
Thank you for joining the meeting.

The meeting will begin momentarily.
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Housing Element 2021-2029

Housing Livability, Sustainability & Resiliency Subcommittee

Spring 2020, Meeting 2

May 28, 2020 | 10:00 am - 12:00 p.m.

LOS ANGELES
CITY PLANNING

Welcome and Introductions

9:00 - 9:10 am



Today's Presenters & Meeting Facilitator

Primary Contacts

Blair Smith

City Planning

blair.smith@lacity.org

Jackie Cornejo

*Housing and Community
Investment*

jackie.cornejo@lacity.org

Meeting Facilitation

Esmeralda Garcia

MIG

Group Introductions



Today's Objectives

1. Introduce the Constraints, Opportunities, and Resources Section
 - a. Discuss potential constraints to housing
 - b. Discuss some existing efforts remove constraints to housing
 - c. Review available resources & opportunities to address constraints
 - d. Review opportunities for conservation
2. Introduce the prior approach to the RHNA Inventory of Sites and requirements for the site selection process

Agenda

1. **Welcome and Introductions** | 10:00 - 10:10 am
2. **Housekeeping, Updates, and Reminders** | 10:10 - 10:15 am
3. **Review Constraints to Housing** | 10:15 - 11:05 am
4. **Review Opportunities for Conservation** | 11:05 - 11:25
5. **Introduce the Approach to the Inventory of Sites** | 11:25 - 11:50 am
6. **Review Next Steps** | 11:50 am - 12:00 pm

Major Subcommittee Meeting Topics

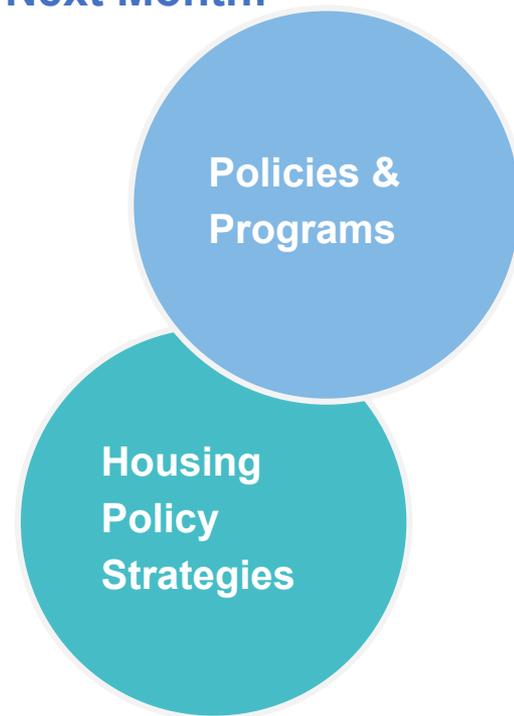
Last Month:



This Month:



Next Month:



Housekeeping, Updates, & Reminders

10:10 - 10:15 am

Online Facilitation

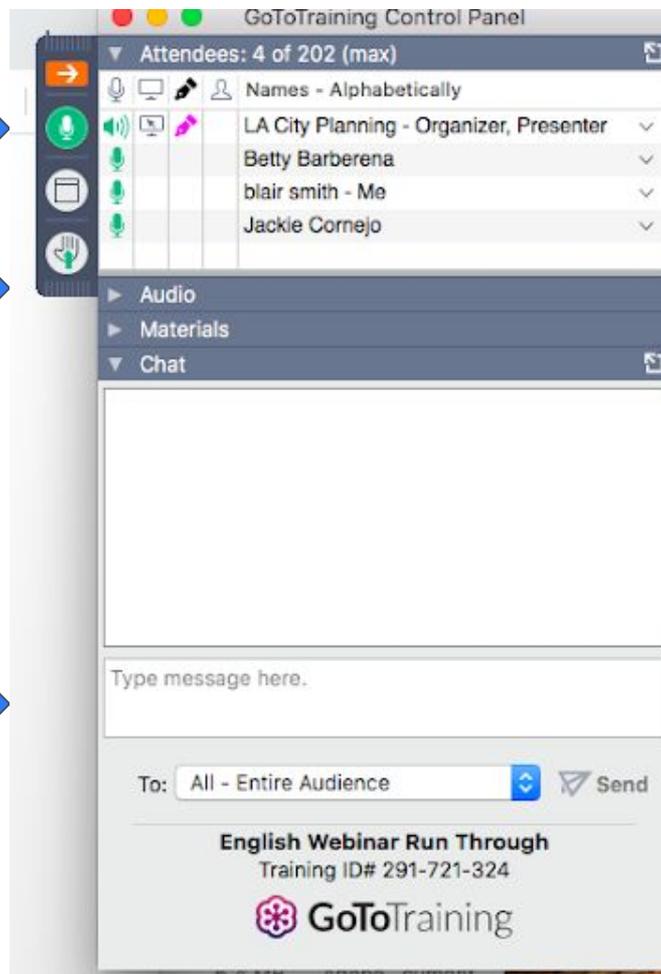
These icons will be used to note a discussion opportunity



Type comments in the chat box



“Raise your hand” to speak



GoToTraining Control Panel

Attendees: 4 of 202 (max)

Names - Alphabetically

LA City Planning - Organizer, Presenter	▼
Betty Barberena	▼
blair smith - Me	▼
Jackie Cornejo	▼

Audio

Materials

Chat

Type message here.

To: All - Entire Audience

English Webinar Run Through
Training ID# 291-721-324

 GoToTraining

Upcoming Webinar Series

Registration Coming Soon

Housing Element 2021- 2029:

Attend a Webinar
with Live Q&A



Please help spread the word!

- Saturday May 30th, 10:00 - 11:00 am
- Tuesday June 2nd, 1:00 - 2:00 pm, *Spanish language*
- Wednesday June 3rd, 1:00 - 2:00 pm
- Tuesday June 9th, 6:00 - 7:00 pm *Spanish language*

Identifying Constraints to Housing

10:15 - 11:05 am



Required Constraints Analysis Per State Law

GC §§ 65583(a)(5) and (6)

An analysis of potential and actual **governmental and nongovernmental** constraints upon the **maintenance, improvement**, or development of housing for all income levels, including:

- Certain **housing types** including:
 - multifamily rental housing,
 - mobile homes,
 - factory-built housing,
 - housing for agricultural employees,
 - supportive housing, single-room occupancy units,
 - emergency shelters, and
 - transitional housing,
- and housing for **persons with disabilities**

The analysis shall also demonstrate **local efforts to remove constraints**

Required Constraints Analysis Per State Law

GC §§ 65583(a)(5) and (6)

Governmental Constraints including:

- **land use/zoning** standards
- building codes
- site improvements
- **fees** / exactions
- processing and permit **procedures**
- locally adopted **regulations** that directly impact the cost and supply of residential development

Non-Governmental Constraints including:

- availability of financing
- **the price of land**
- the cost of construction or rehabilitation
- **market forces**
- environmental concerns
- **opposition to affordable housing**
- requests to develop housing at lower densities than permitted

Key Constraints We Will Discuss

- Section 1
 - Land Use and Zoning
 - Opposition to Housing

- Section 2
 - Building Code & Other Local Regulations
 - Market Factors
 - Fees
 - Financing

We will break for discussion throughout the presentation

What other constraints should be assessed?





