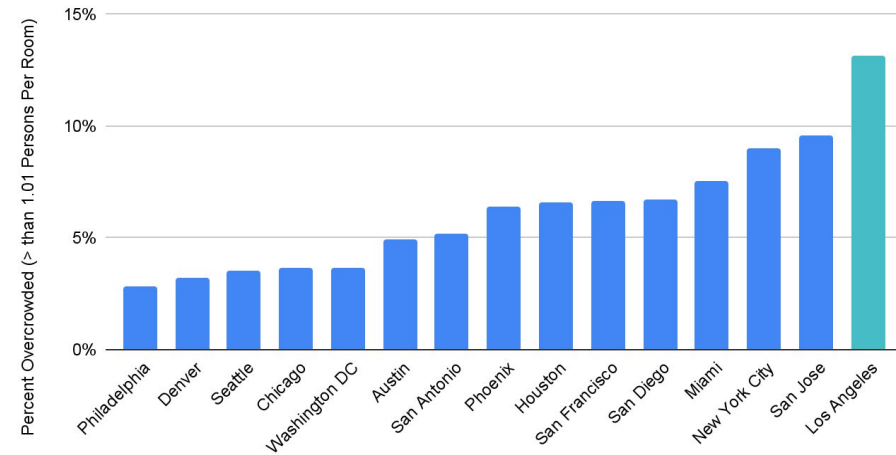
Percentage of Rent Burdened Households, Major US Cities



American Community Survey; 2019: ACS 5-Year Estimates

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.

Housing Stock Characteristics

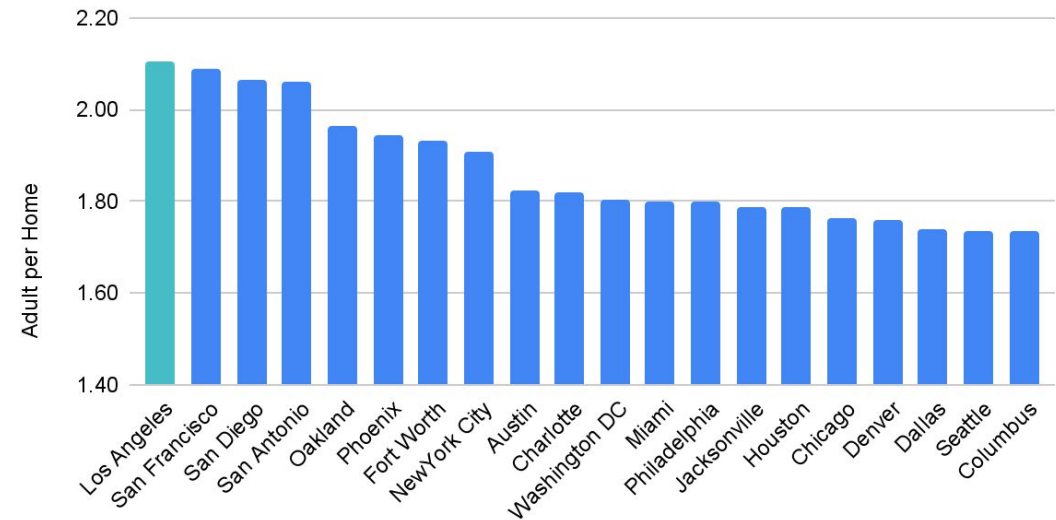
Los Angeles has the **fewest number of homes per adult**

If LA had the same number of homes per adult as the US average it would have **130,000 more homes**

Home prices now spiking to reach \$860,000

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

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



Source: 2019 ACS 5-Year Estimates

Income and Employment

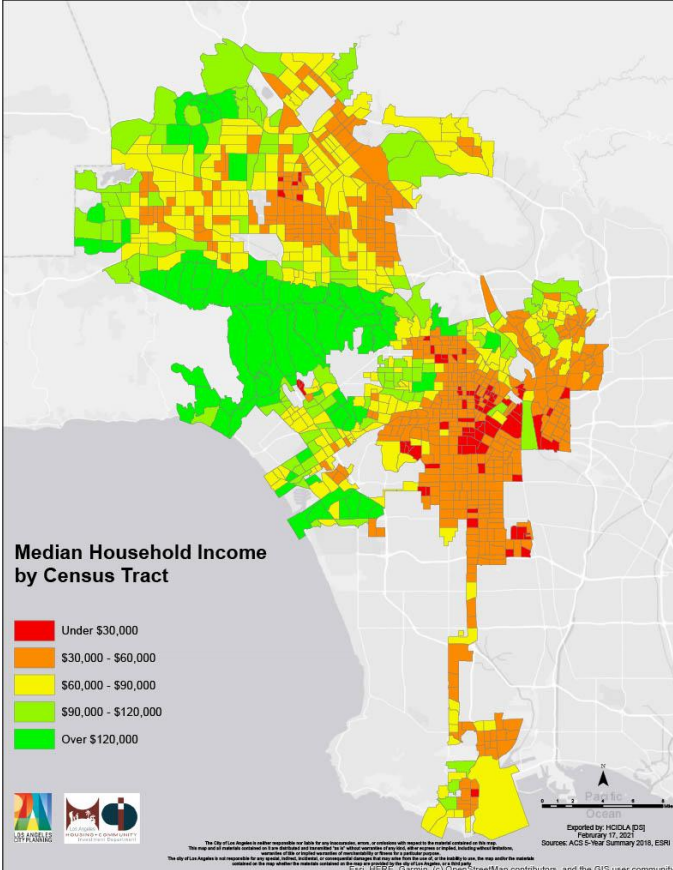
Median Income has grown 27% (2010-2019)

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	\$31,222
Waiters and Waitresses	163,210	\$29,092



Household Characteristics

Younger Angelenos can't afford to live independently

Almost 75,000 more Angelenos aged 25-34 in 2019 vs. 2010, but 5,000 fewer households

