

Executive Summary

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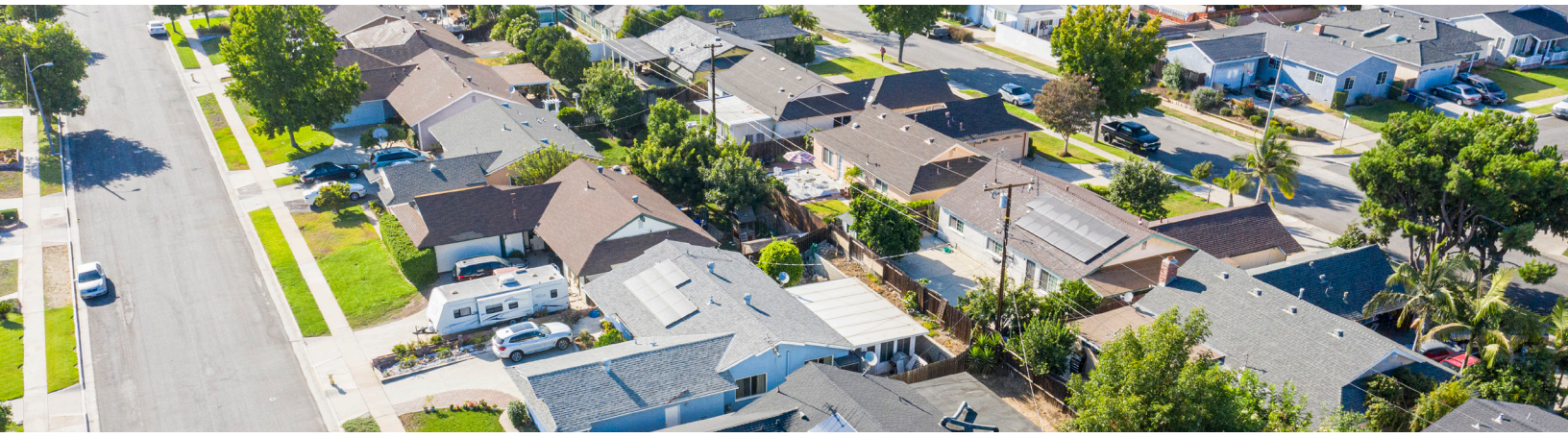


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Executive Summary

Introduction to the Plan to House LA

The City of Los Angeles has experienced the most severe housing crisis of any major city in the United States for some time now. With a wave of evictions threatening to further increase Los Angeles' homeless count and potentially move more families deeper into poverty, the devastating ways in which our housing crisis exacerbates existing disparities has become all too clear. The critical need for greater housing stability, affordability, equity and opportunity have never been more important.

The 2021-2029 Housing Element of the General Plan (The Plan to House LA) presents a vision where housing in Los Angeles is ample and affordable, where tenants and affordable housing are protected and preserved and where proactive efforts are made to reverse the legacies of discriminatory and racist policies.

In that regard, the Plan to House LA offers an important opportunity to center racial and social equity and to directly address the severe housing disparities and patterns of exclusion that continue to shape who can live where. It reflects a commitment to providing housing initiatives that expand and preserve our affordable housing stock, encourage greater access to housing, minimize the displacement of vulnerable residents, and reform policies and practices that have negatively impacted Angelenos, particularly Communities of Color, including Indigenous, Black, Latinx, and Asian communities.

This Housing Element updates the previous (2013-2021) Housing Element, keeping its general structure in place, while making changes to reflect evolving needs, priorities, resources, and conditions in the City.

"Loving Los Angeles means facing the bitter truth about our past that maps of our city were drawn to protect the wealth of white people and destroy the wealth of Black people and other people of color. Redlining and exclusionary zoning resulted in a city where today black and Mexican origin families hold 1/90th of the wealth of white families on average, it's a city where Black people are overrepresented among those experiencing homelessness by a factor of four, and where Latino homelessness accounts for the greatest jump of newly homeless Angelenos."

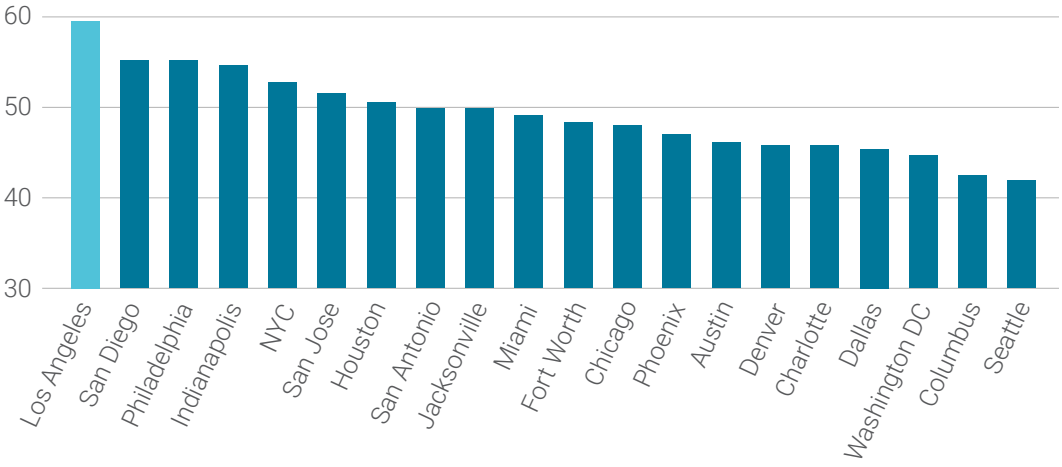
—Mayor Garcetti, State of the City 2021

Background — The Housing Crisis in Los Angeles

Los Angeles is one of the most dynamic cities in the world. However, with its continued growth and economic success has come increasing challenges relating to the need for more affordable housing and support to help homeless Angelenos off the street and into homes. Simply put, over the past 40 years, Los Angeles has welcomed more people without adding enough places for them to live. While the City has made significant progress in the last eight years, much more needs to be done to achieve the kind of City Angelenos have made clear they desire. Housing is key to this vision.

It is a cliché to say that the City of Los Angeles is in a housing crisis. However, the negative impacts resulting from the severe misalignment of housing costs and incomes in this City are hard to overstate. Angelenos pay more of their income on housing, live in more overcrowded conditions, and have the highest rates of unsheltered homelessness of any city in the country. Almost half of all households struggle to pay their rent and mortgage, with more than a third of renters spending half their paycheck on rent . Many workers in the City are forced to live far from their jobs, which worsens commute times, our air quality and greenhouse gas emissions.

Chart ES.1: **Percentage of Rent Burdened Households, Major US Cities**



Source: American Community Survey; 2019 ACS 5-Year Estimates

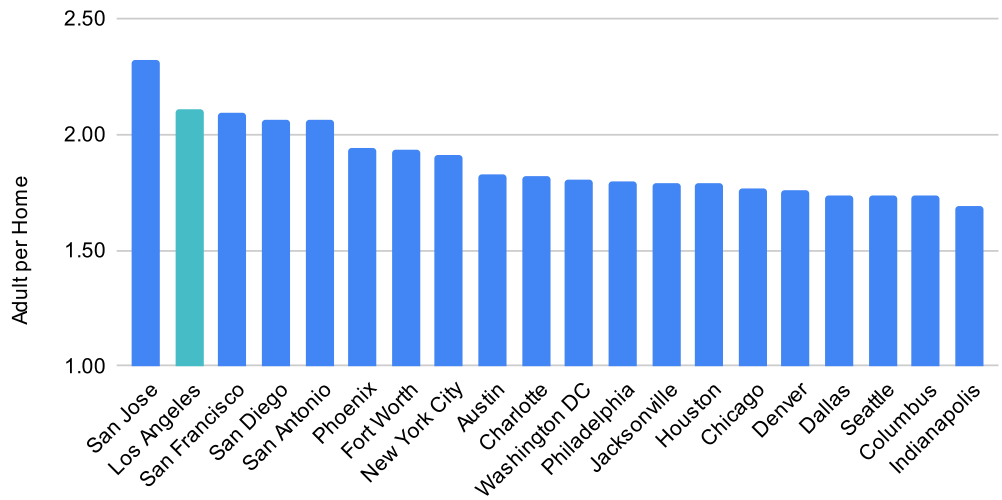
While rising housing costs impact all segments of the housing market, it is particularly dire for those with low incomes, the unhoused, and those with special housing needs. These populations frequently face discrimination, health conditions, lack of transportation, and unemployment that exacerbate difficulties in accessing permanent housing. Despite significant advances in housing individuals that may have lost their

home, and providing for special needs, homelessness continues to increase as people are losing their housing faster than new housing can be provided and obtained.

Displacement pressures are intensifying and Angelenos (particularly families with children) are increasingly leaving the City because, in part, they no longer find it possible to afford the cost of housing. Young people in particular, are not able to form households. With housing options so limited, many households are only able to find affordable housing in traditionally lower income neighborhoods, which intensifies gentrification pressures. Unequal access to neighborhoods with high resources and opportunities such as good jobs, transit, parks, and amenities exacerbates segregation, economic disparities, unhealthy living conditions, and commute times.

Most experts point to a lack of adequate, affordable housing for the population as the root of the local housing crisis. Los Angeles has the second fewest number of homes per adult of major US cities (see Chart ES.2 below). If the City of Los Angeles had the same number of homes per adult as the national average, the City would have an additional 129,000 homes (2019, American Community Survey). This shortage has developed primarily since the 1980s, as the population in Los Angeles grew much faster than the creation of new housing. Downzonings during this period limited the land area and intensities at which housing could be built.

Chart ES.2: **Adults (18+) per Housing Unit, Major US Cities**



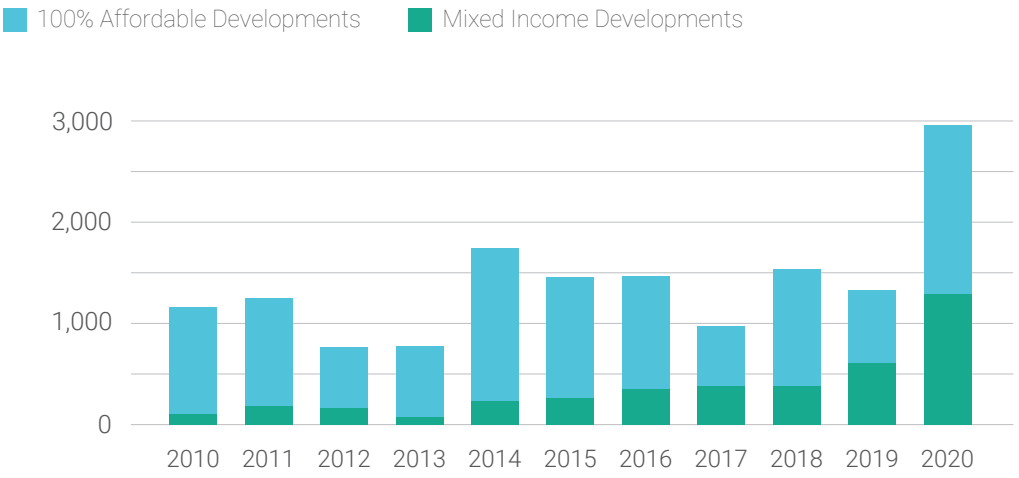
Source: 2019 ACS 5-Year Estimates

To address worsening statewide housing needs California's Housing Element Law has undergone numerous revisions in recent years. These changes include new requirements to account for existing unmet housing needs when planning for housing. As such, the City's new Regional Housing Needs Assessment (RHNA) allocation is significantly higher this cycle, reflecting the severe shortage of available and affordable housing in Los Angeles.

Identifying and addressing the causes of the housing shortage is a central part of the Housing Element process (see Constraints Chapter 2). Some factors are out of the City's control (increasing material costs; a shortage of construction labor, etc) but other areas present opportunities to alleviate constraints imposed by the City including regulatory burdens (lengthy approvals, fees), a deficiency of public subsidy, local processes that create risk and uncertainty; and an undersupply of land where affordable housing is allowed to be built. All of these factors overlap and impact where housing can be built, types of housing and local housing market conditions.

The City of Los Angeles has been taking bold strides to address the housing issues of residents, and has begun to see some positive results. Since the adoption of the prior Housing Element, the City has created several important funding and incentive tools that have significantly increased the production of affordable housing over prior levels (as shown in Chart ES. 3), while also adopting many additional tenant protection and affordable housing preservation policies (see Chapters 2 and 5).

Chart ES.3: **Affordable Housing Production by Source of Affordability | 2010-2020**



Source: LAHD and LACP, Annual Progress Reports of the Housing Element, 2010-2020

The Plan's detailed information on the City's housing needs (presented in Chapter 1) shows the considerable challenges but also notes some important progress in reversing some of the worst trends of prior decades (e.g. cost burden, overcrowding, and rent levels). Much more work is needed to make meaningful improvements in the lives of Angelenos.

This Housing Element presents a critical opportunity for the City to reverse housing disparities across geographies, incomes, and racial groups and guarantee the right of safe, secure and affordable housing for all Angelenos. This is not an easy task, as the challenges we face are deep rooted and transformative change is needed; however, the imperative is clear. We must work to build a more affordable, resilient, and just city for all.

Reader's Guide

While the Plan's narrative frames the key concepts and proposals of the Housing Element, the essence of the Plan lies in its goals, objectives, policies, andprograms. These declarative statements set forth the City's approach to variousissues. Goals, objectives, policies, and action programs are described below.

Goals: A goal is a statement that describes the future condition or "end" state. Goals are outcome-oriented and achievable over time, though not driven by funding.

Objectives: An objective is an aspirational measure of goal attainment. In the Housing Element, the objectives follow the goal and precede the policies. Meeting given objectives will depend on available funding to implement the proposed programs.

Policies: A policy is a clear statement that guides a specific course of action for decision-makers to achieve a desired goal. Each policy in the Plan is labeled with the goal and objective they refer to, and a unique number (e.g., 1.2.3).

Programs: An implementation program is an action, procedure, program or technique that carries out goals and policies. Implementation programs are comprehensive in nature, encompassing amendments of existing and preparation of new ones. Completion of a recommended implementation program will depend on a number of factors such as citizen priorities, finances, and staff availability. These recommendations are suggestions to future decision makers as ways to implement the goals and policies contained in this Housing Element. The listing of recommended implementation programs in the Housing Element does not obligate the City to accomplish them. Chapter 6 contains a list of all the Housing Element implementation programs.

Housing Element Organization

The Housing Element of the General Plan is organized into six chapters. Each chapter is further organized into sections that address specific topics described below:

Introduction and Orientation: This initial chapter describes the role and requirements for the Housing Element. The chapter also outlines the Plan's six goals, highlights the Plan's organizational format, describes the Plan's relationship to the City's General Plan as well as plans developed by other City agencies and regional jurisdictions and includes a glossary of terms. This chapter also includes a summary of the outreach completed while developing the draft.

Chapter 1 — Housing Needs Assessment: Provides a comprehensive overview of the City's population, household, and housing stock characteristics, and an analysis of these factors in order to identify housing needs of the variety of household types and special needs across the City. The analysis highlights low rates of housing affordability and the creation and loss of existing low-cost housing. In addition, demographic changes such as the increase in the senior population and decrease in young families and children are assessed. The Chapter also includes the summary of findings for the Housing Element Assessment of Fair Housing (Appendix 1.1) which includes an analysis of the disproportionate housing needs, segregation patterns, and disparities in access to opportunity by race, income, disability and familial status; along actions and programs intended to promote the City's goals of affirmatively furthering fair housing based on prioritized contributing factors.

Chapter 2 — Constraints on Housing Maintenance, Improvement, and Development: Addresses regulations and conditions that constitute constraints to housing production and preservation, including governmental regulations, infrastructure requirements and non-governmental market conditions such as land, construction and labor costs, opposition to housing, and restricted financing availability.

Chapter 3 — Opportunities for Conservation in Residential Development: State Housing Element law requires cities to identify opportunities for energy conservation in residential development. The City has broadened this analysis to include energy conservation, water conservation, alternative energy sources and sustainable development which supports conservation and reduces demand. These efforts reduce development costs and improve the long-term affordability of housing units. The enactment of the LA Green Building Code and other regulations like the Low-Impact Development Ordinance have greatly strengthened City efforts towards sustainability. Specific City programs include providing rebates for energy efficient appliances, shifting the time of energy use, using alternative sources of energy (i.e., solar power), installing green roofs, requiring more sustainable landscaping and site design, and adopting General Plan land use designations and zoning that facilitate higher-density, compact, infill development near transit.

Chapter 4 — Adequate Sites for Housing: State Housing Element law requires the City to show that it has adequate land zoned to accommodate expected population growth. For the 8-year plan period (2014-2021), the number of housing units estimated to be needed in Los Angeles is 456,643. The figure is called the Regional Housing Needs Assessment (RHNA).

This Chapter identifies the City's inventory of land suitable for residential development without the need for any legislative action by the City, identifies additional alternative methods of satisfying the RHNA and identifies the need for rezoning programs to accommodate the RHNA allocation. The analysis demonstrates that, during the 6th cycle, the City has an anticipated unit potential of 230,964 units, of which 72,650 units are Lower Income. As a result, the Plan identifies a need for a Rezoning Program to accommodate 255,415 units. The various rezoning strategies to meet this shortfall, as well as their assumptions, are also included. Finally, the Chapter includes an analysis of both the adequate sites and rezoning inventory's compliance with Affirmatively Furthering Fair Housing (AFFH) requirements, and finds that the rezoning program would substantially improve access to opportunity.

Chapter 5 — Review of the 2006-2014 Housing Element: Preparation of the Housing Element Update included the essential step of evaluating the previous 2006-2014 Housing Element in order to identify progress and evaluate the effectiveness of previous policies and programs. The review shows that building permits were issued for 117,088 new housing units. The City has therefore already met its overall RHNA target of 82,002 units; however, it is not expected to have produced enough housing in the affordable lower and moderate income categories. The review noted progress in increasing affordable housing production, particularly through mixed-income developments and showed that the goals, objectives and policies of the previous Housing Element remain largely relevant and important. This Housing Element Update builds upon them, reconfiguring and refining some of them to better focus the City's strategy. The updates focused on advancing citywide housing priorities that specifically address the housing shortage, advancing racial equity and access to opportunity, protecting Angelenos from displacement, and promoting sustainability and resilience. Similarly, the evaluation of programs provided insight into which efforts were more effective than others. As a result, many programs have been reconfigured so that going forward, more will be accomplished and a more accurate accounting can occur through the Housing Element's Annual Progress Report.

Chapter 6 — Housing Goals, Policies, Objectives and Programs: The objectives, policies and implementation programs under each goal speak to the diverse housing needs across the City. The City's approach to alleviating housing needs and of creating sustainable mixed-use, mixed-income neighborhoods across the City aim to provide opportunities for housing, jobs, transit and basic amenities for all segments of the population. Each program was crafted to meet particular housing needs of the City, whether they are renters or homeowners, or populations with special needs. The goals, objectives and policies are organized around five issues: housing production; housing preservation; livable and sustainable communities; housing opportunities for all; and ending homelessness.

Housing Element: Purpose and Process

Housing Element and the General Plan

In the State of California, all cities are required to develop a General Plan and the Housing Element is a required component of every city's General Plan. The General Plan can be thought of as a city's "constitution for development," or the foundation upon which all land use decisions are to be based. It establishes policies and programs that assist decision makers as they review planning approvals for a new project or consider a proposed ordinance or policy. As such, the General Plan provides the foundational guide for planning, outlining how land is used and how the City allocates its resources. The General Plan is, however, more than just the legal basis for all local land use decisions; it is the vision for how the City will evolve, reflecting the values and priorities of its communities.

The City of Los Angeles' General Plan consists of 12 Citywide Elements and 35 Community Plans, which collectively serve as the Land Use Element. The Framework Element establishes the overarching vision for the City's future growth, and the long-range strategies, goals, objectives, and policies to implement that vision. The General Plan also includes topic-specific elements, including the Housing Element, which provide detailed goals, policies and programs specific to each area of focus, in consistency with other elements. The Framework Element continues to provide policy direction for future amendments to the Housing Element and the Community Plans, which determine the zoning and land use for each parcel of land in the City

The Plan to House LA update embodies the existing goals and policies of other General Plan elements and identifies the more detailed strategies the City will implement to achieve them with regards to housing. The update also ensures that housing goals, objectives and policies are integrated and consistent with all of the other elements of the General Plan. Recent changes to state law require the city to review, and update as necessary, the Safety Element alongside the Housing Element. The Safety Element is another topic specific element that details the city's approach to preventing, responding to and recovering from disaster events. Targeted amendments to the Safety Element are being adopted alongside the Plan to House LA to reflect the city's expanded focus on planning for hazards including wildfires, flooding and the impacts of climate change. Additionally, some minor amendments will be adopted into the Plan for a Healthy Los Angeles to clarify that the plan satisfies the state environmental justice requirements of SB 1000.

While fulfilling the statutory requirements of State Housing Element law, the policies and programs herein also foster on-going partnerships among City departments, with other governmental agencies, and with the private sector to respond to ever-changing housing demands and market conditions. The update provides policy guidance relating to housing issues to decision makers at all levels of City government.

State Law Framework

Statutory requirements for the Housing Element are delineated in California State Government Code Section 65580 – 65589.9. The Housing Element is required to be updated every eight years in accordance with a specific schedule of dates established by the State. ThisHousing Element therefore covers the period of October 1, 2021 through October 1, 2029.

Pursuant to State law, the Housing Element must include the following key components:

- An analysis of existing and projected housing needs
- An analysis of potential constraints on housing
- An analysis of assisted housing developments that are "at-risk" and eligible to change from low-income housing uses
- An inventory of land suitable for housing
- An affirmatively furthering fair housing (AFFH) analysis
- An analysis of any special housing needs
- An analysis of opportunities for residential energy conservation
- An evaluation of the previous Housing Element
- Goals, policies, and implementation programs

Because housing needs are recognized as a matter of statewide concern, the State, through the Department of Housing and Community Development (HCD), must certify the compliance of every jurisdiction's Housing Element upon adoption. Pursuant to AB 72 (2016), HCD also has new statutory authority to revoke Housing Element compliance if the local government's actions do not comply with state law. In addition, HCD may notify the California Office of the Attorney General that the local jurisdiction is in violation of state law for non-compliance with housing element law (or other state housing laws).

Affirmatively Furthering Fair Housing

Pursuant to Assembly Bill 686 (2018), the Housing Element must include an analysis and determination of consistency with Affirmatively Furthering Fair Housing (AFFH) requirements. AFFH is defined as "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. These actions must, taken together, address significant disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically

concentrated areas of poverty into areas of opportunity, and foster and maintain compliance with civil rights and fair housing laws."

To comply with these requirements, the implementation programs of the Housing Element must affirmatively further fair housing, and must include an Assessment of Fair Housing. Building on the adopted Assessment of Fair Housing plan (2018-2023), this document includes its own AFH with updated findings and contributing factors based on guidance from HCD, and sets the framework for the 2023-2028 AFH that will be submitted to HUD. Additionally, the adequate sites suitable for housing development must be identified throughout the City in a manner that affirmatively furthers fair housing (see Chapter Four).

For purposes of the Housing Element sites inventory, this means that sites identified to accommodate the lower-income portion of the RHNA are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. A helpful resource is to conduct AFFH analysis is the California Tax Credit Allocation Committee (CTCAC)/California Department of Housing and Community Development (HCD) Opportunity Maps, which can be seen on Map 3.4 (Chapter Two) or accessed at: https://www.treasurer.ca.gov/ctcac/opportunity.asp.

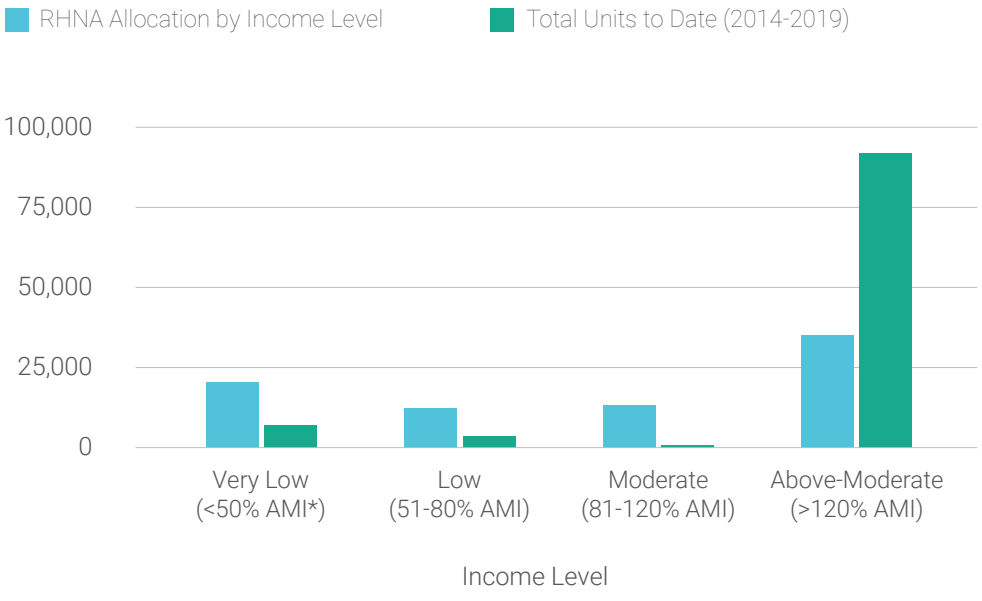


Regional Housing Needs Assessment (RHNA) Summary

The Regional Housing Needs Assessment (RHNA) is the State required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The State assigns each region in California a housing target (RHNA Allocation) that is distributed to jurisdictions through a methodology prepared by the regional councils of government. The RHNA allocation is further segmented into four income categories based on area median income (AMI). Each local jurisdiction must then identify adequate sites with realistic development potential to demonstrate it can meet its share of the regional housing needs.

The City's RHNA allocation for the previous Housing Element planning period of January 1, 2014 to September 30th, 2021 was 82,002 new housing units. From 2014 to the end of 2020 (7 years), building permits were issued for 117,088 new housing units. The City has therefore already met its overall RHNA target of 82,002 units; however, it is not expected to have produced enough housing in the affordable lower and moderate income categories. Progress on meeting the 5th cycle RHNA is detailed more fully in Chapter 5 and summarized in the **Chart ES.4 below**.

Chart ES.4: **RHNA Allocation by Income Level and Total Units to Date | 2014-2020**



For this current 2021-2029 Housing Element 6th cycle, the regional Southern California Association of Governments (SCAG) issued a target of 456,643 housing units for the entire City of Los Angeles, of which 184,721 units (40%) are designated for very low- and low-income households. These figures are more than five times higher than the prior 5th cycle allocation, as seen on Table ES.1 below. This significant increase is primarily the result of changes in state law that included new markers of existing housing needs such as overcrowding and cost burden in the RHNA.

Table ES.1: **Comparison of 6th vs. 5th Cycle RHNA Targets, by Income Level**

Income Level	2013-2021 Target Units	2021-2029 Target Units
Very Low-Income (0-50% AMI)	20,426	115,978*
Low-Income (51-80% AMI)	12,435	68,743
Moderate-Income (81-120% AMI)	13,728	75,091
Above Moderate-Income (Over 120% AMI)	35,412	196,831
Total Units:	**82,002**	**456,643**

**Note: 57,989 (50%) of the Very Low-Income units are considered to be Extremely Low-Income (ELI)*

Through the implementation of the policies and programs set forth in the *Plan to House LA,* the City will pursue the production and preservation of housing for all residents and will strive to meet its RHNA goal of 456,643 new units by October, 2029. However, the lack of adequate resources for Affordable Housing will likely lead to production levels of low and moderate income units that fall short of the RHNA goals.

As described more fully in the RHNA Section of Chapter 1, the City estimates that under current assumptions it will likely be unable to meet its total RHNA targets for new construction. The City is therefore projected to fall short at the affordable (below 120% AMI) income ranges, but may meet the above moderate (market-rate) production levels. While the RHNA allocation suggests that almost 260,000 units affordable to households earning less than 120% AMI will be needed, it is anticipated that approximately 51,000 affordable units may be constructed within the eight year RHNA period at this range (about 20% of the target). This is a reflection that total housing

needs for lower and moderate income households greatly exceeds the ability to meet those needs with existing financial resources and incentive programs. However, it is important to highlight that this Housing Element is projecting a significant increase in housing production at all income ranges compared to prior cycles.

Summary of the Plan to House LA

As described in more detail above (See *State Law Framework* above) Housing Element law requires that each City and County identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, programs and quantified objectives to further the development, improvement, and preservation of housing.

The *Plan to House LA* translates state law requirements into a document that is organized in a logical and readable manner that aligns with the City's General Plan format. The *Plan to House LA* is organized into six chapters and a series of appendices. Each chapter is further organized into sections that address specific topics.

The content of the *Plan to House LA* was influenced by the development of six key "Concepts." These Concepts integrated feedback from the public alongside citywide policy priorities to describe how the City intends to meet increasingly ambitious housing production goals. They center around access to opportunity, housing stability, anti-displacement, equity, affordability, well-being and sustainability. The Plan's six Concepts are listed below in the Public Participation section.

Housing Goals, Objectives, Policies and Programs

Los Angeles' housing goals, objectives, policies, and programs are guided by the City's overall housing vision:

It is the overall housing vision of the City of Los Angeles to create housing opportunities that enhance affordability, equity, livability and sustainability by remedying discriminatory housing practices and creating a city with a range of housing types, sizes, and costs in close proximity to jobs, transit, amenities, and services. In keeping with a fundamental belief that housing is a human right, the City will work towards ensuring that housing stability and affordability is provided to all residents.

In line with this vision, all goals, policies and objectives are intended to further certain Citywide Housing Priorities, defined below to include:

Addressing the Housing Shortage: Increase the production of new housing, particularly affordable housing.

Advancing Racial Equity & Access to Opportunity: Proactively address racial and economic segregation in the city by creating housing opportunities that address historic patterns of discrimination and exclusion.

Preventing Displacement: Protect Angelenos—especially persons of color—from indirect and direct displacement, and ensure stability of existing vulnerable communities.

Promoting Sustainability & Resilience and Environmental Justice through Housing: Design and regulate housing to promote health and well-being, increase access to amenities, contribute to a sense of place, foster community and belonging, and protect residents from existing and future environmental impacts.

The five goals that will guide the 2021-2029 Housing Element are as follows:

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
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.

Each goal, along with major associated objectives, policies and programs will be summarized below. Please see Chapter 6 for the complete descriptions.

Goal 1 - Housing Production

Goal 1 emphasizes the importance of overall housing production in order to result in an ample supply of housing to better meet both existing and projected housing needs. This goal recognizes that rates of housing production have been insufficient historically and that in order to combat overcrowding and cost-burden, more housing options are needed, particularly those that are more affordable. A lack of adequate funding for deed-restricted Affordable Housing and other subsidies has limited the ability of the City to provide a critical social safety net for those at greatest risk of housing insecurity and homelessness. However, an increasing number of Affordable units are being created in mixed-income housing projects, often serving those at the lowest income categories (extremely low and very low).

Per the 2021-2029 RHNA, the City needs to produce about 57,000 units per year in the the 6th Housing Element Cycle; however, the City has only been producing an average of 16,700 units per year since 2014, indicating substantial changes are needed to achieve these housing goals. Of the City's 2021-2029 RHNA, about 23,000 units/year should be affordable to lower income households (80% AMI and below), however the City has only been producing an average of 1,650 affordable units per year since 2014. While significantly more housing at all income ranges is needed to address the current shortage, it will likely not be sufficient to serve those with the lowest incomes. Therefore, the particular importance of housing production that is affordable to lower income households is emphasized throughout Goal 1, while Goal 2 emphasizes that production must be balanced with strong preservation, replacement and tenant rights policies.

Objectives within the housing production goals are divided into three areas: forecasting and planning for changing housing needs (1.1), facilitating housing production, especially for affordable housing and housing meeting citywide housing priorities (1.2), and promoting a more equitable geographical distribution of affordable housing (1.3).

The policies and programs for production include locating new sources of local financing for affordable housing, targeted loan programs for homeowners and land use changes to increase sites where affordable housing can be built. Changes to production related policies from the prior Housing Element include a greater emphasis on producing a supply of housing that will alleviate existing housing needs, implementing strategies to better align citywide and community level housing planning efforts and reducing racial and economic segregation through a much stronger focus on locating Affordable Housing in all communities, particularly High Opportunity Areas. For example, Program 65 calls for allocating housing targets within Community Plan areas in a way that affirmatively furthers fair housing. Anti-displacement is added as a core component to future planning and land use strategies and the importance of more state and regional coordination is also strengthened.

Goal 2 - Housing Preservation and Housing Stability

The *Plan to House LA* establishes a new Goal 2 focusing on housing preservation and tenant protections in order to elevate critical City priorities around housing stability. This is a recognition of the importance of maintaining existing affordable housing and keeping people housed. Given the substantial cost benefits to preserving existing units as opposed to constructing a new unit, Los Angeles has long been committed to activities that support the preservation of affordable housing.

Objectives within the housing preservation and stability goal are divided into three topic areas: strengthening renter protections and preventing displacement (2.1), promoting more affordable ownership opportunities and ownership retention strategies (2.2), and conserving and improving the quality of housing (2.3). The overall policies within these objectives emphasizes the importance of prioritizing underserved communities and the most vulnerable.

Preservation related policies and programs include a combination of affordable housing preservation, habitability code enforcement, tenant protections, and ownership strategies; funding incentives to rehabilitate and maintain the housing stock; outreach, and education; as well as mechanisms to extend the affordability terms of units facing expiring covenants. There is also an overall increased emphasis on preventing displacement and protecting communities of color, which was not explicitly discussed in the previous Housing Element. New strategies include expanding "no net loss" requirements, affordable housing replacement policies, and a tenant's right to return to any replaced housing unit. Concepts such as extending affordability covenant terms, establishing community preference policies as well as promoting emerging ideas such as community land trusts and tenant/community opportunity to purchase programs were also added. One significant new preservation strategy involves the purchase of naturally affordable housing in order to remove units from the speculative market, help insulate tenants from price increases, and create housing for low-income families. Finally, there is an increased emphasis on education and empowerment for both tenants and homeowners. Specifically, language has been added to help promote homeownership as a wealth building strategy in communities of color through the prevention of predatory real estate practices and the promotion of education around enhancing home equity.

Goal 3 - Healthy, Livable, Sustainable, and Resilient Communities

Goal 3 emphasizes the important role of housing in creating a City that offers healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos. The goal encompasses an array of policies and actions that both enhance the quality of life and well-being of communities throughout Los Angeles as well as promote overall sustainability and resilience.

The objectives under this goal relate to the use of quality design (3.1), environmental sustainability (3.2) and promoting disaster and climate resilience in citywide housing

efforts (3.3). The design objective recognizes that housing can promote healthy communities and well-being, increase access to amenities, contribute to a sense of place, and foster community and belonging. Advancing environmentally sustainable residential buildings and land use patterns creates the path towards a low-carbon City, green energy future, and implements the City's Green New Deal (Sustainability pLAn) and Citywide Resilience Strategy.

The policies and programs falling under this goal will promote sustainable neighborhoods that lessen impacts on natural resource consumption by directing housing toward jobs and transit and by employing green-building techniques. These efforts will facilitate high quality, healthy housing in neighborhoods that mix incomes and improve accessibility to jobs and services in line with the Framework Element. The focus on health has increased, with new policies guiding development to better orient building siting and features toward beneficial uses and away from polluting or hazardous features. The prior Housing Element's focus on safety has more explicitly been linked to disaster resilience with several new policies on identifying risks to our housing stock and minimizing these risks for communities most at risk.

Goal 4 - Advancing Equity, Inclusion, and Access to Opportunity

Goal 4 strives towards 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. This goal recognizes that impacts of the affordable housing crisis are not equitably experienced by all Angelenos due to historic and ongoing structural inequities such as redlining, racially restrictive covenants, and exclusionary zoning. The effects of past systematic segregation and exclusion in housing are still apparent in many areas of Los Angeles today. Communities of color remain largely segregated and excluded from areas with more access to opportunities such as high performing schools and jobs. Lower income households, particularly Black, Indigenous, and People of Color, also have much higher rates of housing insecurity and a greater need for affordable housing.

The objectives under this goal relate to ensuring that housing opportunities are accessible to all residents without discrimination (4.1), promoting outreach and education on fair housing practices and accessibility (4.2) and a new affirmatively furthering fair housing objective committing to taking of proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing in Higher Opportunity Areas (4.3).

The policies and programs under this goal promote and facilitate equal opportunity practices in the construction, provision, sale and rental of housing; including ensuring accessibility to persons with disabilities in City funded affordable housing developments. Policies also aim to expand outreach and education for homebuyers and renters regarding fair housing and other protections in the purchase, rental, and/or modification of housing. Finally, under the third objective, policies and programs call for increasing access and transparency in the lease-up process for affordable housing,

ensuring that all neighborhoods have a range of housing typologies to provide housing options for all and examining land use practices that perpetuate racial exclusion and inequities. Related changes to production related policies and programs include a greater emphasis on locating Affordable Housing in all communities, particularly Higher Opportunity Areas and introducing context-specific land use reforms in a way that affirmatively furthers fair housing.

Goal 5 - Preventing and Ending Homelessness

Goal 5 commits the City to preventing and ending homelessness based on the longstanding vision in Los Angeles that housing is a human right. This goal requires that every individual and family is housed by promoting strategies to prevent residents from losing their housing and by rapidly rehousing those who do fall into homelessness. Unfortunately, the drastic shortfall in affordable housing available to people with the lowest incomes throughout the region has led to more unhoused people in recent years even as the homeless services system has scaled up significantly and become more effective and efficient in response.

The homelessness policies and programs focus on a tiered approach that recognizes the need to provide sufficient temporary and emergency shelters to meet short-term needs while working toward a rapid return to more stable housing or permanent supportive housing over the longer-term. Programs emphasize the need and demand for supportive services and compassionate care as part of the commitment to prevent and end homelessness. Outreach and education efforts under this goal seek both to increase awareness for all City residents about the needs of the homeless and to inform the homeless about housing and service opportunities. More direct policy language was added to specify that supportive services, including housing and temporary facilities, need to be included in all neighborhoods of the City, and there is continued work to remove barriers to siting housing for homeless persons. Finally, policies were added to emphasize the need to compassionately care for individuals experiencing homelessness with facilities like restrooms, showers and drinking fountains.

The Plan's goals, objectives, policies, and programs collectively comprise the City's housing action plan for the 2021-2029 planning period. Together they will guide daily decision-making by City officials and staff, and provide benchmarks on the housing programs that the City carries out to meet its overall housing goals.

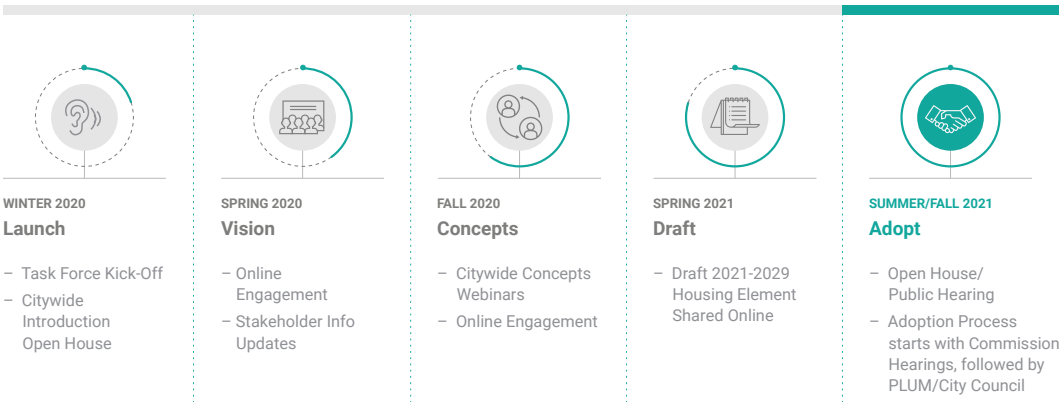
Summary of Public Participation

Updating the Housing Element requires vital public and stakeholder input that can only be collected through public participation. Government Code 65583(c)(7) mandates local governments to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element" and to describe their public participation efforts. The Department of City Planning and the Los Angeles Housing Department of (LAHD) engaged the public through numerous digital and in-person events (prior to the Covid-19 pandemic), and through other innovative ways, to collect the public's input. This outreach, participation and input has been used to guide and inform the updating process of the Housing Element.

Tens of thousands of people participated in the Housing Element Update outreach process and represented the City's diverse racial and ethnic communities, as well as age groups, income levels, and different housing experiences (i.e. renter versus home-owner). Efforts were taken by staff to provide outreach in Spanish to reach the City's large mono-lingual community, including bilingual webinars, online tools and a statistically valid survey. An important engagement element was the participation of the Housing Element Task Force, a 63-member group of diverse housing-related professionals, experts and community leaders, to further reach all segments of the City. The different public participation phases of the Housing Element Update are illustrated in Figure ES.1 and are described below. As part of the City's commitment to affirmatively further fair housing, there is a language and culturally inclusive outreach program intended to engage historically underrepresented communities in long range housing and planning processes.

A more detailed description of the outreach methods summarized below, as well as many of the general comments and findings collected as a part of the public participation process, are provided in Appendix 0.1.

Figure ES.1: **Outreach Process**



Launch/Vision Phase

In October 2019, the City of Los Angeles launched the 2021-2029 update to the Housing Element, also referred to as the Plan to House LA. The Launch phase focused on the citywide introduction of the Housing Element Update and on informing the public on how it shapes housing outcomes in the City. A call for applications to join the Housing Element Task Force was issued and more than 280 persons and organizations applied. A diverse, balanced group of 63 members were selected and a kick-off Task Force meeting was hosted in January 2020 by the City's Director of City Planning and General Manager of LAHD.

In early 2020, the City launched the Visioning phase for the Plan. This phase focused on broadening public participation in the housing conversation and on collecting public feedback and input critical to the Housing Element Update. Community engagement focused on understanding housing needs, reviewing existing goals, and developing a collective vision for housing in Los Angeles.

Between January and July 2020, over 1,800 people clicked, commented, and participated in the Launch/Vision phase of outreach. Participants at all events were asked to share their frustrations with the current housing landscape and their vision for future improvements. Specific feedback and comments received from the public and Task Force during the Launch/Visioning revealed the following common topics:

- Protecting renters & preventing displacement
- Producing more housing, especially affordable housing
- Zoning for inclusive communities
- Serving the most vulnerable

- Addressing the homelessness crisis
- Promoting livable and resilient neighborhoods
- Promoting ownership

Kick-Off Workshops

The City hosted three in-person open house Kick-Off Workshops in February and March 2020 for the public to learn about the current Housing Element and to provide a space where participants could ask questions and share their comments with staff. Participants were engaged in both English and Spanish by bilingual staff in content that included information on the state of housing in Los Angeles, demographics and socio-economic characteristics, housing characteristics, the City's RHNA allocation and past progress in meeting goals, as well as the 2013-2021 Housing Element's vision, goals, and objectives. Over 150 people attended these Kick-Off Workshops.

People who were not able to attend the in-person Kick-Off Workshops, were able to access an online workshop that provided the same information, materials, and opportunities to submit feedback. This online workshop tool was launched in March 2020 in both English and Spanish, and was viewed over 3,100 times.

Bilingual Webinars with Live Q&A

The City hosted five webinars with live Q&A in May and June 2020. Over 300 people attended these digital meetings. Three webinars were held in English and two in Spanish. Participants at these events were provided information about the Housing Element update and asked to share their thoughts about the current housing landscape and their vision for future improvements. The English and Spanish webinar recordings were published on the DCP website for anyone to watch at a convenient time. City staff was available to take phone calls for participants who were having technical issues, lacked internet access or who are visually impaired.

Launch/Vision Phase Summary and Integration of Comments

These comments led to an early recognition that the prior Housing Element was insufficient with regards to many of the critical topics the public cared most about. Many of these issues were elevated and expanded upon as Plan Concepts (discussed below), which were used to help prioritize elements that would be centered and uplifted as part of the update. These Concepts then guided the update itself, including the creation of new Goals, Objectives, Policies and Programs. This is illustrated by the creation of the new Goal 2, which emphasizes housing stability, and the list of new and updated associated policies and programs that link back to this Goal (summarized under Goal 2 discussion above).

Early feedback also emphasized the need for zoning to foster inclusive communities and a more equitable distribution of affordable housing. This theme has similarly been centered and elevated throughout the Plan under the significantly strengthened Goal 4, along with a large number of associated policies and programs that are perhaps best summarized under the AFFH Program (124 in Chapter 6). More specific comments about serving the most vulnerable found their way into specific policies such as Policy 1.2.8 (target incentives for those with the lowest incomes) as well as the "housing first" Policy 5.1.4. An emphasis on more affordable forms of homeownership was also highlighted early on and led to new policies and significant policy updates under Objective 2.2, as well as some creative concepts reflected in Programs 3 and 4 (Innovation in Subdivisions and Shared Equity Models, respectively). Finally, the concern around the need to produce more housing to alleviate existing needs helped inform many of the new policies and programs associated with Goal 1.



Concepts Phase

In late 2020, the City launched the Concepts phase for the 2021-2029 Housing Element. During this phase, an ambitious outreach campaign helped to engage an unprecedented number of people through several targeted outreach efforts, including three webinars, neighborhood council and stakeholder meetings, a statistically valid poll, and a public survey. This phase focused on six Concepts that were developed based on the feedback the City collected during the Vision phase of outreach and the framework of state law.

The Concepts focus on how the Housing Element will address housing-related issues in the City. All six Concepts respond to urgent housing needs including: addressing the housing shortage, advancing racial equity and access to opportunity, and promoting sustainability and resilience. The six Concepts include:

- **Housing Stability and Anti-Displacement:** To protect Angelenos—especially persons of color—from indirect and direct displacement, and ensure stability of existing vulnerable communities.
- **Housing Production:** To increase the production of new housing, particularly affordable housing.
- **Access to Opportunity:** To increase access to opportunities and proactively desegregate the City by planning for more affordable and mixed-income housing in higher-resource areas.
- **Homelessness:** To prevent and end homelessness in a manner that centers human dignity and respect by developing early interventions, significantly expanding permanent housing options, and providing appropriate services and support.
- **Built Environment:** To design and regulate housing to promote health and well-being, increase access to amenities, contribute to a sense of place, foster community and belonging, and plan for a sustainable future.
- **Meeting the Needs of all Angelenos:** To build, operate, and maintain welcoming and accessible housing for Angelenos with unique needs, including those with disabilities, large families, older adults, and other people facing housing barriers.

Between January and July 2021, tens of thousands of people clicked, viewed, interacted, and participated in the Concepts phase of outreach. A more detailed description of the outreach methods summarized below and the findings collected during this outreach phase are provided in Appendix 0.1.

Bilingual Webinars with Live Q&A

The City held three webinars during the fall of 2020, two in English and one in Spanish, to introduce the Concepts and implementation strategies (potential programs) to the public. An audience of over 260 people was reached across all three events. Interactive polls and Q&A sessions were held during the webinars to encourage interactive participation. These webinars were accessible through GoToWebinar and live-streamed on the City's Facebook Page. The English and Spanish webinar recordings were published on the DCP website for anyone to watch at a convenient time. City staff was available to take phone calls for participants who were having technical issues, lacked internet access or are visually impaired. Prior to posting webinars were amended to include closed captioning to better accommodate diverse abilities.

Online Survey

In December 2020, the City released an interactive online digital survey that introduced the six Concepts along with the proposed housing strategies and asked respondents to weigh in with their reactions and suggestions. The survey was made available in English and Spanish. Over 1,800 people responded to the survey. Respondents were well represented from central, west and southwest LA, with less representation from harbor and valley communities. Responses were received from a variety of age groups and ethnicities, though respondents were slightly older and whiter than the City as a whole. Some survey results were de-aggregated to evaluate differences in responses based on criteria such as race or status as a renter or homeowner (tenancy).

Within the survey, each of the six Concepts received overall support from at least 70% of respondents. There was wide agreement among respondents that the availability of housing, and especially affordable housing, is poor within the City of Los Angeles. When asked how to address this shortage respondents demonstrated strong support for tools like adaptive reuse of existing buildings and setting neighborhood level housing production targets, with more divided opinions on tools like targeted rezoning of low density parcels. The results of the survey were published on the Housing Element website in March 2021.

Statistically Valid Poll

The Department of City Planning partnered with FM3 Research to conduct a poll of over 800 randomly selected City residents from November 5th to 18th, 2020, to assess their opinions on housing related issues and proposed responses to the strategies. These polls were conducted in both English and Spanish via email and text message as well as through the use of cell phones and landlines. To capture a statistically representative cross-section of residents, the poll respondents were consistent with the citywide racial, income, household size, renter, owner, and age demographics of the City.

The vast majority of respondents expressed support for the strategy of increasing and accommodating more housing near jobs, transit, and services, and for prioritizing tenant rights and the sheltering of people experiencing homelessness. This balanced group showed a stronger desire than the online Concepts Survey to see more housing near public transit, near job opportunities, high-performing schools, parks, and other amenities, even in areas of the City that comprise mostly of single-family homes.

Educational Video

On February 18, 2018, an animated, minute and a half long educational video was launched on the YouTube channel and social media platforms of the Department of City Planning and the Los Angeles Housing Department. The video explained the City's housing crisis, the on-going update, and participation opportunities in an effort to bring new audiences into the housing conversation. The video highlighted housing-related issues and laid a foundation for the intent and capacity of the goals, policies and programs comprising the Housing Element Update.

This video was viewed over 45,000 times, across all platforms, and generated hundreds of comments and reactions.

Community Stakeholder Meetings

Throughout the Concepts Phase, the Department of City Planning and the Los Angeles Housing Department appeared at eight local stakeholder meetings, including alliances of Neighborhood Councils, community organizations and other local groups. Staff shared the draft Concepts and spent as much time as was needed to answer questions and gather information on proposed housing strategies. These groups include the Alliance of River Communities (ARC): South Los Angeles Alliance of Neighborhood Councils (SLAANC), Los Angeles Neighborhood Council Coalition (LANCC), Plancheck Neighborhood Council Alliance, Harbor Gateway Planning and Land Use Committee, West Valley Neighborhood Alliance on Homelessness, Health Innovation Community Partnership and the Westside Regional Alliance of Councils (WRAC).

Concepts Phase Summary and Integration of Comments

The Concepts Phase was a critical time for gathering feedback on both the big themes and specific strategies under consideration. In recognition of the difficulty convening groups during the past year and a half, as well as the critical need to draw opinions from a diverse range of Angelenos, the plan employed innovative techniques including the sampling of public opinion through a statistically valid survey (SVS), an online survey tool and videos. The public was asked about specific potential policies and programs and made aware of the trade-offs associated with them. Overall, the Concepts received broad support from members of the public and Task Force, but opinions varied on ways to address them more specifically. Strategies that received strong support in this phase have been reflected in the Plan, including the prioritization of public land and new

models for affordable housing production and acquisition (Programs 15, 16 and 30 respectively), as well as the potential for innovative housing typologies like small lots, micro units and coliving and community land trusts to ensure long term affordability (Programs 3, 62, ane 4 respectively). Other community members discussed concerns with the availability of public facilities and services to support significant amounts of new housing and to balance production with other citywide quality of life and sustainability goals. A program to comprehensively evaluate infrastructure needs associated with growth was added to Program 50 and the plan includes many updated policies and programs associated with the ways the production and maintenance of housing can also support goals around tree canopy preservation, parks, sustainable use of building materials, conservation, disaster resilience, good urban design, etc. (see Programs 73, 74, 75, 76, 78, etc). Commenters also stressed the importance of participation in plans for new housing, particularly more vulnerable communities of color, leading to several policies around inclusive outreach and education (Policies 1.1.10, 1.3.3, 2.2.5).



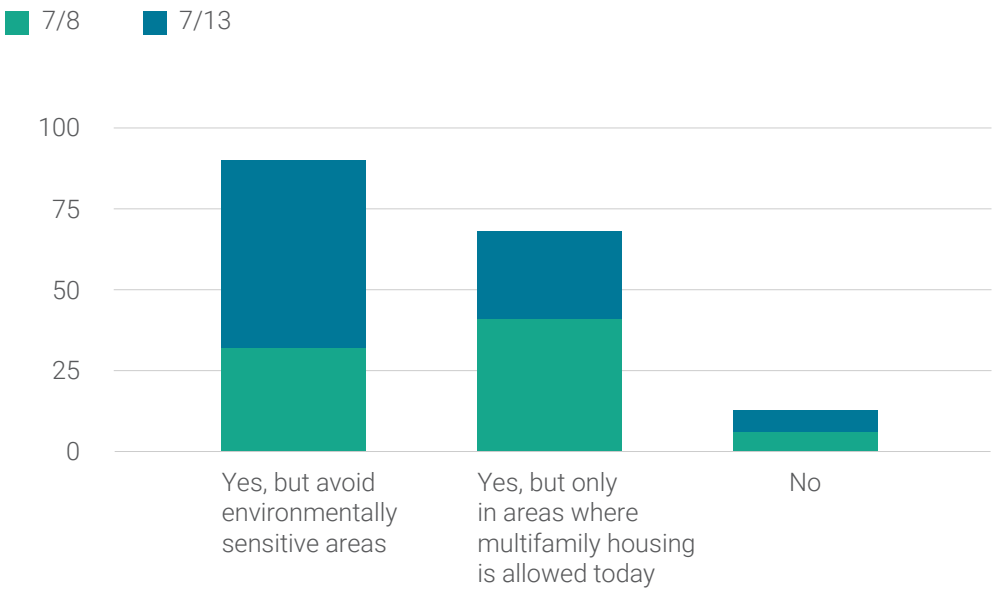
Draft and Adoption Phase (Current and Future)

The Departments of City Planning and the Los Angeles Housing Department will continue the effort to maintain and broaden public engagement and participation during the current draft phase. The Housing Element was discussed at meetings of the City Council Housing Committee and Planning and Land Use Management (PLUM) Committee in June 2021.

The City held virtual Citywide workshops on July 8 and July 13, 2021 to accompany release of the Public Draft Housing Element. The workshop included a 45 minute presentation on the proposed elements of the draft and rezoning program, followed by over an hour of Q&A. Workshop materials were translated and interpretation services provided in Spanish. 353 individuals attended the webinars which were also streamed on Facebook Live. Over 176 comments/questions were submitted during the two webinars. To better gauge public support for the City's rezoning strategies, the presentation included two interactive text based polls that allowed both webinar and facebook live attendees to participate. Polling showed more than 92% (Chart ES.5 below) of participants surveyed supported more housing in higher opportunity areas. Attendees were also polled on how they would prioritize rezoning strategies such as rezoning commercial and residential corridors, industrial areas, areas near jobs and transit, public and religious land, and existing lower density residential areas to create opportunities for "missing middle" or lower-scale multifamily housing. Results on this prioritization varied between the two webinars, with generally strongest support for rezoning areas near jobs and transit and commercial and residential corridors.

This feedback directly informed the rezoning strategies outlined in program 121 to prioritize rezoning in high opportunity areas, explore rezoning of corridors, areas near transit, public and faith based owned land, and explore missing middle strategies. Attendees also expressed concerns about the impacts of rezoning in Very High Fire Hazard Severity Zones (VHFHSZ) and on Historic Resources. As such sites in VHFHSZ were not included within the rezoning program and Historic Resources were generally excluded, with exceptions for programs that include protections and incentives for historic resources such as the Adaptive Reuse Strategy, and Community Plan Updates.

Chart ES.5: **Should the City Focus the Majority of its Rezoning in High Opportunity Areas?**



Webinar survey taken July8, 2021 and July 13, 2021. Total Respondes 161.

Outside of the public meetings, written comments were submitted requesting modifications to the site's inventory assumptions for ADUs and pipeline data as well as general requests to increase the number of parcels included in the rezoning program to 300,000. Staff reviewed the assumptions in the inventory of and made minor corrections to ensure their accuracy. Overall, between the July draft and the September draft release the rezoning number increased from 220,000 to 252,415. Additionally, while a minimum of 252,415 units are required to be rezoned to meet the RHNA, the candidate sites for rezoning identified as part of the draft rezoning program far exceed the required minimum. Comments were also received requesting expanded analysis for cognitive disabilities in the Needs Assessment, this request was reflected in Chapter 1 and in Appendix 1.1.

In addition to traditional notification methods, City staff attended additional stakeholder and community-based meetings to share information about the Housing Element and how to provide input on the plan. Staff attended meetings with Plancheck NC, the Valley Commerce Association, Center City Association, and Los Angeles Business Council.

In order to effectively affirmatively further fair housing and effectively reach communities in a culturally-appropriate, language-inclusive manner, the City utilized Local Early Action Planning (LEAP) grant funding to support outreach across many housing efforts including the Housing Element Update and other strategies initiated by the City of Los Angeles to accelerate housing production and promote equity-based models for increasing affordable housing development.

In August 2021, Liberty Hill Foundation conducted focus groups across four different communities in the City to gather feedback on the Draft Housing Element Plan released in July 2021. Participants were majority renters who reside in the communities of South LA, Pico Union, Westlake, Boyle Heights, Skid Row/Downtown, East Hollywood and North Hollywood. The curriculum, based on the Draft Housing Element, was developed for the program and organizations leading each focus group were encouraged to tailor the presentations to respond to the socioeconomic and geographic context for each neighborhood. The report outlining feedback and recommendations from participants on the Draft Housing Element Plan can be found in Appendix 0.1.

Additional opportunities for feedback will occur prior to the City Planning Commission meeting scheduled for September 2021. *(Note: This section will be completed in the next draft as additional comments are received through the public comment period.)*

Housing Element Task Force

A core contributor and guide throughout the update process of the Housing Element has been the Task Force. This 63-member Task Force is composed of a diverse group of housing professionals and community leaders, who were selected from over 280 applicants. This group assisted the City in evaluating the viability and impact of potential new and updated policies related to housing preservation and production, tenants' rights, homelessness prevention, zoning as it relates to housing matters, and other important housing-related issues.

The Task Force has four subcommittees representing different themes and needs within the Housing Element:

- Housing Stability and Tenure
- Housing Production and Construction Innovation
- Livability, Sustainability, and Resilience
- Homelessness and Special Needs

As previously mentioned, the Task Force has provided their input throughout the outreach phases of the update. The first Task Force meeting was held in January 2020, for members to share ideas for the 2021-2029 Housing Element update. In April, May, and July of 2020, staff hosted 12 subcommittee meetings to review and discuss:

- Feedback and key themes that emerged from community outreach events

- Visioning ideas for housing security, accessibility, production, and livability
- Existing housing constraints, such as land use and zoning, entitlement and permitting processes, financing, construction costs, and housing opposition
- The RHNA site selection methodology
- Current housing related policies and potential implementation programs
- Other topic areas and data for potential study

The full Task Force was convened again in October 2020 to begin reviewing draft themes and Concepts for the Housing Element Update. To help inform the Site Selection process, staff held a working group meeting for the Task Force members in November 2020. In July 2021 a full Task Force meeting was held to review the draft Housing Element and the Inventory of Adequate Sites.

The Housing Element benefited greatly from sustained and detailed input from the Housing Element Task Force. Early on several Task Force members, along with public comments, focused on the importance of the Inventory of Sites methodology in establishing an accurate baseline of existing zoning capacity to ensure the City can be in the best position to understand actions needed to meet the RHNA. These comments, along with changes in state law, influenced the decision to use an econometric (regression) model to evaluate realistic likelihood of developments based on past production trends. Task Force members also emphasized the equitable distribution of housing and how the Housing Element should establish a methodology to distribute local housing targets to communities based on citywide policy. This concept was incorporated in Program 49 - Targeted Zoning Allocations by Community Plan Area. Task Force members like ACT-LA, a coalition of housing and transportation justice advocates, wrote detailed comment letters with dozens of detailed policy and program prescriptions, emphasizing the need to balance production with deeper community benefits, more tenant protections and the preservation of affordable housing. The vast majority of these strategies have been reflected, in one way or another, in the Plan.



Housing Needs Assessment

Introduction

This chapter contains a comprehensive assessment of the various factors that influence and affect the City's housing needs. Understanding the unique housing needs of the City is vital to the development of housing policies and programs that further the City's housing goals for all residents.

The assessment of housing needs takes stock of the factors that illustrate the existing housing needs in Los Angeles, as well as those that help us identify and plan for future trends. The chapter is organized into the following topic areas:

- Population Characteristics (age, race, ethnicity, special needs, including the unhoused)
- Household Characteristics (household size and composition, tenure and ownership)
- Income and Employment Trends (median income, labor market characteristics, unemployment)
- Housing Stock Characteristics (building typologies, bedroom size, building age)
- Housing Costs and Overcrowding and Tenure (cost burden, overcrowding rates)
- Regional Housing Needs Assessment (RHNA)

Among other findings, this analysis indicates that the City's residents experience the highest rates of housing cost burdens and overcrowding in the nation, one of the lowest homeownership rates, and the rapid loss of existing lower-rent housing. These trends are being compounded by demographic and employment factors such as rapid aging of the population, the continued prevalence of poverty, and low-wage employment.

Data Sources And Select Terminology

This assessment is based on analyses of information from a variety of sources, but primarily the US Census Bureau's American Community Survey (ACS) 2019 5-Year estimates. Where otherwise unsourced, the ACS can be presumed to be the data source. The use of ACS 5-year estimates instead of 1-Year estimates is due to their increased statistical reliability and availability. However, the reader should note the limits of the ACS-based analysis because 5-Year estimates may not reflect the most current trends since they include data that was collected over the five years prior.[1] This analysis was prepared prior to the release of the 2020 Census data, and as such does not include 2020 data in the analysis.

To properly analyze the varying housing needs of the City's residents and to acknowledge the long-term housing effects of discriminatory policies, it is essential to examine race and ethnicity. New statutory requirements (Government Code Section 65583(c)(10)) added by AB 686 (2018) also call for a more thorough analysis of race and ethnicity data than previous Housing Elements. Sources such as the US Census rely on the term "Hispanic" to refer to people who speak Spanish, however in the City of Los Angeles, most people of Latin American descent self-identify as "Latino(a)." Throughout the document, we will use the gender-neutral and inclusive term "Latinx."

1. US Census Bureau. Understanding and Using ACS Data: What State and Local Government Users Need to Know: Considerations When Working With ACS Data. August 2020: Page 4. https://www.census.gov/content/dam/Census/library/publications/2020/acs/acs_state_local_handbook_2020.pdf

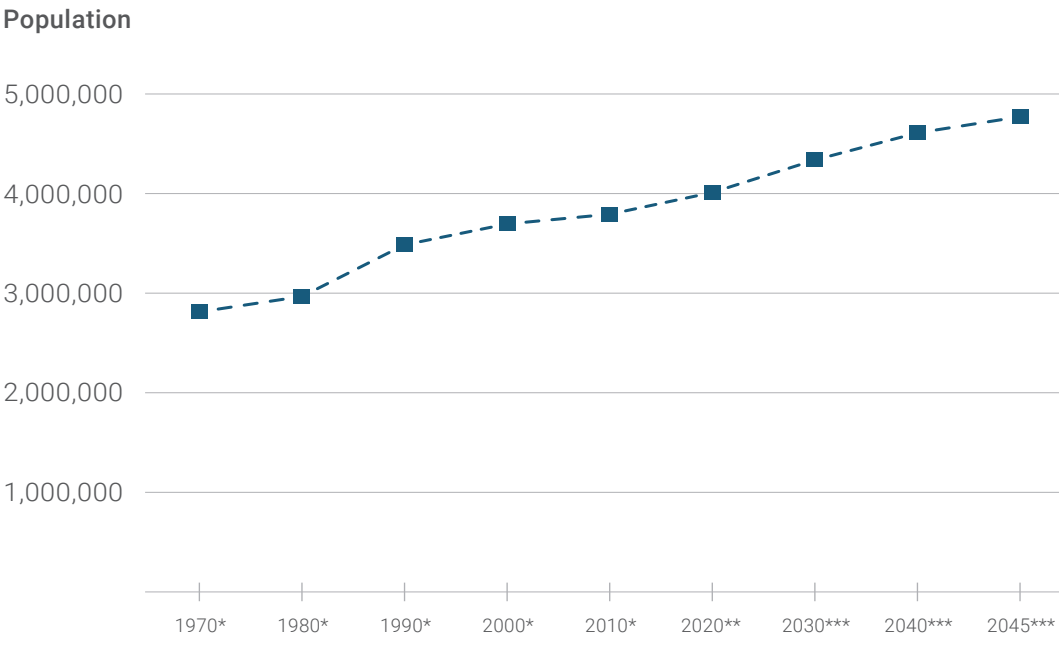


Population Characteristics

Population

Since its inception, the City of Los Angeles has remained a growing city. Overall, the City's population has increased by 42.6% since the 1970s. The 2019 ACS 5-year estimate reported a population of 3,966,366. While data from the 2020 decennial census was not available at the time of this document preparation, the City has grown faster this decade than the prior and is forecast to increase considerably faster in the following decades (see chart). Specifically, the Southern California Association of Governments expects the City of Los Angeles population to grow by 8.15% during the 2020-2030 time period, with a population estimate of 4,337,394 residents in the City by the end of the Housing Element Cycle (2029). Chart 1.1 illustrates past population growth trends, current forecasts and future growth projections.

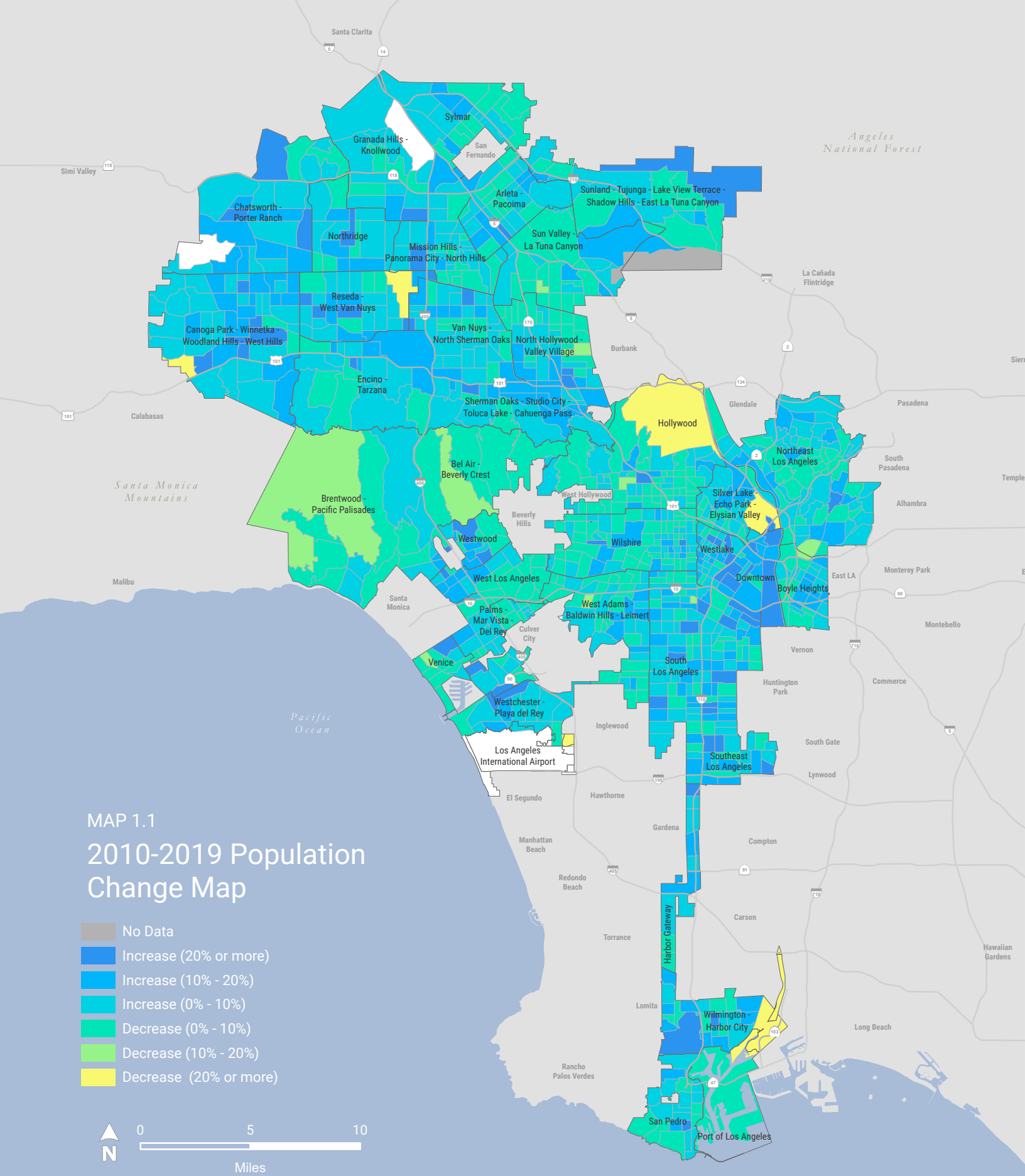
Chart 1.1: **Total Population Growth in Los Angeles | 1970-2045**



*Source: *US Decennial Census - Population Characteristics 1970-2010; **CA Department of Finance - 2020 Population Estimates; ***SCAG 2020 RTP/SCS - Demographic and Growth Forecast*

Map 1.1 shows the distribution of population increases in neighborhoods throughout the City of Los Angeles. Within the City, the fastest growing Community Plan areas are Central City and Central City North, followed by Chatsworth-Porter Ranch and Westchester-Playa Del Rey. The areas with negative growth since 2010 include the Bel Air-Beverly Crest, Sun Valley-La Tuna Canyon, Venice and West Adams Community Plan areas. The 2010-2019 figures reverse some of the trends of the prior decade, which saw population declines in the central and eastern areas of the City and most growth occurring in the San Fernando Valley. Though still, nearly half of citywide population growth since 2010 has been in the Valley.




Santa Clarita
Sylmar
Granada Hills - Knollwood
San Fernando
Angeles National Forest
Simi Valley
Chatsworth - Porter Ranch
Northridge
Arleta - Pacoima
Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
Sun Valley - La Tuna Canyon
Mission Hills - Panorama City - North Hills
La Cañada Flintridge
Reseda - West Van Nuys
Canoga Park - Winnetka - Woodland Hills - West Hills
Van Nuys - North Sherman Oaks
North Hollywood - Valley Village
Burbank
Encino - Tarzana
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Glendale
Pasadena
Calabasas
Hollywood
Northeast Los Angeles
South Pasadena
Santa Monica Mountains
Bel Air - Beverly Crest
Brentwood - Pacific Palisades
West Hollywood
Silver Lake - Echo Park - Elysian Valley
Alhambra
Beverly Hills
Westwood
Wilshire
Westlake
Malibu
West Los Angeles
Downtown
East LA
Monterey Park
Boyle Heights
Santa Monica
Palms - Mar Vista - Del Rey
West Adams - Baldwin Hills - Leimert
Culver City
Montebello
Venice
Vernon
South Los Angeles
Huntington Park
Commerce
Pacific Ocean
Westchester - Playa del Rey
Inglewood
Los Angeles International Airport
South Gate
Southeast Los Angeles
Lynwood
El Segundo
Hawthorne
Gardena
Compton
Manhattan Beach
Redondo Beach
Carson
Harbor Gateway
Torrance
Hawaiian Gardens
Lomita
Wilmington - Harbor City
Long Beach
Rancho Palos Verdes
San Pedro
Port of Los Angeles
MAP 1.1
2010-2019 Population Change Map
No Data
Increase (20% or more)
Increase (10% - 20%)
Increase (0% - 10%)
Decrease (0% - 10%)
Decrease (10% - 20%)
Decrease (20% or more)
N
0
5
10
Miles

Age

As the City's population increases, the age distribution range significantly affects the housing needs of the City's residents. For example, an aging population generally signals the need for more senior housing, while growing numbers of children and young families would point to the need for more family housing.

The City's population of people over the age of 60 continues to grow, and is estimated to continue to grow over the next few decades. Between 2010 and 2019, the City's population over 60 years old went from 14.3% to 17.6%, representing an increase of approximately 29.3% iWn the last decade (see Table 1.1). In contrast, the population of people under 19 years of age has decreased by 8.5% since 2010. This indicates a decline in families in the City which may be due to a scarcity of affordable housing options for families, in addition to trends towards fewer children.

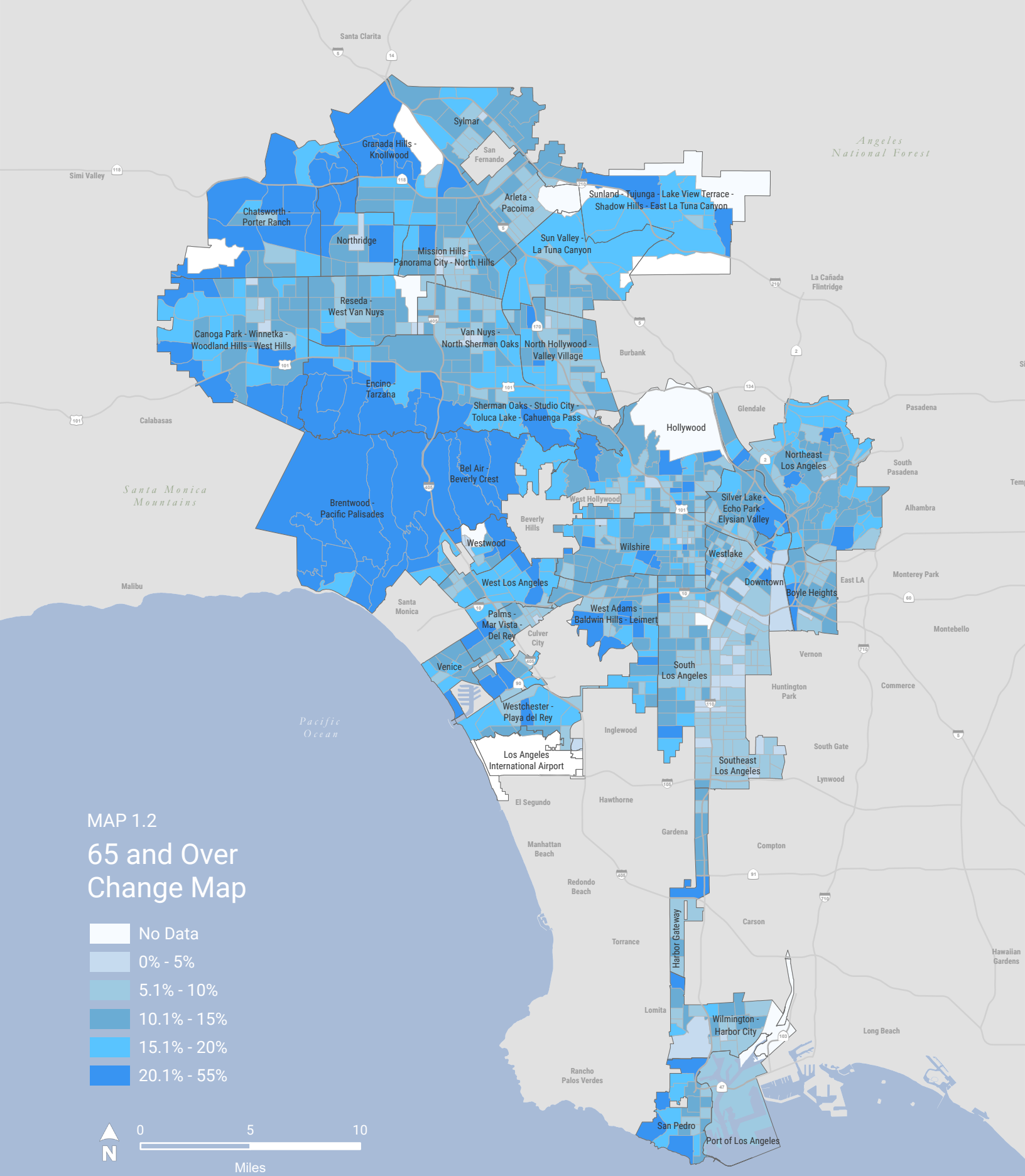
The City's median age continues to increase. In 2019 it was 35.4, whereas in 2010, the median age was 33.7. This compares to a national median age of 38.1, up from 36.9. This indicates that the City's population is still relatively young compared to the rest of the country, but is aging at a faster rate. Some neighborhoods in the City have higher numbers of seniors (65+) population, as indicated in Map 1.2 , particularly in the Valley, hillside areas and northeast and southwest LA.



Table 1.1: **Population Change by Age Group, 2010-2019**

Age	2010 ACS 5 Year Estimate	2010 Percent of Population	2019 ACS 5 Year Estimate	2019 Percent of Population	2010-2019 Percent Change
Under 5 years	256,940	6.8%	234,263	5.9%	-8.8%
5 to 9 years	236,291	6.3%	225,139	5.7%	-4.7%
10 to 14 years	247,215	6.6%	226,079	5.7%	-8.5%
15 to 19 years	273,419	7.2%	241,773	6.1%	-11.6%
20 to 24 years	304,368	8.1%	301,667	7.6%	-0.9%
25 to 34 years	643,125	17.0%	717,319	18.1%	11.5%
35 to 44 years	578,461	15.3%	569,174	14.3%	-1.6%
45 to 54 years	496,185	13.2%	521,846	13.2%	5.2%
55 to 59 years	196,508	5.2%	231,743	5.8%	17.9%
60 to 64 years	154,190	4.1%	206,335	5.2%	33.8%
65 to 74 years	200,155	5.3%	277,893	7.0%	38.8%
75 to 84 years	131,198	3.5%	144,289	3.6%	10.0%
85 years & up	54,431	1.4%	69,416	1.7%	27.5%

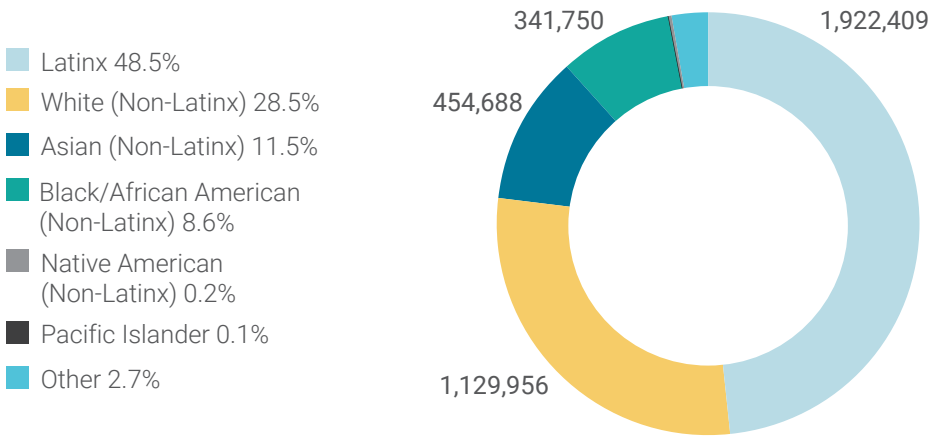
Sources: Us Census Bureau; American Community Survey; 2019 And 2010 Acs 5-Year Estimates, Table Dp05; <Https://Data.census.gov/Cedsci/>


Santa Clarita
Sylmar
Granada Hills - Knollwood
San Fernando
Angeles National Forest
Simi Valley
Chatsworth - Porter Ranch
Arleta - Pacoima
Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
Northridge
Mission Hills - Panorama City - North Hills
Sun Valley - La Tuna Canyon
La Cañada Flintridge
Reseda - West Van Nuys
Canoga Park - Winnetka - Woodland Hills - West Hills
Van Nuys - North Sherman Oaks
North Hollywood - Valley Village
Burbank
Encino - Tarzana
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Glendale
Pasadena
Calabasas
Hollywood
Northeast Los Angeles
South Pasadena
Santa Monica Mountains
Bel Air - Beverly Crest
Brentwood - Pacific Palisades
West Hollywood
Silver Lake - Echo Park - Elysian Valley
Alhambra
Beverly Hills
Westwood
Wilshire
Westlake
Monterey Park
Malibu
West Los Angeles
Downtown
East LA
Boyle Heights
Santa Monica
Palms - Mar Vista - Del Rey
West Adams - Baldwin Hills - Leimert
Culver City
Montebello
Venice
Vernon
South Los Angeles
Huntington Park
Commerce
Westchester - Playa del Rey
Pacific Ocean
Inglewood
South Gate
Los Angeles International Airport
Southeast Los Angeles
Lynwood
El Segundo
Hawthorne
Gardena
Manhattan Beach
Compton
Redondo Beach
Carson
Torrance
Harbor Gateway
Hawaiian Gardens
Lomita
Wilmington - Harbor City
Long Beach
Rancho Palos Verdes
San Pedro
Port of Los Angeles
MAP 1.2
65 and Over Change Map
No Data
0% - 5%
5.1% - 10%
10.1% - 15%
15.1% - 20%
20.1% - 55%
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Race, Ethnicity, and Immigration

The City of Los Angeles has a diverse population, with the majority of the population identifying as people of color. Latinx residents make up the largest demographic of the City's population with 1,922,889 persons (48.6%), followed by White residents, who make up over a quarter of the population at 28.5%. Asians make up 11.5% of the population, followed by Black or African Americans at 8.5% of the population, and Native Americans, Pacific Islanders and those who identify as Other make up the remaining 2.8%.