Considerations & Approach

Summary Of Housing Needs And Our Last Meeting

Los Angeles does **not have enough homes**

Angelenos are **not very housing secure**

(paying far too much, living in overcrowded conditions and making other sacrifices)

Affordable housing production has generally increased but well short of goals

Funding for affordable housing is **inadequate**

Affordable housing is **not equitably distributed**

Population is increasing again (modestly) and projected to increase faster

Aging population and **fewer children**

Housing instability **disproportionately affects woman and people of color**

Livability in our Homes, Neighborhoods, and City

Homes

- Energy use
- Habitable conditions
- Materials consumption
- Recycling
- Environmental wellness
- Private open space
- Housing stability
- Multigenerational housing
- New housing models

Neighborhoods

- Access to health care/food
- Walkability
- Access to parks
- Access to transit
- Environmental justice
- Mix of uses
- Economic integration

City

- Clean air/water
- Access to jobs
- Protections against disasters
- Green infrastructure
- Climate adaptation and resilience

Approach For Evaluating Constraints

Goal:

- Identify local barriers that impede increased livability and sustainability
- Discuss constraints to housing production in livability context
- Contextualize housing as part of a broader set of community needs
- Acknowledge and address the potential for both positive and negative impacts of housing production on livability and housing stability
- Focus on reducing racial and other disparities
- Identify barriers towards greater environmental justice

Constraints From One Perspective Can Be Opportunities From Another

Land Use / Zoning	
Can reduce project feasibility	Can also require/incentivize affordable housing, require open space, etc
Impact Fees (example Parks Fee)	
Can reduce project feasibility	Can provide needed funding to community resources

Considerations for Housing Constraints

Research: How to Share



Heat and Health in American Cities

Racist Housing Practices
From The 1930s Linked
To Hotter Neighborhoods
Today

March 17, 2020 - From the **March, 2020** issue

Economic Argument for Historic Preservation: Older Housing is Affordable Housing

L.A.'s most crowded neighborhoods fear outbreaks: 'If one of us gets it, we are all going to get it'



Housing Constraints

Land Use & Zoning

Previously Identified Land Use & Zoning Constraints Related to Housing Production

General Plan (11 Elements)

Framework Element

Community Plans

Zoning

Overall Housing Capacity

Specific Development Standards

Entitlement Processing / Procedures

Land Use & Zoning General Plan



LAND USE
(35 Community Plans)



AIR QUALITY



CONSERVATION



HEALTH



SAFETY



MOBILITY



**INFRASTRUCTURE
SYSTEMS**



OPEN SPACE



**PUBLIC
FACILITIES &
SERVICES**



NOISE



HOUSING

Land Use & Zoning

Current Land Use Distribution

Land use patterns focus most new housing in existing multifamily areas, near transit

Land use patterns impact travel distance, GHG, and community health.

Percentage of Residential Land Area

70.4%

Single Family



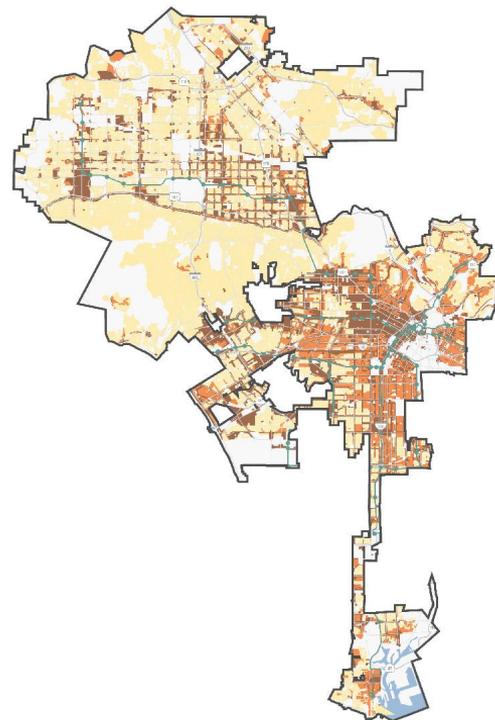
12.3%

Lower Density Multi-Family



17.3%

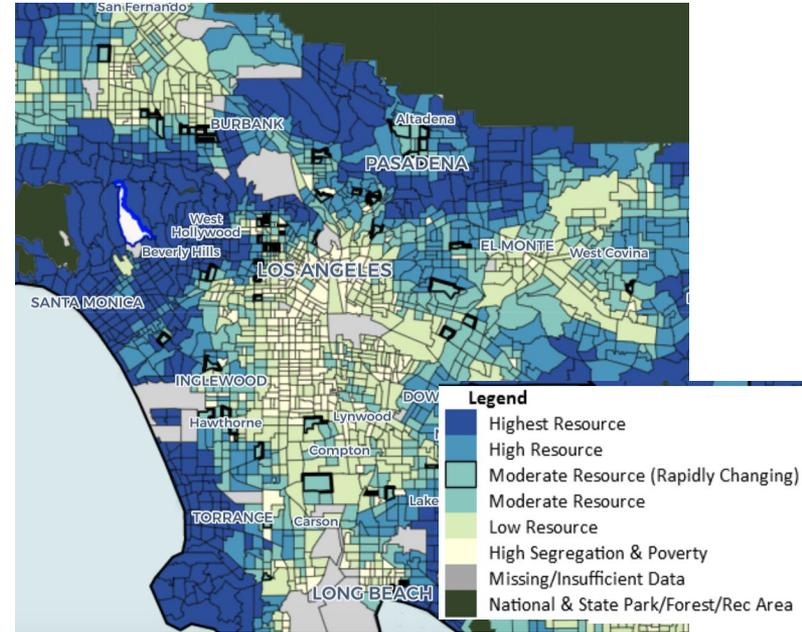
Higher Density Multi-Family



Land Use & Zoning

Percent of Single Family Parcels by Resource Area

HCD Resource Category	Single Family Parcels*	Residential (R) or Commercial (C) Parcels	Percentage
Highest Resource	162,777	196,427	83%
High Resource	104,410	131,750	79%
Moderate Resource	125,158	174,443	72%
Low Resource	73,619	115,268	64%
High Segregation & Poverty	20,502	109,833	19%
*For the purposes of this chart, single-family parcels include all zones in which residential uses are restricted to one-family dwellings (as well as accessory dwelling units).			



Land Use & Zoning

Community Plans and Localized Planning Tools

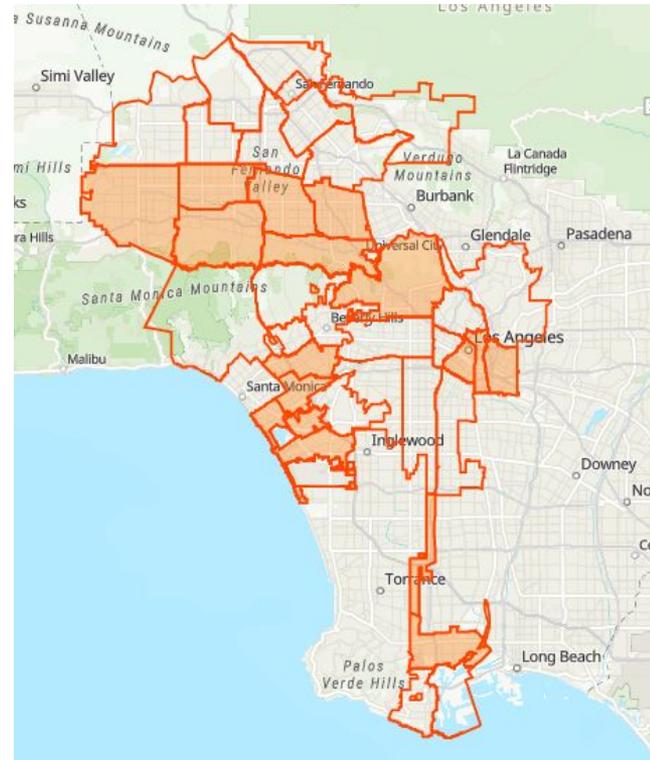
Community Plans

Specific Plans

Community Plan Implementation Overlays
(CPIO)

Community Design Overlays (CDO)

Historic Preservation Overlay Zones (HPOZ)



Land Use & Zoning

Zoning Requirements

Density Limitations

Height Limitations

FAR Limitations

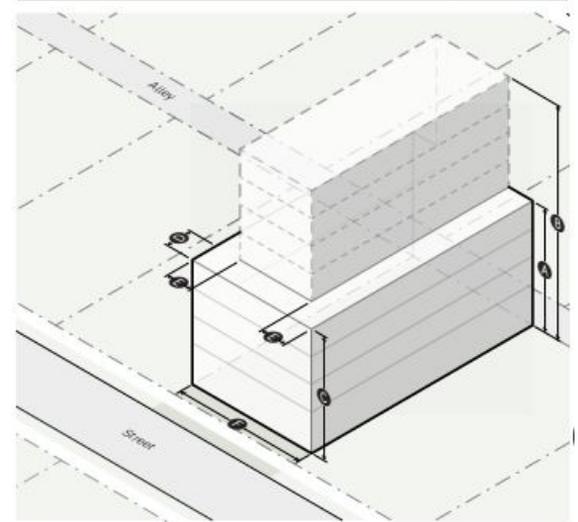
Q & D Conditions

Site Requirements: Open Space, Setbacks, Yard, Parking, etc

1. Lot Parameters



2. Bulk and Mass



Open Space



Open Space Requirements:

- Projects with 6+ units
- Based on units and the number of bedrooms
- Can be a combination of private, common, and public space but at least 50% must be commonly accessible

Incentives Offered:

- Density Bonus and TOC offers a 20-25% reduction in the required on site open space

Re-code:

- Exploring allowing more publicly accessible open space, in excess of the 50% threshold.