Housing ownership is on the decline, particularly in households under 45

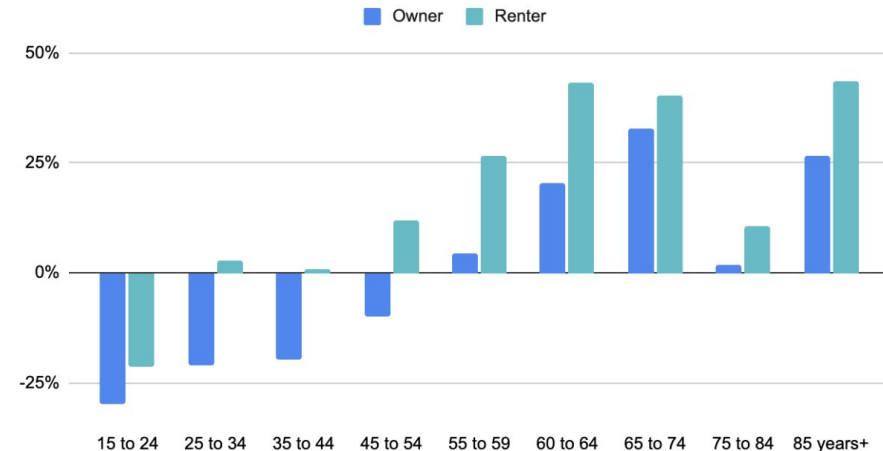
- 2,000 fewer owner-occupied households
- Owners under 45 years old declined by 25%

Renter households increased by 72,000

Family sizes getting smaller

About 40,000 fewer 5+ person households

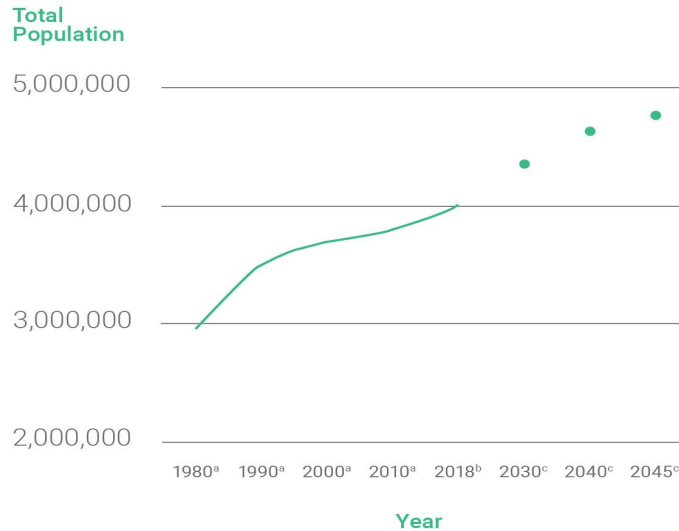
Change in Tenure by Age, 2010-2019



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

Population

Population growth up this decade, but some areas have seen **population loss** (see map)



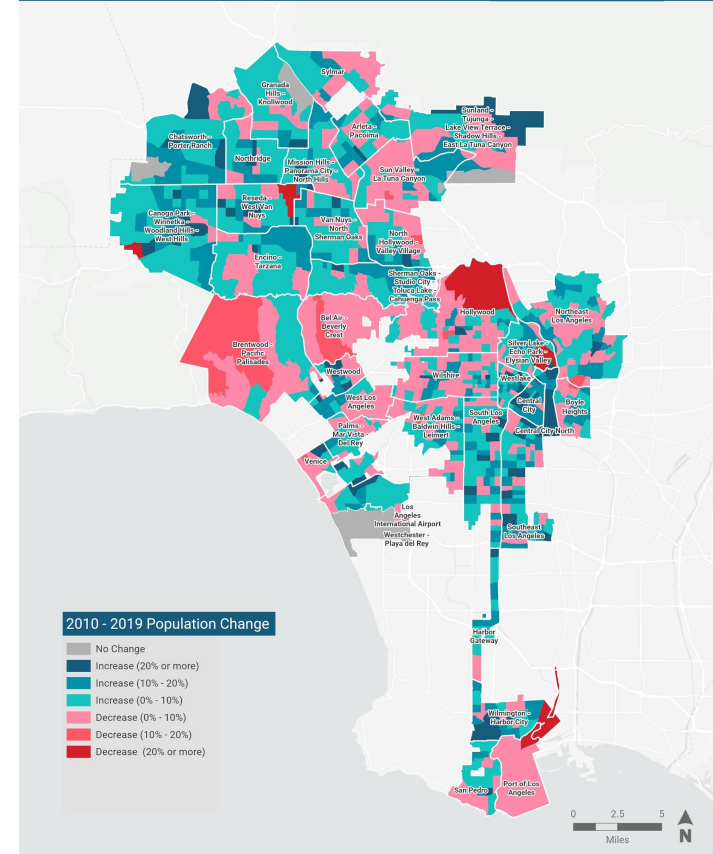
^a US Decennial Census

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

^c SCAG 2020 RTP/SCS

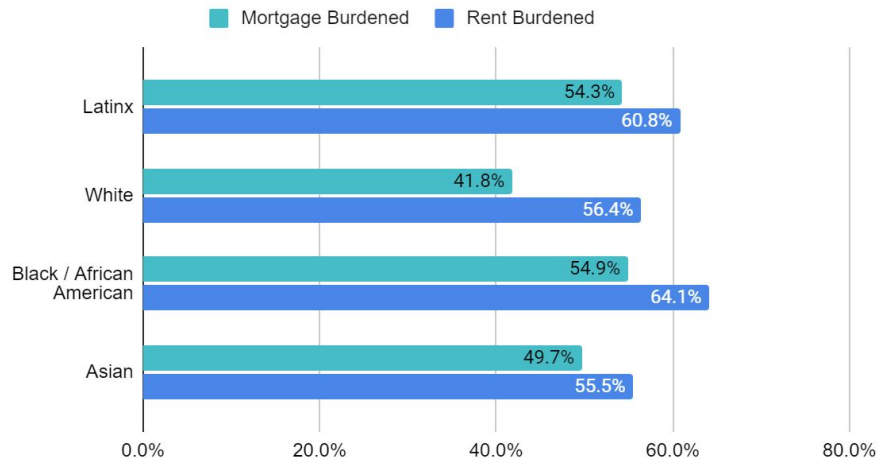
2010 - 2019 Population Change Map

Population Change from 2010 to 2019 by Census Tract



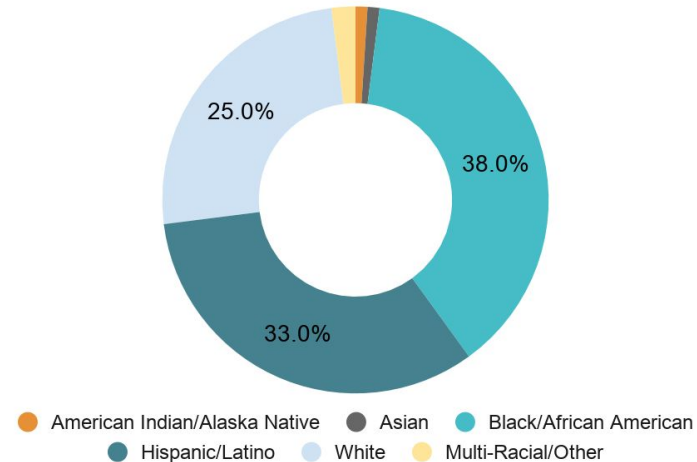
Impacts are felt most dramatically among people of color