Chart 1.2: **Race and Ethnicity Demographics in Los Angeles**

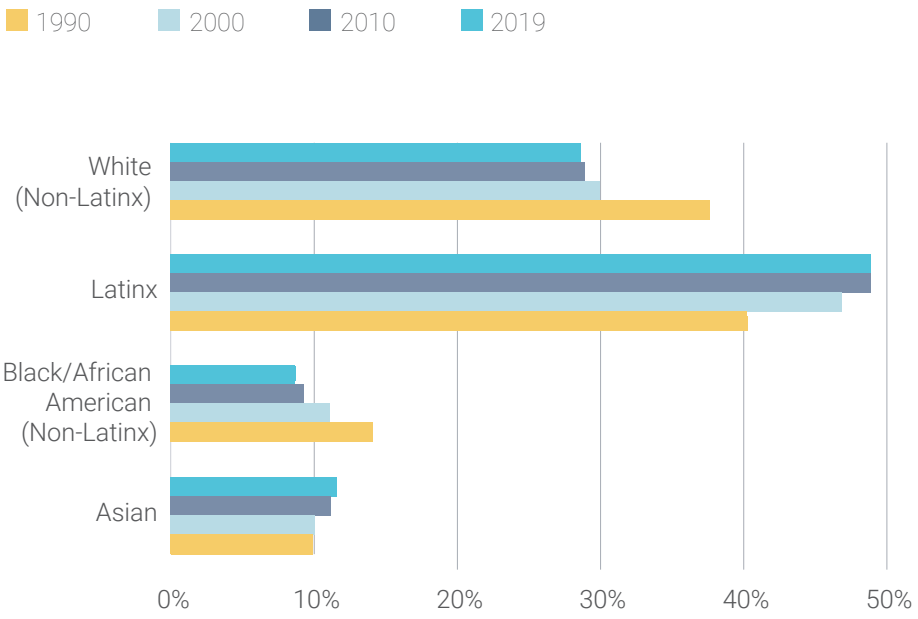


Source: US Census Bureau ; American Community Survey; 2019 ACS 5-Year Estimates,Table DP05



Chart 1.3 shows the racial and ethnic breakdown of the City over four decades (1990-2019). Since 2000 there has been a significant decline in the percent of the City's Black population (-15%) and increases among Asian (25%), Latinx (12%) and White populations (3%). Over the last decade, trends have stabilized, with more modest changes among racial and ethnic populations between 2010-2019.

Chart 1.3: **Change in Race and Ethnicity | 1990-2019**



Source: US Census ACS 5-Year Estimates, 2019

Much of the City's diversity is due to immigration. Table 1.2 shows that while the foreign-born population of the City is significant at 36.9%, it did decline by 2.74% between 2010 and 2019. This decline is at odds with the continued nationwide growth in foreign-born population, which increased by about five million (or about 1%) over the same period.

Nonetheless, Latin America and Asia continue to be the main geographies of origin for the City's foreign-born population. However, immigration from Latin America has decreased by approximately 3% while immigration from Asia has increased by approximately 2%, and now represents the fastest growing population of foreign-born residents nationally.

Table 1.2: **U.S. and Foreign-born Population in Los Angeles 2010-2019**

	2010 Population	**2010** Percent of Population	**2019** Population	**2019** Percent of Population	**2010-2019** Percentage Change
US Born	2,277,540	60.4%	2,504,590	63.1%	2.7%
Foreign Born	1,494,946	39.6%	1,462,346	36.9%	-2.7%

Sources: US Census Bureau; American Community Survey; 2019 and 2010 ACS 5-Year Estimates, Table DP02



The City of Los Angeles also has a notable population of undocumented immigrants. In 2019, there were 412,522 undocumented persons living in the City, which is equivalent to 10% of the population. The chart shows that most of this population has been living in the City for over 10 years. Being undocumented can affect a household's access to housing and stability. For example, undocumented immigrants are restricted from the following types of federal housing assistance programs: Public Housing, Housing Choice Vouchers, Section 8, Project-Based housing, and certain affordable housing developments built utilizing certain grant programs. With the rescission of the Trump-era Mixed-Status rule, which dramatically restricted access to critical assistance programs for families with one or more undocumented household members, families with U.S.-born or documented children can participate in housing assistance programs. Nonetheless, many immigrant households remain hesitant to participate in government programs because of Department of Homeland Security's or Department of State's public charge policies, which may impact individuals' ability to apply for legal residency in the future.

Table 1.3: **2018 Undocumented Immigrant Population in the City of Los Angeles**

Time Living in US	Number	Percentage
10 Years of Less	124,644	30.2%
11-20 Years	172,944	41.9%
21-30 Years	96,139	23.3%
30 Years of More	18,795	4.6%
Total Undocumented Population	**412,522**	**100%**

Source: California Immigration Data Portal: City of LA. Composition of the immigrant population by recency of arrival: Los Angeles; 2018.
Note: The California Immigrant Data Portal is an organization that utilizes micro-data from recent US Census 5-Year ACS estimates retrieved from IPUMS USA to provide estimates on the number of undocumented residents in major cities of the US.

Income and Employment

Employment and income play an important role in determining the City's housing needs. Due to the high costs of housing, jobs with higher wages provide greater housing opportunities; while low-paying jobs and access to employment limit housing options.

Jobs in the City of Los Angeles accounts for approximately 40.6% of all employment in the County (see Table 1.4). The City's civilian labor force consists of persons aged 16 and over who are either working or actively looking for work. Approximately 66.6% of the City's population is in the civilian labor force, up slightly from 66.5% in 2010.[2]

2. Source: US Census Bureau; ACS; 2019 and 2010 ACS 5-Year Estimates, TableID S2301..



Table 1.4: **Comparison of LA City and LA County Employment**

Jurisdiction	Employment Numbers	LA City's Employment Share
Los Angeles County	4,459,100	40.6%
Los Angeles City	1,811,600	

Sources: California Employment and Development Department. Labor Force and Unemployment Rate for Cities and Census Designated Places: Annual Averages Historical Data. 2020. https://www.labormarketinfo.edd.ca.gov/data/labor-force-and-unemployment-for-cities-and-census-areas.html#CCD

The 2019 ACS 5-year Estimate median annual household income in the City is $62,142, which represents an approximate increase of 26.5% from the 2010 median annual household income estimate of $49,138. Despite this percentage increase, Table 1.5 shows that the City's median household income is still less than that of the County, the State, and the Nation.

Table 1.5: **Median Annual Household Income**

Jurisdiction	2010 ACS 5-Year Estimate	2019 ACS 5-Year Estimate
City of LA	$49,138	$62,142
County of LA	$55,476	$68,044
State of California	$60,883	$75,235
National	$51,914	$62,843

Sources: US Census Bureau; American Community Survey; 2019 and 2010 ACS 5-Year Estimates, Table DP02

In determining housing needs, households are generally grouped into five income categories: extremely low-income (ELI), very low-income (VL), low income (Low), moderate-income (Mod), and above moderate-income (Above Mod). These income categories are used by federal, state and local agencies, with some variations, for various funding and incentive programs. Table 1.6 shows the definitions of these categories and the household distribution across the categories for the City.

Table 1.6: **2021 US HUD Income Limits for Households, Los Angeles County**

Income Limit Category	Persons in Family			
	1	2	3	4
Extremely Low Income	$24,850	$28,400	$31,950	$35,450
Very Low Income	$41,400	$47,300	$53,200	$59,100
Low Income	$66,250	$75,700	$85,150	$94,600

Source: US Housing and Urban Development, 2021



The top 5 projected occupations through 2028 in the County all have a median income of less than $31,250, indicating wages are not keeping up with the cost of living in Los Angeles. For example, the occupation with the most job openings (personal care aides) earns a median annual wage of only $24,491, meaning they could only comfortably afford spending approximately $600 a month in rent. This signals an urgent need for housing that is affordable to residents earning such low wages given the City's service-based economy.

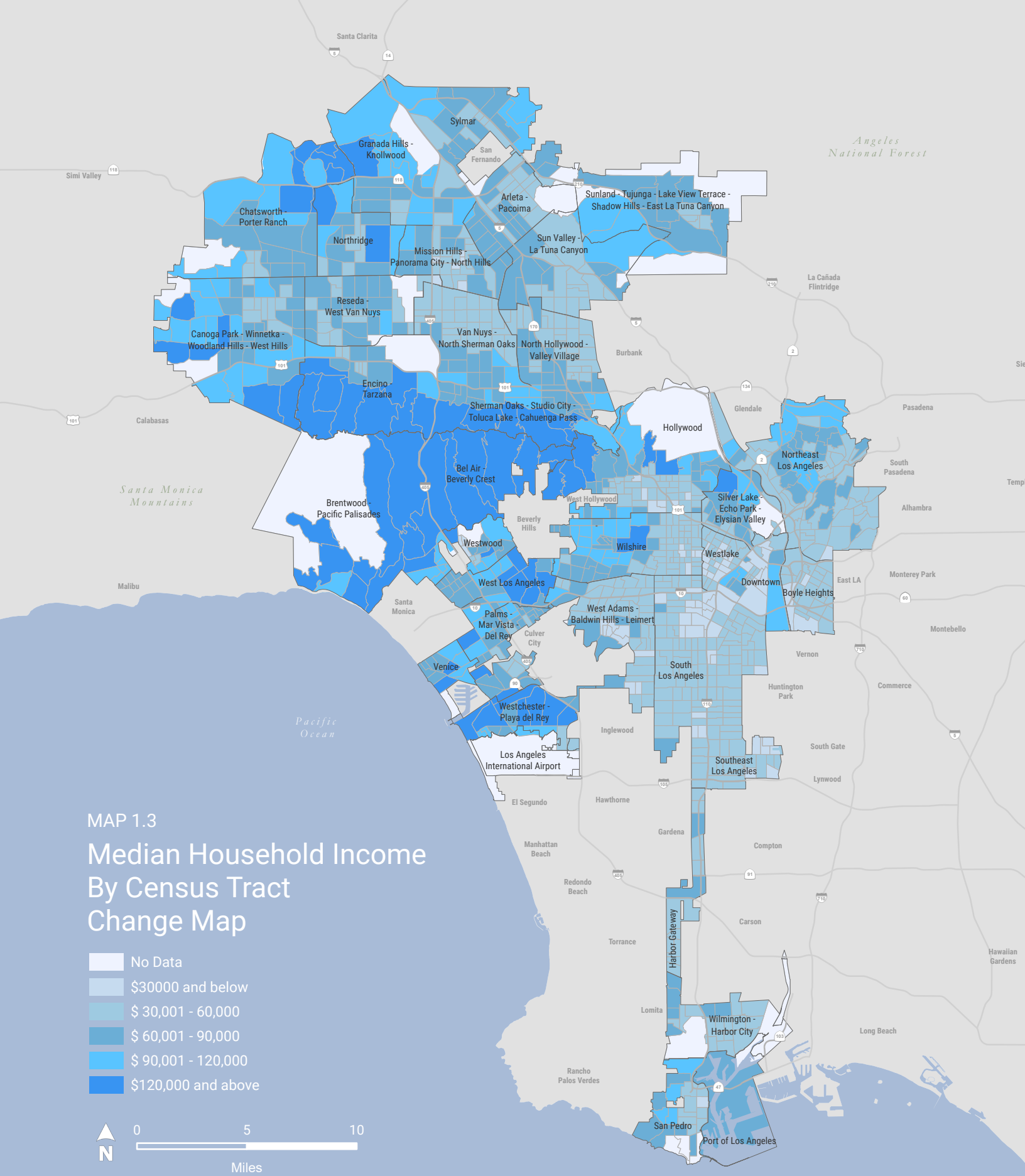
Table 1.7: **Top Five Projected Job Openings in Los Angeles County, 2018-2028**

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	$31,221
Waiters and Waitresses	163,210	$29,097

Source: California Employment and Development Department. 2018-2028 Local Employment Projections Highlights: LA County.

**Data retrieved from 2016-2026 projections due to unavailable data for 2018-2028 projections.*

Higher median annual household incomes tend to be concentrated in the western areas of the City, while lower median annual household incomes tend to be concentrated in the central, eastern and southern areas of the City. The median annual household income disparity in the City is geographically illustrated in Map 1.3.



MAP 1.3

Median Household Income By Census Tract Change Map

- No Data
- $30000 and below
- $ 30,001 - 60,000
- $ 60,001 - 90,000
- $ 90,001 - 120,000
- $120,000 and above

N

0 5 10

Miles

Table 1.8 shows the wide variation of incomes present in the City and highlights the high percentage of households with very low incomes. About 22% of the City's households earn less than $25,000 a year and 42% of all households make less than $50,000 a year.

Table 1.8: **Household Incomes in the City of Los Angeles**

Income	2019 Percentage of Population
$10,000 to $14,999	5.8%
$15,000 to $24,999	9.3%
$25,000 to $34,999	8.7%
$35,000 to $49,999	11.5%
$50,000 to $74,999	15.4%
$75,000 to $99,999	11.4%
$100,000 to $149,999	14.4%
$150,000 to $199,999	6.9%
$200,000 or more	10.0%

Sources: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates, Table DP02



According to the California Economic Development Department (EDD), as of April 2021 the City's current unemployment rate is 10.9%.[3] In February of 2020, before the COVID-19 pandemic, the unemployment rate had been steadily falling to 4.6%, while during June 2020 the rate had spiked to nearly 20%. The unemployment rate in the City of Los Angeles, LA County and the State are presented in Table 1.9 . Generally, the City has had slightly higher unemployment rates compared to the State but appears to be recovering slightly better than the County as a whole.

Table 1.9: **Effects of Covid-19 Pandemic on Unemployment**

Month	City of LA	County of LA	State
Feb	4.6%	4.6%	4.3%
Jun	19.8%	19.5%	15.1%
April 2021	10.9%	11.7%	8.5%

California Employment and Development Department. Labor Force and Unemployment Rate for Cities and Census Designated Places: Annual Averages Historical Data. 2020 and 2021. https://www.labormarketinfo.edd.ca.gov/data/labor-force-and-unemployment-for-cities-and-census-areas.html#CCD

This employment data indicates that many residents in the City will continue to struggle to keep up with the City's high cost of living. The region is burdened by having extremely high housing costs in relation to incomes. The City of Los Angeles has median incomes similar to more economically depressed cities like Cleveland but has some of the highest housing costs in the country (see for more on cost burden trends). Trends towards increasing low-wage service sector jobs in the region will greatly affect the demand for housing, in particular affordable housing.

3. CA Employment Development Department, May 21, 2021 release; Seasonally unadjusted.

Household Characteristics

This section analyzes household formation and household characteristics, which are both very important to consider planning for housing. A household may be composed of single individuals, families, unrelated individuals, or combinations thereof, each of which have different needs. The analysis highlights trends towards smaller household sizes and non-family composition, continued movement towards rentals and away from ownership, as well as a "missing middle" in terms of both new building scale and affordability. This section also identifies the housing needs and characteristics of persons with special needs, including the unhoused, to better understand the varying housing needs of the City's diverse population.

Household Formation

Household formation (sometimes called "headship rate") measures the rate in which new households are being formed in relation to population growth. Household formation is an important housing indicator as the inability to form a new household indicates a lack of adequate affordable supply. Household formation has been declining in the Southern California region for many years, with younger Angelenos increasingly unable to afford their own housing. Relatedly, many households who historically would have been able to purchase a home or condo are being forced to remain in the rental market which adds pressure as more higher income households compete for limited rentals.[4]

There are approximately 1,383,869 households in the City. This represents an almost 5.0% increase over the approximately 1,318,168 households in 2010. This rate of household growth has largely kept up with population growth (4.7%) in the prior decade; However, there remains a significant longstanding regional deficit that creates systemic problems with regards to housing formation. For example, there are more than 75,000 more Angelenos aged 25-34 in 2019 than in 2010 but 5,000 fewer heads of household in this key age group that is usually at the forefront of starting new households.

4. Myers, Dowell, Ph.D., "Housing Interconnections in Los Angeles: Shortages, Affordability, and Displacement." Population Dynamics Research Group, Sol Price School of Public Policy, University of Southern California, October 2019. https://cpb-us-e1.wpmucdn.com/sites.usc.edu/dist/6/210/files/2020/04/Haynes-Final-Report-USC-Housing-Interconnections-submitted-100919.pdf

Household Composition and Size

Family sizes have become smaller since 2010, with almost 90,000 additional one and two person households in 2019, and about 43,000 fewer five and more person households (see Table 1.10). Approximately 30% of households consist of one-person, 29% are two-person, 15% are three-person and 26% of households have four or more persons. Smaller household sizes are a result of many social phenomena including the general forbearance of marriage and children. The United States has experienced a gradual decline in its fertility rate since the Great Recession.[5]

Table 1.10: **Number of Persons in Household, 2010-2019**

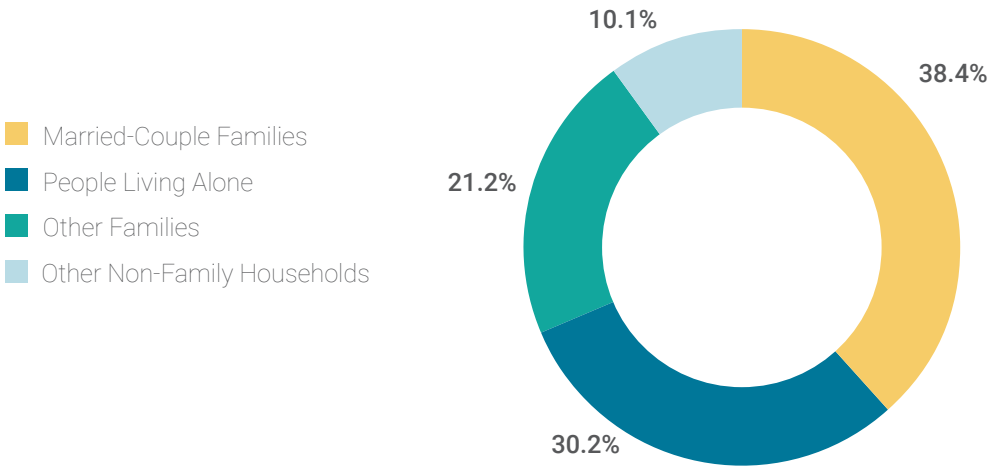
Number of Persons in Household	**2010** Number of Households	**2019** Number and Percentage of Households	**2019** Percentage of all Households	**2010-2019** Difference in the Number of Households
1 Person	373,529	418,680	30%	45,151
2 Person	356,194	399,841	29%	43,647
3 Person	200,443	212,742	15%	12,299
4 Person	174,043	180,936	13%	6,893
5 Person	101,385	94,650	7%	-6,735
6 Person	52,087	41,370	3%	-10,717
7 or More	60,487	35,650	3%	-24,837

Sources: US Census Bureau; ACS; 2019 and 2010 ACS 5-Year Estimates, Table B25009

5. "With a potential 'baby bust' on the horizon, key facts about fertility in the U.S. before the pandemic," Pew Research Center, May 7, 2021. https://www.pewresearch.org/fact-tank/2021/05/07/with-a-potential-baby-bust-on-the-horizon-key-facts-about-fertility-in-the-u-s-before-the-pandemic/#:~:text=The%20general%20fertility%20rate%20in,which%20the%20fertility%20rate%20declined

A “family” is defined by the Census as a household made up of two or more people living together who are related by blood, marriage, or adoption, one of whom is the Head of Household. A “non-family household” consists of a person living alone or a householder who shares the home with non-relatives only, such as roommates. As shown in Chart 1.4 , married couple families constitute approximately 38% of all households, followed by people living alone (30%), other families (21%) and other non-family households (10%). Non-family households have increased slightly since 2010, from 39% to 40% from 2010 to 2018.

Chart 1.4: **Household Type**



Source: US Census Bureau ; American Community Survey; 2018 ACS 5-Year Estimates,Table B11001

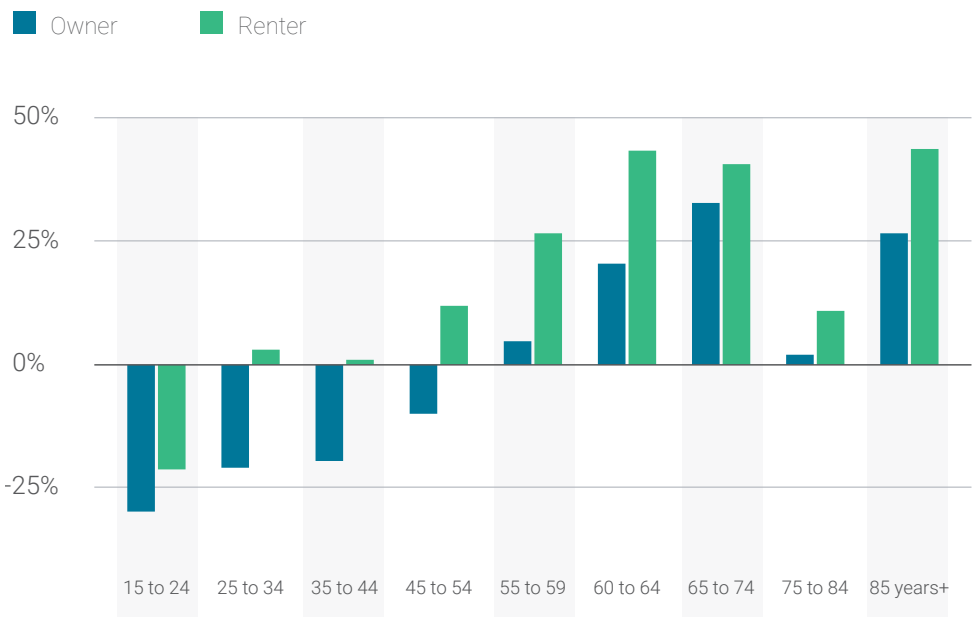


Owner and Renter Households

The vast majority of households in the City rent the homes they live in. About 868,282 households (approximately 63%) in the City rent their housing units, while approximately 505,582 households (approximately 37%) own their homes.

Changes in tenure have disproportionately affected younger Angelenos. From 2010 to 2019, the share of homeowners age 45 dropped dramatically, by over 25%. It's important to note that this 25% decline did not translate to any increase of renters under age 45 (see Chart 1.5). This indicates that most young people cannot afford to create a household in the City and may be more likely to migrate out to other cities or states, or to live with parents or family. These changes affecting younger residents are largely due to housing cost and availability.[6]

Chart 1.5: **Change in Tenure by Age | 2010-2019**



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

6. How Do Shortages Lead to Dislodgement and Disappearing Renters? (Housing Research Brief 6) by Dowell Myers and JungHo Park, August 2019, USC Sol Price School of Public Policy.

Households with Special Needs

Housing is not equally accessible for all residents throughout the City. Elderly, disabled individuals (including those with developmental disabilities), female-headed households, large families (5 or more persons), farmworkers, and homeless households often face significant barriers in obtaining affordable and accessible housing suitable to their specific needs. Residents in these special needs categories are also sometimes subjected to explicit housing discrimination and face unique housing challenges, also due to other zoning and regulatory barriers impacting access to housing and opportunity. Therefore state Housing Element law requires an analysis of the housing needs of people who have special needs. Significant portions of the City's population and households fall under this category, as indicated by Table 1.11.

Table 1.11: **Special Needs Populations, City of Los Angeles**

	Persons	Households
Seniors (65+)	491,598	281,001
Seniors with Disabilities	179,493	N/A
Non-Seniors with Disabilities (16-64)	217,738	N/A
Large Families (5 or More Persons)	N/A	172,811
Single Female-Headed Households w/ Related Children	N/A	111,054
Persons Living with HIV/AIDS	N/A	N/A
Homeless Persons	41,290**	N/A
Farm Workers	6,621	N/A

*Source: ACS 5-Year Estimate, 2019; * 2009 Estimate by AIDS Coordinator Office, City of Los Angeles; ** 2020 LAHSA Greater Los Angeles Homeless Count*

Senior-Headed Households

As mentioned earlier, the City's population is aging, and addressing the growing housing needs of seniors is imperative. For the purposes of this Housing Element, seniors include persons aged 65 years or older. The housing needs of seniors are particularly challenging and require special attention because of the combination of fixed incomes, varying physical and sensory disabilities, and mobility/transportation limitations, all of which limit access to appropriate, accessible, and affordable housing. Seniors comprise approximately 12% of the City's population (491,598 people), and nearly 20% of all households citywide (281,001) are headed by seniors. Over 44% of these households are seniors who live alone while the rest are households composed of senior heads of households living with other person(s). Over 58% (160,860) of seniors live in owner-occupied housing, while 42% (117,104) are renters.

Table 1.12: **Senior Households by Tenure and Age**

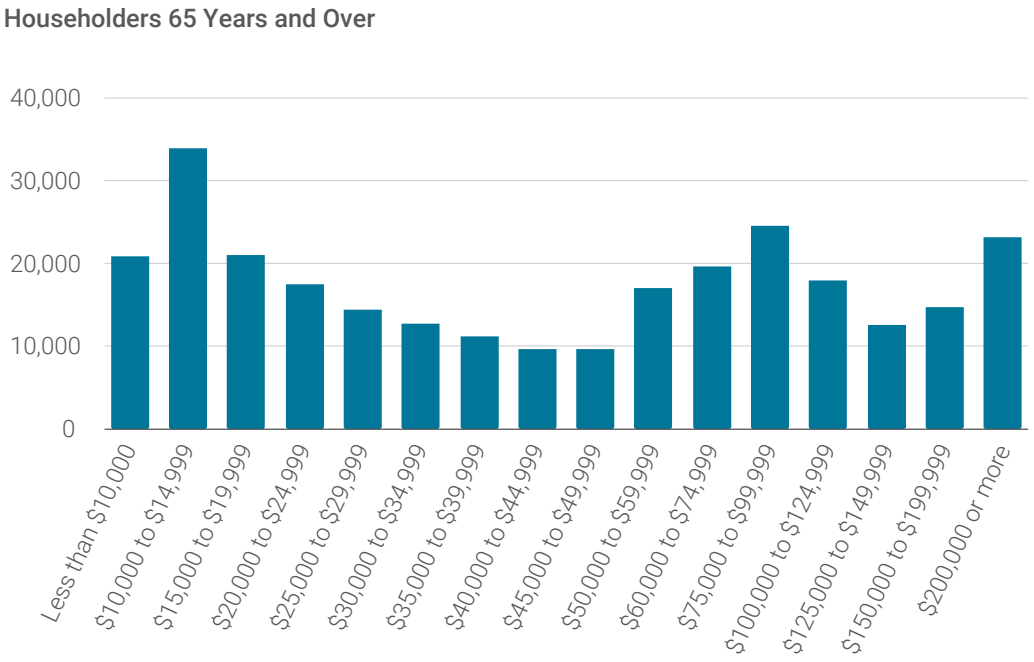
	Owner-Occupied	Renter-Occupied	Total
65-74 Years	88,303	69,687	**157,990**
75 Plus Years	72,557	50,454	**123,011**
Total	**160,860**	**117,104**	**277,964**

Source: US Census Bureau; ACS; 2019 ACS 5-Year Estimates, Table B25007



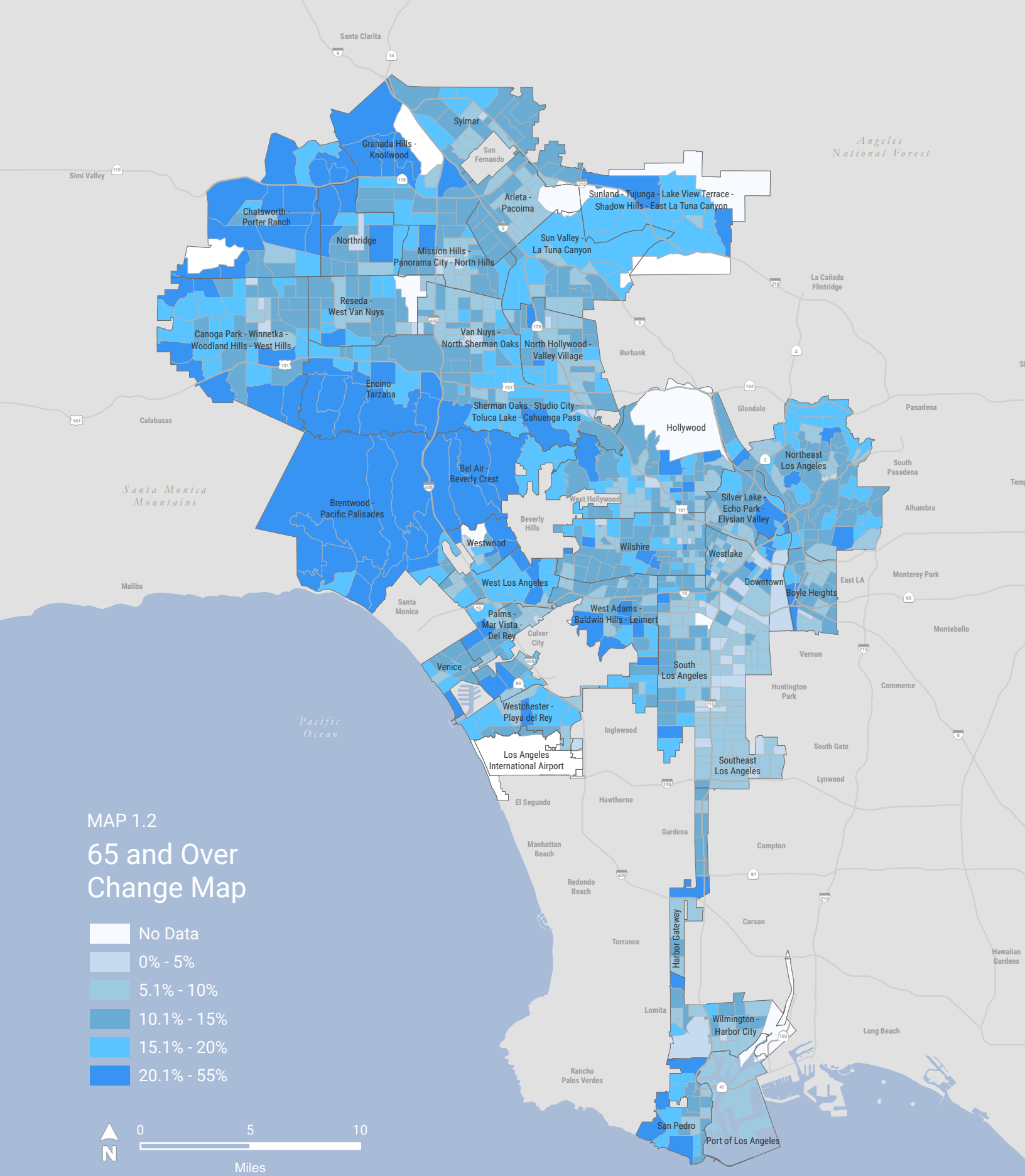
Of the City's 281,001 senior-headed households, approximately 34% earned less than $25,000 and 61% earned less than $60,000. However, the proportion of seniors living the federally-defined poverty level is lower than that of the total city population. Approximately 16% of the City's seniors were living the poverty level, compared to 19% of the City's working-age population (18-64) who live the poverty line.

Chart 1.6: **Senior Housing Income Distribution in the City of Los Angeles | 2019**



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

The percentage of adults over the age of 55 who are renting has increased much faster than the percentage owning. While the percentage of older adult homeowners has increased by approximately 15%, the percentage of older adult renters has increased by nearly 30%. This indicates rising demand for appropriate and accessible senior rental housing.



MAP 1.2

65 and Over Change Map

- No Data
- 0% - 5%
- 5.1% - 10%
- 10.1% - 15%
- 15.1% - 20%
- 20.1% - 55%

N

0 5 10

Miles

Cost Burdens for Seniors

Due to these lower incomes, seniors generally face a greater housing cost burden. Households that pay 30% or more of their monthly income for rent or for owning a home are deemed "cost-burdened," and those that pay 50% or more on rent or mortgage payments are "severely cost-burdened" (a deeper analysis of cost burden is provided later in this chapter). Of senior heads of households who are renters, nearly 65% pay more than 30% of their income on rent. This is a higher rate of rent burden than any other age group, except those between 18 and 24 years of age.

Cost burden is lower among senior homeowners, however still significant. More than 38% of senior homeowners spend over 30% of their income on owner-related housing costs. Households headed by seniors who own their home may face physical and financial barriers in maintaining their properties or retrofitting them to accommodate mobility limitations. Additionally, many senior-headed homeowners in the City are "home-rich and cash-poor," which means they have significant home equity but little income or savings. These seniors are often specifically targeted for reverse mortgages and other predatory home loans, which undermines long-term housing security for them and their families.

Persons with Disabilities

A disability is defined by the Federal Government as "a physical or mental impairment that substantially limits one or more major life activities of such an individual." (42 U.S.C. § 12102). People with disabilities, which include but are not limited to physical, sensory, or mental health disabilities, often require special housing accommodations. The US Census Bureau collects data on the prevalence of certain dDisability types include hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. This data may not capture other psychiatric disabilities or conditions like schizophrenia, bipolar disorder, or post traumatic stress, all of which can severely impact a person's ability to find and maintain housing. Based on the data collected by the Census Bureau, approximately 10% or 395,513 people in Los Angeles have a disability and live in a non-institutional setting. The largest numbers of persons with disabilities are adults aged 18 – 64 (192,460); however the percentage of seniors with disabilities (37%) is far greater than the percentage of non-senior adults with disabilities (7%).

The most common disabilities for people between 18 and 64, are ambulatory difficulties (serious difficulty walking or climbing stairs), cognitive difficulties (due to physical, mental, or emotional condition, having difficulty remembering, concentrating, or making decisions), and vision or hearing difficulties (deaf or having serious difficulty hearing, blind or having serious difficulty seeing, even when wearing glasses). For people over the age of 65, the most common disabilities are ambulatory, vision and hearing difficulties, living independently and difficulties providing self-care, see Table 1.13 . The Census defines people with independent living difficulties as those who need assistance with errands, such as visiting a doctor's office or shopping, due to a physical,

mental, or emotional issue. Similarly, difficulty with self-care is defined as having difficulty bathing or dressing.

Table 1.13 below shows the prevalence of each types of disability among the total population of each age group and among the overall population in the City.

Table 1.13: **Prevalence of Disability by Age and Type of Disability**

Type of Disability	% of the total population under 18	% of the total population Aged 18-64	% of the total population Aged 65+	% of the total population
Hearing Difficulty (Conditions that include blindness or a severe hearing impairment)	0.5	1.2	12.9	2.5
Vision Difficulty (Conditions that include deafness or a severe vision impairment)	0.6	1.6	7.6	2.1
Ambulatory Difficulty (any conditions that limits physical activities such as walking, climbing, stairs, reaching, lifting or carrying)	0.6	3.4	25.61	5.9
Cognitive Difficulty (Any condition that makes it difficult to learn, remember, or concentrate)	3.09	3.5	11.7	4.2
Self-Care Difficulty (Any condition that makes it difficult to dress, bathe, or get around inside the home)	1.1	1.5	12.5	2.8
Independent Living Difficulty (Any condition that makes it difficult to go outside the home alone or visit a doctor's office)	No data available	2.6	19.8	5.2

Source: US Census Bureau: ACS: 2019 ACS 5-Year Estimates. Table S1810

According to the 2012-2017 HUD CHAS Data, approximately 58% of the people with disabilities in the city rent, compared to 65% of people without disabilities. The rate of renters differs slightly by disability type with 55% of people with hearing or vision impairments renting, 58% of people with ambulatory limitations, 61% with cognitive limitations, and 58% with self-care or independent living limitations. Although people with disabilities are slightly less likely to rent than the overall population, they are more likely to be low-income and have higher rates of poverty than Angelenos without disabilities. For example, 35% of Angelenos with a disability are considered extremely low-income (earning 30% or less of the area median income) and 26% live below the federal poverty line.

People with vision and/or hearing disabilities often have particular housing needs, and may need accessible signage, auditory alarms, and service animal accommodations to access their housing. People with hearing disabilities, for example, may need visual alerts and accommodations to enable effective communication. Persons with physical or ambulatory disabilities often require housing with accessible features, such as ramps, grab-bars, and wider doorways. For more information on the housing affordability and accessibility needs of people with disabilities refer to the Affirmatively Furthering Fair Housing Appendix. For more information on housing constraints for persons with disabilities refer to Appendix 2.1.

Persons with Developmental Disabilities

A developmental disability is defined by the State as "a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes developmental and intellectual disability, cerebral palsy, epilepsy, and autism." In California, a system of regional centers is responsible for coordinating the delivery of supportive services primarily to individuals with intellectual and developmental disabilities. There are seven centers that serve LA County- The Frank D. Lanterman Regional Center, The Harbor Regional Center, The North Los Angeles County Regional Center, The South Central Los Angeles Regional Center, and the East Los Angeles Regional Center. Based on the 2020 data reported by the seven Regional Centers, approximately 114,000 residents received services of whom approximately 46% had autism, 38% had mild or moderate intellectual disabilities, 12% had cerebral palsy, 12% had epilepsy, and 9% had a severe or profound intellectual disability. Considering the City accounts for approximately 40% of the County's population, approximately an estimated 46,000 people with developmental disabilities live within the City boundaries.

Table XX: **Number of People Served by Regional Centers in Los Angeles County**

	Total	Percent
Moderate Intellectual Disability	43,153	37.85%
Autism	51,921	45.54%
Epilepsy	12,772	11.20%
Cerebral Palsy	13,053	11.45%
Severe/Profound Intellectual Disability	9,843	8.63%
Total	**114,000**	

Source: data from the 2020 Regional Performance Contract Reports filed with the Department of Developmental Services for the seven Regional Centers located in LA County

Of the people with developmental disabilities served by the Regional Centers, the vast majority (82%) live with parents or guardians and only 9% live in Community or Intermediate Care Facilities. Parents and guardians who care for people with disabilities are often unable to work full-time and may have to prioritize the cost of needed healthcare and services. This presents significant financial constraints that may make it difficult to find affordable and adequate housing that can serve the needs of the person(s) with developmental disabilities and the needs of the overall household. For a more detailed analysis of the demographics and needs of people with disabilities refer to the Affirmatively Furthering Fair Housing Appendix.

Table XX: **Living Arrangement of People with Developmental Disabilities in LA County**

	Number*	Percent
Live with Parent or Guardian	93,195	82%
Community Care Facility (CCF) or Intermediate Care Facility (ICF)	9,851	9%
Independent Living Skills (ILS)/ Supported Living Services (SLS)	7,548	7%
Foster Home	2,358	2%
Other	1,049	1%
Total	**114,000**	**100%**

** Estimates based on percentages reported in 2020 Regional Performance Contract Reports filed with the Department of Developmental Services for the seven Regional Centers located in LA County*

Persons with HIV/AIDS

For persons living with HIV/AIDS, access to safe, accessible and affordable housing is an important measure of overall well-being. For many, the shortage of such housing is a primary barrier to consistent medical care and treatment. According to the LA County Public Health's 2019 Annual HIV Surveillance Report, a total of 52,004 persons were living with a positive HIV diagnosis in Los Angeles County.[7] According to the 2018 Medical Monitoring Project's HIV Surveillance Special Report, four in ten persons with HIV lived in households at or the poverty threshold, and nearly one in 10 experienced homelessness.[8] Black men have the highest rates of HIV and the highest rates of homelessness in the City, which is reflective of the historic and ongoing impacts of systemic racism.

7. HIV Surveillance Annual Report 2019, Division of HIV and STD Programs, Department of Public Health, County of Los Angeles, May 19, 2020; Can be accessed here: http://www.publichealth.lacounty.gov/dhsp/Reports/HIV/2019Annual_HIV_Surveillance_Report_08202020_Final_revised_Sept2020.pdf

8. Centers for Disease Control

Large Households

Large households, defined as those with five or more persons, have special housing needs due to the lack of adequately sized and affordable housing. In 2019, there were 172,580 large family households, representing approximately 13% of total households in the City of Los Angeles. The majority of large households (98%) are family members living together, which could include multi-generational households. Since 2010, the number of large family households decreased by approximately 4% while the number of large non-family households increased by nearly 26%. These trends likely reflect the ongoing housing affordability crisis as larger units are increasingly occupied by adult roommates who typically have a combined household income greater than families, which may include children and elderly persons.

The trend towards more roommate housing arrangements exacerbates the shortage of appropriately-sized housing available to large families, particularly large families seeking rental housing. In 2019, only 12% (163,000) of combined renter- and owner-occupied units contained four or more bedrooms and only 30,000 of these were rentals.



Families with Female Heads of Households

Female-headed households also have specific housing needs given that they generally have lower incomes and higher living expenses, which could be attributed to the systemic gender pay gap that also varies greatly based on race and ethnicity. Female-headed households with minor children may also lack the resources needed for adequate child care or job training services, often making the search for affordable, decent and safe housing more difficult. In the City, there are over 477,000 female headed households, accounting for over 35% of all households. Of these households, over 111,000 households are caring for children (under 18) of relatives. Female Single Custodial Parent households tend to have lower incomes and higher rates of poverty.

Table 1.14: **Female Headed Household Types**

Type of Household	Total
Total Households	**1,373,864**
Total Female-Headed Households	**477,349**
Total Non-Family Households, Female Householder	**278,485**
Total Family Households, Female Householder	**198,864**
Female Heads with Related Children Under 18	**111,054**
Female Heads with Own Children Under 18	**90,658**

Source: US Census Bureau; ACS; 2018 ACS 5-Year Estimates, Tables B11003, B11004, B11005.

Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) Households

LGBTQ individuals and households also face higher rates of discrimination and homelessness, particularly transgender individuals, youth, and lower-income LGBTQ households. According to the 2020 LA City Point in Time Count, there are 666 individuals experiencing homelessness who identify as transgender, of whom 531 are unsheltered. The unsheltered rate among transgender homeless individuals is nearly double that of the overall unhoused population (43% compared to 80% respectively). This suggests that transgender people face significant barriers accessing emergency and temporary shelter, and experience serious challenges with housing instability. There are also 4,133 unhoused people who identify as gay, lesbian, bisexual, or queer, and 2,015 (49%) are unsheltered. Service providers and LGBTQ advocacy organizations report that homelessness is particularly common among LGBTQ youth who may be forced out of their homes and have nowhere else to live.

Not all LGBTQ households face the same level of housing barriers. A 2015 statewide study by the Williams Institute at UCLA School of Law found that LGBTQ women, Latinx and Black households, and those who are also undocumented, are all more likely to be lower-income. Approximately 30% of LGBTQ females have incomes under $24,000 a year compared to 23% of males. Similarly, 36% of Latinx and 30% of Black LGBTQ persons have annual incomes lower than $24,000 compared to 15% of White LGBTQ persons. Race, gender, and income disparities within the LGBTQ community are often compounding factors that make finding and maintaining affordable and welcoming housing even more difficult.

Farmworkers

Farmworkers are defined by the Census as "agricultural workers and their supervisors," and represent a very small percentage of the City's total population. According to the Census, there are about 6,621 farmworkers employed in Los Angeles. This constitutes a very small portion of both the total jobs and workers in the City. Farmworkers generally receive much lower wages than other local occupations. Farmworkers and related laborers (agriculture, forestry, fishing and hunting) in the City had an annual mean wage of $21,328 in 2019, according to the 2019 ACS. These wages severely limit housing options for farmworkers in Southern California's expensive housing market. Overcrowding and substandard housing conditions are often the only option.

Labor Arrangements for Farmworkers

The USDA 2017 Census of Agriculture documents the labor arrangements between farmworkers and producers, shedding light on their precarious working conditions. Only 39% of workers reported working over 150 days, or roughly 5 months. Approximately 34% of workers working less than 150 days, slightly under 9 percent were contracted migrant workers and approximately 18% were unpaid workers.[9]

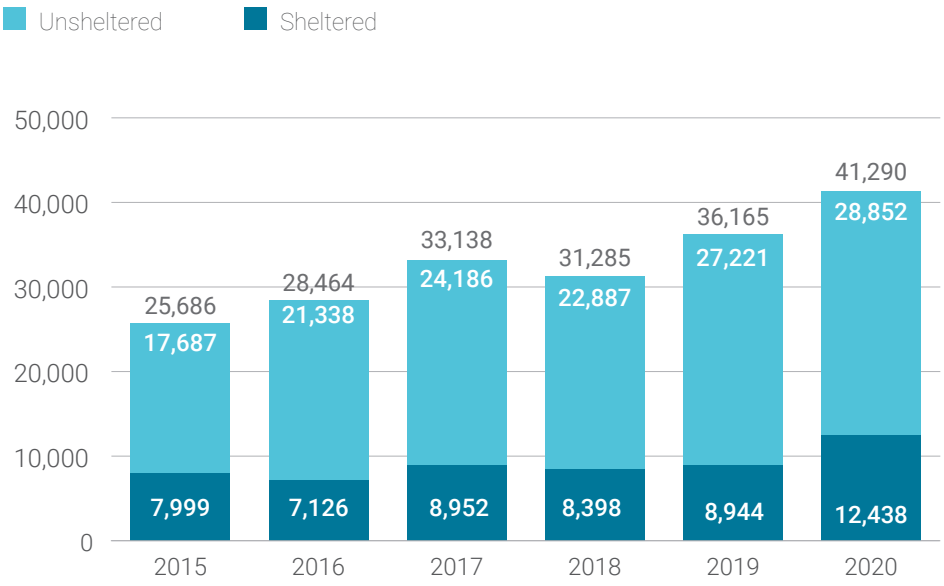
9. U.S. Department of Agriculture (USDA), 2017 Census of Agriculture, County Data; Table 7: Hired Farm Labor - Workers and Payroll.

Homeless Persons

The number of homeless individuals and households increased significantly since the previous Housing Element. According to the Point in Time Count, between 2015 and 2020, the total number of people experiencing homelessness rose from 25,686 to 41,290 persons, see Chart 1.7. The sheltered population rose in 2020, reflecting various city efforts to open new shelters and increase access to temporary housing; however, nearly 70% of the City's unhoused population still remains unsheltered. While the vast majority of those unhoused are single adults over the age of 25, there was a 56% increase in the number of families experiencing homelessness in a year, totalling 20% of those unhoused in the City of Los Angeles. See Chapter 5 for more information on the City's efforts on homelessness.

Individuals and families are generally considered homeless if they lack a fixed, regular, and adequate nighttime residence. Unhoused people who are sheltered include individuals or families in temporary living arrangements. This includes those who are living in transitional housing, whereas unsheltered people include individuals/families living in a place not meant for permanent human habitation (such as tents, boxes, recreational vehicles, or personal vehicles).

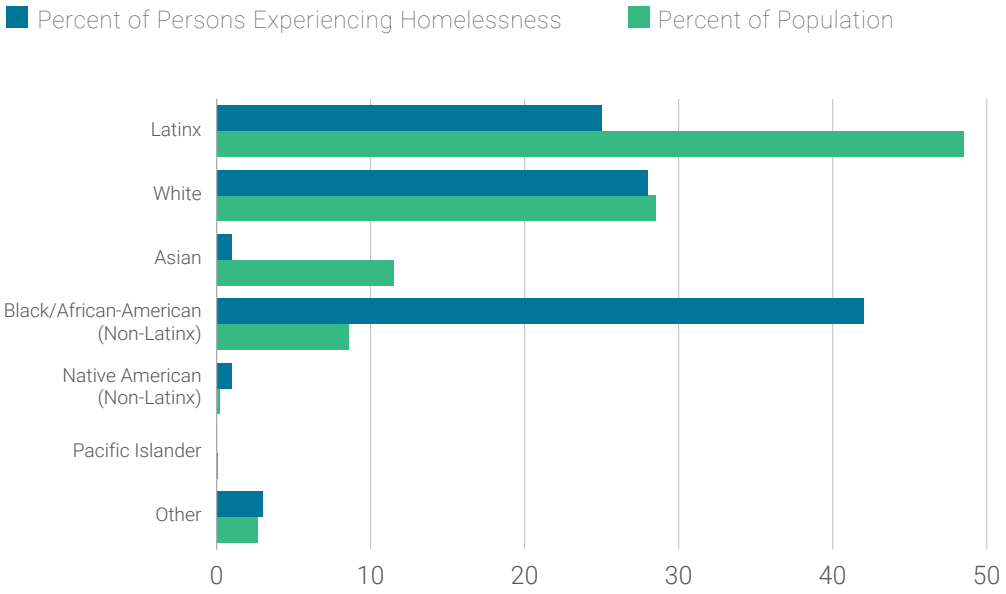
Chart 1.7: **Total Homeless Population**



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

Homelessness is not equally experienced across demographic groups. Black people, men, and survivors of domestic violence are disproportionately more likely to experience homelessness. Black residents constitute just 8.6% of the City's overall population, but make up at least 38% of all homeless individuals (see Chart 1.8). Latinx homelessness accounts for the greatest increase in homelessness. The racial disparities related to housing and homelessness are rooted in structural racism and historic and ongoing discrimination.

Chart 1.8: **Homelessness in LA**



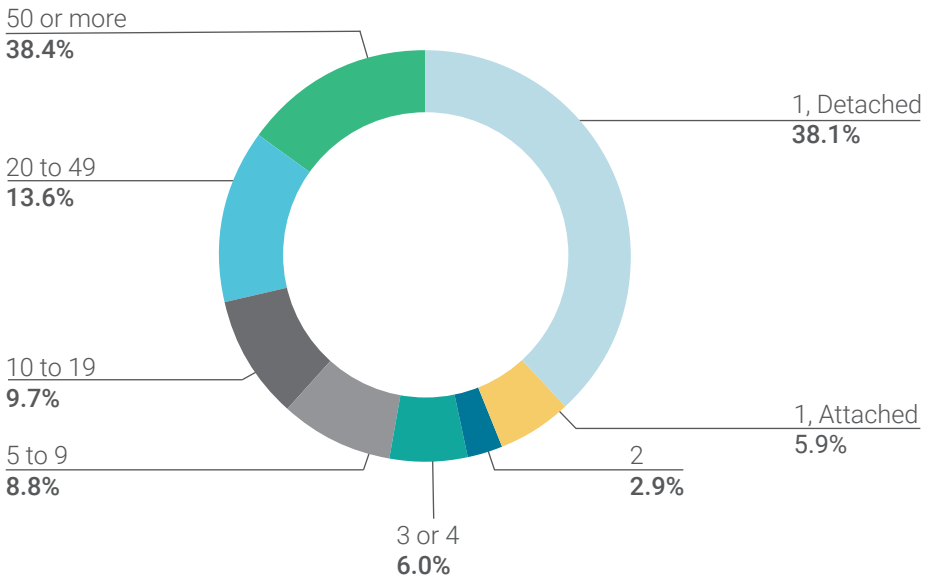
Source: 2020 LAHSA Homeless Count

Housing Stock Characteristics

Type and Size

Single-family dwelling units are the most common type of housing in the City. There are approximately 565,000 detached single-family dwelling units in the City, accounting for approximately 38% of the housing stock. One-third of the City's housing stock includes units in low-density, attached multi-family developments with less than 20 units per building. Approximately 28% of the housing stock includes units in larger multi-family housing, more than 20 units per building (See Chart 1.9).

Chart 1.9: **Total Units in Structure by Size of Structure | 2019**



Source: US Census Bureau ; American Community Survey; 2018 ACS 5-Year Estimates,Table B11001

From 2010 to 2019, more than half of all new housing units created have been in larger multi-unit buildings with more than 50 units. This is an increase of 50.6% in this category (see Table 1.15). The second fastest growing housing structure size are 20-49 unit developments, which grew 16.7%. In that same period, the City added 9,734 new single-family detached units, which is a significant numerical gain but represents an 11.5% increase. Units between 2 to 19 units grew between 3 and 6.7%, indicating modest gains in missing middle housing.

Table 1.15: **Change in Units in Structure, 2010-2019**

Number of Units	2010-2019 Change in Units	2010-2019 Percent Change
1, detached	9,734	11.5%
1, attached	541	0.6%
2	4,585	5.4%
3 or 4	2,528	3.0%
5 to 9	5,664	6.7%
10 to 19	3,996	4.7%
20 to 49	14,120	16.7%
50 or more	42,697	50.6%

Source: U.S. Census Bureau; ACS, 2019 ACS 5-Year Estimates, Table DP04



There is a fairly even distribution of housing with varying unit sizes. Nearly one quarter (24%) of all units have one bedroom, about one third have two bedrooms, and another quarter (24%) have three bedrooms. Renter-occupied units tend to be much smaller than owner-occupied housing, roughly half are studios or one-bedroom units. Just about 15% of the renter-occupied housing stock encompasses three or four bedroom units. This is a drastic difference compared to the 70% of owner-occupied housing having three or four bedrooms. As mentioned previously, the lack of three- and four-bedroom rental units makes it difficult for larger households to find appropriate and affordable rental housing.

Table 1.16: **Housing Tenure by Unit Size, 2019**

	Owner-Occupied		Renter-Occupied		Total	
	Units	**Percentage**	**Units**	**Percentage**	**Units**	**Percentage**
0 Bedrooms	5,437	1%	130,570	15%	136,007	10%
1 Bedroom	19,599	4%	309,594	36%	329,193	24%
2 Bedrooms	128,217	25%	302,105	35%	430,322	31%
3 Bedrooms	218,297	43%	96,287	11%	314,584	23%
4+ Bedrooms	134,565	27%	29,193	3%	163,758	12%
Total Units	**506,115**	**100%**	**867,749**	**100%**	**1,373,864**	**100%**

Source: U.S. Census Bureau; ACS, 2019 and 2010 ACS 5-Year Estimates, Table B25042

Tenure

The majority of housing units in the City are renter-occupied (approximately 63%). From 2010 to 2019, the total number of renter-occupied housing units increased by 8.9% (71,652 more units) while owner-occupied housing decreased by less than 1% (1,981 fewer units).

Table 1.17: **Change in Tenure, 2010-2019**

	Renter-Occupied	Owner-Occupied
2019	874,365	509,504
2010	802,713	511,485
2010 - 2019 Change	71,652	-1,981
% Change	**8.9%**	**-0.4%**

Source: U.S. Census Bureau; ACS, 2019 and 2010 ACS 5-Year Estimates, Table B25032

This continued shift in tenure towards rentals is due in large part to the construction of primarily rental units as well as continued conversions of owner-occupied single-family dwellings to rentals. This includes a loss of almost 5,000 owner-occupied single-family (detached and attached) units and a simultaneous increase of over 10,000 in renter-occupied single-family units. Conversion of single-family homes to rentals continues a trend that began during the Great Recession and foreclosure crisis in the latter part of the prior decade, whereby homes were often bought by corporate investors (such as private equity firms and hedge funds) and turned into rental properties. See Table 1.18 to see the change in tenure by size of structure.



Table 1.18: **Tenure by Size of Structure, 2010-2019 Change**

	Owner-Occupied		Renter-Occupied		Total	
	Units	**Percentage**	**Units**	**Percentage**	**Units**	**Percentage**
1 unit detached	-2,386	-0.6%	7,549	6.2%	5,163	1.0%
1 unit attached	-2,545	-7.1%	2,686	5.9%	141	0.2%
2 units	101	1.5%	3,188	10.9%	3,289	9.2%
3 or 4 units	-71	-1.1%	3,173	4.4%	3,102	4.0%
5 to 9 units	1,864	26.7%	3,360	3.1%	5,224	4.5%
10 to 19 units	-156	-1.5%	3,947	3.3%	3,791	2.9%
20 to 49 units	740	5.3%	12,010	7.6%	12,750	7.4%
50 or more units	1,166	6.0%	34,874	24.5%	36,040	22.3%
Mobile home, or Boat, RV, van, etc.	-675	-10.3%	690	31.5%	15	0.2%
Total Occupied	**-1,962**	**-0.4%**	**71,477**	**8.9%**	**69,515**	**5.3%**

Source: U.S. Census Bureau; ACS, 2019 and 2010 ACS 5-Year Estimates, Table B25032

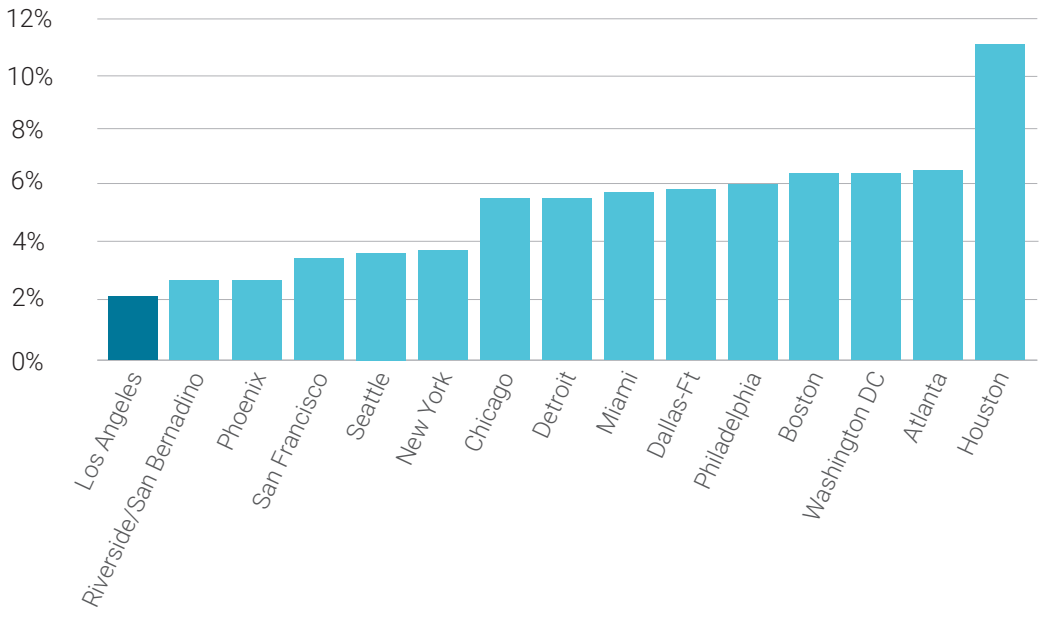
Ownership trends vary significantly by age and race/ethnicity. Homeownership is becoming particularly out of reach for younger families, with a 13% decline in the number of owner-occupied households headed by individuals under 45 years old since 2010. With regards to race and ethnicity, the number of Black homeowners has decreased by 11%, while the number of Asian homeowners increased by 14% and Latinx by 4%. White homeownership fell by about 1%, while White renters increased by 14%.

Vacancy Rate

For a housing market to function smoothly, a healthy amount of vacant units are needed. Too low of a vacancy rate means demand is outstripping supply and housing prices therefore typically rise.

The Los Angeles region has had very low vacancy rates for a long time. Prior to COVID-19 (1Q 2020), the Los Angeles metro area had the second lowest rental vacancy rate in the United States and the lowest of major metropolitan areas (2.3%—see Chart 1.10). Vacancy rates have risen since then, as they have in many major cities, due in part to the COVID-19 pandemic.[10] The first quarter vacancy rate of 5.5% is the highest in the last six years. The rise in vacancies since 2020 has coincided with a recent decrease in rents in Los Angeles and many other high-cost cities where vacancies have risen.

Chart 1.10: **Vacancy Rates by Metropolitan Statistical Area | 2020 Q1**



Source: US Census Bureau, Current Population Survey/Housing Vacancy Survey, April 2020

10. As of the publication/writing of this document, it is still unclear what the long-term impacts of the COVID-19 pandemic will be on vacancy rates in the City.

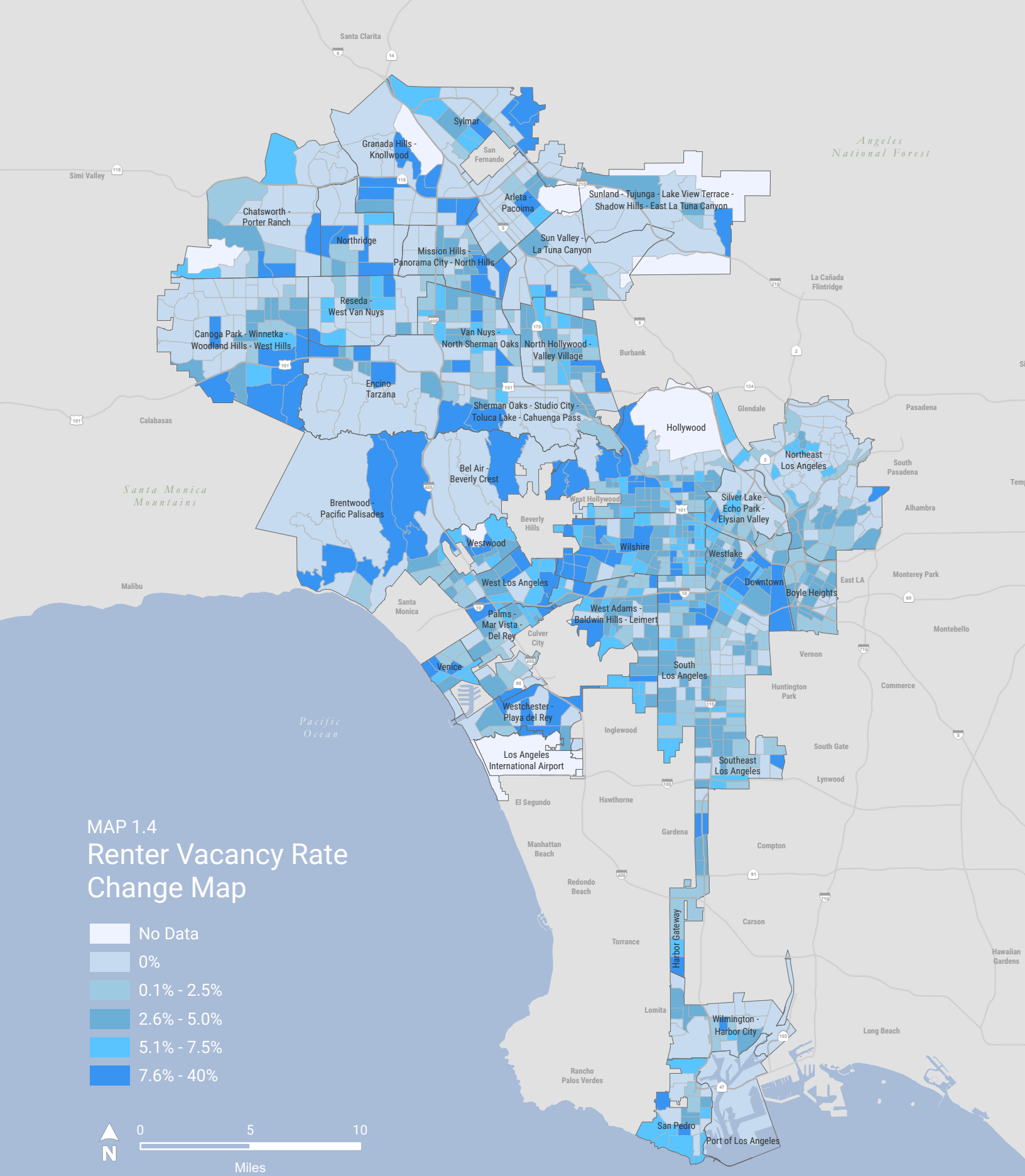
In the 5-year period prior to the COVID-19 pandemic, the rental vacancy rate was 3.7%. The distribution of rental vacancy rates throughout the City are shown in the Map 1.3. Analysis conducted by HCIDLA shows vacancies are lowest among rent stabilized and older housing units. Newer units have higher vacancy rates due in part to the lag time in lease-up, as well as the often higher rents found in new construction as compared to older housing stock.

Vacancy is the result of different factors, including the natural turnover of units, but also use for other purposes (e.g., short term rentals). About one-half of all vacant units in Los Angeles are actively for rent or for sale, or already rented or sold but not occupied (see Table 1.19). The "seasonal, recreation or occasional use" vacancy category has increased most from 2010 to 2019, while the "for rent" category has decreased the most. The rental vacancy rate in the ACS (reported above) is the proportion of the rental inventory which is vacant "for rent."

Table 1.19: **Vacancy Status by Housing Type**

Housing Type	Total	Percent
For rent	34,278	31.4%
Rented, not occupied	9,998	9.2%
For sale only	5,636	5.2%
Sold, not occupied	4,500	4.1%
For seasonal, recreational, or occasional use	13,850	12.7%
For migrant workers	92	0.1%
Other vacant	40,885	37.4%
Total	**109,239**	**100%**

Source: Source: US Census Bureau; American Community Survey; 2019 and 2010 ACS 5-Year Estimates, Table DP02.



MAP 1.4

Renter Vacancy Rate Change Map

- No Data
- 0%
- 0.1% - 2.5%
- 2.6% - 5.0%
- 5.1% - 7.5%
- 7.6% - 40%

N

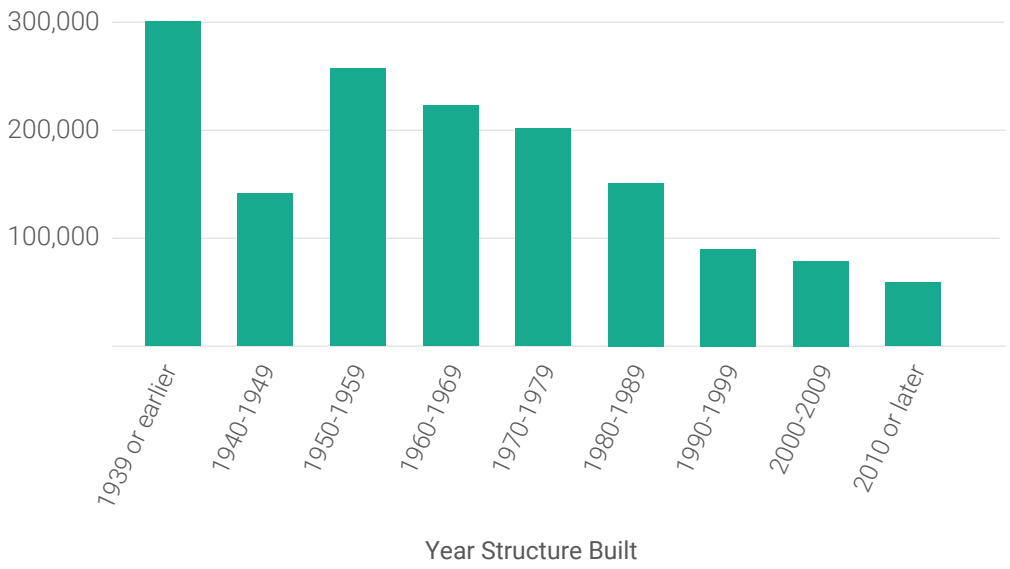
0 5 10

Miles

Age and Condition

Nearly half of the City's housing stock was built prior to 1960 and is now over sixty years old. Approximately one in five housing units (20%) were built before 1939 (See Chart 1.11). The percentage of housing built in the 1990s and 2000s is the lowest of any decade. Rental housing tends to be a bit newer than owner-occupied housing.

Chart 1.11: **Age of Housing Units**



Source: US Census Bureau, American Community Survey 2014-2018

An aging housing stock requires continual maintenance and is more likely to have significant habitability issues. For example, housing built prior to the 1940s is more prone to have lead paint, mold, and other hazards that can cause significant neurological and respiratory health issues, especially for younger children aged 1 to 5. Older housing is also likely to have significant structural issues and inadequate or unsafe plumbing and electrical systems.

Due to the housing affordability crisis in the City, many residents end up renting unregistered and illegally-constructed units, many of which do not have kitchens and lack proper infrastructure like plumbing. There are also at least 300 single-room occupancies (SROs), also known as residential hotels, with more than 10,000 units (guest rooms) that lack kitchen facilities. In total, nearly 25,000 renter-occupied units in the City do not have a complete kitchen and approximately 7,400 units do not have working plumbing. Many of these units without kitchen facilities are heavily concentrated in the central areas of the City, which historically have a larger share of SROs and residential hotels.

Table 1.20: **Housing Units Lacking Complete Facilities, 2019**

	Owner-Occupied		Renter-Occupied	
	Units	**Percentage**	**Units**	**Percentage**
Plumbing	1,161	0.2%	7,441	0.9%
Kitchen	1,776	0.4%	24,524	2.8%

Source: U.S. Census Bureau; ACS, 2019 ACS 5-Year Estimates, Table B25053

Data from the City's Systematic Code Enforcement Program (SCEP) and Rent Escrow Account Program (REAP) further illustrates the dire habitability issues facing many tenants in the City. Based on 2021 SCEP data, there are over 409 multi-family properties in the City that have severe habitability issues and violations (these properties are referred to as "Tier 2"). Most of these properties are concentrated in the neighborhoods of Westlake, East Hollywood, South Park, Vermont Square, and Florence in South and Southeast Los Angeles. If a property owner fails to respond to and correct habitability violations, the property is put into the Rent Escrow Account Program (REAP) which requires that all rent revenue be used to address outstanding violations. As of late 2020, nearly 700 properties throughout the City have been placed into REAP. These properties are disproportionately located in the central and southern neighborhoods of the City.

Protected units

There are over 620,000 rental units in the City that are regulated by the Rent Stabilization Ordinance (RSO), which limits rent increases, protects tenants from arbitrary eviction, and requires that evicted tenants receive relocation assistance. The RSO covers most multi-family rental properties constructed before October 2, 1978. As shown in the charts , the older core of the City (including the Wilshire, Hollywood, and South Los Angeles areas) have the most RSO units in the City. By Council District, the highest number of RSO units are located (in order) in Districts 13, 10, 4, 5, 1 and 11.

Table 1.21: **Top Ten Community Plan Areas by Number of RSO Units**

Community Plan Area	Total RSO units
Wilshire	87,415
Hollywood	68,359
South Los Angeles	50,739
West Adams/Baldwin Hills/Leimert	42,218
Southeast Los Angeles	37,251
Northeast Los Angeles	33,238
Van Nuys/N. Sherman Oaks	29,133
Westlake	28,624
North Hollywood/Valley Village	25,917
Palms/Mar Vista/Del Rey	25,837

Source: Housing and Community Investment Department of Los Angeles



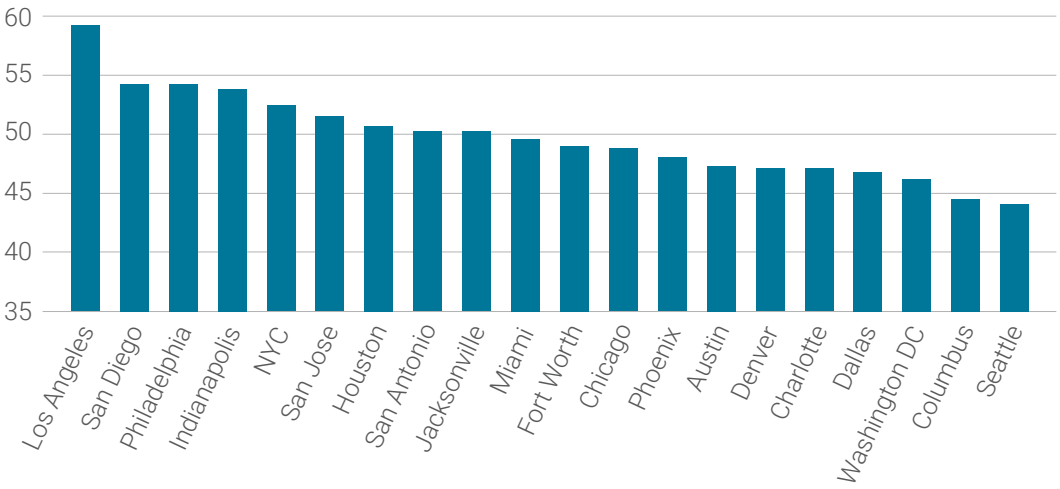
Housing Costs and Overcrowding

Housing is generally the largest single expense facing American households. In Los Angeles, the extremely high cost of housing in relation to incomes is a primary cause of many of the City and region's most intractable problems (see the Executive Summary). Better understanding of these costs, both for rental and for-sale housing, is important to making progress to make more housing affordable and attainable. This section will include analysis of past cost trends and comparisons to other major cities in order to provide perspective to the scale of the affordability crisis in the City.

Cost Burden

While housing costs may be higher in some other major cities, the City of Los Angeles has long been one of the least affordable areas in the country when comparing housing costs to median incomes. When households pay more than 30% of their income for housing costs, they are considered "rent burdened" or "cost burdened" because the amount is considered unaffordable. If the total payment is 50% or more of the household's monthly income the term is "severely cost burdened." In 2019, Los Angeles had a higher percentage of cost burdened renter households (59.2%) than any other major American city (see Chart 1.12.)

Chart 1.12: **Percentage of Rent Burdened Household, Major US Cities**



Source: American Community Survey; 2019 ACS 5-Year Estimates

In Los Angeles, almost 52% of total households are considered cost burdened. The overall percentage of cost burdened households has fallen three percentage points since 2010, but risen slightly for renters and decreased significantly for owners (see Table 1.22). The decrease in owner cost burdens is also seen nationwide and may reflect the large number of over-extended owners that existed in the 2010 data and changes to lending standards put in place since the subprime mortgage crisis.

Table 1.22: **Percentage of Cost Burdened Households by Tenure, 2010 and 2019**

	2010	2019
Renter Occupied	58.0%	59.3%
Owner Occupied	49.9%	39.3%
Total Households	**54.8%**	**51.7%**

Source: U.S. Census Bureau; ACS, 2019 ACS 5-Year Estimates, Tables B25091 and B25070

Households are most at risk of housing instability if they are paying more than 50% of their income for housing costs. In Los Angeles, there are 362,000 severely cost burdened households (27%). About 32% of renters are severely cost burdened and about 19% of owners.

Housing cost burden is most severe for low- and extremely low-income households. Based on the 2013-2017 HUD CHAS Database, there are approximately 45,345 extremely low-income homeowners in the City, of whom 78% are cost burdened and 67% are severely cost burdened. Similarly of the 261,995 extremely low-income renters, 82% are cost burdened and 69% are severely cost burdened.

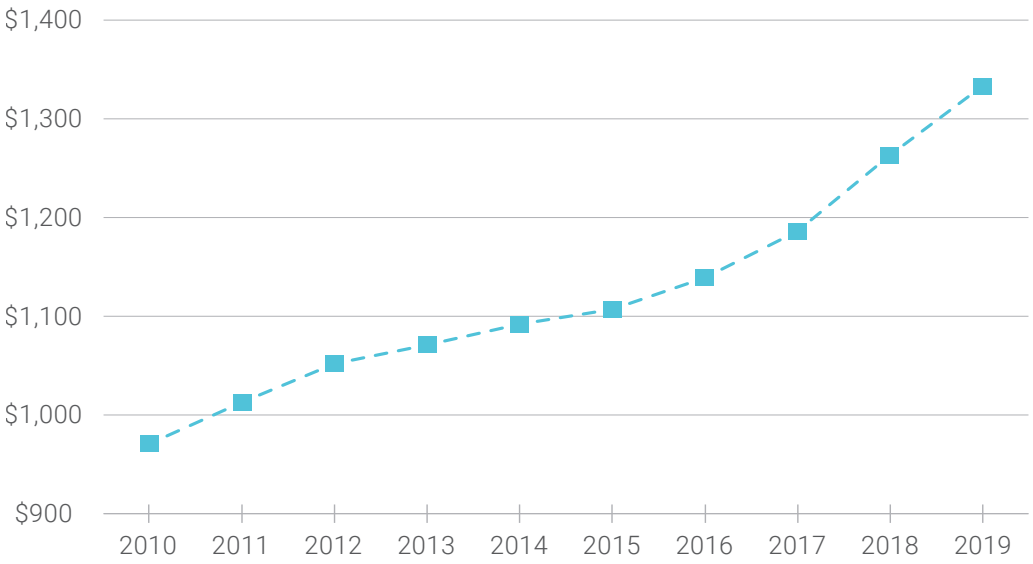


Rents

Rents in Los Angeles have increased significantly since 2010, though have fallen somewhat over the last couple years. There exists a sizable difference between what households in Los Angeles are paying for rent and current market prices for a new apartment. The 2019 Census (ACS) captures what all Angelenos are paying for rent over a 5-Year period. Online listing platforms like Zillow and Zumper maintain current (and historical) listings for thousands of apartments for rent in the City of Los Angeles but not the actual price the apartments are rented for. Since each source has pros and cons, data from both sources are included in this discussion.

The ACS 5-Year median contract rent reflects the monthly rental cost expenses for renters, not counting utilities, during the period of 2015-2019. Chart 1.13 shows the median rent paid by Angelenos has been increasing steadily. The rise in rents has outpaced the rise in wages for renter households. From 2010 to 2019, contract rents in the City increased by 37% while median income of renters increased by 29%. While this continues to add to the renter cost burden, the ratio is not as unbalanced as it had been in the prior decade, when the figures were a 31% increase in rents and 1% increase in incomes.

Chart 1.13: **Median Contract Rent | 2010-2019**



Source: 2010 and 2019 ACS 5-Year Estimates

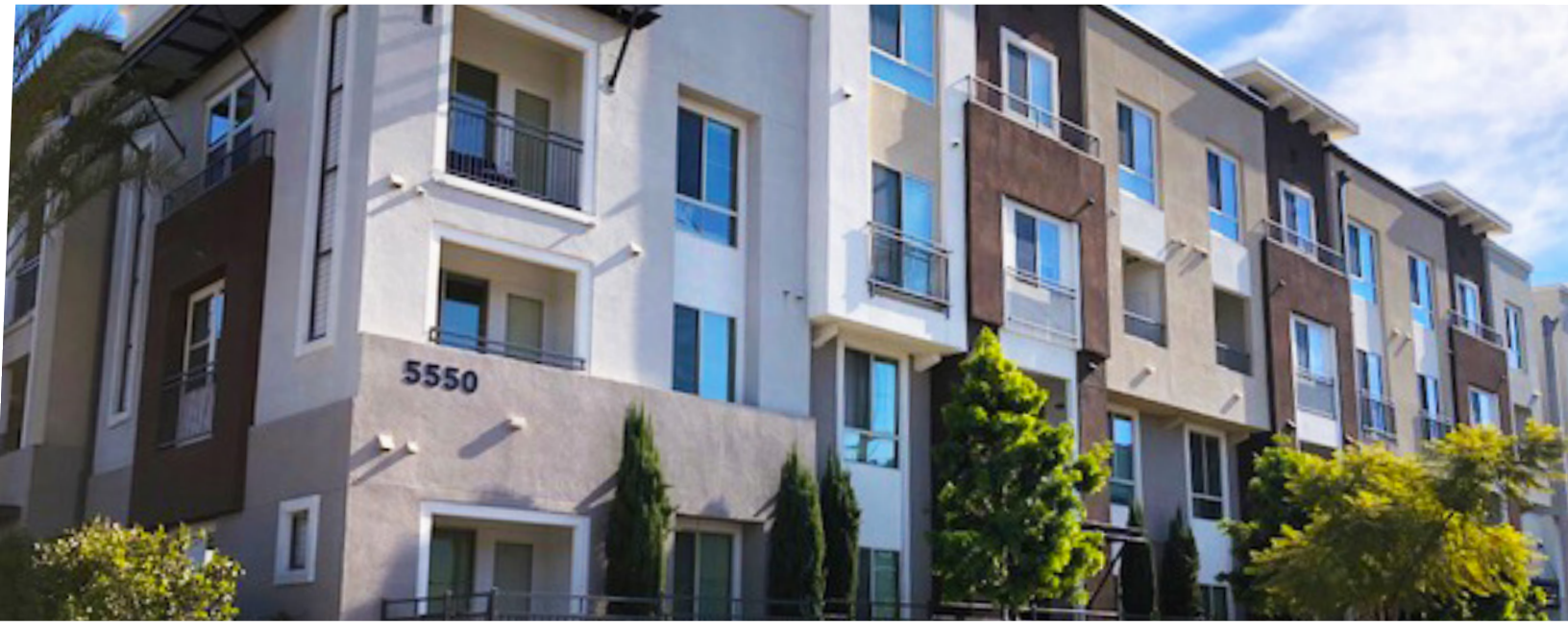
More recent market data shows that asking rents for two-bedroom units have fallen about 17% since highs in 2018, although they appear to be rebounding. The median rent list price for a 2-bedroom apartment in Los Angeles as of June 2021 was $2,750, requiring a household income of about $111,000 annually to be considered affordable, or not cost burdened (Zumper, see Table 1.23). Fewer than 29% of households in the city can afford this median rental rate.

Table 1.23: **Average Rental Listing Prices and Income Needed to Afford Rent**

Unit Size	Average Monthly Rent	Monthly Income Needed to Afford Rent	Annual Income Needed to Afford Rent
Studio	$1,495	$4,980	$59,800
1 Bedroom	$1,995	$6,650	$79,800
2 Bedroom	$2,750	$9,170	$111,000
3 Bedroom	$3,995	$13,320	$159,800
4 Bedroom	$6,750	$22,500	$270,000

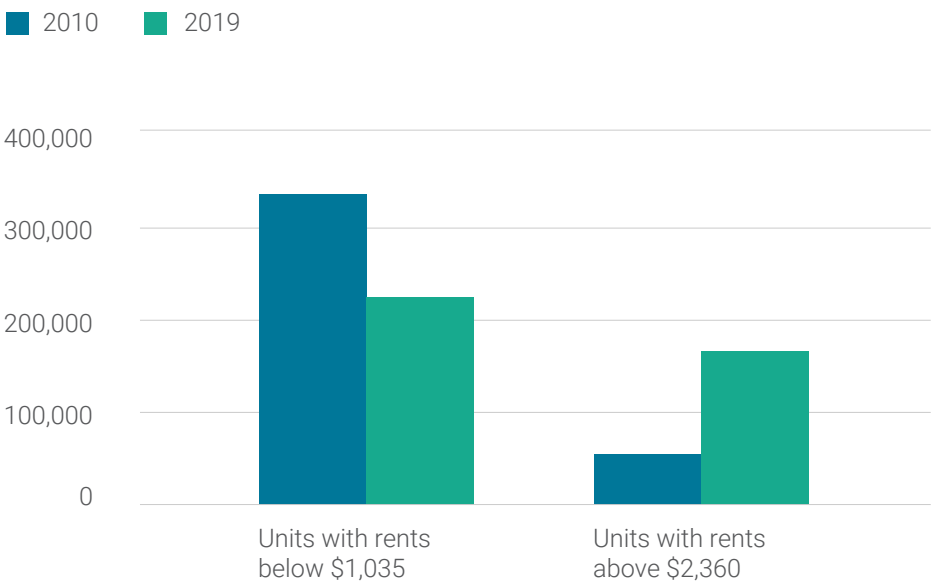
Source: Zumper, June 2021 (based on 3,258 listings)

Note: Income needed to afford rent is based on not paying more than 30% of monthly and annual income for rent.