Historic Preservation

80% of buildings in LA = more than 50 years old

1,180 Historic Cultural Monuments (HCM)

35 Historic Preservation Overlay Zones (HPOZs)

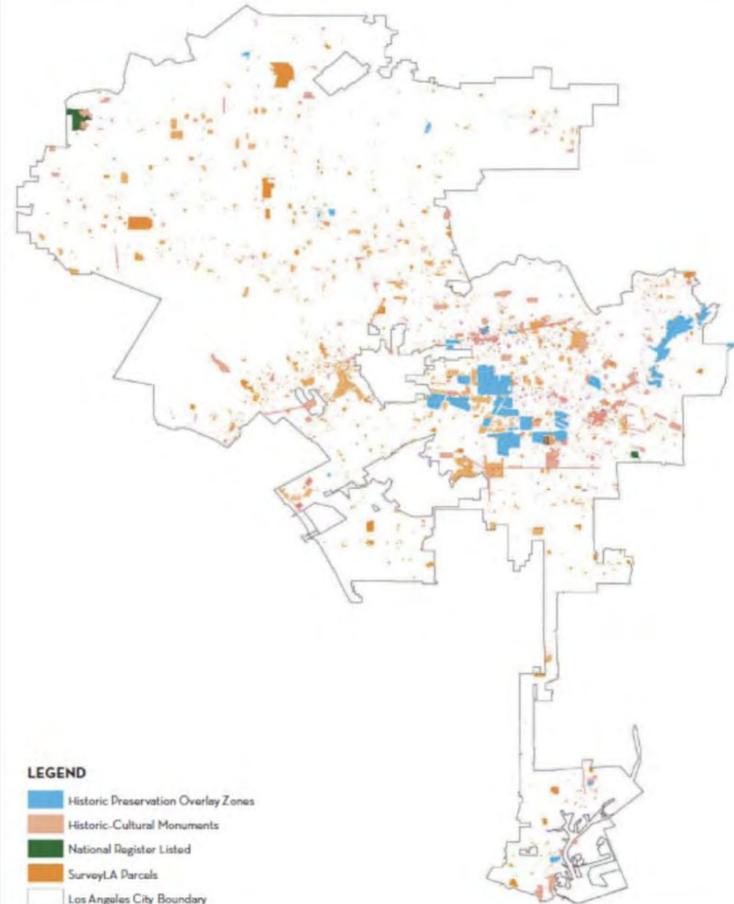
26 National Register (NR) districts

195 Individual National Register(NR) properties

TYPE OF RESOURCE	# OF PARCELS	% OF PARCELS	% OF AREA
Historic-Cultural Monuments (HCM)*	1,180	0.1%	1.0%
Historic Preservation Overlay Zone (HPOZ)	21,284	2.4%	1.8%
National Register Listed**	2,302	0.3%	0.3%
SurveyLA Eligible for Historic Designation***	30,549	3.4%	4.5%
TOTAL	55,315	6.2%	7.6%

Source: LA Conservancy

HISTORIC RESOURCES IN THE CITY OF LOS ANGELES



Recent Local Efforts To Remove Land Use & Zoning Constraints

- **Long range policy plans**
 - Community Plan Updates & Transit Neighborhood Plans
 - Comprehensive Update to the Zoning Code (ReCode LA)
- **Improve processing and strengthened zoning requirements**
 - SB 330
- **Streamlining for affordable housing development**
 - Permanent Supportive Housing (PSH) and Interim Motel Conversion (IMC) Ordinances
 - Implementation of State Law (AB 1763, AB 2162 and SB 35)
- **Land use policies to encourage more affordable housing**
 - TOC Guidelines
 - Affordable Housing Linkage Fee



Housing Constraints

Opposition to Housing

Opposition to Housing Development

A new required component of the constraints analysis for this cycle

Opposition to housing may include concerns about:

- Aesthetics (building design, height, volume)
- Traffic and parking provided
- “Change” opposition to new neighbors
- Infrastructure
- Gentrification and displacement
- Project labor agreements and local hire requirements
- Lack of other community benefits
- Environmental concerns

Must analyze the impact of opposition to housing development on the number of units that are able to be produced (including on a site-specific level)

California Environmental Quality Act (CEQA)

BIOLOGICAL RESOURCES



Coastal Zone Management Resources



Aquatic Wildlife and Essential Fish Habitat



Invasive Species



Vegetation and Habitats



Threatened and Endangered Species

HUMAN ENVIRONMENT



Air Quality



Community and Recreational Resources



Cultural Resources



Environmental Justice



Existing Infrastructure



Hazardous, Toxic and Radioactive Waste



Noise



Socioeconomics



Traffic and Transportation



Visual and Aesthetic Resources

PHYSICAL ENVIRONMENT



Geology



Marine Hydrodynamic Effects Including Salinity, Currents, and Tidal Impacts



Project Area and Climate



Topology and Soils



Water and Sediment

Recent local efforts to remove constraints related to opposition

- **Community Education & Grassroots Support**
 - Everyone In Campaign
 - Plan Check NC
- **Government Accountability**
 - 222 Pledge
 - (*pending*) Fair Share Report (CF 19-0416)
- **Streamlining for Affordable Housing Development**
 - Permanent Supportive Housing Ordinance
 - Implementation of AB 2162 and SB 35
 - TOC Guidelines

Key Constraints We Will Discuss

- Section 1
 - Land Use and Zoning
 - Opposition to Housing
- Section 2
 - Building Code & Other Local Regulations
 - Market Factors
 - Fees
 - Financing

**What other
constraints
should be
assessed?**



Discussion: Constraints to Housing Livability, Sustainability & Resiliency

Section 1



- In your work, what are constraints related to
 - land use/zoning and community opposition you have encountered that need to be addressed through government policy and programs?
- How can we address the tensions between constraints and opportunities related to land use?

Housing Constraints

*Building Codes, Public
Improvement and Other
Procedures*

Previously Identified Constraints

1. Building Code Requirements
2. Building Permit and Plan Check Process
3. Required On-/Off-Site Improvements

Potential Constraints

Limited ability to adapt to new building typologies, materials, and construction techniques

Environmental risk areas

**What other
Building Codes,
Public
Improvement and
Other Procedures
constraints
should be
identified?**



Efforts to Address Constraints Related to Building Codes, Public Improvement, and Other Procedures

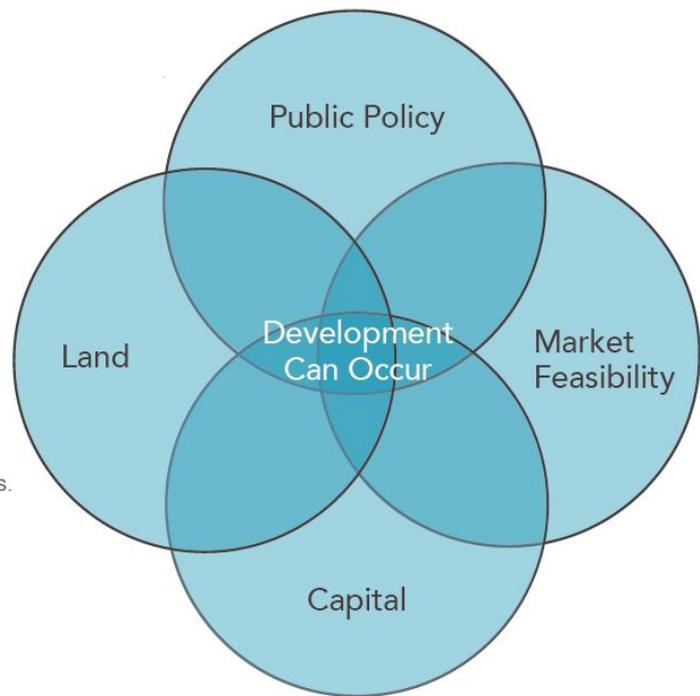
- Los Angeles Green Building Code (LAGBC)
 - Cool roof rebate
- Brace and Bolt Program
- Soft-story Retrofit Program
- Existing Buildings Energy & Water Efficiency (EBEWE) Program
- Co-location of telecommunication devices
- Case Streamlining



Housing Constraints

Market-Based Constraints

Previously Identified Market-Based Constraints



- Land costs, including higher costs in high-opportunity areas
- Construction costs
 - Materials costs
 - Labor costs
 - Financing costs
- Financing availability
- Mortgage lending

What other market-based constraints should be identified?