Mortgage and Rent Burden in LA by Race/Ethnicity



Source: 2018 American Community Survey

Racial Demographics of Unhoused Populations



Populations with Special Housing Needs

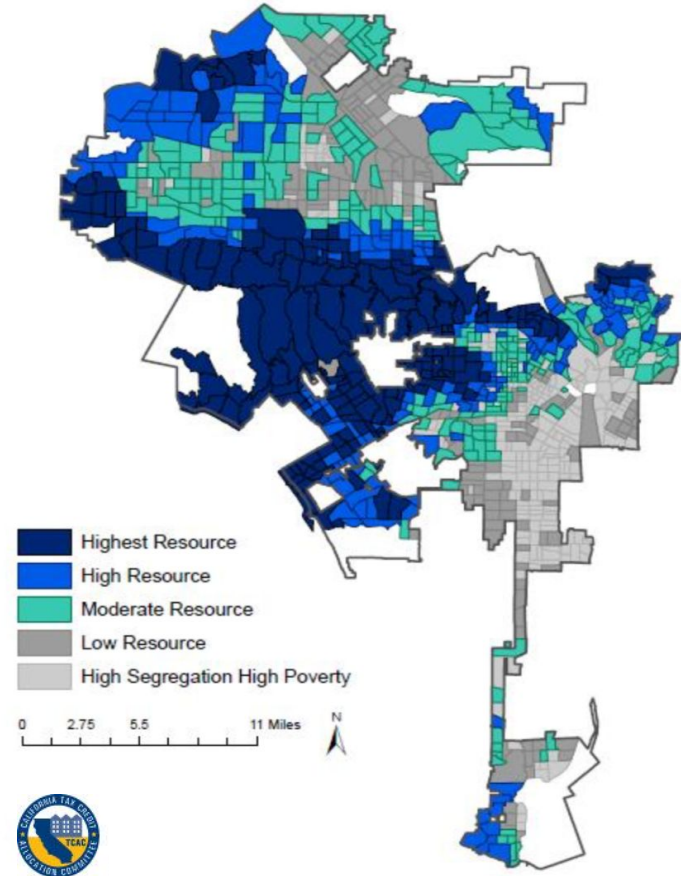
The Housing Element also includes an analysis of the following populations:

- Seniors
- Large Families/Households
- Individuals with Disabilities
- LGBTQ individuals
- Individuals living with HIV/AIDS
- Female-Headed Households
- Farmworkers

Not every neighborhood has access to opportunities and resources

Higher Opportunity/Resource Areas have a concentration of place-based characteristics linked to critical life outcomes, such as **educational attainment, earnings from employment, health and life expectancy, and economic mobility.**

TCAC/HCD Opportunity Map



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, the revised draft will include complete analysis.
- Additional analysis in 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 to Housing Maintenance, Improvement and Development (Ch. 2)

Chapter 2 Outline: Constraints

Constraints Analysis

Governmental

Non-Governmental

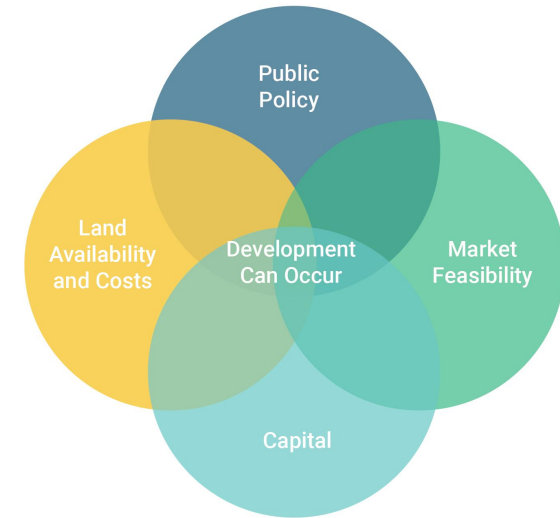
For People with Disabilities

Alleviation of Constraints

Analysis of Preservation of At-Risk Units

9,400 at-risk units through 2031

Housing Development Constraints



Source: Los Angeles Department of City Planning

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

Identified Housing Barriers

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

Lack of **financial resources** for affordable housing

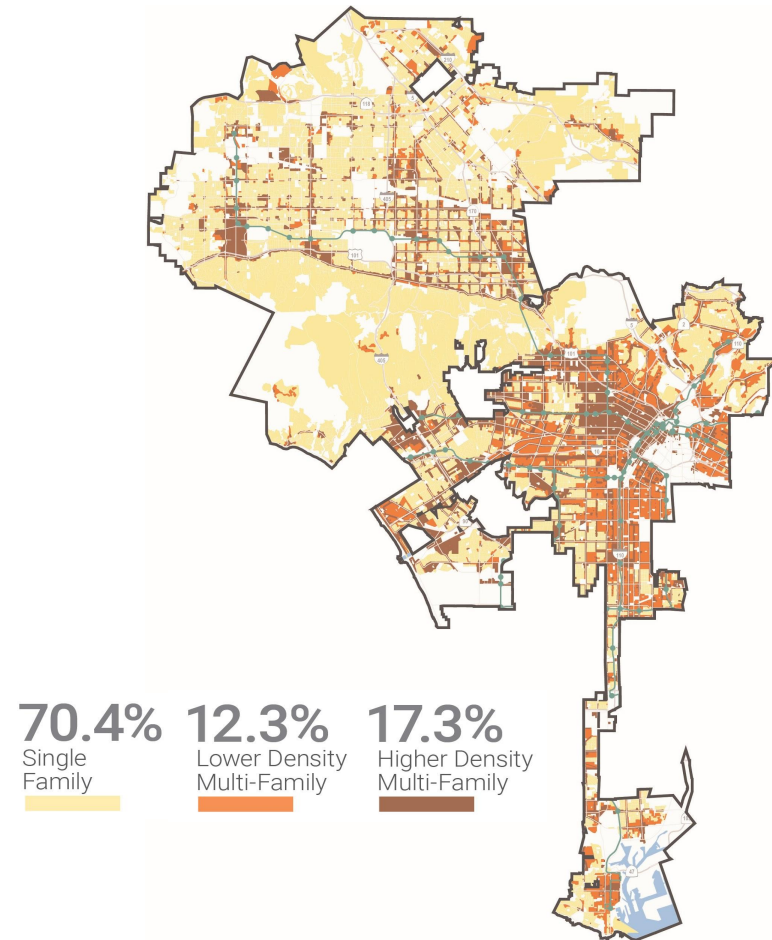
Cumbersome and costly **process**

Increasing labor and material **costs**

Opposition to housing

+ Loss of at-risk affordable housing

The chapter also identifies recent ways the City has alleviated constraints, including: process reforms, code amendments, incentive programs, executive directives, etc.