Since 2010, the City has continued to lose thousands of lower cost rental units. Chart 1.14 shows a net reduction of more than 111,000 units with rents $1,035 from 2010 to 2019 (inflation adjusted). During the same period, almost the same amount of units were added in the category of renting above $2,360. The City has experienced a loss of a number of lower priced rental units that have been reset to market rate upon a new occupancy. Over 8,000 RSO units have been removed from the rental market through the Ellis Act and therefore reflect a portion of the loss.[11]

Chart 1.14: **Number of Rental Units with Contract Rents Above or Below Certain Points | 2010-2019**



Source: 5-Year ACS (2010 and 2019); Inflation Adjusted Dollars

Home Prices

For sale home values (including single-family homes, condominiums and other homeownership typologies) have reached historic levels in mid-2021 to an median price of over $864,000 as of May 31, 2021 according to Zillow.com. To afford this median price a household would need to make at least approximately $130,000 and be

11. HCIDLA Ellis Act Data Analysis, 2014-2020.

able to afford a 20% down payment, or $170,000.[12] Only about 23% of households in Los Angeles earn this amount, and many fewer have the needed down payment. This means that the vast majority of homes that are placed on the for-sale market are well out of reach for most residents. Median home prices have doubled since the lows of the foreclosure crisis in 2012, according to Zillow. Changes in home prices vary greatly in different areas of the City. In order to illustrate differences at a census tract level, changes to median home values from the 2010 and 2019 ACS are hown in the Map 1.5.

Overcrowding

Another direct result of not having enough homes for the population is overcrowding. Many families and individuals find themselves forced to live in crowded conditions due to the mismatch between housing costs and incomes discussed above. According to the Census overcrowding occurs when a dwelling unit is occupied by 1.01 or more persons per room (including bedrooms and living spaces). Severely overcrowded units are defined as those occupied by 1.51 persons or more per room.

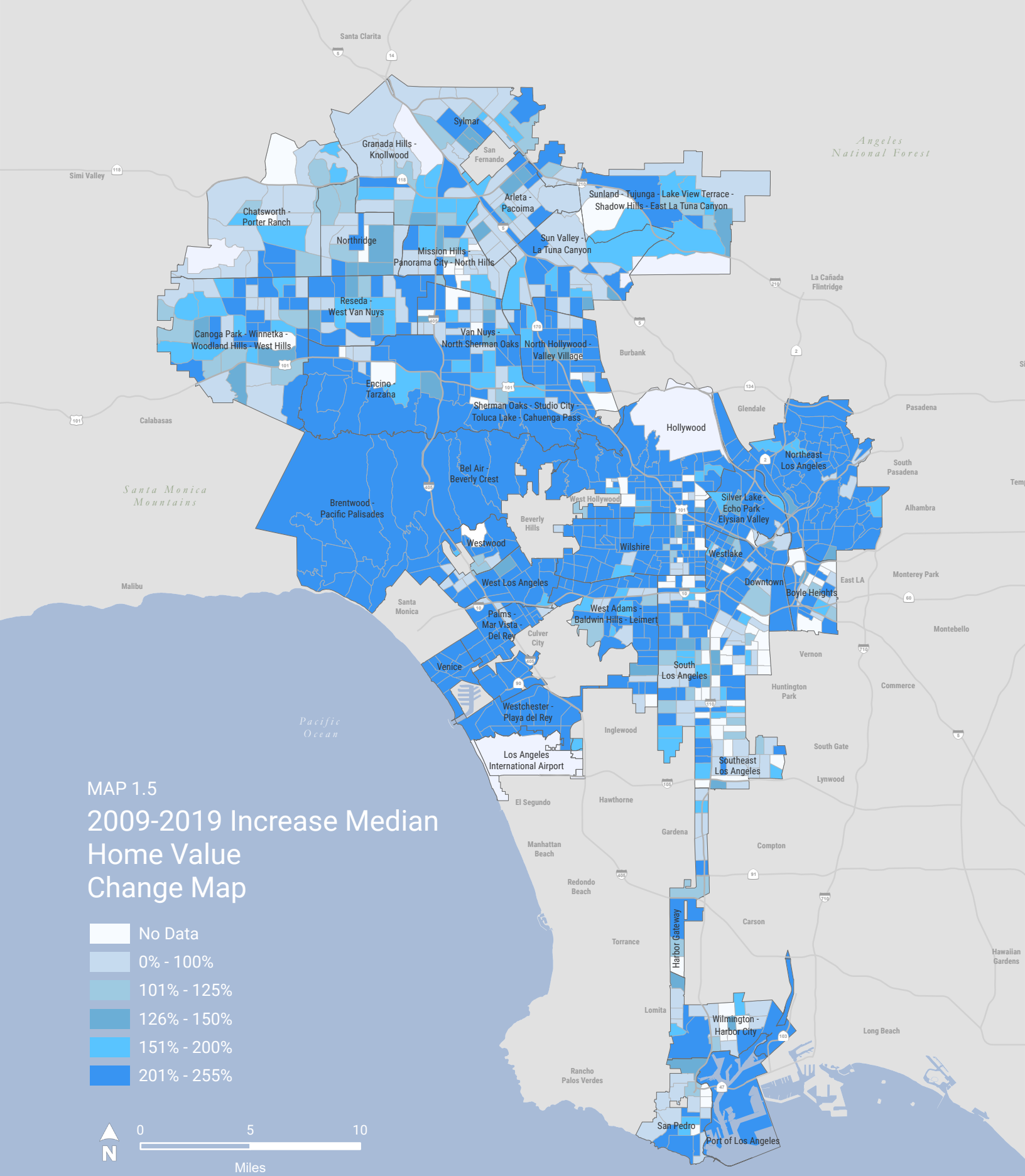
In 2019, nearly 14% of all households in Los Angeles (approximately 270,000) were overcrowded or severely overcrowded, including 17% of all renter-occupied households (approximately 153,000) and 6% of all owner-occupied households (approximately 29,000). About 80,000 renter households (9%) are considered severely overcrowded (see Table 1.24). This is a much higher rate of overcrowding than any other major city in the United States (see Chart 1.15).

Table 1.24: **Overcrowded Households by Tenure**

	Renter-Occupied	Percentage of Renter-Occupied	Owner-Occupied	Percentage of Owner-Occupied
Overcrowding	152,791	17%	29,365	6%
Severe Overcrowding	80,150	9%	8,297	2%

Source: U.S. Census Bureau; ACS, 2019 ACS 5-Year Estimates, Table B25014

12. Nerdwallet Affordability Calculator; Can be accessed here: https://www.nerdwallet.com/mortgages/how-much-house-can-i-afford/calculate-affordability



MAP 1.5

2009-2019 Increase Median Home Value Change Map

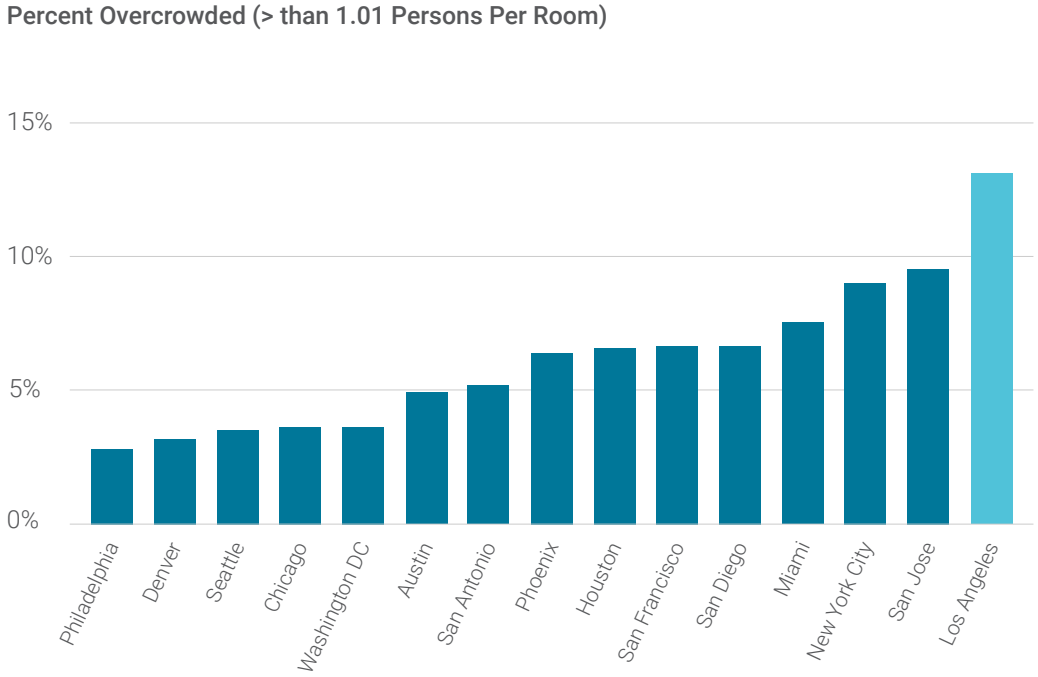
- No Data
- 0% - 100%
- 101% - 125%
- 126% - 150%
- 151% - 200%
- 201% - 255%

N

0 5 10

Miles

Chart 1.15: **Percentage of Housing that is Overcrowded, Major US Cities**

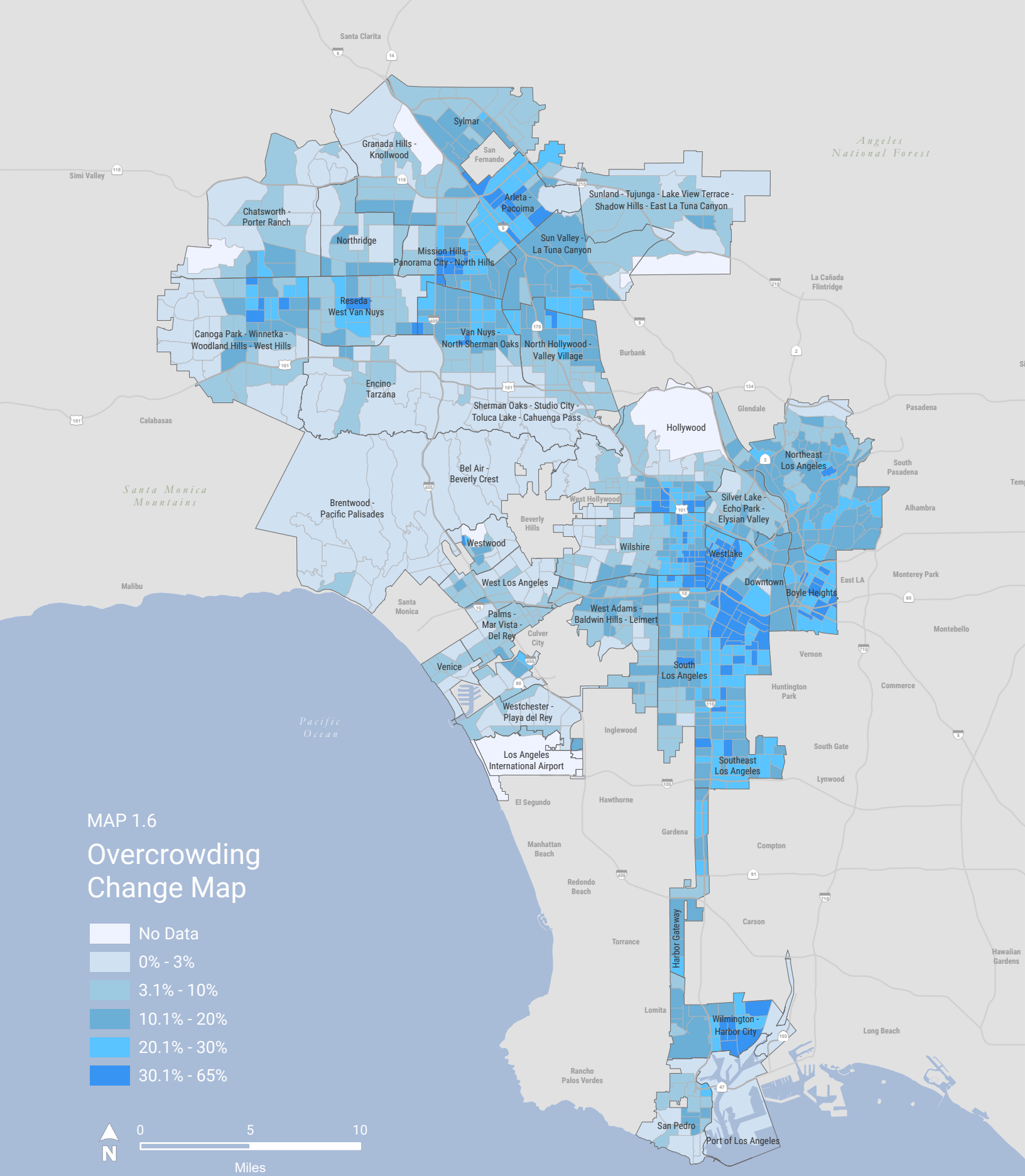


Source: US Census Bureau ; American Community Survey; 2018 ACS 5-Year Estimates,Table B11001

Overcrowding significantly contributes to health and education inequities. Health experts believe that overcrowded conditions in the City facilitated the spread of the COVID-19 virus during the recent viral pandemic that began in early 2020.[13] Latinx and Black communities in the City disproportionately experienced high COVID-19 infections and mortality rates, due a number of compounding factors, including overcrowding.[14] Communities where the highest proportions of residents are experiencing overcrowding are shown on Map 1.6.

13. The neighborhoods where COVID collides with overcrowded homes," CalMatters, June 26, 2020. https://calmatters.org/projects/california-coronavirus-overcrowded-neighborhoods-homes/

14. See also "When coronavirus invaded their tiny apartment, children desperately tried to protect dad," ***Los Angeles Times,*** January 29, 2021


Santa Clarita
Simi Valley
Angeles National Forest
Sylmar
Granada Hills - Knollwood
San Fernando
Arleta - Pacoima
Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
Chatsworth - Porter Ranch
Northridge
Mission Hills - Panorama City - North Hills
Sun Valley - La Tuna Canyon
La Cañada Flintridge
Reseda - West Van Nuys
Canoga Park - Winnetka - Woodland Hills - West Hills
Van Nuys - North Sherman Oaks
North Hollywood - Valley Village
Burbank
Encino - Tarzana
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Glendale
Pasadena
Calabasas
Hollywood
Northeast Los Angeles
South Pasadena
Santa Monica Mountains
Bel Air - Beverly Crest
Brentwood - Pacific Palisades
West Hollywood
Silver Lake - Echo Park - Elysian Valley
Alhambra
Beverly Hills
Westwood
Wilshire
Westlake
Monterey Park
Malibu
West Los Angeles
Downtown
East LA
Boyle Heights
Santa Monica
Palms - Mar Vista - Del Rey
West Adams - Baldwin Hills - Leimert
Culver City
Montebello
Venice
Vernon
South Los Angeles
Huntington Park
Commerce
Pacific Ocean
Westchester - Playa del Rey
Inglewood
South Gate
Los Angeles International Airport
Southeast Los Angeles
Lynwood
El Segundo
Hawthorne
Gardena
Manhattan Beach
Compton
Redondo Beach
Carson
Harbor Gateway
Torrance
Hawaiian Gardens
Lomita
Wilmington - Harbor City
Long Beach
Rancho Palos Verdes
San Pedro
Port of Los Angeles
MAP 1.6
Overcrowding Change Map
No Data
0% - 3%
3.1% - 10%
10.1% - 20%
20.1% - 30%
30.1% - 65%
N
0
5
10
Miles

The Regional Housing Needs Assessment (RHNA)

The amount of housing the City of Los Angeles is obligated to plan for depends highly on its Regional Housing Needs Assessment (RHNA) allocation. The RHNA allocation is set by the California Department of Housing and Community Development (HCD) and distributed by the Southern California Association of Governments (SCAG). Every eight years HCD allocates a regional housing target for each region in the State. SCAG is then responsible for allocating a share of the regional housing target to each local jurisdiction within the Southern California region. The 6th RHNA allocation cycle covers the planning period from October 2021 to October 2029.

In the previous 5th Housing Element cycle, projected household growth was used to determine a jurisdiction's allocation. In this cycle, existing unmet housing needs, taking into account factors such as overcrowding and cost burden, were included to better account for the housing deficit. These new factors resulted in significantly larger 6th RHNA cycle allocations

Table 1.25: **Regional Housing Needs Assessment**

	2013-2021 Allocation	**2021-2029** Draft
SCAG Region	421,137 units	1,341,827 units
Los Angeles	82,002 units	456,643 units
Lower Income Units (0-80% Area Median Income)	32,862 units	184,721 units

Source: SCAG and Los Angeles Department of City Planning

The City's 2021-2029 RHNA allocation of 456,643 units is five times greater than the previous allotment and represents approximately 34% of the region's total share. Under State Housing Element Law, local jurisdictions must show that they have adequate land zoned to accommodate the RHNA allocation, or must rezone within three years in order to accommodate the assigned allocations. The methodology used to identify these sites is described in Chapter Three.

In addition to planning for market rate development, roughly 40%, or 184,721 units, of the RHNA allocation are dedicated to planning for lower-income housing (0-80% Area Median Income). This target is also significantly greater than the previous cycle's targets. See the 5th vs. 6th Cycle comparison in Table 1.26 . The RHNA allocation is further segmented into four income categories based on area median income (AMI) according to the chart . The total units are divided by income level as follows: approximately 25.4% Very Low Income, 15.1% Low Income, 16.5% Moderate Income, and 43.1% Above Moderate Income. State law also requires the City to identify the projected need for extremely low-income housing. The City assumes that 50% of the very low-income housing need is equal to the extremely low-income housing need. As such, there is a projected need for 57,989 extremely low-income housing units.

Table 1.26: **RHNA Targets and Progress for 5th and 6th Housing Element Cycles**

Income Level	**2014-2021** RHNA Goal*	**2014-2020** Total Units Permitted	**2014-2020** Average Units Permitted/	**2021-2029** Draft Allocation	**Units/Year Needed to Meet 21-29 RHNA**	**Annual Percentage Increase Needed**
Very Low Income*	20,427	7,012	1,002	115,978	14,497	1347%
Low Income*	12,435	3,727	532	68,743	8,593	1514%
Moderate Income	13,728	827	118	74,091	9,261	7739%
Above Moderate Income	35,412	92,407	13,201	196,831	24,604	86%
Total	**82,002**	**103,973**	**17,329**	**456,643**	**57,080**	**229%**

Source: Permit Data Department of City Planning

** The RHNA goal is for the period between January 1, 2014 to October 1, 2021.*

As described in Chapter 2, the City has limited funding for the construction of Affordable Housing, which means that achieving the RHNA allocation would require substantial legislative reform and public subsidy. A 2019 joint report by the Departments of City Planning and Housing + Community Investment, along with the Office of the Chief Administrative Officer, estimated that approximately $3.8 billion in City funds per year and $12 billion in private, state and federal funding would be needed per year to ensure full project financing for the buildout of the RHNA.[15] As this funding is not available, the City is constrained by its financial resources.

The following chart quantifies the units anticipated through implementation of all of the Housing Element programs by income and by type of program. The estimate of the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period is called "quantified objectives" under state law. These objectives do not represent a ceiling on development, but rather set a reasonable target goal based on needs, resources, and constraints. The quantified objectives for new construction are compared to the RHNA goals in Table 1.27.

Table 1.27: **Quantified Objectives for New Construction vs. RHNA Goals**

	Extremely Low Income*	Very Low Income*	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	21,000	12,000	29,000	10,000	247,000	310,000
RHNA GOALS	57,989	57,989	68,743	75,091	196,831	456,643

**Note: Extremely Low Income and Very Low Income goals reflect a split of the Very Low income RHNA allocation*

As shown in Table 1.27 above, the City estimates that, under current assumptions, it will likely be unable to meet its total RHNA targets for new construction. The City is projected to fall short at the affordable (120% AMI) income ranges, but meet the above moderate (market-rate) production levels. While the RHNA allocation suggests that almost 260,000 units affordable to households earning less than 120% AMI will be needed, it is anticipated that approximately 62,000 affordable units may be constructed within the eight year RHNA period at this range (about 34% of the target). This is a reflection that total housing needs for lower and moderate income households greatly

15. Office of the City Clerk, City of Los Angeles. ***Comments on the 6th Cycle Regional Housing Needs Assessment Methodology.*** https://clkrep.lacity.org/onlinedocs/2019/19-0773_misc_10-25-2019.pdf

exceeds the ability to meet those needs with existing financial resources and incentives. However, it is important to highlight that this Housing Element is projecting a significant increase in housing production at all income ranges compared to prior cycles, due in part, to many of the Programs identified in Chapter 6.

The total projected quantified objective for new construction is based on the amount of housing development potential identified in the adequate sites analysis in Chapter 4 (266,647), along with an increase based on the RHNA Rezoning Program and other Housing Element Programs anticipated to be accomplished during the period (see Chapter 6). The adequate sites figure reflects an analysis of available land, constraints, reasonable development potential, and potential housing projects in the development pipeline. The figures for the affordable income categories are based on the approximate percentages of affordable housing being proposed in housing entitlement applications the last two years (2019-20), broken out by income categories, adjusted based on anticipated fluctuations based on future funding and incentive programs. Objectives for Moderate income units are based on already planned and approved projects, ADUs and public land programs described in Chapter 4 as well as an estimate of market rate new construction. Housing needs and implementation programs described in Chapter Six also help inform the amount of lower and moderate income housing that can potentially be developed through a coordinated effort.



In addition to the required RHNA allocation, the City intends to rehabilitate and conserve/preserve existing housing stock (see Chart 1.28). Rehabilitation includes light, moderate and substantial physical rehabilitation of existing housing units in order to improve the condition of the housing units, including through the Systematic Code Enforcement Program (SCEP). Conservation includes the preservation of existing housing through activities that prevent the loss of housing units, such as zoning provisions that allow for legalization of residential uses, funding strategies and preservation of affordable housing at risk of losing government subsidies and converting to market rate housing. Units that are listed for rehabilitation may also be counted as units under conservation/preservation and vice-versa.

Table 1.28: **Quantified Objectives for Rehabilitation and Conservation/ Preservation vs. RHNA Goals**

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Rehabilitation	280	280	280	*800,000	800,840
Conservation/ Preservation	1,084	2,904	250	250	4,488
RHNA Goals	**115,978**	**68,743**	**75,091**	**196,831**	**456,643**

**The figure refers to the number of housing units inspected every four years as part of the Systematic Code Enforcement Program, which results in compliance with maintenance, use and habitability codes. The exact income break-down of these units is not collected, so all were placed in Above Moderate.*

In addition to the housing units reflected in the above tables, the City is committed to implementing a number of programs that preserve and maintain significant additional housing that cannot be quantified using the State's definition. These include the maintenance and conservation of multi-family buildings by preserving residential and SRO hotels, completing urgent repairs and enforcing nuisance abatement. In addition, these numbers do not reflect the funding and maintenance of short-term housing for homeless persons or rental subsidies provided through various U.S. Department of Housing and Urban Development (HUD) funding sources.

Reference Chapter Four, Five, and Six for more information on Site Selection, RHNA progress and Rezoning programs.

Summary of Housing Element Assessment of Fair Housing

The need to build a more just and equitable Los Angeles has never been more urgent nor more opportune. Mass mobilizations around racial justice have heightened the awareness of structural racism in urban planning and policy making. Skyrocketing homelessness and a growing affordability crisis has forced cities to reimagine how to accomodate more housing and identify strategies for ending exclusionary zoning. And in the midst of the COVID-19 pandemic, all levels of government have enacted renter protection and support programs that seemed impossible just a year prior.

The imperative to change housing policy is in direct response to decades of discrimination and racial segregation, inequitable zoning practices, lack of tenant protections, and unjust patterns of investment and disinvestment. Although Los Angeles is a diverse city and home to people from over 140 countries who speak 224 languages, racial and ethnic segregation remains highly entrenched throughout the city, leading to inequitable access to job centers, high performing schools, and environmentally healthy neighborhoods. Seventy years ago the patterns of racial, ethnic, and economic segregation were established by law through financial practices like redlining and restrictive covenants and today these patterns are perpetuated through zoning, inequitable investment, and housing discrimination. By planning for land use reforms and tenant protection policies and programs, the Housing Element can address these historic and ongoing patterns of inequity and create a blueprint for a more inclusive, equitable, and prosperous city.

The Affirmatively Furthering Fair Housing Assessment includes an analysis of the disproportionate housing needs, segregation patterns, and disparities in access to opportunity by race, income, disability and familial status using data from HCD and the American Community Survey (See Appendix 1.1, forthcoming). A summary of the results, included below, illustrate that reducing racial and economic disparities, increasing access to accessible housing for people with disabilities, and designing housing for various family configurations must be the cornerstones of future housing policies in the city.

AFFH Data Findings

Summary of Findings by Race and Ethnicity:

Housing insecurity affects Latinx, Black, and Asian communities distinctly.[16] The Latinx community has the lowest median income (slightly over $36,500), lowest rates of homeownership (28%), highest rates of overcrowding (26%), largest average household size (3.67), and second highest rate of rent burden (48%). The Black community has similarly high rates of rent burden (55%) and the second lowest median incomes behind Latinx households (at $41,500), and the second lowest homeownership rate (29%). However, unlike Latinx households, Black households have a smaller average household size (2.24) and are not as impacted by overcrowding, with only 5% of households considered overcrowded. Black households are, however, more likely to be impacted by homelessness, more likely to rely on public transit and more likely to have a disability than any other racial group in the city. More than 20% of Black households do not have access to a vehicle (compared to 13% of Latinx and Asian residents and 9% of white residents) and 17% of Black residents have a disability (compared to 8% of Latinx residents, 10% of Asian residents, and 11% of white residents). The rate of Black

16. All statistics are based on ACS 2019 1-Year Summary Data



homelessness is most alarming with over 38% of the unhoused population identifying as Black compared to just 8% of the overall population.

Among the Asian community, there are significant disparities by ethnicity. For example, Filipino and Korean households have significantly lower per capita income than Chinese households ($39,334 and $38,671 respectively compared to $48,503) and much higher rates of overcrowding (14.7% and 10.9% compared with 5.9%). Compared to the Filipino population, Chinese and Korean residents are more likely to live in poverty and rely on public transit. Nearly 20% of Korean residents and 15% of Chinese residents do not have access to a vehicle, compared to 6% of Filipino residents, and the poverty rate of Koreans and Chinese residents is over twice that of Filipino residents (20% and 18% respectively compared to 7%). These differences speak to the need to develop specific and catered strategies to meet the unique needs of each racial and ethnic group. Understanding the nuanced needs by race and ethnicity, including within each ethnic group, will become increasingly important as the city plans for the growing Latinx and Asian populations and develops policies and programs to slow the exodus of Black residents from the city.

Analyzing dissimilarity and isolation indices—key demographic measurements of segregation—further reveals the entreched level of racial segregation in the city. They help determine what percentage of a racial and ethnic group would need to move in order to have a distributive population across the city. Black/white and Latinx/white groups each surpass the dissimilarity index threshold score of 60 defining them as highly segregated. Although segregation patterns between Black and white residents have declined since the 1990s, they still remain the largest segregated group in the city. The decreased levels of Black segregation may be less due to increased integration and more due to displacement and out-migration. Since 1990, the share of the Black population has declined by over 35% and nearly 154,000 fewer Black people live in Los Angeles today than did 30 years ago. For Latinx residents, while they have accounted for the largest growth in population within the past three decades, the Latinx/white dissimilarity score has essentially remained the same demonstrating the current pathway towards integration is inadequate. The isolation index scores reinforce comparable findings with the Latinx population having the highest level of isolation of any racial group and steadily increasing within the past four decades. And while the white isolation score has declined during the same period, the City's white residents still rank second highest in isolation.

Economic segregation combined with racial segregation results in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) defined by HUD as census tracts with a majority non-white population and at the minimum 40% of individuals live at or below the poverty line. Geographically concentrated and racialized poverty has increased substantially since the 1990s and the city now has a greater share of the population living in R/ECAPs than the rest of the metropolitan region. Approximately one in five Black and Latinx residents in the city live in areas considered High Segregation and High Poverty by HCD's Opportunity Map and 15% live in R/ECAPs.

As discussed in a recent paper published by the U.S. Housing and Urban Development Department, Racially or Ethnically Concentrated Areas of Poverty are enabled and perpetuated through the ongoing segregation of white, affluent residents who have historically used their influence and privilege over land use and zoning to maintain exclusive neighborhoods and form what are called Racially Concentrated Areas of Affluence (RCAA).[17] Approximately 18% of the census tracts in the city have a majority white population and a median income more than twice that of the rest of the city. As detailed in Chapter 4, approximately 95% of the residentially developable land in these census tracts is zoned for single-family uses, thereby prohibiting multi-family housing, supportive housing or group housing that command lower rents and can house lower-income individuals and families. The presence of these Racially Concentrated Areas of Affluence, which have some of the highest performing schools, greatest access to employment, and greatest access to environmental health, reinforce power imbalances and inhibit the equitable redistribution of resources and amenities.

As a result, neighborhoods that are majority Black and Latinx have lower performing schools, less access to employment, and higher levels of environmental contamination than majority white neighborhoods, and white residents are more likely to live in higher resource areas. Approximately 65% of the white population live in High or Highest Resource areas (as defined by HCD) compared with 41% of Asian residents, 18% of Black residents, and 13% of Latinx residents.

The racial disparities between white and non-white households is evident in the city of Los Angeles. Robust housing policies backed by AFFH analyses will be required to halt and reverse the ongoing trends of Black households rapidly exiting the city, Latinx households continuing to enter the city but remain isolated from white neighbors, and white households almost exclusively thriving in areas of affluence. Racial segregation has clear consequences in harming key qualities of life for lower-income, Black, Indigenous and People of Color (BIPOC) while the majority of the city's benefits remain with affluent white households. As discussed more in the contributing factors section of this appendix, ongoing segregation and racialized disparities in access to opportunity is due to exclusionary zoning and land use, a lack of affordable housing, overinvestment in RCAAs and a lack of investment in lower-income, non-white neighborhoods. Evictions and displacement further exacerbate racial inequality and limit the ability of lower-income, BIPOC residents to benefit from greater neighborhood investment.

Summary of Findings by Income:

The majority of Angelenos are considered lower-income and the city has a higher proportion of extremely low-income people and people in poverty than the rest of the metro region. Over half (55%) of the households in the city are considered lower-

17. Goetz, Edward et al, "Racially Concentrated Areas of Affluence: A Preliminary Investigation" . The Fair Housing Act at 50. Volume 21 No 1 https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/article4.html

income (meaning they have incomes below 80% of the area median) and 23% are considered Extremely Low-Income (ELI) (meaning they have incomes below 30% of area median). Not surprisingly, low-income people have the highest rates of housing insecurity and over 68% of ELI households spend more than half of their income on rent.

The city's collapse of the aerospace industry in the 1990s led in large part to the exodus of many middle-income jobs. As a result, neighborhood-level income disparities have increased throughout the city, with a greater proportion of people living either in high poverty neighborhoods or very affluent neighborhoods. Then most recently, the severe economic impact of the COVID-19 pandemic and the subsequent uneven economic recovery threatens to further exacerbate these trends. Pockets of concentrated wealth are primarily located in West Los Angeles and the West and South San Fernando Valley. In contrast, the greatest concentrations of low and moderate-income households are located in South Los Angeles (particularly Southeast Los Angeles), Boyle Heights, Westlake/Pico Union, Chinatown, and parts of the San Fernando Valley including Pacoima, Panorama City, and Van Nuys.

Economic segregation primarily results in disparities in access to opportunity which perpetuates existing and generational poverty. Over half (58%) of low and moderate-income households in the city live in areas defined by the State of California as "Low Resource" or "High Segregation and Poverty" and nearly two thirds (65%) of people in poverty live in these areas. At the regional level, low and moderate-income residents have slightly more access to higher resource areas than they do within the City of Los Angeles.

It is important to note that while economic and racial segregation are highly correlated, racial segregation is more pronounced than economic segregation in the city (based on statistical indices) and research shows that economic factors alone cannot account for the extreme racial disparities described.

Summary of Findings for People with Disabilities

Approximately 10%, or nearly 400,000 residents, have a disability and live in a non-institutional setting in the city. The three largest disability types are ambulatory (26%), independent living (20%), and cognitive (19%). Households with one or more people with disabilities often face significant financial difficulties that limit their ability to find suitable housing. Nearly two-thirds of working-aged people with disabilities in the city are not in the workforce and those who are working have median earnings that are 27% lower than individuals without disabilities. Based on State data, only 16% of people with developmental disabilities work and earn an annual income of just $10,317. As a result of lower labor market participation, lower incomes, ongoing discrimination and ableism, people with disabilities have much higher rates of poverty and are more likely to be homeless.

Although people with disabilities live throughout the city, nearly half of people with disabilities (49%) live in designated Low Resource or High Segregation and High

Poverty areas. Most notably, the Skid Row neighborhood of Downtown has a far higher concentration than any other neighborhood of the city, with nearly 45% of residents in the southern portion of Skid Row living with a disability. Many of the residents in Skid Row are unhoused and based on the 2020 Point in Time Count, 38% of unhoused residents living in Skid Row had a serious mental illness, 26% had a physical disability, and 18% had a developmental disability. Because the majority of unhoused residents in Skid Row are also Black, addressing the housing needs of this community requires addressing the ongoing and intersecting role of racism (particularly anti-Black racism), ableism, and classism in housing and service provision.

The disproportionate concentration of people with disabilities in lower resource areas of the city is due both to more accessible housing built in these areas and to a lack of affordable accessible housing in the Higher and Highest resource areas. Of the nearly 2,500 permanent supportive housing units financed through proposition HHH, 76% are located in Low Resource or High Segregation and High Poverty areas. Increasing access for people with disabilities to higher resource areas with higher performing schools is particularly important in order to reduce educational disparities. As detailed in the City's 2018-2023 Assessment of Fair Housing (AFH), people with disabilities have low levels of academic achievement and face significant barriers accessing needed educational services.

Summary of Findings by Household Size and Type

Of all household types, elderly households and large family households have the highest rates of cost burden at 65% and nearly 60%, respectively, and are the most likely to be low-income. However, while elderly households and large family households have higher rates of housing insecurity, small families and other non-family households (which include non-elderly people living alone or with roommates) still make up the majority of lower income households. Together, they constitute 64% of the total extremely low-income population.

Single-parent households also face significant financial challenges and have a poverty rate nearly triple that of two-parent households (38% compared to 13%). Single-parent households are very common in the city and found in nearly all neighborhoods, but are more concentrated in South Los Angeles. The spatial concentration of single-parent households results in lower access to opportunity. Nearly one-third (30%) of children in single-parent households live in High Segregation and High Poverty areas while only 17% of single-parent households live in High or Highest resource areas.

Large family households are primarily concentrated in the Northeast Valley (including Pacoima and Arleta) and Southeast LA. As discussed previously, these areas are majority Latinx and have higher rates of overcrowding, substandard housing conditions, and lower access to opportunity. Many larger family households also include adult children living with their parents and more than half (54%) of the households live in Low Resource or High Segregation and High Poverty areas.

Summary of Additional Analysis Including Displacement

The city has recently seen an increase in Rent Stabilization Ordinance (RSO) complaints, Ellis Act evictions, and tenant buyout filings. For example, RSO complaints have increased by nearly 40% from 2015 to 2019 and the number of RSO demolitions doubled during the same time period. These trends demonstrate a spike in new development and real estate speculation, which often results in the demolition or remodeling of RSO units and the displacement of long-term tenants to capitalize on rising market rents.

Displacement is often a neighborhood-level phenomenon sparked by changing preferences among higher income people that move into lower income areas and change the financial landscape and/or increased private or public investment (such as public transit, green space, or commercial revitalization efforts). Although the city has not yet developed a methodology to evaluate neighborhood-level displacement risk, initial research by the LAHD and by the Urban Displacement Project suggests that certain neighborhoods in the central part of the city (including East Hollywood, Pico Union, and Westlake), South LA (including West Adams, Leimert Park, and Jefferson Park) and East/Northeast LA (including Lincoln Heights, Glassell Park, and Boyle Heights) experience some of the greatest displacement pressures. As described in Program 122 in Chapter 6, the city will be conducting a more thorough analysis of displacement and integrating the results in new or enhanced tenant rights and land use policies.

The need for stronger anti-displacement policies is even more urgent now due to the disproportionate impacts of the COVID-19 pandemic and the ongoing economic vulnerability experienced by many low-income Black, Indigenous and People of Color in the city. Data from the 2021 Emergency Rental Assistance Program (ERAP) indicates that tenants owe nearly $500 million in back rent. Latinx tenants reported the greatest share of back rent at over $149 million and larger families also appear disproportionately impacted by the pandemic. Federal, State and local eviction protections combined with rental assistance and unemployed assistance have helped keep families in place; however, when the protections are lifted, the city may experience a spike in evictions and further displacement.

Contributing Factors

Summary of Contributing Factors

AB 686 requires an identification and prioritization of contributing factors to fair housing issues based on all the previously required analysis (outreach, fair housing assessment, site inventory). This identification and prioritization must give highest priority to factors that limit or deny fair housing choice or access to opportunity or negatively impact fair housing or civil rights. The following factors are listed in order of priority based on an analysis of housing cost burden, housing needs by protected class,

displacement risk, and access to opportunity. The analysis also looks particularly at contributing factors for persons with disabilities.

Lack of access to opportunity due to high housing costs

Los Angeles has some of the highest rates of housing insecurity in the region, with 68% of ELI households spending more than half of their income on rent. While affordable housing incentive programs such as the Transit Oriented Communities (TOC) and Density Bonus programs have had success in increasing the production of affordable housing units in market rate development, studying the feasibility of establishing a citywide or geographically specific, on-site affordable housing requirement could allow the city to develop a more nuanced and geographically specific approach to maximizing inclusive affordable development and create a permanent program that can expand on the TOC program incentives.

Assessing mandatory affordable housing requirements in higher opportunity areas where market-rents are out of reach could open access to ELI households in larger numbers--especially for the disabled community who require housing to meet physical specifications for complete access and enjoyment to their tenancies. The types of housing that are most likely to be accessible to people with disabilities include multi-family housing that is subject to the design and construction requirements of the Fair Housing Amendments Act of 1988, as well as housing that has received Federal financial assistance and is subject to the requirements of Section 504 of the Rehabilitation Act of 1973. These types of housing exhibit patterns of concentration. The areas with the highest concentrations of multi-family housing in the city are Downtown Los Angeles; neighborhoods immediately to the west of Downtown such as Pico-Union, Westlake, and Koreatown, East Hollywood; and areas of the San Fernando Valley. The neighborhoods that are likely to have more accessible and affordable housing tend to have low levels of access to high performing schools, greater exposure to poverty, and reduced environmental health.

Land use and zoning laws

Land use and zoning laws are a significant contributing factor to disproportionate housing needs in the city of Los Angeles and the broader region. As stated in Chapter 2, Federal and State laws have been enacted which require updating local regulations to ensure that no city procedures or development standards pose obstacles to the production or preservation of housing for people with disabilities. This includes a variety of housing types, treatment facilities, community facilities, and short- and long-term housing. Protected classes disproportionately occupy high-density housing, and land with zoning to accommodate this type of housing is not widely available.

For purposes of the Housing Element's Inventory of Adequate Sites for Housing (Chapter 4), as advised by HCD, sites identified to accommodate the lower-income portion of the RHNA are to not be concentrated in low-resource areas (lack of access to high performing schools, distant from job centers, location disproportionately exposed

to pollution or other health impacts) or areas of segregation and concentrations of poverty. Sites identified to accommodate the lower income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing. Considering all land zoned for residential uses, approximately 76% of residential parcels in High and Highest Resource Areas are limited to single-family uses and approximately 20% are zoned to allow multi-family housing. In contrast, just 18% of the residentially zoned land in the areas considered High Segregation and Poverty is allocated to single-family uses, whereas over 80% allows multi-family development. Strategically rezoning portions of High and Highest Resource areas, while ensuring there are affordable housing requirements and protections for existing residents, would contribute to a more balanced and accessible housing stock in those neighborhoods and would create opportunities to foster residential integration within those neighborhoods, which are predominantly white and are least likely to have restricted, publicly funded affordable and accessible housing for persons with disabilities. This approach is reflected in the Rezoning Program, as discussed in Chapter 4 and Program 121 in Chapter 6.

Availability of units in a range of sizes

The availability, or lack thereof, of affordable housing in a range of family sizes is a significant factor to housing burden and overcrowding among Black and Latinx households, and large families with children in the city. The shortage of affordable housing in Los Angeles is particularly acute for people with disabilities. A significant portion of the affordable, accessible housing in the city consists of Single-Room Occupancy (SRO) units and one-bedroom and studio units in more integrated developments with a permanent supportive housing component. These units meet critical needs, but are not adequately sized and as such do not provide access to affordable housing for families including people with disabilities or for people with disabilities who need the services of a live-in aide to allow persons to live independently in non-institutional settings. The settlement agreement in Independent Living Center of Southern California, et. al v. City of Los Angeles resulted in the creation of the Accessible Housing Program (AcHP) to carry out the obligations under the Corrected Settlement Agreement. The Settlement Agreement requires the city to produce 4,000 accessible units through new construction, substantial rehabilitation or retrofit of existing developments over a ten year period from the effective date of September 6, 2016. For units produced through new construction and substantial rehabilitation, 10% must be mobility units and 4% must be hearing/vision units.

Tenant protections

Evictions or the threat of eviction causes severe housing instability for thousands of Los Angeles tenants each year, often resulting in displacement or homelessness. Prior to the COVID-19 pandemic, approximately 60,000 evictions were filed annually countywide. Of this number, an estimated 30,000 were filed in the city of Los Angeles. Early negotiations between landlords and tenants in units subject to the city's Rent Stabilization Ordinance (RSO) can help resolve eviction-related issues before an unlawful detainer is issued. This kind of early intervention, particularly if it is combined

with flexible rental assistance, provides a faster and less costly response for tenants and landlords. More than 620,000 of the city's 800,000 multifamily rental units are covered by the RSO. The adoption of AB 1482, effective January 1, 2020, provides some rent stability for units not covered by the RSO by prohibiting landlords from increasing rents beyond five percent plus inflation annually. In addition, the new law's strong renter protections that extend Just Cause protections to tenants that have lived in their units for at least one year will be integrated into the city's Eviction Defense Program, also known as Stay Housed LA. This program consists of a partnership between Los Angeles County, the City of Los Angeles, local community, and legal service providers who assist tenants in understanding their rights and responsibilities as renters and provide legal assistance to ensure residents can remain in their homes.

Violations of the RSO are also a significant contributing factor to disproportionate housing needs. For the 2018-2023 AFH, LAHD analyzed RSO cases by Council District in 2017. This data is consistent with the possibility of racial, ethnic, and national origin disparities in the incidence of violations of the RSO. The Valley and West districts, which have higher concentrations of white residents, have by far the lowest rates of open cases. The East, South, and Wilshire districts, which have a larger concentration of residents of color, have much higher rates of open cases. The especially high rate of open cases in the Wilshire district may reflect higher concentrations of rental housing than in East and South LA along with greater gentrification pressures that incentivize landlords to break the law. Additionally, between 2014 and 2020, there was nearly a 40% increase in the number of RSO open cases. The city's recently adopted Tenant Anti-Harassment Ordinance provides additional protections for tenants experiencing unlawful harassment, and landlords may be fined up to $5,000 if the tenant is older than 65 years or is living with a disability.

Housing Discrimination

Residents that fall into protected classes face disproportionate housing needs due to housing discrimination. The City of Los Angeles relies primarily on a contract with the Housing Rights Center (HRC) to enforce fair housing laws and conduct proactive outreach on fair housing issues. Between 2013-2019, HRC reported over 5,200 fair housing complaints, with close to 80% involving discrimination on the basis of a physical disability, 12% on family status, and 8% on the basis of race. In 2019, the City of Los Angeles entered into a Voluntary Compliance Agreement (VCA) with the U.S. Department of Housing and Urban Development (HUD) and its Office of Fair Housing and Equal Opportunity (FHEO) to provide greater access to affordable housing for Angelenos with disabilities through a multi-billion-dollar program. The VCA, which was executed subsequent to the settlement agreement with the Independent Living Center of Southern California, et al. , requires the city to produce 4,031 accessible units over a ten-year period from an effective date of August 2, 2019. Of the total accessible units, 3,100 must be through the retrofit of existing developments. For the new construction and substantial alteration of developments, 11% must be mobility units and 4% are to be for hearing/vision units.

Under the ten-year VCA the city has agreed to:

- Retrofit hundreds of existing multifamily housing developments across the city to provide 3,100 accessible housing units designed for persons with mobility disabilities, individuals who are deaf or hard of hearing, and individuals who are blind or have low vision, as well as accessible public and common use areas;
- Produce accessible units in new construction and substantial alteration developments at a higher percentage rate than required by State (10% mobility and 4% hearing/vision units) and Federal (5% mobility and 2% hearing/vision units) minimums, to yield an anticipated 1,500 new accessible housing units over ten years from the effective date of August 2, 2019;
- Implement a new Enhanced Accessibility Program to produce state-of-the-art, "super-accessible" units with features that provide greater accessibility than currently required by Federal standards;
- Implement policies to ensure that accessible units designated for occupancy by individuals with disabilities are actually made available for occupancy by the persons who need the accessibility features they provide; and
- Allocate substantial financial resources to provide the funding necessary to accomplish the actions required by the agreement.

In December 2020, The State's TCAC regulations increased the minimum accessible units in new construction developments to 15% mobility units and 10% hearing/vision units. The City of Los Angeles ensures the compliance with these accessibility requirements in TCAC funded affordable housing developments and compliance with the accessibility requirements for senior housing developments set forth in the Unruh Act.

Displacement of residents due to economic pressures

Displacement of residents due to economic pressures is a significant factor to disproportionate housing needs in the City of Los Angeles, and across Southern California. Loss of affordable housing is a significant contributing factor resulting in displacement of residents and, in particular, housing cost burden continues to be a major issue facing Black and Latinx households. More than one in four Latinx households is overcrowded, and the rate of overcrowding for Latinx households is seven and a half times greater than that of White households and five times the rate of Black households. Overall, Los Angeles County has lost 6,156 of covenanted affordable units between 1997 and 2020.[18] The city currently has 9,412 housing units at risk of

18. California Housing Partnership, "Affordable Homes at Risk," February 2021; https://1p08d91kd0c03rlxhmhtydpr-wpengine.netdna-ssl.com/wp-content/uploads/2021/02/Affordable-Homes-At-Risk-Report-2021.pdf

losing their affordability use restrictions between October 1, 2021 and September, 30, 2031. Dedicated funding from state and federal funding sources for preserving expiring affordable housing will prove necessary to maintain housing stability for low income residents.

Moreover, unless steps are taken to mitigate the effects of development on low-income BIPOC renters, the city's development policies could have unintended consequences. The continued expansion of LA Metro's transit system with upcoming openings of the Crenshaw/LAX Line, Regional Connector, and construction of the Purple Line to the Westside has increased opportunities for housing development along these transit corridors. If new development is going to further the goals of fair housing and desegregation, measures must be taken to ensure that new development is both available to members of protected classes and benefits are spread widely throughout the city. The city will need to continue to take proactive steps to protect more vulnerable renters, such as ongoing enforcement of the RSO, a robust Eviction Defense Program, and stricter enforcement of Ellis Act provisions to ensure that any new development does not substantially reduce the stock of affordable housing, and additional resources to preserve affordable housing.

Lack of investment in communities of color

The lack of private investments in specific neighborhoods is a significant contributing factor to disproportionate housing needs in the City of Los Angeles and the broader region. Specific neighborhoods with low-income, predominantly people of color populations have the greatest need for private investments to construct or rehabilitate housing, investment in new small businesses, and increased access to community amenities, such as supermarkets, pharmacies, and banks. When assessing the various metrics that reflect lack of private investment in specific neighborhoods, it is predominantly low-income, and predominantly communities of color, that suffer the greatest consequences and are often left without an opportunity for economic mobility.

Lack of affordable in-home or community-based supportive services is a significant contributing factor to segregation for people with disabilities in Los Angeles. For example, of those experiencing homelessness, 29% have serious mental illness, 22% have physical disability, and 13% have a developmental disability. Permanent supportive housing units are also highly concentrated in Skid Row and in neighborhoods near Downtown that include R/ECAPs and offer limited access to opportunity for residents, especially for persons with disabilities. Clearly, there is an unmet need for affordable, integrated housing for individuals who need supportive services.

Greater economic mobility and access to inclusive community amenities for protected class members would reduce rent burden. Generally, the distribution of community problems such as the lack of adequate housing, the lack of high-quality education, the lack of investments in small businesses, and the lack of access to community

amenities, impedes economic mobility for low-income people of color and prevents them from accessing high opportunity areas, thus perpetuating patterns of segregation.

Goals and Actions

Select programs identified in Chapter 6 intended to promote the city's goals of affirmatively furthering fair housing are identified below for prioritized contributing factors. Specific actions are either ongoing activities or will be undertaken by LAHD and/or LACP as part of actions to address AFFH issue areas in partnership with key local stakeholders. See Program 124.

Conclusion

More than four decades after Congress passed the Fair Housing Act, fair housing issues remain critical to the pursuit of strong, sustainable, inclusive communities and equal opportunity for all residents. Racial segregation in housing has not only endured, but along with increasing income segregation, has also created areas of concentrated poverty populated predominantly by people of color. Residential segregation carries high costs for individuals, families, and society as a whole, constricting opportunity and life chances and limiting economic growth. These impacts have disproportionate consequences for Black and Latinx residents, low income families, as well as persons with disabilities. The City of Los Angeles aims to increase access to opportunity for all residents by reforming land use policies, prioritizing housing production, especially affordable housing, promoting housing stability for all residents, especially renters, and correcting the harms of explicit and implicit forms of discrimination in housing choice by prioritizing development in high opportunity, high resource areas. Housing production that proactively desegregates parts of the city must be balanced with the significant needs and challenges faced by residents that are part of protected classes residing in distressed, low resource areas and R/ECAPs. This can be accomplished by setting priorities that expressly alleviate the disproportionate factors that negatively impact the quality of life for residents of color in the city through prioritizing more resources and investments in these areas.



Constraints on Housing Maintenance, Improvement, and Development

Introduction

As described in the Executive Summary and Chapter One, the City of Los Angeles is facing a severe housing crisis that negatively affects the health and safety of its residents, the environment, the City's economic and social health, its racial justice and equity goals, and has created a humanitarian emergency on our streets. The dire situation requires a robust analysis of the challenges to producing, maintaining and improving housing that is affordable to households of all income levels and appropriate for special needs populations.

This chapter provides a summary of governmental constraints, non-governmental constraints and constraints for housing for people with disabilities and special needs. This includes an analysis of the preservation of at-risk expiring affordable units. A complete analysis of constraints can be found in Appendix 2.1.

Many housing constraints are out of the City's direct control, while others are due in part to the local requirements and conditions that pose constraints to the production and preservation of housing. Some of the most important constraints include governmental regulations, such as zoning, land use requirements, entitlement and permitting procedures, infrastructure requirements, and fees; as well as non-governmental

constraints such as market conditions, financing, source of funding requirements, opposition to housing, and environmental conditions. There are often sound policy reasons for current fees and regulations, so any changes should be carefully considered with regards to expected effectiveness to meet housing needs and the potential impacts to other General Plan goals.

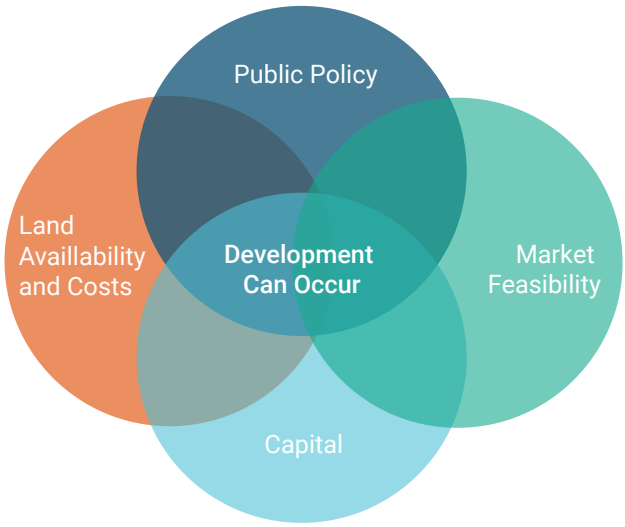
The City has developed a wide array of responses to counter housing constraints and to facilitate residential development. This section summarizes the key governmental and non-governmental constraints that impact and limit the potential of housing production and preservation in the City, and then the City's strategies to address them. The City continues to proactively explore additional responses to these housing obstacles in the form of new efforts and programs identified in Chapter Six.



Constraints Overview

Constraints are factors that impact the feasibility, costs, and timelines of housing projects, which in turn affect the City's ability to meet the housing needs of all its residents and to affirmatively further fair housing goals. Constraints affect a housing development's location selection, density, design, and permitting process--all of which impact whether or not housing can be developed, maintained or improved. The presence of any one constraint has the potential to prevent housing from being produced or preserved, as illustrated below. Constraints to production also include essential regulations and requirements that provide community benefits such as open space, infrastructure, and design standards. In evaluating constraints, this chapter will also consider the services and benefits that constraints to production provide as well.

Chart 2.1: **Housing Development Constraints**



Source: Los Angeles City Planning

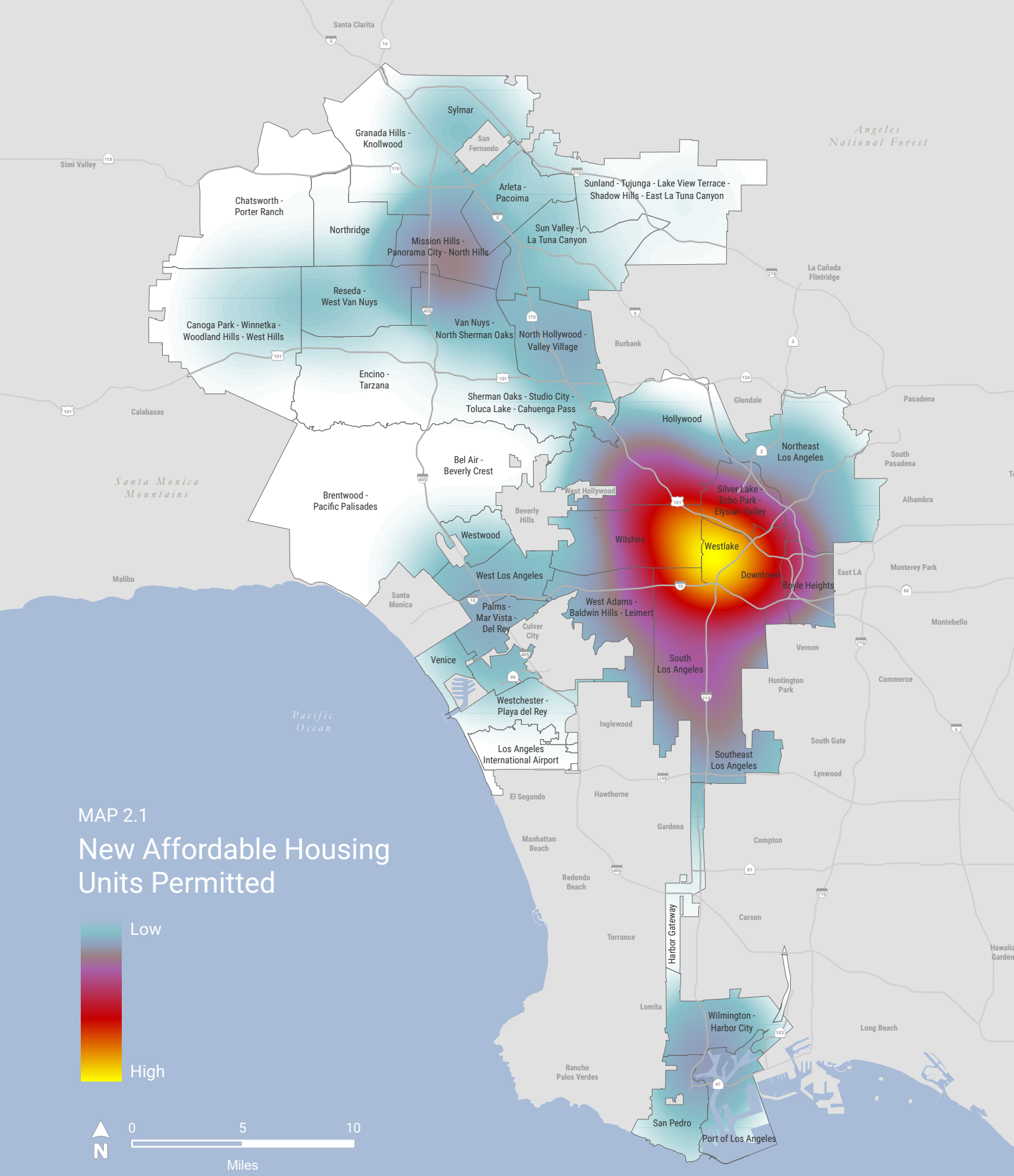
Federal, state, and local land use regulatory requirements, permitting fees, and public funding availability can constrain housing development in the City. Key regulations include the Zoning Code and local planning documents, the Building Code, and the California Environmental Quality Act (CEQA). For example, zoning limits where residential uses are permitted in the City, as well as maximum height, required parking and maximum densities. Lengthy and complicated entitlement and permitting

processes lead to delays and uncertainty, driving up costs and preventing many potential projects from being realized. Environmental constraints can also affect and limit housing production, especially in the Very High Fire Severity Zones and the Coastal Zone.

Non-governmental constraints, such as market conditions can increase the cost of land, building materials, and labor necessary for the production of housing. Public opposition to new housing is often strong, and has led to decades of policies that have made housing creation harder and often increased development risk and timelines, particularly in the higher resource areas of the City.

Housing constraints have especially impacted affordable housing production. Zoning capacity and its inequitable distribution throughout the City has limited the production of affordable housing in higher resource areas, and instead concentrated its production in the areas with the lowest resources (see Map 2.1). Existing land use and zoning, combined with high land values, have resulted in conditions that make it infeasible to develop affordable housing in many areas of the City which have the highest incomes, resources, amenities, and access to economic opportunity.




Santa Clarita
Sylmar
Granada Hills - Knollwood
San Fernando
Angeles National Forest
Simi Valley
Chatsworth - Porter Ranch
Arleta - Pacoima
Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
Northridge
Sun Valley - La Tuna Canyon
Mission Hills - Panorama City - North Hills
La Cañada Flintridge
Reseda - West Van Nuys
Canoga Park - Winnetka - Woodland Hills - West Hills
Van Nuys - North Sherman Oaks
North Hollywood - Valley Village
Burbank
Encino - Tarzana
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Glendale
Pasadena
Calabasas
Hollywood
Northeast Los Angeles
South Pasadena
Bel Air - Beverly Crest
Santa Monica Mountains
Brentwood - Pacific Palisades
West Hollywood
Silver Lake - Echo Park - Elysian Valley
Alhambra
Beverly Hills
Westwood
Wilshire
Westlake
Monterey Park
East LA
Malibu
West Los Angeles
Downtown
Boyle Heights
Santa Monica
Palms - Mar Vista - Del Rey
West Adams - Baldwin Hills - Leimert
Culver City
Montebello
Venice
Vernon
South Los Angeles
Huntington Park
Commerce
Pacific Ocean
Westchester - Playa del Rey
Inglewood
South Gate
Los Angeles International Airport
Southeast Los Angeles
Lynwood
El Segundo
Hawthorne
Gardena
Manhattan Beach
Compton
Redondo Beach
Carson
Harbor Gateway
Torrance
Lomita
Wilmington - Harbor City
Long Beach
Rancho Palos Verdes
San Pedro
Port of Los Angeles
MAP 2.1
New Affordable Housing Units Permitted
Low
High
N
0
5
10
Miles

In addition, certain types of zoning laws have played an important role in causing racial disparities in housing. There is now ample research finding a relationship between restrictive land use regulations and racial segregation, higher housing prices, a worsening racial wealth gap and disparities in many other measurable social outcomes[1].

Appendix 2.1 includes an analysis of an array of potential constraints to the production, maintenance and improvement of housing. This includes the following governmental and non-governmental issues:

Governmental Constraints

- General Plan, Land Use, the Zoning Code, and Neighborhood Implementation Tools.
- Entitlement Process
- Building Code and Building Permit Procedures
- On-/Off-Site Improvements and Infrastructure
- Entitlement Appeals
- Fees Affecting Housing Development
- Creation of Affordable Housing Covenants
- Availability of Public Funding for Housing
- Inadequate Public Funding for Homelessness Housing

Non-Governmental Constraints

- Land Costs
- Construction Costs
- Financing Availability

Furthermore, State law requires that jurisdictions demonstrate how they provide for, and do not duly constrain, a variety of important housing types including multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy (SRO) units, emergency shelters, and

1. Rouse, C., Bernstein J., Knudsen H., and Zhang J., White House Article, June 17, 2021. "Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market," located: https://www.whitehouse.gov/cea/blog/2021/06/17/exclusionary-zoning-its-effect-on-racial-discrimination-in-the-housing-market/

transitional housing. The full constraints analysis in Appendix 2.1 describes where these uses are permitted and how the City provides for these and other housing types.

The City has taken many actions over the last eight years to alleviate constraints, including many that were prior Housing Element programs. These include a variety of actions including ordinances, directives, planning efforts, implementation memos, administrative actions and other implementation steps. The following efforts to alleviate constraints are identified and described in Appendix 2.1:

Alleviating Constraints Due to the General Plan, Land Use, Zoning Code, and Neighborhood Implementation Tools

- Mayoral Executive Directives (ED) 13 and 19
- The New Zoning Code (recode:LA)
- Community Plan Updates
- The Density Bonus Ordinance
- Transit Oriented Communities (TOC) Program
- Accessory Dwelling Units (ADUs)
- Unpermitted Dwelling Units (UDUs)
- Emergency Homeless Shelters
- Permanent Supportive Housing (PSH) Ordinance
- Interim Motel Conversion (IMC) Ordinance
- Floor Area Averaging and Transfer of Floor Area Ratios (TFAR)

Alleviating Constraints Due to the Entitlement Process

- Community Plan Updates and the New Zoning Code
- Process and Procedures Ordinance
- Land Use Incentives Programs
- Density Bonus Memo: Ministerial Review Process for On-Menu Incentives
- Senate Bill 375 and CEQA
- Streamlined Infill Projects (SIP) per Senate Bill 35 and Assembly Bill 2162
- Assembly Bill 1179 and CEQA Exemption for Supportive Housing and Emergency Shelters
- The Expedited Processing Section

- Development Services Case Management (DSCM) Office
- The Priority Housing Project (PHP) Program
- Housing Services Unit
- Implementation of State Law (Housing Accountability Act, The Housing Crisis Act of 2019

Alleviating Constraints due to the Building Code and Building Permit Procedures

- Accessory Dwelling Unit (ADU) Standard Plan Program
- The Parallel Design-Permitting Process
- Development Services Case Management (DSCM)
- Preliminary Plan Check Service
- Early Start Permits

Alleviating Constraints due to On-/Off- Site Improvements and Infrastructure

- Exemptions and Reductions to Improvement Requirements
- Waiver of Dedication and Improvement (WDI)
- Deferring Costs of Required Improvements

Alleviating Constraints Due to Entitlement Appeals

Alleviating Constraints Due to Fees Affecting Housing Development

- Exemptions from Park and Quimby Fees
- Affordable Housing Linkage Fee (AHLF) Exemptions and Credits/Deductions

Alleviating Constraints in the Coastal Zone

- The City's Mello Act Ordinance
- The Venice Local Coastal Program
- Land Use Incentives Programs

Alleviating Constraints due to Inadequate Public Funding for Housing

Alleviating Constraints due to Inadequate Public Funding for the Homeless Housing and Prevention

- Waiting List Limited Preference: Homeless Program
- Waiting List Limited Preference: Tenant-Based Supportive Housing Program
- Permanent Supportive Housing Project-Based Voucher Program
- HUD-VASH Program
- Emergency Housing Vouchers (EHVs)
- Waiting List Limited Preference: Homeless Veterans Initiative
- Continuum of Care (Shelter Plus Care) Program
- Moderate Rehabilitation Single Room Occupancy (SRO) Program
- Moving On Program
- Home For Good
- Homeless Incentive Program (HIP)



Constraints for Housing for People with Disabilities and Special Needs

Federal and State laws have been enacted which require updating local regulations to ensure that no City procedures or development standards pose obstacles to the production or preservation of housing for people with disabilities. This includes a variety of housing types, treatment facilities, community facilities, and short- and long-term housing. In line with those efforts, every five years the City of Los Angeles previously completed an Analysis of Impediments to Fair Housing Choice (AI), as required by the U.S. Department of Housing and Urban Development (HUD). This study and subsequent updates assess land use and zoning constraints on housing for individuals with disabilities and compliance with Fair Housing laws, Americans with Disabilities Act (ADA), and other housing laws and court decisions affecting housing rights.

More recently, per HUD's final 2015 Affirmatively Furthering Fair Housing (AFFH) rule, the City developed and submitted to HUD its first Assessment of Fair Housing (AFH) Plan in 2017, which replaced the previous AI requirement. Los Angeles' 2018-2023 AFH Plan was completed in partnership between the Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA). The City's AFH Plan was adopted by City Council and Mayor in October 2017.

Persons with ambulatory disabilities, including people who use wheelchairs, and people with hearing and vision disabilities often require special housing to accommodate their special conditions. For many who have ambulatory disabilities, features such as handrails, ramps, wider doorways, specially designed cabinetry and electrical outlets, special door and faucet handles, and non-skid flooring are necessary. People who have hearing disabilities may require doorbells and emergency alarms that use flashing light instead of sound, and people who are blind or have a visual disability may require that large print, braille labels, or tactile dots be placed on equipment, tools, facilities, and documents. In addition, people with developmental disabilities may live in small group homes or with a roommate and be provided with support services.

The City's Zoning Code has been developed over many decades and sometimes includes obsolete terminology and provisions that may have unintentionally diminished housing opportunities for people with disabilities. The City's Code includes the following definition of a person with disabilities as a person who has: (a) physical or mental disabilities, which seriously restricts that person from operating a motor vehicle; (b) is expected to be of long, continued and indefinite duration; (c) substantially impedes his or her ability to live independently; and (d) is of a nature that the ability to live independently could be improved by more suitable housing conditions (LAMC Section 12.21 A.4 (u))".

The siting of disability-related special needs housing is not restricted regarding location. There are no distance requirements in the City regulating the siting of any type of disability-related housing. The Los Angeles Building Code (LABC) incorporates provisions of the California Building Code (CBC) related to needs of people with disabilities. Local amendments to CBC tailor the LABC to local conditions but do not diminish the ability to accommodate people with disabilities.

Another regulatory and practical constraint impacting housing for people with disabilities is the unwillingness of some landlords to comply with state and federal fair housing laws by providing reasonable accommodations and allowing reasonable modifications. Based on data collected citywide, ambulatory disability was the leading cause of fair housing complaint inquiries, accounting for 47% of all inquiries from 2013-2021. Most of these complaints were from in-place tenants requesting assistance with a reasonable accommodation or modification request. Common requests included: a closer or more accessible parking space, breaking the lease, and a companion or service animal in a building that does not allow pets. Requests made after April 2020 are often related to COVID-19 pandemic issues such as restricting entry to units or requiring that management/maintenance wear PPE and maintain social distancing.

The following efforts to alleviate constraints to providing housing for people with disabilities are identified and described in Appendix 2.1:

Alleviating Constraints to Providing Housing for People with Disabilities

- The Reasonable Accommodation Request Ordinance
- Reasonable Accommodation, Congregate and Group Living Arrangements
- Accessible Housing Program (AcHP)
- AcHP Grievance Procedures
- The Enhanced Accessibility Program
- Trainings and Outreach Campaigns
- Services for Homeless Households
- AcHP Challenges

Analysis of Preservation of At-Risk Units

State law requires local governments to include in their Housing Element an analysis of existing, multi-family affordable housing units at risk of conversion to market-rate housing within the next ten years due to termination of a public funding subsidy contract, mortgage prepayment, or expiring use restrictions. While the production of new, affordable housing is critical, so is the preservation of existing affordable units to maintain a stock of affordable housing.

The City of Los Angeles currently has approximately 56,698 affordable housing units in more than 1,426 developments, serving very-low, low and moderate-income households (see Appendix 2.6). The majority of these affordable housing units are owned and operated by private entities, and were financed with local, State and Federal public subsidies, administered by State agencies or locally through the LAHD, the Community Redevelopment Agency of the City of Los Angeles (CRA/LA), the Housing Authority of the City of Los Angeles (HACLA), and the Los Angeles Homeless Services Authority (LAHSA). The requirements of the public funding include (but are not limited to) maintaining the affordability for a specific, extended number of years.



The City currently has 9,412 housing units at risk of losing their affordability use restrictions between October 1, 2021 and September, 30 2031. These units were designated as at-risk based on the restrictions established by the primary government funding program used to build or rehabilitate the unit, use agreement, covenant and/or rental subsidy program. In 2020, the average rehabilitation cost per unit to preserve an affordable multi-family building was approximately $108,000 and the construction cost per unit for a new affordable multi-family building in Los Angeles was $353,000. A combination of financial and non-financial strategies for preserving expiring affordable housing will prove necessary for this undertaking.

The affordability of the City's affordable housing units is not permanently assured. Based on the current expiring portfolio, the three major threats to preservation in the City are:

- prepayment or maturity of federally-subsidized mortgages;
- expiration and termination of subsidy contracts (Project-Based Section 8 rental subsidy contracts), and;
- the expiration of use restrictions of City-funded projects.

With most of the at-risk developments under ownership of private entities and the high demand for housing at all income levels across the City, expiring affordable units are at serious risk of converting to market rate units. The continuous demand for rental housing leads to higher rents and therefore a more compelling incentive for landlords who own buildings with at-risk affordable units to pursue opportunities for market-rate rents.

Under the Preservation program, LAHD will focus on preserving 300 units annually. Preservation will happen through various efforts including (a) facilitating the renewals of Project-based Section 8 (or similar) contracts, (b) facilitating the re-structure and/or purchase of properties with Project-based Section 8 (or similar) contracts, and (c) re-capitalizing existing affordable housing projects in exchange for lengthening their current affordability restrictions. Preservation projects will target all populations, including homeless, large families, and seniors. Preservation projects will also have varying levels of affordability citywide or within designated transit-oriented districts (TOD).

The City, through the LAHD, will also continue to dedicate staff time to support the L.A. Preservation Working Group (LAPWG) and other related activities. The LAPWG's mission and goals are to protect and preserve the City's affordable housing stock by sharing information, tracking the expiring inventory, and developing creative preservation strategies and transactions. LAHD will continue to dedicate staff time to support the L.A. Preservation Working Group, and provide information and continue with efforts to establish partnerships with entities qualified to acquire and manage at-risk units.


Metro
Entrance to Canoga Station
PET WASTE

Opportunities for Conservation in Residential Development

Introduction

This chapter delineates the opportunities that exist for water and energy conservation in residential development as required by California Government Code §65583(a)(8), all of which can reduce development costs and improve the affordability of housing units. The discussion highlights the conservation efforts being made by the City of Los Angeles, which aim to both reduce energy and water consumption at the consumer end through regular usage, as well as to minimize the need or demand for traditional energy and water sources. This chapter also addresses 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, and transit-oriented sustainable development. Additionally, to comply with SB 379 and related state legislation, the City of Los Angeles details additional goals, policies and programs related to sustainability, resilience and climate change in the Safety Element of the General Plan. Coordination with our public agencies overseeing water and sewer infrastructure requirements, including procedures to grant priority water and sewer service to developments with units affordable to lower-income households is pursuant with SB 1087 (Gov. Code § 65589.7).

Comprehensive Plans

In Los Angeles several City departments and agencies work collectively to advance citywide goals around sustainability, resilience, and conservation. The Mayor's Office works to coordinate these interrelated efforts through citywide plans and implementation efforts.

Sustainability pLAn

The City of Los Angeles released the ever first Sustainable City pLAn in 2015 under leadership of Mayor Garcetti, and has committed to annual progress reports and an update to the pLAn every four years. This has become more prescient for the City of Los Angeles due to the immediate and evolving challenges facing our environment and economy. The 2019 Sustainability pLAn, also known as the Los Angeles Green New Deal (GND) is a collection of policies and programs that provides a City-wide, interdepartmental framework for conservation and sustainable development. The GND lays the foundation for creating a more resilient and sustainable city by establishing four key principles:

1. A commitment to the Paris Climate Agreement and to act urgently with a scientifically-driven strategy for achieving a zero carbon grid, zero carbon transportation, zero carbon buildings, zero waste, and zero wasted water.
2. A responsibility to deliver environmental justice and equity through an inclusive economy, producing results at the community level, guided by communities themselves.
3. A duty to ensure that every Angeleno has the ability to join the green economy, creating pipelines to good paying, green jobs and a just transition in a changing work environment.
4. A resolve to demonstrate the art of the possible and lead the way, walking the walk and using the City's resources—our people and our budget—to drive change.[1]

The goals and targets outlined in the GND include renewable energy targets, increased goals for locally-sourced water, reducing building energy use, strategies to reduce Vehicle Miles Traveled (VMT) and increasing housing production near public transit.

1. See https://plan.lamayor.org/sites/default/files/pLAn_2019_final.pdf for the complete LA Green New Deal.

Resilient Los Angeles

In addition to the Sustainability pLAn, the Mayor's Office produces and implements the Resilient Los Angeles Plan. While the Sustainability pLAn creates a roadmap to further carbon sequestration and clean energy in an effort to diminish the impacts of climate change, the Resilient LA plan provides guidance on how the city will respond to disaster impacts that cannot be avoided. Through 4 chapters, 15 goals, and 96 actions the Resilient LA Plan outlines a path to address underlying vulnerability in the city's infrastructure and social structure to ensure we are able to prevent, respond to and recover from physical and economic shocks to our city. Specifically, Goal 11 to "Restore, rebuild and modernize Los Angeles' Infrastructure" presents a key strategy to improve water and energy conservation across the city.



Los Angeles General Plan

The Housing Element is one of several elements of the City's General Plan. Similar to the planning efforts from the Mayor's Office, General Plan Elements include goals, objectives, policies and programs that reflect the work of several departments. Many of the City's other adopted Elements also touch on efforts to conserve energy and water in residential buildings.

Land Use: The 1996 Framework Element of the General Plan is the City's strategy for growth, setting a citywide context to guide decision-making. The Plan clearly sets forth a vision of sustainable growth in that it focuses on growth occurring in specific areas linked to existing and planned infrastructure and services, with a strong emphasis on creating growth near public transportation and job centers. This vision is carried out each time a Community Plan is updated, where growth considerations including proximity to transit and jobs shape land use designations and zoning. Collectively the City's 35 Community Plans serve as the Land Use Element of the General Plan.

Health: The Plan for a Healthy Los Angeles, adopted in 2015, lays out the City's vision of healthy neighborhoods and satisfies the environmental justice requirements of SB 1000. The plan focuses on several aspects of health, including access to clean and healthy housing, buildings and open spaces. In an effort to meet these health goals the plan establishes programs and quantifiable targets around energy and water conservation to ensure lasting access to clean and healthy buildings.

Mobility: The Mobility Plan serves as the City of Los Angeles' Transportation Element. The plan sets a vision for a comprehensive mobility system that allows people to move around the city through many modes of travel. Combined with the smart growth strategy detailed above, this represents a significant effort to enhance energy and water savings by enabling reduced use of single occupancy vehicles. The plan also has strategies for green enhancements to car infrastructure, such as improved access to electric vehicle charging.

Safety: The Safety Element of the General Plan details the city's efforts to prevent, respond to and recover from disaster events such as fires, earthquakes and floods. In keeping with recent state legislation the Safety Element is being updated alongside the Housing Element, including updates to better reflect efforts to prevent and respond to climate change. Many of the goals, policies and programs detailed in the Sustainability pLAn and Resilient LA will be formally integrated into the Safety Element to satisfy these requirements, ensuring that the water and energy savings framework thoroughly established through these Mayoral plans is additionally reflected in the City's official General Plan.

Targeted Initiatives

In addition to these comprehensive planning efforts, many departments and agencies within the City of Los Angeles undertake targeted campaigns and long range planning campaigns to realize specific conservation goals. The methods described below, as well as those described in Chapter 6, are specific efforts that the City is currently undertaking to reduce energy and water consumption, thereby working towards further reducing greenhouse gas emissions, while investing in critical infrastructure and sustainable housing development. Please note that specific objectives, policies and programs relating to conservation are detailed in Chapter 6 under Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

Los Angeles Green Building Code

On January 1, 2011, the Los Angeles Green Building Code (LA Green Code) went into effect citywide. The Code is based primarily on the 2010 California Green Building Standards Code (CALGreen), the nation's first statewide green building standards code. Both were direct responses to meeting the goals of Assembly Bill 32 (AB 32), California's landmark greenhouse gas legislation, which seeks to reduce the energy and water use of construction; reduce waste; and reduce the carbon footprint. The Greenhouse Gas Reduction Fund (GGRF), established through the State's budget process utilizing cap-and-trade proceeds, is a significant source of funding for vital programs within the City of Los Angeles to reach sustainable development and transportation improvements at the community level, as well as clean energy and energy investments.

The LA Green Code expands upon CALGreen's policies and regulations, incorporating some earlier green provisions in the pre-existing LA Code, as well as replacing some overlapping provisions requiring that certain projects meet a LEED® standard. The LA Green Code exceeds CALGreen by applying not only to all new residential structures, but also to all building additions and alterations with a value in excess of $200,000. It also incorporates some green provisions in the pre-existing Code by requiring "solar ready" roofs and electric vehicle-ready components for all new buildings. In addition, the LA Green Code attempted to clarify various code sections within the CALGreen Code to make it easier to understand and implement.

Since its adoption in 2011, the LA Green Code has undergone multiple revisions during the 2013-2021 Housing Element cycle -- in 2014, 2017 and 2020. The following types of projects are subject to the Los Angeles Green Code:

- All new buildings (residential and non-residential)
- All additions (residential and non-residential)
- Alterations with building valuations of $200,000 or more (residential and non-residential)
- Residential alterations that increase the building's conditioned volume

Updates to the LA Green Code include standards in the following areas:

Solar Energy: Production of electricity from fossil fuels creates pollution, including smog and greenhouse gas emissions. By having a municipally-owned utility, Los Angeles' investment in solar is generating clean power, reducing pollution, and improving grid reliability. This includes incentives to expand solar energy in commercial and multi-family development, as well as opportunities to allow renters to tap into renewable energy programs through programs such as Community Solar. In 2017, the Los Angeles Department of Water and Power (LADWP) launched the Solar Rooftops Program (SRP) designed to expand solar access to Residential Customers who would otherwise not be able to install solar panels due to cost. The program launched in early 2017 and as of May 2019 the SRP has been revised to expand eligibility and the overall scope of the initial program. If approved, customers can get a fixed roof lease payment from LADWP. Agreements are valid for up to 20 years. In 2018, Shared Solar, under the umbrella of LADWP's Community Solar initiatives, enabled residential customers living in multifamily dwellings (apartments, condominiums, duplexes) to fix a portion of their electric bill against rising utility costs for 10 years, as well as support renewable energy, help create local jobs, help reduce the carbon footprint of LADWP's generation portfolio and lessen the impact of global warming. Program participants subscribe for either the minimum of 50 kWh or the maximum of 100 kWh of energy on a monthly basis.

Water Conservation: As drought conditions continue and Los Angeles looks to increase its own local water supply, long-term water conservation changes are needed at every level. New building codes and rebates provide incentives to conserve and adapt to a changing climate. For example, Angelenos can save thousands of gallons by installing water-efficient fixtures/appliances and drought-tolerant landscaping. In 2017, amendments to the LA Green Code also included standards for greywater systems in residential development.

Other Green Building Programs

Electric Vehicle (EV) Charging Stations: Transportation is one of the largest and fastest growing contributors to greenhouse gas emissions associated with climate change. In California, the transportation sector contributes more than 40% of statewide greenhouse gas emissions.[2] Through LADWP, the City of Los Angeles provides rebates for commercial and residential customers investing in EV infrastructure. For example, the Charge Up LA! program offers LADWP residential customers rebates to help offset the cost of charging stations for electric vehicles (EV).

Existing Buildings Energy and Water Efficiency Program (EBEWE): On December 13, 2016, the City Council adopted Ordinance No. 184674, establishing the Existing Buildings Energy & Water Efficiency Program to reduce energy and water consumption in buildings within the City of Los Angeles.[3] These efficiency improvements will lower energy use, water use, and greenhouse gas emissions citywide.

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2. Assessing California's Climate Policies, Legislative Analyst's Office, 2018, https://lao.ca.gov/Publications/Report/3912

3. Ordinance No. 184674 can be found here: https://www.ladbs.org/docs/default-source/forms/green-building-2017/ord_184674.pdf?sfvrsn=fd6cfe53_12



Cool Roofs: The Los Angeles City Council approved a Cool Roofs Ordinance (Ord. No. 183149) in 2014 that incentivizes this conservation strategy by reducing the need for running air conditioning systems. Cool roofs also are available in a variety of styles: shingle, shake, tile, membrane, and spray-on liquid coatings in residential and commercial buildings.