Market Based Constraints

Per Unit Costs

UC Berkeley's Turner Center recently found that Prevailing Wage, Underground Parking, Elevators, sustainable design, and development fees add approximately \$160K in per unit costs for affordable housing projects.

Each funding source also adds a per unit cost of over \$6K.

Project Characteristics	Per Unit Cost
Project Includes Prevailing Wage	53,390
Project Includes Structural Parking	35,945
Project Includes Elevator	38,125
Project Includes Sustainable Building Materials	17,125
Project Includes Development Fees	16,313
Each Funding Source	6,453

Market Based Constraints

Land Values

Higher land values has resulted in homeownership being out of reach for renters and increasingly for homeowners

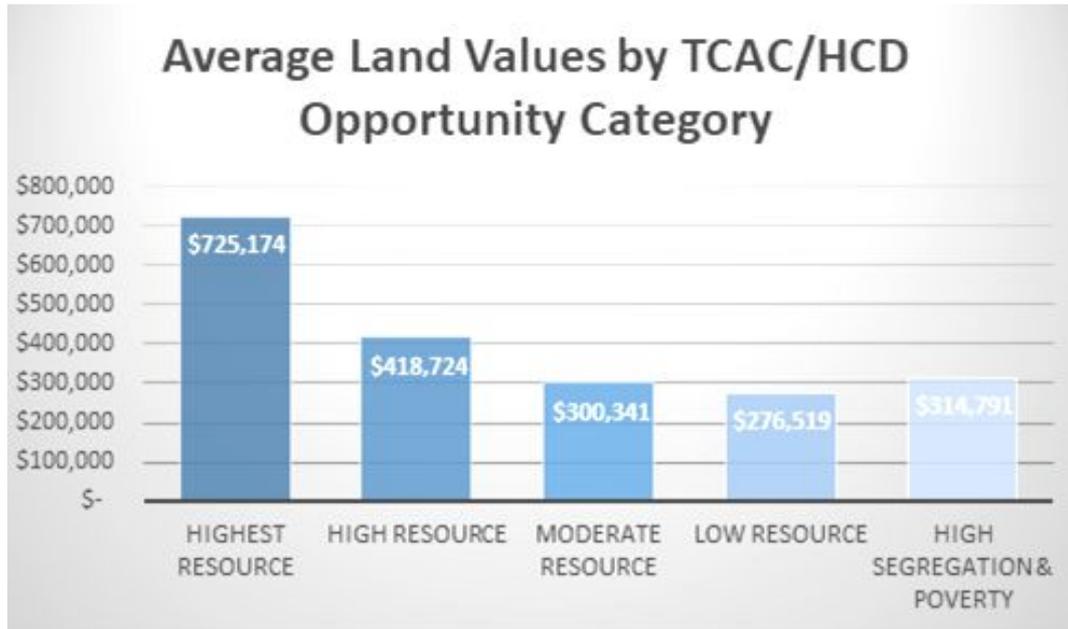
Table 2. Top 10 and Bottom 10 Metro Areas for 2018 Bottom-Tier Home Prices

	2018 Bottom-Tier Price Rank	2018	2017	% Change	Household Income to Afford	Share of Households with Income
1	San Jose-Sunnyvale-Santa Clara, CA	\$763,147	\$664,853	15%	\$168,200	32.0%
2	San Francisco-Oakland-Hayward, CA	\$538,503	\$501,002	7%	\$121,800	41.4%
3	Oxnard-Thousand Oaks-Ventura, CA	\$437,947	\$417,904	5%	\$101,000	40.7%
4	Los Angeles-Long Beach-Anaheim, CA	\$435,854	\$405,647	7%	\$101,000	33.2%
5	San Diego-Carlsbad, CA	\$415,874	\$384,431	8%	\$96,500	37.6%
6	Urban Honolulu, HI	\$368,828	\$356,385	3%	\$86,800	47.3%
7	Seattle-Tacoma-Bellevue, WA	\$305,360	\$270,919	13%	\$73,700	53.6%
8	Boston-Cambridge-Newton, MA-NH	\$291,089	\$268,842	8%	\$70,700	57.4%
9	Portland-Vancouver-Hillsboro, OR-WA	\$284,416	\$266,059	7%	\$69,300	49.9%
10	Denver-Aurora-Lakewood, CO	\$280,067	\$257,503	9%	\$68,400	53.6%

Source: UC Berkeley Turner Center

Market Based Constraints

Land Values and Access to Opportunities



Land values in Highest Resource Areas are 2.6X more expensive than land values in low-resource areas

Efforts to Address Market Constraints

- Use City & other publicly owned land
- Transit investment
- Value Capture, TOC and Density Bonus
- Linkage Fee
- Innovation challenges (eg HHH Challenge)



Housing Constraints

Fees

Fees on Housing Production

Administrative Fees that fund direct services for processing the necessary permits for a project:

Planning entitlements

Building permits

Plan check

Clearances

Inspections

Impact Fees fees which are used to fund physical infrastructure

Schools

Sewer

NEW: Parks

NEW: Affordable Housing Linkage Fee

What other fee constraints should be identified?



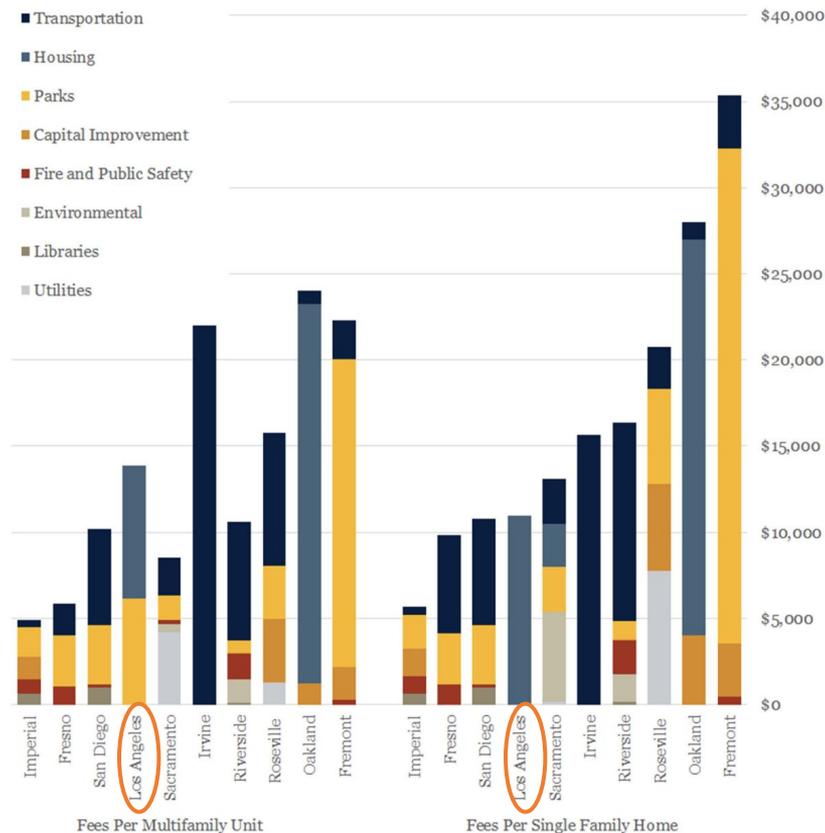
Development Impact Fees

Los Angeles used to have very few/low impact fees in most areas

Now ranks about average in CA

Fees for multifamily are higher than fees for single-family

**Figure 7: Total Mitigation Fee Act Fees by Type
Estimated for a Unit in Prototypical 100-Unit Multifamily
and 20-Unit Single-Family Projects**



Park Fees

Requires a project to:

- Dedicate land for a park,
- Provide a commonly accessible open space,
- Or pay a fee that will be used to construct, maintain, and improve parks.