Opportunities for Conservation in Residential Development Ch. 3)

Ch. 3 Outline

Comprehensive Plans

Sustainability pLAn

Resilient Los Angeles

Los Angeles General Plan

Targeted Initiatives

Los Angeles Green Building Code

Other Green Building Program

Water Management Plans

OneWater 2040 Plan

Urban Water Management Plan

Reducing Energy Consumption

Reducing Water Consumption

Greenhouse Gas Reduction Strategies

Measure JJJ & Transit Oriented Communities (TOC) Program

State and Local initiatives

Transformative Climate Communities

Affordable Housing and Sustainable Communities (AHSC) Program

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

RHNA and Site Selection Background

Jurisdictions are allocated a Regional Housing Needs Assessment (RHNA) number

Jurisdictions must identify enough suitable and available sites to accommodate the RHNA, or must re-zone within 3 years to make up any shortfall.

Available and suitable sites must:

- Reflect **“realistic capacity”** and be likely to redevelop (NEW)
- **Affirmatively Further Fair Housing (NEW)**, or create a program to meaningfully address housing discrimination and access to opportunity

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

Ch.4 Outline:

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)

Identification of **Rezoning Need**

AFFH Analysis

Read the: What to Know about: RHNA, Site Selection, and Rezoning FAQ

RHNA Allocation and Target Capacity

RHNA Allocation, Sites Inventory, and Rezoning Need

HCD* Issues
Regional
Determination to
SCAG for the six
county region**

1,341,827 unit
determination for the
whole region

SCAG Develops
RHNA Allocation
Methodology to
allocate across the
jurisdictions

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

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	

Target Capacity (Buffer)

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

Staff recommends identifying a buffer of 10% for lower income and 15% for moderate income RHNA income categories.

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

**Target
Capacity of
486,379**

Adequate Sites

How We Meet our RHNA

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

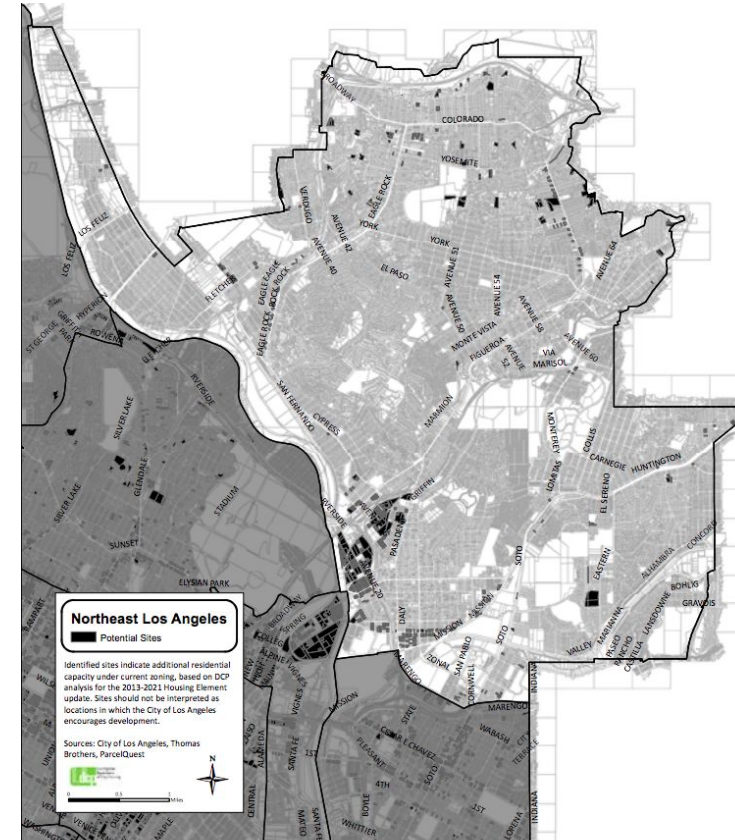
Realistic capacity. Must demonstrate realistic capacity, not necessarily maximum density.

What does Being Identified Mean for a Site?

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).