Waste Hauling: On March 5, 2010, the Los Angeles City Council approved Council File No. 09-3029 pertaining to a Citywide Construction and Demolition (C & D) Waste Recycling Ordinance that requires all mixed C & D waste generated within city limits be taken to City-certified C & D waste processors. LA Sanitation and Environment (LASAN) is responsible for the C & D waste recycling policy. This is an ongoing program that requires an annual certification of approved haulers and reporting of their C & D diversion rate. As of December 2020, all the City's certified haulers had an over 75% diversion rate of C & D material.[4]

Fireplaces: The South Coast Air Basin presently has some of the highest levels of fine particulate pollution in the United States. Public health and air pollution concerns led to the adoption of Rule 445 by the South Coast Air Quality Management District (SCAQMD), allowing that only install gaseous-fueled fireplaces and stoves in any new residential or commercial development that begins construction on or after March 9, 2009. In addition, other elements of the SCAQMD's Healthy Hearts program ensure that residential building components such as wood-burning devices do not continue to be significant sources of air pollution and pollute indoor air with fine particulates and toxic air pollutants.[5]

Adaptive Reuse: Over the past several decades, the Los Angeles Departments of City Planning, Building and Safety, and others collaborated to remove zoning and building code barriers that prevented developers from retaining existing structures and converting them to a new use. This strategy reduces materials consumption and the overall carbon footprint of a project.

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4. See LA Sanitation's reporting under the Citywide Construction and Demolition Waste Recycling Ordinance here: https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-s/s-lsh-wwd-s-r/s-lsh-wwd-s-r-cdr?_adf.ctrl-state=2ql4h0anf_544&_afrLoop=9460429905574954#!

5. Rule 445 adopted by the South Coast Air Quality Management District can be found here: http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-445.pdf

Water Management Plans

One Water LA

The One Water LA 2040 Plan (One Water LA) is a comprehensive planning process designed to increase sustainable water management for the City of Los Angeles.[6] In 2018, LASAN and LADWP completed the final draft of the One Water LA Plan, a more comprehensive water management plan for the City of Los Angeles that builds off of the Sustainability pLAn. The total estimated cost of the projects and programs developed for the plan is roughly $13 billion. The Department of City Planning was also involved in the development of the plan.

Urban Water Management Plan

An Urban Water Management Plan (UWMP) is prepared and adopted by LADWP every five years to forecast the future water demands and water supplies under average and dry year conditions. The Plan includes sections on water conservation, water recycling, water quality and rates. In regards to water conservation, the plan formally adopts goals detailed in Executive Directive 5, which mandated City goals and actions in response to the drought, as well as goals from the Sustainability pLAn that pertain to water conservation.

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6. The complete One Water LA 2040 Plan can be accessed through LA Sanitation here: https://www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-es-owla-r?_adf.ctrl-state=2ql4h0anf_234&_afrLoop=9458442747542397#!



Residential and Commercial Rebate Programs for Efficient Appliances

Implementing conservation measures with regard to energy use will decrease the operating costs of a home or apartment, making it more affordable for the tenant or owner. One means of lowering energy costs is by using more efficient appliances. The US Environmental Protection Agency's Energy Star rating program identifies specific manufacturers' appliances that use between 10% and 50% less energy and water than other manufacturers. There are periodic manufacturer's rebates available for these products to off-set their initial cost. In addition, as of April 2013, LADWP offers rebates for the purchase of energy efficient appliances that include refrigerators, air conditioning, weatherization and retrofits, and window upgrades.[7]

7. The complete list of rebates available to residential customers through LADWP can be found here: https://www.ladwp.com/ladwp/faces/ladwp/residential/r-savemoney/r-sm-rebatesandprograms?_adf.ctrl-state=1dvtzc9a0k_4&_afrLoop=496043549217702



Greenhouse Gas Reduction Strategies

Land use patterns and development can occur in ways that are more sustainable and help to conserve resources. Sustainable development recognizes the connections between land use, natural resources and transportation to reduce energy consumption, reduce dependence on the automobile, and provide long term environmental benefits, health benefits, and cost savings. The 1996 Framework Element of the General Plan is the City's strategy for growth, setting a citywide context to guide decision-making. The Plan clearly sets forth a vision of sustainable growth in that it focuses on growth occurring in specific areas linked to existing and planned infrastructure and services, with a strong emphasis on creating growth near public transportation and job centers. The primary objectives of the policies in the Framework Element's Land Use chapter are to support the viability of the City's residential neighborhoods and commercial districts, and, when growth occurs, to encourage sustainable growth in a number of higher-intensity commercial and mixed-use districts, centers and boulevards and industrial districts particularly in proximity to transportation corridors and transit stations.

Since the adoption of the 2013-2021 Housing Element, the City of Los Angeles has implemented several key programs to holistically address the need for accelerating affordable housing production along with transportation and other infrastructure investments that complement evolving design standards to improve the lives of Angelenos in the most vulnerable communities. This vision is carried out each time a Community Plan is updated, where growth considerations including proximity to transit and jobs shape land use designations and zoning. Similarly, the Transit Oriented Communities (TOC) Affordable Housing Incentive Program has built on the overall vision of the framework to ensure that much of our recent growth in housing, especially affordable housing, occurs near existing and planned transit.

Measure JJJ & Transit Oriented Communities (TOC) Program

In 2016, Los Angeles voters approved Measure JJJ (also known as "Build Better LA"), which among other provisions, required the Department of City Planning (DCP) to create a program to further incentivize affordable housing near transit. DCP developed program guidelines for what is now the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, which became effective on September 22, 2017 (for more information see Appendix 2.1). The program encourages affordable housing within one-half mile of major transit stops by providing for additional density, reduced parking, and other zoning incentives for projects that include covenanted affordable units. The TOC program is now a major way to produce transit-oriented, mixed-income housing in Los Angeles. Between 2017 and December 2020, the TOC program produced applications for more than 35,000 housing units throughout the City. More than 7,500 (or 22%) of these units are restricted affordable units.

State and Local initiatives

State grant programs are an important component of funding local and community-based initiatives. The programs listed below are examples of local implementation aimed at improving sustainability and affordable housing production in low-income, frontline environmental justice communities.

Transformative Climate Communities

The Transformative Climate Communities Program (TCC) funds community-led development and infrastructure projects that achieve major environmental, health and economic benefits in California's most disadvantaged communities. TCC empowers the communities most impacted by pollution to choose their own goals, strategies and projects to enact transformational change with data driven milestones and measurable outcomes. The California Strategic Growth Council (SGC) awards TCC grants and partners with the California Department of Conservation to implement them. TCC is part of California Climate Investments (cap-and-trade dollars at work). Within the City of Los Angeles, two communities have been part of the TCC program, Watts and the Northeast San Fernando Valley.



Affordable Housing and Sustainable Communities (AHSC) Program

The AHSC Program is a competitive state funding program with the primary objective to reduce greenhouse gas (GHG) emissions by providing funding for investments in affordable housing development, transportation, and programs that encourage residents to walk, bike, and use public transit. Funded by the Greenhouse Gas Reduction Fund (GGRF) auction proceeds from California's Cap-and-Trade program, AHSC awards funding to create holistic communities with affordable housing and transportation options near jobs and other key destinations. Established in 2014, AHSC is administered by the SGC and implemented by the California Department of Housing and Community Development (HCD). More recently, the SGC has established an annual cycle of AHSC award rounds, with applications due every February and funding awards announced in June. The AHSC Program receives an annual statutory allocation (per Senate Bill 862) of 20% of the GGRF auction proceeds through 2030. To date, the AHSC Program has awarded over $1.1 billion in grant funds for projects across the state, with much more to follow as this program continues. Successful projects are defined as those that substantially reduce GHG emissions by increasing access to affordable housing, employment centers, and key destinations through sustainable transportation options. As a result, projects include both an affordable housing component and a sustainable transportation scope of work. Projects are competitively scored based on established scoring criteria, including GHG emissions reductions efficiency, length of active transportation improvements, and green building status. Combined with the prior AHSC awards, the City has successfully secured approximately $330.8 million to support 28 developments with 2,943 new housing units, of which 2,668 are affordable, and an array of GHG emission-reducing transit infrastructure projects.

Chapter Four: Adequate Sites for Housing

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Introduction

Under Housing Element law, the City must demonstrate that it has adequate land zoned to accommodate the entirety of its 2021-2029 Regional Housing Needs Assessment (RHNA) allocation of 456,643 housing units. This Chapter identifies the City's inventory of land suitable for residential development without the need for any legislative action by the City (in accordance with CA Government Code §65583.2), identifies additional alternative methods of satisfying the RHNA (pursuant to CA Government Code §65583.1), provides an analysis of the inventory's compliance with Affirmatively Furthering Fair Housing (AFFH) requirements, and identifies the need for rezoning programs to accommodate the RHNA allocation. The methodology used to identify these sites and conduct the AFFH analysis is also described here. This Chapter also includes information on the availability and suitability of infrastructure to support the development of housing.

The analysis demonstrates that, during the 6th cycle, the City has an anticipated unit potential of 230,964 units, of which 72,650 units are lower-income. As a result of the gap between the 6th cycle RHNA Allocation and the City's anticipated unit potential, the City's

Housing Element identifies a need to create a Rezoning Program to meet the 255,415-unit shortfall. To accommodate this shortfall, the City is proposing a Rezoning Program that prioritizes additional housing capacity, particularly lower-income capacity, in Higher Resource Areas of the City, promotes housing near transit, and protects environmentally sensitive areas. The Rezoning Program also proposes to integrate value capture strategies and utilize affordable housing overlays to maximize affordable housing production, promote mixed-income communities, and provide advantages to majority affordable projects. A detailed description of the proposed Rezoning Program including the methodology used to develop the Inventory of Candidate Sites for Rezoning, is also provided in this Chapter.

This approach to rezoning was informed by an Affirmatively Furthering Fair Housing (AFFH) analysis of the Adequate Sites Inventory, which found that the existing Sites Inventory largely reflects existing disparities in the city's zoning and development patterns. In contrast, AFFH Analysis of the Rezoning Program finds that the proposed approach would significantly improve these conditions and address residential segregation patterns by creating substantial new housing capacity in Higher Resource areas and in Racially Concentrated Areas of Affluence. The analysis also highlights concerns about potential displacement, providing support for a strong set of anti-displacement policies and programs. This includes policies and programs described in Chapter 6, such as enforcement of tenant protections, no-net loss and replacement provisions, and forthcoming anti-displacement strategies that will be studied prior to completion of the Rezoning Program.

RHNA Allocation and Target Capacity for Adequate Sites Inventory

Background on RHNA

The RHNA is the California State-required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. There are three key steps in the RHNA Allocation process.

1. **Regional Determination:** The California Department of Housing and Community Development (HCD) provides each region a Regional Determination of housing need, which includes a total number of units split into four income categories and considers measures of existing housing need in addition to forecast population growth. The City of Los Angeles is within the region covered by the Southern California Association of Governments (SCAG). HCD provided SCAG a Regional Determination of 1,341,827 units for the 6th Cycle RHNA (2021-2029). This is the total number of units that the cities and counties in the SCAG region must collectively plan to accommodate.

2. **RHNA Methodology:** Councils of Governments (COG), including SCAG, are responsible for developing a RHNA Methodology for allocating the Regional Determination to each city and county in the COG's region. This methodology must further specific state objectives, including but not limited to: promoting infill, equity, environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing.

3. **Housing Element Updates:** Each city and county must then adopt a housing element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning or potential rezoning program. HCD reviews each jurisdiction's housing element for compliance with state law.

City of Los Angeles RHNA Allocation

The City of Los Angeles's share of the regional housing need was determined by a RHNA Allocation Methodology prepared by SCAG, adopted in March 2020. In accordance with SCAG's RHNA Allocation Plan, the City must plan to accommodate a total of 456,643 housing units during the sixth cycle. This is equal to a yearly average of approximately 57,080 housing units. *Table 4.1* shows the City's RHNA Allocation by income category.

Table 4.1

City of Los Angeles 6th Cycle RHNA Allocation		
Income Category	**Number of Units**	**Percent of Total**
Very Low-Income	115,978	25.4%
Low-Income	68,743	15.1%
Moderate-Income	75,091	16.4%
Above Moderate-Income	196,831	43.1%
Total RHNA Allocation	**456,643**	**100.0%**

The City's Housing Element is required to identify sufficient sites that are available and suitable to accommodate the RHNA by income level, or to identify a rezoning program to accommodate any shortfall (Government Code 65583(c)(1)(A)). Sites identified to accommodate the lower-income portion of the RHNA are required to meet specified criteria to demonstrate adequacy of the site for lower-income housing, including a requirement that the site be zoned for multi-family densities of 30 dwelling units per acre (du/acre) or greater. The lower-income portion of the RHNA includes the very low-income and low-income categories shown in *Table 4.1*.

While the City is not required to physically construct the units, it is required to show that adequate zoning capacity exists and to show the sites where that capacity is located.

Target Capacity for Adequate Sites Inventory and Rezoning Program

Senate Bill 166 (No Net Loss Law) requires sufficient adequate sites to be available at all times throughout the RHNA planning period to meet a jurisdiction's remaining unmet housing needs for each income category. During the 8-year cycle, if sites are developed with a non-residential use, developed with a lower number of units at each income level than identified in the Adequate Sites Inventory, or rezoned, the City must demonstrate that there are adequate remaining sites in the inventory to accommodate the remaining RHNA Allocation. If the City finds there is insufficient remaining capacity at each income level, it would be subject to further rezoning requirements.

To ensure that sufficient sites are available in the Housing Element to accommodate the RHNA throughout the planning period, the City has followed HCD guidance and set a target capacity that is 10% higher than the RHNA for lower-income units, and 15% higher

than the RHNA for moderate-income units. The buffers are based on anticipated need for additional capacity, based on anticipated production levels of lower-income and moderate-income housing units during the planning period. In addition, the sites included on the Adequate Sites Inventory have an anticipated development potential that is lower than the maximum zoned capacity on each site, which creates an additional buffer at the site-level. This results in a target capacity for the Adequate Sites Inventory and Rezoning Program of 486,379 units. The target capacity by income category is summarized in *Table 4.2*.

Table 4.2

Target Capacity for Inventory of Sites and Rezoning Program			
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**

Overview of Adequate Sites Inventory

The Adequate Sites Inventory presents an inventory of land suitable and available for residential development to meet the City's RHNA Allocation at all income levels.

Per State law, the City's Inventory consists of undeveloped and underdeveloped sites upon which the required number of housing units is reasonably likely to be built during the planning period without the need for any legislative action (such as a zone change) by the City. The Inventory includes sites that were identified through three key components, including expected development potential on vacant and underutilized sites, planned and approved development projects, and non-site-specific development potential that provide additional alternative means of meeting the RHNA. These components, along with their anticipated capacity, are summarized in *Table 4.3*. The methodology and conclusions of each component are further discussed in this Chapter.

Table 4.3

Summary of Adequate Sites for Housing, by Income Category				
Component	**Lower-Income Units**	**Moderate-Income Units**	**Above Moderate-Income Units**	**Total Units**
Vacant and Underutilized Sites				
Expected Unit Potential	16,965	5,039	20,777	**42,781**
Warner Center 2035 Specific Plan	0	0	10,491	**10,491**
Planned and Approved Projects (Development Pipeline)				
Public Land	5,606	12	2,273	**7,891**
Private Development Projects	18,987	1,352	97,475	**117,814**
Additional Means of Meeting the RHNA - Non-Site-Specific				
ADU Development	24,592	2,459	13,935	**40,987**
Project Homekey Expansion	1,000	0	0	**1,000**
Public Land Programs	5,500	4,500	0	**10,000**
Total Development Potential	**72,650**	**13,362**	**144,951**	**230,964**

Vacant and Underutilized Sites

Recent changes to state Housing Element law have strengthened requirements related to the Adequate Sites Inventory. In particular, AB 1397 (2017) requires that, for each site included in the inventory, the City identifies the realistic development potential for the site within the 8-year planning period. In instances where non-vacant sites comprise over 50% of the Adequate Sites Inventory, existing uses are presumed to impede development unless findings with substantial evidence are provided that the use is likely to be discontinued. The City of Los Angeles is predominantly built out, and the majority of sites are non-vacant; therefore, the methodology used to identify realistic development potential must consider factors such as existing uses, past development trends, market conditions, and the availability of regulatory and/or other development incentives.

Due to the complexity of the new statutory requirements and the scope of analysis needed for the large number of potential vacant and underutilized parcels (over 700,000 potential residentially zoned sites), the City consulted with the Terner Center for Housing Innovation, an academic research center at UC Berkeley, to assist in methodology development. Through this partnership, the Terner Center and MetroSight developed an econometric approach for estimating realistic development potential based on the City's past experience, as reflected in building permit data. The model incorporates several factors which are designed to address the state requirements for non-vacant sites.

Methodology

The model draws upon five years of past housing development permits to create a two-step regression model that indicates (1) the likelihood of new housing development occurring on each parcel, and (2) the number of new units that would be expected if development were to occur. The model accounts for a parcel's actual zoned capacity before and after development bonuses, as well as market conditions and various other factors which impact the likelihood for a site to develop into housing, including those the City is required to address per state law. The two-step model is run separately for low density sites (1-4 units), medium density sites (5-50 units), and higher density sites (50+ units), and considers how the factors shown in *Table 4.4* influence the likelihood of development occurring on an individual site.

Table 4.4

Regression Model Variables		
Factors Considered in Model	**Included in Step 1**	**Included in Step 2**
Number of base-zoned units allowed (per zoning)	✓	✓
Number of bonus-zoned units allowed (the sum of base-zoned units and any additional units allowed per development bonus)	✓	✓
Ratio of existing units to base-zoned units	✓	
Indicators for residential market area type	✓	✓
Existing use	✓	
Age of existing structure	✓	
Floor Area Ratio (FAR) utilization of existing structure	✓	
Applicability of City's Rent Stabilization Ordinance (RSO) to existing structures	✓	
Ratio of total permitted units to total based-zoned units in the Community Plan Area (CPA), over a 5-year period	✓	✓
Typical estimated home value in the zip code area (Zillow Home Value Index)	✓	✓
Typical estimated asking rent in the zip code area (Zillow Observed Rent Index)	✓	✓
Average rental vacancy rate in the Census Public Use Microdata Area (PUMA) during the prior 5-year period	✓	✓
Average remaining commercial lease duration in the CPA (Compstak)	✓	

Results

The results of both steps of the model are then applied to potential sites that are zoned to permit residential development, to determine the realistic development potential on each site during the 8-year planning period (2021-2029). Every parcel is assigned a maximum density considering any available density bonus (including the City's Transit Oriented Communities Affordable Housing Incentives (TOC)). The model applies the factors in *Table 4.4* above to create two percentages that are applied to every parcel: 1) a probability the site will develop into housing in the 8-year period, and 2) the percentage of maximum capacity expected to be built, if developed as housing.

> *Site Example:* A typical R3 zoned site in South LA is allowed 10 units after a density bonus through the TOC program. The regression model assumes the site will get built out at 78% of its allowable density (rounded to 8 units) but only have a 1% chance of being redeveloped into new housing. The site is therefore assigned a realistic development potential of 0.08 units during a 5-year period (10 units x 80% x 1%). Adjusted to 8 years, the site is assigned a realistic development potential of 0.13 units.

Table 4.5 shows how the results are applied to this site example. The full list of sites and their realistic development potential are provided in **Appendix 4.1**. Importantly, the outcome of the model is that each site is assigned an anticipated development potential that is well below the zoned capacity for the site, as there are many factors which make it difficult to identify precisely which sites will develop with housing over the 8-year period. It is not expected that all sites identified using this model will redevelop with their identified realistic development potential; rather, the much more likely outcome is that a smaller number of sites are developed with their expected build out (outcome of step 2 of the model). To further illustrate, for the site example provided above, the model shows that given 100 similar sites, it would be expected that one site would develop with 8 units during the planning period. As it is not possible to identify precisely which site would redevelop, the model indicates that each site has a small percent chance of redeveloping. This approach inherently incorporates a buffer on each site, consistent with HCD suggested guidance for compliance with SB 166.

Table 4.5

Application of Model Results to Sample Site	
Model Steps	**Sample Site**
Community Plan Area	South LA
Zone	R3-1
Base-zoned units	6
Bonus-zoned units	10
Probability site will develop with housing (Step 1)	1.0%
Percent of bonus-zoned capacity expected to be built, if developed (Step 2)	78%
Predicted number of new units, conditional on development occurring (rounded)	8.00
Expected Unit Potential (5-year period)	0.08
Expected Unit Potential (8-year period)	**0.13**

When applied to vacant and non-vacant sites that permit residential development without legislative action, the model results in an overall expected development potential of 42,781 new units over 8 years, distributed over 198,139 potential sites. Most sites zoned for residential use without known constraints were included in the initial model. Additional sites were removed based on the model results, as they were not found to have a likelihood of redeveloping. In addition, sites which do not permit a net increase in residential units were excluded from the final inventory, as well as vacant sites located in a Very High Fire Hazard Severity Zone (VHFHSZ). Additional sites were removed where the existing use is presumed to be unlikely to be discontinued, including institutional uses such as cemeteries, colleges, hospitals, and schools, and active government-owned or operated uses such as libraries, recreation centers, and police and fire stations.

Table 4.6 shows the total number of units that are expected at each income level. Lower-income units were assigned to sites with qualifying minimum residential densities (a

minimum of 30 du/acre permitted by base zoning), and which are of an adequate size to accommodate development of lower-income housing.

There is demonstrated experience of lower-income housing units being built on sites of varying sizes, including small sites of less than a half-acre in size, if the lot permits 5 or more units of base density.[1] This experience includes both 100% affordable housing development, but more commonly, mixed-income housing development. Almost all of Los Angeles multifamily zones that permit at least 30 units/acre (R3+) accommodate at least 3.0:1 FAR (Floor Area Ratio), allowing three times the lot size as a buildable area. Allowable densities are easily buildable within the allowable building envelope, even on relatively small lots. Even the lowest density zoning (R3 and C1) sites used to accommodate the lower-income need can accommodate at least five units, which qualifies for a seven-unit density bonus or TOC project, if the lot is larger than 3,200 square feet (about eight percent of an acre). The next major zoning class (R4 and C2) allows twice this density, thereby allowing sites larger than 1,600 square feet to qualify for incentive programs. Recently created parking reductions through TOC and density bonus projects located near transit have also opened up many small lots that were previously constrained by parking requirements. Furthermore, the Affordable Housing Linkage Fee (2018) established a strong additional incentive to create mixed income projects on properties that meet these criteria, providing on-site affordable units to qualify for fee exemption. A review of the 374 permits for multifamily projects with at least seven housing units that have been subject to the Linkage Fee shows that all but nine (more than 97%) were associated with projects that included the creation of at least one lower-income unit. Due to the low predictive values used in the regression model to establish Site Inventory capacities, the number of on-site affordable lower-income units constructed will almost always exceed the figures provided in the Inventory.

The methodology uses the above logic to exclude small sites that are ineligible for the City's incentive programs from being considered as lower-income sites, using a five-unit base density (rounded up) assumption. In making this assumption, it is also important to note that the Sites Inventory lists sites by the smallest possible parcel identification number (PIN), rather than as part of a larger parcel (APN), which is how most small

[1] There are many examples of proposed and permitted small--site affordable housing developments provided in the Housing Element Annual Progress Reports (APRs) prepared for the 5th Cycle. Some examples include: a 6 unit mixed-income development built on a 0.14-acre site, with 1 very low-Income unit and 5 above moderate-income units (APN: 5154005004); a 21-unit, 100% affordable development built on a 0.22 acre site, with 1 very low-Income unit, 20 low-Income units and 1 above moderate-income manager's unit (APN: 6048004025); and a 57-unit, 100% affordable development built on a 0.26 acre site, with 56 very low-Income units and 1 above moderate-income manager's unit (APN: 5101030030).

properties are used, sold, and developed. Viable development sites are often either already tied together or can be easily tied, requiring only a "Lot Tie Affidavit" to proceed with development across multiple lots.

Moderate-income units were assigned to sites located in low and medium residential market areas, which are zoned for lower density multi-family residential uses (at least 4 units, up to 30 du/acre permitted by base zoning). Above moderate-income units were assigned to all remaining sites identified through the model, including any multi-family zoned sites that are subject to the City's Rent Stabilization Ordinance (RSO). This step was taken based on feedback from tenants' rights advocates and other stakeholders to ensure that tenant-occupied properties are not specifically targeted for redevelopment, particularly given the by-right provisions that would result from re-use of lower-income sites. Still, the expectation is that these sites, if they do redevelop, will include deed restricted lower-income housing. This reallocation of RSO sites can also be considered an additional conservative assumption with regards to lower-income sites.

Table 4.6

Expected Unit Potential, Vacant and Underutilized Sites (Regression Analysis)				
	Lower-Income	**Moderate Income**	**Above Moderate-Income**	**Total Development Potential**
Expected Unit Production	16,965	5,039	20,777	**42,781**

Map 4.1 shows the location and distribution of the total expected unit potential resulting from the regression model. The location and distribution of the lower-income units resulting from the analysis is shown in *Map 4.2*.

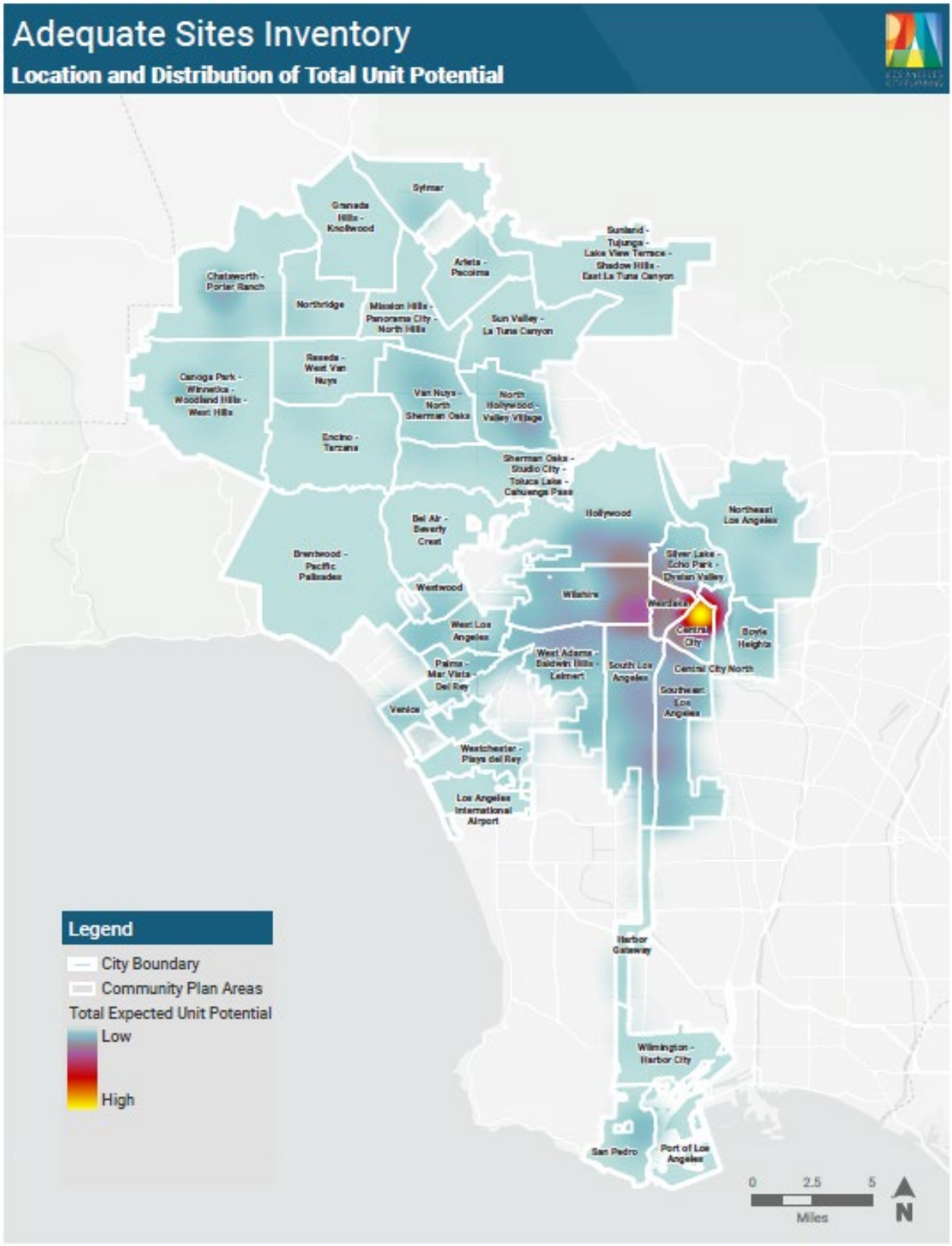
Appendix 4.1 includes the detailed list of all sites. The general plan land use designation and zoning capacity are identified for each site, as well as the number of housing units that the site can realistically accommodate during the planning period.

The inventory also includes the following information for each site:

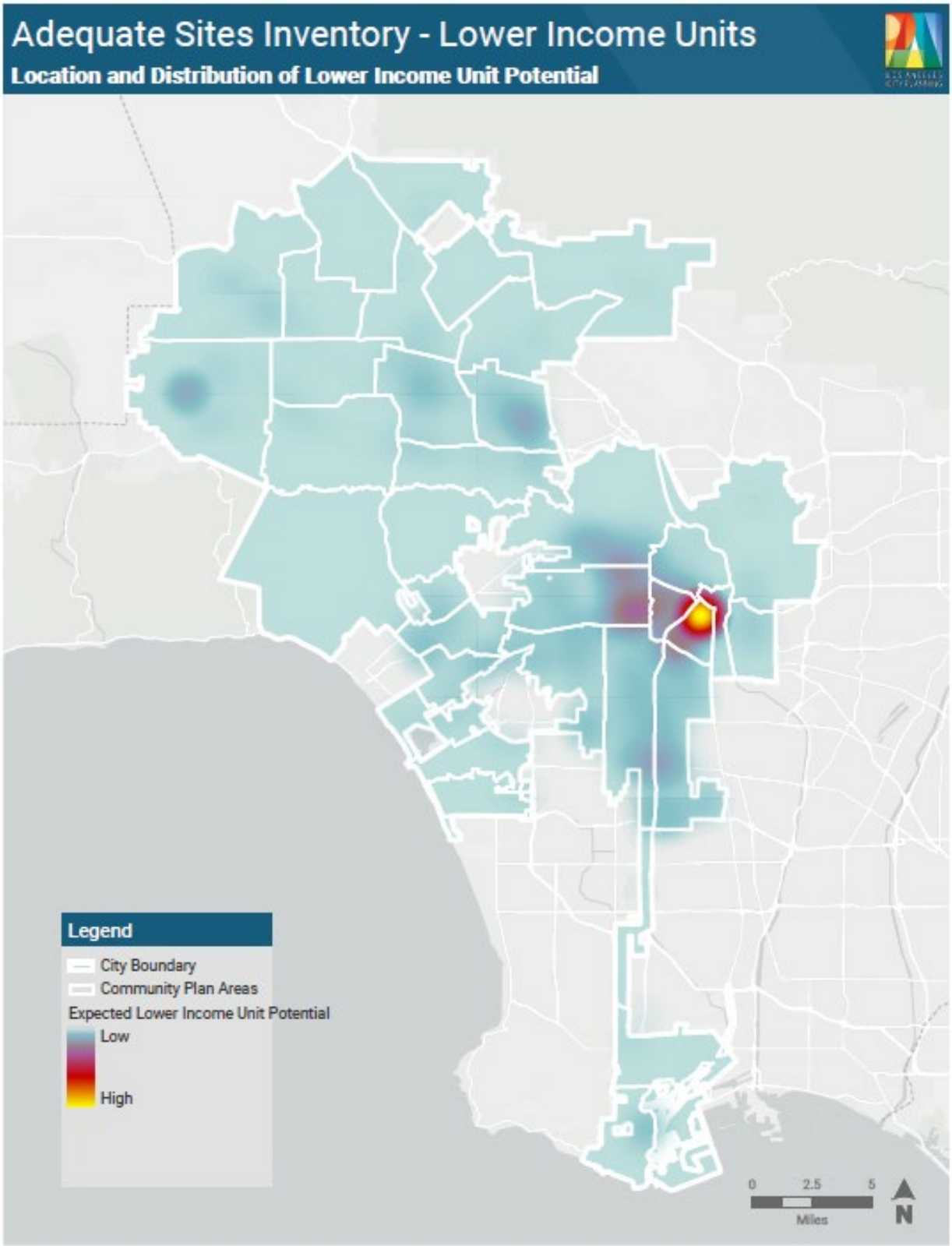
- Size, in acres
- A description of the existing use
- Whether the site is publicly owned or leased

- Whether the site has available or planned and accessible infrastructure
- Whether the site was identified in a previous planning period site inventory

Map 4.1. Location and Distribution of Expected Unit Potential



Map 4.2. Location and Distribution of Lower Income Unit Potential



Sites Suitability Analysis and Availability of Infrastructure

All identified parcels are suitable for development in the current planning period, pursuant to zoning and building code requirements, and are not subject to any general environmental constraints that would preclude development. Streets and highways are available to all sites in the inventory and in most cases, transit is within close proximity. In addition to its streets and freeways the City of Los Angeles has a heavy rail, light rail, rapid bus, fixed guideway, and an extensive bus transit system.

Parcels included in the inventory have sufficient water, sewer, and dry utilities available to support housing development. Water, sewers, and other utilities are available throughout the City of Los Angeles as an urbanized area. The City's infrastructure capacity and availability are being analyzed in the environmental analysis prepared for this update to the Housing Element.

Environmental or other known features (e.g., presence of floodplains, protected wetlands, VHFHSZ) are not anticipated to impact the development viability of the identified sites on the sites inventory. The City of Los Angeles has a presence of many known environmental features and sites located within those that preclude residential development were removed from the inventory. For example, vacant sites were excluded from the inventory if they were located in the VHFHSZ, as those sites are presumed to have additional environmental conditions such as slopes that have made residential development infeasible up until now. The presence of certain environmental or other known features is not anticipated to preclude development on the identified sites.

The methodology used to develop the Adequate Sites Inventory is designed to consider the suitability and availability of each site for residential development during the planning period. The methodology takes into consideration the suitability of the parcel's size as part of the evaluation of whether a site is likely to be redeveloped, including many suitability factors such as the allowable density and realistic capacity of the site, the existing use, age of existing structure, and the current utilization of existing buildings.

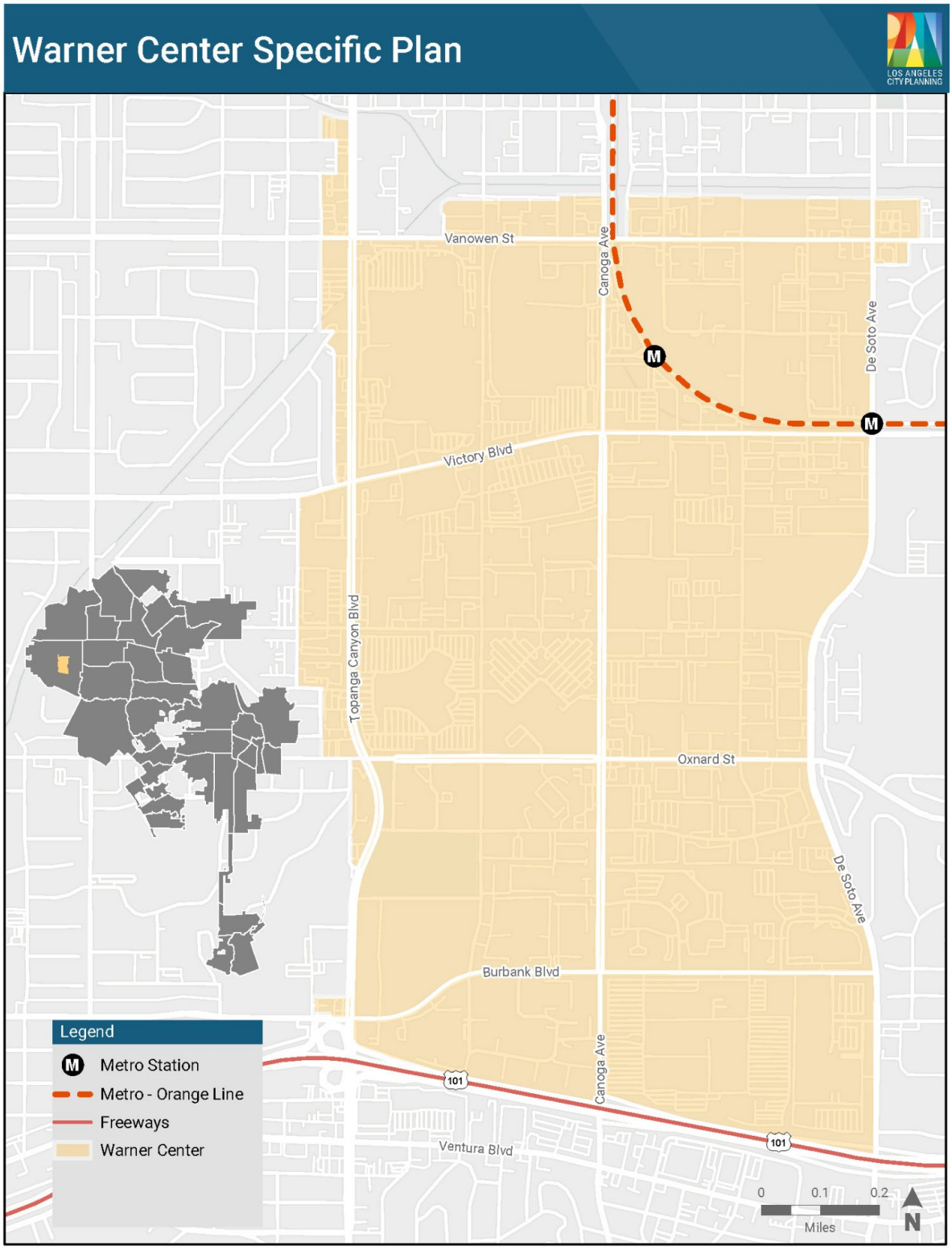
Each housing development will be granted a permit on a site-by-site basis, at which time it is possible that some projects may be required to improve the existing infrastructure or comply with specific environmental regulations (such as certain types of roofing materials in high fire hazard areas). However, the City's environmental laws in general do not preclude development. A project proposed on any site in the Inventory would be allowed if consistent with the zoning provisions for that site and would be issued a permit

by the Department of Building and Safety (provided no extraordinary site-specific health and safety circumstances were found to exist).

Warner Center 2035 Specific Plan

In addition to the sites resulting from the methodology described above, the adequate sites inventory includes development potential located within the boundaries of the Warner Center 2035 Specific Plan Area. The Warner Center 2035 Specific Plan (adopted 2013) adopted zoning regulations in the Warner Center Plan area, in order to promote a mixed-use, transit-oriented district for the Plan area and surrounding communities. The Warner Center Plan area is located in the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan Area in the west San Fernando Valley and is served by the Metro Orange Line (see *Map 4.3*).

Map 4.3. Warner Center 2035 Specific Plan boundaries



Among other strategies, the Warner Center 2035 Specific Plan aims to promote dense, mixed-use neighborhoods by establishing unlimited residential density on most sites located within the plan area, until the plan's build-out limitation is reached, or the plan horizon year of 2035 is reached. Under the plan, total dwelling units within the plan area can increase from the baseline development condition of 6,200 in 2008 to a maximum of 26,048 in 2035. After the build-out limitation of 26,048 units is reached, sites within the plan area revert to R3 residential density, which is a density equivalent to approximately 54 dwelling units per acre.

In the first 7 years of the 22-year plan period, nearly 60% of the residential build-out limitation has been met through existing, completed, and pending new development (see *Table 4.7*). By 2029 (the end of the 6th cycle RHNA planning period), there would only be 6 years remaining until the Warner Center Specific Plan horizon is reached in 2035. Given the rate of development activity in the Warner Center Specific Plan Area, the plan is on track to reach the build-out limitation in advance of the plan horizon year. As such, it is reasonable to anticipate that the build-out limitation is likely to be reached during the 6th cycle RHNA planning period. Additional development may occur after the build-out limitation is met and development standards revert to R3 residential density; however, it is not currently possible to estimate the level of development that would occur at that time.

Table 4.7

Warner Center 2035 Specific Plan, Residential Build-Out Limitation		
	Housing Units	**Residential Square Footage (sq. ft.)**
Plan Build-Out Limitation (2035)	26,048	32,600,000
Current Existing Development plus Entitled Development Not Yet Built	15,557	19,459,521
Remaining Plan Capacity	**10,491**	**13,140,479**

As a result, it is anticipated that a total of 10,491 housing units are reasonably likely to occur in the Warner Center Specific Plan Area during the 6th cycle. Due to the nature of the development regulations in this area, it is anticipated that this development potential is likely to occur, but it is difficult to identify specific sites that are likely to be developed.

For the purposes of the Inventory of Adequate Sites, the Warner Center Specific Plan Area is therefore considered to be one master-planned site with a total expected development potential of 10,491 units.

While all sites in the Warner Center 2035 Specific Plan have sufficient density to accommodate development of lower-income housing, based on current development activity in the plan area, no new housing has been developed for lower-income households (although some development projects have proposed to include workforce housing units). The City Council has called for a study of the feasibility of incorporating an inclusionary housing requirement in the plan area; however, this inclusionary requirement has not yet been adopted. As a result, at this time there is no evidence to support an estimate of the future development of lower-income housing in the Warner Center 2035 Specific Plan Area. *Table 4.8* displays the anticipated capacity by income category located in the Warner Center 2035 Specific Plan Area.

Table 4.8

Warner Center 2035 Specific Plan, Anticipated Capacity by Income Category				
	Lower Income	**Moderate-Income**	**Above Moderate-Income**	**Total Development Potential**
Warner Center 2035 Specific Plan	0	0	10,491	10,491

Planned and Approved Projects (Development Pipeline)

The housing element may satisfy its RHNA requirement through a variety of methods other than identifying specific sites (Government Code Section 65583.1). This includes the identification of units permitted, built, entitled, or pending that may occur through planned and approved projects that are already in the development pipeline within the jurisdiction. Following is an analysis of planned and approved projects that are anticipated to occur during the 6th cycle on publicly owned land and through other private development projects.

Publicly Owned Land

There are several ongoing programs at local agencies for the development of affordable and supportive housing on publicly owned land. The Adequate Sites Inventory includes pipeline development projects from three public agencies, including Los Angeles County Metropolitan Transit Authority (Metro), the Housing Authority of the City of Los Angeles (HACLA), and the City of Los Angeles. Specifically, the inventory includes development projects that are part of the following programs:

- **Metro Joint Development Program**. A real estate development program through which Metro collaborates with qualified developers to build transit-oriented developments on Metro-owned properties.
- **HACLA - Project Homekey Sites.** Motels and hotels that will be converted to permanent housing as part of the first round of the State's Project Homekey program.
- **HACLA - Public Housing Redevelopment.** A program to develop new housing units at existing public housing locations.
- **City of Los Angeles - City Owned Sites development.** The City's program to develop affordable housing and supportive housing on City-owned properties, in partnership with qualified local affordable housing developers.

All included development projects are expected to be completed within the 6th cycle, as they represent projects which have a defined development program, a commitment of public funds and/or land, a selected developer and development agreement, and/or have received necessary approval from the appropriate oversight board or council to move forward for development. Affordability levels are established by the respective programs and will be ensured by a combination of land use covenants and public subsidy requirements. As shown in *Table 4.9*, these development projects account for a total of 7,891 housing units, of which 5,606 are lower-income. The full list of development

projects, with information on the current project stage and project schedule, is provided in **Appendix 4.2**.

Table 4.9

Summary of Pipeline Development Projects on Public Land, Anticipated Development by Income Level				
	Lower Income	**Moderate-Income**	**Above Moderate-Income**	**Total Development Potential**
Metro Joint Development (JD)	1,047	0	1,520	2,567
Housing Authority of the City of Los Angeles (HACLA)	2,002	0	0	2,002
City Sites - Affordable and Supportive Housing	2,557	12	753	3,322
Total	**5,606**	**12**	**2,273**	**7,891**

Other Pipeline Residential Development

The City of Los Angeles has a significant pipeline of development projects that are seeking entitlements or are actively pursuing construction. *Table 4.10* summarizes the current inventory of residential and mixed-use development projects with active entitlements or pending building permits. As of Fall 2021, there were an estimated 117,814 housing units in the pipeline that are expected to be completed during the planning period and are therefore counted toward meeting the RHNA.

To estimate the number of proposed pipeline development projects that are expected to reach completion during the 6th cycle, the City examined completion rates of pipeline development projects from 2015, which is the earliest date that complete and accurate pipeline data is available. For discretionary entitlements, completion rates were found by drawing upon a representative sample of planning entitlement applications and approvals and finding the percentage of those projects which have obtained a certificate of occupancy and therefore reached completion. This analysis found that entitlement

applications had a completion rate of 64%, while approved entitlements had a completion rate of 70%. For building permit applications and approved permits, completion rates were established based on existing methodology utilized by the Department of Building and Safety in regular reporting of building permit data for new housing units, which found that building permits have a 97% completion rate for issued permits. Those completion rates were then applied to the current pipeline to determine the number that would be expected to be completed within the next eight years.

Table 4.10

Summary of Expected Pipeline Residential Projects			
Project Type By Income Category	**Proposed Units Added**	**% Units Expected to be Completed in 8 Years**	**Units Expected to be Completed in 8 Years**
Active Planning Entitlements			
Lower-Income	7,704	64%	4,931
Moderate-Income	199	64%	128
Above Moderate-Income	32,759	64%	20,966
Total Units	**40,662**	**64%**	**26,025**
Approved Planning Entitlements with No Building Permit			
Lower-Income	11,372	70%	7,961
Moderate-Income	748	70%	524
Above Moderate-Income	72,605	70%	50,824
Total Units	**84,725**	**70%**	**59,309**
By-Right Building Permit Applications (Permit not Issued)			
Lower-Income	3,360	**95%**	3,192
Moderate-Income	260	**95%**	247
Above Moderate-Income	7,955	**95%**	7,558
Total Units	**11,575**	**95%**	**10,997**
Approved Building Permits with No Certificate of Occupancy (Since April 2020)			
Lower-Income	2,992	97%	2,903
Moderate-Income	466	97%	453
Above Moderate-Income	18,687	97%	18,127
Total Units	**22,145**	**97%**	**21,483**

Table 4.11 shows the expected breakdown of this pipeline development potential, by expected income category. The income categories for individual development projects are based on the actual proposed affordability level requested or approved as part of the entitlement request. The full list of pipeline development projects, including expected unit counts by income category, is provided in **Appendix 4.3**.

Table 4.11

Total Pipeline Development Potential, by Income Category				
	Lower-Income	**Moderate-Income**	**Above Moderate-Income**	**Total Development Potential**
Active Planning Entitlements	4,931	128	20,966	26,025
Approved Planning Entitlements with No Building Permit	7,961	524	50,824	59,309
By-Right Building Permit Applications (Permit not Issued)	3,192	247	7,558	10,997
Approved Building Permits with No COO (Since April 2020)	2,903	453	18,127	21,483
Total Pipeline Development Projects	**18,987**	**1,352**	**97,475**	**117,814**

Additional Means of Meeting the RHNA (Non-Site-Specific)

In addition to identifying pipeline development, the housing element may satisfy its RHNA requirement through a variety of methods other than identifying specific sites (Government Code Section 65583.1). Following is an analysis of additional housing units that are anticipated to occur during the 6th cycle through programmatic or other non-site-

specific activities, including through Accessory Dwelling Unit (ADU) production, an expansion of Project Homekey, and new public land development programs.

Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)

In addition to considering planned and approved development projects as additional means of meeting the RHNA, cities may also consider the potential for accessory dwelling units (ADUs) or junior accessory dwelling units (JADUs).

Since 2017, the State Legislature has passed a series of new laws that have significantly increased the potential for development of new ADUs and JADUs by removing development barriers and requiring their approval through ministerial permits. To determine the potential for ADU and JADU development during the 6th cycle, the City has analyzed trends in ADU and JADU production since January 2018. *Table 4.12* shows ADU permits issued from 2018 to 2020, during which period an average of 4,099 permits were issued per year.

Table 4.12

ADU and JADU Permits Issued, City of Los Angeles 2018 to 2020				
Year	**2018**	**2019**	**2020**	**Annual Average, 2018-2020**
Total ADU/JADU Permits Issued	4,079	4,792	3,425	4,099

State ADU law was further amended (effective 2020) to allow multiple ADUs on single-family lots and multi-family lots, and these amendments have been incorporated into the City's Zoning Code in LAMC 12.22 A.33. This amendment has dramatically expanded the potential for ADU production within the City of Los Angeles. Additionally, the City continues efforts to expand awareness of new ADU laws and to further facilitate the permitting process. The City's ADU Ordinance allows for Movable Tiny Houses to be used as ADUs, helping to expand the available housing typologies that can be used for ADUs. In March 2021, the City launched the ADU Standard Plan program, which provides a simplified permitting process for the design and construction of ADUs. The use of standard plans reduces the time required for plan check resulting in faster permit issuance, as plans are pre-approved for compliance with the Building, Residential, and

Green Codes. As the market is maturing, the city is seeing new innovative ADU typologies and financing models that have further expanded the ability for homeowners to build ADUs.

Based on current interest and demand for ADUs, and ongoing and planned future programs to promote ADU development in the city (see Programs 63 and 64 in Chapter 6), it is anticipated ADU production is reasonably likely to increase by at least 25% above the current annual average, to approximately 5,123 ADUs per year during the 6th cycle.

To provide local governments in the region with assumptions for ADU affordability, SCAG recently conducted a study of ADU market rents.[2] This study was reviewed and pre-certified by HCD on August 27, 2020[3] as compliant with statutory requirements and may be used in 6th cycle Housing Element Updates as the required analysis of ADU affordability. The study reflects the geographic distribution, size, and other characteristics of ADUs across the counties and subregions of SCAG. For purposes of the study, the City of Los Angeles was included in LA County Region 1, which also included Las Virgenes-Malibu, South Bay Cities, and Westside Cities subregions. The results of the study for the City of Los Angeles are summarized in *Table 4.13*.

Table 4.13

ADU Affordability Assumptions, LA County Region 1 (Including City of Los Angeles)					
	Extremely Low-Income	**Very Low-Income**	**Low-Income**	**Moderate-Income**	**Above Moderate-Income**
Percent of ADUs/JADUs	15%	2%	43%	6%	34%
Source: SCAG, 2020					

Based on the current annual average production of ADUs, the anticipated increase in ADU production due to recent state amendments, and the ADU affordability assumptions shown above, the total anticipated ADU capacity by income category for the 6th cycle is found in *Table 4.14*.

[2]SCAG, SCAG Regional Accessory Dwelling Unit Affordability Analysis, https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527
[3]HCD letter to SCAG: August 27, 2020, https://scag.ca.gov/sites/main/files/file-attachments/hcd_precertified_localhousingdata_letter082720.pdf?1602114715

Table 4.14

Anticipated ADUs and JADUs, by Income Category				
	Lower-Income	**Moderate-Income**	**Above Moderate-Income**	**Total Development Potential**
ADUs and JADUs	24,592	2,459	13,935	40,987

Project Homekey Expansion

Project Homekey is a central part of the state's response to providing housing for persons experiencing homelessness who are at high risk for serious illness and are impacted by COVID-19. Administered by HCD, Project Homekey makes grant funding available to local public entities to purchase and rehabilitate housing, including hotels, motels, vacant apartment buildings, and other buildings and convert them into interim or permanent, long-term housing.

State law allows a credit of up to 25% of the adequate sites requirement per income category to the number of units in a motel, hotel, or hostel that are converted from nonresidential to residential and made available at an affordable cost for lower-income households experiencing homelessness as part of a long-term recovery response to COVID-19.

On September 9, 2021, the Governor announced the release of $2.75 billion to expand the statewide Project Homekey Program. This new funding commitment is expected to fund the creation of 1,000 units of permanent supportive housing in the city, through the purchase and rehabilitation of hotels, motels, apartment buildings and tiny homes. This expansion is currently in the planning process, and no sites have been identified at this time; however, as noted under *Publicly Owned Land*, above, the City has demonstrated experience in converting hotels and motels to permanent supportive housing through the funding that has previously been awarded to the City under Project Homekey. In 2020, the City received $120 million through Project Homekey grants and, along with $60 million of the City's funds, purchased 15 sites to create 744 permanent supportive housing units. *Table 4.15* shows the anticipated unit potential from the expansion of Project Homekey, by income category.

Table 4.15

Project Homekey Expansion, Anticipated Capacity by income Category				
	Lower-Income	**Moderate-Income**	**Above Moderate-Income**	**Total Development Potential**
Project Homekey Expansion	1,000	0	0	**1,000**

Public Land Programs

The City was recently awarded a Local Early Action Planning (LEAP) Grant to help develop a program that would streamline and scale up the production of affordable housing on public land, beyond the current levels of anticipated pipeline development discussed under *Publicly Owned Land,* above. The program is a strategic plan to create 10,000 units of equitable housing on public land within five years. The plan focuses on using 300 acres of public land to drive a scaled housing solution that would utilize modular housing typologies to create ten housing development opportunities with 1,000 units each. The plan would also create a $500 million infrastructure fund to address funding gaps. While the program is currently in the planning process, and no sites have been secured at this time, the City has conducted a preliminary analysis of potentially available City-owned land. A list of potential candidate sites for the Public Land Program is provided in the forthcoming **Appendix 4.8**.

Preliminary analysis indicates that these sites collectively contain sufficient potential capacity to realistically accommodate the 10,000-unit goal for this program. An initial set of availability criteria has been applied to the forthcoming list of potential sites in **Appendix 4.8**. A more detailed analysis to narrow this list to the sites with the best suitability for housing has not yet been conducted as part of the LEAP grant; however, this work is funded and must be completed by 2023. More than fifty of these sites are under the control of the LAHD and have been identified already for affordable housing use, and therefore have a higher likelihood of moving more quickly as they do not require negotiation with other City Departments who may own the land.

The program focuses on providing equitable housing opportunities that prioritize community engagement in the planning process. As part of this effort, the program proposes to create housing for a mix of incomes that range from extremely low-income housing (30% AMI) to moderate-income workforce housing (150% AMI), and would encompass rental, homeownership, and community land trust opportunities. *Table 4.16* shows the anticipated unit potential of this public land program by income category. The

land for lower-income housing will be rezoned at required density levels and be subject to other state requirements, as further described below and in the Rezoning Program (121).

Table 4.16

Public Land Programs, Anticipated Capacity by income Category				
	Lower-Income	**Moderate-Income**	**Above Moderate-Income**	**Total Development Potential**
Public Land Programs	5,500	4,500	0	**10,000**

Summary of Adequate Sites for Housing and Identification of Rezoning Need

Table 4.17 provides a summary of the total anticipated development potential in the inventory of adequate sites for housing, compared to the City's 6th Cycle RHNA Allocation and the target capacity. After consideration of all three components of the Inventory — including development potential on vacant and underutilized sites, planned and approved development projects, and non-site-specific development potential that provide additional alternative means of meeting the RHNA — the City has identified a total development potential of 230,964 units, which is insufficient capacity to accommodate both the RHNA Allocation of 456,643 units and the target capacity of 486,379 units. Based on the criteria in state Housing Element law, the land inventory includes capacity for 72,650 lower-income units, 13,362 moderate-income units, and 144,951 above moderate-income units. As a result, the Housing Element identifies a shortfall at all income levels. Overall, there is an identified shortfall of 255,415 units, including a shortfall of 130,543 lower-income units, 72,993 moderate-income units, and 51,880 above moderate-income units.

Table 4.17

Summary of Residential Capacity Compared to 6th Cycle RHNA and Target Capacity by Income				
	Lower-Income Units	**Moderate-Income Units**	**Above Moderate-Income Units**	**Total Units**
RHNA Allocation	184,721	75,091	196,831	456,643
Target Capacity	203,193	86,355	196,831	486,379
Total Development Potential	**72,650**	**13,362**	**144,951**	**230,964**
Shortfall	**130,543**	**72,993**	**51,880**	**255,415**

Chapter 6 provides an overview of the programs needed to be completed by October 2024 in order to accommodate the identified shortfall. The RHNA Rezoning Program (Program 121) describes the rezoning efforts that will be undertaken to accommodate the shortfall. The Program describes the concepts and strategies that were used to identify sites that have the potential to be rezoned and developed for housing within the planning period pursuant to subdivision (h) of Section 65583.2. It has been informed and refined by continued public input, City Council direction, and the conclusions of the AFFH Analysis provided in Chapter 1 and below.

Pursuant to state law, two types of properties will be rezoned to allow by-right (ministerial) approvals when they include 20% or more of the total units as affordable housing for lower-income households. The first set of properties include all sites rezoned to accommodate the shortfall for lower-income households, which will include a minimum density of 20 units per acre and 16 units per site, per CA Govt. Code § 65583.2(i) and will be selected from sites identified in the parcel listing (**Appendix 4.7**). The second set of sites are those sites identified to meet the lower-income portion of the RHNA that were previously identified on prior Housing Elements, pursuant to Government Code section 65583.2(i). This includes both non vacant sites identified on **Appendix 4.1** previously identified in the 5th cycle Housing Element, and the vacant sites identified on **Appendix 4.1** as previously identified for both the 4th and 5th cycle housing elements (see Program 61).

The following Rezoning section of this chapter describes the Rezoning Program assumptions and the resulting list of candidate sites to accommodate the rezoning need.

Rezoning Program and Candidate Sites Inventory to Accommodate the Rezoning Need

Background on the Rezoning Program and Candidate Sites Inventory

According to the analysis of Adequate Sites above, it has been determined there are insufficient sites to accommodate the City's RHNA allocation of 456,643 units. *Table 4.17* above identifies a shortfall of 130,543 units for lower-income households, 72,993 units for moderate-income households, and 51,880 units for above moderate-income households. This results in the need for a Rezoning Program and identification of candidate sites for rezoning in order to accommodate the total rezoning need of 255,415 units. The Rezoning Program can be found in Chapter 6 (Program 121), and the Rezoning Program Candidate Sites Inventory is provided in **Appendix 4.7**.

Housing Element law requires that jurisdictions identify and analyze the candidate sites that will be considered for this future rezoning and include an analysis of suitability and availability. State law requires actions be adopted to make sites available with appropriate zoning, development standards, and infrastructure capacity to accommodate the housing need. These requirements are outlined above under Overview of Adequate Sites Inventory.

Sites identified to meet the lower-income RHNA need have separate requirements. In particular, these sites (identified in Appendix 4.7, columns E and F) must be zoned to permit code compliant multifamily use through a by-right planning process for 20% lower-income affordable housing and be zoned with a minimum density and development standards that permit at least 20 units per acre and 16 units per development site. If at least 50% of the lower-income shortfall (130,543 units) cannot be accommodated on sites designated for residential use (R zones), there are additional requirements to ensure 100% residential use can be allowed on all sites. Of the identified lower-income sites for rezoning more than 200,000 units are located on sites designated for residential use (R Zones), therefore the Rezoning Program meets this 50% threshold, as summarized below.

The Rezoning Program (Program 121) identifies the concepts and strategies that were used to identify candidate sites that have the potential to be rezoned for housing at different income levels within the planning period pursuant to subdivision (h) of Section 65583.2. Rezoning ordinances must be adopted separately through the processes prescribed in the Los Angeles Municipal Code and will include extensive outreach and community input and participation.

Key elements of the rezoning strategy have been informed by public input and City Council direction, as well as the results of the AFFH Analysis. In general, the program emphasizes increasing access to Higher Opportunity areas of the city, particularly near jobs and transit and along major corridors, while protecting environmentally sensitive areas such as fire zones and areas susceptible to sea level rise. The Program also emphasizes the continued development of innovative value capture strategies to deliver more affordable housing, stronger anti-displacement protections and other community benefits.

The Rezoning Program Candidate Sites Inventory (Candidate Sites Inventory) (**Appendix 4.7**) identifies potential sites for future rezoning along with state-required information on each of the properties, including the realistic number of housing units that can be accommodated on each site. Sites were selected based on the criteria included in the Rezoning Program description. Because many different strategies and work efforts are planned as a part of the program, the various components are broken out into unique rezoning strategies, which are individually discussed further below (See Rezoning Program Strategies and Key Assumptions).

Rezoning Program and Candidate Sites Inventory Assumptions

The following section describes the assumptions that were developed to determine how the number of units (total capacity) were determined for the different types of sites, including the use of minimum densities and adjustments to total capacities based on existing uses, realistic development potential, etc. Sites identified to meet the lower-income RHNA need have separate requirements (described above) and therefore have their own individualized assumptions, which is described as well.

Given the size of Los Angeles, the large rezoning need and desire to include multiple pathways to achieve the RHNA goals, the Candidate Sites Inventory includes a wide array of sites, a total of 267,498 that were selected based on a variety of criteria and with many different characteristics. It includes most multifamily sites and includes as many site-specific characteristics into the development assumptions as possible to promote accuracy. The various rezoning strategies also include their own set of individualized assumptions regarding availability and suitability of sites and overall capacity. In addition, the following general citywide criteria has also been developed and applied to all candidate sites on the Inventory.

The sites have been analyzed to ensure they have sufficient water, sewer, and dry utilities available and accessible. In an urbanized area like Los Angeles, the only sites that lack availability for basic infrastructure are located in remote, fire-prone undeveloped hillside areas, which have been removed from the rezoning inventory by excluding all parcels located in Very High Fire Severity Zone Areas. In addition, sites in environmentally sensitive areas susceptible to sea level rise or located in zones that do not already allow for residential development (such as Open Space, Public Facilities or Manufacturing) were generally removed (exceptions include areas that are anticipated to be rezoned to allow residential use, as described below). Adequate water and sewer service is required to obtain building permits in Los Angeles, with a priority for developments with units affordable to lower-income households.

While Los Angeles sees almost all types of sites turn into housing, certain types of uses can be assumed to be extremely unlikely to be discontinued, such as cemeteries, colleges, hospitals, schools (except for the PF Zone strategy described below), condominium sites, libraries, recreation centers, recreational and police and fire stations, as well as a variety of other uses, were excluded altogether. Sites identified in Appendix 4.2 and Appendix 4.3 as pipeline development projects were additionally removed as they cannot be counted twice. Properties located in Historic Preservation Overlay Zones (HPOZs) were also removed from Candidate Sites, and other Historic Cultural Monuments are being downward adjusted, as described in *Table 4.18*.

Non-vacant sites included in the inventory would not be precluded from being developed into housing at the capacities identified in Appendix 4.7, Column Q because existing barriers are being removed by the individualized approaches taken by each rezoning strategy. Sites where no reasonable likelihood or realistic capacity exists are excluded from the Inventory both through the initial selection criteria, as well as a site-based series of suitability adjustment factors that were selected to ensure potential impediments regarding existing use and market demand are applied to the analysis (see *Table 4.18*). These additional adjustment factors create the methodology used to determine overall development potential and are designed to account for the major factors that most impact suitability and availability - and therefore likelihood of new housing. The factors are based in part on some of the strongest findings from the regression model used for the Sites Inventory[4] as well as knowledge of local development trends.

[4] The regression model was unable to be used for this different type of capacity analysis due to resource limitations.

The model considers the extent to which existing uses may constitute an impediment by incorporating the city's past experience with converting existing uses to higher density multifamily housing, including market-based factors. It also is based on the overall set of regulatory standards and incentives that already exist, and are being designed in conjunction with the Rezoning Program, to encourage additional residential development on these sites. Assumptions regarding affordability levels are built into specific rezoning programs as described below, but will be individually tailored based on the results of a feasibility analysis the City has secured through a REAP grant to carry out as part of the rezoning. Generally, the aim is to require more affordable housing than is typically achieved through existing incentive programs, particularly in Higher Opportunity Areas.

For all candidate sites within the rezoning inventory the base and maximum allowable number of units was calculated using the following assumptions at a PIN level. Density for residential and commercially zoned parcels was divided by the lot area to result in the Maximum Potential Units. If the proposed FAR was less than or equal to 2:1, FAR was considered a limiting factor therefore Maximum Potential Units was calculated by multiplying proposed FAR by PIN area and dividing by 1,150.[5] In instances where proposed density was unlimited (density noted as "FA" in Appendix 4.7) the same formula was utilized. In Plans and areas that limit the percentage of residential use, such as the Cornfield Arroyo Specific Plan (CASP), density was discounted to account for the percentage of residential area permitted. In most instances, Base and Max Density were calculated utilizing the same assumptions, exceptions include the Boyle Heights Community Plan which proposed Density increases as a percentage of existing.

In general, development potential on every site is reduced from the maximum allowable units on a site by 80% to result in an expected buildout or realistic capacity figure. The 80% figure is taken from the Sites Inventory regression model's findings that, on average, sites in Los Angeles developed for multifamily (5+ units) housing since 2015 have been built at 80% of the maximum allowable density. This standard capacity reduction is applied to most of the rezoning strategies, apart from Accessory Dwelling Units, R2/RD Zone Update, Adaptive Reuse, Faith-Based Organization, Parking Facility and Parking Zone which had their own assumed reduction factors (see below for explanation).

Lower-income sites (VLI and LI) were generally allocated according to minimum densities required by State Law of 20 units per acre and 16 units per site. Unique affordability assumptions were included in many of the diverse rezoning strategies described below, but an additional assumption was included for high-rise development. Due to the

[5] This figure is based on a sample of typical multifamily housing in Los Angeles.

additional cost and lack of experience of Los Angeles in building lower-income housing through high-rise developments, sites exceeding 4.5 FAR are assumed to include only 10% of total capacity as lower-income housing (the remaining 90% are assumed to be above moderate). In addition, consistent with the Sites Inventory, sites subject to the RSO were assigned as moderate- and above moderate-income (see discussion above). Moderate-income sites were generally allocated assuming a density between two units a site to 20 units an acre. In addition to this criteria sites within the certain programs (see ADU, R2RD, and OPPRC2 below) were assigned as moderate-income. Above moderate-income sites include all sites not meeting the criteria listed above, as well as all sites over 10 acres.

After the realistic capacity is established, the result is subtracted from the number of existing units on a site, to establish potential net gain in units. If the net is less than or equal to zero, the site is removed from the list. The remaining figure is then adjusted based on a series of suitability adjustment factors that were selected due to their particular likelihood to impact the potential of housing development.

The following suitability adjustment factors are applied to the realistic capacity figures (determined per above) in a cumulative fashion, based on the application of a composite percentage score that is based on the number of factors that apply below. Therefore, the application of several of the factors could result in a more than 100% reduction of potential capacity on a site, which would exclude the site altogether.

Table 4.18

Suitability Adjustment Factors		
Percentage Adjustment	**Suitability Adjustment Factor**	**Explanation of Adjustment**
-50%	Presence of a Historic Cultural Monument (HCMs)	Sites with designated HCMs are removed altogether from most strategies, except where preservation, adaptive reuse and TFAR tools that encourage proximate development are applicable (including Adaptive Reuse and the Downtown and Hollywood Plan Updates). HCMs include demolition restrictions but are incentivized for adaptive reuse and, in some cases, may be incorporated into larger housing development projects but at a lower likelihood.
-35%	The ratio of maximum allowable units compared to the number of existing units is less than 4:1	Housing replacement requirements in the City's RSO and State law require most demolished RSO units to be replaced as restricted affordable housing, which likely results in lower redevelopment feasibility as seen in the regression model. Permit data suggests a lower likelihood of new housing being built on sites where the ratio of new to existing homes is less than 4:1. Still the city sees many projects with lower ratios, so these sites cannot be precluded altogether. Was not applied to the ADU or the R2/RD strategies.
-35%	On commercial sites, a lot area utilization rate equal to or greater than 2.0.	Commercial sites with high lot area utilization are less likely to be redeveloped to housing. However, high lot utilization does not preclude redevelopment, particularly as increasing types of uses become less valuable compared to residential use. Assessor valuations are also imperfect as they may reflect older assessments and not current values.
-20%	Sites with buildings constructed in the last 25 years	Recently constructed buildings are less likely to be redeveloped overall; however, the regression model found that for higher-density sites the year built did not appear to be statistically significant.

	(2000-2021, taken from the mid-point of planning period)	
+20%	Sites located in a Higher Opportunity Area (High and Highest Resource Areas using the TCAC/HCD Opportunity Maps)	The regression analysis found that higher-market areas, which correspond to Higher Opportunity Areas, saw a significantly increased likelihood of development compared to all other market areas.
-10%	Property is subject to the Rent Stabilization Ordinance (RSO)	The regression analysis found that properties subject to the RSO experienced less development at the most common middle density range of housing projects; however, the impact was negligible on higher density sites and positive on the much more numerous lower density development sites. Therefore, a lighter reduction is applied.

The City's Rezoning Program is based heavily upon incentivizing affordable housing production alongside market rate housing. This is done by developing unique sets of development standards and affordability requirements that have proven to be successful in Los Angeles in creating mixed-income affordable housing at densities that exceed base zoning allowances. In 2020, the vast majority (more than 70%) of units created in 5+ unit multifamily projects in the city utilized development bonuses and built beyond the base density allowed by the site's zoning. This figure is expected to increase significantly moving forward, as all permitted projects become subject to the City's Affordable Housing Linkage Fee. This is due to the significant shift (also noted above) whereas almost all multifamily projects subject to Linkage Fee are including on site affordable units[6]. While not all new development builds to the maximum capacity allowed by the incentives (hence the 80% capacity adjustment factor discussed above), the density levels are typically beyond the base number of units allowed prior to receipt of a bonus or incentive. These maximum allowable densities are included as part of determining the total site capacity because development trends demonstrate densities higher than the

[6] LACP analyzed more than 350 permits for multifamily housing developments subject to the provisions of the Linkage Fee and all but nine (or 97.5%) were associated with projects that include sufficient on-site affordable units to qualify for maximum bonuses under Density Bonus and TOC.

maximum allowable densities, especially for housing including units affordable to lower-income households.

This trend is due to the successful usage of affordable housing incentive programs in Los Angeles, which are somewhat unique to Los Angeles[7] due to careful design of incentive programs, which target common zoning barriers and provide alternative development standards to ensure the maximum densities can be achieved. City programs are tailored to allow for larger density increases than allowed by state density bonus law, particularly at transit-rich locations through use of the City's Transit Oriented Communities (TOC) program; through a citywide Value Capture Ordinance, which provides unlimited density though provision of additional affordable housing; and through Community Planning Implementation Overlays (CPIOs), which refine and often exceed the densities allowed in existing citywide incentives in the TOC. Many other uses like 100% affordable housing and permanent supportive housing have unlimited densities in most multi-family zoned parts of the city (through AB 1763 and the City's PSH Ordinance). The Rezoning Program expects to expand these types of successful incentive programs primarily in Higher Opportunity Areas.

Projects using the City's incentive programs to exceed base density are generally processed ministerially, or through a transparent, objective standard based discretionary process. Larger projects trigger a discretionary Site Plan Review (discussed as a constraint in Chapter 2) but incentive programs are being designed (as part of the rezoning) to allow for a larger unit threshold as bonus units are not included in the discretionary threshold (see discussion under Plan Updates below). The Rezoning Program also plans to address Site Plan Review, as well as other barriers to housing production, through a comprehensive citywide update to the City's incentive programs (see Programs 48 and 54), which will further enhance their utilization.

Because the methodology does not separately count the unique capacity created by various rezoning strategies that may all apply to a site (only the largest capacity being created), the methodology is inherently conservative. In addition, having several new zoning strategies available on a given parcel (e.g., adaptive reuse or building new micro units) increases the likelihood that one will produce new housing.

[7] A study by the Terner Center for Housing Innovation at UC Berkeley found that more than 35% of all density bonus projects in the state are located in the City of Los Angeles (despite accounting for about 10% of the state population). Since that time the City has developed the TOC Program, which is resulting in three times as many units as Density Bonus and further reinforces this trend.

Rezoning Program Strategies and Key Assumptions

Each site identified as a candidate site in Appendix 4.7 is linked to one or more of the following rezoning strategies. Each strategy below includes an abbreviated identifier in parenthesis next to the title (e.g., PU for Plan Update, see below), which is linked to the Appendix in column V). Because each strategy is different, they require several different types of assumptions, though an overall consistency in approach is also applied. Each strategy will be presented in more detail below and include the key eligibility criteria and assumptions regarding the types of sites included and the number of units that can be accommodated.

It is important to note that the Rezoning Program Candidate Sites Inventory lists many more sites and potential units than will be necessary to satisfy the RHNA requirements. This is purposeful to allow the flexibility for future conversations on the rezoning strategies and sites. As such, sites included on the list should be considered a potential list of sites for rezoning consideration, not a list of sites that will be rezoned. Other sites can be added, and listed sites can be removed or amended. A public review process will ultimately decide which sites are rezoned at which densities but should follow the Housing Element's objective of an equitable rezoning program that furthers fair housing goals.

The City has three years to complete required rezoning, and many of the work efforts under the larger Rezoning Program are only now being initiated and developed and will be refined through a community engagement process. As such, important details such as densities, location, development standards and affordable housing requirements are estimated based on reasonable assumptions made at the time.

As described above, the density and capacity figures associated with each site and strategy below are based on unique criteria in state Housing Element law and do not correspond well to other density or capacity figures used by the City. For example, the Inventory presents density as a number of units per acre (not lot area, as the City typically uses) and is calculated on the number of proposed units compared to the number of existing units on the site. The final capacity figures therefore are not directly comparable to capacity numbers presented in other General Plan documents such as Community Plans or the Framework Element.

Plan Updates (PU) (e.g., Community Plans and Specific Plans) (668,587 units)

A total of 16 Community Plans (four West Los Angeles plans, three Southeast Valley plans, three Southwest Valley plans, two Downtown plans, the Boyle Heights plan, the Hollywood plan, the Harbor-Gateway plan and the Wilmington plan); as well as three neighborhood Plans (the Orange Line Transit Neighborhood Plan (TNP), the Cornfields Arroyo Seco Specific Plan (CASP) and the Slauson TNP) will be in the process of being updated during the three-year rezoning period. These plans are in various phases of the adoption process, with the Downtown and Hollywood plans in the legislative process and the West LA plans in their concept phase (see timeline of plan schedules in Program 65). Reflective of this, information provided in Appendix 4.7 varies between the proposed plan areas, for instance for 12 of the Community Plans the proposed zoning field is blank because the new zoning code form and frontage standards are still being developed through the comprehensive zoning code revision (Program 60). Six of the proposed plans (two in Downtown LA, Boyle Heights, Hollywood, Harbor-Gateway, and Wilmington) include proposed General Plan Land Use designation (GPLU), Base Density, and Bonus Density, while the 10 other plans (West Los Angeles, Southeast Valley, Southwest Valley) are still refining proposed densities and therefore have provided base density as a potential range. To reconcile the differing level of detail between the various plan areas, as well as rezoning strategies, density was calculated as a range. The low range is reflective of the lowest proposed base density and the high range reflective of the maximum density allowed either through a bonus program or the proposed high end of the base density range. Discounted realistic capacity assumptions detailed above were calculated using the maximum allowable density or high end of the range.

Along with other elements of the Rezoning Program, the City's Plan Updates are based upon incentivizing affordable housing production alongside market rate housing. Plan Updates support affordable housing by providing increased development rights through a finely calibrated community benefits system, usually contained in the plan's Community Plan Implementation Overlay (CPIO). CPIO community benefits systems do not undermine or otherwise affect a project's ability to use the state's density bonus law but do include often more refined incentives and ministerial processing for compliant projects using objective standards. This includes the creation, in both of the pending draft Plans (Downtown and Hollywood), of new 200-unit thresholds for discretionary review under Site Plan Review, which otherwise is required for 50-unit sites and more. This incentive is only for those projects using the draft Plan's CPIO community benefits program. In areas targeted for growth, the CPIO benefits system often results in the doubling (or more) of allowable density and/or floor area. In many CPIOs, base zoning

standards are intentionally left lower to ensure residential projects find it advantageous to participate in the incentive program. In these areas, base standards are not used for housing development, particularly as they would result in projects being subject to the Linkage Fee (discussed above). Plan Updates in earlier phases have not yet established whether they intend the proposed maximum densities found in Appendix 4.7 to be achieved through an adjustment to base zoning, or through a CPIO community benefits system. For all these reasons, it would be inappropriate to rely upon base densities in determining realistic capacities for the Plan Updates. Maximum allowable densities are therefore utilized in determining the total capacity because the City has clear reason to assume projects subject to rezoning will be built at densities higher than the base densities when bonuses are being provided. However, the usual adjustment factors, including the standard 80% maximum capacity reduction and standard suitability/availability discount factors are also still applied.

The Plan Updates will continue to be refined and developed through an extensive community outreach over the next three years. Site locations and proposed development standards may vary from those proposed in Appendix 4.7, as a result of continued plan development.

Proposed Zoning Code Amendments and Affordable Housing Incentive Program Updates

Opportunity Corridors. A major focus of the rezoning is on major thoroughfares located in Higher Opportunity Areas (see Key Definitions on pg. 6-4). A variety of approaches can be developed through the rezoning to reflect differences in commercially (C) zoned stretches compared to purely residential (R) zoned areas, reflect the importance of transit-rich locations, and plan around mobility options including corridor/network designations in City's 2035 Mobility Plan. Development standards will be further refined but the following reasonable assumptions regarding allowable densities and floor area ratios (FAR) were made in order to assess the number of units to include in the inventory.

1. **Residential (R Zoned) Opportunity Corridors (OPP RC and OPPRC2) – 103,800 units**. Residential (R) zoned lots in Higher Opportunity Areas along certain corridors can also be rezoned to allow for multi-family development, with an affordable housing requirement. The strategy assumes rezoning will occur on qualified sites fronting all major Boulevards, as well as certain Avenues located on a High Quality Transit Corridor (with 15-minute service all day, including Metro NextGen Lines). Boulevards and Avenue designations come from the City's 2035

Mobility Plan. All Boulevards and Avenues on a High Quality Transit Corridor would qualify for a higher tier of incentives to allow multifamily buildings with minimum densities and mid-rise floor area ratios (3.0:1). Avenues without high quality transit would qualify for a lower scale standard, permitting at least four units per lot with a density bonus to allow six units building to certain contextual low and mid-rise forms (designated as OPP RC2). Sites allowing R3 or less restrictive R zoning are excluded from this Rezoning Program as they largely already allow this intensity of development and will likely qualify for other Citywide Zoning Ordinance incentives (e.g., DB50).

2. **Commercial (C Zoned) Opportunity Corridors (OPP C) – 5,576 units.** Commercial (C) zoned corridors in Higher Opportunity Areas may be rezoned to allow the densities generally allowed by all Commercial General Plan Land Use designations (1 unit per 400 feet of lot area), with an affordable housing requirement. This density level already exists on a majority of commercially zoned lots, which are excluded from this list of sites. The increase in site capacity was determined by the difference in the number of currently allowable units under the base density and the rezone to the 1:400 standard. This reflects a more conservative approach to net capacity calculation, compared to finding the difference from the number of existing units, which is used more commonly for other strategies. This is reasonable due to the lack of residential units on most commercial sites.
3. **Transit Opportunity Corridor Areas (TOPP C) - 1,418 units.** Commercially (C) zoned sites in Higher Opportunity Areas located on a High Quality Transit Corridor (with 15-minute service all day, including Metro NextGen Lines) can be provided additional development bonuses in exchange for affordable housing that were assumed to be a blend of TOC Tier 3 (height, parking) and 4 (density, floor area) incentives.

TOC Expansion in Higher Opportunity Areas (TOC EXP) - 157,285 units. Most Higher Opportunity areas are currently unable to take advantage of the Transit Oriented Community (TOC) Affordable Housing Incentive Program due to density limitations and a five-unit threshold to qualify for the program. As part of the Rezoning Program, residentially zoned sites including R and C (Residential and Commercial) zones may be permitted at higher minimum intensities (mid-rise FAR levels up to 2.5) with higher affordability requirements. This strategy includes residentially zoned areas that fall within current TOC Tier 3 or 4 Areas but are presently unable to construct affordable housing or utilize incentives. Later refinement may limit this strategy to particular Tier 3 or 4 Areas based on other policy criteria.

50% Density Bonus (DB50) – 464,304 units. Update the City's Density Bonus ordinance to allow for up to 50% density increases citywide in exchange for the maximum amount of affordable housing economically feasible (as determined by a feasibility study). Currently, state law (AB 2345) allows for a similar 50% density bonus, however, due to concerns about undermining the City's existing incentive programs, the state law was designed to not apply to the City of Los Angeles. The City can create its own version of the bonus that does not undermine existing programs by aligning incentives and requirements with the City's programs. An 11% increased capacity assumption was applied to account for the difference between an assumed 35% bonus to a 50% bonus on sites currently eligible for Density Bonus (but not eligible for the TOC Program).

Parking Zones (P) – 5,034 units. Allow residential use on all Parking (P) and Parking Building (PB) zones at the use, area and density standards of any adjacent commercial zone, with a transitional height component in some areas. The capacity figure reflects strong demand to utilize these sites, which are usually adjacent to commercially zoned corridor sites, and that parking can normally be replaced without triggering floor area limitations per the Zoning Code. In addition, this policy anticipates some right sizing of replacement parking standards where existing parking spaces exceed demand as well as the development of complementary programs to rezone commercial corridor sites, particularly in higher resource areas (see Corridors strategy above). Still, the inventory uses a conservative 20% suitability and availability factor, which assumes that demand for existing commercial use parking may limit redevelopment potential in many areas. In addition, transitional height limits that apply when adjacent to single-family zones leads to a further limiting assumption that only 50% of the lot area of the available sites will be available for housing. An average of 2.5:1 FAR was applied based on the assumption this incentive will work most often in areas already zoned for at least 3.0:1 FAR, as many commercial areas are (particularly with existing Density Bonus and TOC by-right floor area incentives).