Local Efforts to Address Fee Constraints

Administrative Fee Subsidies

Development Services Case Management (for affordable)

Fee Policy Considerations

Geographic (Market) Considerations

Exemptions/Waivers

Fee Multiplier (Per Unit vs. Per Square Feet)



Housing Constraints

Funding for Affordable Housing

Previously Identified Funding Constraints

1. Availability of Public Funding for Housing- Federal, State and Local Sources
2. Homeownership Programs
3. Availability of Rental Subsidies
4. Funding for Homelessness Housing and Prevention
5. Expiring Affordability Covenants

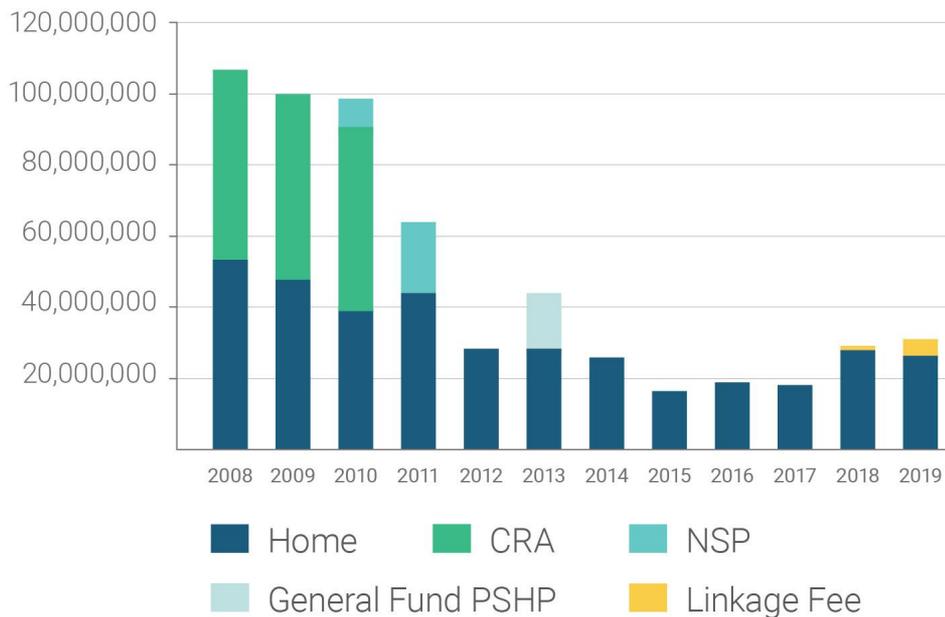
**What other
funding
constraints
should be
identified?**



Local Affordable Housing Funding

Local funding available for affordable housing has decreased but is beginning to pick up and may increase further with the **Affordable Housing Linkage Fee and SB 2 funds**

Affordable Housing Trust Fund Funding, 2013-2019



Funding Source for Los Angeles' Affordable Housing Trust Fund (AHTF)

Funding Constraints

Amenity Scoring for Affordable Projects

- Affordable housing programs score projects based on proximity to amenities - including transit, grocery stores and parks
- Over 1/3 of “high amenity” parcels are located in high segregation/high poverty area

Parcels Competitive for 9% Tax Credits Based on TCAC Amenity Scoring Criteria		
	<u>Transit, Grocery, Parks</u>	
Category	Parcels	Percentage
Highest Resource	8122	12%
High Resource	7461	11%
Moderate Resource	16088	24%
Low Resource	9676	15%
High Segregation & Poverty	24138	36%
N/A or Missing Data	967	1%
TOTAL	66452	100%

Recent local efforts to address funding constraints

- **Funding for Affordable Housing Production & Preservation**
 - Affordable Housing Linkage Fee (AHLF)
 - Measure HHH
 - Implementation of SB 2
 - New state funding: AHSC, No Place Like Home, MHP, etc
- **Funding for Homeless Response & Prevention**
 - Measure H
- **Proposed New Local Funding Sources**
 - Gross Receipts Tax
 - Vacancy Tax

Key Constraints We Will Discuss

- Section 1
 - Land Use and Zoning
 - Opposition to Housing
- Section 2
 - Building Code & Other Local Regulations
 - Market Factors
 - Fees
 - Financing

**What other
constraints
should be
assessed?**



Discussion: Constraints to Livability, Sustainability & Resiliency

Section 2



- In your work, what are constraints related to permitting, market conditions, or financing you have encountered that need to be addressed through government policy and programs?

Opportunities for Conservation in Residential Development

11:05 - 11:25 am

Chapter Overview

- The chapter must identify opportunities for **water and energy conservation** in residential developments, including:
 - Conservation efforts being made by the City of Los Angeles
 - Building design and land-use planning initiatives which contribute to conservation, such as:
 - Green building programs,
 - The promotion of infill projects and mixed-use development
 - Transit-oriented sustainable development.

Reducing Consumer Use of Energy and Water

- California Green Building Code
- Los Angeles Green Building Code
- Energy Efficiency Methods
 - Cap and Trade
 - Case Processing Initiatives
(Permit expediting for LEED projects)
 - Efficient Appliances
 - Home Energy Audit
 - Influencing Hours of Use (Peak rate billing)
 - Passive Solar Design
 - Landscaping
 - Recycling
 - Gateway to Green (G2G)

Specific Strategies/Resources for Low-Income Households

- Affordable Housing and Sustainable Communities (AHSC) program
- LADWP outreach grant
- Federal Low-Income Home Energy Assistance Program (LIHEAP)
- State's Low-Income Weatherization Program

NEWS

LADWP grants \$1.4 million to 24 nonprofits, including in the San Fernando Valley, for energy efficiency

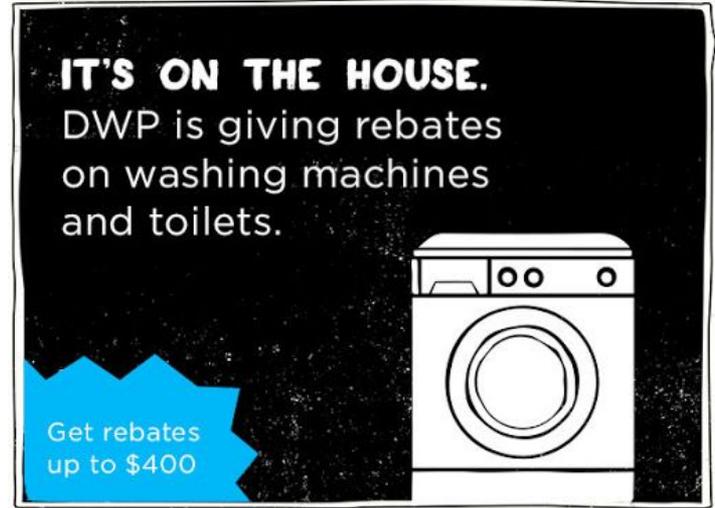
The money will help promote energy efficient in populations harder to reach through traditional communication strategies, according to the department.

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Reducing Consumer Use of Water

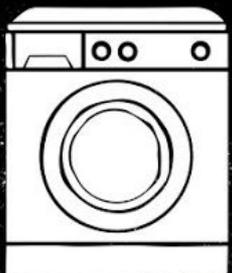
Water Conservation Methods

- Efficient appliances
- Mandatory Water Conservation
- Greywater
- Recycled Water
- Storm Water Runoff
- Rainwater Harvesting
- Turf Replacement Program



IT'S ON THE HOUSE.
DWP is giving rebates
on washing machines
and toilets.