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

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

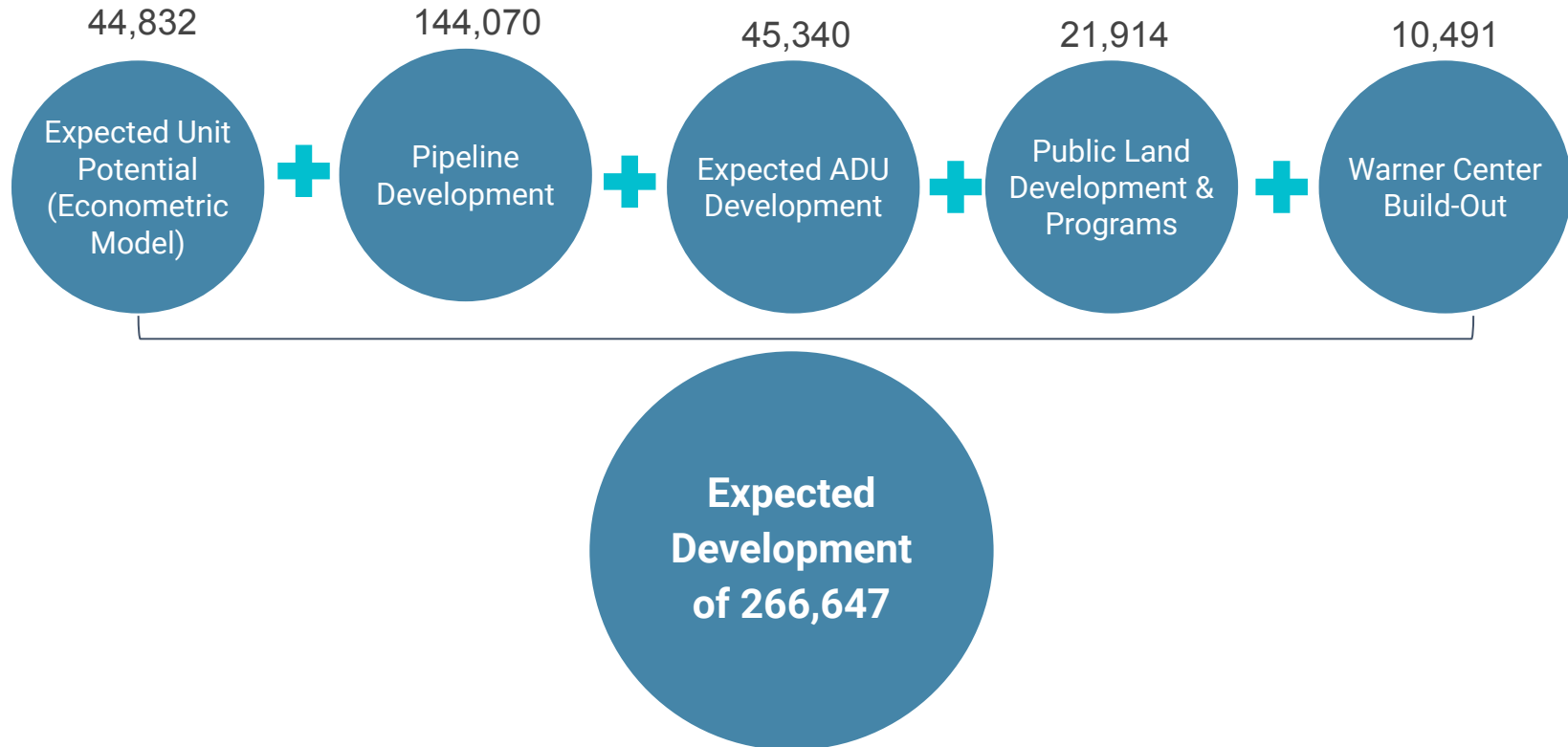


Sites identified in Northeast Los Angeles in the 2013-2021 Housing Element

Adequate Sites Approach

1. Develop an econometric 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

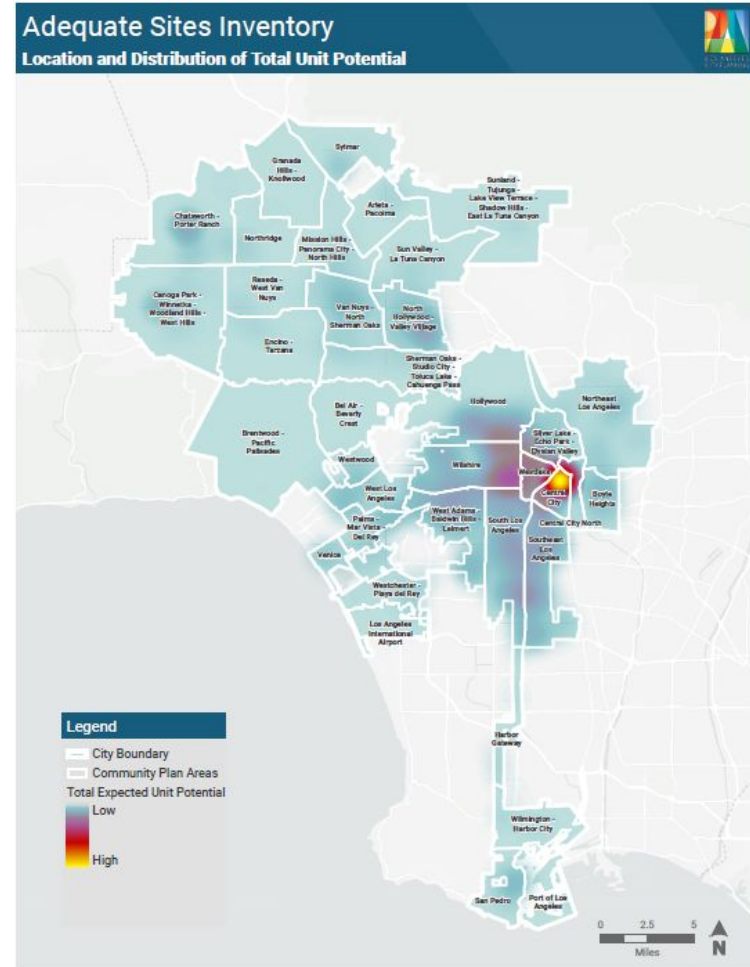




Rezoning must be completed by
October 2024

AFFH Analysis

- Analyzed Sites vs current zoning, race, opportunity area, tenure, median income, family structure, seniors, etc.
- The inventory **largely reflects the inequitable distribution of existing zoning**
- There is **significant opportunity to improve these conditions** through the implementation of the 6th Cycle Housing Element, including the **RHNA Rezoning Program**.



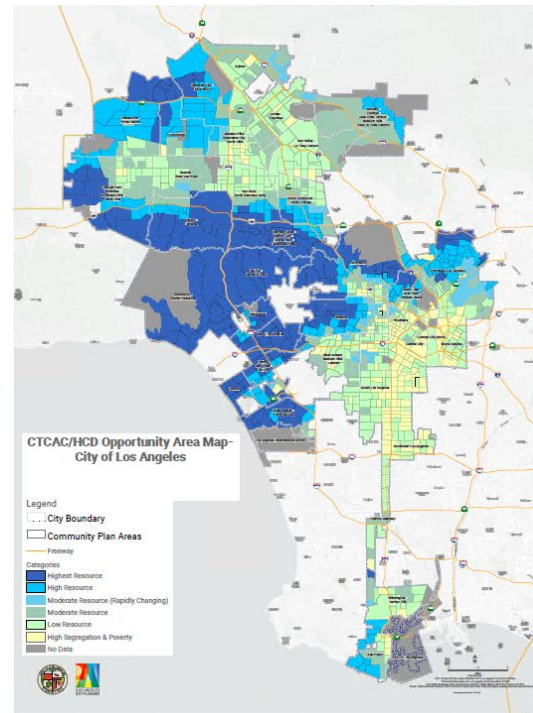


POLL: Should the City focus a majority of the rezoning in Higher Opportunity areas of the City?