Adaptive Reuse (ARO) – 45,035 units. Expand the current Adaptive Reuse Incentive Areas citywide and remove additional barriers to streamline the conversion of vacant office and commercial properties to housing, when affordable housing is provided, through a by-right conversion process. Expand adaptive reuse incentives to allow higher densities and smaller unit sizes, the conversion of hotels, more recently constructed buildings (more than 25 years, or the year 2000, assuming a 2025 mid-cycle point in time) as well as ground floor commercial in most areas.

The capacity assumptions for each adaptive reuse site reflect only a heavily discounted portion (10%) of eligible building area being suitable for residential conversion. This acknowledges that many commercial/office buildings are not physically suitable for housing and that existing leases and the presence of existing businesses will prevent many more that are suitable. However, it is also important to note that similar by-right adaptive reuse has proven attractive in areas where it is permitted today (Downtown and the other Incentive Areas). This strong experience with implementing adaptive reuse in Los Angeles provides an assurance that many of the common code difficulties have already been addressed by City Departments. As such, most non-residential buildings that meet the basic year eligibility (assumed 25 years) and included in the rezoning are expected to be eligible to convert to housing. However, to limit the inventory to the most realistic sites, only certain types of commercial/office building uses were selected from the assessor records as being available and suitable for adaptive reuse. Uses like existing shopping centers, big box stores, theatres, restaurants, small buildings and other uses not as likely to turn into housing were removed altogether.

Micro Units (MURC) – 26,027 units. On properties with a Regional Center General Plan Land Use designation (the city's most intensive areas such as Downtown, Hollywood, Century City), revise development standards to facilitate the creation of smaller, more affordable housing typologies (micro units). This will likely entail relaxing density standards (while requiring affordability set asides) to rely on form-based controls, reducing parking to account for smaller household sizes, as well as prioritizing open space and other per-unit requirements that more significantly impact smaller units more than others. This change will facilitate additional lower-income capacity in the areas of the city where highest intensities are already planned for, and demand is generally strong. The methodology added 50 percent to the current maximum densities based on removing both direct and indirect density limits and applied a reduction factor of 25% to account for utilization of the program, in addition to the standard 80% reduction mentioned above. Areas where form-based codes allowing micro units already exist or covered under another rezoning program, were removed (e.g., Downtown LA and Warner Center).

Missing Middle (Low Scale Infill Housing)

1. **Accessory Dwelling Units (ADU) – 4,482 units.** Update the City's ADU Ordinance to add an allowable ADU on larger sized lots in Higher Opportunity areas and reduce unnecessary barriers that exist in the current law on both single-family and multifamily lots. Allowing an extra attached or detached ADU on lots greater than 6,500 sq. ft in higher opportunity areas will create the opportunity for an additional ADU on about 79,000 lots located in Higher Opportunity Areas, once more sensitive

areas like fire zones and historic districts are removed. A feasibility study will examine whether any type of affordability requirement (including an in-lieu fee) can be applied to the extra ADU without impairing feasibility. While a large number of sites are eligible for this program, only 10% of eligible parcels were assumed to redevelop based on ADU figures presented above with a slightly higher percentage due to the higher market rent areas being targeted by this strategy.

2. **R2/RD Zone Update (R2RD) – 20,120 moderate-income units.** Current laws permit the construction of two Accessory Dwelling Units) ADUs on a lot with an existing multiple dwelling structure. This allowance is used most commonly in lower density multi-family R2 (Two-Family) and RD (Restricted Density) zones. These state ADU rules can be modified at the local level to permit more flexibility to achieve better results. For example, current rules incentivize the removal of existing parking for the existing units and prevent a second story. If SB 9 is passed into law, there may be a desire to try to improve upon the state law and address community concerns. The methodology assumes that only 25% of R2 and RD zoned sites would be suitable and available for housing and an overall suitability discount of 70%.
3. **Opportunity Avenues. (OPP RC2) – 27,800 units.** As already included under Opportunity residential Corridors above, certain designed Avenues will be rezoned to allow an average of six units per lot intended to facilitate new typologies of missing middle forms, including historical/contextual typologies from Los Angeles, largely within existing allowable buildable floor area limits.

Affordable Housing Overlay (AHO) – 45,734 units. Projects that commit to significantly deeper levels of affordable housing should qualify for the largest development incentives. The Rezoning Program anticipates creating development incentives for at least 50% affordable housing to be created in a wider array of areas of the city. Because this tool will likely only be available to majority deed restricted affordable projects, capacities are heavily adjusted (-80%). Recent experience with a similar state bonus for 100% affordable projects (per AB 1763) indicates the private market can find opportunities to build deeply affordable buildings if they are afforded ample incentives and a streamlined, transparent approval process. The overlay is expected to apply on any commercially or residentially zoned land with differences between allowable heights and floor areas depending on the type of site. While the state density bonus law already provides significant incentives for 100% affordable on sites that qualify (AB 1763) including, unlimited density, additional height, and parking reductions; the rezoning program would extend incentives into other areas of the city and complement state rules. It is anticipated that these projects will not require a discretionary action, even when otherwise required (similar to SB 35). Sites

would allow at least a 2.5 story, 1.75:1 FAR, mid form-based density limits for affordable housing development in most residentially zoned areas of the city. The development standards will allow for the assumed densities described in the inventory and density bonuses will be included. The affordable housing overlay would not be applied in High Segregation and Poverty or Low Resource areas of the city per the TCAC/HCD Opportunity Maps.

1. **Public Facility Zone (PF) – 9,576.** The Affordable Housing Overlay portion of the Rezoning Program will also allow a wider array of 100% affordable housing typologies on a set of publicly owned Public Facility (PF) zoned properties. The allowance is expected to permit joint public-private housing development on publicly owned PF zoned sites at the use, area and density standards of any adjacent zone, along with a minimum set of alternative development standards for other sites where adjacent standards would not permit affordable housing. The capacity figure reflects only sites owned by Los Angeles City or County, Los Angeles Unified School District (which has expressed a commitment to build affordable housing on their land[8]) and Metro. Sites adjacent to heavy manufacturing sites and with joint open space or agricultural designations were removed as were all Very High Fire Hazard Severity Zones. The capacity assumptions recognize that the vast majority of public land (99%) is not suitable for housing development due to existing public use and insufficient public resources to develop 100% affordable housing. When these public lands are built for lower-income housing, they will likely be smaller units and be built to a mid-rise 3.0:1 FAR.

2. **Faith-Based Owned Properties (FBO) – 3,880.** Many religious organizations have underused properties, like parking lots that are empty most of the time, as well as a social mission to provide affordable housing. On land owned by a religious or faith-based institution, as part of the Affordable Housing Overlay, the Rezoning Program would allow affordable housing development at densities required for affordable (lower-income) housing sites. Allowable densities, heights and floor area can be based on the least restrictive adjacent zone, with a minimum FAR and density to permit affordable housing development of at least 20 units per acre and 16 units per development site. This incentive would be paired with local and state incentives including AB 1851 (2020), which provides parking replacement

[8]Los Angeles Unified Launches Effort To Provide Affordable Housing for Teachers and Staff. LAUSD Press Release. June 2021. Found at: https://achieve.lausd.net/site/default.aspx?PageType=3&DomainID=4&ModuleInstanceID=4466&ViewID=6446EE88-D30C-497E-9316-3F8874B3E108&RenderLoc=0&FlexDataID=107017&PageID=1

incentives. The methodology assumes that only small percentage (3%) of religious owned sites would be suitable and available for housing and 15% of the land would be available due to pre-existing uses. Buildable area on this limited area would be assumed to be built to an average of a low rise 2.0:1 FAR, recognizing some will be built in lower density areas where height will be more limited. The list included here is based on a religious use identifier from County Assessor data and did not include a large number of additional sites that appear to be owned by faith-based organizations, so this list is likely conservative.

Results of the Rezoning Program and State Law Compliance

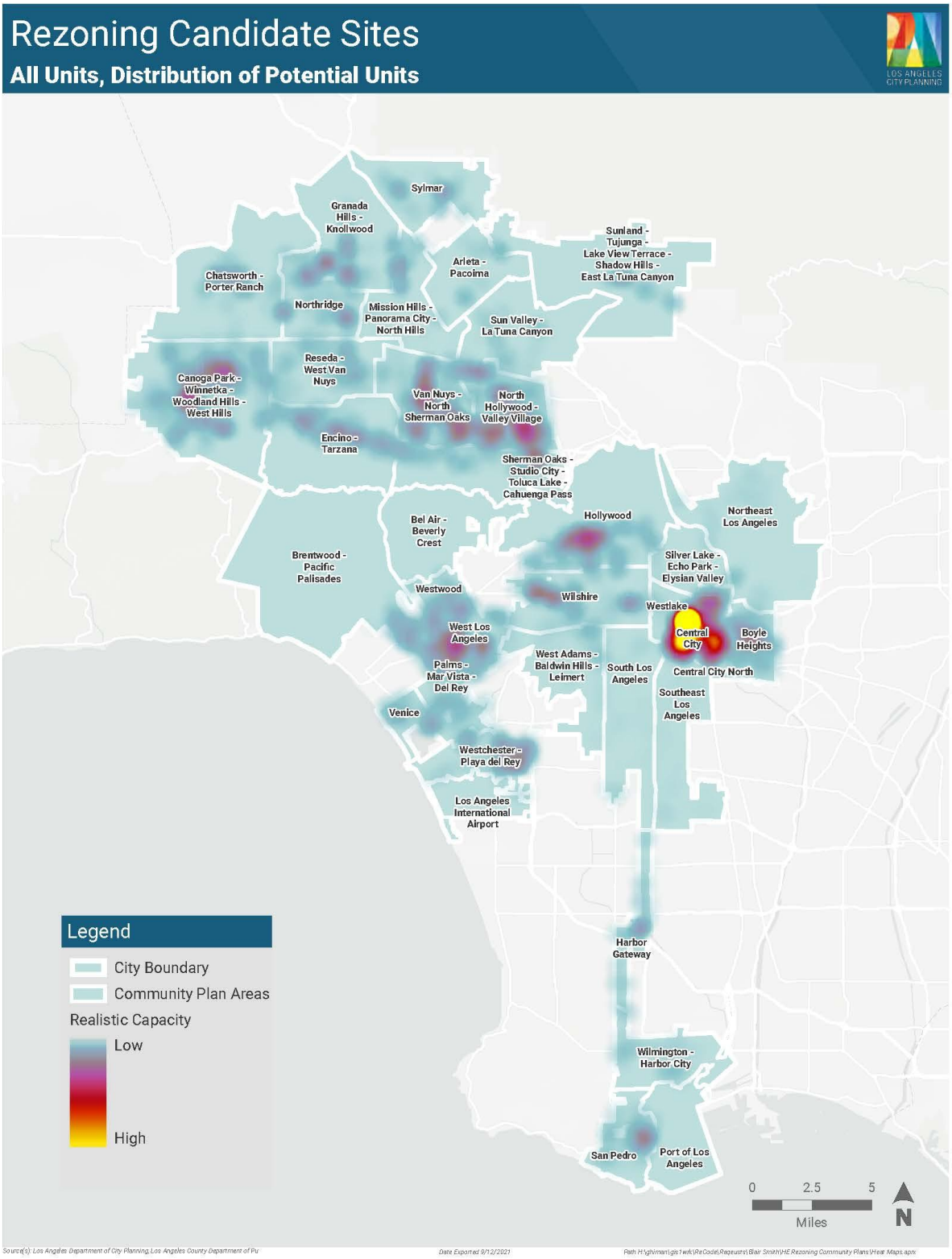
At least 39,121 sites containing 656,114 units have been identified as meeting the state law criteria as lower-income, meaning they can accommodate at least 16 units per site and can include minimum densities of at least 20 units/acre. At least 130,543 units will be rezoned as lower-income sites at these densities and will permit a multi-family use by-right when at least 20% of the total units are dedicated as lower-income affordable housing. More than fifty percent of the lower-income shortfall is accommodated on sites designated for residential use (R zones). As shown in *Maps 4.4* and *4.5*, the Rezoning Program primarily creates new development potential in areas located within a Regional Center (such as Downtown Los Angeles, near public transit, and in areas of high opportunity (such as in West Los Angeles and the South Valley).

Table 4.19

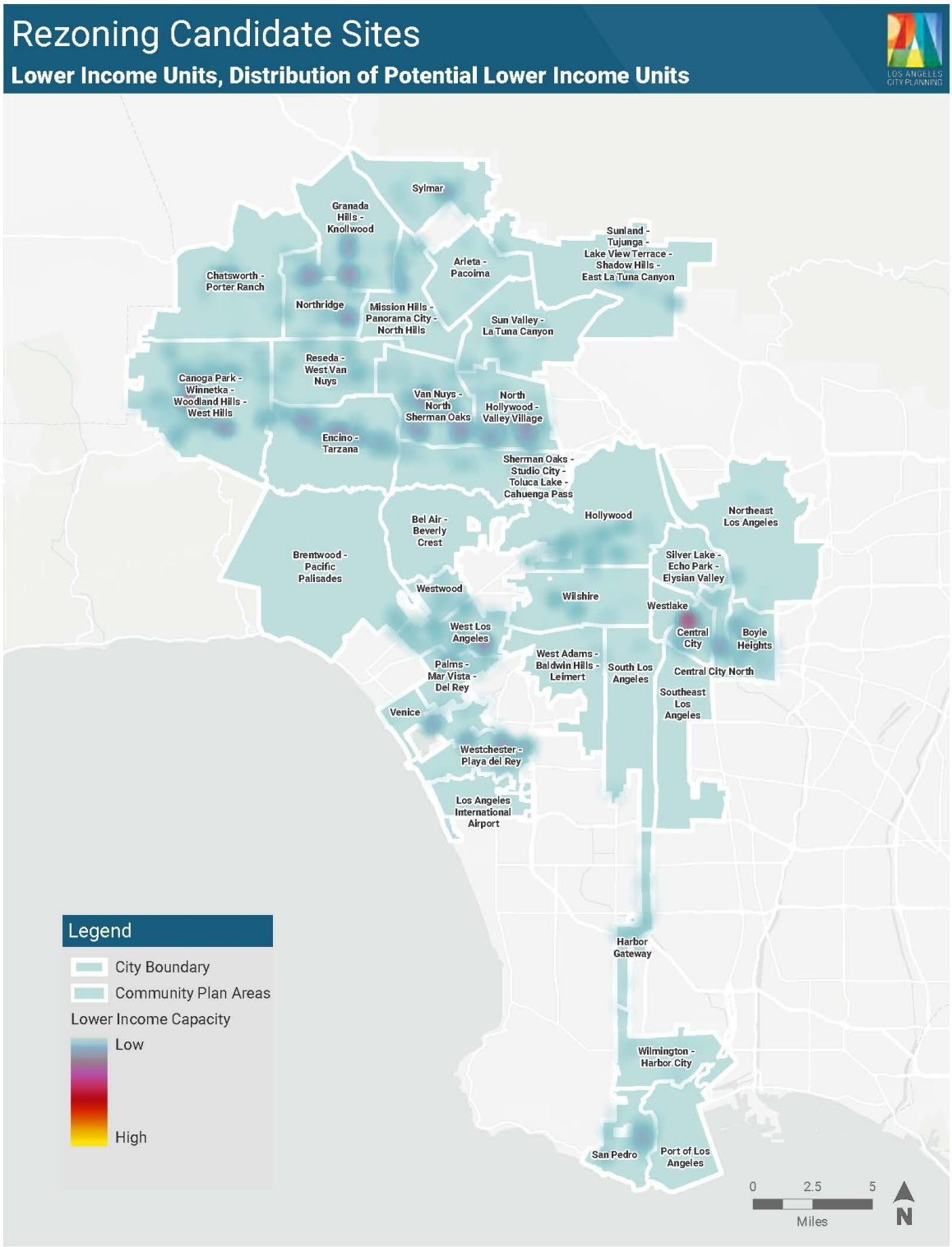
Results from Rezoning Inventory Model						
Rezoning Strategy	**Parcel Count**	**Very Low-Income Units**	**Low-Income Units**	**Moderate-Income Units**	**Above Moderate-Income Units**	**Total Units**
Community and Neighborhood Planning (CPU)	37,950	100,810	100,810	2,573	464,395	668,587
Residential Opportunity Corridors (OPP RC)	3,715	28,952	28,952	0	18,396	76,300
Opportunity Avenues (OPP RC2)	6,288	0	0	27,800	12	27,812
Commercial Opportunity Corridors (OPP C)	804	1,268	1,268	0	3,040	5,576
Transit Opportunity Corridor Areas (TOPP C)	364	0	0	0	1,418	1,418
TOC Expansion in Higher Opportunity Areas (TOC EXP)	11,941	29,225	29,225	0	98,835	157,285
50% Density Bonus (DB50)	23,206	142,082	142,082	271	179,869	464,304
Parking Zones (P)	1,090	2,103	2,103	0	829	5,034
Adaptive Reuse (ARO)	10,913	5,375	5,375	1,711	32,574	45,035
Micro Unit Regional Center	1,531	3,747	3,747	54	18,478	26,027

(MURC)						
Accessory Dwelling Units (ADU)	52,835			4,482	0	4,482
R2/RD Zone Update (R2RD	71,331	0	0	20,120		20,120
Affordable Housing Overlay (AHO)	34,219	10,225	10,225		25,283	45,734
Public Facility Zone (PF)	8,087	2,869	2,869	0	3,838	9,576
Faith-Based Owned Properties (FBO)	3,098	1,400	1,400	0	1,079	3,880
Total	**267,372**	**328,057**	**328,057**	**57,011**	**848,044**	**1,561,170**

Map 4.4: Rezoning Candidate Sites - Distribution of Expected Unit Potential



Map 4.5: Rezoning Candidate Sites - Distribution of Expected Lower-Income Unit Potential



Affirmatively Furthering Fair Housing (AFFH) Analysis

Background on Affirmatively Furthering Fair Housing and the Sites Inventory

Pursuant to Assembly Bill (AB) 686, the Housing Element must include an analysis and determination of consistency with Affirmatively Furthering Fair Housing (AFFH) requirements. AFFH means:

> *"[T]aking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. (Government Code Section 8899.50(a)(1).)*

The duty to affirmatively further fair housing extends to a public agency's activities and programs relating to housing and community development, including the Housing Element's analysis of adequate sites for housing. Specifically, the Inventory of Sites suitable for housing development must be identified throughout the city in a manner that affirmatively furthers fair housing opportunities. The goal is to have identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, and ultimately transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

For purposes of the housing element site inventory, as advised by HCD, this means that sites identified to accommodate the lower-income portion of the RHNA are not concentrated in low-resourced areas (lack of access to high performing schools, distance from jobs centers, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. Sites identified to accommodate the lower-income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing.

HCD has provided additional guidance on topics that should be addressed as part of the AFFH Analysis for the Adequate Sites Inventory. This includes the following components:

- **Improved Conditions**: A discussion of how the sites are identified in a manner that better integrates the community with a consideration for the historical patterns and trends, number of existing households, the magnitude (e.g., number of units) of the RHNA by income group and impacts on patterns of socio-economic and racial concentrations.
- **Exacerbated Conditions:** Similar to above, an explanation of identified sites relative to the impact on existing patterns of segregation and number of households relative to the magnitude (e.g., number of units) of the RHNA by income group.
- **Isolation of the RHNA**: An evaluation of whether the RHNA by income group is concentrated in areas of the community.
- **Local Data and Knowledge**: A consideration of current, planned, and past developments, investment, policies, practices, demographic trends, public comment, and other factors.
- **Other Relevant Factors**: Any other factors that influence the impacts of the identification of sites to accommodate the regional housing need on socio-economic patterns and segregation. This requirement should address any pending or approved plans, other elements of the general plan and relevant portions of the housing element and site inventory analysis requirements including, but not limited to, effectiveness of past programs in achieving the goals of the housing element, suitability of sites, existing uses and impacts of additional development potential, including potential for displacement of residents, businesses and other community amenities and infrastructure capacity.

Summary of Conclusions and Approach to Policies and Programs: Based on the outcomes of the analysis, the element must summarize conclusions and directly identify policies and programs needed to address identifying and making available adequate sites to accommodate the RHNA in a manner that affirmatively furthers fair housing.

Methodology

To evaluate the location and concentration of sites identified through the Adequate Sites Inventory and the Rezoning Program, the AFFH Analysis consists of two key steps. First, the analysis presents an examination of current conditions, as reflected in the components of the Adequate Sites Inventory, as well as recent development trends and existing residential zoning patterns. Second, the analysis presents an examination of the proposed Rezoning Program (Program 121), and evaluates how existing conditions are anticipated to be improved as a result.

The information presented in this Chapter represents the key findings of the analysis, including those that most clearly convey how the Adequate Sites Inventory and Rezoning Program work together to improve conditions related to fair housing, segregation, and access to opportunity. Further data analysis that responds to all topics required to be addressed as part of the AFFH Analysis is provided in **Appendix 4.4**.

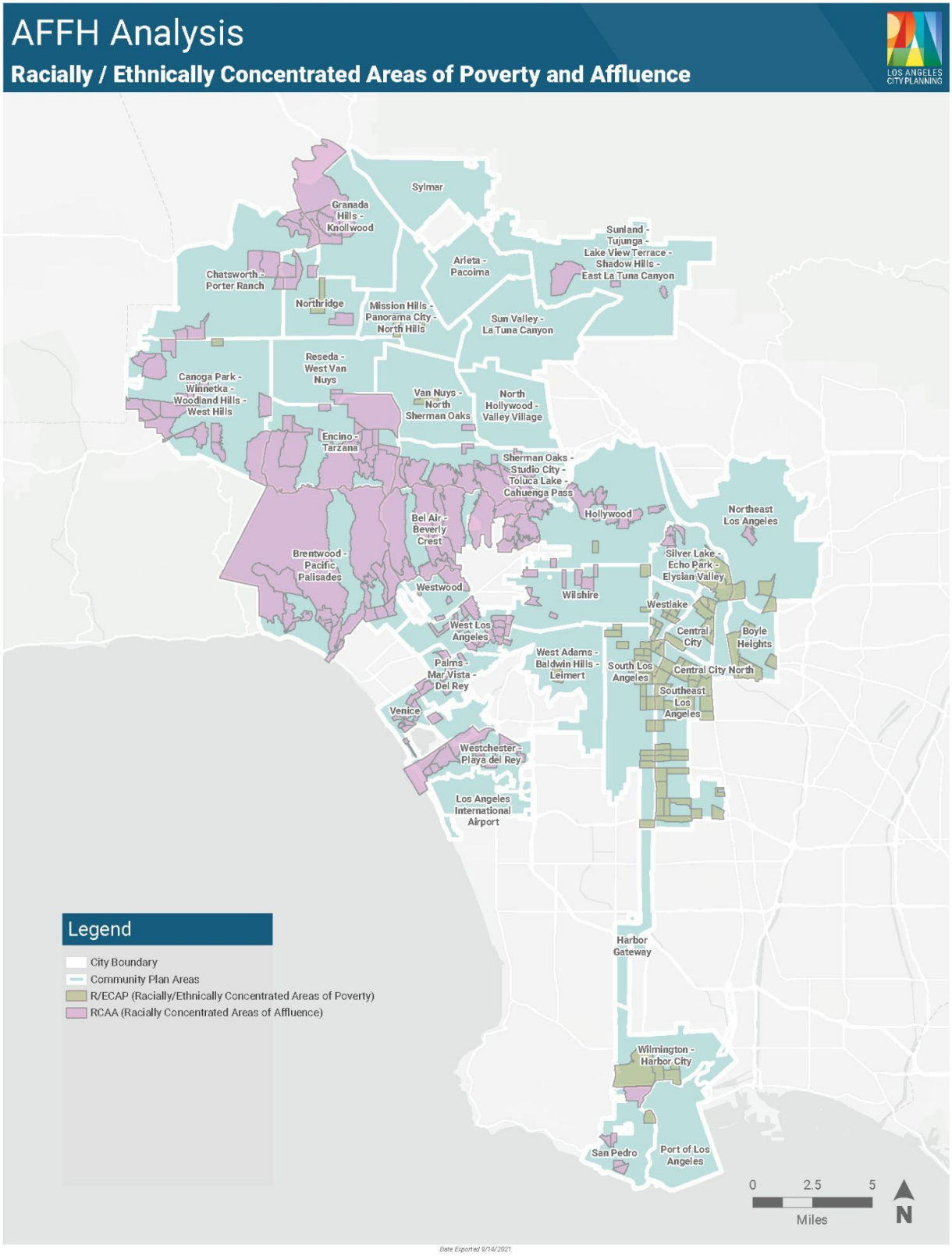
Data sources used to conduct the analysis include U.S. Census American Community Survey data, including household level demographic data and data on protected classes, such as population by race, disability, and familial status.

As required by Housing Element law, the analysis also includes an assessment of the share of identified development potential in Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) and Racially Concentrated Areas of Affluence (RCAA). Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) is a category of neighborhood defined by the U.S. Department of Housing and Urban Development (HUD) to measure neighborhoods that experience both racial and ethnic concentration as well as high rates of poverty. According to HUD, R/ECAP Census Tracts must meet two criteria: (1) have a majority non-white population of over 50%, and (2) have 40% or more of individuals living at or below the poverty line, or have three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.[9] At the time of preparing this analysis, the State had not issued a final methodology to define Racially Concentrated Areas of Affluence (RCAA). Based on the demographic data in the City of Los Angeles, staff have chosen to define RCAAs as Census Block Groups with a median income greater than $125,000 and are of more than 50% white. The $125,000 income threshold is roughly double the median income of the city and the 50% white threshold represents significant concentration since the population of the city overall is only 28% white.

As shown in *Map 4.6*, R/ECAPs are primarily located in Southeast LA, Westlake, parts of Downtown, Boyle Heights, and Wilmington, while RCAAs are primarily located in West LA, the Southernmost San Fernando Valley (in and around Encino, Tarzana, Sherman Oaks, and Studio City), and the Northwest Valley (in and around Woodland Hills, Porter Ranch, and Granada Hills).

[9] "Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)," arcgis.com (US Department of Housing and Urban Development (HUD), 2017), https://www.arcgis.com/home/item.html?id=56de4edea8264fe5a344da9811ef5d6e.

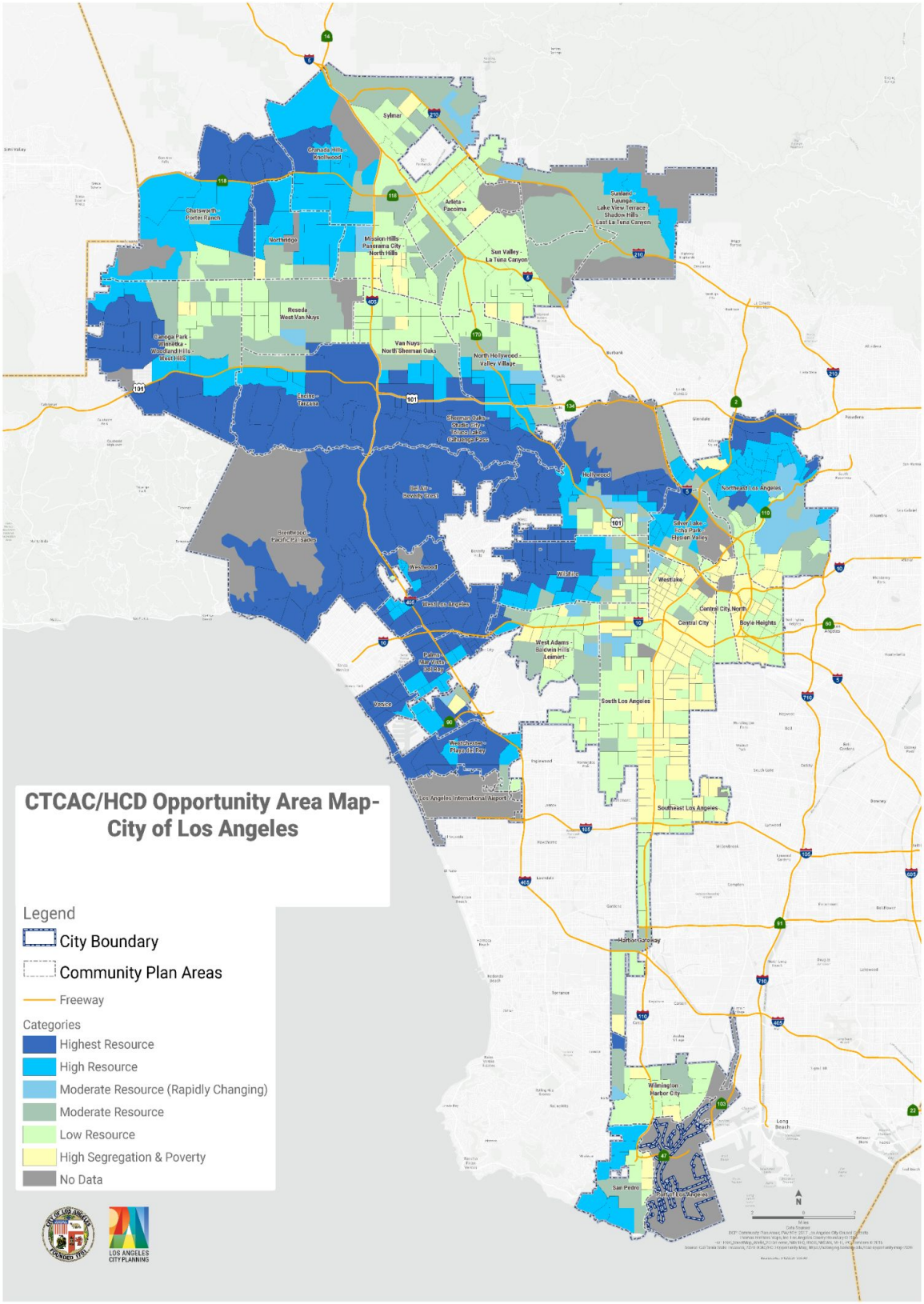
Map 4.6. Racially/Ethnically Concentrated Areas of Poverty and Affluence



The analysis also utilizes the 2021 California Tax Credit Allocation Committee (TCAC)/California Department of Housing and Community Development (HCD) Opportunity Map, which is shown in *Map 4.7*.

The TCAC/HCD Opportunity Map is developed by the state as a way to measure and visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility. The Opportunity Area categories are assigned based on a composite score that considers indicators from three domains: economic, environmental, and education. The data and mapping tool are updated annually by the state. Additional information on the methodology used to create the map can be accessed at https://www.treasurer.ca.gov/ctcac/opportunity.asp.

Map 4.7. TCAC/HCD Opportunity Map, City of Los Angeles



Existing Conditions: Analysis of Adequate Sites Inventory

The following analysis relates to the existing development potential that is found in the Inventory of Adequate Sites to accommodate a portion of the RHNA. The AFFH Analysis of existing conditions was conducted by considering locations and concentrations of the total expected development potential identified in the Adequate Sites Inventory, as well as the locations and concentrations of the lower-income development potential. This analysis includes locations and concentrations of development potential that resulted from the vacant and non-vacant site analysis. To analyze data compared to Census data, expected development potential was aggregated from all individual sites identified within a census tract boundary. Census tracts were then categorized based on their total expected unit potential into three categories, from the lowest capacity neighborhoods to the highest, as shown in *Table 4.20*. Selected tables resulting from the AFFH analysis are included in this Chapter. For the full data results, see **Appendix 4.4**. Because the distribution of lower-income development potential is consistent with the overall distribution of total expected development potential, a detailed data analysis of the lower-income development potential is provided in **Appendix 4.4**. The findings presented in this Chapter are applicable to the locations of lower-income development potential as well.

Table 4.20

Existing Conditions Analysis: Census Tracts by Expected Unit Potential and Expected Lower-Income Unit Potential		
Census Tract Category	**Total Unit Potential**	**Total Lower-Income Unit Potential**
Low Capacity Neighborhoods	0 - 15	0 - 5
Medium Capacity Neighborhoods	15 -50	6 - 25
Higher Capacity Neighborhoods	50+	26+

Concentration of Development Potential

Table 4.21 shows a summary of the share of census tracts assigned to each category based on total existing development potential, as well as their respective share of the total expected unit potential identified in the Adequate Sites Inventory. Most of the expected development potential identified in the Adequate Sites Inventory is concentrated in a relatively small proportion of neighborhoods in the city. The higher capacity neighborhoods account for 67% of the city's expected production of new units, despite comprising just 30% of the total census tracts in the city. Meanwhile, the low-

capacity neighborhoods comprise a larger share of the city's geography (33%) but have very little expected development potential (5%).

Table 4.21

Existing Conditions Analysis: Summary of Census Tracts by Assigned Category, Total Development Potential		
Census Tract Category	**Percent of Total City Census Tracts**	**Percent of Total Unit Potential**
Low Capacity Neighborhoods	33%	5%
Medium Capacity Neighborhoods	37%	28%
Higher Capacity Neighborhoods	30%	67%

When considering only the lower-income unit potential identified in the Adequate Sites Inventory, this trend is similarly pronounced. *Table 4.22* shows the respective share of the total expected unit potential identified in the Adequate Sites Inventory for each Census Tract category. The neighborhoods with the highest capacity for lower-income housing account for 64% of the city's expected production of new units, despite comprising just 19% of the total census tracts in the city. Meanwhile, the neighborhoods with the lowest capacity for lower-income housing comprise nearly half of the city's geography (41%) but have very little expected potential for lower-income housing (4%).

Table 4.22

Existing Conditions Analysis: Summary of Census Tracts by Assigned Category, Lower-Income Development Potential		
Census Tract Category	**Percent of Total Census Tracts**	**Percent of Lower-Income Unit Potential**
Low LI Capacity Neighborhoods	41%	4%
Medium LI Capacity Neighborhoods	39%	32%
Higher LI Capacity Neighborhoods	19%	64%

Race / Ethnicity

Table 4.23 shows the share of total population in each group of census tracts that identify as white, Black/African American, Latinx, or Asian, compared to citywide racial/ethnic demographics. With the city's current zoning designations, this analysis shows that neighborhoods with the lowest identified development potential have a higher share of white residents, compared to the city. By contrast, the neighborhoods with the highest share of identified development potential have a substantially higher share of population of Black/African American residents, compared to the rest of the city. Latinx residents are relatively dispersed throughout, though are somewhat overrepresented in the higher capacity neighborhoods.

Table 4.23

Existing Conditions Analysis: Racial / Ethnic Composition of Neighborhoods Identified in Existing Sites Inventory				
Census Tract Category	**Percent Population - White (Non-Latinx)**	**Percent Population - Black/African American (Non-Latinx)**	**Percent Population - Latinx**	**Percent Population - Asian (Non-Latinx)**
Citywide Average	28%	9%	49%	11%
Low Capacity Neighborhoods	35%	5%	45%	12%
Medium Capacity Neighborhoods	30%	8%	49%	11%
Higher Capacity Neighborhoods	20%	14%	52%	11%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.				

Tenure and Income

Table 4.24 shows the tenure and median household income of neighborhoods identified in the Sites Inventory. All neighborhoods except those with the lowest identified total development potential have a higher share of renters than the citywide average. In addition, there is a clear relationship between anticipated development potential and median household income. Lower capacity neighborhoods have a disproportionately higher median household income ($81,913, compared to $64,065 citywide), while the higher capacity neighborhoods have a disproportionately lower median household income ($50,660). While renter households have a lower overall median household income, the data follow the same trend across lower and higher capacity neighborhoods.

Looking at the distribution of low- and moderate-income households, the data follow a similar trend. Citywide, 61% of households are considered low- and moderate-income. Neighborhoods with the lowest identified development potential have a lower percentage of low- and moderate-income households (50%), while the highest capacity neighborhoods have a disproportionately high share of low- and moderate-income households (71%).

Table 4.24

Existing Conditions Analysis: Tenure and Median Household Income of Neighborhoods Identified in Existing Sites Inventory, Total Unit Potential				
Census Tract Category	**Percent Renter Households**	**Median Household Income**	**Median Household Income - Renter Households**	**Percent Low/Moderate-Income Households**
Citywide Average	63%	$64,065	$50,404	61%
Low Capacity Neighborhoods	44%	$81,913	$59,281	50%
Medium Capacity Neighborhoods	68%	$59,284	$48,548	63%
Higher Capacity Neighborhoods	76%	$50,660	$43,430	71%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.				

Racially/Ethnically Concentrated Areas of Poverty and Affluence

These trends are more evident when considering the share of identified development potential located in Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs), compared to that within Racially Concentrated Areas of Affluence (RCAAs). *Table 4.25* shows that, compared to the overall share of the city located within a R/ECAP (10.5%), the total development potential and lower-income development potential are disproportionately located in these areas, at 13.9% and 15.6% respectively. Even more dramatic is the underrepresentation of development potential identified in RCAAs, which comprise over 7 percent of the city but less than 3 percent of the identified development potential.

Table 4.25

Share of Development Potential Located in a R/ECAP or RCAA, Existing Sites Inventory			
	Percent of City's Census Tracts	**Total Development Potential**	**Lower-Income Development Potential**
R/ECAP - Racially/Ethnically Concentrated Areas of Poverty	10.5%	13.9%	15.6%
RCAA - Racially Concentrated Areas of Affluence	7.5%	2.2%	2.3%
Source: HUD, ACS 2019 5-year Summary Data			

Transit Access

Overall, the majority of housing units anticipated as part of the Adequate Sites Inventory are expected to be located in areas with high quality transit access. *Table 4.26* demonstrates that, considering both the total unit potential as well as the total lower-income unit potential, 99% is located within a High Quality Transit Area (HQTA), meaning that it is within one half-mile of a well-serviced transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours.

Table 4.26

Transit Access, Existing Sites Inventory		
	Total Unit Potential	**Lower-Income Unit Potential**
Located within a High Quality Transit Area (HQTA)	99%	99%
Located outside a High Quality Transit Area (HQTA)	1%	1%
Source: HQTA 2045, SCAG		

Opportunity Areas

Table 4.27 shows the distribution of the total sites, total existing development potential, and total lower-income development potential by TCAC/HCD Opportunity Area. For most TCAC/HCD Opportunity Area categories, the share of total development potential and total lower-income development potential by TCAC/HCD Opportunity Area is consistent with the city as a whole; however, the High Segregation and Poverty tracts are overrepresented in terms of overall unit potential as well as lower-income unit potential. In addition, the Moderate, High and Highest Resource tracts are underrepresented in terms of lower-income development potential.

Table 4.27

Existing Conditions Analysis: Existing Sites Inventory Analysis by TCAC/HCD Opportunity Area				
TCAC/HCD Opportunity Area	**Percent of City's Census Tracts**	**Percent of Sites on Inventory**	**Percent of Total Unit Potential**	**Percent of Lower-Income Unit Potential**
Highest Resource	19%	17%	18%	15%
High Resource	15%	11%	11%	10%
Moderate Resource	17%	15%	14%	14%
Moderate Resource Rapidly Changing	5%	5%	6%	6%
Low Resource	28%	29%	28%	27%
High Segregation & Poverty	16%	22%	23%	27%
Unknown	1%	1%	1%	1%
Source: TCAC/HCD Opportunity Area Map, 2021				

As a point of comparison, *Table 4.28* shows the distribution of pipeline development potential by TCAC/HCD Opportunity Area categories. This reflects actual locations of anticipated pipeline development that is expected to occur during the sixth cycle. Compared to the distribution of the development pipeline by opportunity area, the Sites Inventory represents a modest improvement in terms of providing greater development in High and Highest Resource Areas; however, both disproportionately anticipate development in the Low Resource and High Segregation & Poverty areas of the city. This pattern is reflected in residential zoning patterns, as shown in *Table 4.30*, below and is further reflected in recent trends in affordable housing financing and development, as shown in *Table 4.31*. This suggests that while the Sites Inventory does not actively improve conditions, it does not exacerbate them. Rather, it is a fairly accurate representation of existing conditions in the city.

Table 4.28

Existing Conditions Analysis: Pipeline Development by TCAC/HCD Opportunity Area				
TCAC/HCD Opportunity Area	**Percent of City's Census Tracts**	**Percent of Sites on Inventory**	**Percent of Total Unit Potential**	**Percent of Lower-Income Unit Potential**
Highest Resource	19%	23%	15%	11%
High Resource	15%	16%	13%	7%
Moderate Resource	17%	19%	15%	10%
Moderate Resource Rapidly Changing	5%	4%	5%	7%
Low Resource	28%	27%	21%	31%
High Segregation & Poverty	16%	11%	29%	33%
Unknown	1%	1%	2%	1%
Source: TCAC/HCD Opportunity Area Map, 2021				

These disparities are also evident when considering the component scores within the three domains that comprise the overall Opportunity Area score, as shown in *Table 4.29*. Lower capacity neighborhoods are found to have higher environmental domain and educational domain scores than the rest of the city (0.53 and 0.48 respectively, compared to 0.44 and 0.39 average citywide), while higher capacity neighborhoods are lower than the citywide average (0.34 and 0.29, respectively). The economic domain score is relatively consistent across all neighborhood types but is slightly higher in the medium capacity neighborhoods (0.55).

Table 4.29

Existing Conditions Analysis: TCAC/HCD Opportunity Area Domains, Average Score by Neighborhoods Identified in Existing Sites Inventory			
Census Tract Category	**Average Economic Domain Score**	**Average Environmental Domain Score**	**Average Educational Domain Score**
Citywide Average	0.53	0.44	0.39
Low Capacity Neighborhoods	0.52	0.53	0.48
Medium Capacity Neighborhoods	0.55	0.44	0.40
Higher Capacity Neighborhoods	0.53	0.34	0.29
Source: TCAC/HCD Opportunity Area Map, 2021			

Existing Conditions: Analysis of Zoning

Overall, the findings above are reflective of overall discrepancies in the distribution of residential zoning in the city. Considering all land zoned to allow residential uses, approximately 81% of residentially zoned land in the Highest Resource Areas is limited to single-family uses and approximately 19% is zoned to allow multi-family (see *Table 4.30*). In contrast, just 18% of the residentially zoned land in the areas considered High Segregation and Poverty is allocated to single-family uses, whereas 82% allows multi-family development. This disparity is starker when considering residentially zoned land in Racially Concentrated Areas of Affluence, where 95% is limited to single-family use and only 5% permits other residential uses.

Additional details with respect to ecologically sensitive or hazardous areas, including high risk for fire and sea level rise, as well as impacts on communities of color, should also be noted. Much of the city's single-family zoning is in ecologically sensitive and hazardous areas of the city. In fact, approximately 35% of the parcels of the city's single-family zoning are in Very High Fire Hazard Severity Zones (VHFHSZ) or areas with vulnerability to Sea Level Rise (SLR) exposure.[10] In addition, the prevalence of single-family housing in

[10] Areas with vulnerability to SLR exposure are identified as 100-year SLR areas. University of Southern California Sea Grant Program, *Sea Level Rise Vulnerability Study for the City of Los Angeles*, 2013,

Los Angeles means that this component of the housing stock exists across nearly all communities in the city, including many established Black communities and communities of color.

Table 4.30

Existing Conditions Analysis: Share of Residential Land Zoned for Single-Family Residential Use by TCAC/HCD Resource Category		
Resource Category	**Percent of Residentially Zoned Land Restricted to Single-Family Housing***	**Percent of Residentially Zoned Land that Allows Multifamily Housing****
Citywide	72%	28%
Racially Concentrated Areas of Affluence	95%	5%
Highest Resource	81%	19%
High Resource	74%	26%
Moderate Resource (Rapidly Changing)	51%	49%
Moderate Resource	74%	26%
Low Resource	54%	46%
High Segregation & Poverty	18%	82%
*Single-family residential use includes all zones in which residential uses are restricted to one-family dwellings (as well as accessory dwelling units). **Includes all other zones where residential uses are permitted, including Commercial (C) zoned parcels, which generally allow 100% residential uses.		
Source: TCAC/HCD Opportunity Area Map, 2020; U.S. Census		

Existing Conditions: Analysis of Development Trends

Recent development trends have shown similar discrepancies. *Map 4.8* shows the location and distribution of affordable housing development from 2009 to 2020. As shown in *Table 4.31*, relatively little affordable housing has been developed in Higher

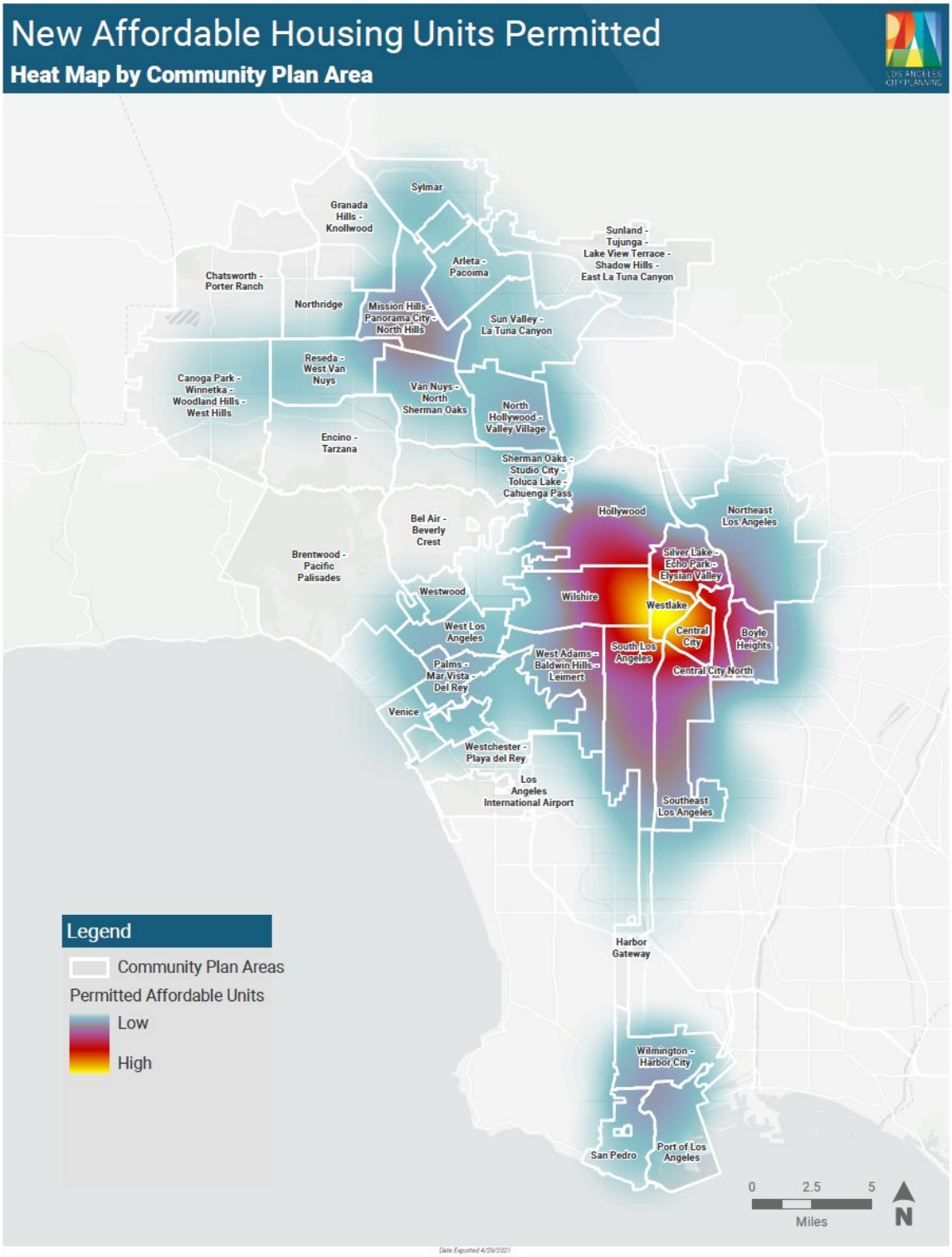
https://dornsife.usc.edu/assets/sites/291/docs/pdfs/City_of_LA_SLR_Vulnerability_Study_FINAL_Summary_Report_Online_Hyperlinks.pdf.

Opportunity Areas (including High and Highest Resource Areas). Of the affordable units permitted in the last ten years, only 14% (almost 1,600 units) were produced in the city's High or Highest Resource Areas, while 62% were located in the Low Resource and High Segregation and Poverty areas. In Higher Opportunity Areas, mixed-income affordable housing is more likely to be built than 100% affordable housing developments. Overall, mixed-income projects supported by land use incentives have a much higher rate of producing affordable housing in Higher Opportunity Areas, compared to those produced through financial subsidy alone. Nearly half (46%) of the non-subsidized affordable housing units produced through land-use incentives were in the Higher Opportunity Areas, whereas only 6% of subsidized affordable projects were built in these areas. Overall, subsidized affordable developments are overwhelmingly located in lower resourced neighborhoods.

Table 4.31

Affordable Units Permitted in the City by TCAC/HCD Resource Category, 2009-2018			
Resource Category	**Affordable Units**	**% of Total**	**% of City Tracts***
High Segregation & Poverty	4,104	35%	24%
Low Resource	3,160	27%	23%
Moderate Resource	2,737	24%	18%
High Resource	1,038	9%	18%
Highest Resource	553	5%	17%
Insufficient/Missing Info*	11	<1%	
TOTAL	11,603	100%	100%
*Excludes 13 census tracts that were not evaluated because of insufficient data			
Source: TCAC/HCD Opportunity Area Map, 2019			

Map 4.8. New Affordable Housing Units Permitted, Heat Map by Community Plan Area, 2009-2020



Analysis of Additional Alternative Means of Meeting the RHNA

Another component of the Adequate Sites analysis is the non-site-specific development potential that exists as additional alternative means of meeting the RHNA. These include the Warner Center 2035 Specific Plan area, Accessory Dwelling Units (ADUs), and ongoing programs at local agencies for the development of affordable and supportive housing on publicly owned land (see above for more detail on each of these components).

- The Warner Center 2035 Specific Plan area is an area zoned largely for higher capacity located in an area with a mix of Highest, High, Moderate and Low Resource Areas (per the TCAC/HCD Opportunity Maps). As such, the analysis for those factors described above is relevant.
- Accessory Dwelling Units (ADUs) are being constructed in a variety of mostly lower capacity neighborhoods in Los Angeles. As such, the conclusions should not be significantly different from those described for those areas above.
- Public land programs are intended to facilitate the identification of less costly housing typologies, conduct modeling and site analysis of publicly owned land, and negotiate and execute interagency agreements to maximize the construction of affordable housing on public land. The locations are not known at this time; however, it is anticipated that development resulting from the public land programs will be distributed throughout the city in a manner consistent with the overall distribution of expected development potential. As a result, it is premature to draw substantially different conclusions regarding these programs.
- Established during the COVID-19 pandemic, Project Homekey is a state program that provides funding to cities to acquire hotels, and motels for the purpose of housing homeless individuals to expedite access to housing for the most vulnerable residents. The City is in the process of developing a more robust program to acquire, or through exploring Lease to Own agreements, hotels, and motels to expand the pipeline of Permanent Supportive Housing. The locations are not known at this time; however, it is anticipated that development resulting from an expansion of Project Homekey will be distributed throughout the city in a manner consistent with the overall distribution of expected development potential. As a result, it is too soon to draw substantially different conclusions regarding this program.

Analysis of Candidate Sites for Rezoning

The AFFH Analysis of candidate sites for rezoning follows a similar methodology as that described above for the Adequate Sites Inventory. The analysis considers the locations and concentrations of the total added rezoned development potential identified as part of the RHNA Rezoning Program (Program 121) in **Appendix 4.7**, as well as the locations and concentrations of the lower-income development potential. This analysis includes locations and concentrations of development potential that resulted from the identification of candidate sites for future rezoning, and represents the net expected development potential (i.e., added capacity) attributed to those candidate sites. To analyze data compared to Census data, expected development potential was aggregated from all individual sites identified within a census tract boundary. Census tracts were then categorized based on their total expected unit potential into five categories, from the lowest capacity neighborhoods to the highest, as shown in *Table 4.32*. Selected tables resulting from the AFFH analysis are included in this Chapter. For the full data results, see **Appendix 4.4**.

Table 4.32

Rezoning Analysis: Summary of Census Tracts by Assigned Category, Total Rezoned Development Potential			
Census Tract Category	**Total Rezoned Development Potential**	**Percent of Total City Census Tracts**	**Percent of Total Rezoned Development Potential**
Lowest Capacity Neighborhoods	0 - 50	19%	0.2%
Lower Capacity Neighborhoods	51 - 500	31%	4%
Moderate Capacity Neighborhoods	501 - 1,500	21%	11%
Higher Capacity Neighborhoods	1,501 - 5,000	21%	35%
Highest Capacity Neighborhoods	5,001+	8%	49%

Tenure and Income

Table 4.33 shows the tenure and median household income of neighborhoods identified in the Inventory of Candidate Sites for Rezoning. This shows a clear reversal of the trend found in the Inventory of Adequate Sites, above. Considering rezoned sites, neighborhoods with the highest added development potential have a lower share of renters compared to the citywide average. In addition, there is a clear relationship between rezoned development potential and median household income. Neighborhoods with higher and highest added development potential have median household incomes well above the citywide average ($70,276 to $83,332). Again, while renter households have a lower overall median household income, the data follow the same trend.

Table 4.33

Rezoning Analysis: Tenure and Median Household Income of Neighborhoods Identified in Rezoning Inventory, Total Rezoned Development Potential				
Census Tract Category	**Percent Renter Households**	**Median Household Income**	**Median Household Income - Renter Households**	**Percent Low/Moderate -Income Households**
Citywide Average	63%	$64,065	$50,404	61%
Lowest Capacity Neighborhoods	68%	$60,965	$47,828	66%
Lower Capacity Neighborhoods	63%	$54,494	$42,663	69%
Moderate Capacity Neighborhoods	63%	$67,631	$54,205	58%
Higher Capacity Neighborhoods	62%	$70,276	$55,924	55%
Highest Capacity Neighborhoods	60%	$83,332	$63,178	46%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.				

Race/Ethnicity

Table 4.34 shows the extent of over- and underrepresentation of each neighborhood racial type (as determined by HCD), based on the amount of expected development potential identified in both the Adequate Sites Inventory and the Inventory of Candidate Sites for Rezoning. Representation is based on the percentage of the identified development potential in each neighborhood type compared to the share of that neighborhood overall in the city. For example, "Mostly white" neighborhoods make up 5.2% of the total census tracts but are estimated to accommodate 6.6% of the overall rezoning capacity and 9.8% of the lower-income rezoning capacity. As a result, these neighborhoods are overrepresented in the overall rezoning effort by 1.4% and overrepresented by 9.8% for lower-income rezoning. As another example, Black-Latinx neighborhoods make up approximately 12.4% of the total census tracts in the city but are estimated to have approximately 2.2% of the total rezoning capacity and 1.8% of the lower-income rezoning category. This means that the Black-Latinx neighborhoods are underrepresented by 10.2% in overall rezoning and 10.6% for lower-income rezoning capacity. Underrepresentation is indicated in *Table 4.34* using negative percentages.

Compared to their relative share of the city, the overall rezoning effort would shift a much larger share of capacity towards neighborhoods considered "Asian-white", "Diverse" (meaning they contain a sizable percentage of Black, Latinx, white, and Asian residents), "Black-Latinx-white", "Latinx-white", and "Mostly white." The increased share of capacity in "Mostly white," "Latinx-white," and "Asian-white" neighborhood types is a notable change since these neighborhoods are among the most underrepresented areas in the existing Sites Inventory. This pattern is due to the significant additional zoning capacity proposed to be added in West LA and the South Valley. As shown in *Map 4A-2* in Appendix 4.4, the West LA and South Valley areas have the greatest concentrations of "Mostly white" and "Asian-white" neighborhoods. The San Fernando Valley neighborhoods in and around Van Nuys, North Hollywood, Panorama City and Northridge contain the largest portion of Latinx-white neighborhoods. All (100%) of the "Mostly white" census tracts are considered High or Highest Resource, as are 97% of the "Asian-white" census tracts, 52% of the "Diverse" census tracts and 37% of Latinx-white census tracts.

The rezoning effort also identifies a lower proportional share of added housing development potential in "Black-Latinx," "Majority Latinx," "Asian-Latinx", and "Asian-Latinx-white" neighborhoods. The decreased share of capacity in "Black-Latinx" neighborhoods is particularly notable since these areas are found to be overrepresented in the existing Sites Inventory. "Black-Latinx" neighborhoods are almost entirely located

in South LA and there are no “Black-Latinx” census that are considered High or Highest Resource. “Mostly Latinx” neighborhoods are primarily located in Historic South Central and Southeast LA, Boyle Heights/East LA, the Northeast San Fernando Valley, and Wilmington. Like “Latinx-Black” neighborhoods, there are no High or Highest Resource neighborhoods that are majority Latinx. “Asian-Latinx” neighborhoods are primarily located in and around Koreatown, Historic Filipinotown, and Northeast LA and only 1% of these kinds of neighborhoods are considered High or Highest Resource. Asian-Latinx-white neighborhoods located primarily in Northeast LA and the Northwest Valley and approximately half of these areas are High or Highest Resource. These areas are underrepresented in the rezoning effort because a significant share of the higher resource “Asian-Latinx-white” areas are located in Very High Fire Hazard Severity Zones.

Table 4.34

Comparative Representation of Neighborhood Types by Development Potential, Candidate Sites for Rezoning Compared to Existing Sites Inventory				
	Total Development Potential		Lower-Income Development Potential	
Neighborhood Type	Rezoning	Existing Inventory	Rezoning	Existing Inventory
Asian-white	6.3%	-0.6%	4.1%	-0.3%
Diverse	5.7%	4.4%	2.6%	3.2%
Black-Latinx-white	4.3%	1.6%	0.0%	1.5%
Latinx-white	2.8%	-4.0%	4.8%	-4.1%
Mostly white	1.4%	-3.0%	4.6%	-3.4%
Mostly Asian	0.3%	0.1%	0.0%	0.4%
Black-Asian-white	-0.1%	0.0%	-0.1%	0.1%
Other-white	-0.1%	-0.1%	0.0%	-0.2%
Black-white	-0.2%	-0.2%	-0.2%	-0.1%
Mostly Black	-0.2%	0.0%	-0.2%	0.0%
Black-Asian-Latinx	-0.6%	1.0%	-0.6%	0.1%
Black-Asian-Latinx	-0.6%	1.0%	-0.6%	1.1%
Asian-Latinx-white	-3.2%	-4.5%	-0.2%	-4.1%
Asian-Latinx	-4.9%	1.3%	-4.8%	3.9%
Mostly Latinx	-7.7%	-1.8%	-7.1%	-3.0%
Black-Latinx	-10.2%	7.9%	-10.6%	5.3%
Source: HCD categories based on ACS 2019 5-year summary data				

Racially/Ethnically Concentrated Areas of Poverty and Affluence

Table 4.35 shows that, compared to the overall share of the city located within a R/ECAP (10.5%), a similar share of the total development potential created through the Rezoning Program (11.3%) is located in these areas, but a much lower share of the lower-income rezoned development potential (6.3%) is located in a R/ECAP. Considering RCAAs, a roughly equal share of total rezoned development potential is located in these areas, based on their overall share of the city (both approximately 7%); however, a substantially larger share of lower-income rezoned development potential is located in a RCAA (10.9%).

Compared to the existing Sites Inventory, this analysis shows there is a significantly greater share of capacity, particularly lower-income capacity allocated to RCAAs. There is also significantly less lower-income capacity identified in R/ECAPs. Because a significant number of RCAAs are located in Very High Fire Hazard Severity Zones, it is difficult to add substantial amounts of additional housing capacity in these areas while balancing environmental and climate change considerations. The rezoned development potential that is identified in R/ECAPs is primarily a result of the Downtown and Boyle Heights Community Plans, which are in-progress work efforts that reflect additional policy priorities such as promoting a jobs/housing balance, reducing VMT, and planning for additional housing capacity near transit. These examples reflect the importance of balancing a range of policy considerations and reflect the need to increase fair housing choice by providing both residential opportunities in higher resource areas and investing holistically in lower-income, Black, Indigenous and People of Color Communities to meet the needs of the existing residents.

Table 4.35

Share of Development Potential Located in a R/ECAP or RCAA, Candidate Sites for Rezoning Compared to Existing Sites Inventory					
	Percent of City	Total Development Potential		Lower-Income Development Potential	
		Rezoning	Existing Inventory	Rezoning	Existing Inventory
R/ECAP - Racially/Ethnically Concentrated Areas of Poverty	10.5%	11.3%	13.9%	6.3%	15.6%
RCAA - Racially Concentrated Areas of Affluence	7.5%	7.3%	2.2%	10.9%	2.3%
Source: HUD, ACS 2019 5-year Summary Data					

Transit Access

Considering the locations of housing units expected as part of the Candidate Sites for Rezoning, the majority are expected to be located in a High Quality Transit Area (HQTA). *Table 4.36* shows that 95% of the overall rezoned development potential is located in a HQTA, while 92% of the lower-income rezoned development potential is located in these areas. While this is a significant majority of the added development potential, it is somewhat lower than the share of existing development potential located in a HQTA. This analysis shows that, to increase housing potential in higher resource neighborhoods, there may be a slight dip in overall transit access.

Table 4.36

Transit Access, Candidate Sites for Rezoning		
	Total Rezoned Development Potential	**Lower-Income Rezoned Development Potential**
Located within a High Quality Transit Area (HQTA)	95%	92%
Located outside a High Quality Transit Area (HQTA)	5%	8%
Source: HQTA 2045, SCAG		

Displacement Risk

In 2016, the Mayor's Office's Innovation Team (I-Team) developed a Displacement Pressure Index to predict where displacement may be most likely to occur.[11] The methodology uses a combination of factors such as transportation investment, home price appreciation, percent of rent-burdened households, and affordable units at risk of converting to market rate. Each factor is weighted based on its predictive power and then each neighborhood is given a composite score based on the sum of all weighted factors. The areas identified as being at the highest risk of displacement are primarily located in Downtown, Hollywood, Baldwin Village, Crenshaw corridor, North Hollywood, East LA, and Northeast LA. This methodology is somewhat outdated and does not include data on actual displacement such as Ellis evictions and Tenant Buyout Agreements. It also does not consider existing policies such as the Residential Hotel Conversion Ordinance that prevents displacement in many parts of Downtown. As described in Program 122, the City will be conducting an additional analysis of displacement which will further inform the Rezoning Programs. However, for the purposes of this analysis, the Displacement Index is the best available source of data to conduct a preliminary analysis of the displacement risk associated with the existing Sites Inventory and the candidate sites for rezoning.

Table 4-37 shows that approximately 23% of the total rezoning capacity and 10% of the total low-income rezoning capacity is located in areas considered by the methodology to be "very high displacement pressure" and an additional 8% of total rezoning capacity and

11 https://www.arcgis.com/apps/mapviewer/index.html?panel=gallery&suggestField=true&layers=70ed646893f642ddbca858c381471fa2

7.5% of lower-income capacity is located in areas considered to have "high displacement pressure." This is due in part to the significant amount of capacity proposed for the Downtown area as part of the Downtown Community Plan update. When compared to the existing Sites Inventory, the proposed Rezoning Program somewhat shifts development capacity (particularly lower-income development capacity) away from areas with displacement pressure. Whereas 41% of the existing inventory's capacity and 46% of the existing inventory's lower-income capacity was located in areas with very high or high displacement pressure, only 31% of overall rezoning capacity and 17% of lower-income rezoning capacity are located in these areas.

Table 4.37

Comparative Distribution of Neighborhood Displacement Pressure by Development Potential, Candidate Sites for Rezoning Compared to Existing Sites Inventory				
	Total Development Potential		**Lower-Income Development Potential**	
Displacement Index	**Rezoning**	**Existing Inventory**	**Rezoning**	**Existing Inventory**
Very High Displacement Pressure (>.377)	23.0%	22.1%	9.8%	27.3%
High Displacement Pressure (.284-.377)	8.0%	18.5%	7.5%	18.3%
Medium Displacement Pressure (.203-.284)	6.2%	16.9%	5.8%	16.0%
Medium/Low Displacement Pressure (.162-.203)	9.5%	14.1%	10.5%	12.7%
Low Displacement Pressure (<.162)	9.7%	8.3%	12.8%	7.1%
Above Income Threshold	32.5%	27.6%	53.7%	17.9%
Source: LA Mayor's Office I-Team Index of Displacement Pressure				

Opportunity Areas

Table 4.38 shows the distribution of the total candidate sites for rezoning, total added rezoning development potential, and total added lower-income rezoning development potential by TCAC/HCD Opportunity Area. Compared to the same analysis presented above for existing conditions, the analysis reflects a reprioritization in creating new development potential, especially lower-income development potential, in the High and Highest Resource areas. Combined, these areas represent 55% of the total added development potential, and 66% of the total added lower-income development potential. While the Rezoning Program includes efforts that would increase development potential in the other Opportunity Area categories, these areas are deprioritized and are underrepresented in terms of their overall share of the city's census tracts.

Approximately 20% of the total rezoned capacity and 11% of lower-income capacity is located in High Segregation and Poverty areas. This is primarily due to the fact that some portions of the city currently undergoing Community Plan Updates include areas considered High Segregation and Poverty. Community Plan Updates provide an opportunity to create more nuanced land use strategies focused on meeting the overall needs of residents in these areas that are disproportionately impacted by overcrowding, rent burden, environmental contaminants, and substandard housing conditions. Overall, these results indicate that the proposed Rezoning Program would create a balanced strategy that would create significant new housing capacity in high resource areas, while accounting for existing housing need in neighborhoods.

Table 4.38

Rezoning Analysis: Candidate Sites for Rezoning by TCAC/HCD Opportunity Area				
TCAC/HCD Opportunity Area	**Percent of City's Census Tracts**	**Percent of Candidate Sites**	**Percent of Rezoned Development Potential**	**Percent of Lower-Income Rezoned Development Potential**
Highest Resource	19%	24%	23%	29%
High Resource	15%	23%	22%	27%
Moderate Resource	17%	13%	12%	11%
Moderate Resource Rapidly Changing	5%	2%	2%	2%
Low Resource	28%	17%	21%	19%
High Segregation & Poverty	16%	19%	20%	11%
Unknown	1%	1%	1%	1%
Source: TCAC/HCD Opportunity Area Map, 2021				

Key Conclusions and Summary of Actions Needed to Affirmatively Further Fair Housing

Because the Sites Inventory is so reliant on existing zoning capacity as well as recent development patterns, it is largely a reflection of these existing conditions. As a result, the disparities found in the Sites Inventory reflect existing disparities in the city's zoning and development patterns. Therefore, as stated, the Sites Inventory does not exacerbate existing conditions. However, there is significant opportunity for programs and rezoning efforts to improve these conditions which is required to affirmatively further fair housing.

Additionally, the analysis shows that the RHNA is largely accommodated in relatively few parts of the city, which are primarily those that are zoned for multi-family residential uses and have more active residential development activity.

The results of the rezoning analysis show that, with implementation of the Rezoning Program, there would be an overall improvement to existing conditions. The Rezoning

Program places a strong emphasis on expanding housing capacity — especially affordable housing capacity — in Higher Resource areas. As a result of this emphasis, the analysis finds that the Rezoning Program provides substantially more affordable housing opportunities in Racially Concentrated Areas of Affluence (RCAAs), which are majority white.

The Rezoning Program will also add capacity in areas considered High Segregation and Poverty and areas considered Racially Concentrated Areas of Poverty; however, most of the added capacity in these areas is proposed through the current Community Plans underway. Community Plans, unlike citywide housing initiatives, can be more responsive to the place-based needs of residents and plan for other amenities such as increased green space, mobility improvements, and employment centers. Thoughtful planning for additional housing and amenities in majority low-income, Black, Indigenous, and People of Color neighborhoods is essential in meeting the needs of these communities' residents and essential in meaningfully advancing fair housing choice.

With implementation of the Rezoning Program, it is anticipated that the plan will affirmatively further fair housing and work to create a more equitable set of land use regulations for the City. However, due to the pervasive risk of displacement, it is critical that the Rezoning Program is paired with a robust set of programs aimed at protecting existing housing stock and increasing tenant protections.

Chapter 6 introduces the Goals, Objectives, Policies, and Programs centered in racial equity, environmental justice, and resilience pertaining to deficiencies found in the city's zoning and Inventory of Adequate Sites for Housing. In particular, the analysis provided in this Chapter provides support for a strong set of anti-displacement policies and programs, paired with the need for a citywide Rezoning Program that focuses on creating significant new opportunities for housing development, particularly affordable housing development, in areas of High Opportunity. Together, these goals, objectives, policies, and programs comprise the City's housing action plan for the 2021-2029 planning period. Informed by this chapter's analysis, Chapter 6 is designed to guide daily decision-making by City officials and staff and will provide benchmarks on the housing programs that the City initiated to meet its overall housing goals.


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Review of the 2013-2021 Housing Element

Introduction

This chapter provides a review of the 2013-2021 Housing Element and evaluates the City's progress in meeting its housing needs during the planning period. It identifies the number of housing units built compared to the City's target for new construction, as established through the 2013-2021 Regional Housing Needs Assessment (RHNA) allocation, and evaluates the progress, effectiveness and appropriateness of each of the Housing Element goals, objectives and policies in meeting identified needs and quantified objectives. This chapter is organized by the four housing goals established in the previous Housing Element.

A detailed evaluation of each policy and program within the four goal areas is included as **Appendix 5.1.**

The review of the previous Housing Element helps shape the Update in four key ways: (1) It identifies goals, objectives, policies and programs that were either missing or inadequate to address Los Angeles' housing needs; (2) it identifies policies that needed to be strengthened or clarified to better reflect their importance; and (3) it identifies redundancies and areas of overlap and confusion that should be eliminated in order to provide a clearer focus on programs and policies that are the most significant. The goals, objectives and policies that are being carried over into the 2021-2029 Housing Element Update uphold the strategies to address the City's housing needs defined in this cycle.

Progress in Meeting the Regional Housing Needs Assessment

The City's Regional Housing Needs Assessment (RHNA) allocation for the previous Housing Element planning period of January 1, 2013 - September 30th, 2021 was 82,002 new housing units. This is broken down by income categories, into 46,590 affordable units and 35,412 market rate units. The affordable units are further broken out into 20,427 very low income units, 12,435 low income units and 13,728 moderate income units. More information on RHNA, including how goals are allocated and definitions of income categories, are available in Chapter 1: Needs Assessment Analysis and Chapter 4: Inventory of Sites.

From 2014 to the end of 2020 (7 years), building permits were issued for 117,088 new housing units. The City has therefore already met its overall RHNA target of 82,002 units; however, it is not expected to have produced enough housing in the lower and moderate income categories. Table 5.1 presents the City's progress towards meeting its RHNA through 2020, which is one year short of the full eight year RHNA period.

Table 5.1 : **New Housing Units by Income Category, 2014-2020**

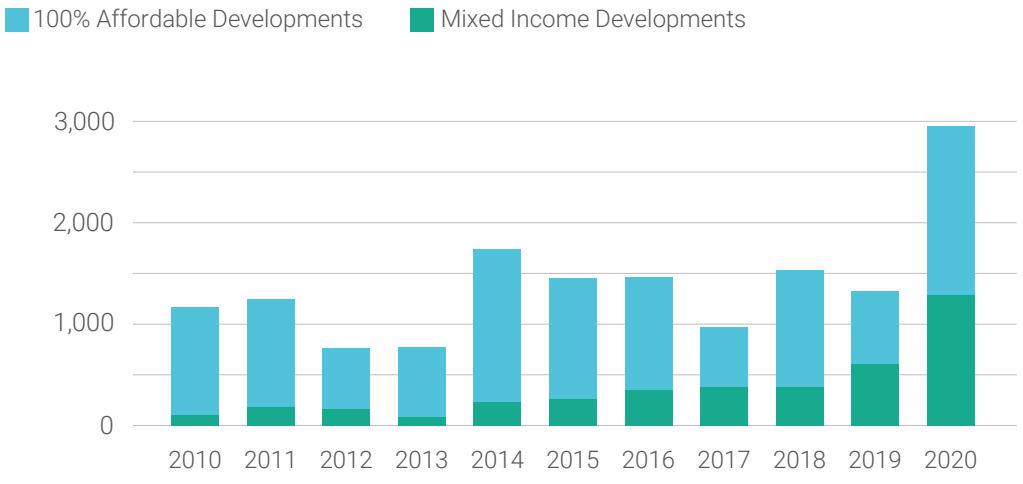
RHNA Income Category	RHNA Goal (2014 -2021)	Units Built (2014-2020)	Remaining RHNA
Very Low	20,427	7,012	13,415
Low	12,435	3,727	8,708
Moderate	13,728	827	12,901
Above Moderate Rate	35,412	105,522	-
Total	82,002	117,088	-

Source: HCIDLA, DCP.
**The RHNA goal is for the period between January 1, 2014 to October 1, 2021.*

In 2018 and 2019, the City permitted the highest number of units the City has seen since the mid 1980s. This is largely due to a strong economy and high housing prices, in addition to continued efforts by the City and State to promote housing production. However, the majority of new construction during the 2014-2020 period was for above moderate, or market-rate, housing. As illustrated in Table 5.1 above, the RHNA goals target nearly 40% of all new units for households with low incomes or below, whereas only about 9% of the actual new units produced in the prior RHNA served these households. The gap is even larger at the moderate income category. This distribution reflects the current orientation of housing funding sources and other incentives and highlights the ongoing need for significantly more funding and additional land use incentives and requirements to achieve the City's housing goals.

In 2020, the City saw a significant increase in affordable housing production - to nearly 3,000 units, more than double the prior five-year average (see Chart 5.1 below) and triple the figures seen from 2010-2014. The significant increase in affordable housing production in 2020 is attributed primarily both to the permitting of Measure HHH projects, as well as a doubling in unsubsidized affordable units in incentivized mixed-income projects. Both types of development have been facilitated by the introduction of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program in 2017. The TOC program has resulted in approvals of projects containing over 35,000 housing units approvals, almost 25% of which are affordable (mostly for extremely low income households). The introduction of the Affordable Housing Linkage Fee has also compelled many projects into using the City's housing incentive programs such as TOC or Density Bonus to provide on-site units and avoid the fee.

Chart 5.1: **Affordable Housing Production by Source of Affordability | 2010-2020**



Source: HCID and LACP, Annual Progress Reports of the Housing Element, 2010-2020

Future housing pipeline indicators such as recent planning approvals also indicate that greater increases in affordable units may be possible in future years. For example, City Planning has approved an average of more than 5,200 affordable units per year in 2019 and 2020, compared to about 1,300 affordable units in 2014-2016. Again, these figures are likely the positive result of Measure HHH as well as the TOC and Linkage Fee programs. If these positive affordable housing production trends continue, the City could see an increase in the number of affordable units produced in the next RHNA period.

The development of Accessory Dwelling Units (ADUs) has also increased housing production since state reforms were introduced in 2017. Since that time, the City has permitted more than 14,000 ADUs through December 2020, with more than 19,000 total permit applications. Based on recent research by SCAG, 55% of these ADUs are believed to be rented at affordable income levels (15% Extremely Low, 1% Very Low, 27% Low and 12% Moderate) but are not counted towards the RHNA progress since these units are not typically deed restricted[1].

Although the number and percentage of non-subsidized affordable units produced through land use incentives has increased substantially in recent years, the majority of affordable units produced since 2014 have been through a public subsidy. Since 2013, the City and County have approved a variety of local funding sources to support affordable housing development including Proposition HHH, Measure H, and the Affordable Housing Linkage Fee. The funding from Proposition HHH and Measure H is now fully allocated and the City will need to identify additional funding sources to maintain current affordable housing production levels. To increase affordable housing production to a level required to meet the new RHNA goals will require significant resources.



1. SCAG Regional Accessory Dwelling Unit Affordability Analysis. 2020

Review of 2013-20201 Housing Element Goals, Objectives, and Policies

The City began the Housing Element update process by revisiting the 2013-2021 Goals, Objectives, Policies and Programs, sharing them at public workshops, online webinars and with the Housing Element Task Force. Individuals were asked to comment on which aspects of the 2013-2021 framework worked well, and which considerations needed to be better emphasized or were missing entirely.

Based on this process the City developed six *"Concepts"* to guide the Housing Element Update. These Concepts integrate feedback from the public alongside requirements from the state to illustrate how the City will shift its policy focus to meet increasingly ambitious housing goals.

Housing Element *Concepts* to Guide the Housing Element Review and Update

- Housing Stability and Anti-Displacement: Protect Angelenos - especially persons of color - from indirect and direct displacement, and ensure the stability of existing vulnerable communities.
- Housing Production: Increase the production of new housing, particularly affordable housing.
- Access to Opportunity: Increase access to opportunities and proactively desegregate the City by planning for more affordable and mixed-income housing in higher-resource areas.
- Homelessness: Prevent and end homelessness in a manner that centers human dignity and respect by developing early interventions, significantly expanding permanent housing options, and providing appropriate services and support.
- Built Environment: Design and regulate housing to promote health and well-being, increase access to amenities, contribute to a sense of place, foster community and belonging, and plan for a sustainable future.
- Meeting the Needs of all Angelenos: Build, operate, and maintain welcoming and accessible housing for Angelenos with unique needs, including those with disabilities, large families, older adults, and other people facing housing barriers.

The prior Housing Element's Vision, Goals, Objectives, Policies and Programs were all evaluated against these six *Concepts* to determine how best to update this policy framework for the 2021-2029 Housing Element.

Housing Element Vision

Los Angeles' housing Goals, Objectives, Policies, and Programs are guided by the City's overall housing Vision. The Vision established in the prior Housing Element read:

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.

The prior vision included the importance of viewing housing as a human right that must be provided for all residents. It also stressed the importance of housing in meeting the City's important livability and sustainability goals as well as the need for an array of housing types in proximity to amenities and jobs to meet these goals. However, when compared to the Housing Element *Concepts* above, the importance of undoing past discriminatory practices and creating greater access to housing opportunities were perhaps not sufficiently emphasized. In addition to adding these *Concepts* into the Vision, a new term called Citywide Housing Priorities has been created to help summarize the mix of *Concepts* and introduce them into selected policies below to better implement the Vision. These Citywide Housing Priorities specifically address the housing shortage, advancing racial equity and access to opportunity, protecting Angelenos from displacement, and promoting sustainability and resilience.



Prior Goal 1: Housing Production and Preservation

The goal established to address housing production and preservation was as follows:

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.

The Previous Housing Element combined housing production with housing preservation in Goal 1 to consider them together as encompassing the total housing supply. The results of the production part of the goal can be seen as progress toward RHNA (see above).

The City also made significant progress toward preservation. The Rent Stabilization Ordinance (RSO) was updated several times, and HCIDLA undertook an ambitious campaign to better inform tenants of RSO protections. Housing replacement requirements that ensure a "no net loss" and a tenant's "right of first refusal" are now in place for most, but not all, types of projects. Short-term rentals are now regulated through the Home-Sharing Ordinance and the number of online listings in the City has dropped by about 90%, though enforcement challenges remain. The City also adopted an Unpermitted Dwelling Unit (UDU) Ordinance that provides a pathway for units to be legalized instead of vacated.

An adequate supply of homes is necessary to achieving both housing affordability and greater stability. The 2013-2021 goal recognizes the importance of both constructing new units and preserving those affordable units we already have. The two issues are often intertwined; however, they do require distinct strategies. The 2013-2021 Objectives, Policies and Programs beneath Goal 1 are largely separated as either related to production or preservation/protection. To more clearly expand upon and delineate both Goals, production and preservation have been separated as individual Goals for 2021-2029.

The production related parts of the Goal have been modified in a number of key ways. First, the 2013-2021 document consistently targeted an "adequate" supply of housing. In keeping with the RHNA discussion above, this language has been modified to target an "ample" supply of housing that also meets the tremendous existing housing needs, as expressed through rates of overcrowding and cost burden, not just those a result of projected (future) growth. The production focus of Goal 1 also requires less emphasis on health and safety, as these elements are covered by the building code and are more relevant to the preservation and livability goals. Instead, equity and affordability are highlighted in the revised goal and its related objectives.

The production related objectives listed under Goal 1 largely remained relevant and were retained, including the focus on forecasting and planning for changing housing needs (1.1), facilitating housing production, especially for Affordable Housing and housing meeting Citywide Housing Priorities (1.2), and promoting a more equitable

distribution of housing (1.3). The prior order was changed to place planning for housing first to reflect its order in the chronology of addressing housing needs, as well as the increased importance of the RHNA. The importance of creating affordable housing was clarified by adding a newly defined term "Affordable Housing," which refers specifically to income-restricted units. Finally, the defined term Citywide Housing Priorities was also added to all three Objectives to ensure each one reflects the need to address the overarching Housing Element vision and *Concepts* described above.

Policies and programs that focused on housing production have largely remained relevant and are continuing in the Housing Element Update. However, the scale of the housing crisis and its impact on already marginalized communities requires further advancements.

Changes to production related policies and programs include a greater emphasis on alleviating existing housing needs and implementing strategies to better align citywide and community level housing planning efforts. To reduce racial and economic segregation, this update includes a much stronger focus on locating Affordable Housing in all communities, creating more housing in Higher Opportunity Areas and allocating housing targets within Community Plan areas in a way that Affirmatively Furthers Fair Housing. Anti-displacement is added as a core component to future planning and land use strategies and the importance of more state and regional coordination is also strengthened.