Get rebates
up to \$400



**GET \$3
BACK PER
SQ. FT.**

BREAK UP WITH YOUR LAWN!
SWAP YOUR LAWN FOR BEAUTIFUL, SUSTAINABLE LANDSCAPING
AND GET \$3 BACK PER SQ. FT.



Reducing Consumer Use of Energy

Renewable Energy

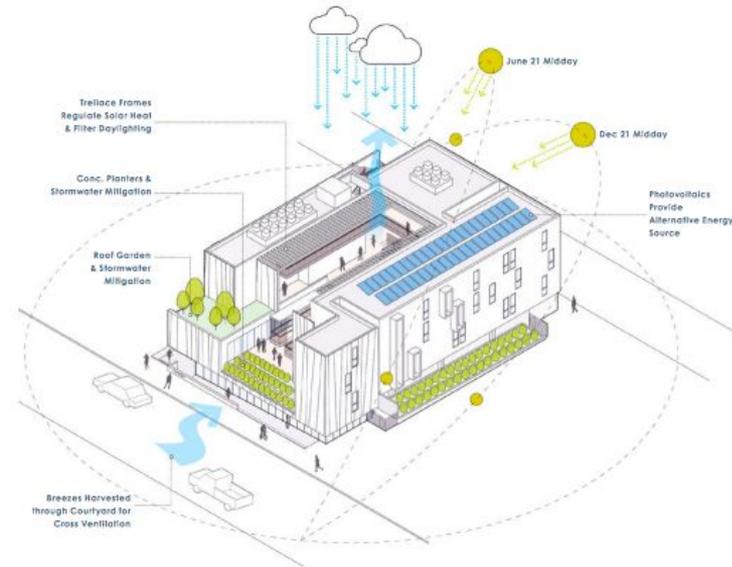
- LADWP's goal is to reduce energy use by 15% by 2020.
 - Refrigerator Exchange Program,
 - Attic Insulation Rebate,
 - Residential Energy Efficiency Loan Program
- Green New Deal
 - 55% renewable energy by 2025, 80% renewable energy by 2036, and 100% renewable energy by 2045.
- On-Site Energy Generation
- EV Parking

LADWP Power Resources (Calendar Year 2017)

Renewable Energy*	30%
Natural Gas	31%
Nuclear	10%
Large Hydroelectric	4%
Coal	18%
Other/Unspecified Sources of Power	7%
*Renewable energy sources include biomass & waste (1%), geothermal (4%), small hydroelectric (4%), solar (11%), and wind (10%).	

Sustainable Development: Planning and Land Use

- Transit Oriented Districts/Transit Neighborhood Plans
- Transit Oriented Communities
- Citywide Design Guidelines
- Modified Parking Requirements Ordinance
- Bike Parking Ordinance
- Clean Up Green Up (CUGU)
- Adaptive Reuse Ordinance
- SB35



The incorporation of multiple sustainable features can dramatically increase the building's performance.
Image Credit: Brooks + Scarpa Architects, Inc.

Sustainable Development

- Development Standards / Performance Standards
 - Los Angeles Green Building Code
 - Green Streets Standard Plans



Looking forward to Solutions...



- What other opportunities for conservation of water and energy should we explore? What opportunities should we explore to create more sustainable communities?
- What efforts have worked well? What efforts need more development?

Inventory of Sites & Site Selection Process

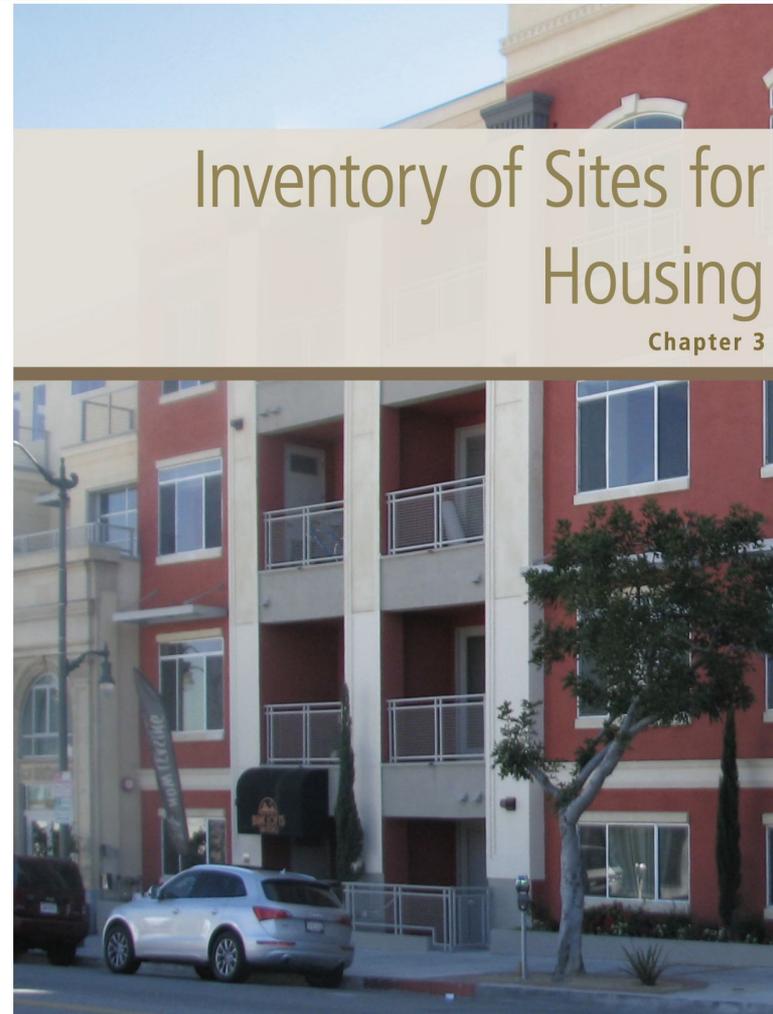
11:25 - 11:50 am

Inventory of of Sites: Background

- Important law to combat exclusionary zoning practices that perpetuate inequality and segregation
- The law requires cities to zone sites at high enough densities to make the development of affordable housing feasible
- The city must identify these sites (Sites Inventory)
- If insufficient sites existing to accommodate the RHNA (at all income levels), cities must rezone within 3 years

Inventory of Sites for Housing

Chapter 3



Inventory of Sites: Major Components

A Site-Specific Land Inventory. The inventory must identify suitable sites for housing development, including vacant sites and sites with redevelopment potential, and it must include:

- analysis of the zoning, and
- public infrastructure available to these sites

The analysis must also demonstrate **the prospect for actual development** of sites with existing uses and any environmental factors that would make the site unsuitable.

New Requirements for Site Selection

Added scrutiny. Sites must be available and any non-vacant sites must be demonstrated to have realistic development potential.

Non-vacant sites presumed to have impediments. Presumption that an existing use will impede development.

Stricter requirements for small (< ½ acre) and large (> 10 acres) sites. To use for lower-income RHNA, must demonstrate history of AH development on sites of these sizes.

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

Stronger infrastructure requirements. Must be served by water, sewer, and “dry” utilities.

Reuse of Sites. Sites from prior cycles may only be used if rezoned to permit 20% lower-income inclusionary by-right.

...And Possible Additional Changes

AB 725 (Wicks): Identification of “Missing Middle” Sites

Would require that at least 25% of the moderate-income and above moderate-income RHNA be allocated to sites with zoning that allows at least 2 units, but no more than 35 du/acre.

AB 3122 (Santiago): Emergency Shelters, Transitional Housing, Supportive Housing

Would require that the sites inventory include analysis of potential sites available for emergency shelters, temporary housing, and supportive housing.

SB 1138 (Wiener): Emergency Shelters

Would amend criteria related to identification of zones that allow emergency shelters by-right to allow sites zoned for industrial use, if adequate services and amenities are available.

2021-2029 Draft RHNA Allocation

	2013 - 2021 Allocation	2021 - 2029 *Draft Allocation
Units in SCAG Region	412,137	1,341,827
Total Units in Los Angeles	82,002	*455,565
By Income Category		
Very Low Income	20,427	*115,676
Low Income	12,435	*68,591
Moderate Income	13,728	*74,934
Above Moderate Income	35,412	*196,364

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

What does Site Selection Mean for a Site?