A. Yes, but avoid environmentally sensitive areas

B. Yes, but only in areas where multifamily housing allowed today

C. No



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 2013-2021 Housing Element Goals, Objectives, Policies and Programs

- Utilize the Housing Element Concepts to Guide the Housing Element Review and Update
- Organized by Prior Goals (1-4)



Housing Element 2013-2021

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

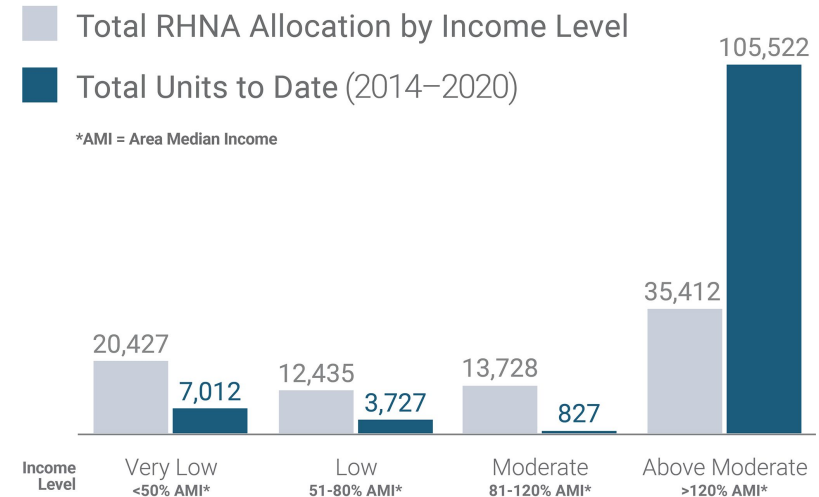
Progress in Meeting the RHNA

- The City's RHNA overall target of 82,002 units was met.
- From 2014 to the end of 2020 (7 years), building permits were issued for 117,088 new housing units.
- *However*, insufficient housing in the lower and moderate income categories was produced.

Remaining RHNA (by income category)

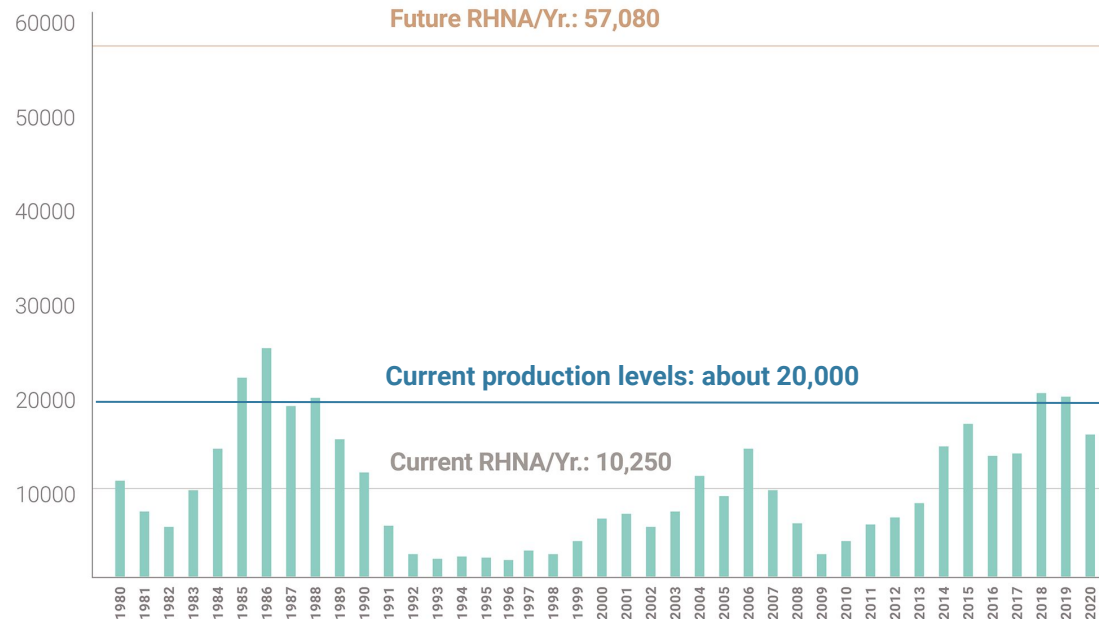
Very Low 13,415
 Low 8,708
 Moderate 12,901

What is our RHNA Progress To-Date?



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

RHNA Goals in Comparison



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

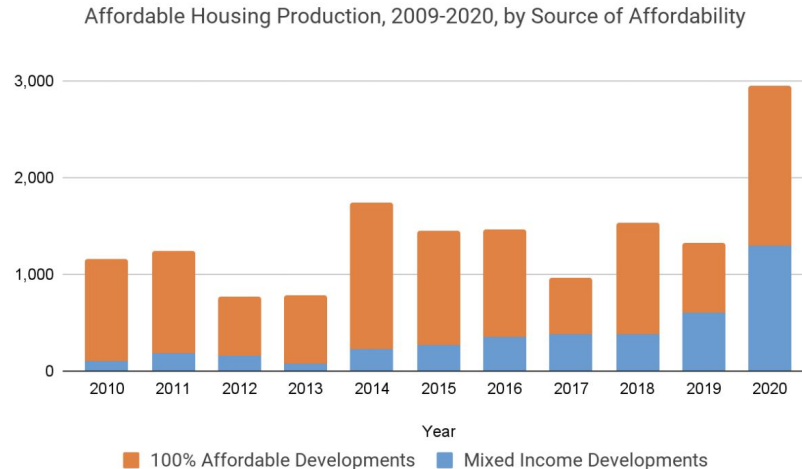
Which would require **significant production increases for both market rate and affordable housing**

Progress on Affordable Housing

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

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

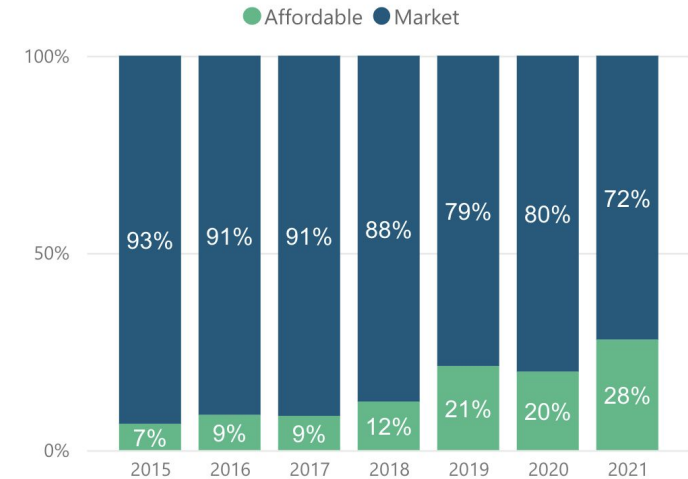
Mixed-income developments are playing an increasingly important role in creating affordable housing



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

See **Appendix 5.1** for a detailed evaluation of each goal, policy and program

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

Citywide Housing Priorities

Using the 6 **Concepts**, a set of overarching priorities was developed (“citywide housing priorities”) used to guide the goals, objectives and policies

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

Read the
*What Does the
Plan Do Handout*

Chapter 6 Structure:

A set of overarching priorities was developed “citywide housing priorities” that is used to guide goals, objectives, policies and programs



Goal (5):

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

Objective (14):

A **step** toward attaining a goal.