The new Goal 2 related to preservation has been restructured to reflect the broader emphasis on promoting housing stability, which requires a combination of affordable housing preservation, habitability code enforcement, tenant protections, and homeownership strategies. There is an overall increased emphasis on preventing displacement and protecting communities of color, which was not explicitly discussed in the previous Housing Element. New strategies include an Eviction Defense Program, a Just Cause Eviction Program, adopting a Tenant Anti-Harassment Ordinance, a Housing Stability Program, strengthening enforcement of the Ellis Act and RSO, and expanding "no net loss" requirements, affordable housing replacement policies and a tenant's right to return to any new housing construction on the site of a demolition. Concepts such as extending affordability covenant terms, establishing community/tenant preference policies as well as promoting emerging ideas such as community land trusts and tenant/community opportunity to purchase programs were also added. One new preservation strategy involves the purchase of naturally affordable housing in order to remove units from the speculative market, help insulate tenants from price increases, and create housing for low-income families. Finally, the focus on promoting homeownership has been broadened and relocated from the production goal to this goal, with a new focus on protecting communities (especially communities of color) from predatory real estate practices and using homeownership as a tool to increase community stability and build intergenerational wealth.

Prior Goal 2: Creating Safe, Livable Communities

The livable communities goal sought to preserve, stabilize and enhance livability/ sustainability in all neighborhoods throughout the City as follows:

A City in which housing helps to create safe, livable, and sustainable neighborhoods.

The second goal of the 2013-2021 Housing Element placed a strong focus on complete communities, illustrating the role of housing in creating and preserving vibrant neighborhoods. The city has seen advancement in many of the programs under this goal. The TOC program continues to concentrate housing growth near transit, working toward the city's Sustainability objectives. The focus on health, wellness and equity was further emphasized in the Plan for a Healthy Los Angeles (The Health and Wellness Element of the General Plan) when it was adopted in 2015. A revised Baseline Mansionization Ordinance, Citywide Design Guidelines, and the adoption of five new HPOZs helped further some of the design objectives of this goal. Finally, Community Plans drafted and adopted during this cycle each introduced a local set of design guidelines and requirements for each geography.

The policies and programs falling under this goal promote sustainable neighborhoods that lessen impacts on natural resource consumption by directing housing toward locations near jobs and transit and employing green-building techniques. These efforts to facilitate high quality, healthy housing in neighborhoods that mix incomes and improve accessibility to jobs and services have been carried over into the 2021-2029 Housing Element.



While the general focus of this goal on equity, livability and sustainability has been preserved, a few key details have been further developed for the 2021-2029 update. The focus on health has increased, with new policies guiding development to better orient building siting and features toward beneficial uses and away from polluting or hazardous features. The existing focus on safety has shifted to disaster resilience and has been elevated to a unique objective with several new policies. References to "neighborhood character," which have been criticized as being too vague, have been replaced with language about architectural context and diverse cultural heritages within communities.

Prior Goal 3: Housing Opportunity

The housing opportunity goal addressed the provision of equal housing opportunities for everyone as follows:

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

Evaluating and responding to fair housing issues and meeting the varied needs of special needs households is a continued priority for the City of Los Angeles. During the prior Housing Element Cycle, HCIDLA (now LAHD) and HACLA conducted an extensive Assessment of Fair Housing that for the first time included an assessment of racial and economic segregation and analyzed racial and ethnic disparities in accessing opportunity. The goals, objectives, and strategies from that document helped inform and lay the foundation for the City's 2021 Housing Element Update.

The City's policies and programs relating to the housing needs of persons and households with special needs made significant progress during the planning period. For example, the City has initiated a wide-ranging Accessible Housing Program (AcHP) that applies to new and existing developments to add to the supply of affordable accessible units and ensure compliance with the City's Fair Housing Policies. The City has committed to retrofitting hundreds of existing multifamily housing developments across the cCity to provide 3,100 accessible housing units designed for persons with mobility disabilities. In addition, the LAHD has implemented policies to ensure that accessible units designated for occupancy by individuals with disabilities are actually made available for occupancy by the persons who need the accessibility features they provide. LAHD has enhanced training for the public and landlords/developers on Fair Housing and updated and improved the grievance tracking system. A live hotline and public counters for assistance in applying for affordable and accessible housing has also been created. The City's recently adopted Tenant Anti-Harassment Ordinance provides additional protections for tenants with special needs experiencing unlawful harassment, including fines up to $5,000 if the tenant is older than 65 years or is living with a disability. Additionally, the LAHD renewed and expanded a contract with the Housing Rights Center (HRC) to conduct fair housing testing and respond to fair housing complaints by people of protected classes, including people with disabilities. Through Mayor Garcetti's Executive Directive 17 a Purposeful Aging LA initiative was launched, convening a Purposeful Aging Task Force among many stakeholders

including AARP. The task force completed a Purposeful Aging AgeFriendly Action Plan, which was used to help to refine programs for the next housing element cycle.

A new Objective (4.3) was added that commits the City to proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing. Given changes to federal and state law, including a State requirement to Affirmatively Further Fair Housing and a statewide ban on discrimination based on source of income, it is essential that the City continue to implement and expand effective programs that prevent and respond to individual and systemic-level discrimination. As such, previous policies and programs such as facilitating access to equal housing opportunities by promoting responsible community lending, encouraging education about fair housing practices, and collecting and reporting data on housing discrimination complaints have been continued here, as well as added to other Goals, Objectives and Policies (discussed above).

Many programs have been added or expanded to overcome patterns of segregation and foster inclusive communities. All Housing Element programs that have been identified to affirmatively further fair housing (AFFH) are identified as part of the AFFH Program (126) in Chapter 6. These include programs that range from creating more affordable housing opportunities in Higher Opportunity Areas, to protecting tenants, and ensuring broader and more transparent access to the affordable housing opportunities that are created.

Revisions for the Housing Element update include the addition of policies that take proactive measures to affirmatively further fair housing and promote diverse and inclusive communities by developing housing solutions that increase access to opportunity in high resource areas. To emphasize the importance of these new policies they have been developed under a new objective specifically focused on affirmatively furthering fair housing. Additionally, revisions to the policies place emphasis on identifying unmet housing needs (especially for large families, multigenerational households, and aging populations) which were not clearly addressed in the previous Housing Element. Finally, language has been added to address populations that face housing discrimination but fall outside of the definition of a "protected class," such as individuals that have been formerly incarcerated.

Prior Goal 4: Ending and Preventing Homelessness

The goal to end and prevent homelessness is as follows:

A City committed to preventing and ending homelessness.

The previous Housing Element (2013-2021) made it clear that the issue of homelessness should be elevated in importance and confronted as a problem that can be solved. This goal reiterates the City's vision to see every homeless individual and family housed by preventing them from becoming homeless and by rapidly rehousing those who do fall into homelessness. Despite this, homelessness in the City of Los

Angeles has risen sharply since the last Housing Element, reaching a total of 41,290 people experiencing homelessness in the city according to the 2020 Greater Los Angeles Homeless Count. While the continued increase has come as a result of several factors, most notably including a drastic shortfall in available affordable housing available to people with the lowest incomes throughout the region, the homeless services system has scaled up and become more effective and efficient in response.

The policies and programs focus on a tiered approach that recognizes the need to provide sufficient temporary and emergency shelters to meet short-term needs while working toward a rapid return to more stable housing or permanent supportive housing over the longer-term. Outreach and education efforts under this goal seek both to increase awareness for all City residents about the needs of the homeless and to inform the homeless about housing and service opportunities. These policies and programs also strive to remove barriers to siting housing for homeless persons throughout the city. This focus is largely maintained in the 2021-2029 policy framework.

Most objectives and policies from the previous Housing Element were preserved in the current cycle. However, revisions were made to emphasize the need and demand for supportive services and compassionate care as part of the commitment to prevent and end homelessness. Additionally, revisions were made to enhance outreach and education on the root causes of homelessness and effective approaches to help as a means to correct common misconceptions. More direct policy language was added to specify that supportive services, including housing and temporary facilities, need to be included in all neighborhoods of the city. Finally, policies were added to emphasize the need to compassionately care for individuals experiencing homelessness with facilities like restrooms, showers and drinking fountains.

Programs relevant to Goal 4 were largely retained but revised to address changing needs and approaches. In an effort to further streamline programs and combine efforts aiming to achieve similar goals, many programs were combined to strike an efficient balance. For example, programs relating to rental assistance for homeless households, supportive services for persons living with HIV/AIDS and certain homeless count services were combined. Additionally, the City of Los Angeles' Comprehensive Homeless Strategy, adopted by the Los Angeles City Council in 2016, serves as a comprehensive approach to address short- and long-term homelessness issues and is adopted in tandem with the Homeless Initiative approved concurrently by the County of Los Angeles Board of Supervisors. It reflects the collaborative efforts of the City Council, its Homelessness and Poverty Committee, the Office of the Mayor, City Departments, the Los Angeles Homeless Services Authority, the County of Los Angeles, homeless service providers and the public. With inflow into homelessness identified as a key driver of the increasing number of people on the street, the City began scaling more homelessness prevention programs to prevent people from falling into homleessness before they enter the homeless services system. Some examples include the Problem Solving program led by LAHSA, which identifies people experiencing a housing crisis by working with mainstream social services systems to provide support before they fall into homelessness. In identifying similar homlessness prevention

programs, like LAHSA'S Problem Solving Program or Coordinated Entry System Program (see Appendix 2.1), the City aims to slow inflow into homelessness and allow the interventions moving people out of homlessness — like rapid rehousing or supportive housing — to actually reduce the overall numbers of people experiencing homelessness.

The City of LA has also worked to instill a data-driven approach to the Homeless Services System, conducting annual "gaps analysis" to determine what interventions are most needed in the system, and what balance between different interventions (such as shelter vs. rental assistance) can best maximize the number of housing placements. All of this has coincided with rapid increases in funding for service providers, which has enabled the City of LA to invest in capacity building for existing service providers while lowering barriers to bring new service providers into the system.


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Housing Goals, Policies, Objectives, and Programs

Background

The Housing Element plays a unique role in charting the course for a more fair, equitable, and just Los Angeles for future generations.The City of Los Angeles is committed to providing housing initiatives that expand and preserve our affordable housing stock, encourage greater access to housing, minimize the displacement of vulnerable residents, and dismantle policies and practices that have negatively impacted Angeleno communities of color, including Indigenous Peoples, Black, Latinx, and Asian communities.

In the last eight years, the severity of the housing crisis has continued to grow. The most stark consequences of LA's housing issues are reflected by the over 40,000 Angelenos that are homeless or sleeping in temporary shelters at any given night. Additionally we see that, while not homeless, more than thirty percent of Angelenos see more than half of their paychecks going towards rising housing costs. This cost burden is most disproportionately felt by women and communities of color who are already at a greater risk of displacement and gentrification pressures. We also find that an entire generation of middle-class and higher-income Los Angeles residents are afflicted by the housing crisis. Today, the average home in LA costs more than seven times what the average household makes. While high costs make saving for down payments that much more difficult, the opportunities for renting for middle income households are just as unaffordable.

The events of the past year have been a moment of reckoning for our City and created an opportunity for planners to acknowledge the role the planning profession has played in creating and implementing discriminatory practices in both the past and present that leave communities of color vulnerable to homelessness, displacement, and limit access to opportunities, advancement and achievement. Coupled with the COVID-19

pandemic, 2020 not only exacerbated LA's long standing housing needs but also magnified housing disparities as outlined in the Needs Assessment Chapter/Appendix.

To respond to the increasing housing pressures facing Los Angeles, the Housing Element Update presents goals, objectives, policies and programs centered in racial equity, environmental justice, and resilience pertaining to housing access, preservation, stability, and production. Together, these goals, objectives, policies and programs comprise the City's housing action plan for the 2021-2029 planning period. The content of this Chapter will guide daily decision-making by City officials and staff and will provide benchmarks on the housing programs that the City initiated to meet its overall housing goals.



What is a Goal, Policy, Objective and Program?

The Goals, Policies and Objectives of this document serve as the foundational components that transform City's progressive rhetoric into impactful action.

Goal: A goal is a statement that describes a desired future condition or "end" state. Goals are meant to be aspirational and are change and outcome oriented, based on a combination of needs and constraints.

The five goals that will guide the 2021-2029 Housing Element are as follows:

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: 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.

Objective: An objective is a statement of specific actions that assist in reaching its goals.

Policy: A policy is a clear statement that guides a specific course of action for decision makers to achieve a desired goal. Policies may refer to existing programs or call for the establishment of new ones.

Programs: An implementation program is an action, procedure, program or technique that carries out goals and policies. The listing of recommended implementation programs does not obligate the City to accomplish them.

The Housing Element 2021-2029 policies and programs that support these goals will be implemented by many City Departments and agencies. Programs are subject to the review and direction of the City Council and Mayor, as well as the relevant City Departments, subsequent to City's approval of the Housing Element 2021-2029 Update. With each program description herein, the City Departments responsible for implementation are identified as "Lead Agencies" and "Supporting Agencies." A brief description of each of these Departments is contained in Appendix 6.1.

Program implementation actions include a combination of ordinances, programs, policies, resolutions, and incentives, as well as outreach and education activities. Successful program development is often contingent on the availability of funding and staff resources, which is likely to change over time due to economic conditions, the priorities of federal and regional governments and funding agencies, and other conditions. The programs will be reviewed annually through an Annual Progress Report (APR) and prioritized, where necessary, to reflect funding limitations and the City's objectives. When General Plan Updates are considered, they will have to be evaluated for consistency with the Housing Element. Not all plan policies can be achieved in any single action, and, in relation to any decision, some goals may be more compelling than others. On a program-by-program basis, taking into consideration factual circumstances, decision makers will determine how best to implement the adopted policies of the General Plan in any way which best serves the public health, safety, and general welfare. The City also recognizes that upon further outreach and monitoring, it may become necessary to modify certain actions as circumstances change over time as there may be multiple ways to achieve the desired outcomes. Amounts and sources of funding, initiation dates, responsible agencies, and the detailed work scope of programs may be changed without requesting amendments to the Housing Element. Before items are presented to the City Council, a robust outreach effort will take place for each proposal. Anticipated timelines and schedules of specific actions are indicated alongside program objectives, or if not, it can be assumed the word will continue throughout the eight year planning period.

Citywide Vision and Housing Priorities

Los Angeles' housing goals, objectives, policies and programs are guided by the City's overall housing vision:

It is the overall housing vision of the City of Los Angeles to create housing opportunities that enhance affordability, equity, livability and sustainability by remedying discriminatory housing practices and creating a city with a range of housing types, sizes, and costs in close proximity to jobs, transit, amenities, and services. In keeping with a fundamental belief that housing is a human right, the City will work towards ensuring that housing stability and affordability is provided to all residents.

In line with this vision, the goals, policies and objectives are intended to further certain Citywide Housing Priorities, defined below to include:

- Addressing the Housing Shortage: Increase the production of new housing, particularly affordable housing.
- Advancing Racial Equity & Access to Opportunity: Proactively address racial and economic segregation in the city by creating housing opportunities that address historic patterns of discrimination and exclusion.
- Preventing Displacement: Protect Angelenos—especially persons of color—from indirect and direct displacement, and ensure stability of existing vulnerable communities.
- Promoting Sustainability & Resilience and Environmental Justice through Housing: Design and regulate housing to promote health and well-being, increase access to amenities, contribute to a sense of place, foster community and belonging, and protect residents from existing and future environmental impacts.



Key Definitions

Throughout this document terms that are formally defined are noted through capitalization:

- "Affordable Housing," used with capitalization in this document, is any housing unit that has a formal covenant or other legal protection that guarantees that the housing unit can only be occupied by someone within a set schedule of income. These units can be located in a building that is entirely income restricted, or in a mixed income building where only a certain percentage of the units are restricted.
- "affordable housing," used without capitalization in the document, refers to housing that is affordable or rented at below market rates to residents with or without a formal covenant or regulatory agreement (unsubsidized), and includes Affordable Housing, naturally occurring affordable housing (NOAH) and rent stabilized (RSO) housing.
- "Higher Opportunity Areas" have a dense concentration of place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, health and life expectancy, and economic mobility. Each year the California Tax Credit Allocation Committee and the California Department of Housing and Community Development release maps that identify "high resource " and "highest resource," areas state-wide, called TCAC/HCD Opportunity Areas Maps. These maps can be used to guide local jurisdictions in identifying Higher Opportunity Areas, though other growth considerations outlined in the General Plan, including the location of high quality transit, jobs, hazard areas, and ecologically sensitive areas, also need to be considered.
- "Citywide Housing Priorities" are defined as: addressing the housing shortage, advancing racial equity & access to opportunity, protecting Angelenos, and promoting sustainability & resilience through housing. More detail on these priorities is included in the introduction to this chapter.

Goals, Objectives and Policies

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.

Objective 1.1:

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

Policies

1.1.1: Collect, report, and analyze existing housing needs (such as overcrowding, cost burden and vacancy rates) and use this information to project and plan for housing needs at a local and citywide level balancing other factors such as job and transit access.

1.1.2: Plan for appropriate land use designations and density to accommodate an ample supply of housing units by type, cost, and size within the City to meet housing needs, according to Citywide Housing Priorities and the City's General Plan.

1.1.3: Account for existing housing needs when planning for future development by conducting analysis to develop and incorporate a buffer above household projections.

1.1.4: Plan for and provide sufficient services and amenities to support the existing and planned population.

1.1.5: Strengthen efforts to achieve regional housing goals by collaborating, planning and advocating at regional, state and federal levels.

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.

1.1.8: Introduce more flexible zoning and incentives for existing lower density residential areas to create opportunities for more "missing middle" low-scale housing typologies, particularly in Higher Opportunity Areas.

1.1.9: Develop and integrate anti-displacement strategies that further Citywide Housing Priorities into land use and planning strategies.

1.1.10: Amplify and prioritize underrepresented voices and communities of color in the City's planning engagement processes to result in more equitable outcomes.

Objective 1.2:

Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.

Policies

1.2.1: Expand rental and for-sale housing for people of all income levels. Prioritize housing developments that result in a net gain of Affordable Housing and serves those with the greatest needs.

1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.

1.2.3: Facilitate innovative housing models and promote regulatory reforms that reduce the costs of housing production while also promoting broader Citywide Housing Priorities.

1.2.4: Strengthen the capacity of housing providers to build Affordable Housing.

1.2.5: Streamline the housing approval process, particularly for Affordable Housing, throughout City departments.

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.

1.2.7: Develop and facilitate the dedication of financial resources for new construction of Affordable Housing.

1.2.8: Develop and implement new land use and financing tools to promote more housing that is affordable to those with the lowest incomes and for longer periods of time.

1.2.9: Allow for zoning flexibility for Affordable Housing at the project review and planning levels when broader Citywide Priorities are being advanced.

1.2.10: Prioritize the development of Affordable Housing on public land.

Objective 1.3:

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.

1.3.1: Prioritize housing capacity, resources, policies and incentives to include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas.

1.3.2: Prioritize the development of new Affordable Housing in all communities, particularly those that currently have fewer Affordable units.

1.3.3: Provide accessible and inclusive outreach and education to community members on the history of racist policies, planning, zoning and real estate practices and how they are reflected in today's land use patterns and socio-economic disparities.



GOAL 2

A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.

Objective 2.1:

Strengthen renter protections, prevent displacement and increase the stock of affordable housing.

Policies

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.

2.1.2: Preserve the affordability of publicly assisted rental and ownership housing.

2.1.3: Provide resources that enable the creation of Affordable Housing from existing unrestricted housing.

2.1.4: Strengthen tenant protections by expanding tenants rights, enforcement, and legal assistance needed to access those rights.

2.1.5: Expand the right of first refusal to ensure displaced households may occupy replacement housing units that are comparable in size, location, cost, and rent control protection.

2.1.6: Promote the use of housing for long-term residents and limit practices such as short-term rentals, conversions to hotels, and prolonged vacancies.

2.1.7: Develop localized anti-displacement strategies to accompany new transformative investments.

2.1.8: Facilitate the renewal of existing Affordable Housing covenants and promote opportunities for acquisition of units with expiring covenants to preserve affordability.

Objective 2.2:

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

Policies

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

2.2.2: Develop strategies that support current homeowners in retaining their homes, protect tenants from eviction if a property is foreclosed, and prevent neighborhood instability resulting from foreclosures.

2.2.3: Expand ownership and wealth generation opportunities through accessible education and technical assistance, especially in communities of color.

2.2.4: Partner with homeowners and community organizations, especially in communities of color, to expand knowledge and dialogue about land use regulations and individual and community equity.

2.2.5: Protect communities, especially communities of color, from predatory lending, land acquisition, speculative real estate transactions, and any other practices that undermine intergenerational wealth accumulation and housing stability through outreach and education programs.

Objective 2.3:

Preserve, conserve and improve the quality of housing.

Policies

2.3.1: Enforce and facilitate the maintenance of existing housing in decent, safe and healthy conditions.

2.3.2: Rehabilitate and/or replace substandard housing with housing that is decent, safe, healthy and affordable.

2.3.3: Strengthen the capacity of the owners of existing rental housing to preserve and manage rental housing.



GOAL 3

A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

Objective 3.1:

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

Policies

3.1.1: Provide incentives and financial support for the preservation of historic residential structures, particularly for lower income households.

3.1.2: Promote new development that furthers Citywide Housing Priorities in balance with the existing architectural context.

3.1.3: Develop and implement design standards that promote quality residential development.

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.

3.1.5: Develop and implement environmentally sustainable urban design standards and pedestrian centered improvements in development of a project and within the public and private realm such as shade trees, parkways and comfortable sidewalks.

3.1.6: Establish plans and development standards that promote positive health outcomes for the most vulnerable communities and populations.

3.1.7: Promote complete neighborhoods by planning for housing that includes open space, and other amenities.

3.1.8: Expand designation of historic, architectural, and cultural resources in neighborhoods with a high concentration of historic properties and few historic protections, particularly in communities of color.

Objective 3.2:

Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.

Policies

3.2.1: Promote the integration of housing with other compatible land uses at both the building and neighborhood level.

3.2.2: Promote new multi-family housing, particularly Affordable and mixed income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.

3.2.3: Provide outreach and education to the public about the need to address housing needs in relation to other important outcomes, including health, transportation, and the environment, to support overall sustainability goals.

3.2.4: Provide streamlining, incentives and flexibility for residential buildings that promote energy and resource conservation particularly those that exceed existing green building standards.

3.2.5: Promote and facilitate reduction of water, energy, carbon and waste consumption in new and existing housing.

3.2.6: Promote outreach and education to property owners, tenants and homebuilders regarding environmentally sustainable residential development practices.

3.2.7: Provide environmentally sustainable development standards and incorporate sustainable best practice in building and zoning code updates.

3.2.8: Provide incentives and promote flexibility for the conversion of non-residential structures to new housing in order to reduce the carbon footprint resulting from demolition and new construction.

3.2.9: Consider accommodating new residential uses, including live/work and mixed-use, in less-productive industrial, office, and commercial areas when the site can accommodate housing in keeping with citywide industrial land, jobs-housing and jobs preservation priorities.

Objective 3.3:

Promote disaster and climate resilience in citywide housing efforts.

Policies

3.3.1: Identify risks to our housing stock related to disasters and other unplanned events, especially those likely to accelerate as a result of climate change.

3.3.2: Establish plans, incentives, and development standards that eliminate or minimize disaster risk and promote positive health outcomes for communities most at risk.

3.3.3: Plan for emergency housing needs that will result from disasters and climate events.

3.3.4: Plan for post-disaster housing recovery that promotes equity, resilience, environmental sustainability and safety. Work to ensure a right of return to existing residents if housing is retrofitted or reconstructed after a disaster.

3.3.5: Identifying funding and other resources to support the retrofitting of existing buildings to improve resilience and health.

3.3.6: Educate homeowners, tenants and landlords about disaster risk and mitigations.

3.3.7: Provide assistance to mitigate the impacts and financial disruption of emergencies in order to support Angelenos to stay in their homes.

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.

Objective 4.1:

Ensure that housing opportunities are accessible to all residents without discrimination on the basis of race, color, ancestry, sex, national origin, color, religion, sexual orientation, gender identity, marital status, immigration status, family status, age, mental and physical disability, source of income and student status or other arbitrary reason.

Policies

4.1.1: Promote and facilitate equal opportunity practices in the construction, provision, sale and rental of housing.

4.1.2: Promote responsible mortgage lending that meets community credit needs and the Community Reinvestment Act (CRA).

4.1.3: Ensure that people with disabilities have an equal opportunity to rent, use, and enjoy Affordable Housing that has received financial or other assistance from the City or the former CRA/LA.

4.1.4: Identify and assist populations that are experiencing systemic housing discrimination, including those outside of designated protected classes.

4.1.5: Eliminate housing accessibility barriers that disproportionately affect populations in protected classes and special needs populations.

Objective 4.2:

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

Policies

4.2.1: Provide outreach and education for homebuyers and renters regarding rights, financing options, rental subsidies available and protections in the purchase, rental, and/or modification of a housing unit.

4.2.2: Provide outreach and education for the broader community of residents, residential property owners and operators regarding fair housing practices and requirements.

4.2.3: Collect and report findings on discrimination in the sale and rental of housing.

Objective 4.3:

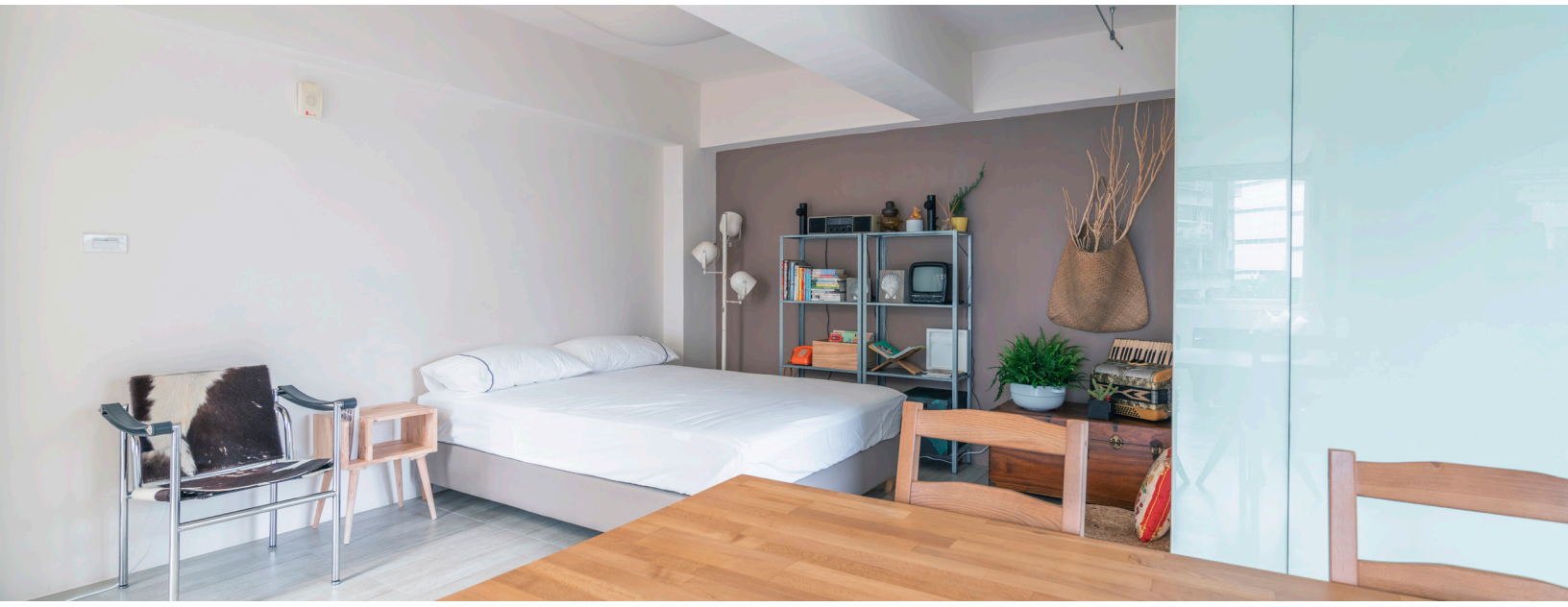
Affirmatively further fair housing in all housing and land use programs by taking proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing, particularly in Higher Opportunity Areas, increase place-based strategies to encourage community revitalization and protect existing residents from displacement.

Policies

4.3.1: Increase access and transparency in the lease-up process for restricted Affordable Housing units, particularly for those who have experienced or are at-risk of displacement and those who may not be aware of Affordable Housing choices.

4.3.2: Ensure that all neighborhoods have a range of housing typologies to provide housing options for residents to remain in the same community, when and if their needs change.

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, location of noxious uses, and subjective design review standards. Introduce context specific reforms that further Citywide Housing Priorities.



GOAL 5

A City that is committed to preventing and ending homelessness.

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.

Policies

5.1.1: Ensure an adequate supply of emergency and transitional housing for people who are homeless or are at a risk of becoming homeless, including people with disabilities.

5.1.2: Promote and facilitate prevention, placement and support programs and strategies that reduce the likelihood of residents experiencing homelessness, as well as shorten the time someone experiences homelessness.

5.1.3: Expand permanent supportive housing options with services for homeless persons, particularly chronically homeless individuals and the most vulnerable, to ensure that they remain housed and get the individualized help they may need.

5.1.4: Implement a Housing-First approach and coordinate service provision, appropriate housing and the efficient access to information so as to rapidly match available services and housing to those most in need.

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.

5.1.6: Invest in additional accommodations such as water fountains, showers, kitchen facilities, storage, and restrooms to care for the needs of unhoused residents.

Objective 5.2:

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

Policies

5.2.1: Identify and assess the needs of people living in unsheltered locations and connect them to services and housing opportunities including security, hygiene, and safe sleeping resources.

5.2.2: Provide a high level of outreach targeted to chronically homeless people to inform them of their rights and opportunities to move into safe, permanent housing with appropriate support services.

5.2.3: Provide opportunities for communities to dialogue and learn about root causes of homelessness, ways to help, and effective approaches to preventing and ending homeless, in an effort to correct common misunderstandings.

5.2.4: Strengthen the capacity of the Affordable Housing development community to locate, construct and manage housing facilities for the homeless.

5.2.5: In accordance with the Federal HEARTH Act, target outreach and permanent supportive housing resources to the chronically homeless so as to assist them in moving from the streets into permanent housing with appropriate supportive services.

5.2.6: Promote and facilitate a planning process that includes input from homeless persons, formerly homeless and providers of housing and services for the homeless.

5.2.7: Identify and remove barriers to permitting, preserving, and expanding licensed community care facilities such as Adult Residential Facilities and Residential Care Facilities for the Elderly that provide a significant housing resource for people at risk of homelessness, with special needs or who benefit from alternative and group living arrangements.



Programs

1. HOMEBUYER FINANCIAL ASSISTANCE

Goal #: 2

Lead Agencies: LAHD

Funding Source: Federal: CDBG, HOME, ADDI, ARRA. State: BEGIN, CalHOME, CDLAC, SB 2 PLHA

Objective: Annually, provide 75 loans for first-time low-income homebuyers earning up to 80% of the Area Median Income (AMI) and 75 loans for first-time moderate-income homebuyers earning between 81% - 150%. Coordinate homebuyer education courses to help homebuyers prepare for and attain homeownership.

Respective Policy: 2.2.1, 2.2.3

Provide assistance in the form of subordinate, deferred-payment "soft second" loans to cover down-payment, closing costs, and acquisition. Currently, lends up to $90,000 for low-income households earning up to 80% of the Area Median Income (AMI), up to $60,000 for moderate-income households earning between 81%-120% of AMI, and up to $35,000 for households earning between 121% - 150% of AMI.

2. HOMEOWNERSHIP FOR VOUCHER HOLDERS

Goal #: 2, 4

Lead Agencies: HACLA

Funding Source: HUD

Objective: Increase homeownership opportunities among voucher holders.

Respective Policy: 2.2.1, 2.2.3

Allow Section 8 participants to become homeowners by using their Vouchers to purchase a home. Depending on funding levels and lender support, HACLA will

continue to explore the feasibility of utilizing the homeownership program within the context of public housing revitalization activity.

3. INNOVATIONS IN SUBDIVISIONS

Goal #: 1, 3, 4

Lead Agencies: LACP

Funding Source: General Fund

Objective: For Small Lot Subdivisions: facilitate development of 800 market-rate units and; 90 lower income units each year; Evaluate continuation of SB 330 and replacement requirements by 2026 sunset date; Report and make recommendations on new types of standards and procedures by 2023. Amend the zoning code by 2021 to facilitate further innovation in small lot subdivisions.

Respective Policy: 2.3.1

Facilitate the development of smaller and new types of subdivisions that permit detached, fee simple home ownership, thus providing more affordable alternatives of for-sale housing types. Identify continued obstacles and opportunities in developing Small Lot Subdivisions and propose measures to improve results, with a particular aim on increasing affordability, reducing displacement, increasing replacement requirements, and expanding the use of this tool to preserve existing properties. Evaluate whether to extend (or revise, if needed) SB 330 replacement and tenant protections past SB 330's sunset date in 2026 for Small Lot projects (see Program 29). Additionally, consider new types of subdivision standards and procedures for lot splits in areas where potential for displacement would be lessened and opportunity for affordability would be increased. Review minimum lot size requirements for standard projects to identify potential opportunities for more affordable housing typologies. Explore creating a ministerial process for smaller subdivisions to facilitate more affordable ownership opportunities. If SB 9 (2021) is adopted into law, adopt a local implementation ordinance to maximize potential positive benefits and address community concerns. The Department of City Planning will continue to provide site specific consultation and advice to prospective subdividers.

4. SHARED EQUITY MODELS

Goal #: 2, 4

Lead Agencies: LACP

Supporting Agencies: CLA, LAHD, HACLA, CAO

Funding Source: General Fund

Objective: CLA will report on the feasibility of developing a citywide Community Land Trust (CTL) program in 2022. Include into Rezoning Program (#121) by 2024. Use these models as a tool to facilitate affordable homeownership.

Respective Policy: 2.2.1

The CLA, in consultation with the LA CLT Coalition and other City agencies, will report on the feasibility of developing a citywide Community Land Trust (CLT) program, including the resources needed to acquire land, enter into long-term leases, or partner with existing CLTs to develop multifamily housing that would be maintained affordable in perpetuity, and include a review of CLT best practices. In addition, consider new ways to incentivize the development of shared-equity ownership models such as Limited Equity Housing Cooperatives (LEHCs), Community Apartments and housing owned by CLTs or Tenancy in Common (TICs) in the Zoning Code and housing funding processes. Potential policies could include special incentives for shared equity development and a new requirement that on-site affordable for-sale units in mixed-income projects be sold to a qualified nonprofit, with an emphasis on CLTs. Promote the State property tax exemption for property that is owned by a CLT and that is being—or will be—developed or rehabilitated as rental housing, LEHCs, or owner-occupied housing per Section 214.18 of the Revenue and Taxation Code. Explore securing tax-defaulted properties through Chapter 8 Agreement Sales for Community Land Trusts (CLTs) to create long-term affordable housing. Explore conveying public land / tax foreclosed / receivership properties to CLTs and prioritize CLTs in current acquisition and rehabilitation programs.

5. PRE-DEVELOPMENT/ACQUISITION FINANCING FOR THE DEVELOPMENT OF AFFORDABLE HOUSING

Goal #: 1, 4

Lead Agencies: LAHDLAHD

Supporting Agencies: Outside City agencies

Funding Source: New Generation Fund, Supportive Housing Loan Fund

Objective: Provide acquisition and pre-development funding through the New Generation Fund and the Supportive Housing Loan Fund

Respective Policy: 1.2.4, 1.2.7, 4.1.1

In 2008, a public-private partnership consisting of the LAHDLA, the Enterprise Community Partners, Inc, and syndication of private banks created the New Generation Fund (NGF) to provide flexible acquisition, predevelopment, and moderate rehab financing for affordable housing developers. Eligible affordable housing projects can include rental units targeted to households earning at or below 80 percent of AMI levels established by the U.S. Department of Housing and Urban Development (HUD). The low-interest rate loans are to be repaid once developers qualify for permanent financing.

Also in 2008, a partnership between the LAHDLA and the Corporation for Supportive Housing (CSH) created the Supportive Housing Loan Fund (SHLF) to deliver flexible acquisition and pre-development financing to developers to help them acquire prime properties for supportive housing and to cover the costs of developing architectural plans and obtaining entitlement approvals. Eligible projects can also target the same income levels as the NGF.

Both the NGF and SHLF support the City's Affordable Housing Managed Pipeline (AHMP) and Proposition HHH Supportive Housing Loan Program (HHH) and promote new loan transactions. Since its inception, the NGF has loaned more than $185 million to 31 affordable housing developments; and SHLF has loaned more than $171 million to 69 supportive housing developments. Several projects include on-site services that extend benefits to the surrounding community - including health clinics, grocery stores, pharmacies, and community rooms that serve both building residents and neighbors. The NGF and SHLF have had good utilization due to the pipeline of projects that are developed through the AHMP and HHH.

6. NEW PRODUCTION OF AFFORDABLE HOUSING THROUGH THE AFFORDABLE HOUSING MANAGED PIPELINE

Goal #: 1, 4

Lead Agencies: LAHDLAHD

Funding Source: HOME, HOPWA, City's Affordable Housing Linkage Fee, and eventually state SB2 funds are used to leverage millions of dollars from other public and private lenders and tax credit investors

Objective: Prepare annual NOFA biannually, 500 units produced per year. Set-aside of 250 units of supportive housing

Respective Policy: 1.2.4, 1.2.7,, , 4.1.1

In 2013 with the approval of the Mayor and City Council, LAHDLA established the Affordable Housing Managed Pipeline Program (AHMP), formerly known as the Affordable Housing Trust Fund. The AHMP was created to provide for the ability to leverage and attract the investment dollars of other public and private entities for the development of affordable housing within the City. In addition, on January 23, 2013, the City of Los Angeles was designated by California Tax Credit Allocation Committee (CTCAC) as the 11th region to have its own geographic allocation of nine percent (9%) Low Income Housing Tax Credit (LIHTC). The City's goal, through the AHMP is to create housing for low and very-low income households within the City. The housing created through the AHMP is intended to serve all populations identified by the California State Tax Credit Allocation Committee (CTCAC), the California Debt Limit Allocation Committee (CDLAC), the California Department of Housing and Community Development (HCD), and HUD. The housing created should not only provide additional housing opportunities, but should also attempt to revitalize neighborhoods and remove blight. Irrespective of the funding scenarios, all projects should seek to leverage limited City funding to the greatest extent possible.

7. OPPORTUNITIES TO INCREASE THE PRODUCTION OF AFFORDABLE HOUSING AND PROMOTE EQUITY THROUGH MAJOR ENTITLEMENTS

Goal #: 1, 2, 3, 4

Lead Agencies: LACP

Supporting Agencies: LAHDLAHD

Funding Source: General Fund

Objective: Evaluate and prepare code amendment prior to Measure JJJ's 2026 sunset date; Increase the supply of affordable and mixed-income housing in evaluation of displacement risk and major zone changes.

Respective Policy: 1.1.2, 1.1.7

Continue to follow the proportional approach to density and affordable housing used in the Value Capture Ordinance. Explore opportunities to add significant amounts of affordable housing when considering larger projects. Require higher levels of affordable housing and other community benefits for projects that receive major entitlements (such as a Zone Change, or Specific Plan exception), require a Development Agreement, or require a project-based Specific Plan. Continue the affordability requirements for projects requesting a Zone Change pursuant to Measure JJJ and explore expanding and deepening the current affordability requirements past the current sunset date in 2026. Consider new requirements for certain types of major projects to require applicants assess displacement risk, housing impacts, racial impact, and historic exclusion in the areas where they plan to build. Based on these assessments, and an analysis of how the proposed project relates to the goals and strategies to affirmatively further fair housing, staff would recommend appropriate affordability and anti-displacement options, including more affordable housing, payment of linkage fees, deepening the level of affordability, creating more family-size units, instituting a preference policy for housing voucher-holders, and/or other measures.

8. ACCESSIBLE HOUSING PROGRAM (ACHP)

Goal #: 2, 3, 4, 5

Lead Agencies: LAHD

Supporting Agencies: LACP, LADBS, DOD

Funding Source: General Fund

Objective: Work with new and existing developments to add to the supply of accessible units in affordable housing developments. Ensure that all affordable housing developments comply with the City's Fair Housing Policies. Conduct training on Fair Housing; update and improve the Grievance tracking system. Improve the online Affordable & Accessible Housing Registry; establish public counters for assistance in applying for affordable and accessible housing.

Respective Policy: 1.2.2, 4.1.1, 4.1.3, 4.1.4, 4.2.2

LAHDLA's accessible Housing Program (AcHP) ensures that people with disabilities have equal opportunity to rent, use, and enjoy housing that has received financial or other assistance from the City of Los Angeles (City) or the former Community Redevelopment Agency of the City of Los Angeles (CRA/LA). The AcHP covers 700+ affordable rental housing developments, including those built before April 2016, and new housing developments with five or more housing units that are designed, constructed, altered, operated, administered, or financed by the City. Specifically, the program reviews plans for new developments; assists developers in retrofitting existing properties; provides training to project and City staff related to Fair Housing policies for people with disabilities; monitors compliance with and enforces the City's Fair Housing Policies; processes and tracks tenant grievances; and maintains the online Affordable & Accessible Housing Registry.

9. AHSC (AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM) (NEW)

Goal #: 3

Lead: LAHD

Funding Source: Affordable Housing and Sustainable Communities (AHSC)

Objective: General-population served, number of projects, money allocated, money

awarded, type of population served (race, age, ext) and number of jobs created as a result of the award. Housing-types of housing, number of units if units, number of housing residents, types of units created, per household money saved and number of free bus passes. Infrastructure and Transit-type of infrastructure improvements, number of miles for improvement, type of improvements, GHG reduction per project, number of transit vehicles, type of transit vehicles, location of infrastructure improvements, cost of improvements and type of improvements directly contributing to GHG reduction.

Respective Policy: 1.2.7, 1.3.1, 3.1.5, 3.1.6, 3.2.1

The Affordable Housing and Sustainable Communities (AHSC) Program is a competitive state funding program that aims to reduce greenhouse gas emissions by funding compact affordable housing in conjunction with sustainable transportation improvements. It provides funding for affordable housing development and related infrastructure, as well as transportation-related amenities, and programs that encourage residents to walk, bike and use transit. Funded by auction proceeds from California's Cap-and-Trade program, AHSC helps create holistic communities with affordable housing and transportation options near jobs and other key destinations. AHSC is administered by the Strategic Growth Council (SGC) and implemented by the California Department of Housing and Community Development. With the extension of Cap-and-Trade through 2030, the AHSC Program will continue to receive a 20 percent appropriation of Greenhouse Gas Reduction Funds. Since launching in 2015, AHSC has invested over $1.7 billion in affordable housing and sustainable transportation improvements across the state. AHSC awarded over $1.2 billion to support 102 projects in the first four rounds of the program. These 102 awards will support over 9,400 housing units, more than 85 percent of which are affordable; more than 150 miles of new or improved bike lanes; and more than 1,000 new or improved crosswalks. Overall, this has led to a reduction of 2.1 million metric tons of CO2-equivalents and about 223,000 pounds of criteria air pollutants. From Round 1 to Round 5, the City Of Los Angeles has successfully secured approximately $330.8 million to support 28 developments with 2,943 new housing units, of which 2,668 are affordable, and an array of GHG emission-reducing transit infrastructure projects.

10. AFFORDABLE HOUSING LINKAGE FEE (NEW)

Goal #: 2

Lead: LAHD

Supporting: LADBS, LACP

Funding Sources: AHLF

Objectives: Subsidize the production and preservation of affordable rental and homeownership units annually based on annual revenues collected.

Respective Policy: 1.2.4, 1.2.7, 2.2.4

The Los Angeles City Council adopted the Affordable Housing Linkage Fee Ordinance (AHLF) (No. 185342) on December 13, 2017. The Ordinance places a fee on certain new market-rate residential and commercial developments to generate local funding for affordable housing production and preservation. The fee was phased in beginning on June 18, 2018 and the amount of the fee varies by the type of use and by geography across the city. The AHLF also includes various exemptions and deductions based on certain characteristics. The Affordable Housing Linkage Fee provides the City of Los Angeles a permanent and self-sustaining local resource that will create long-term and innovative housing funding programs. Based on projected development activity, over the next decade the Affordable Housing Linkage Fee is anticipated to bring in tens of millions of dollars to the city's affordable rental and homeownership housing programs.

11. LAND USE AND BUILDING CODE POLICIES TO SUPPORT AGING IN PLACE AND SPECIAL NEEDS HOUSING

Goal #: 1, 2, 3, 4

Lead Agencies: LACP

Supporting Agencies: LADoA, LADBS, DOD, LAHD

Funding Source: General Fund

Objective: Incentivize and streamline affordable, accessible units occupied by persons with special needs particularly through land use incentive programs; Produce 1,750 Eldercare units to meet different senior housing needs; Create new

incentives for senior and other special needs housing through the update to the Density Bonus Ordinance by 2024.

Respective Policy: 1.1.3, 4.1.4, 5.2.6

Assist developers in creating housing for seniors and for disabled persons through streamlined land use entitlement procedures for a variety of housing types, including: Independent Senior Housing, Assisted Living Care Housing, Skilled Nursing Care Housing and Alzheimer's/Dementia Care Housing, pursuant to the Eldercare Facilities Ordinance. Give senior and disabled housing projects preferential access to Development Services Case Management (development review service). Implement form-based codes, which can be used to promote livable, age-friendly communities that integrate diverse housing types and mixed-use developments; universal design, which ensures housing can be used by people throughout their lifespan; and support multigenerational urban planning, which incorporates an age-friendly approach into community development, so that communities have the features and resources to support aging in place (in keeping with the Age Friendly Action Plan Recommendation #25). Use data collected through program 51, Database of Housing Need, to identify sections of the city where demographics do not align with housing stock, such as areas with large aging populations and exclusively larger housing units. Incentivising housing that meets these changing needs. Further incentivize disabled and senior housing through density bonus update (see program #48).

12. INTERNATIONAL BUILDING EXHIBITION (IBA) FOR LOS ANGELES (NEW)

Goal #: 3

Lead Agencies: Mayor's Office

Supporting Agencies: LACP, LAHD, HACLA

Funding Source: General Fund

Objective: Create a cross sectoral dialogue and visioning process for Los Angeles housing leaders with their counterparts in other cities in 2022. Recommendation document for use in rezoning efforts and policy development by Summer 2023.

Respective Policy: 1.2.3

Collaborate in pursuit of the creation of an International Building Exhibition (IBA) for housing in Los Angeles. In the tradition of IBAs across Europe and Australia, the goal of an IBA is to develop evidence-based toolkits and frameworks that

policymakers can access to plan for their future, particularly with regards to issues of housing. IBA Los Angeles is proposed as a city-wide, cross-institutional project that aims to bring international perspective and new ideas to affect the transformation of housing provision in Los Angeles through demonstration and engagement with the public, academics and researchers, architects, planners, housing advocates, etc. To pursue this goal the City will seek support from educational, business and philanthropic institutions; create a cross sectoral dialogue and visioning process for Los Angeles housing leaders with their IBA counterparts in other countries; initiate a series of convenings to study alternative housing models (such as social housing) and place it in the context of Los Angeles's housing industry; hold professional exchanges for practitioners; engage in dialogue with community members, and hold a cross sector symposium on affordable housing in different cities such as Vienna that showcases best practice place making and housing while supporting diversity, social inclusion and well-being. The research and learning from this learning experience will be captured and disseminated through a mixed media report that includes the perspectives of those involved.

13. ADAPTIVE REUSE

Goal #: 1, 3

Lead Agencies: LACP

Funding Source: General Fund

Supporting Agencies: LADBS

Objective: Revisions to the Citywide Adaptive Reuse Ordinance and/or the Density Bonus Ordinance, to include incentives and provisions for adaptive re-use by 2023.

Respective Policy: 1.1.2, 1.1.6, 3.2.8

Expand the opportunities for adaptive reuse of commercial and office buildings for housing. Explore additional incentives to facilitate affordable unit and supportive housing production and additional adaptive reuse projects through the expansion of by-right processes, reduced minimum unit sizes, reduced parking standards, flexible building standards, and increased flexibility on the types of uses (e.g. hotels/motels, office and commercial) and locations that can be converted to support proposed developments.

14. REDEVELOPMENT OF BROWNFIELD SITES

Goal #: 1, 3

Lead Agencies: DPW (LASAN)

Funding Source: General Fund

Supporting Agencies: LACP, LAHD

Objective: Environmental clean-up of at least five brownfield sites; 50 environmental assessments, create opportunity for 100 units, including 10 very-low and 10 low-income units. Identify new or increased sources of funding for brownfield clean up.

Respective Policy: 1.1.4, 3.1.4

Through LASAN's Citywide Brownfields Program, provide technical assistance and resources to combat challenges associated with brownfields, primarily in underserved areas with Environmental Justice concerns within the City. Conduct environmental assessments and cleanups to enable the reuse and redevelopment of brownfields into affordable housing projects, mixed-use projects, public amenities, and parks. Advocate for the funding that would be necessary to clean up the several thousands of brownfield sites in the City of Los Angeles. Build partnerships across departments and sectors to facilitate brownfield transformation. Explore ways to improve notification about environmental assessment and brownfield recovery funds to aid developers in building housing on formally contaminated sites.

15. PUBLIC LAND FOR AFFORDABLE HOUSING

Goal #: 1, 4, 5

Lead Agencies: CAO, City Council

Supporting Agencies: GSD, LAHD, LACP, Mayor's Office

Funding Source: General Fund, LEAP

Objective: Increase the utilization of public land for affordable housing; identify publicly owned housing opportunity sites and issue RFPs to develop the sites by

2023; Maintain a publicly accessible citywide inventory of publicly owned sites.

Respective Policy: 1.2.10

Expand the redevelopment of publicly owned land, as well as joint use of other public facility sites, which may be appropriate for housing. Assess and report on the underutilization of all City-owned properties and the feasibility of using them for Affordable Housing Opportunity Sites. In general, the CAO is responsible for identifying and evaluating City-owned sites for development, and the LAHDLA is responsible for selecting developers and negotiating disposition development agreements. The agencies and departments that own public sites within the City limits include, but are not limited to, the U.S. Army Corps of Engineers (U.S. ACE), California Department of Transportation (Caltrans), the Los Angeles County Metropolitan Transportation Authority (LA Metro), the Los Angeles Unified School District (LAUSD), the Housing Authority of the City of Los Angeles (HACLA), the Los Angeles County Flood Control District (LA Flood) and more. The Office of the Controller will maintain a database and map of publicly owned land, currently called Property Panel LA. This inventory should be periodically reconciled with inventories of other city owned land kept by other departments, including GSD and LAHD. Additional City departments will work to create inventories of underutilized land under their control that may be appropriate for affordable housing development. Examine site suitability under the City's Asset Management Framework. The CAO and LAHDLAHDLA will additionally work to expand the City's capability to assess properties identified by City departments, convey identified City-owned properties for affordable housing development, and to streamline the City' management of its real estate assets and allow for a more proactive approach to land acquisition that can leverage the City's existing resources. City Planning will continue to facilitate changes to zoning and/or create incentives to ensure that public land, when it has been designated for housing, can be efficiently used to maximize the number of affordable units appropriate for the site. City Planning and LAHDLA will ensure that City-owned land used for housing is 100% affordable, or otherwise maximizes the number of affordable units. In conjunction with LAUSD, explore the potential to rezone and reconfigure older school sites in order to make land available for affordable housing. Additionally, support the use of existing capital tools such as the New Generation Fund (NGF), Metro Affordable Transit Connected Housing Program (MATCH), and Golden State Acquisition Fund (GSAF) are used efficiently to purchase vacant land, finance pre-development activities, and acquire multifamily properties of all sizes.

Building on the recently passed AB 1486 (which amended the Surplus Land Act), LAHDLA intends to create, using Local Early Action Planning (LEAP) grant funds, an interdisciplinary team to identify opportunity sites, and build partnerships with public agencies with surplus public land available for affordable housing development. Developers for these sites will be chosen through a competitive Request for Proposals (RFP). The goal for the first RFP is to release sites entitled for 1,000 affordable housing units, while the strategy aims to develop at least

10,000 housing units affordable to households earning very low, low, or moderate incomes on public land with limited reliance on public subsidies.

16. NEW MODELS FOR AFFORDABLE HOUSING (NEW)

Goal #: 1

Lead Agencies: LAHD

Supporting Agencies: CLA, CAO, LACP

Funding Source: General Fund

Objective: Report back to City Council on social/public housing models to consider Los Angeles and necessary resources in 2022. Begin construction of at least 1,000 restricted affordable units on public owned or leased land. Strengthen the existing Public Land Multi-Departmental Workgroup.

Respective Policy: 1.2.5. 1.2.10

Pursue new models and approaches to developing affordable housing on public land. Including identifying the most likely sites for rapid housing development, rezoning the sites to maximize by-right development, grouping the sites into a "Scattered Site Development Opportunities" plan, and conducting program environmental review and clearance on multiple sites. The program also seeks to identify less costly housing typologies, conduct parametric modeling and site analysis of publicly owned land, and negotiate and execute interagency agreements for housing development on public land.

17. ADVOCATE FOR HOUSING FUNDS

Goal #: 1, 2, 5

Lead Agencies: CLA / Mayor's Office

Supporting Agencies: LACP, LAHD

Funding Source: General Fund

Objective: Support State and Federal bills that provide funds for affordable housing development and preservation in Los Angeles City in each legislative

session; Increase the Affordable Housing Trust Fund.

Respective Policy: 1.1.5

Advocate for adequate levels of affordable housing development and preservation funds from State, Federal and local sources. Support a permanent source of funding for the City, State and Federal housing trust funds and explore new methods for generating funds locally (see Program 20). Obtain City Council support for State and Federal legislation and voter initiatives that create funding programs, create new sources of funds (i.e., bond initiatives, tax increment, etc.) and ensure that ongoing updates to funding regulations do not disadvantage the City. Advocate for changes in the state property tax welfare exemption to allow more affordable housing to qualify.

18. FINANCE THE CONSTRUCTION AND MAINTENANCE OF PERMANENT SUPPORTIVE HOUSING FOR HOMELESS PERSONS (NEW)

Goal #: 5

Lead: LAHD

Supporting Agencies: HACLA, LAHSA

Objective: Finance an average of 500 units per year

Respective Policy: 5.1.3

Finance long-term housing with supportive services designed to enable homeless persons with mental and physical disabilities to live as independently as possible in a permanent setting.

19. STREET OUTREACH (UNIFIED HOMELESSNESS RESPONSE CENTER) (NEW)

Goal #: 5

Lead Agencies: Mayor's Office, LAHSA

Supporting Agencies: CAO, BOS, LAFD, RAP

Funding Source: General Fund

Objective: Increase the number of people engaged who are linked to a housing

resources by City Funded Outreach Teams, as well as the number of people connected to CES as measured by a new VI-SPDAT survey.

Respective Policy: 5.1.2, 5.1.4, 5.2.1

The Mayor's Office Coordinates the City's Unified Homelessness Response Center (UHRC), which co-locates leadership from critical City departments, LAHSA, and other partners in the same room at the Emergency Operations Center to respond to the street-based homelessness crisis together, in real-time, with services and engagement to bring people indoors. The UHRC provides a space for a more timely and effective response to street-based homelessness, leading with services and grounded in a unified incident command structure. LAHSA and other outreach partners will identify and assess the needs of people living in unsheltered locations and connect them to services and housing opportunities including security, hygiene, and safe sleeping resources. LAHSA provides: 1) Homeless outreach services via its Homeless Engagement Teams (HET) generalists, CARE-assigned outreach teams, and its Homeless Roadmap teams, 2) Participates in the UHRC, 3) Macro outreach coordination 4) Broader Coordinated Entry System (CES) and programmatic support for programs that serve people who are experiencing street-based homelessness, 5) supports the City's connection to, and integration with, other homeless service providers, and 6) homeless program guidance. LAPD officers work with LAHSA and BOS and other City departments in support of the Cleaning and Rapid Engagement (CARE) program and other UHRC functions. LAPD regularly engages with the community around the impact of unsheltered homelessness. RAP coordinates with LAHSA and UHRC to provide services to encampments located in parks and provides resources at public facing counters. LAFD's EMS provides first-response medical services for health emergencies for the people that are unsheltered, collaborates with LAHSA to link people to services, and provides support during Red Flag days and during actual emergency situations, like brush fires, heavy rain, and extreme heat or cold. UHRC COVID-19 Response, which includes a number of the aforementioned departments, as well as other partners, like Community Organized Relief Effort (CORE), provides on-going testing and vaccinations for people experiencing homelessness.

20. NEW LOCAL REVENUE PROGRAMS TO INCREASE AFFORDABLE HOUSING

Goal #: 1, 2, 5

Lead Agencies: Mayor's Office

Supporting Agencies: LACP, EWDD, CLA, LAHD, HACLA

Funding Source: General Fund

Objective: Support State and Federal bills that provide funds for affordable housing development and preservation in Los Angeles City in each legislative session. Increase the Affordable Housing Trust Fund.

Respective Policy: 1.1.4, 1.1.5

Support additional permanent sources of affordable housing and renter protection funding for the City. Explore options for generating funds locally, including a progressive real estate documentary transfer tax, vacancy/empty land tax or speculation/flipping tax. Obtain City Council support for County, State and Federal legislation and voter initiatives that create funding programs or new sources of funds (i.e., bond initiatives, tax increment financing, support removal of barriers for affordable housing (e.g., repeal Article 34), upzoning programs, state surplus funding, new state affordable housing bonds, increasing HTF funding, etc.). Continue to advocate to allocate General Plan funding to new and existing affordable housing and housing stability programs.

21. INNOVATIVE PARKING / MOBILITY STRATEGIES IN HOUSING

Goal #: 1, 3

Lead Agencies: LACP

Supporting Agencies: LADBS, LADOT

Funding Source: General Fund, Parking Revenue Bonds, Special Parking Revenue Fund

Objective: Incorporate updated parking recommendations and strategies into Community Plans, Specific Plans, the revised zoning code and Transit Neighborhood Plans. Monitor the effects of reduced parking incentives in programs such as TOC, 100% Affordable Housing and micro-unit development projects. Adopt a revised Transportation Demand Ordinance (TDM) including new

requirements or incentives by 2022.

Respective Policy: 1.1.6, 1.1.2, 1.1.4

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. This includes provisions in the Modified Parking Requirements District Ordinance (2012), the updated Bicycle Parking Ordinance (2018), state Density Bonus law, affordable housing incentive programs, the development of mechanical and automatic parking structures and the establishment of parking impact trust funds as a means to fund shared parking facilities/structures. Establish new options for parking minimums in the new Zoning Code and evaluate the appropriateness of existing parking minimums citywide and during Community Plan Updates. Monitor the experience of low or no parking TOC and PSH developments, as well as changes in other major CA cities that have removed residential parking requirements and proposed recommendations to expand similar standards citywide. With new planning efforts, evaluate the current practice of counting above grade structures towards Floor Area Ratio (FAR), or instituting parking maximums in transit-served areas. Encourage "convertible design" of above ground parking structures in transit rich areas so they can later be converted to housing. Explore removing covered parking requirements and prohibitions on parking in driveways. Encourage unbundling the cost of parking from the cost of housing. Enact a Transportation Demand Management (TDM) ordinance to require certain new development projects to implement strategies such as supporting transit, telecommuting, walking, carshare, neighborhood shuttles, and other strategies that reduce vehicle trips. Accommodate alternative mobility devices, including bicycles and scooters, in parking facilities. Consider provision of discount parking passes or other incentives for shared vehicles. Facilitate the use of electric cars, shared vehicles and mobility devices. Prioritize parking for sustainable mobility modes, including private and shared bicycles and scooters, in parking facilities. Consider provision of discount parking passes, etc. for shared vehicles. Facilitate the use of electric cars, e-bikes, shared vehicles, and micro mobility devices.

22. SYSTEMATIC CODE ENFORCEMENT PROGRAM (SCEP)

Goal #: 2, 3

Lead Agencies: LAHD

Funding Source: SCEP Fees

Objective: Inspect up to 200,000 multi-family residential rental units annually for compliance with state health and safety codes and the Los Angeles Housing Code.

Achieve code compliance with habitability standards within 120 days of systematic inspection. Initiate contact for complaint inspections within 72 hours of complaint receipt 80% of the time.

Respective Policy: 2.3.1

SCEP conducts proactive inspection of all multi-family rental housing regarding maintenance, use and habitability for compliance with the Housing Code and the California Health and Safety Code at least once every four years. Re-inspection of non-compliant properties is conducted until compliance is achieved. In addition to regular systematic inspections, complaints about code violations in individual units or common areas can be filed at any time by renters or property owners. In 2019 LAHD launched a TIER-based inspection program that establishes a two year frequency of inspections for properties that performed poorly in the previous 4 year cycle. In addition, SCEP provides an opportunity to property owners who are willing and able to legalize their illegal units through UDU and/or ADU Programs (see Programs 56 and 64 respectively), thereby avoiding displacement of occupants.

21. FORECLOSURE REGISTRY

Goal #: 2, 3

Lead Agencies: LAHD

Supporting Agencies: LADBS

Funding Source: Foreclosure Registration Fees

Objective: Maintain a database of contact information of all residential properties within the City of Los Angeles that are subject to Ordinance No. 183, 281 (Amended 2014).

Respective Policy: 2.2.2

Maintain and enhance a dashboard to show results and identify trends impacting neighborhoods, including statistics on initial foreclosure recordings (Notices of Default - NOD) and on the portion of those defaults which proceed to foreclosure (Real Estate Owned - REO); continue education and awareness of Ordinance and increase outreach to over 95% of responsible parties on all new foreclosures recorded in the calendar year.

The Foreclosure Registry Ordinance (183281, Amended in 2014) was established in 2010 as a mechanism to protect residential neighborhoods, including abandoned properties, from blight through the lack of adequate maintenance and security as a result of the foreclosure crisis. Any lender (or beneficiary or trustee who holds or has an interest in a deed of trust) who either issues a notice of default or forecloses upon on a residential property located within the City of Los Angeles must register that property with and provide contact information to the Housing Department (LAHD) in case any exterior blight issues arise on the property in relation to foreclosure, along with completing required monthly lender inspections for as long as the property remains in foreclosure.

23. HANDYWORKER PROGRAM

Goal #: 2, 3, 4

Lead Agencies: LAHD

Funding Source: CDBG

Objective: Enroll and assess potential repairs for a minimum of 120 households annually

Respective Policy: 2.3.2, 4.1.4

Provide up to $5,000 in home repairs for homeowners to improve safety, security and comfort for older adults age 62+. Some of these home improvements include wheelchair ramps, disabled access toilets, handrails, quick releases for bars on windows, ground fault circuit interrupter outlets, smoke and carbon monoxide detectors. Some services are also available to renters for up to $300 of repairs (hand held showers, bath/shower seats, and grab bars)

24. RESIDENTIAL REHABILITATION OF PUBLIC HOUSING

Goal #: 2,4

Lead Agencies: HACLA

Funding Source: Public/Private mix

Objective: 2,401 housing units replaced, created, or rehabilitated for low income and moderate income households (185 units developed on Rose Hill Courts site; 1,329 units developed on Jordan Downs site; 274 units developed through initial

three phases of Rancho San Pedro; 377 units rehabilitated at Pueblo Del Sol; and 236 units rehabilitated at first two phases of Dana Strand)

Respective Policy: 2.1.1, 2.1.2

Identify public housing sites in need of major rehabilitation, redesign, and/or demolition and replacement, including modifications to housing units, office and community spaces. Improvements include changes in density, unit mix, site design, amenities, traffic circulation, and parking patterns without a net loss of affordable housing at current levels of affordability. Integrate enhanced programming, community and recreational spaces, and a mixture of uses in certain locations to promote community economic development. Promote the HACLA Vision Plan goals of preserving affordability, increasing the number of Affordable Housing units, revitalizing communities, strengthening partnerships and improving housing stock. Provide new construction affordable homeownership options as part of repositioning public housing sites. Complete rehabilitation of Pueblo Del Sol and Dana Strand. Complete all phases of revitalization efforts at Rose Hill Courts and Jordan Downs, and complete initial phases of Rancho San Pedro revitalization. Complete transformation plan, specific plan, and program plan for William Mead, identify funding sources, and begin initial phases of revitalization.

25. UTILITY MAINTENANCE PROGRAM

Goal #: 2, 3

Lead Agencies: LADWP

Supporting Agencies: LAHD

Funding Source: RSO Fees and SCEP Fees

Objective: LADWP-referred cases annually: 30; DWP utility shut-offs prevented through issuance of payments annuallly: 130

Respective Policy: 2.3.3

Prevent termination of utility service and displacement of tenants in multi-family master-metered properties when owners fail to pay utility bills. Apartment buildings are referred to the program, and tenants pay rent to the City and avoid utility shut-off, until the property owner pays all delinquent utility bills. If tenants choose not to participate in UMP, electric and water services are subject to disconnection.

26. MOBILE HOME PARKS

Goal #: 2

Lead Agencies: LACP

Funding Source: General Fund

Objective: Assist 100 mobile park tenants. 250 market-rate mobile home park pads in residential areas are preserved.

Respective Policy: 2.1.1, 2.2.5

Preserve and expand residential use of mobile home parks within residential areas. Identify mobile home parks, including non-conforming, and identify protections through the community planning process. Support legislation that expands local authority over conversion of mobile home parks to ownership structures. Provide relocation benefits to mobile home park occupants. Facilitate access to purchase and mortgage assistance to tenants in the event of conversion to ownership. Consider expanding areas and zoning designations where mobile homes, park trailers (tiny homes) and recreation vehicles can be used for habitation. Protect mobile home tenants from predatory housing practices, including buying mobile home land and evicting tenants. Consider expansion of RSO provisions (cross reference RSO program).

27. PRESERVATION OF RESTRICTED UNITS AT-RISK OF CONVERTING TO MARKET RATE

Goal #: 2, 4

Lead Agencies: LAHD

Funding Source: AHLF and SB 2

Objective: Preserve and/or extend the affordability of 300 deed-restricted affordable housing units annually. Monitor the risk of converting to market rate for 9,412 units. Contract a non-profit to enforce state noticing laws.

Respective Policy: 2.2.1

The City's Preservation Program, administered by LAHDLA, is focused on maintaining the livability and affordability of units "at-risk" of conversion to market rate due to expiring covenants. The Preservation Program uses HUD's definition

of "at-risk units," which is those with covenants set to expire in five years or less. HCD defines "at-risk" as those units set to expire in ten years or less. The program provides gap financing to projects using 4% LIHTC financing, which are occupied. Rehabilitation is defined as repairs, improvements, replacements, alterations, and additions to existing properties. The purpose of the program is to monitor and report on assisted affordable housing at-risk of conversion; involve property owners and residents of identified at-risk units in preservation efforts; create non-financial strategies and support Citywide and inter-agency efforts to create strategies for preserving at-risk housing; and provide gap financing to affordable housing developments at risk of converting to market rate within the next five to ten years.

LAHDLA is pursuing initiatives, which include research of legislative and administrative measures to require that rental housing with expiring federal and/or state subsidies and/or affordability protections are offered for sale first to qualified preservation purchasers at market value. In addition, LAHDLA will secure an entity to design the program guidelines of the Preservation Program that will be used to direct future AHLF and SB 2 PLHA (Permanent Local Housing Allocation) funding. Guidelines will identify the target population, type of financial assistance that will be provided, eligible uses, and requirements for eligibility.

28. REPLACEMENT UNIT PROGRAM FOR SELECTED SITES (NEW)

Goal #: 2

Lead Agencies: LACP, LAHD

Supporting Agencies: LADBS

Funding Source: General Fund, LAHD Replacement Determination Fees

Objective: In order to mitigate the loss of affordable housing units, require new housing developments on selected sites to replace all affordable housing units lost due to new development. Adopt policy and implementation guidance upon Housing Element Adoption in 2021.

Respective Policy: 2.2.1

The City will, upon adoption of the Housing Element, adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65583.2, subdivision (g)(3) on all sites identified in the site inventory when any new development (residential, mixed-use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions: 1) currently has residential uses or within the past five years has had residential uses that

have been vacated or demolished, and 2) was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or 3) subject to any other form of rent or price control through a public entity's valid exercise of its police power, or 4) occupied by low or very low-income households

29. ENFORCEMENT OF NO NET LOSS AND AFFORDABLE HOUSING REPLACEMENTS REQUIREMENT

Goal #: 2, 4

Lead Agencies: LACP, LAHD

Funding Source: General Fund, Developer Fees

Supporting Agencies: LADBS

Objective: Complete approximately 92 new AB 2556/AB 2222 replacement determinations per year. Complete approximately 200 new SB 330 replacement determinations per year. Prepare and record approximately 200 affordable housing covenants per year. Consider extending SB 330 requirements in 2026 and changing to 1:1 requirements as part of the Density Bonus update by 2024.

Respective Policy: 2.2.1

Implement no net loss and affordable housing replacement requirements for CA HSC §65915(c)(3)(A) for affordable housing incentive program projects (Density Bonus, TOC, etc,) and projects built on any property in the Inventory of Sites (see Appendix 4.1). In addition, through 2026, enforce these same state requirements for all discretionary multifamily projects subject to SB 330 (2019), as well as enforce a tenant's right to return to a comparable unit in the new building and the right to remain in a unit for up to six months prior to demolition. Evaluate whether to extend (or revise, if needed) SB 330 replacement and tenant protections past SB 330's sunset date in 2026. Also study the financial and programmatic feasibility of amending the City's policy regarding replacement of RSO units to require 1:1 replacement as lower income units under the existing optional provisions of CA HSC §65915(c)(3)(A).

The City will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory (see Program 28 and 46).

30. NEW MODELS OF ACQUISITION, REHABILITATION AND PRESERVATION (NEW)

Goal #: 2

Lead Agencies: HACLA

Funding: HACLA and City sources such as the Affordable Housing Linkage Fee. Additional private and non-profit debt and equity partners will be identified in the strategy.

Objective: HACLA will aim to increase its portfolio through acquisition with a goal of 750 units by 2022, 2,500 units by 2025, and 5,000 units by 2030.

Respective Policy: 2.2.2

Explore public and private partnerships to facilitate the preservation of naturally occurring affordable housing. Explore new models to preserve affordable housing by taking it off the private market and into public ownership, community land trusts or other socially-minded entities by leveraging available resources such as the low-income housing welfare tax exemption, HACLA's local government ownership property tax exemption and housing revenue bond issuance authority for low- to moderate-income housing, new SB 1079 (2020) requirements around foreclosed small multifamily properties, as well as other programs. HACLA will utilize its own financial resources, including its line of credit, internal reserves, and/or its ability to issue mortgage revenue bonds, to pilot and advance acquisition and infill strategies to increase the number of units HACLA offers for affordable housing. Additionally, HACLA will explore mixed-income acquisitions, with a portion of market rate units that will generate revenue to subsidize income restricted units. HACLA will work to expand access to capital by forging new partnerships with conventional equity investors, lenders, nonprofit and for-profit sponsors, funds, and developers seeking to leverage HACLA's resources and/or development and asset experience to create and preserve affordable housing. HACLA will also work to identify partnership projects in which it will hold an equity position that will allow for it to receive acquisition and developer fees and a share in ongoing cash flow, which it may reinvest into additional properties.

31. RENT ADJUSTMENT PROGRAM FOR RSO HOUSING

Goal #: 2

Lead Agencies: LAHD

Funding Source: RSO Fees

Objective: Process approximately 1,200 rent adjustment applications annually; Approve $80 million in property improvements annually.

Respective Policy: 2.1.2

Administer six RSO programs that permit owners to recover partial costs and adjust rents through either temporary or permanent rent increases. These programs work to preserve the City's rental housing stock by encouraging landlords to reinvest in their rental units by providing a reasonable return on their investments, while protecting tenants against unwarranted rent increases.

32. RSO ENFORCEMENT

Goal #: 2

Lead Agencies: LAHD

Supporting Agencies: OCA

Funding Source: RSO Fees

Objective: Investigate and identify violations of the RSO in order to ensure tenant protections afforded under the RSO. Ensure renters can maintain residence in safe rental units without the threat of arbitrary eviction. Ensure renters can afford to stay in their rental residences by stabilizing rents. Investigate and enforce 10,000 annual complaints of RSO violations and refer non-compliant cases to the City Attorney's office for further enforcement.

Respective Policy: 2.2.1

Enforce registration of rental units and rent levels, prevent unlawful evictions, identify illegal rent increases and preserve stabilized rents, obtain reimbursements for any and all overpayment in rent beyond the allowable annual percentages, obtain monetary or service replacements for services reduced or lost, ensure relocation assistance monies for eligible tenancies, enforce posting

of RSO notice on site, and enforce lawful methods of rent payment.

33. RSO INVENTORY MONITORING (NEW)

Goal #: 2

Lead Agencies: LAHD

Objective: Identify properties newly subject to the RSO and make the information publicly accessible on an ongoing basis.

Respective Policy: 2.2.1

Research and investigate property records, such as properties with new additions/construction, or property RSO designation disputes to identify properties subject to the RSO. Issue RSO determinations and require registration of RSO units and payment of annual fees. Maintain records of properties exempt from the RSO and rent registration requirements. Track demolitions and conversions of RSO properties. Monitor rental units removed from the rental housing market. Share RSO information with the public through an RSO hotline an on the ZIMAS website.

34. PUBLIC HOUSING ANNUAL INSPECTIONS

Goal #: 2, 3

Lead Agencies: HACLA

Funding Source: HACLA Operating Funds

Objective: All public housing units are inspected annually. All Section 8 units inspected annually. Abate lead-based paint hazards in 280 units.

Respective Policy: 2.1.1

Conduct annual inspections of public housing units and ensure that needed repairs are completed. Conduct annual/biennial inspections of units supported by Section 8 rental assistance. Conduct environmental assessments and testing for lead-based paint at public housing sites and within individual units as necessary and abate lead-based paint hazards as identified.

35. HEALTHY HOMES AND LEAD-SAFE HOUSING

Goal #: 2,3

Lead Agencies: LAHD

Funding Source: HUD rehabilitation loan sources

Objective: 80 households will be remediated annually and made lead safe to prevent lead poisoning in children under the age of six.

Respective Policy: 1.2.1

Provides grants to property owners to make their properties lead-safe and to eliminate health and safety hazards. Grants are primarily targeted to low-income families with children under the age of six. The program also provides education regarding the dangers of lead-based paint and health and safety hazards.

36. URGENT REPAIR PROGRAM

Goal #: 2,3

Lead Agencies: LAHD

Funding Source: CDBG, SCEP Fees

Objective: To immediately address critical habitability problems in multi-family buildings, such as lack of heat, lack of sanitation, and lack of weather protection, where the landlords have refused to address these problems thereby preventing substandard/hazardous living conditions.

Respective Policy: 2.1.2

The Urgent Repair Program addresses immediate critical habitability issues in multi-family buildings where the landlords have refused to address these issues, and thereby protects tenants from living in substandard/hazardous conditions.

37. VIRTUAL INSPECTION PILOT PROGRAM (NEW)

Goal #: 3

Lead Agencies: LADBS

Funding Source: General Fund

Objective: Perform 8,000 virtual inspections annually

Respective Policy: 2.1.2

The Virtual Inspection (VI) Program was launched on June 11, 2020 in response to Mayor Garcetti's Safer at Home emergency order to provide LADBS customers and inspection staff with an innovative way to achieve timely inspections through real-time video streaming from construction sites. The VI Program is anticipated to reduce wait times, improve efficiency, and promote the health and safety of LADBS customers and staff. Since the VI Program inception to March 1, 2021, LADBS has successfully conducted 2,485 inspections. This new method will improve customer service with a more convenient and timely process for inspections related to smoke/CO detectors, residential photovoltaic systems, water heathers, electrical panel, and HVAC replacement, temp power pole (CTS), residential solar water heating systems, patios/decks, demolitions and sewer caps, reroofing, window replacemnts, minor pad footings, masonry walls, and re-inspection of corrections.

38. RENT ESCROW ACCOUNT PROGRAM (REAP)/UTILITY MAINTENANCE PROGRAM

Goal #: 2, 5

Lead Agencies: LAHD

Objectives: Monitor active REAP Cases and ensure timely closure for compliance. Prevent 50 essential service shut-offs annually through the release of REAP/UMP funds.

Respective Policy: 2.1.2

With the Rent Escrow Account Program (REAP), established in 1988, tenants may voluntarily place their rents into an escrow account when the landlord has failed to correct cited housing code violations and other deficiencies within the time permitted (LAMC Section 162.00 et seq.). REAP provides a just, equitable

and practical method, in conjunction with and in addition to existing City and State Building and Safety Codes, to provide economic incentives for a landlord to quickly bring their buildings into compliance. The REAP program administers escrow accounts for substandard residential buildings and prevents termination of essential services when owners fail to pay utility bills. The REAP program contracts with landlord and tenant outreach organizations to provide educational information to landlords and tenants in the REAP program.

39. MAINTAIN PROPERTY OWNERSHIP DATA FOR LOS ANGELES RENTAL PROPERTIES

Goal #: 2

Lead Agencies: LAHD

Objective: Maintain current and historical property ownership data records for all Los Angeles residential rental property for program revenue purposes and a reference source to support other LAHDLA programs.

Respective Policy: 1.1.1

The Billing Information Management System (BIMS) application was designed and developed to monitor, track, and interact in the billing and collections of RSO, SCEP, and Code Services' Program fees. BIMS houses critical data on property profiles, along with historical and current ownership data for more than 1.2 million residential units' subject to these Programs. Additionally, the data is validated to ensure the integrity in the issuance of Certificates of RSO Registration, that lawfully permits the collection of rents in the City of Los Angeles. BIMS provides historical data on program and unit-specific subjectivity and eligibility; ownership, fees billed/paid, APN status (active/obsolete) and supports the goals and mission of the Department.

40. DUE PROCESS HEARING

Goal #: 2

Lead Agencies: LAHD

Objectives: Conduct 1,300 hearings annually.

Respective Policy: 2.1.2

The LAHDLA administers General Manager (GM) hearings and Rent Adjustment Commission (RAC) appeal hearings under the authority of and in accordance with the Housing Regulations (Chapter XVI), Rent Stabilization Ordinance (LAMC, Chapter XV) and the RAC Regulations, thus affording the landlords, tenants and other interested parties their due process rights. At the hearings, parties have the opportunity to present their case in a public and safe forum. Due to the COVID-19 pandemic, hearings have been converted to remote hearings with parties participating by phone or computer. Translation services are provided if needed for any party in dozens of languages. There are 14 types of hearings, which include: Code; Rent Escrow Account Program (REAP); Utility Maintenance Program (UMP); REAP and UMP Release of Escrow; Urgent Repair Program (URP), Tenant Relocation Assistance; Tenant Habitability Program (THP); Primary Renovation; Capital Improvement; Just and Reasonable; Luxury Exemption; Income-Based Relocation Payment; Residential Hotel; and Relocation Assistance.

41. HOUSING CHOICE VOUCHER PROGRAM

Goal #: 2, 4

Lead Agencies: HACLA

Funding: HUD Section 8 funds

Objective: Maintain 51,163 Section 8 vouchers for very low-income households over an eight-year period.

Respective Policy: 2.2.1, 2.2.2

Provide rental assistance to 51,163 very low-income families in the form of vouchers that cover a share of the monthly rental payment of privately-owned market rate rental housing. Continue outreach to potential landlords and to streamline the program administration. HACLA will continue to assess effectiveness of voucher assistance and mobility-related services to families

with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity areas, and to evaluate the effectiveness of the strategies pursued under HUD's Mobility Demonstration Voucher NOFA.

42. SECTION 8 VOUCHERS FOR DISABLED AND ELDERLY HOUSEHOLDS

Goal #: 4

Lead Agencies: HACLA

Objective: Continue to provide 375 vouchers annually.

Respective Policy: 4.1.3, 5.1.1

Under specialized programs, provide rental assistance to very low-income persons with disabilities and to elderly persons in the form of vouchers that cover a share of the monthly rental payment of privately-owned market rate housing. Specialized programs include: Aftercare Program for persons in rehabilitation programs and/or receiving supportive services related to their disability; Hope for Elderly Independence Program for frail elderly persons who have difficulty performing daily living activities; Mainstream Housing Opportunities for Persons with Disabilities; Medicaid Waiver Program for Medicaid-eligible disabled persons to continue living in their homes rather than being placed in care facilities.

43. HISTORIC PRESERVATION

Goal #: 3

Lead Agencies: LACP

Funding Source: General Fund

Objective: Expand the number of HPOZs and HCMs. Process 25 Mills Act applications each year. Conduct an assessment of the Mills Act program to inform new implementation and processing strategies (including a consideration of waiving fees to lower income applicants). Expand the use of objective standards. Study the provision of a historic rehabilitation grant program for low-income homeowners in HPOZs. Partner with a non-profit befinning in 2021 to create a historic property rehabilitation technical assistance program to encourage and facilitate maintenance and restoration of historic properties in lower income

communities.

Respective Policy: 3.1.1

Designate historic and culturally significant neighborhoods as Historic Preservation Overlay Zones (HPOZs) and individual buildings as Historic-Cultural Monuments (HCMs). Such designations allow historic residential buildings to qualify for tax incentives and other incentives for their rehabilitation and adaptive reuse. Prioritize the initiation of proactive nominations of new Historic-Cultural Monuments that reflect the histories of communities of color within Los Angeles. Explore the provision of additional incentives for the rehabilitation of affordable housing and for low-income homeowners of historic properties in HPOZs. Expand the use of objective review standards in HPOZ Preservation Plans for Accessory Dwelling Units and other entitlements that require ministerial review. Administer the Mills Act to allow qualifying owners of historic properties to receive a potential property tax reduction and use the savings to help rehabilitate, restore and maintain their homes. Utilize the results of Survey LA to inform future preservation decisions including identifying future HPOZs, conservation districts or HCM designation for single-family and multi-family buildings.

44. PROPERTY MANAGEMENT TRAINING PROGRAM

Lead: LAHD

Objective: Advise property owners on how to improve the management of their properties.