Site Selection is a reflection of existing site conditions

What it means:

- An indicator that the site, based on the zoning compared to existing conditions, is reasonably expected to redevelop with more housing
- It does **not** mean the site *will* redevelop or is targeted for growth by the Housing Element

Site selection can help us reflect on our existing zoning

Is zoning creating a barrier to **meeting our housing needs in general**?

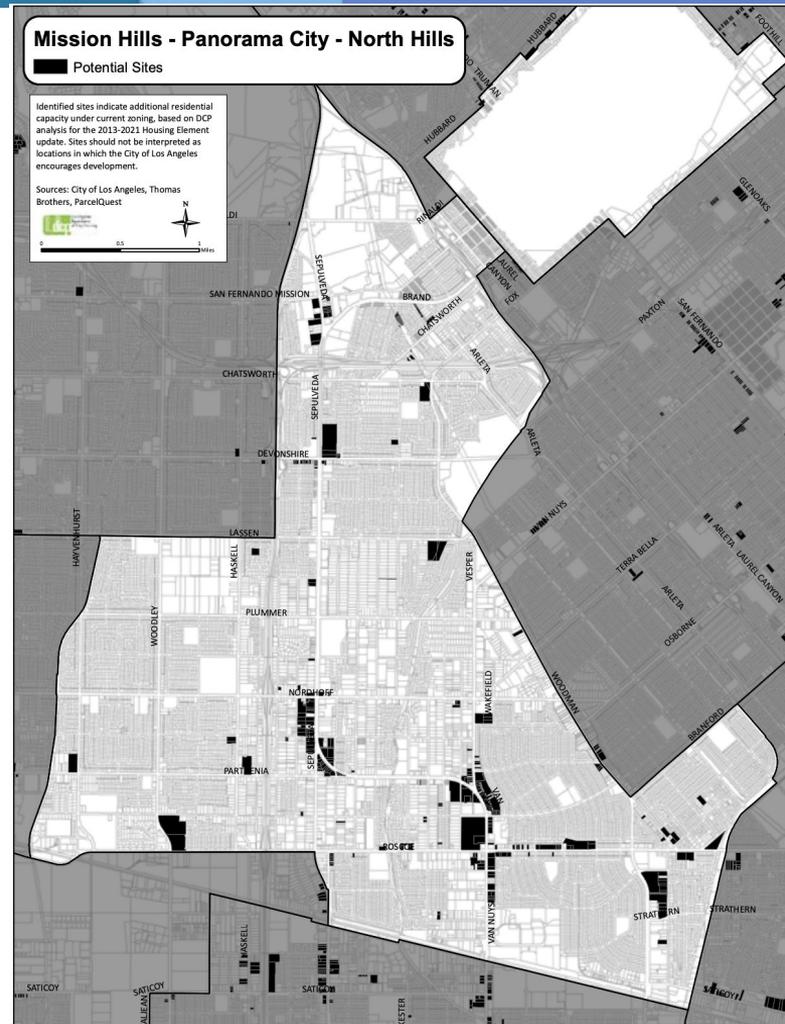
Is zoning creating a barrier to **producing affordable housing**?

Is zoning creating a barrier in **high resource areas** of the City?

Is zoning contributing to patterns of **economic and racial segregation**?

Existing Site Selection Methodology

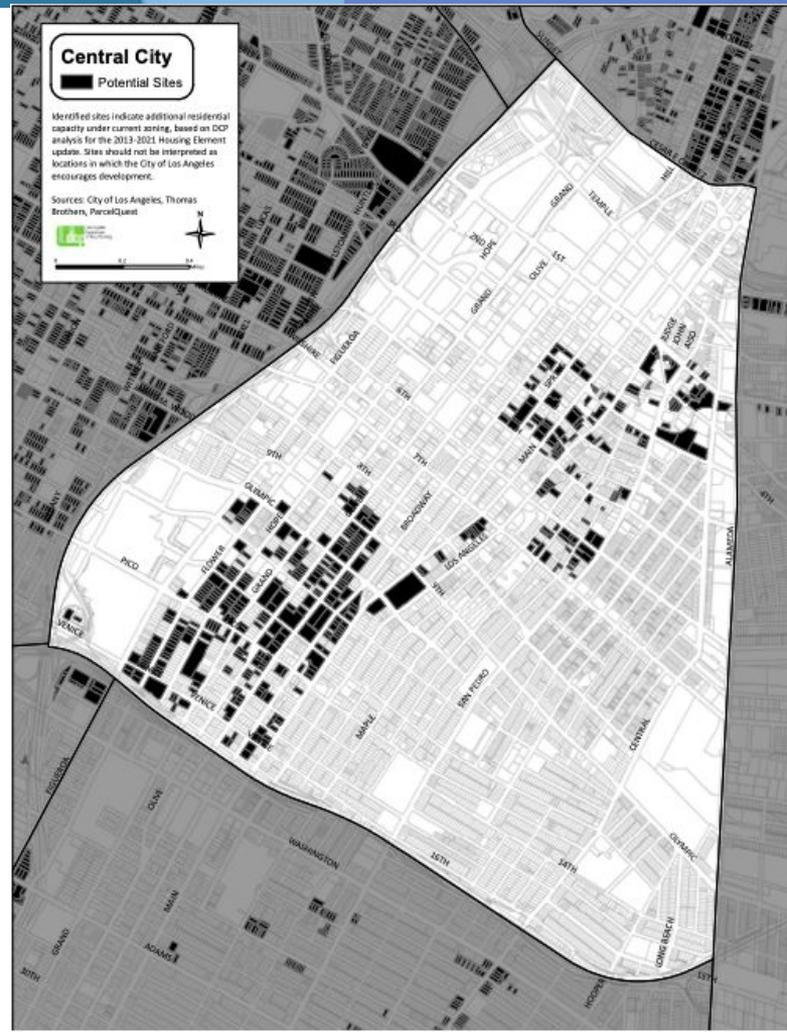
1. **Ensure sites permit residential use without zone change**
2. **Ensure site are suitable for new residential development**
3. **Calculate realistic capacity**
 - a. Sites with density of 30 du/acre or greater count towards lower-income allocation



Existing Site Selection Methodology, in Detail

1. Ensure sites permit residential use without zone change

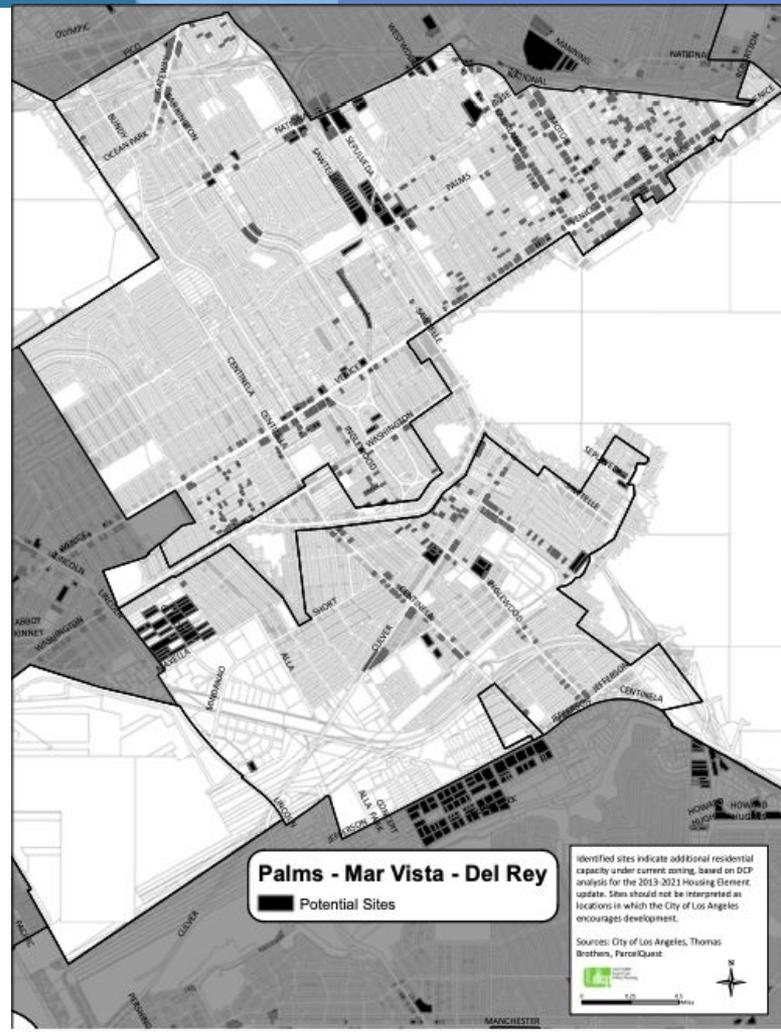
- Eliminate industrially zoned land, open space, and other non-residential zones
- Evaluate sites with split zoning
- Eliminate sites with specific conditions (HPOZ, Specific Plan, HCMs, Mills Act, Q/D conditions) unless closer analysis shows they do not limit residential density