Policy (87):

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

Program (128):

An implementation program is an **action, procedure, program or technique** that carries out goals and policies.

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**.

Chapter 6 Structure:

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OBJECTIVE 1.1

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

OBJECTIVE 1.3

(REVISED) 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*.

OBJECTIVE 2.1

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

OBJECTIVE 2.2

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

OBJECTIVE 3.1

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

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.

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.

*Newly defined terms

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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**.

1.1.7 **Incentivize production of mixed income and 100% Affordable Housing** projects by rezoning for more inclusive development at densities that enable their construction in **every geography**.

1.2.6 Create new citywide and local land use incentives and programs that **maximize the net gain of affordable housing** and produce housing that meets Citywide Housing Priorities. Explore **varied affordability** ratios, the feasibility of **inclusionary zoning** requirements, and a greater **mix of income** based on market areas.

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.

2.2.1 Expand ownership models that **increase** the ability for households to attain **homeownership**, including alternative forms of shared and limited equity ownership.

3.1.4 **Site buildings** and orient building features to maximize benefit of nearby amenities and **minimize exposure** to features that may result in **negative health or environmental impacts**.

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.

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.

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Examples of Draft Key Programs

Programs that Will Further the Goals, Objectives, and Policies that are Based on the Draft Housing Element's "Citywide Housing Priorities."

Addressing the Housing Shortage

- ❑ Update Growth strategy to better align with citywide housing needs and equity goals (Framework)(Program 50)
- ❑ Expand/improve local affordability programs (DTLA, CPIOs, TOC, DB 2.0) (Programs 48, 81, 125)
- ❑ Expedite + streamline affordable housing (Programs 54, 55)
- ❑ New revenue sources (progressive real estate transfer tax, vacancy/flipping taxes) (Program 20)
- ❑ Per state law, repeated selected inventory sites will receive by-right processing if 20% of the units are affordable (Program 46)

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)
- ❑ Affirmatively Further Fair Housing (AFFH) (Programs 123, 124)
- ❑ Expand individual and community ownership opportunities (Programs 1, 2, 4)

Preventing Displacement and Ensuring Housing Stability

- ❑ Expand and improve the Affordable Housing Registry (Program 8)
- ❑ Extend the Eviction Defense Program (Program 88)
- ❑ Expand housing replacement + right to return to more types of projects (Program 29)
- ❑ Develop anti-displacement strategy studies (Program 122)

Examples of Draft Key Programs

Promoting Sustainability & Resilience and Environmental Justice through Housing

- 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)

Preventing and Ending Homelessness

- Establish comprehensive homeless strategy to combat homelessness (Program 92)
- 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)

RHNA Rezoning Program

See Program 121 in Chapter 6

Rezoning Considerations

Rezoning to 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)**.
 - 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	81,312	13,716	171,619	266,647
Shortfall	121,881	72,639	25,212	219,732

Rezoning Measures

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)**

Equitable Rezoning Strategies

Focus
majority of
additional
capacity in
Higher
Opportunity
areas

Protect
communities
vulnerable to
displacement
and housing
pressures

Protect
ecologically
sensitive,
sea level rise
areas, and
VHFHSZ
areas

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

Update and expand the City's affordable housing incentive programs to include a **wider array of areas and project types** and create more inclusive developments with **enhanced community benefits**, including:

- ☐ Longer/permanent affordability terms
- ☐ More affordable units and income mixing
- ☐ Strengthened housing replacement and right to return requirements
- ☐ Greater sustainability/mobility features

Potential Rezoning Areas

- Areas near jobs and transit, including Metro NextGen lines
- Regional Centers
- Commercial and residential corridors (Boulevards and Avenues)
- Transitional residential areas off commercial boulevards



Potential Rezoning Areas

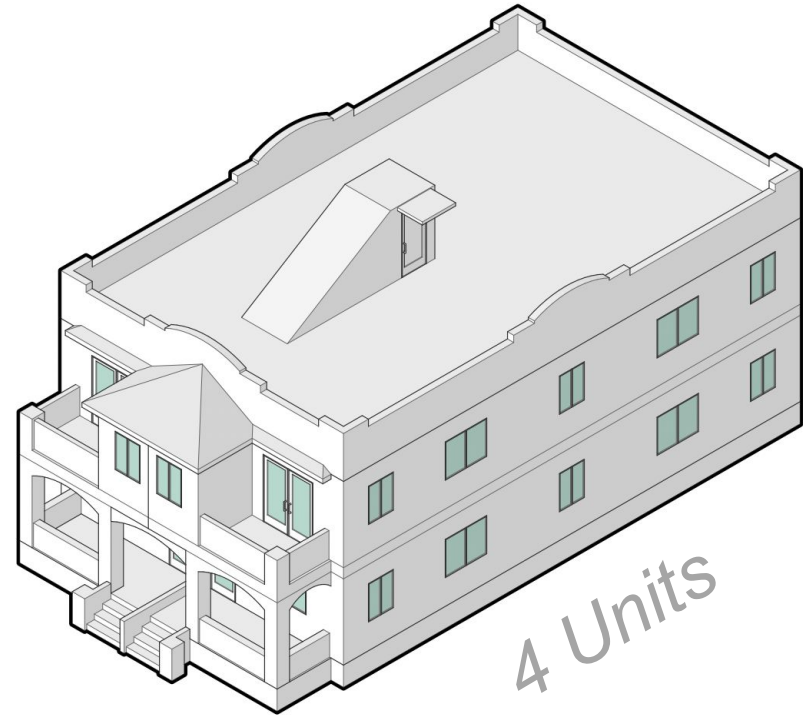
Areas where residential uses are not permitted or are difficult to build today:

- ☐ Parking Zones (P/PB zones)
- ☐ On public and religious-owned land
- ☐ Certain industrial areas
- ☐ Areas where multifamily, and therefore affordable housing, is not permitted today
- ☐ Areas that have been historically downzoned



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
- Properties with certain characteristics including alleyways, large lots, and/or residential corners, etc.



Streamlining 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
- ☐ Housing for persons/households with special needs (disabilities, large families, etc)
- ☐ Projects being developed by community land trusts, cooperatives, or non profits, etc.
- ☐ Adaptive reuse
- ☐ Small lots and small subdivisions
- ☐ Micro units in some areas

POLL: How would you prioritize these rezoning strategies?