Respective Policy: 2.1.3

The Property Management Training Program instructs property owners on how to improve the management of their properties. The training encompasses marketing, preparing units for rental, repair and maintenance of the property, techniques on early detection of drug and gang activity, and the use of rental agreements and leases to enforce house rules.

45. ENFORCE, MONITOR, AND PRESERVE AFFORDABLE HOUSING COVENANTS

Goal #: 2

Lead Agencies: LAHD

Supporting Agencies: LACP, HACLA

Objective: Maintain a database to monitor affordable housing covenants, Annual reports on the status of the affordable housing inventory (Housing Element APR); Monitor and enforce compliance with affordability covenants (LAHD); Preserve and/or extend the affordability of 500 units annually currently part of the City of Los Angeles affordable housing stock.

Funding Source: General Fund

Respective Policy: 1.1.1

LAHD will continue to maintain a database of existing housing units citywide serving very low-, low- and moderate-income households, including the location, affordability expiration date, income level served and mechanism used to create the units. Ensure affordable units are occupied by tenants that income-qualify to live in the unit. Provide occupancy monitoring for the City's deed-restricted affordable housing stock. Track new construction, conversion, preservation affordability covenants, and demolition of affordable housing units, including affordable housing production in relation to the City's Article 34 production targets. Create and monitor regulatory agreements and land use covenants for compliance with affordability restrictions which have been produced with loans, grants and/or land use incentives/requirements. Monitor and report on identified assisted affordable housing at-risk of conversion annually through the Annual Progress Report. Involve property owners and residents of identified at-risk units in preservation efforts. Create non-financial strategies and support Citywide and inter-agency efforts to create strategies for preserving at-risk housing. Publish annual reports on the creation of affordable housing, i.e. the Annual Progress Report on the Housing Element (APR). Adjust goals and program priorities in accordance with changing needs and resources. Facilitate reports that include information on the local and citywide affordable housing inventory.

46. HOUSING ELEMENT SITES INVENTORY UPDATE

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LAHD

Funding Source: General Fund

Objective: Housing Element Site Identification added onto ZIMAS in 2021. Create a guide for Project Planners to make findings on Inventory Parcels. Develop internal tracking of development on Housing Element Sites (2021-2022).

Respective Policy: 1.1.1

Identify parcels that have been included in the Housing Element inventory of sites on ZIMAS with a Zoning Information (ZI) designation indicating the number of units at each income category as well as any additional Housing Element law allowances and requirements (e.g., replacement requirements for all sites and a by-right allowance with 20% affordable at Lower income for sites identified in two consecutive cycles). Monitor and track the redevelopment of sites on the inventory to maintain adequate sites throughout the planning period. If approving a development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level, or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category. Make adjustments in the next inventory of sites to better reflect realistic capacity and likelihood of redevelopment and inform the development of the citywide growth strategy in Program 50.

47. MONITOR AND REPORT ON HOUSING PRODUCTION GOALS

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LAHD, HACLA, LADBS

Funding Source: General Fund

Objective: Quarterly and annual summaries on residential building activity. Annual

Progress Report on the City's housing production and preservation goals and accomplishments (Housing Element APR). Maintain interactive housing dashboard websites and open data portals to display some of the most commonly requested and important housing related information. Expand sharing of public data on other topics.

Respective Policy: 1.1.1

Track progress toward Housing Element programs for each department (Housing Element APR). Identify and track new residential development, including affordable housing (by income category), single family and multifamily units, additions and alterations. Monitor and track demolitions and conversions citywide and by Community Plan Area. Publish regular summaries and reports on changes in the residential stock. Monitor housing production in relation to RHNA goals through the Annual Progress Report (APR), and publish data for the public through the Open Data website as well as agency websites, such as the LACP Data Dashboard. Monitor the inventory of affordable and RSO units within Community Plan Areas subject to Measure JJJ. Maintain and expand citywide housing data dashboards for topics of public interest and develop tracking systems and reporting to facilitate monitoring housing production and preservation programs. (LAHDLA's dashboard currently tracks Measure HHH, Ellis Act removals, RSO units and THP; City Planning's tracks Density Bonus, TOC, ADUs, as well as units proposed and approved). Continue to staff the Eviction Data Task Force (LAHDLA, LACP, LADBS) to better monitor and report data related to Ellis Act removals, particularly with regards to development activities. Use this data to inform policy. Continue to maintain the Citywide Housing Production System and develop reports to facilitate tracking the City's housing production and any covenants which address affordability requirements, such as restrictions on land use, occupant income, rent levels and sales prices.

48. UPDATE DENSITY BONUS AND OTHER AFFORDABLE HOUSING INCENTIVE PROGRAMS

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LAHD

Funding Source: REAP, SB 2

Objective: Develop annual reports on affordable housing units produced as a result of land use incentives. Make revisions to the density bonus provisions in the

Code. Update the Affordable Housing Incentives Guidelines by 2024.

Respective Policy: 1.1.1

As part of the RHNA Rezoning Program 121, pursue an update to the Density Bonus Ordinance, which should also seek to incorporate other citywide land use incentive programs such as Transit Oriented Communities (TOC), Value Capture Ordinance, CPIO, PSH Ordinance, etc. Develop strategies to promote greater affordability, particularly in strong market areas; strengthen anti-displacement, housing replacement and right to return requirements. Explore permanent or 99-year affordability terms for affordable units in mixed-income projects; and create more incentives for certain important housing typologies including 50%-100% affordable projects, senior/disabled/large family housing, housing along Commercial corridors and adjacent Parking (P/PB) zones, micro units in Regional Centers, missing middle housing typologies, and affordable housing on public land, religious and educational institutional land, land donation, etc. Also update the Affordable Housing Incentives Program Guidelines to provide greater guidance and clarity about available incentives and requirements. Consider ways to satisfy affordable housing requirements through alternative means that result in greater benefit, including the preservation of affordable units. Track the production of affordable housing units produced as a result of density bonus requests.

49. TARGETED ZONING ALLOCATIONS BY COMMUNITY PLAN AREA

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LAHD

Funding Source: REAP

Objective: Create a Citywide Housing Needs Assessment by Community Plan Area, including a methodology to allocate housing targets, including Affordable Housing units. regarding equity, access to opportunity, and anti-displacement by 2024 as part of Framework Element (or equivalent) update to citywide growth strategy.

Respective Policy: 1.1.1

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, including traditional growth criteria (proximity to transit, jobs and amenities) as well as considerations regarding equity, access to opportunity, and anti-displacement. More guidance should also be provided regarding the development of local incentive programs and policies to address local needs. Consider other ways to align regional, citywide, and local planning for housing, such as aligning capacity methodologies and assumptions. Identify the housing needs of each community when each Community Plan is updated and address them in alignment with Citywide Housing Priorities. Concurrently, LAHD is developing an Affordable Housing Sites Analysis tool, intended to complement citywide RHNA, that will identify parcels that are most competitive for local, state and federal funding programs and meet low-income housing goals.

As part of the current Housing Element update, adopt a program for the future update to the City's General Plan growth strategy to create a new community housing needs assessment methodology to establish housing goals and zoning targets for each Community Plan Area, by income category. The process could be based upon citywide housing production goals and utilize a methodology that would balance traditional factors such as job and transit access and evironmental concerns with a new prioritization for high opportunity areas, preventing displacement and other fair housing considerations. The outcome of this process would include the creation of numerical housing goals and zoning targets for each Community Plan Area, and subareas, by income category.

50. UPDATE THE CITYWIDE GROWTH STRATEGY TO MEET HOUSING NEEDS (NEW)

Goal #: 1

Lead Agencies: LACP,

Supporting Agencies: All (ED 19 Cabinet)

Funding Source: REAP, General Fund

Objective: Prepare background studies and create an engagement tool to help evaluate and communicate the trade offs of different growth scenarios; Draft and adopt an updated growth strategy (Framework Element) by 2028.

Respective Policy: 1.1.1

Update the citywide growth strategy (currently called the Framework Element) as part of an update to the citywide Land Use Element of the General Plan. With regards to housing, prepare background studies on historical land use/housing inequities, infrastructure needs to support housing, economic/market demand,

anti-displacement strategies, sustainability, resilience and other important issues. Organize information into a web-based format that allows the public to explore different growth considerations and offer feedback on which criteria they would like to see prioritized. Evaluate total citywide capacity for housing in relation to existing and proposed citywide housing needs and establish production targets to ensure that the City can realistically accommodate the planned housing. Ensure that the growth and land use distribution strategy aligns with citywide goals around equity and sustainability. Implement strategies to better align the citywide housing needs assessment with citywide and community level housing growth targets and priorities (see Programs 49 and 65).

51. DATA FOR EVALUATING HOUSING NEED

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LAHD, ITA, SCAG

Funding Source: General Fund,

Objective: Maintain database of current socioeconomic and demographic data on the LACP website. Publish periodic reports of socioeconomic and demographic data, including updates based on Census / ACS data. Collaborate on regional demographic projections every four years as part of the RTP/SCS.

Respective Policy: 1.1.1

Maintain a public database of demographic data (including population, employment, income, and housing) within the City and within each Community Plan Area to enable the ongoing evaluation of citywide and local housing needs. Publish regular reports of socioeconomic and demographic data on a citywide basis and by Community Plan Area. Publish special reports of socioeconomic and demographic data in response to unique requests. Provide socioeconomic and demographic data to the public through various outlets, including the LACP website. Assist the U.S. Census Bureau with outreach and education to the community in order to obtain more complete and accurate data collection and reporting in the 2030 Census, particularly with regard to data necessary for assessing the City's Housing needs. Collaborate with Federal, State, regional and County agencies to produce and collect data to support the City's planning purposes and to provide local inputs to ensure accuracy. Track data that correlates with an unhealthy housing market, such as high rates of overcrowding and low rates of vacancy, to understand the changing severity of the housing crisis. LAHD will continue to assist with providing local housing data such as the

Affordable Housing Registry, RSO, and Ellis Eviction data.

52. INTEGRATE THE HOUSING ELEMENT AND THE CONSOLIDATED PLANNING PROCESS

Goal #: 1, 2, 3

Lead Agencies: LAHD

Supporting Agencies: LAHSA, HACLA

Funding Source: CDBG, HOME, ESG, and HOPWA General Fund

Objective: Integrate the Housing Element with the 1 and 5-year Consolidated Plan (2022 and 2027).

Respective Policy: 1.1.1

The Consolidated Plan is an assessment of affordable housing and community development needs and market conditions required by HUD to help make data driven, place-based investment decisions. The Plan requires the City to assess housing needs and barriers to housing and outlines the funding priorities for the use of Federal programs including CDBG, HOME, ESG and HOPWA. The next 5-year plan (2023-2027) will integrate the needs and constraints section of this Housing Element and build off the goals, policies, and programs outlined in this report.

53. DISASTER RESILIENCE AND RECOVERY

Goal #: 3

Lead Agencies: LACP

Supporting Agencies: LAHD, HACLA, LADBS, EMD, LAFD

Funding Source: General Fund, DHS/FEMA, AHTF

Objective: Support property owners in safely rebuilding residential properties after a disaster. Support tenants in finding and maintaining safe, permanent housing following a disaster. Ensure that hazard information from safety documents is

integrated into land use decisions.

Respective Policy: 3.3.2, 3.3.3, 3.3.4

Provide assistance in obtaining land use entitlement approvals, building permits, emergency funds, coordinating inspections and other necessary activities in order to facilitate the required demolition of hazards and the repair, restoration and rebuilding of damaged structures when it is safe to rebuild (as provided for in L.A.M.C. Sections 12.23 A.4, 12.23 A.5, and 12.24 X.16). Allow for a temporary use of land permit to allow a Recreation Vehicle to be used for temporary shelter when the existing dwelling on the same lot has been destroyed by a disaster LAMC 12.22 A.17. Assist tenants displaced by a disaster in obtaining the right to return for rebuilt units. In the event of a natural disaster, connect tenants and landlords with resources to repair buildings quickly and return residents to their homes as soon as it is safe. Seek emergency funds from Federal and State sources. Integrate hazard information into the process of making land use decisions. Evaluate how best to adapt housing to changing climate conditions and protect vulnerable residents from repeat loss events through programs included in the Venice Local Coastal Program, Community Plan Updates and other geographically specific plans. Use local pilot programs to inform broader citywide considerations of climate change and hazard areas. Explore ways to amend codes in very high fire hazard severity zones and other hazard areas to better protect life and safety.

54. EXPEDITE AFFORDABLE HOUSING PROJECTS

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LADBS, LAHD

Funding Source: General Fund

Objective: Prioritize affordable housing projects to expedite processing of permits and any related entitlements. Reduce the need for entitlements and reduce entitlement and permit processing times for affordable housing projects by up to 12 months, as part of Programs 48 and 121, by 2024. Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate better understanding of the various affordable housing incentive programs by 2024. Assist 50 affordable housing projects per year through the Priority Housing Program. Reduce entitlement processing time for PHP projects by up to three

months.

Respective Policy: 1.1.1

All City agencies will assist publicly-assisted affordable housing projects to receive priority treatment in the building permit and entitlement process. LACP will provide priority case processing under the Priority Housing Program (PHP) program for 10+ unit projects that provide at least 20% lower income affordable housing as well as provide one-on-one assistance to all affordable housing projects. Assign additional staff when case demand is high to ensure at least 25% faster timelines than regular projects. Create processes that allow projects within a certain threshold of affordability to proceed along a faster entitlement path, avoiding discretionary review. LADBS will provide expedited services through their Affordable Housing Section under the Housing Streamlined Approval Process (HSAP), which is an optional streamlined process that allows applicants to submit the project in phases (zoning only, architectural, structural) instead of requiring a full complete set of plans for submittal. Departments will follow the inter-departmental coordinated review plan contained in the 2020 Funding Form Instructions for Affordable Projects memo (until superseded). Allow projects to take advantage of the Parallel Design Permitting Program (PDPP) and Development Services Case Management (DSCM) at lower thresholds than projects without affordable housing. Explore creation of a homeless and affordable housing strike team, working across departmental and jurisdictional lines to speed up every aspect of the process. Consider unique procedural requirements for qualified Affordable Housing projects including shorter appeal times and modifying Site Plan Review thresholds to an administrative review process.

55. IMPLEMENT CEQA STREAMLINING MEASURES

Goal #: 1

Lead Agencies: LACP

Funding Sources: General Fund

Objective: Allow for streamlined environmental review (e.g. SCEA required for Infill and Transit Priority Projects). Assist 10 Transit Priority Projects and Infill Projects per year. Adopt "uniformly applicable development policies" as well as additional CEQA streamlining tool and templates by 2026.

Respective Policy: 1.2.5, 1.2.1, 3.2.2

Facilitate the utilization of Statewide CEQA streamlining measures, including those that implement the regional Sustainable Communities Strategy (SB 375) and those that promote infill projects (SB 226). Promote Transit Priority Projects by completing program-level Environmental Impact Reports that analyze potential impacts when undertaking community planning efforts. Adopt "uniformly applicable development measures" that would substantially mitigate the effects of infill projects. Create necessary policies and procedures to facilitate streamlining efforts. Develop templates for such streamlining tools as SCEAs and SCPEs. Aim to make more projects that achieve Citywide Housing Priorities to be exempt from or receive CEQA streamlining.

56. UNAPPROVED DWELLING UNITS (UDU)

Goal #: 2

Lead Agencies: LACP

Funding Source: General Fund

Objective: Process 65 applications per year to preserve 100 affordable units. Identify requirements that pose compliance difficulties for legalization projects. Adopt amendments to the Zoning Code to alleviate challenges as needed.

Respective Policies: 2.2.3

Identify Zoning Code requirements that typically pose challenges in the preservation, rehabilitation and legalization of existing housing. Amend the Zoning Code to facilitate rehabilitation of housing to habitable levels rather than encouraging demolition or disinvestment. Examine the effectiveness of the Unapproved Dwelling Unit (UDU) Ordinance and identify remaining barriers towards the preservation of unpermitted units. Promote legalizations of existing units through ADU law, and implement state law on allowing time to legalize illegal ADUs and unpermitted dwelling units.

57. IMPROVEMENTS TO DEVELOPMENT PROCESSING

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LADBS, LADOT, Bureau of Engineering, LAFD

Funding Source: General Fund

Objective: Increase the number of cases processed as ADM Clearances and Ministerial cases, while decreasing the percent of projects processed as discretionary entitlements through a variety of efforts. Development of a multi-departmental case clearance system by 2026.

Respective Policies: 1.2.5

Look for opportunities to reduce project review time. Coordinate the review and clearance process across departments, allowing applicants to easily identify which clearances are needed and how to obtain them through an all inclusive, clear, predictable, customer-based, project-oriented process from pre-development to occupancy. Provide more centralized information sources on the housing development process. Identify opportunities to place projects on a faster city planning review timeline, reducing the total number of discretionary entitlements in favor of objective standards, ministerial entitlements and administrative clearances that achieve better results. Foster more regular information sharing between departments at the Development Services Center. Undertake regular fee studies in order to achieve full cost recovery and timely processing of applications. Revise procedures to ensure processing time limits in accordance with the Permit Streamlining Act and Housing Accountability Act. Transition applications to electronic review and stamping.

58. DEVELOPMENT AND DESIGN STANDARDS

Goal #: 3

Lead Agencies: LACP

Supporting Agencies: LADBS, LADOT, BOE and Bureau of Street Services (Streets

LA)

Funding Source: General Fund

Objective: Develop new frontage regulations and CPIOs in all Community Plans adopted by 2029.

Respective Policies: 1.4.1, 2.4.1, 2.4.2, 2.4.3

Adopt implementation tools, such as form and frontage regulations, Community Plan Implementation Overlay districts zones and design standards, to guide new development, promote pedestrian oriented design, and acknowledge existing architectural context. Utilize the new zoning code to explore mechanisms to address better transitions between single family and multi-family development, between commercial and residential development, and between industrial and residential development. Promote the use of the Citywide Design Guidelines and develop new design tools and overlays to better regulate the design of buildings at all scales. Introduce character frontages, in areas with unique character to better regulate the design of infill structures. Support the work of the Urban Design Studio (see Program 79).

59. LOW-RISE INFILL HOUSING RESEARCH AND DESIGN INITIATIVE (NEW)

Goal #: 3, 1

Lead Agencies: Mayor's Office

Supporting Agencies: LACP, LAHD, HACLA

Funding Source: Mayor's Fund

Objective: Create a White Paper with at least five potential high value recommendations regarding low-rise infill housing alongside new findings on the underlying economics and market potential of such housing for potential use in rezoning efforts and policy development by 2022

Respective Policies: 3.1.3

As a partner component to the Mayor's Low Rise Design Competition (2021), the Mayor's Office has been working with the Urban Institute Housing Finance Policy Center to conduct quantitative and qualitative research and will be publishing a White Paper in 2021 to articulate the potential of housing units produced at a

low-rise moderate-density scale and to identify high-potential policies at the local and state level to maximize these benefits. This paper will help guide the focus, priorities, and projects for future policies and programs related to approximately 2-4 unit (per lot) housing development within low-rise neighborhoods. The overall initiative has a goal of improving knowledge and awareness of the potential affordability, ownership accessibility, sustainability, and public health benefits that new housing units produced in low-rise, moderate-density contexts could provide for low- and moderate- income households in Los Angeles and demonstrating how innovative design can help increase the housing supply, build agency, prevent displacement of existing communities, and reduce overcrowding that poses a threat to public health and well-being.

60. ZONING CODE REVISION

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LADBS

General Fund: General Fund

Objective: Adopt ordinances and a brand new Zoning Code that establishes clear and predictable regulations. Apply to all Community Plans adopted by 2029. Facilitate 2,000 housing units in mixed use developments.

Respective Policies: 1.1.2, 1.1.6

Complete a comprehensive revision of the City's Zoning Code that includes the following major deliverables: a clear and predictable Zoning Code that will apply to Los Angeles's diverse needs and neighborhoods; and an online Zoning Code that will allow for a customized and interactive online experience. Among other improvements, the new Zoning Code is anticipated to improve flexibility in creating new Zones with variable density, forms, frontages, transitions, and design standards. Facilitate the development of mixed-use projects through the use of incentives and regulations, such as Residential Accessory Services (RAS) zones, Community Plan Implementation Overlay districts (CPIOs), ground floor commercial requirements and Mixed-Use Overlay Districts, density bonus and TOC incentives and other citywide ordinances (Affordable Housing Linkage Fee). Utilize the new zoning system to adopt appropriate ordinances, guidelines, and implementation mechanisms in conjunction with Community Plans. Encourage and incentivize community amenities such as day care, green space, grocery stores, etc. as part of housing developments. Work alongside communities to identify which amenities are most desirable. Completion of this project will

result in transparent, more accessible land use regulations, understandable to stakeholders at all levels of familiarity with the Zoning Code.

61. PROVIDE ADEQUATE SITES FOR LOWER INCOME HOUSEHOLDS ON NONVACANT AND VACANT SITES PREVIOUSLY IDENTIFIED (NEW)

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LAHD

Funding Source: General Fund

Objective: Create opportunity for at least 98,806 units of rental housing for lower income households on at least 16,918 sites by 2024. Develop process for identifying sites for development by 2024.

Respective Policies: 1.1.6, 1.2.1

The City will rezone to allow developments by-right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified in Appendix 4.1 Table A to accommodate the lower income RHNA that was previously identified in past housing elements. Specifically, the City will rezone the non vacant lower income sites identified on Appendix 4.1 previously identified in the 5th cycle housing element, and the vacant lower income sites identified on Appendix 4.1 as previously identified for both the 4th and 5th cycle housing elements.

62. FACILITATE HOUSING INNOVATION

Goal #: 1

Lead Agencies: LACP

Funding Sources: General Fund

Objective: Adopt various amendments to the Zoning Code to accommodate innovative multifamily housing types.

Respective Policies: 1.1.2,1.2.3

Identify modifications needed in the Zoning Code to incentivize and facilitate innovative housing types, such as shared housing (co-living), cooperative housing, modular and prefabricated housing, adaptive reuse, interim housing, tiny homes, micro units, ADUs, co-living and group quarters.

63. ACCESSORY DWELLING UNITS

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: Mayor, LADBS

Funding Source: General Fund

Objective: 5,668 ADUs annually; Adopt amendments to the Zoning Code to alleviate challenges by 2024; Continue to produce new information to assist homeowners and ADU builders in understanding their options, and partner on programs to incentivize and accelerate the production of Affordable ADUs. Continue the work of the multi-agency ADU Quarterly Roundtable, convened by the Mayor's Office to identify and resolve barriers.

Respective Policies: 1.1.2, 2.3.1

Identify development standards and code requirements that pose unnecessary compliance difficulties to additional ADUs and propose ways, including code amendments and public information, to address these obstacles. Provide greater resources and support to applicants who are seeking City approval for ADUs. Continue to expand the ADU Accelerator program to incentivize use of ADUs to house lower-income seniors. Expand incentives for affordable ADUs, including exploring a density bonus program and ADU innovation program funded by the Linkage Fee. Partner with community organizations and nonprofits to promote the production of ADUs and Affordable Housing. Expand the use of ADU's in multi-family properties. LADBS will implement the ADU Standard Plan Program (Program 64 below).

64. ACCESSORY DWELLING UNIT (ADU) STANDARD PLAN PROGRAM (NEW)

Goal #: 1

Lead Agencies: LADBS, Mayor's Office

Supporting Agencies: LACP

Funding Source: General Fund

Objective: Creation of 200 Standard Plan ADUs per year.

Respective Policies: 1.1.2, 2.3.1

The ADU Standard Plan Program launched on March 5, 2020 to provide customers a simplified permitting process for the design and construction of ADUs. The program offers builders and homeowners a variety of pre-approved ADU building plans and designs, which reduces the time required for plan check resulting in faster permit issuance. Under the ADU Standard Plan Program, plans are designed by private licensed architects and engineers to accommodate various site conditions. Plans are then reviewed and pre-approved by LADBS for compliance with the Building, Residential, and Green Codes. When the applicant selects an approved Standard Plan, LADBS staff will review site-specific factors for the property, including compliance with the Zoning Code and foundation requirements.

65. TARGETING GROWTH IN COMMUNITY PLAN AREAS

Goal #: 4,3,1

Lead Agencies: LACP

Supporting Agencies: LAHD

Funding Source: General Fund

Objective: Identify targeted growth areas and incorporate appropriate land use designations in 16 Community Plans adopted by 2029.

Respective Policies: 1.1.2, 1.1.6, 3.2.2, 4.3.2

Update Community Plans, Transit Neighborhood Plans, Specific Plans and citywide ordinances to establish appropriate land uses, densities, and mixes

of housing types and levels of affordability in areas targeted for growth by the General Plan, including areas well served by public transit, and employment/ activity centers, particularly in higher resource areas and areas where potential for displacement is minimized. Evaluate existing housing needs when planning for future development by conducting analysis to develop and incorporate a buffer above household projections. Conduct studies to identify housing opportunities and market potential for the neighborhoods around rail and bus rapid transit stops in the City. Evaluate housing production barriers such as Q limitations, D limitations, and general plan footnotes and remove as part of Community Plan Updates. Change land use designations, initiate zone changes and adopt Community Plan Implementation Overlay districts. Explore minimum density requirements and reduced or zero parking requirements. Aim to attach community benefits, including affordable housing, to significant bonuses in floor area and density. Evaluate specific plans and overlays that may be limiting the production of housing and work toward revisions that allow for greater housing opportunity while maintaining community and design concerns (e.g. CASP). Identify areas of high opportunity where development potential is limited by hazard concerns and ecological conservation priorities. Study and explore alternative tools that allow for the development of more affordable housing in these areas, such as affordable ADUs, subdividing larger properties and clustering or planned unit development

Currently there are 16 active Community Plan Updates and 3 Neighborhood Plans. Active plans are clustered into the following geographic programs with varying timelines for adoption. As timing for completion is dependent on the legislative adoption process, timelines listed below are reflective of when programs are expected to begin the adoption process with a City Planning Commission (CPC) Hearing:

- Hollywood, CPC held in 2021, currently in the adoption process
- Downtown (Central City, Central City North), CPC held in 2021, currently in the adoption process
- Boyle Heights, adoption process beginning in 2021-2022
- Harbor Plans (Harbor Gateway, Wilmington-Harbor City), adoption process beginning in 2022
- Southeast Valley (North Hollywood - Valley Village, Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass, Van Nuys - North Sherman Oaks), adoption process beginning in 2022-2023
- Southwest Valley (Encino - Tarzana, Reseda - West Van Nuys, Canoga Park - Winnetka - Woodland Hills - West Hills), adoption process beginning in 2022-2023

- West Los Angeles (West Los Angeles, Palms - Mar Vista - Del Rey, Venice, Westchester - Playa del Rey), adoption process beginning in 2023

In addition to current Community Planning efforts described above, updates to the following plans will also be initiated during the Housing Element Cycle: Wilshire & Westlake CPA, Northeast Los Angeles & Silverlake CPA, the Northwest Valley geography, the Northeast Valley geography, and the Westside North geography.

Active Neighborhood Plans include the Cornfields Arroyo Seco Specific Plan (CASP) which, the Orange Line Transit Neighborhood Plan, and the Slauson Transit Neighborhood Plan, all which will begin the adoption process in 2022.

66. REDEVELOPMENT TOOLS (TAX INCREMENT FINANCING) (NEW)

Goal #: 1,3

Lead Agencies: CAO

Supporting Agencies: EWDD, HACLA, LAHD, LACP, Mayor

Funding Sources: General Fund, Metro TOD Grant

Objective: Create new funding sources through tax increment financing and associated bond issuance by 2029.

Respective Policies: 1.2.6, 1.2.7, 3.2.2

Reinstate funding sources that can be obtained through tax increment financing and associated bond issuance powers based on the newer state legislative mechanisms that have materialized in the wake of redevelopment agency dissolution. These new tools include Enhanced Infrastructure Financing Districts and Community Revitalization Investment Areas (CRIAs). Tax increment financing allows agencies to utilize growth in tax revenue, or tax increment, to finance certain projects, including at least 20% for affordable housing, within a limited geographic area. EWDD has established a process and criteria to pursue an EIFD (EIFD Establishment and Investment Policy). HACLA will explore utilizing its bond authority and legislation promoting infrastructure to develop finance districts to create new mechanisms to help fund affordable housing. HACLA, together with its development partners, has received a grant from SCAG to plan for the establishment of an EIFD for the Harbor Area around Rancho San Pedro and continues to explore new opportunities to issue bonds for affordable housing production. Additionally, the City will consider the results of a Downtown Los Angeles TIF Feasibility Study that is currently underway that is examining areas

around transit stations to determine how the City may finance transit-supporting infrastructure and affordable housing. HACLA and the City will engage in extensive stakeholder outreach before intent to form any specific redevelopment tool.

67. EDUCATION ON HOUSING TOPICS INCLUDING: GROWTH, DISCRIMINATORY HOUSING PRACTICES, HOUSING NEED, MIXED USE AND MIXED-INCOME NEIGHBORHOODS

Goal #: 4

Lead Agencies: LACP

Supporting Agencies: HACLA, DONE

Funding Source: General Fund

Objective: Provide 50 training sessions/workshops; 100 participating neighborhood council members and community organization members annually.

Respective Policies: 1.1.10, 1.3.3, 4.2.2

Provide training to neighborhood councils, public housing resident advisory councils, community groups, and the general public regarding the planning process and accommodating and responding to growth, including the siting of housing, affordable housing and special needs housing, mixed-use and mixed-income development. LACP will provide "Planning 101" training and focus groups to residents and stakeholders on issues such as zoning, housing and mobility, as well as provide access to data and information on entitlements and land use decisions. Expand the curriculum of existing training to include a focus on educating homeowners about the development potential of their sites, including ADU or potential for a second unit. Prepare materials that describe and analyze past racist housing and land use practices and how they shape today's land use patterns. Partner with Community Based Organizations and utilize technology to reach individuals and groups who historically have not been represented in planning efforts. Share information on social media platforms and via email to engage a broader audience in the housing conversation. The EmpowerLA Leadership Academy provided by DONE will provide training to neighborhood councils on issues of City governance, conflict resolution, planning and development as well as provide a reference library and online classroom for instant access to helpful topics.

68. SERVICES IN PUBLIC HOUSING

Goal #: 2,4

Lead Agencies: HACLA

Funding Source: Public Housing Budget, CDBG, Grants

Objective: Provide 50 residential clients served by educational assistance Programs annually; 100 residential clients served by computer training programs annually; 100 youth served by recreational, educational and cultural programs annually; 1,600 residential clients served by career assistance programs annually; Submit application for Workforce Investment Act Recertification as required.

Respective Policies: 2.2.3, 4.1.4

Provide educational and career assistance including tutoring, assistance with financial aid applications, help to re-enter school and college, computer training, job training, mentoring and career counseling in publicly assisted housing developments. Incorporate recreational, education and cultural programs into publicly assisted housing for youth ages 8-21.

69. ACHIEVING WATER USE EFFICIENCY WITH CONSERVATION PROGRAMS

Goal #: 3

Lead Agencies: LADWP

Supporting Agencies: Metropolitan Water District of Southern California (MWDSC)

Objective: Achieving water use efficiency and increasing water savings through outreach, education, and incentives in order to achieve the goal of 100 gallons per capita per day (GPCD) by 2035.

Respective Policies: 3.2.6

LADWP promotes and advances water conservation and water use efficiency to make LA more sustainable in its water use. Educational and public awareness/ support campaigns are promoted to empower customers to become water use efficiency advocates. Additionally, measures for water savings have been implemented by incentivizing customers to install water saving devices in their homes and businesses. The water saving measures include premium high efficiency toilets, waterless urinals, low-flow showerheads, low-flow faucet

aerators, high-efficiency clothes washers, rain barrels, cisterns, weather-based irrigation controllers, efficient sprinkler nozzles, and turf replacement. These multifaceted programs of incentives, education, and outreach continue to effectively reduce water demand despite LA's growing population and help LADWP achieve its goal of 100 GPCD by 2035.

70. INCENTIVES TO CONSERVE ENERGY

Goal #: 3

Lead Agencies: LADWP

Supporting Agencies: SOCAL GAS

Funding Source: LADWP Public Benefit Program

Objective: Seek out and install cost-effective electric solutions that will improve the performance of customers' homes and give them additional control over their energy expenses throughout the eight-year period.

Respective Policies: 3.2.6

LADWP's overarching energy efficiency strategy is to utilize various delivery channels and partners to ensure that it has something to offer to all its customers and provide maximum benefit to all its customer segments in all Council Districts. Programs are designed to educate and encourage LADWP residential customers to purchase and install qualifying products in their homes. The Department offers incentives for measures for whole-house solutions, including but not limited to Energy Star® dual pane windows, room and central air conditioners, cool roofs, refrigerators, pool pumps, programmable thermostats, and the turn-in old refrigerators and freezers, for recycling. Eligible low-income customers under LADWP's Low-Income Program or its Senior Citizen/Disability Lifeline Rates will also receive tangible economic benefits of energy efficiency through the mass adoption of proven, economical low-income energy efficiency measures. The Refrigerator Exchange Program (REP) provides free new and efficient refrigerators and pick-up and recycling of existing refrigerators. The benefits to the environment are the permanent reduction of GHGs from older, inefficient refrigerators, as well as recycling of materials such as Chlorofluorocarbon (CFC) refrigerants, mercury, polyurethane foam insulation with CFC 11, glass, oil and steel that can be safely recycled at recycling centers for new uses, diverting these potential pollutants from our landfills.

71. ENCOURAGE ENERGY CONSERVATION THROUGH PRICING

Goal #: 3

Lead Agencies: LADWP

Funding Source: Rate Payer Fee

Objective: Charge 10,000 residential customers on the Time-Of-Use (TOU) rate annually.

Respective Policies: 3.2.5

Reduce electricity use by adjusting the pricing and timing of use by customers. Propose rate restructure to shift rate from demand based pricing to energy based pricing, so customers can manage their usage and save money. Set rate policy to Time-Of-Use (TOU) Rate, which charges a higher price for energy during the peak period, and reduces the price during the base period to encourage conservation. Residential customers whose monthly energy use exceeds 3,000 kWh are now required to use TOU pricing.

72. RENEWABLE ENERGY PROGRAMS

Goal #: 3

Lead Agencies: LADWP

Funding Source: Supplemental Rate Payer Fee

Objective: The Renewable Energy programs were designed to increase renewable power generation in LA and to help the City meet its renewable portfolio standard goals; help customers join the solar economy and benefit from renewable energy projects. Increase renewable power generation in LA. Help the city meet its renewable portfolio standard goals.

Respective Policies: 3.2.5

LADWP continues to continue implementing initiatives to help customers join the solar economy and benefit from renewable energy projects, as shown in the programs outlined below. The programs were also designed to increase renewable power generation in LA and to help the City meet its renewable portfolio standard goals. Implement Several Programs to increase the supply of renewable energy: Green Power for a Green LA offers households the opportunity

to subscribe to programs that purchase energy from renewable energy sources (e.g. solar, wind and water) in place of traditional sources for a small premium. LADWP distributed free energy efficient products to encourage customers to take advantage of this program. Solar Rooftops Programs (SRP) offers residential customers a fixed roof lease payment from the LADWP. Solar Rooftops installations provide energy directly to the grid to help LADWP meet the clean energy goals of Los Angeles and California. LADWP performs home evaluations, issues permits, develops designs, and installs the SRP systems at zero cost to customers. The Shared Solar Program enables residential customers living in multifamily dwellings (e.g. apartments, condominiums, duplexes) to fix a portion of their electric bill against rising utility costs for 10 years. Solar Feed-in Tariff incentivizes local renewable development through public-private partnerships while helping LADWP to achieve its Renewable Portfolio Standard mandates and overall clean energy goals. LADWP's customer-based Net Energy Metering Program (NEM) is a program that helps to offset our customer's energy use with local solar resources. LADWP provides streamlined interconnection services to enable customers to tap into the City's abundant sunshine and provide residents and businesses alike with the ability to generate their own power. The Virtual Net Energy Metering (VNEM) allows property owners and developers to install solar photovoltaic systems on multifamily dwellings. The solar energy generated is then sold to LADWP.

73. CITY PLANTS

Goal #: 3

Lead Agencies: LACP, LADBS, LADWP

Supporting Agencies: Mayor's Office

Funding Source: CDBG, Cal Fire Grants, CA Natural Resources Agency Grants, Private Donations, LADWP Funds

Objective: Provide free shade trees for residents and property owners along with information on where to plant the trees for maximum energy efficiency benefits throughout the eight-year period.

Respective Policies: 3.1.5

In partnership with the Board of Public Works, LADWP offers the City Plants (CP) Program. The program provides free shade trees for residents and property owners in Los Angeles to promote the planting of trees to improve the City's tree canopy, air quality, stormwater retention, and importantly, building energy efficiency. Through City Plants, City residents and property owners are eligible to

request and receive up to seven shade trees to plant on their property. Property owners may also request trees to be planted in the parkway in front of their house or business with a commitment to water and care for the tree for three years until the root system is well established.

74. BUILDING DESIGN AND MATERIALS FOR SUSTAINABILITY

Goal #: 3

Lead Agencies: LACP, LADBS, LADWP

Supporting Agencies: Mayor's Office

Funding Source: General Fund, LADWP Funds

Objective: Ensure guidelines are developed and updated. Integrate guidelines into all project reviews. Develop and maintain an outreach website.

Respective Policies: 3.1.5, 3.2.5

Provide technical assistance and disseminate information and guidelines to residential developers to encourage energy-efficient residential building design, including: systems that reduce the need for energy use (such as tankless water heaters, green roofs, shade trees, operable windows); building orientation that takes advantage of solar and natural ventilation opportunities; energy-efficient building products for windows, insulation, roofing and other building components. Implement the sustainable building materials requirements of the new LA Green Building Code. Provide technical assistance and disseminate information and guidelines to the residential development community to encourage the use of quality building materials, sustainable materials and practices to protect air quality, water conservation, energy efficiency, etc. Develop and maintain outreach websites on LA's sustainability programs. Publish data regarding energy and water consumption and the need to reduce consumption. Conduct workshops and other education forums.Provide technical assistance and disseminate information and guidelines to residential developers to encourage improved air quality in residential development, including: building orientation that takes advantage of natural ventilation opportunities; filtered air systems; landscaping, venting appliances to the outside; use of low-emitting construction and finish materials.

LADWP's programs encourage developers to build more sustainably by providing financial incentives for commercial and high-rise multifamily new construction projects which exceed Title 24 or industry standards. The program design offers incentives for property owners and design teams. The owner incentives help

offset the added costs of building more efficiently. The design teams' incentives encourage attaining aggressive energy savings goals. In addition, applicants receive complimentary design assistance and review to aid them in realizing their projects' maximum efficiency potential.

75. RECYCLING COLLECTION IN RESIDENTIAL DEVELOPMENT

Goal #: 3

Lead Agencies: DPW (LASAN), Mayor's Office

Funding Source: Citywide Recycling Trust Fund (Private waste hauler fees)

Objective: Provide on-site recycling bins and weekly pickup for all residential developments, Increase landfill diversion to 90% by 2025, Launch residential food scrap collection, by 2025.

Respective Policies: 3.2.5

Provide on-site recycling bins and weekly curbside pickup for all residential developments. Single-family homes and multi-family complexes under five units are provided with recycling service directly from the City's Bureau of Sanitation. Expand recycling programs citywide to all multi-family complexes on a voluntary basis through a City-contracted waste hauler. In keeping with Targets set through the 2019 Green New Deal improve residential waste diversion through programs like composting, recycling and landfill diversion.

76. DIRECT INSTALLATION TO CONSERVE ENERGY AND/OR WATER

Goal #: 3

Lead Agencies: LADWP

Funding Source: LADWP

Objective: Offer ongoing energy efficiency and water conservation opportunities to all of LADWP's residential customers either by energy and water efficiency upgrades, home energy and water assessments with conservation recommendations, or participation in another program. Develop green building incentives programs for existing buildings.

Respective Policies: 3.2.5

LADWP offers its customer free installation service to help residential customers to better control their energy and water consumption and costs. Program offerings include:

- The Home Energy Improvement Program (HEIP) is a comprehensive direct install whole-house retrofit program that offers residential customers a full suite of free products and services to improve the energy and water efficiency in the home by upgrading/retrofitting the home's envelope and core systems. HEIP also reduces water usage resulting in energy savings along with a reduction in associated greenhouse gas emissions. These energy savings and reduction in greenhouse gas emissions are reported as Embedded Energy in Active Water Measures.
- The Air Conditioning Optimization Program (ACOP) provides services by certified Air Conditioning technicians to analyze cooling systems and provide basic maintenance and efficiency services.
- The Residential Lighting Efficiency Program (RLEP) provides free light-emitting diode (LED) lamps to customers to assist in reducing their home electrical use. The distribution of the LED lamps is by way of Direct-to-Door to residential customers in LADWP service territory

Explore ways to encourage additional green building solutions in existing buildings. Strategies might include incentives for existing buildings to perform energy audits and retrofits to Green Building Program standards. Develop a funding program to support green retrofitting of residential structures.

77. COMMUNITY AND NEIGHBORHOOD COUNCIL DEVELOPMENT REVIEW

Goal #: 4, 3

Lead Agencies: LACP

Supporting Agencies: DONE

Funding Source: General Fund

Objective: Duplicate case files provided to CNCs for proposed projects. Provide notifications to CNCs for filed applications bi-weekly. Post case filing activity on LACP website bi-weekly.

Respective Policies: 4.1.1, 3.2.6, 4.2.2

Maintain the Early Notification System to inform Angelenos and Neighborhood

Councils of applications filed at City Planning and completed discretionary cases that have been approved or denied by the Department. Continue providing direct links between City Planning's case reports and Planning Documents Information System (PDIS) to allow Neighborhood Councils and others to obtain project information online. In addition to paper mailings, continue emailing hearing notices and Letters of Determination (LODs) to applicants, interested parties, relevant council offices, and Neighborhood Councils. Continue posting all public hearing notices and LODs on the Planning website as soon as they are mailed out. Facilitate access to and communication with the Department of City Planning through a Neighborhood Council Liaison position in LACP.

78. URBAN DESIGN STUDIO

Goal #: 3

Lead Agencies: LACP

Supporting Agencies: LADBS, BOE, LADOT, Mayor's Office (Chief Design Officer),

Funding Source: General Fund

Objective: Maintain Urban Design Studio as a division within the LACP; Maintain the Professional Volunteer Program (PVP) and Urban Design Advisory Committee. Develop a Healthy Building Design toolkit by 2022.

Respective Policies: 3.1.3, 3.1.4

Continue to promote and maintain the Urban Design Studio as a resource to review and provide early consultation and guidance on the design of residential and mixed-use projects centered on three design approaches: Pedestrian First Design, 360 Degree Design, and Climate Adapted Design. Continue to utilize the Professional Volunteer Program (PVP) and Urban Design Advisory Committee as a forum for raising the quality of design and enhancing sustainability standards in private development equally throughout the City. Develop a Healthy Building Design toolkit that implements the Health Element to enhance opportunities for healthy and sustainable design in new construction. Identify opportunities to promote environmental justice through design, building on work including the Freeway Adjacency advisory and Clean Up Green Up (CUGU) program.

79. HOUSING AND ECOLOGY

Goal #: 3

Lead Agencies: LACP

Supporting Agencies: LADWP, LADBS

Funding Source: General Fund

Objective: Integrate Landscape Ordinance and Low Impact Development ordinance into project review process. Adopt Wildlife Pilot Study by 2022.

Schedule:

Respective Policies: 3.1.3, 3.1.4, 3.1.5

Plan for housing that accommodates the unique ecological needs of the City and responds to the climate crisis. In accordance with the City's Landscape Ordinance, promote and facilitate landscape design standards that reduce heat island effects and reduce water and electricity consumption through the inclusion of non-paved areas, shade-producing trees and drought-resistant landscaping. Capture, treat and infiltrate stormwater and urban runoff utilizing the Low Impact Development Ordinance, as well as additional water conservation measures outlined in Programs 70, 77, and 80. Develop and implement design standards that foster ecological diversity in the City's hillsides, riverine and coastal areas, open spaces and Significant Ecological Areas through programs including the Wildlife Pilot Study Ordinance. Evaluate opportunities to further conservation and ecological goals in tandem with housing goals through programs like the Los Angeles River Overlay (RIO). Continue to study and explore how to retain trees and open spaces in new developments to facilitate enhanced health and environmental benefits through collaboration on the Urban Forestry Master Plan. Potentially expand to include passive heating and cooling integration into new developments to ensure health benefits to new inhabitants as well as lower pollution from traditional heating and cooling practices.

80. AFFORDABLE HOUSING IN THE COASTAL ZONE (MELLO ACT IMPLEMENTATION)

Goal #: 1,2

Lead Agencies: LACP, LAHD

Supporting Agencies: LADWP

Funding Source: General Fund

Objective: Adopt amendments to the Zoning Code in 2021 to implement inclusionary and replacement housing requirements in the Coastal Zone (Mello Act Ordinance) that result in 250 very low income units; 100 low income units; 75 moderate income units over the course of this Housing Element Cycle.

Respective Policies: 1.1.9, 2.1.1

In accordance with State law (the "Mello Act"), the proposed ordinance aims to to help protect and ensure access to affordable housing in the city's coastal zones by preserving existing affordable housing as well as building the supply of new affordable units. The permanent Ordinance would amend the Zoning Code and the Affordable Housing Incentives Program Guidelines to create requirements for all residential units to either be preserved or replaced onsite at the same income category. Additionally, projects including 5 or more new units would be required to provide new inclusionary units at the same rates required by the Density Bonus Ordinance. Replacement Units and Inclusionary units require recordation of covenants to ensure provision of the required affordable housing units for at least 55 years.

81. COMMUNITY LEVEL AFFORDABLE HOUSING PROGRAMS

Goal #: 1,2

Lead Agencies: LACP, LAHD

Funding Source: General Fund

Objective: Establish affordable housing programs when Community Plans are updated and other local level plans are created. Track affordable housing production in areas with community level affordable housing programs alongside identified goals. Track housing production in established overlays to ensure they are meeting housing goals. Identify plans that are not producing the amount of

anticipated units and propose amendments.

Respective Policies: 1.1.2, 1.1.6, 1.1.7 , 2.1.1

With each major community or local planning effort (e.g. Community Plans, CPIOs, Specific Plans, TNPs, ordinances) balance the facilitation of new residential development, preservation of naturally affordable multifamily housing and provisions for the inclusion of affordable housing in residential development. Consider other mechanisms that address impacts on the provision or retention of affordable housing units and various housing needs. Attempt to improve upon the state density bonus and TOC programs by providing more tailored land-use incentives and affordable housing provisions. Facilitate affordable housing development in existing Specific Plans that include such provisions, including Playa Vista, Central City West and Cornfield Arroyo Seco (CASP), various CPIOs, TNPs, etc. The Downtown Community Plan proposes a Community Benefits Program that provides a path for development projects to build larger buildings, in exchange for providing community benefits that prioritizes affordable housing, followed by a mix of other benefit types. Explore the feasibility of creating inclusionary requirements in Warner Center Specific Plan and other areas identified in an inclusionary study where such a requirement can add value by complementing existing incentive programs, the Affordable Housing Linkage Fee and result in more overall affordable housing.

82. ACCOMMODATIONS FOR PERSONS WITH DISABILITIES

Goal #: 4

Lead Agencies: LACP

Supporting Agencies: DOD

Funding Source: General Fund, Building Permit Fees, CDBG

Objective: Train City Planning staff on processing Reasonable Accommodation requests; Produce and disseminate materials regarding Reasonable Accommodation process; Improve forms and outreach.

Respective Policies: 4.1.1, 4.1.3

DOD will work with City Departments to coordinate the City's compliance with the ADA and the Rehabilitation Act of 1973. Monitor compliance and ensure reasonable accommodation to people who use all City programs and facilities. LACP will assess the need for amendments to the reasonable accommodation

provision in the Zoning Code which facilitates modifications to housing units occupied by persons with disabilities. Develop staff training resources regarding implementation of the reasonable accommodation provision. Improve application forms, outreach, advertising and informational materials to increase use of the reasonable accommodation provision by people with disabilities.

83. OFFICE OF THE CITY ATTORNEY DISPUTE RESOLUTION PROGRAM (DRP)

Goal #: 4

Lead Agencies: OCA

Objective: Refer and resolve 20 housing-related disputes annually.

Respective Policies: 4.1.4

Refer persons with landlord/tenant and neighbor/neighbor housing-related conflicts, and housing disputes concerning physical access (i.e., architectural) and HIV/AIDS discrimination (i.e., rental discrimination) and who utilize DOD's referral services to the OCA's Dispute Resolution Program for mediation, conciliation and facilitation services.

84. CITYWIDE FAIR HOUSING PROGRAM

Goal #: 4

Lead Agencies: LAHD

Objective: Receive 540 fair housing inquiries annually. Resolve 413 fair housing investigations annually. Conduct 68 fair housing training sessions annually. Train 25 new fair housing testers annually. Maintain the Housing/Predatory Lending Hotline.

Respective Policies: 4.1.4, 4.1.1, 4.2.3

Through a contract with a fair housing agency for the City, provide resolution to illegal housing discrimination by accepting and investigating housing discrimination complaints that allege a violation of federal, state, or local fair housing law (i.e. complaints concerning advertising, lending, insurance, steering, blockbusting and hate crimes). Provide remedies for valid complaints, including conciliations, legal action and administrative referrals to state and federal fair housing agencies. Provide counseling, education, and training about fair housing

laws rights, and responsibilities to persons residing, seeking housing, or providing housing in the City of Los Angeles. Conduct proactive testing to determine patterns and practices of discrimination. Provide information about home equity fraud and predatory lending scams to residents through a free telephone hotline and other information tools.

85. JUST CAUSE EVICTION PROGRAM (NEW)

Goal #: 2, 5

Lead: LAHD

Objectives: Stabilize neighborhoods, prevent tenant displacement and arbitrary evictions of renters in a high-cost rental market, without justifiable legal reasons or relocation assistance.

Respective Policies: 2.1.4, 5.1.2

Explore the adoption of a Just Cause ordinance. Upon adoption by City Council, a Just Cause eviction ordinance would provide eviction protections for tenants of approximately 220,000 non-rent stabilized rental units (non-RSO), as permitted under the California Tenant Protection Act of 2019 (AB 1482), which provides modest eviction protections for rental units constructed more than 15 years ago, and permits local jurisdictions to adopt more robust tenant protections on evictions. Such protections could include the requirement for relocation assistance for no-fault evictions; requirements for landlords to file notifications with LAHDLA for no-fault evictions from rental units; and provide remedies for illegal evictions to renters in non-RSO rental units.

86. TENANT ANTI-HARASSMENT (NEW)

Goal #: 2, 4

Lead: LAHD

Objectives: Prevent and deter harassment and constructive eviction of tenants through illegal actions by implementing newly adopted Ordinance.

Respective Policies: 2.1.4, 4.1.4

Conduct outreach and education on the City's Tenant Anti-Harrassment Ordinance (adopted 2021); to inform the public on what constitutes tenant

harassment. Inform tenants of their legal rights and how to prevent and respond to tenant harassment. Refer tenant complaints to appropriate programs or agencies for resolution. Maintain records of harassment complaints and referrals in order to assess future staffing and program needs.

87. STRENGTHEN ENFORCEMENT OF ELLIS ACT PROVISIONS (NEW)

Goal #: 2

Lead: LAHD

Objectives: Identify Ellis Replacement units; Strengthen monitoring and enforcement efforts. Continue to process Ellis filings of yearly average of 584.

Respective Policies: 2.1.4, 2.1.5

The City has implemented various amendments to the Ellis Act to strengthen tenant protections and no net loss of affordable housing units including: adding failure to comply with RSO Ellis requirements as affirmative defense in unlawful detainer proceedings, providing a right to return to displaced tenants if withdrawn units are re-rented within 10 years; and requiring a higher percent of required affordable units in order to qualify for an RSO exemption. During the next eight years, the City will continue monitoring of Ellis withdrawals and enforcement fo the LAMC to preserve RSO units, prevent displacement of tenants, and ensure relocation assistance to tenants.

88. EVICTION DEFENSE PROGRAM (NEW)

Goal #: 2

Lead: LAHD, CIFD

Funding Sources: Federal funds, SB 2 Permanent Local Housing Allocation (PLHA)

Objectives: Initial outreach to 100,000 residents. Host or co-host 80 tenant educational events per year. Provide tenant navigation services (ongoing, one-on-one support) to 1,600 tenants per year in order to prevent homelessness and eviction. Through Family Source Centers, provide case management services (ongoing support) to 600 housheolds and housing stability services to 480 households per year.

Respective Policies: 2.1.4

In 2021, the City launched a COVID-response Eviction Defense Program (EDP) using COVID Relief funding from the Federal Government. The Eviction Defense Program aims to promote housing stability by implementing and monitoring a set of services including: Education/Outreach for landlords and tenants, including materials and tenant clinics, Pre-eviction and ongoing legal assistance paired with the option of short-term rental assistance, and case management with the city's FamilySource Centers to promote tenant stability with financial counseling. The EDP implementation process will include data evaluation of program services delivered and client demographics. The City is now exploring funding options to extend the program in subsequent years. Through 2026, some households at or below 30% AMI receiving support will be eligible for rental assistance to help stabilize families experiencing extreme economic hardship.

89. RSO TENANT/LANDLORD OUTREACH AND EDUCATION PROGRAM

Goal: #2

Lead Agencies: LAHD

Objective: Conduct or facilitate at least 200 annual public presentations, including Property Management Training Program presentations, community presentations, landlord/tenant workshops/webinars, drop-in sessions, and fair housing clinics.

Respective Policies: 2.1.4

Educate landlords, brokers, property managers, tenants, and the general public on the RSO and Code Enforcement programs as well as their rights and responsibilities under the Los Angeles Municipal Code through a combination of state of the art technology and traditional community outreach methods. Distribute information through print materials and media outlets. In-person outreach efforts shifted to online due to COVID-19 pandemic. Social media platforms, webinars, etc. were utilized to raise awareness and continue the outreach endeavor.

90. TENANT/COMMUNITY OPPORTUNITY TO PURCHASE (NEW)

Goal #: 2

Lead Agencies: LAHD

Supporting Agencies: LACP

Funding Source: General Fund

Objective: Provide to City Council an analysis on the feasibility of implementing a COPA/TOPA ordinance in the City by 2022.

Respective Policies: 2.2.1

Promote the use of SB 1079 (2020), which created a new foreclosure sale process for 2-4 unit buildings that allows qualified parties a means to purchase property in foreclosure, subject to certain requirements. Provide technical assistance and support to SB 1079 implementation efforts to achieve an effective notification system. Building off this state law, consider creation of a local tenant/community opportunity to purchase (TOPA/COPA) ordinance that would cover a wider array of buildings outside of foreclosure, including rental housing with expiring federal and/or state subsidies and/or affordability protections. Explore funding sources, including grants and loans, to assist tenant and community based organizations purchase multi family buildings. Require purchasers to preserve units as permanently affordable. Promote the creation of City or non-profit ownership entities that could acquire affordable ownership units and buildings. Assist former tenants in purchasing units converted to condos per LAMC 12.95.

91. HOUSING LEGAL SERVICES FOR SENIORS

Goal #: 4

Lead Agencies: LADoA

Funding Source: CDBG

Objective: Assist 200 seniors with legal advice each year

Respective Policies: 4.1.4

Citywide legal services available at 16 Multipurpose Senior Centers (MPC) to

assist seniors in various legal issues including housing related laws, landlord/ tenant disputes, government benefits, nursing home law and powers of attorney.

92. COMPREHENSIVE HOMELESS STRATEGY (NEW)

Goal #: 5

Lead Agencies: CAO, LAHD, LACP, HACLA, OCA,

Supporting Agencies: LAHSA, Mayor's Office, All

Funding Source: General Fund

Objective: Continue to monitor and report quarterly on the ongoing responsibilities and measurable actions the City of Los Angeles (City) is taking to combat homelessness. Make adjustments or additions based on emerging challenges and opportunities.

Schedule:

Respective Policies: 5.1.2, 5.1.4

The enhanced Comprehensive Homeless Strategy (CHS), adopted by the Mayor and City Council on March 19, 2019, describes ongoing responsibilities and measurable actions the City of Los Angeles is taking to combat homelessness. The enhanced CHS builds upon the original CHS adopted in February 2016, and serves as a blueprint for City Departments to achieve the City's goal to achieve functional zero homelessness. The Enhanced CHS is organized into six functional strategies: (1) Governance, Accountability and Budget; (2) Planning, Coordination, Modeling and Prioritization; (3) Policy; (4) Program/Systems; (5) Annual Evaluation; and (6) Partner Acknowledgement and Awards. These functional strategies are designed to include the actions needed for an effective response to homelessness, and ensure communication and collaboration between City Departments, the Los Angeles Homeless Services Authority (LAHSA) and the County of Los Angeles. This structure also accurately represents the work of strategy leads and will more clearly present the outcomes of this work throughout implementation. The CHS is designed to be a living document that can be adjusted as conditions change or lessons are learned during implementation. As Policy strategies are implemented they may lead to changes and adjustments in Program/Systems Strategies. Likewise, challenges encountered during Programs/ Systems strategy implementation may point to the need for adjustments to Policy strategies. Compile Quarterly Performance Reports on the Enhaced CHS relating to status updates, action steps and updateing strategy metrics.

93. DOMESTIC VIOLENCE SHELTER PROGRAM

Goal #: 4

Lead Agencies: CIFD

Objective: Provide 1,500 individuals with access to public services annually. Maintain 580 shelter and transitional beds annually for domestic violence victims.

Schedule:

Respective Policies: 5.1.3

Provide safe and secure emergency and transitional shelter, case management and related supportive services to domestic violence survivors and their children through contracted operators. Assist persons in crisis situations with counseling, job skill and search training, and other services.

94. HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS (HOPWA)

Goal #: 4

Lead Agencies: LAHD

Objective: Provide between 2,618-4,613 clients with supportive services annually. Assist between 25,140 - 36,000 clients seeking HIV/AIDS housing information annually.

Respective Policies: 4.1.1, 4.1.4

Provide low-income persons living with HIV/AIDS with services to help locate, obtain, and maintain appropriate and affordable housing, and improve/obtain financial resources and benefits, employment, health care, food and nutrition services, mental health and substance abuse counseling, and legal services. Finance long-term housing with supportive services designed to enable homeless persons with mental and physical disabilities to live as independently as possible in a permanent setting.

95. PROBLEM SOLVING PROGRAM (NEW)

Goal #: 5

Lead Agencies: LAHSA

Funding Source: General Fund

Objective: Reduce the number of people experiencing homelessness through ongoing training frontline staff providing assistance.

Respective Policies: 5.1.2, 5.1.3

LAHSA's Problem Solving program has provided training to staff in other County and City departments to assist people they interface with in navigating a housing crisis, and when necessary, providing them with access to one-time flexible financial assistance to solve that housing crisis. The program aims to reduce the overall number of people experiencing homelessness. Identifies people experiencing a housing crisis by working with mainstream social services systems before they fall into homelessness.

96. EMERGENCY SHELTER AND TRANSITIONAL HOUSING FACILITIES

Goal #: 5

Lead Agencies: LAHSA

Supporting Agencies: CAO, HACLA

Funding Source: CDBG, ESG, Continuum of Care (CoC)

Objective: Fund 6,205 existing emergency shelter beds (including winter shelter) annually. Fund 980 existing transitional housing beds annually.

Respective Policies: 5.1.1, 5.1.5

Fund the operating and supportive services costs of existing facilities and programs providing emergency and transitional housing to homeless persons citywide, including A Bridge Home City-constructed interim housing facilities. The CAO will coordinate review of potential A Bridge Home sites and convenes a weekly Interim Housing/Temporary Structures Working Group to expedite implementation of A Bridge Home Initiative. HACLA will partner with other housing organizations to provide transitional housing opportunities using a

variety of models: bridge housing, safe parking locations, and motel/hotel conversions. HACLA is currently leasing a property on Imperial to City of LA for a 100-bed bridge housing site which will be co-located with the HACLA Watts/Los Angeles WorkSource Center (the first in the City/County), partnering with WLCAC to use 50 parking spaces in one of its office parking lots for the Safe Parking program, partnering with Caltrans to use 26 single-family homes and duplexes in El Sereno for a family-based transitional housing program, and participating in providing transitional housing through Project Homekey sites. HACLA through its Strategic Growth Council grant, Transforming Climate Communities will be planting trees to reduce greenhouse gas emissions in Watts and will be adding the Electric Vehicle charging stations as part of its EV Car Share pilot for residents and for HACLA's commercial vehicle fleet. HACLA will continue to evaluate the success of these programs and its alignment with Regional initiatives to gauge for expansion opportunities city-wide. Assess the need for additional interim strategies and implement short- and medium-term strategies to address unanticipated critical needs while long-term solutions are implemented.

97. OVERNIGHT SHELTER (WINTER SHELTER AND YEAR-ROUND SHELTER)

Goal #: 5

Lead Agencies: LAHSA

Funding Source: ESG, City and County General Fund

Objective: Provide 5,036 temporary shelter beds year round and 1,169 temporary winter shelter beds annually.

Respective Policies: 5.1.1, 5.1.4

Provide temporary shelter to homeless men and women through a Winter Shelter program (December 1st through March 15th) for a single night at a time (14 hour stay), and to men, women and families through a Year Round shelter program. Provide vouchers for low cost hotels/motels for persons not suited to large group shelters including elderly persons and people with communicable diseases.

98. FAMILY SOLUTIONS SYSTEM

Goal #: 5

Lead Agencies: LAHSA

Supporting Agencies: LAHD

Funding Source: ESG, HPI

Objective: Initiate seven regional Family Solution Systems throughout the Los Angeles Continuum of Care (CoC). Serve approximately 1,200 homeless and at-risk persons per year.

Respective Policies: 5.1.2, 5.1.4

The Family Solutions System (FSS) is a new system of service delivery in Los Angeles County, developed to improve and expedite the delivery of housing and other supportive services to homeless families in Los Angeles County. The Family Solutions System (FSS) was developed by a collaboration of partner organizations and adopted in 2013 by the Los Angeles Homeless Continuum of Care. Key to the Family Solutions System (FSS) is standardized assessment and coordinated access, which reduces the time it takes for families to find the appropriate and right-sized services they need. FSS provides families with services that keep them together and connected to their own local community. In addition to direct services, the FSS also has the added ability to provide direct financial assistance for rapid rehousing, including a security deposit for an apartment; partial rent for three months or a motel voucher and utilities, etc.

99. HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP) (NEW)

Goal #: 5

Lead Agencies: Mayor's Office, LAHSA

Supporting Agencies: CAO, HACLA, LAHD

Funding Source: General Fund

Objective: Increase the number of persons or households enrolled in RRH and

those who have moved into permanent housing.

Respective Policies: 5.1.1, 5.1.3, 5.1.4

Expand homelessness prevention, diversion and rapid re-housing (RRH) efforts through strengthening coordination with LAHSA and Los Angeles County, developing policies to support innovative approaches and practices, increasing capacity to serve homeless persons/households, and enhancing access to RRH services. LAHSA will strengthen collaboration efforts with supporting agencies and RRH programs; Identify and maintain inventory of all known and available RRH programs; Perform sound fiscal administration to ensure access to rental assistance and other financial assistance when needed; Determine and update appropriate supportive services (e.g. case management and financial assistance) for all RRH programs and their participants; Coordinate landlord/property management recruitment and engagement activities; Match participants to RRH resources through the LA County Coordinated Entry System (CES); Strengthen coordination efforts with HACLA and other City/County departments in order to facilitate program transfers to PSH and other forms of subsidized permanent housing with intensive supportive services

100. VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH)

Goal #: 5

Lead Agencies: HACLA

Supporting Agencies: LAHSA

Funding Source: HUD, VA

Objective: Maintain 3,000 housing vouchers for formerly homeless Veterans.

Respective Policies: 5.1.1, 5.1.3

The HUD Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). VA provides these services for participating Veterans at VA medical centers (VAMCs) and community-based outreach clinics.

101. JOB TRAINING AND PLACEMENT FOR HOMELESS INDIVIDUALS

Goal #: 5

Lead Agencies: LAHSA

Objective: Provide educational/vocational training and employment placement/ retention services to 1000 homeless persons annually.

Respective Policies: 5.1.1, 5.1.2

Increase economic opportunity for homeless persons through educational or vocational training, employment placement and retention services through the shelter system and affordable housing developments.

102. MOBILITY DEMONSTRATION VOUCHER (NEW)

Goal #: 2, 4, 5

Lead Agencies: HACLA

Supporting Agencies: LACDA

Funding Sources: HUD (NOFA Mobility Demonstration Voucher)

Objective: Provide voucher assistance and mobility-related services to families with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity areas.

Respective Policies: 2.1.2, 4.1.4, 5.1.2

The Section 8 Department was awarded $4.8M under HUD's NOFA Mobility Demonstration Voucher, including 37 new vouchers. This award will provide voucher assistance and mobility-related services to families with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity areas, and to evaluate the effectiveness of the strategies pursued under the Demonstration. The award includes a significant budget allocation to provide comprehensive and selected mobility-related services to participant families

103. MISSING MIDDLE

Goal #: 1, 4

Lead Agencies: LACP Supportin Agency: LADBS

Funding Sources: General Fund, REAP Grant

Objective: Assess and facilitate efforts to find alternative housing solutions for senior citizens.

Respective Policies: 1.1.8, 4.3.2., 4.3.3

As identified in Chapter 1 and Chapter 2, Los Angeles produces very little Missing Middle housing stock due to the many barriers for its development. Missing Middle housing, refers to a variety of low-scale multifamily housing typologies (typically from three to 20 units on a regular sized residential lot). Through a variety of implementation actions, City Planning will seek to introduce more flexible zoning standards and incentives to create opportunities for more low-scale multi-unit housing typologies, particularly in Higher Opportunity Areas. These typologies include multiplexes, townhomes/rowhouses, additional affordable ADUs, bungalow courts, and other contextual/historical Los Angeles typologies. Efforts to enable missing middle housing include updates to the zoning code, community planning, building process streamlining, and citywide efforts. The Zoning Code revision (Program 60) is creating the necessary planning tools, developing new types of zoning and development standards more amenable to a variety of missing middle typologies. New zoning standards and incentives will be introduced through local planning efforts such as Community Plans and Transit Neighborhood Plans (Program 65), as well as through the citywide Rezoning Program and affordable housing incentive update (Programs 48 and 121). While missing middle typologies are typically more naturally affordable than the type of housing they replace and present challenges to the implementation of typical value capture approaches, different types of creative affordability requirements will be evaluated through a planned economic feasibility study as part of these citywide programs (see CF 21-0037). The Mayor's Office and LADBS plan to develop standardized plans similar to that for ADUs (see Program 60) for certain types of low rise multifamily including duplexes, fourplexes, bungalow courts, townhomes, rowhouses, etc. pursuant to CF 21-0061. This program may additionally overlap with Program 3 to enable more affordable types of ownership in smaller scale typologies. Also see Programs 48, 59, 60, 62, 65, and 121.

104. RENTAL ASSISTANCE FOR HOMELESS HOUSEHOLDS

Goal #: 5

Lead Agencies: HACLA

Objective: Maintain 4,615 Housing Choice Vouchers to homeless individuals or households annually.

Respective Policies: 5.1.2, 5.2.4

Provide HUD Section 8 Housing Choice Vouchers to qualifying homeless families. Provide supportive services to help homeless households make the transition to stable, affordable housing. Pursue local administrative changes in order to expedite application processes and facilitate voucher portability across jurisdictions.

105. RENTAL ASSISTANCE FOR HOMELESS HOUSEHOLDS WITH DISABILITIES

Goal #: 5

Lead Agencies: CAO, HACLA

Objective: Maintain housing for 2,400 homeless households with disabilities annually.

Respective Policies: 5.1.1, 5.1.3, 5.1.5

Provide rental assistance and supportive services for homeless persons with disabilities, specifically those with serious mental illness, chronic substance abuse problems and/or HIV/AIDS through four components: 1) tenant-based rental assistance; 2) sponsor-based rental assistance; 3) project-based rental assistance; and 4) SRO moderate rehabilitation rental assistance. Pursue local administrative changes in order to expedite application processes and facilitate voucher portability across jurisdictions. Pursue coordination with LAHD to improve and facilitate utilization of project-based Shelter Plus Care assistance.

106. RESOURCES FOR HOUSING SERVING THE MENTALLY ILL

Goal #: 1,4

Lead Agencies: LAHSA

Supporting Agencies: LAHD, HACLA, Mayor's Office

Funding Source: General Fund

Objective: Pursue funding toward permanent housing units for homeless mentally ill annually.

Respective Policies: 1.1.5, 4.1.4

Coordinate with the Federal, State and County Governments to access and leverage mental health funding.

107. PERMANENT SUPPORTIVE HOUSING FOR HOMELESS PERSONS

Goal #: 5

Lead Agencies: LAHSA

Objective: Maintain 1,477 permanent supportive housing units for homeless households annually.

Respective Policies: 5.1.1, 5.1.3, 5.2.4

Provide long-term housing with supportive services designed to enable homeless persons with mental and physical disabilities to live as independently as possible in a permanent setting. Target the regular turnover of Permanent Supportive Housing units to place and serve the chronically homeless in those units. Fund the maintenance and operating and supportive services costs of Permanent Supportive Housing serving homeless persons with special needs citywide. Allocate funds to ensure integrated case management series will continue at PSH units, especially after Measure H sunsets.

108. HOMELESS HOUSING AND SERVICES COORDINATION (NO WRONG DOOR)

Goal #: 5

Lead Agencies: Mayor's Office, LAHSA

Funding Source: General Fund, Homes for Good Initiative, LA County

Objective: Implement "No Wrong Door" policy citywide.

Respective Policies: 5.1.4, 5.2.2

Coordinate with LAHSA, the County, and other government and non-profit agencies to develop plans to reduce and end homelessness and to implement homeless policies and programs. Facilitate implementation of "No Wrong Door" strategy whereby a homeless individual can connect to adequate homeless services regardless what Department the person contacts. Participate in regular coordinating efforts and ensure that the needs of all sectors of the homeless population are addressed. Coordinate the local distribution of public funding sources for the effective use of resources and program implementation. Monitor LAHSA's financial and contract management to ensure effective, efficient program implementation consistent with the City's goals. Provide access to "No Wrong Door" materials to participating departments and oversee Citywide implementation of "No Wrong Door." Collect metrics from participating departments and share progress of implementation and reach of campaign. Facilitate the development and implementation of a training course for frontdesk and field staff who may interact directly with, or support community members' interactions with, individuals who are seeking resources. LAHSA will provide expertise in refinement and development of informational materials that are effective in connecting homeless persons interacting with City departments with needed non-City resources. LAHSA will also assist in developing messaging around access to the Coordinated Entry System and the broader resources available to support participants in City services who are experiencing or at risk of homelessness.

109. COORDINATED ENTRY SYSTEM (CES) (NEW)

Goal #: 5

Lead Agencies: LAHSA

Supporting Agencies: CAO

Funding Source: General Fund

Objective: Decrease the average need and acuity level of persons or households who have obtained permanent housing (acuity score), as well as the average length of time from housing match to actual housing move-in (days). Increase the number of households matched to permanent supportive housing resources through CES.

Respective Policies: 5.1.4, 5.2.2, 5.2.4

Strengthen the Coordinated Entry System to function as a tool to efficiently and effectively place homeless persons into housing and/or services that meet their needs and choices. LAHSA will develop procedures, tools, and training needed to effectively implement CES Policies and build the capacity of existing and new CES participating agencies. Improve CES access, system connection, and collaboration across populations and systems to support vulnerable persons experiencing or at risk of homelessness accessing CES (i.e. adults, families with children, transition aged youth, veterans, victims of domestic violence). Enhance matching infrastructure to ensure timely and efficient placement into housing matched through CES. Improve data collection and quality of key system indicators for tracking homelessness. Strengthen regional coordination activities to ensure a consistent and coordinated regional response to homelessness.

110. ACCESS NEW RESOURCES AND SERVICES FOR THE HOMELESS

Goal #: 5,4

Lead Agencies: LAHSA

Supporting Agencies: Mayor's Office, CAO, CLA

Funding Source: General Fund

Objective: Regular reports on financial management; Regular reports on contract management and program implementation; Report on applicability of Standards

for Excellence criteria being developed by Home for Good.

Respective Policies: 5.1.1, 5.1.4, 5.2.2

Monitor Federal, State and County legislative and budgetary initiatives that affect homeless persons, including homeless subpopulations with special needs, such as persons with disabilities. Report on such initiatives and make recommendations to the City. Engage in legislative advocacy efforts. Explore new resources and services for homeless persons with special needs.

111. BIENNIAL HOMELESS COUNT

Goal #: 5

Lead Agencies: LAHSA

Supporting Agencies: Mayor's Office

Funding Source: HUD

Objective: Biennial count and survey of sheltered and unsheltered homeless persons residing in the Los Angeles CoC area. Periodic reports on homeless housing and service delivery and recommendations for improvement.

Respective Policies: 5.2.1

Coordinate the biennial point-in-time Greater Los Angeles Homeless Count for the Los Angeles Continuum of Care (CoC) as part of the national effort to enumerate the homeless population required by the U.S. Department of Housing and Urban Development (HUD). Continue to include the following components in order to further capture as accurate a count as possible: 1) The Unsheltered Street Count; 2) The Sheltered and Institution Count; 3) The Demographic Survey; and 4) The Survey to Identify the Hidden Homeless. Provide a City Homeless Coordinator (seperate from CAO's homeless coordinator) to: regularly convene stakeholders; conduct research and evaluation; identify gaps in housing and services; improve access to and delivery of services. Liaise with the County and regional agencies that provide housing and services to homeless persons.

112. HOMELESS MANAGEMENT INFORMATION SYSTEMS (HMIS) DATA COLLECTION

Goal #: 5

Lead Agencies: LAHSA

Objective: All providers receiving City funding shall participate in HMIS. The standard performance target for Emergency Shelter sites is the maintenance of an average bed utilization rate of 95%.

Respective Policies: 5.2.1

Support homeless service providers in the implementation of the HUD-required HMIS to gather data on individuals and families who use homeless service systems. Collect and analyze data over time to better identify service needs, barriers to accessing services, and program-, region-, and system-wide results. Share data on clients with other service providers. Continue HMIS User Group Forums, a discussion series that helps generate ideas for further innovations to help ease use of the system. Develop and expand a comprehensive Homelessness Prevention and Rapid Re-Housing Program (HPRP- See Program 99) data quality process to ensure that information collected exceeds HUD's quality standards.

113. TEMPORARY HOUSING FACILITIES FOR DISASTER RESPONSE

Goal #: 3

Lead Agencies: EMD

Supporting Agencies: EOO, RAP, LAHD, LAUSD

Funding Source: DHS/FEMA, General Fund

Objective: Establish coordination of facilities and services throughout the City within 24 hours of a disaster.

Respective Policies: 3.3.3

Establish partnerships with supporting City Departments and community organizations to develop a disaster preparedness, response and recovery plan to meet temporary housing needs in the event of a disaster, including: identification of hotels/motels and short term rentals for emergency stays; identification

of recreation centers and school sites to be used as temporary shelters and/ or providing furnishings (such as beds, chairs) as well as activating the EOC and BOC processes which include facilitating donations for victims of disaster. Establish housing information and referral services which are activated in the event of a disaster. Coordinate special needs services to assist with issues such as accessibility of sites/ facilities and services for the elderly, disabled and evacuees with pets. Conduct safety (damage) assessment inspection of buildings.

114. OUTREACH AND TRAINING FOR EMERGENCY PREPAREDNESS AND RESPONSE

Goal #: 3

Lead Agencies: EMD

Supporting Agencies: EOO, LAHD

Funding Source: General Fund

Objective: Conduct four fairs during Emergency Preparedness Month annually and outreach to neighborhood and community groups as requested.

Respective Policies: 3.3.1, 3.3.2

Conduct in-person and virtual outreach activities such as webinar series with councilmembers and elected officials and training with neighborhood and community groups to prepare residents and businesses for emergencies. Disseminate information through EMD publications, outreach activities and the internet. Implement and expand the Ready your LA Neighborhood (RYLAN) Program to encourage communities to develop disaster planning resources and networks. Provide citywide training programs. Provide emergency management training to City employees.

115. ZONING AND DEVELOPMENT STANDARDS FOR HOMELESS HOUSING

Goal #: 5

Lead Agencies: LACP

Supporting Agencies: LAHSA

Funding Source: General Fund

Objective: Adopt amendment to zoning code to facilitate by-right siting of shelter and transitional housing facilities by 2025. Identify areas with lower concentrations of shelter, transitional and permanent supportive housing and create zoning provisions to ease restrictions in these geographies.

Respective Policies: 5.1.5

Identify and adopt changes to the Zoning Code to facilitate by-right siting of a greater variety of shelter, transitional and permanent supportive housing facilities throughout the City (such as larger facilities, different development standards, different performance standards, etc.). Identify citywide land use initiatives to facilitate shorter development timelines and reduce costs for the development of affordable housing projects for persons at-risk of homelessness to be adopted as appropriate. Continue to facilitate the easier conversion of hotel/motels and other non-conforming buildings to homeless housing using the Adaptive Reuse Ordiance (see Program 13). Utilize public sites identified in the citywide inventory (Program 15) to identify locations for temporary and permanent facilities for homeless individuals. Identify zoning provisions that help service providers prioritize development in sections of the city that currently have less shelter, transitional and permanent supportive housing.

116. ZONING FOR HEALTH-BASED RESIDENTIAL FACILITIES

Goal #: 3

Lead Agencies: LACP

Supporting Agencies: DOD

Funding Source: General Fund

Objective: Adopt amendments to Zoning Code to remove restrictions on locations of community care, public health and residential treatment program facilities by

2025.

Respective Policies: 5.1.5, 5.2.6

Facilitate siting of housing and services for all persons, including those with special needs. Implement SB 2 (2007) to remove barriers for transitional and supportive housing that includes on or off-site supportive services, including health care facilities. Eliminate Zoning Code provisions that restrict locations of public health, community care facilities and residential-based treatment programs, in order to comply with federal and state fair housing laws and facilitate different residential types for those with special needs.

117. ASSISTANCE FOR HOMELESS PERSONS IN ACCESSING HOUSING AND SERVICES

Goal #: 5

Lead Agencies: LAHSA

Funding Source: SHP, CDBG

Objective: Continue funding 9 organizations to reach 300 or more homeless individuals; Explore expanding outreach funding to community based organizations within the City.

Respective Policies: 5.2.1, 5.2.2

Fund community-based organizations to provide outreach and referral assistance to homeless persons including: housing referrals; food, blankets and other necessities; needs assessment and engagement in social services; medical, mental health and/or substance abuse services. Assist clients to move off the streets or out of places not meant for human habitation and into any form of housing.

118. COMPUTERIZED INFORMATION CENTER/INFORMATION & REFERRALS FOR PERSONS WITH DISABILITIES

Goal #: 3

Lead Agencies: DOD

Objective: Assist 150 or more clients seeking homeless services, landlord/tenant

dispute resolution assistance, and housing resource referrals annually.

Respective Policies: 5.1.4, 5.1.5

Provide assistance to callers seeking social service programs for homeless services and housing resource referrals in times of need and crisis. Assess the need/crisis via client intake, locate appropriate resource/service provider, and explain programs offered by the community-based organization and/or government agency.

119. NEIGHBORHOOD AWARENESS OF SPECIAL NEEDS HOUSING

Goal #: 4, 5

Lead Agencies: LAHSA

Funding Source: CDBG, General Fund

Objective: Establish outreach curriculum; Pursue ongoing funding for training program.

Respective Policies: 4.1.4, 5.2.2

Pursue funding for community organizations and advocates to conduct outreach and disseminate information regarding housing approaches for special needs populations.

120. TECHNICAL ASSISTANCE TO HOMELESS HOUSING PROVIDERS

Goal #: 5

Lead Agencies: LAHSA

Funding Source: CDBG

Objective: Provide Technical assistance to 50 providers annually

Respective Policies: 5.2.3

Fund technical assistance training to new and existing homeless housing providers regarding the development and funding of emergency, transitional

and permanent housing facilities for homeless persons. Distribute informational material and conduct workshops. Provide outcomes report training for funding recipients. Fund outside agencies to provide technical assistance to LAHSA in a variety of areas relating to homeless services. These areas include: assistance with the completion of the Continuum of Care SuperNOFA; 6-78 Adopted December 3, 2013 Los Angeles Department of City Planning Chapter 6 Housing Goals, Objectives, Policies and Programs Housing Element 2013-2021 program analysis and development; executive level assistance to LAHSA and the City of Los Angeles; Short-Term housing directory; program linkages & workshops; state policy and support for homeless re-entry program.

121. RHNA RE-ZONING (NEW)

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LAHD

Funding Source: Regional Early Action Planning (REAP) Grant

Objective: Citywide Rezoning to meet RHNA Targets by 2024. Annual reporting to indicate any loss in capacity that could require additional rezoning.

Respective Policies: 1.1.1, 1.2.1, 1.3.1

To accommodate the remaining RHNA of 255,41 units, LACP will identify and recommend rezoning for a minimum of 124,872 moderate and above moderate units and a minimum of 150,543 lower income (VLI and LI) units by October 30, 2024. More than 50% of lower income rezoning will occur on sites with exclusively residential uses or allowing 100% residential uses. All lower income sites will have a density allowance of at least a minimum 20 units per acre. Rezoned sites will permit owner-occupied and rental multifamily uses by right pursuant to CA Govt. Code § 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households and will be selected from sites identified in the parcel listing (Appendix 4.7). As reflected in Appendix 4.7, each development site has the capacity to accommodate at least 16 units and will be available for development in the planning period where water, sewer, and dry utilities can be provided.