Existing Site Selection Methodology, in Detail

3. Calculate Realistic Capacity

- Calculate allowable density based on FAR for commercial (C) zones or zoned density for residential (R) zones
- Apply “conversion factors” to reflect likely share of C zones that will be developed as housing
- Subtract existing units to calculate net capacity
- Exclude sites which do not have net capacity greater than 3x the number of existing units
- Exclude sites with less than 5 units net capacity



Inventory of Sites: Current Example

APN	Year Built	Current Use	Zone	30 du/ac (Y/N)	Net Units	Acres	CPA	General Plan Land Use Designation
2638001003	1950	Shopping Center (Regional)	[Q]C2-1-CDO	No	0.8	0.17	Mission Hills - Panorama City - North Hills	Community Commercial
2638001033	1966	Restaurant Lounge Tavern	[Q]C2-1-CDO	No	1	0.21	Mission Hills - Panorama City - North Hills	Community Commercial
2638001034	1964	Shopping Center (Neighborhood)	[Q]C2-1-CDO	No	0.9	0.18	Mission Hills - Panorama City - North Hills	Community Commercial
2638001035	1969	Private School	[Q]C2-1-CDO	No	1.3	0.28	Mission Hills - Panorama City - North Hills	Community Commercial
2638001038	1956	Stores	[Q]C2-1-CDO	No	1	0.22	Mission Hills - Panorama City - North Hills	Community Commercial
2638001039	1959	Shopping Center (Neighborhood)	[Q]C2-1-CDO	No	1.3	0.27	Mission Hills - Panorama City - North Hills	Community Commercial
2638001040	1952	Shopping Center (Neighborhood)	[Q]C2-1-CDO	No	0.9	0.20	Mission Hills - Panorama City - North Hills	Community Commercial
2638001041	1954	Bank / Savings and Loan	[Q]C2-1-CDO	No	0.8	0.18	Mission Hills - Panorama City - North Hills	Community Commercial
2638001042	1954	Shopping Center (Neighborhood)	[Q]C2-1-CDO	No	1.2	0.37	Mission Hills - Panorama City - North Hills	Community Commercial

[See Appendix H. Inventory and Maps of Parcels Available for Housing by Community Planning Area](#)

Inventory of Sites: Existing Housing Capacity by Community Plan Area (CPA)

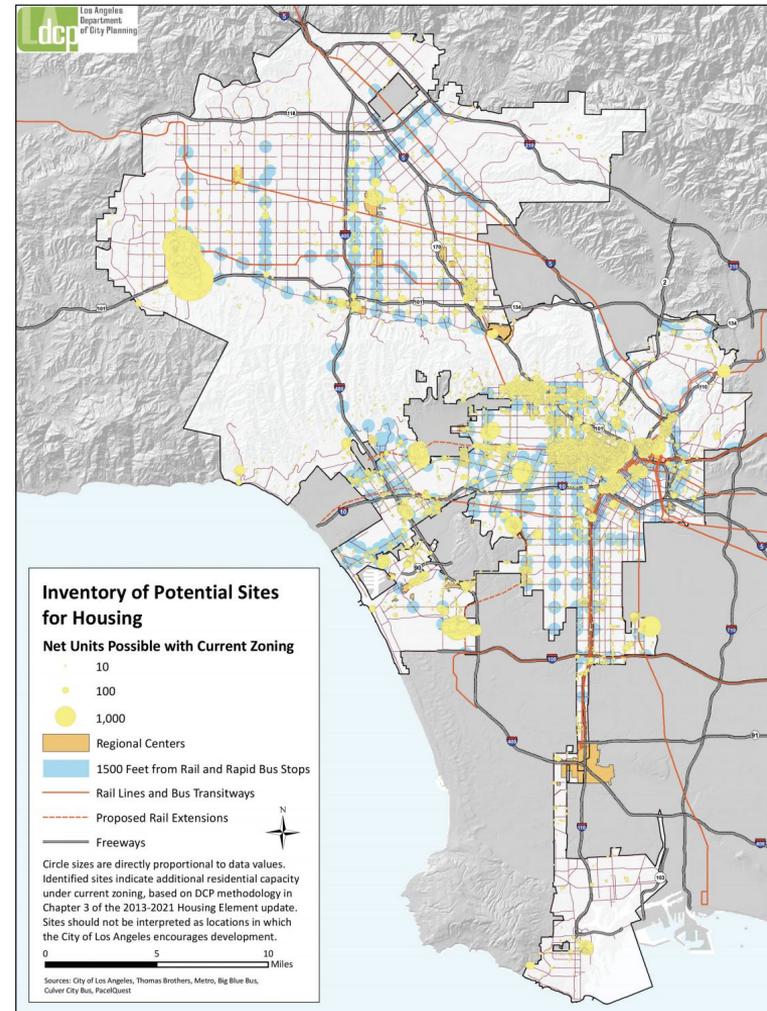
Summary of Sites with Housing Capacity by Community Plan Area

CPA	Sites	Net Units	Acres
Arleta - Pacoima	92	308	47.6
Bel Air - Beverly Crest	39	241	115.7
Boyle Heights	593	2,805	157.8
Brentwood	64	1,211	222.2
Canoga Park	402	60,750	883.5
Central City	443	17,893	123.3
Central City North	453	11,490	179.6
Chatsworth	76	860	164
Encino - Tarzana	181	1,355	224.4
Granada Hills	27	240	49.3
Harbor Gateway	168	1,346	77.5
Hollywood	2,024	24,185	662.1
Mission Hills	214	3,872	225
North Hollywood	1,193	8,726	329.5
Northeast Los Angeles	425	6,018	276.4
Northridge	124	350	79.4
Palms - Mar Vista	721	9,263	237.3

CPA	Sites	Net Units	Acres
Reseda	168	1,344	107.4
San Pedro	190	4,137	92.4
Sherman Oaks	283	2,895	150.3
Silverlake - Echo Park	476	3,732	148.2
South Los Angeles	1,729	6,405	386
Southeast Los Angeles	1,691	8,405	413.5
Sun Valley	254	1,267	144
Sunland - Tujunga	47	443	65.6
Sylmar	105	690	123.1
Van Nuys	444	2,542	254.3
Venice	190	907	46.4
West Adams	1,456	8,368	417.3
West Los Angeles	629	10,862	268.6
Westchester	371	12,645	291.7
Westlake	1,853	39,506	500
Westwood	170	1,261	46.1
Wilmington	22	241	30.8
Wilshire	4,019	51,490	1,014.2
TOTAL	21,336	308,052	8,554.3

Existing Sites

- 21,400 sites (10,200 lower income)
- 308,000 total units of capacity
- 85% of units are within ½ mile of transit
- 41% of the sites have housing on them
- 35% of sites are in High Segregation & Poverty Areas



Discussion: 6th Cycle Methodology



- Any questions about the process?
- Are there other factors we should consider?

Next Steps

11:50 am - 12:00 pm



Next Meeting: **Date Coming Soon**



**Review and Update
Implementation Programs
(Chapters 5 & 6)**

Before Next Meeting

**Share
Suggestions:
Constraints
Chapter**

A shared doc will be sent out with the chapter outline for the Review of Constraints, Opportunities & Resources. Please review and add comments.

**Review:
Existing
Programs
(Chapter 6)**

Review existing Implementation Programs in Chapter 6 of the current HE.

Thank you!

HousingElement@lacity.org