A. Areas near jobs and transit

B. Commercial and residential corridors (Boulevards and Avenues)

C. Certain industrial areas

D. Public and religious-owned land

E. Existing lower density residential areas to create opportunities for a variety of "missing middle" or lower-scale multifamily housing

Safety Element

+ Health Element Targeted Updates

Safety Element Law

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

Review triggered by Housing Element Update

Recent state legislation places a greater emphasis on **climate change** and related disasters like wildfires and floods.



Safety Element Update

Integration of updated background information and mapping

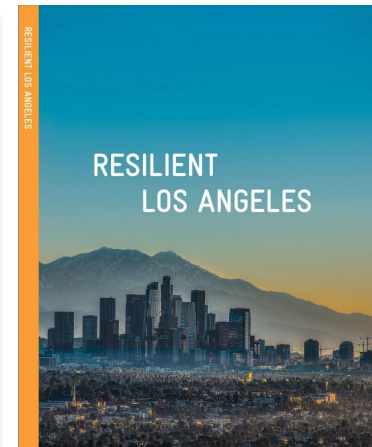
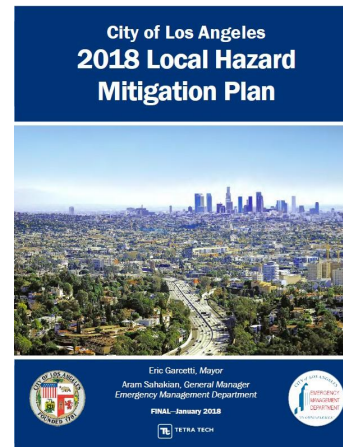
References to *2018 Local Hazard Mitigation Plan* and integration of recent work efforts

Amendments to goals, policies, and objectives

Incorporate climate change and equity policies from *Resilient Los Angeles* and *LA's Green New Deal*

Incorporation of programs from citywide planning documents

Local Hazard Mitigation Plan, *Resilient Los Angeles*, *LA's Green New Deal*, *Floodplain Management Plan*



Plan for a Healthy Los Angeles

Update to Health Atlas

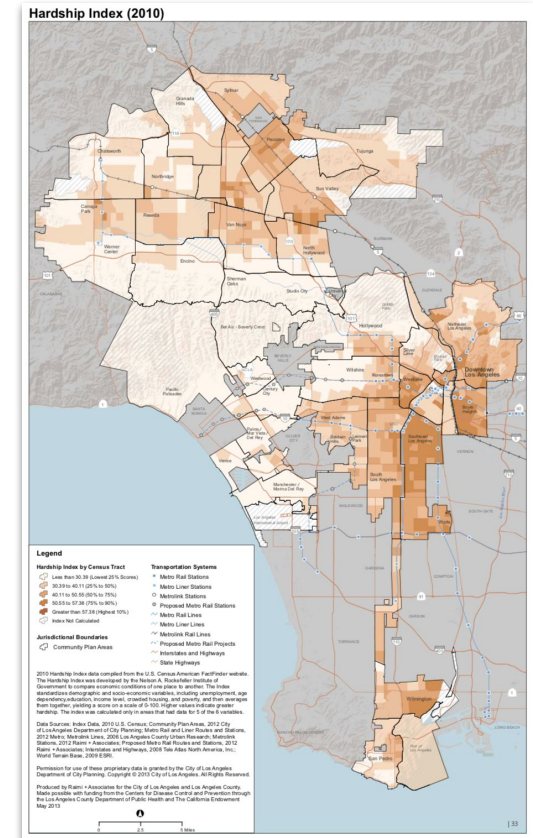
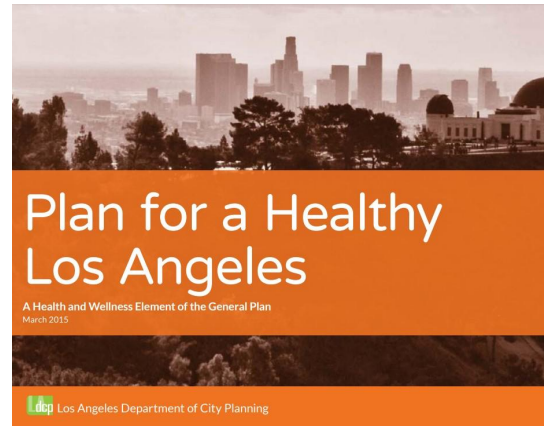
Original Health Atlas from 2013,
now developing maps with updated data

Update to Introduction / Appendix

Clarify compliance with SB 1000 (Environmental Justice)

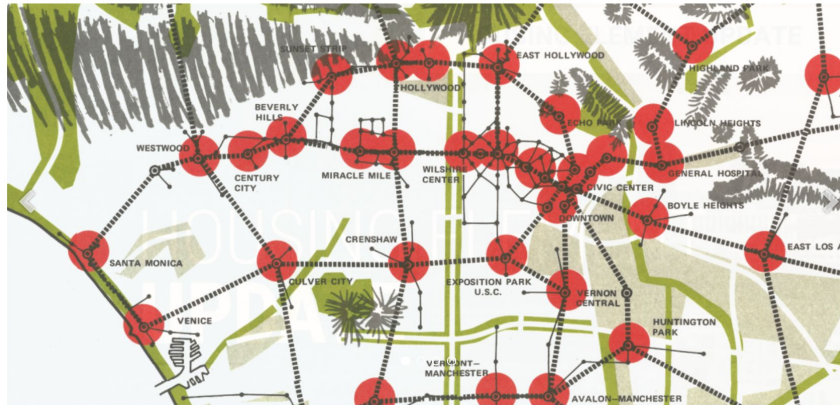
Program Additions

To reflect recent work efforts



Where You Can Find the Draft

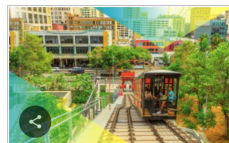
General Plan Updates



About

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Updates



Draft Safety Element and Plan for a Healthy LA Revisions

© Wed, 07/07/2021 - 3:28 PM

The City is undertaking a targeted update of the Safety Element alongside the comprehensive update of the Housing Element, as directed by recent state legislation. A draft of the update to the Safety Element is now available. This draft preserves the structure of the current 1996 Safety Element, with targeted amendments to better integrate related long range planning documents and comply with recent changes to state laws.

Safety Element Draft

Plan for a Healthy LA
Amendments

<https://planning.lacity.org/plans-policies/general-plan-updates>

Next Steps

Housing Element and Safety Element Update Webinar

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

Release Draft Environmental Impact Report (July 2021)

Post Final Drafts and Staff Recommendation Reports

Public Hearing(s) and City Planning Commission (September 2021)

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

City Council

Contact Information

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

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

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

Submit an email to the team at OurLA2040@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. Please incorporate a reference to the relevant case number in the email subject line.

Questions?