The Rezoning Program is anticipated to be implemented through a number of work efforts including updates to up to 16 Community Plans (four West LA plans and six SE/SW Valley plans, two Downtown plans, Boyle Heights, Hollywood, Harbor-Gateway and Wilmington), two Specific Plans (CASP and Slauson TNP)

as well as at least one citywide ordinance that will create additional zoning capacity through an expansion of affordable housing incentive programs (Density Bonus Update - See Program 48) or other zoning code amendments, as further described below.

The Program will respond to the findings of the AFFH analysis in Chapter 1 and Chapter 4 by including strategies that advance equity. It is anticipated to focus a majority of the additional capacity in Higher Opportunity areas with good access to jobs and/or transit, with protections for vulnerable communities and environmentally sensitive areas, such as areas vulnerable to Sea Level Rise and wildfire risk. The program will carefully consider the creation of a diversity of housing types to expand more naturally affordable and deed-restricted affordable options. The Program will explore the creation of enhanced community benefits for rezoned properties, including longer affordability terms, more affordable units of a greater income mix, strengthened housing replacement and right to return requirements, sustainability features, as well as additional incentives for projects being developed by community land trust, public agencies, cooperatives, non profits, etc.

Specific Rezoning Program strategies (described in greater detail in Chapter 4) that will be further developed with significant community input include focusing rezoning on commercial and residential corridors, areas zoned for Parking (P), transitional residential areas off commercial boulevards, in existing regional centers, on public and religious-owned land, and in other areas where multifamily, and therefore affordable housing, is not permitted today. The Rezoning Program may also include more flexible zoning and incentives for existing single-family or 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. In addition, the Program will update and expand the City’s affordable housing incentive programs (including Density Bonus, TOC, among others) to include a wider array of areas and project types and create more inclusive developments. Opportunities for greater streamlining will also be explored through expansion of adaptive reuse and micro unit housing, current value capture efforts and additional incentives for 50-100% affordable and supportive housing projects, senior housing, and special needs housing. The Program will examine housing opportunities in areas that have been historically downzoned; areas served by jobs and transit, including commercial corridors served by Metro NextGen; lower density areas residential areas fronting Boulevards and Avenues, certain industrial areas; and properties with certain characteristics including alleyways, large lots, and/or residential corners, etc.

122. ANTI-DISPLACEMENT STRATEGIES (NEW)

Goal #: 1, 2, 3, 5

Lead Agencies: LACP, LAHD

Funding Source: Regional Early Action Planning (REAP) Grant

Objective: Develop policy recommendations in Equitable Development and Anti-Displacement Study for use in General Plan (Framework) update, rezoning efforts, and policy development by Summer 2023.

Schedule: 2023-2029

Respective Policies: 1.1.9, 2.1.7, 3.3.5, 5.1.2

LA City Planning and LAHD will, with extensive community outreach, conduct Equitable Development and Anti-Displacement studies that will inform as well as provide recommended strategies to preserve and increase the City's affordable housing stock. Through funding provided by the Regional Early Action Planning (REAP) grant program, two studies will be conducted in collaboration and coordination, but each with a focus on areas within the purview of each Department. The LACP-led study will include recommendations relating to land use, zoning and the City's growth strategy. The study will analyze the impacts on displacement related to Los Angeles' land use/housing policies and housing needs and incorporate policy recommendations in future planning efforts including updates to the General Plan, Community Plans, and other planning efforts. Consider an array of potential policies from best practices including anti-displacement overlay zones in areas where current policies are insufficient, as well as housing assessments for major project entitlements per Program 7. LAHD will develop a displacement prevention tool that will identify areas and parcels at greatest risk of displacement, which include those with higher percentages of naturally occurring affordable housing (NOAH), lower homeownership rates, older housing stock and at-risk properties subject to the RSO, and an increase in investments from large scale developers. The displacement prevention tool will be integrated into a report outlining recommended strategies intended to minimize significant impacts to vulnerable communities, while at the same time proactively increasing housing production throughout the city. Both departments will work together to ensure reports complement citywide efforts to strengthen tenant protections including preventing tenant harassment, eviction defense, COVID relief, housing replacement requirements, no net loss requirements and right to return. A series of specific Program actions to address anti-displacement strategies are outlined under the AFFH Program (124) below.

123. ASSESSMENT OF FAIR HOUSING (AFH)

Goal #: 4

Lead Agencies: LAHD, HACLA

Supporting Agencies: LACP

Funding Sources: Regional Early Action Planning (REAP) Grant

Objective: Compliance with the U.S. Department of Housing and Urban Development's (HUD) new guidelines for the Affirmatively Furthering Fair Housing (AFFH) Rule. Produce Assessment of Fair Housing in 2022 - 2023.

Respective Policies: 4.1.4, 4.1.5, 4.2.3, 4.3.2

Develop an updated Assessment of Fair Housing (AFH) Plan consistent with the new final guidelines that are expected to be released by HUD some time in 2021. The AFH will cover the following required components:

- Summary of fair housing enforcement and outreach capacity;
- Integration and segregation patterns, and trends related to people with protected characteristics;
- Racially or ethnically concentrated areas of poverty;
- Disparities in access to opportunity for people with protected characteristics, including persons with disabilities; and
- Disproportionate housing needs within the jurisdiction, including displacement risk.

The resulting plan is to reflect five-year housing goals and strategies accompanied by realistic metrics and milestones. Completion, submission, and HUD approval of the City's AFH Plan places the City in compliance and eligible to receive ongoing federal funds that are entitled to Los Angeles. The AFH Plan also serves as a model/foundation for the City's five-year Consolidated Plan. The Plan sets forth commitments to invest in place-based strategies that create opportunities in areas of disinvestment (such as investments in housing, enhanced infrastructure, services, schools, jobs, and many other community needs).

124. AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) PROGRAM (NEW)

Goal #: 4,1

Lead Agencies: LACP, LAHD

Supporting Agencies: HACLA

Funding Sources: Regional Early Action Planning (REAP) Grant

Objective: Compliance with US Housing and Urban Development (HUD) and AB 686 (2018).

Respective Policies: 4.1.4, 4.1.5, 4.2.3, 4.3.2, 1.1.6, 1.1.7, 1.1.9, 1.1.10, 1.3.1

Promote and affirmatively further fair housing (AFFH) opportunities throughout the community in all housing, planning and community development activities. Take a variety of actions to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity to promote diverse communities that grant all Angelenos access to housing. Increase place-based strategies to encourage community revitalization and protect existing residents from displacement through various policies, programs, and goal setting (e.g. AFH Plan).

The following specific actions are either ongoing activities or will be undertaken by LAHD and/or LACP as part of actions to address AFFH issue areas in partnership with key local stakeholders:

1. Significant Disparities in Housing Needs and Access to Opportunity
    a. Prioriztize those with the greatest housing needs including those with the lowest incomes, persons with disabilities, seniors, large families when updating affordable housing incentive programs (Program 54).
        i. Convene a working group to develop housing strategies for people with disabilities in and around Downtown LA's Skid Row community.
    b. With all new housing projects and land use initiatives that require General Plan consistency findings, follow the guidance set by the Housing Element's Goals, Objectives and Policies that have been enhanced to place greater emphasis on advancing racial equity, expanding access to Higher Opportunity and protecting Angelenos from displacement (Programs 6, 7, 121, 122)..
    c. Through the RHNA Rezoning Program, develop Zoning Code amendments and Community Plans that incentivize and encourage the development of

more affordable housing in areas of high need and Higher Opportunity (see Program 121).

d. Carry out Equitable Development and Anti-Displacement Studies that includes recommendations relating to land use, the City's growth strategy, and opportunities to build affordable housing and prevent displacement of protected classes(see Program 122).

e. Expand efforts for the preservation and rehabilitation of deed-restricted affordable housing, naturally occurring affordable housing, RSO units and residential hotels (Programs 10, 27, 30).

f. Continue to develop greater tenant protections for City Council consideration, including rental assistance and legal representation services for lower-income households and protected classes (Programs 85, 86, 88, 89, 91).

g. Continue the City's Systematic Code Enforcement Program (SCEP) activities that maintain housing stock while providing opportunities to legalize units and not displace existing tenants (See program 22).

h. Provide housing voucher assistance and mobility-related services to families with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity areas, pursuant to HUD's Mobility Demonstration Voucher NOFA (Programs 41, 93, 98, 102, 108).

i. Expand the use of the City's Accessible and Affordable Housing Registry to provide a coordinated source of information about accessible and affordable housing opportunities (Program 8).

j. Promote displacement mitigation strategies to ensure equitable access to opportunity, including citywide Housing Priorities.

    i. Anti-displacement Strategies (Program 122)

    ii. Enforcement of No Net Loss and Affordable Housing Replacements Requirement (Program 29)

    iii. Replacement Unit Program for Selected Sites (Program 28)

    iv. Update Density Bonus and Other Affordable Housing Incentive Programs (Program 48)

    v. Targeted Zoning Allocations by Community Plan Area (Program 49)

    vi. Update the Citywide Growth Strategy to Meet Housing Needs (Program 50)

    vii. Unapproved Dwelling Units (UDU) (Program 56)

    viii. Low-Rise Infill Housing Research and Design Initiative (Program 59)

ix. Update the Mello Act with strong anti-displacement protections (Program 80)

x. Community Level Affordable Housing Programs (Program 81)

xi. Targeting Growth in Community Plan Areas in locations where potential for displacement is minimized. (Program 65)

xii. Strengthen Enforcement of the Ellis Act and RSO (Programs 32, 87)

xiii. RSO Monitoring (including Eviction Data Task Force) (Program 47)

xiv. Eviction Defense Program (Program 88)

xv. Tenant Anti-Harassment Ordinance (Program 86)

xvi. Strategies to Preserve Naturally Occurring Affordable Housing (NOAH) (Program 30)

2. Replacing Segregated Living Patterns with Truly Integrated and Balanced Living Patterns and Transforming Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) into Areas of Opportunity

    a. Introduce context specific reforms to zoning and 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 (Program 60).

    b. Introduce more flexible zoning and incentives for existing lower density residential areas to create opportunities for more “missing middle” low-scale housing typologies, particularly in Higher Opportunity Areas (Program 48).

    c. 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 (Program 121).

    d. Prioritize housing capacity, resources, policies and incentives to include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas (Program 7).

    e. As part of the effort to update the City’s growth strategy, or General Plan Framework Element, create a new community housing needs assessment methodology that would 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. (Program 49)

    f. Prioritize local resources, such as funding and public land, in areas of high opportunity, and evaluate revisions to funding metrics or policies that may

act as a barrier to projects locating in high resource areas. Seek partnerships with other public and private entities to facilitate new potential development sites in these areas for affordable housing (Program 15).

g. Consider ways to better evaluate the effectiveness and impacts of proposed significant legislation or projects from a racial and social equity perspective, including a race/equity impact statement or housing assessment (Program 7)

h. Seek local, state and federal funding sources to expand the supply for affordable housing that also enhances the building environment through transportation, amenities and infrastructure investments (Program 20).

3. Fostering and Maintaining Compliance with Civil Rights and Fair Housing Laws

a. Continue to develop greater tenant protections for City Council consideration, including rental assistance and legal representation services for lower-income households that result in greater housing stability for protected classes (Programs 85, 88)

b. Expand Fair Housing outreach and enforcement through the Citywide Fair Housing Program (Program 84)

c. Provide Accommodations for Persons with Disabilities (Program 82)

d. Provide RSO Tenant/Landlord Outreach and Education Program (Program 89)

e. Provide Housing Legal Services for Seniors (Program 91)

f. Provide Section 8 Vouchers for Disabled and Elderly Households (Program 42)

g. Provide a Domestic Violence Shelter Program (Program 93)

125. TRANSIT ORIENTED COMMUNITIES (NEW)

Goal #: 1, 3

Lead Agencies: LACP

Supporting Agencies: LAHD

Funding Sources: General Fund

Objective: Provide incentives to encourage transit oriented, mixed-income development to permit 5000 above market and 1,750 covenanted lower income

(ELI, VLI, LI) units annually.

Respective Policies: 1.1.7, 1.3.1, 3.2.2

Continue implementation of the Transit Oriented Communities (TOC) program to encourage transit oriented mixed income development. Report annually on the production of covenanted affordable units as described in program 45. Explore extension and expansion of the TOC program as described in programs 48, 81, and 121.

126. INCLUSIONARY ZONING FEASIBILITY STUDY (NEW)

Goal #: 1

Lead Agencies: LAHD, LACP

Supporting Agencies: CAO

Funding Sources: General Fund, AHLF

Objective: Conduct a feasibility study in 2021-22 and develop policy recommendations on inclusionary zoning in 2022.

Respective Policies: 1.1.1, 1.2.6

Conduct a two-phased feasibility study to analyze the financial and programmatic feasibility of introducing an inclusionary zoning policy. The City will complete a detailed analysis of the current and projected utilization of existing affordable housing programs (including TOC, Density Bonus, and the Affordable Housing Linkage Fee) and the potential value added of a mandatory inclusionary requirement. The study can evaluate the creation of a citywide affordability requirement that could vary based on local geographies such as Community Plan areas, as well as the evaluation of local areas of the City that may particularly benefit from local inclusionary requirements. The study should also consider how such a requirement could complement and work alongside existing/proposed incentive programs, as well as the City's Affordable Housing Linkage Fee, and what types of changes would be needed to result in more overall affordable housing while supporting market production. Afterwards, a report back on findings will be prepared and presented to the City Council for direction. The study will provide policy recommendations consistent with economic feasibility study requirements of AB 1505, such as the percentage of affordable housing that could be required in each of the City's market areas, Community Plan Areas, or other geographic boundaries, as well as potential alternative means of compliance.

127. NEIGHBORHOOD SUSTAINABILITY & EQUITY (NEW)

Goal #: 3,4

Lead Agencies: HACLA

Funding Sources: General Fund

Objective: Provide new solar roofs and energy efficiency retrofits to income qualifying households in the Watts neighborhood.

Respective Policies: 3.2.6, 4.1.5

Work with non-profit partners via direct MOUs to train and hire HACLA residents to provide new solar roofs and energy efficiency retrofits to households in Watts who are income-eligible. The residential retrofits are intended to help low-income homeowners stay in their homes, reduce utility bills and reduce the carbon footprint with the potential for increased equity in the surrounding housing stock. Preventing foreclosure and increasing economic well-being.

128. EMERGENCY HOUSING VOUCHERS (NEW)

Goal #: 2,5

Lead Agencies: HACLA

Funding Sources: HUD (American Rescue Plan Act)

Objective: Provide 3,365 Emergency Housing Vouchers to qualifying households annually.

Respective Policies: 2.1.2, 5.1.2

HACLA was awarded 3,365 Emergency Housing Vouchers (EHVs) to be effective July 1, 2021. This award represents almost 20% of all vouchers allocated to the State of California and it is the second largest award at the national level. These EHVs are limited to individuals and families who are (1) homeless; (2) at risk of homelessness; (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking; or (4) recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

129. HOUSING ACCESS FOR SENIORS

Goal #: 2,4

Lead Agencies: LADoA

Supporting Agencies: LADBS, LACP, Mayor's Office, CAO

Funding Source: CDBG

Objective: Assess and facilitate efforts to find alternative housing solutions for senior citizens

Respective Policy: 2.1.2, 4.1.4, 4.1.5

Support seniors in accessing greater housing opportunities. Partner with community groups and nonprofits that offer innovative solutions on senior housing, such as programs that connect seniors with extra space and a fixed income with other seniors looking to rent a room or ADU (see ADU Accelerator Program in the ADU Program 63). Implement the Age Friendly Action Plan, specifically: supporting aging in place and ensure the needs of older adults and multigenerational households are prioritized through plans, zoning regulation and Building Codes; foster housing designed according to universal design principles, and consider the impact of demographics on housing needs during the community plan process. In keeping with the Age Friendly Action Plan recommendation #23: Assess efforts to date under the County and City's Homeless Initiatives to prevent and address homelessness among older adults, and to identify strategies to expand inclusion of the older adult population as part of these Initiatives, including through implementation of the ordinance authorizing Accessory Dwelling Units (also known as "Granny Flats"), by targeting additional resources to serve older adults who are homeless (or at risk of homelessness), and by examining new and innovative strategies that may benefit older adults, such as how the County and City could develop or encourage development of alternative housing types such as co-op housing, co-housing, or other multi-generational living arrangements that could also help reduce housing costs, and mitigate social isolation as residents age (See Programs 11 and 62). In keeping with the Age Friendly Action Plan recommendation #24: Develop a Housing Assistance Program – building off existing County and City Home Improvement Programs, such as the County Housing Authority's Handyworker Program – focused on medium and low-income older adults that would provide various services, such as rent gap assistance, housing repairs/up-grades, retrofitting/ assistive devices, and other housing-related supports intended to help prevent homelessness, and assist older adults who wish to age in place in their homes.



Appendix 0.1

Summaries of Public Outreach



Housing Element Update -
2020 Launch / Vision Feedback and Comment Summary

Introduction

Last October the City of Los Angeles launched the 2021-2029 update to the Housing Element of the General Plan, the Plan to House LA. This plan identifies Los Angeles's housing needs and establishes clear goals and objectives to inform future housing decisions. This update effort must be completed every 8 years and is a collaboration between Los Angeles City Planning (LACP) and the Housing + Community Investment Department (HCIDLA).

The Housing Element update requires vital public and stakeholder input, collected through digital and in person engagement. Between January and July 2020, over 1,800 people clicked, commented, and participated in the initial outreach phase of the Plan to House LA.

Kick-Off Workshops

Earlier this year the city hosted three in person open house Kick-Off Workshops:

- February 24th - Central LA: Pico House / 424 North Main St.
- February 27th - Valley: Sherman Oaks East Valley Adult Center / 5056 Van Nuys Blvd.
- March 4th - South LA: Jim Gillian Recreation Center / 4000 South La Brea Ave.

Over 150 people attended to learn about the current Housing Element and how it shapes housing outcomes in the City. Attendees asked questions and shared comments in both English and Spanish.

Information presented included:

- The state of housing in Los Angeles;
- Demographics and socio-economic characteristics of City residents;
- Housing characteristics, including affordable housing production information;
- The amount of housing the City of Los Angeles needs to produce based on state housing targets known as the Regional Housing Needs Assessment (RHNA);
- Common constraints to housing production and preservation
- The existing 2013-2021 Housing Element's vision, goals, and objectives.



People who were not able to attend the in-person Workshops were able to access an online workshop that provided the same information, materials, and opportunities to submit feedback. This online tool was launched last March in both English and Spanish. The online workshop has now been viewed well over 2,200 times.

Webinars with Live Q&A

In May and June, the city hosted five webinars with live Q&A for the public to participate from the safety of their homes due to the COVID-19 pandemic. Over 300 people attended. Webinars in English were held on May 27th and 30th, and on June 17th. Webinars in Spanish were held on June 9th and 16th. Recordings are available on our website in both English and Spanish.

Task Force Subcommittee Meetings

Another public engagement component of the Housing Element update is the Housing Element Task Force. The 63 member Task Force is a diverse group of housing-related professionals and community leaders selected from over 280 applicants. This group assists the City in evaluating the viability and impact of potential new and updated policies related to housing preservation and production, tenants' rights, homelessness prevention, zoning and other important housing-related issues. The Task Force is organized into four subcommittees representing different aspects of the Housing Element:

- Housing Stability and Tenure Subcommittee
- Housing Production and Construction Innovation Subcommittee
- Livability, Sustainability & Resiliency Subcommittee
- Homelessness & Special Needs Subcommittee

The first Task Force meeting was held in January for members to share ideas that they would like to explore throughout the 2021-2029 Housing Element update. In April, May, and July the Subcommittees then met to review and discuss:

- Community feedback and key themes that emerged from outreach events
- Ideas for developing a potential vision for housing security, accessibility, production, and livability through the lens of the overarching priorities detailed below.



- Existing housing constraints, such as zoning, permitting processes, financing, construction costs, and housing opposition
- The existing Housing Element methodology for RHNA site selection
- Current housing related policies and implementation programs
- Other topic areas and data for potential study

Summary of Input Themes and Comments

Through these extensive outreach activities we are able to begin drafting a collective vision for housing in Los Angeles. Participants at all events were asked to share their frustrations with the current housing landscape and their vision for future improvements. This section summarizes the specific feedback and comments received from the public and Task Force during the Launch/Vision phase of the Housing Element Update. Within the comments and feedback, the following common topics emerged:

- **Protecting Renters & Preventing Displacement**
- **Producing More Housing, Especially Affordable Housing**
- **Zoning for Inclusive Communities**
- **Serving the Most Vulnerable**
- **Addressing the Homelessness Crisis**
- **Promoting Livable and Resilient Neighborhoods**
- **Promoting Ownership**

Below, comments are grouped by these key emerging themes that Angelenos expressed interest in exploring. Some of the comments touch on multiple themes and are included more than once. This valuable input will help to guide the development of the Plan to House LA.

Protecting Renters & Preventing Displacement

Participants repeatedly voiced concerns about displacement and eviction; urging the CIty to expand renter protections, prevent evictions, establish eviction defense, and protect tenants from displacement due to new acquisition and development. Many commenters said that in order to protect tenants and communities, the City should develop new models for individual and community ownership like land trusts, cooperatives, and homebuyer assistance. Participants were also concerned about affordable housing developments that had expiring



affordability protections (covenants) and suggested the City require lifetime covenants and use eminent domain to acquire affordable developments at-risk of converting to market rate.

Producing More Housing, Especially Affordable Housing

Many participants recommended specific strategies the City could use to increase housing production including: increasing zoning capacity, allowing for more “missing middle” housing (smaller multifamily), expanding the areas where housing is allowed, and updating community plans more regularly. There were also suggestions on how to reduce construction costs such as allowing for modular housing, 3D printed homes, container conversions, adaptive reuse, and other new models for home development.

Many participants said that the need for affordable housing is dire and the city should do more to finance and incentivize affordable housing development. Suggestions included:developing new sources of funding, developing a public land bank, establishing affordable housing requirements in all new development (inclusionary zoning), utilizing public land for affordable housing, removing process barriers such as site plan review, and requiring higher percentages of affordable housing in exchange for incentives (like TOC and density bonus).

Zoning for Inclusive Communities

Several participants expressed concern that affordable housing is not available in all communities in the City - particularly in areas like the West Side, Mid City, and the South Valley. They suggested requiring affordable housing to be included in all new developments (inclusionary zoning), eliminating low density zoning, and providing incentives/removing barriers for affordable housing developments to locate in wealthier, resource and job-rich areas of the city.

The issues of historic preservation and community character came up during the outreach sessions. Some participants expressed their desire to promote livable communities, protect single-family neighborhoods, and preserve the character of communities. Other participants voiced frustration that these concerns are used to prevent the development of affordable and multifamily housing in wealthier areas of the City.



Serving the Most Vulnerable

Many participants said that more housing needs to be available to people who have special needs or face barriers to accessing housing - including extremely low income households, unhoused populations, individuals with disabilites, seniors, undocumented people, larger families, and lower-income young people.

Addressing the Homelessnessness Crisis

Many participants had suggestions on how to address homelessness including: developing more permanent housing for unhoused people, incorporating social services with housing, and equitably distributing shelters and permanent supportive housing throughout the City. Several participants stressed the need to conduct more outreach to unhoused residents and many participants voiced concerns about the criminalizationation of people living on the street.

Promoting Resilient and Sustainable Neighborhoods

There were a lot of suggestions on how housing can contribute to the surrounding neighborhood such as: allowing for more commercial uses in and near residential buildings, increasing street lighting, requiring green space, and requiring amenities like markets and daycares. There was also interest in protecting cultural and historic resources by exploring the expansion of the adaptive reuse ordinance and preserving existing rent stabilized multifamily housing. Some participants also had suggestions for how housing can reduce the city's carbon footprint by requiring sustainable design (i.e. all solar, LEED-certified) and increasing education for homeowners about sustainability.

In addition, participants emphasized re-imagining public safety to ensure that vulnerable populations and renters are able to live in their communities free of harassment and criminalization.

Promoting Ownership

Many participants voiced concerns about the high cost of housing and the inability to purchase a home. Some participants said that preserving single-family housing would increase homeownership opportunities, while others said the city should prioritize denser ownership models such as condominiums. Participants also suggested that alternative ownership models such as land trusts and co-ops could assist lower-income residents and said that the city should continue or expand Home Buyer Programs and other assistance programs for first-time buyers.



Next Steps

Based on the feedback received and the state regulatory requirements for the Housing Element staff will prepare Concepts for the Plan to House LA.The Concepts phase of the outreach process will begin in the Fall of 2020. This phase is an opportunity for the public to review, comment, and help shape the draft Concepts and strategies for the 2021-2029 Housing Element. Outreach will continue throughout the Housing Element Update process and there will be many more opportunities to help identify LA's housing needs. You can learn more about the effort and sign up to get involved here or email housing.element@lacity.org to share any comments and feedback.

Appendix

Public Comment

Note: This appendix includes a more detailed accounting of comments from the general public received during the launch phase of engagement. Please note these are listed in no particular order.

PROTECTING RENTERS & REDUCE DISPLACEMENT

- Expand eviction protections through relocation assistance, eviction defence programs, and other tools
- Ensure residents can stay in their own communities
- Work with LA County to organize an LA County Rent-Registry
- Provide more information on affordable housing inventory
- Financially support non-profits that protect tenants from evictions (i.e. Unidad Coalition, People's Plan)
- Establish a right to counsel provision to ensure that evictions are fair and that protected classes are not being taken advantage of
- Develop protections for renters of units removed by TOC program
- Address vacancy through financial penalties (vacancy tax)
- Use community land trusts to ensure long term affordability for for-sale properties
- Preserve existing affordable housing



- Prohibit discrimination based on family size, age, race, and income
- Establish and enforce discrimination penalties for landlords
- Prohibit discriminatory lending practices
- Prioritize housing for extremely low income households
- Preserve housing for seniors
- Educate property owners about renting to section 8 residents
- Encourage and facilitate local community engagement programs
- Expand housing education and offer in multiple languages
- Provide funding for frequent tenant's rights workshops

INCREASING PRODUCTION, ESPECIALLY AFFORDABLE PRODUCTION

- Produce more market-rate and affordable housing in all areas of the city
- Provide a higher percentage of affordable units in private multi-family developments
- Make market rate housing and newer housing construction within reach of minorities
- Create more moderate/workforce income housing units
- Address missing-middle housing
- Plan for housing needs beyond the 8 year RHNA housing projection period
- Site selection should also consider prioritizing areas for housing (preservation or production) on all-hazards risk - such as liquefaction zones, fault lines, flooding areas, wildfire risk, distance from highways, and urban heat
- Explore how the absence of restrictions and increased land values has affected housing development
- Incentivize homeowners who create ADUs with tax credits
- Provide financial incentives for ADU production (i.e. lower permit costs)
- Remove height restrictions for ADU’s
- Allow 3D printed, container conversion, and prefab homes to reduce housing costs

- Look at utility constraints and creative ways to facilitate relocation to make housing development cheaper and faster
- Promote different housing typologies for different incomes and lifestyles
    - Allow microunits
    - Allow tiny homes
    - Support co-living developments (i.e. boarding houses)
    - Buy and allow shipping containers to be used for housing on public land



  - Allow bungalow courts with no parking
  - Allow conversion of stripmalls into housing
  - Expand RV and trailer parks
- Expand financing programs for all-affordable housing development projects
- Reduce construction costs for developers
- Establish a dedicated source of general funds for affordable housing production
- Divest or use eminent domain to acquire surplus property for use as 100% affordable housing and allow developers to remediate properties
- Create a framework for housing funding priorities
- Collaborate with businesses to produce affordable housing
- Utilize publicly-owned land for all-affordable housing development
- Consider how to facilitate the production of low income condos
- Educate property owners about renting to section 8 residents
- Encourage and facilitate local community engagement programs

ZONING FOR INCLUSIVE COMMUNITIES

- Develop a mandatory inclusionary housing ordinance, paired with a grassroots neighborhood by neighborhood planning process
- Distribute affordable housing throughout the city
- Establish a housing goal (similar to RHNA) and requires each community plan area to zone for a specific level of housing, including market rate and affordable
- Include affordable housing in high-resource, high-opportunity neighborhoods
- Eliminate single-family zoning in areas with a history of exclusionary racial covenants

SERVING THE MOST VULNERABLE

- Expand targeted services and early interventions to those at highest risk of homelessness, including: people impacted by the criminal justice system, people at risk of eviction, people with disabilities, and transition-aged-youth
- Provide more senior housing
- Prioritize housing for extremely low income households
- Protect and plan for undocumented residents/immigrants
- Develop affordable housing programs to retain younger residents in LA
- Explore and be aware of poverty in younger generations
- Help seniors age in place



- Prohibit discrimination based on family size, age, race, and income
- Establish and enforce discrimination penalties for landlords
- Prohibit discriminatory lending practices
- Educate property owners about renting to section 8 residents
- Encourage and facilitate local community engagement programs

ADDRESSING THE HOMELESSNESS CRISIS

- Incorporate social services component of addressing homelessness
- Add language that focuses on the homeless
- End the criminalization of unhoused people
- Increase outreach directly to the homeless
- Conduct outreach to law enforcement and criminal justice agencies regarding homelessness community
- Communicate the public benefits of funding programs to house the homeless
- Educate community about homeless discrimination
- Renovate and upgrade commercial dwellings to house the homeless (adaptive reuse)
- Equally distribute shelters, supportive housing, and any other housing designated for the homeless needs in every Council District/Community Plan Area
- Diversify shelter/housing options

DESIGNING FOR LIVABILITY

- Increase visibility of community preservation and the importance of livable communities
- Embrace existing buildings, particularly historic ones, as an essential part of our housing stock
- Protect cultural resources
- Preserve the character of low density neighborhoods
- Allow more property tax to flow into the community
- Legalize non-conforming units
- Replace setbacks and parkways with usable space
- Allow more mixed-use buildings
- Require open space, landscaping and preservation of trees in any development
- Keep sidewalks and walkways clear and in good condition
- Consider more retail space at street level
- Facilitate passive, living green buildings, and biophilic design



- Promote local educational programs for sustainable living
- Encourage adaptable, flexible, and sustainable design (i.e. all solar, LEED-certified)
- Give assessments to homeowners on how they can make their homes more sustainable
- Reduce design requirements
- Support design that increases sense of safety and community
- Provide more street lighting

PROMOTING OWNERSHIP

- Prioritize single-family housing preservation
- Prioritize denser ownership models such as condominiums
- Explore alternative ownership models (Land trusts, Co-ops, etc)
- Review all the things that contribute to the cost of building/owning in LA
- Fund Home Buyer Programs and other assistance programs for first-time buyers
- Focus on programs that will help residents invest and purchase in low-moderate income areas
- Educate single family homeowners about the development potential of their sites, including ADU or potential for a second unit
- Define housing/homeownership equity more clearly



Housing Element Update - Concepts Phase Outreach Summary

Introduction

In late 2020 the City launched the **Concepts phase** for the 2021-2029 Housing Element of the General Plan, *The Plan to House LA*. This plan identifies Los Angeles's housing needs and establishes clear goals and objectives to inform future housing decisions. This update effort must be completed every 8 years and is a collaboration between Los Angeles City Planning (LACP) and the Housing + Community Investment Department (HCIDLA).

This phase of the Housing Element Update focused on the development of six *concepts* used to shape revisions for the current Update. The concepts were drafted based on the feedback City Planning collected during the **Vision phase** of its outreach, as well as considerations from state law and a review of the current Housing Element. The Concepts focus on how the Housing Element should address the most pressing housing-related issues in the City. All six concepts respond to urgent needs including: addressing the housing shortage, advancing racial equity and access to opportunity, and promoting sustainability and resilience.

The six concepts are:



1. Housing Stability and Anti-Displacement
Protect Angelenos—especially persons of color—from indirect and direct displacement, and ensure stability of existing vulnerable communities



2. Housing Production
Increase the production of new housing, particularly affordable housing

Housing Element 2021- 2029:

The Plan to House LA





3. Access to Opportunity

Increase access to opportunities and proactively desegregate the City by planning for more affordable and mixed-income housing in high-resource areas.



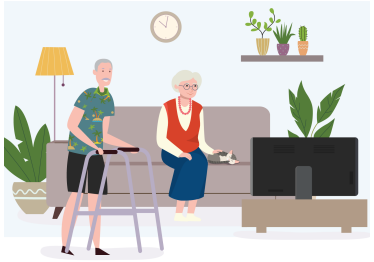
4. Homelessness

Prevent and end homelessness in a manner that centers human dignity and respect by developing early interventions, significantly expanding permanent housing options, and providing appropriate services and support.



5. Built Environment

Design and regulate housing to promote health and well-being, increase access to amenities, contribute to a sense of place, foster community and belonging, and plan for a sustainable future.



6. Meeting the Needs of all Angelenos

Build, operate, and maintain welcoming and accessible housing for Angelenos with unique needs, including those with disabilities, large families, older adults, and other people facing housing barriers.

During this phase of the Housing Element Update, Los Angeles City Planning engaged with an unprecedented number of people through several targeted outreach efforts, including three



webinars, a statistically valid poll, and a public survey. Each of these is discussed in more detail below. In addition to these efforts the city held a meeting of the full Task Force, attended 6 Neighborhood Council and alliance meetings, held several smaller stakeholder meetings with community organizations, and posted content across several social media platforms to engage a wide audience.

Bilingual Webinars

Contextualized the State of Housing in LA and introduced the Concepts & potential implementation strategies.

- The City held three webinars during the fall of 2020, two in English and one in Spanish reaching an audience of over 260 people.
  - November 10th (English)
  - November 17th (Spanish)
  - November 18th (English)

- Interactive polls were held during each webinar (see below) and followed by a question and answer section.



Housing Element 2021- 2029:

The Plan to House LA





- The Webinars were accessible through GoToWebinar and also live streamed on the City's Facebook Page.

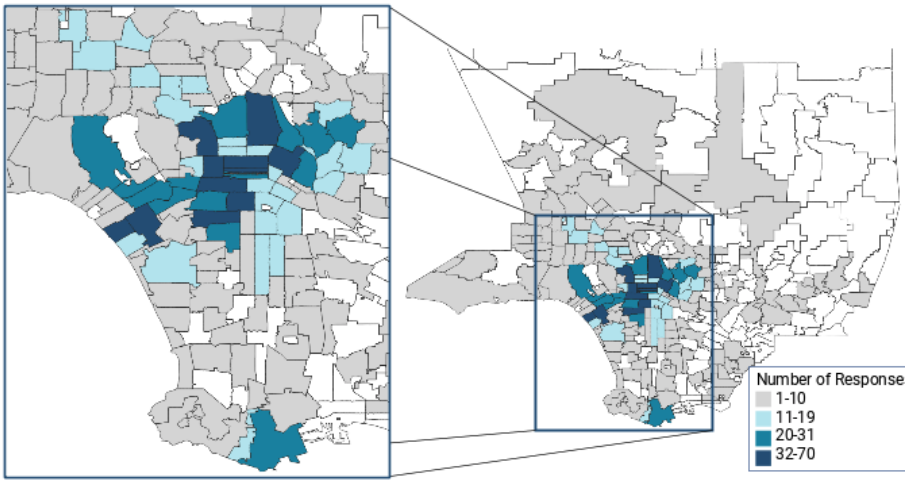
Plan to House LA Survey

Educated Angelenos on the widespread impacts of the housing crisis and gathered feedback on the Concepts & potential strategies.

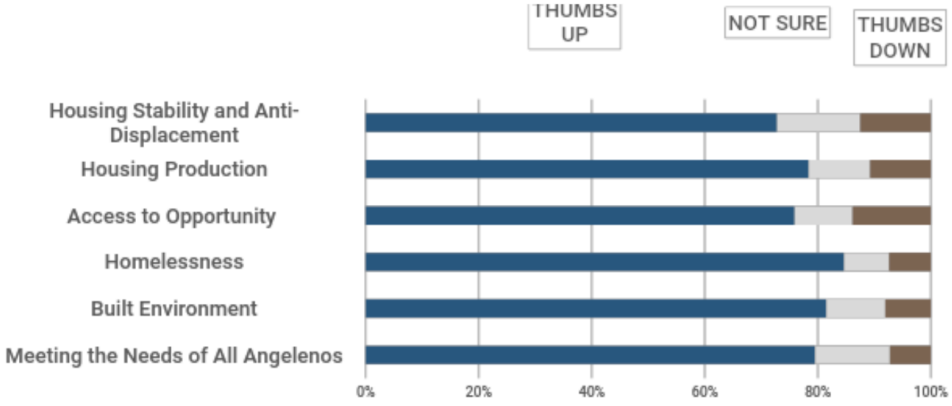
- On December 18th, 2020 the City released an interactive digital survey that introduced each Concept and asked respondents to weigh in with their reactions and suggestions.
- Over 1,800 people responded to the survey. Compared to citywide demographics, respondents tended to be older, whiter, and over representative of homeowners, though not by a significant margin. 23% of survey respondents identified as Latinx and 13% of survey respondents as Black/African American. Some survey responses were de-aggregated by demographic criteria to evaluate key differences.
- 53% of respondents spend more than 30% of their income on housing costs, with 26% spending more than half their income on housing.



- 44% of respondents were renters and 3% of respondents were unhoused.
- Most respondents were from Central and West, South-West and North-East LA as visualized below.



- Of the six Concepts, *Homelessness*, *Built Environment*, and *Meeting the Needs of All Angelenos* were ranked as the highest priorities amongst the proposed Concepts, respectively. Each of the six concepts received support from the majority of respondents.





- The majority of respondents were unhappy with the availability of housing in Los Angeles overall, and especially dissatisfied with the availability of affordable housing.
- When asked about different tools to increase the supply of housing respondents demonstrated strong support for tools including adaptive reuse and the use of public lands for housing. Strategies to increase zoning capacity had more mixed responses, with slightly more support for increasing zoning capacity near transit than in neighborhoods previously set aside for single family homes.
- Respondents showed strong support for free legal assistance for eviction defense, opportunity for tenants and community organizations to purchase a building when it goes up for sale, and low/moderate income homebuyer assistance.
- Over 84% of respondents believe that shelters, supportive housing, and services should be available throughout the city. 66% agreed that shelters and supportive housing should be available in all neighborhoods, regardless of local opposition.
- When asked if their home could accommodate an elderly family member or friend with unique needs only about 37% reported that it could. For renters the numbers were even lower, with only about 26% reporting an accessible unit.
- Over 50% of respondents identified outdoor spaces to gather and spend time when asked which amenities are the most important to have onsite in a multi-family building.
- You can see a full summary of survey responses here.

Statistical Poll

Engaged random sample of Angelenos to assess their opinions on housing related issues and proposed response-strategies.



- City Planning conducted a poll of over 800 city residents from November 5th to 18th, 2020, in both English and Spanish. These polls were conducted by email and text message as well as through the use of a mobile and landline.

- In order to capture a statistically representative cross-section of Angelenos, the poll respondents are consistent with the citywide race/ethnicity, income, household size, renter vs owner, and age demographics of Los Angeles. You can view a **high level summary** of the poll results.

- The key takeaways from the Statistical Survey include:

  - 89% of participants indicated that the City should continue its overall strategy of accommodating more housing near jobs, transit, and services
  - 81% of participants stated that protecting tenants' rights is either an extremely or major citywide priority
  - 79% of participants noted that expanding the number of shelters for people experiencing homeless is an extremely high or major priority for the City
  - 75% of participants stated that increasing the supply of affordable housing is a top or high priority, with an additional 8% noting it as somewhat of a high priority
  - 64% of participants responded that increasing the supply of overall housing is a top or high priority, with an additional 14% stating it is somewhat of a high priority

Educational Video

Explained the current housing crisis in LA, the Housing Element Update, and ways to get involved in an effort to bring new audiences into the housing conversation.

- The animated, minute and a half long educational video was launched on February 18th, 2021 on Los Angeles City Planning and Housing + Community Investment's Youtube Channel and social media platforms.

- The video highlights housing-related issues facing Angelenos and lays a foundation for the intent and capacity of the goals, policies and programs



comprising the Housing Element Update.

- Across all platforms this video was viewed thousands of times, generating hundreds of comments and reactions.

Task Force Meeting

Engaged 63 member Task Force to gather input on Concepts & proposed implementation strategies.

- City Planning held a Zoom session for all Task Force members on October 21, 2020.
- After an initial presentation detailing the Concepts, goals, policies and implementation strategies, members were assigned to virtual “Break out rooms” to enable small group discussions to gather input on the presentation material.

Stakeholder Meetings

Engaged local groups with the Concepts & gathered input on implementation strategies.

- The Alliance of River Communities(ARC) : **2/2/21**
- South Los Angeles Alliance of Neighborhood Councils (SLAANC): **2/18/21**
- Los Angeles Neighborhood Council Coalition (LANCC) : **3/6/21**
- PLAN Check NC : **3/13/21**
- Harbor Gateway Planning and Land Use Committee : **4/3/21**
- West Valley Neighborhood Alliance on Homelessness : **4/25/21**
- Westside Regional Alliance of Councils (WRAC): **5/2/21**

Key Findings



1. People expressed strong support for the Concepts.

2. People support a bold vision, including more housing at all income levels (but particularly for lower income households), strong tenant protections as well as preservation of existing apartment buildings.

3. Respondents support a variety of tools to increase the supply of affordable housing, including expanding incentives and increasing zoning capacity. There is especially strong support for expanding incentives in high opportunity areas, and increasing zoning capacity near public transit infrastructure.

4. Individuals who identify as Black, Latinx or renters are more impacted by housing challenges and more supportive of strategies to increase the supply of affordable and supportive housing.

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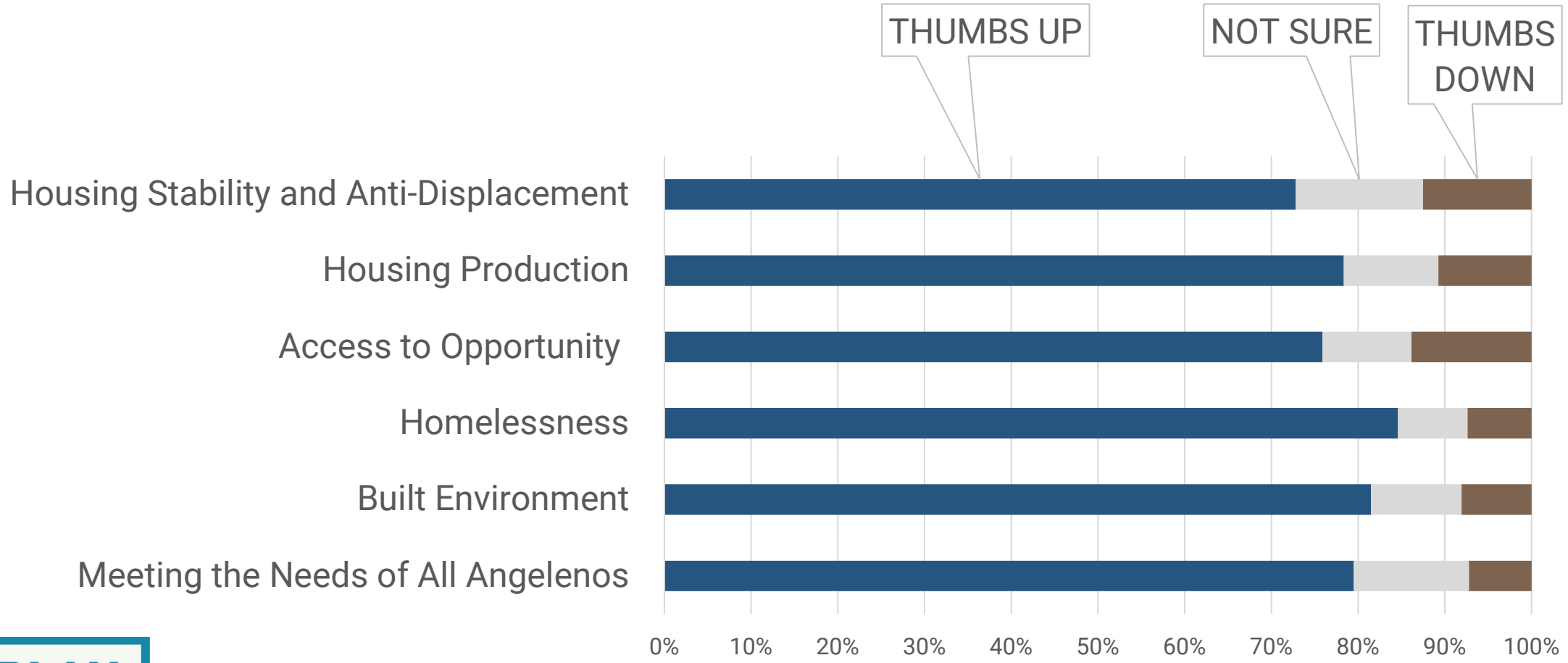
Online Engagement Results
March 31, 2021



About this survey and analysis:

- Open to anyone from December 18, 2020 – March 15, 2021.
- 1,809 respondents completed at least one section of the survey.
- None of the questions were required, so the number of respondents varies widely from question to question.
- Some results were disaggregated by race/ethnicity or owner/renter. Totals on some of these questions are relatively small as respondents needed to answer both questions.
- The number of respondents (n) for each question is provided.
- Many questions asked for a rating on a scale of 0-10 values summarized as:
  - 0 = Extremely Low agreement/priority
  - 1-3 = Low agreement/priority
  - 4-6 = Unsure/Neutral
  - 7-9 = High agreement/priority
  - 10 = Extremely High agreement/priority

What Do You Think of Each of The Six Concepts?



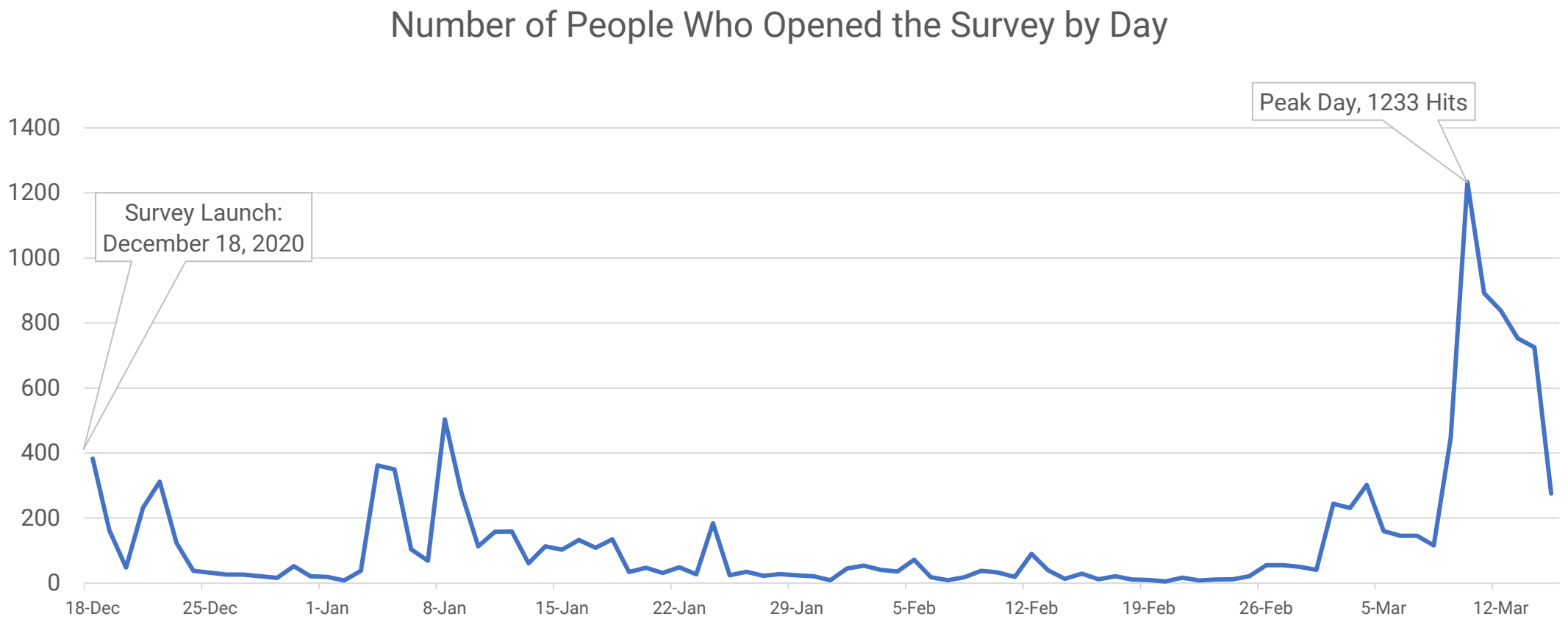
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Respondents (n) = 1,312



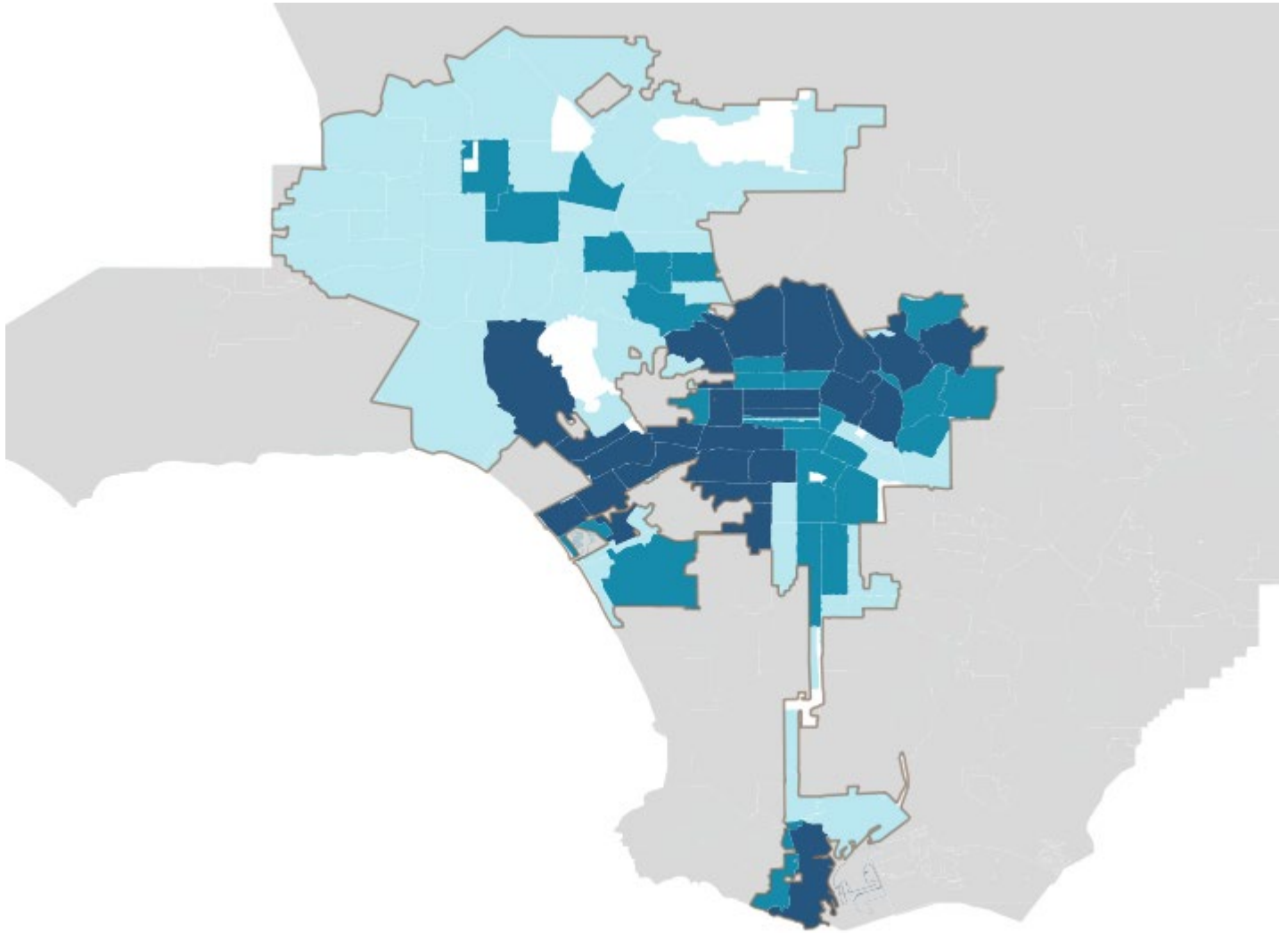
RESPONDENT PROFILE

Survey Timeline



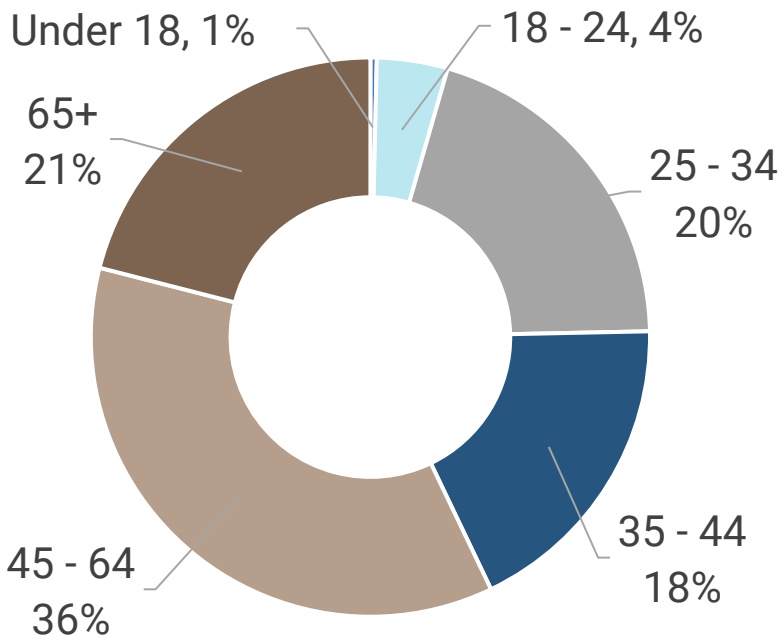
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Respondent Zip Codes



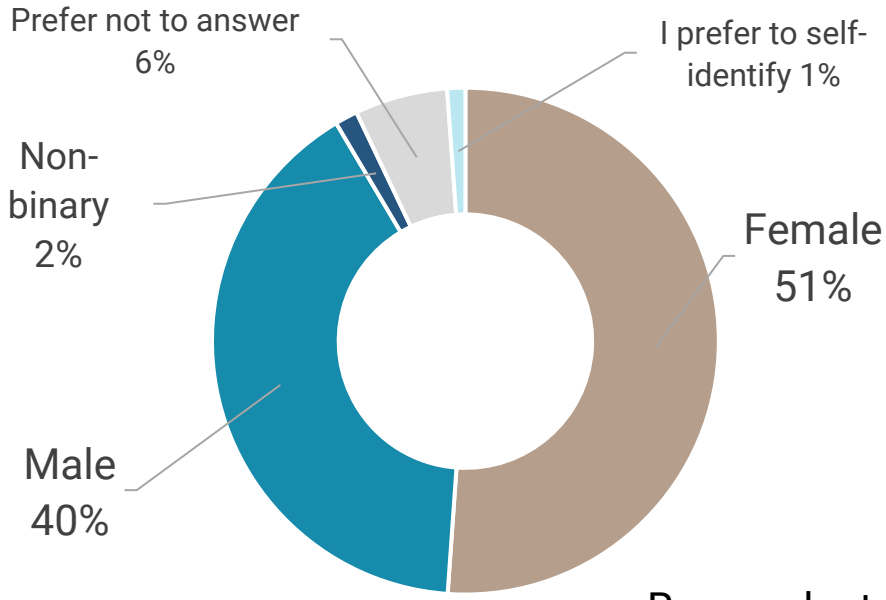
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Age



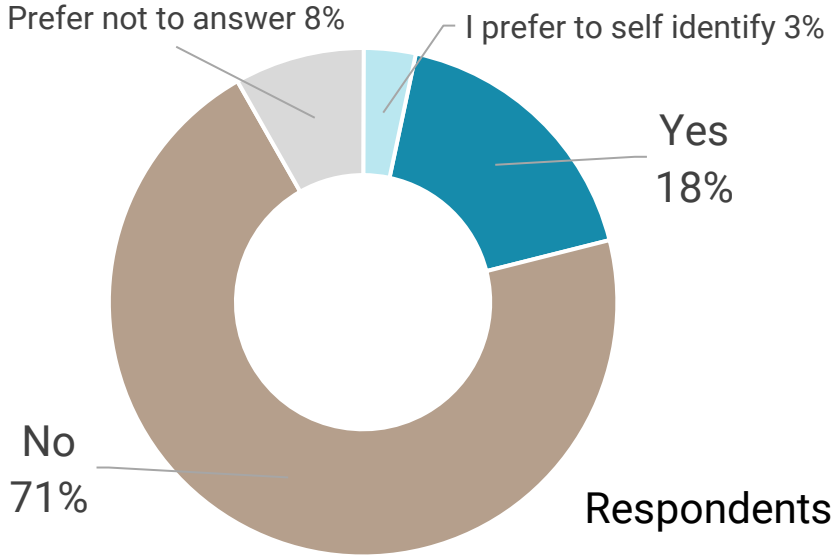
Respondents (n) = 1,366

Gender Identity



Respondents (n) = 1,369

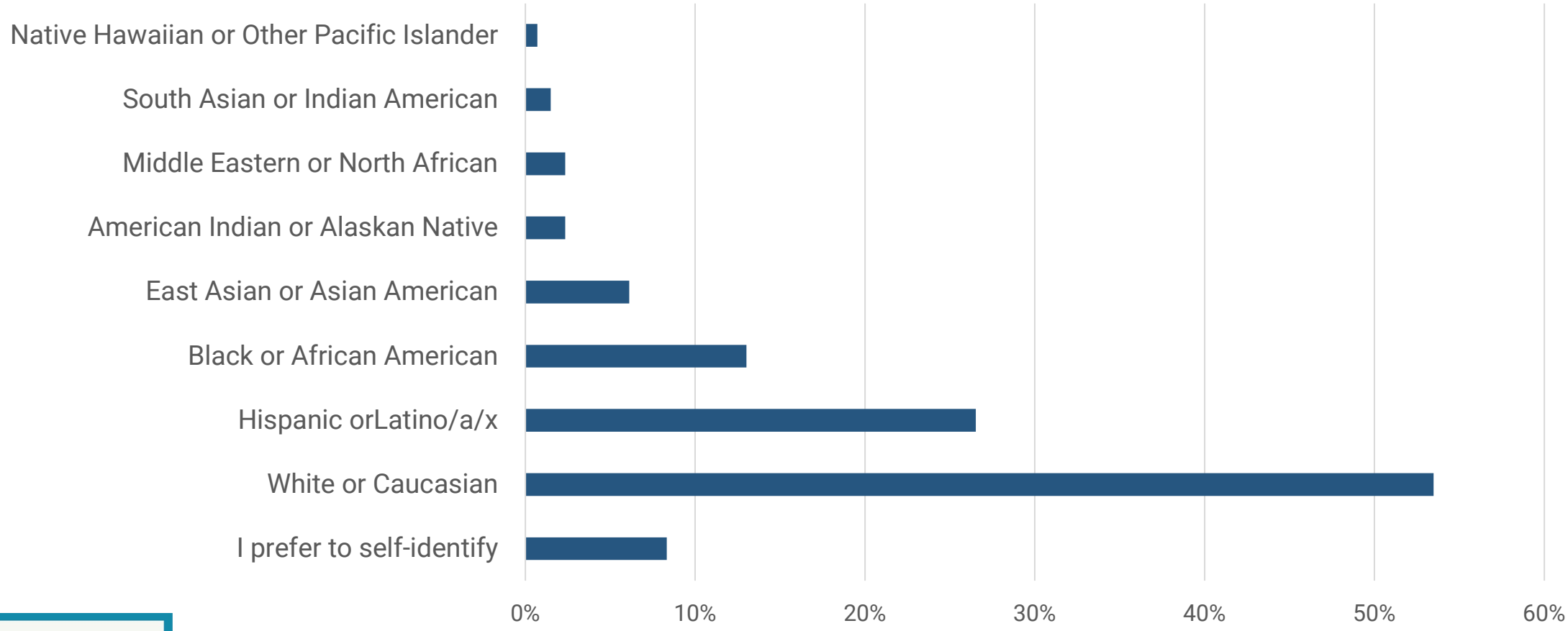
Identify as LGTBQ+?



Respondents (n) = 761

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Race / Ethnicity

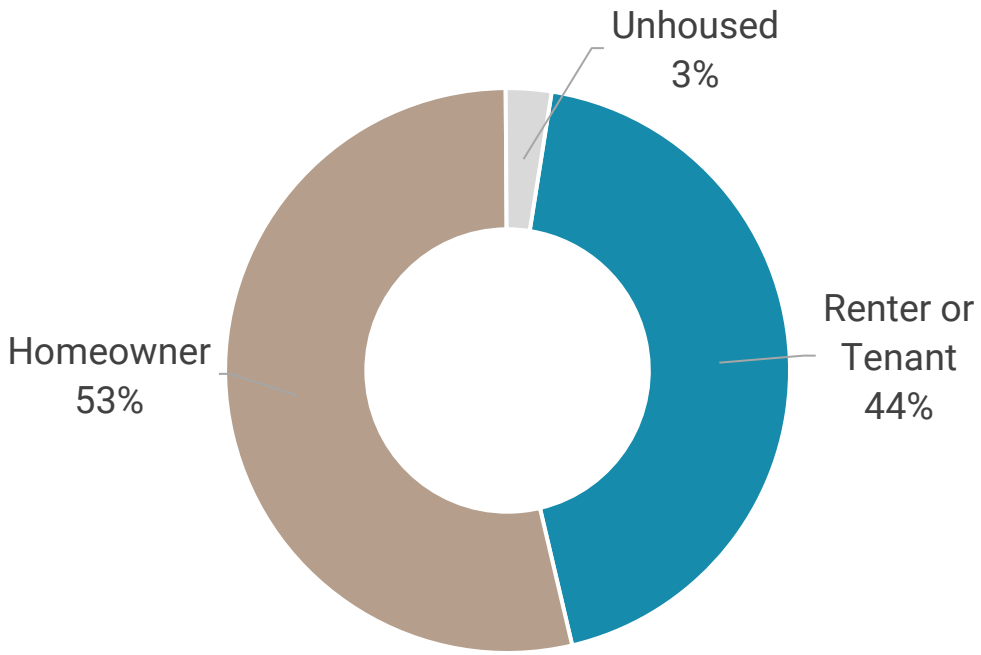


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*This question asked respondents to check all that apply. Total will not add to 100%

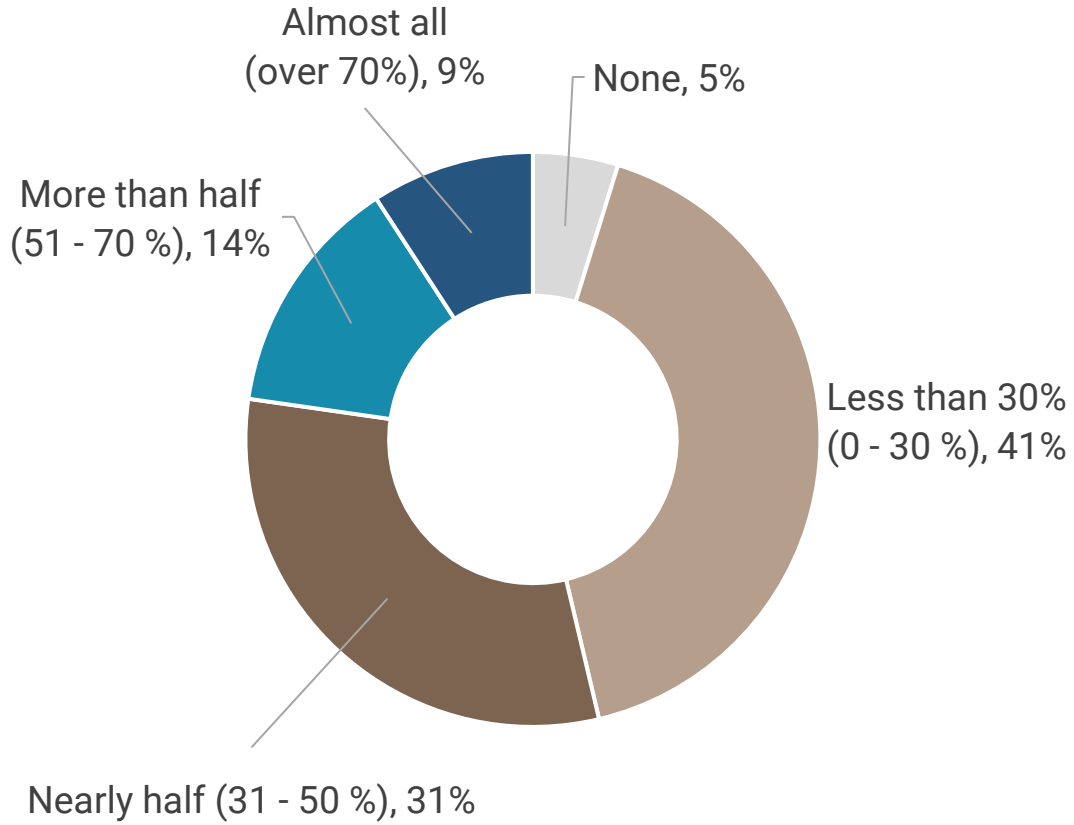
Respondents (n) = 1,406

Tenancy



Respondents (n) = 1,583

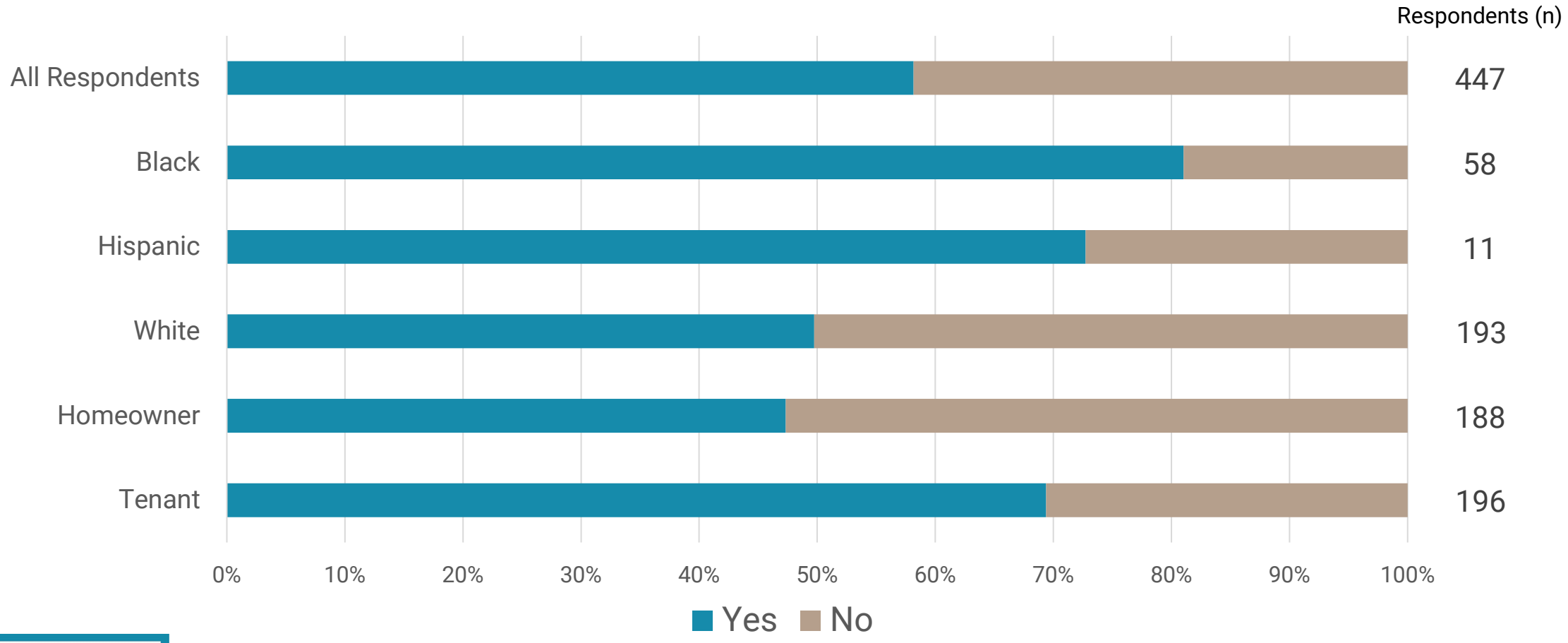
% of Income Spent on Housing



Respondents (n) = 1,460

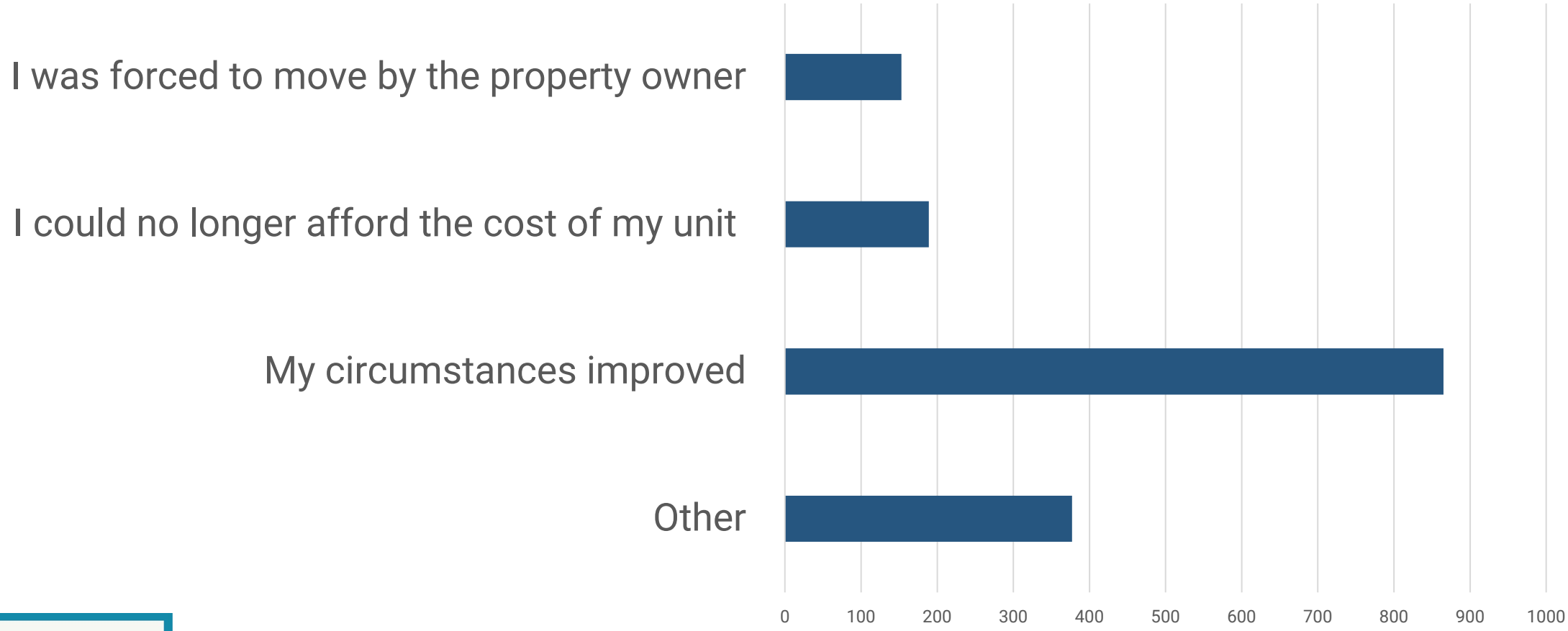
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TO HOUSE LA

Have you or someone you are close to ever experienced homelessness, or felt like you were at risk of losing your home?



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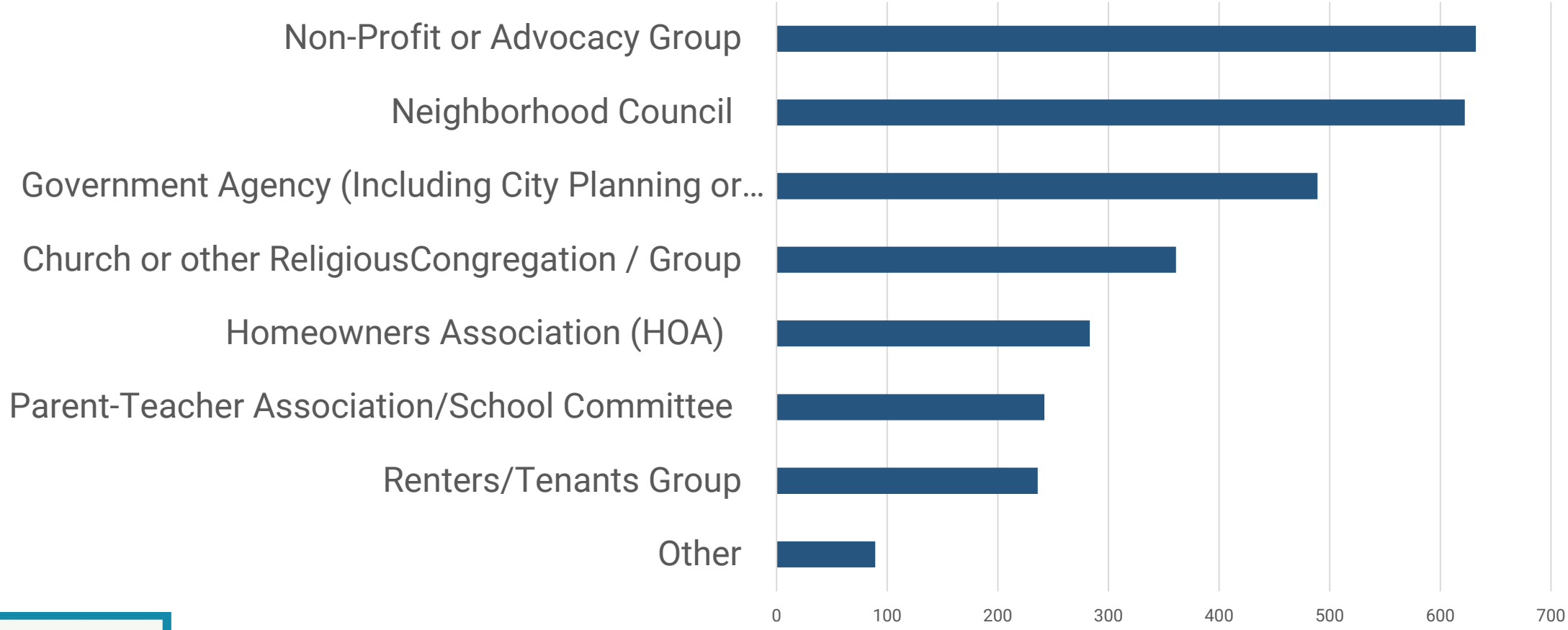
The last time you moved housing, what was your reason?



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Respondents (n) = 1,520

During the past year I have attended (virtually or in person) a meeting of a...



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Respondents (n) = 1,164

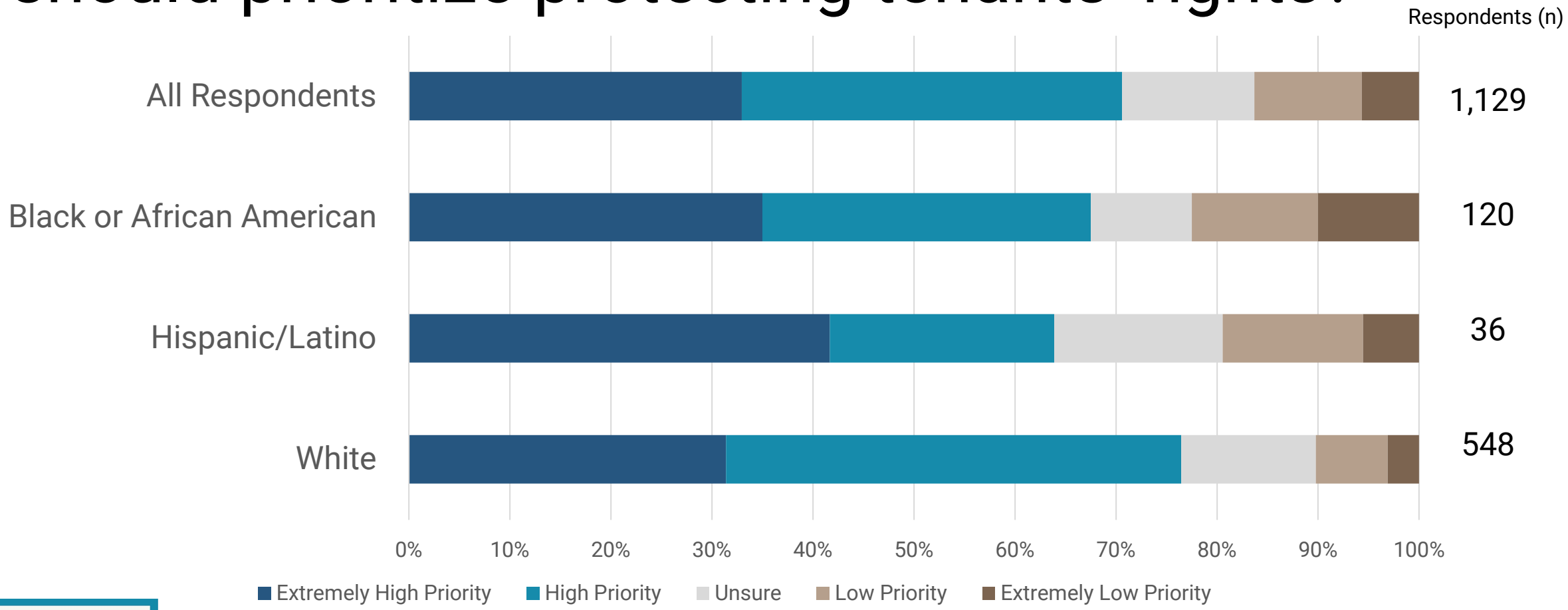
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PREVENTING DISPLACEMENT



Respondents (n) = 1,406

Given that the majority of city residents are renters, how much do you think the city should prioritize protecting tenants' rights?



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In areas facing gentrification and displacement:

Affordable housing should be available to everyone in need, regardless of where they live.

68%

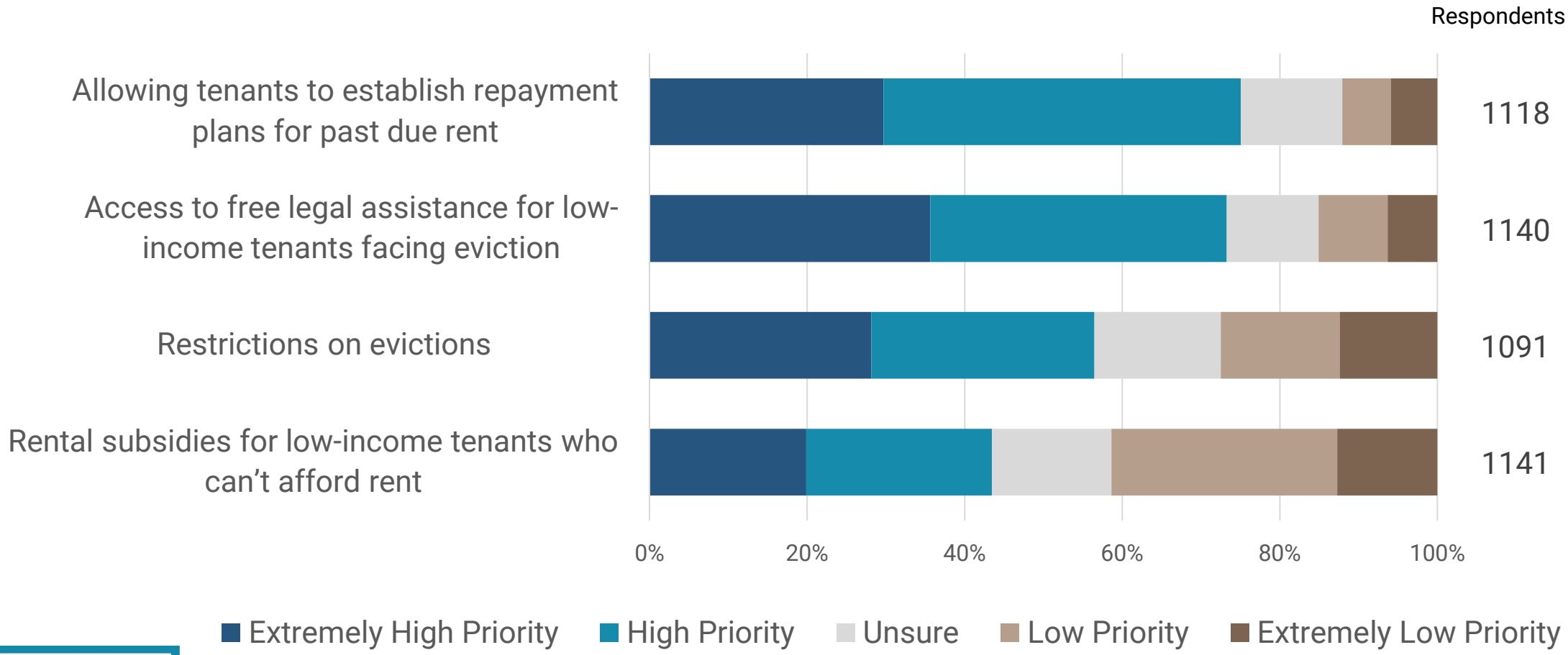
Affordable units should be eligible to *local* residents *first* so they can stay in their community.

19%

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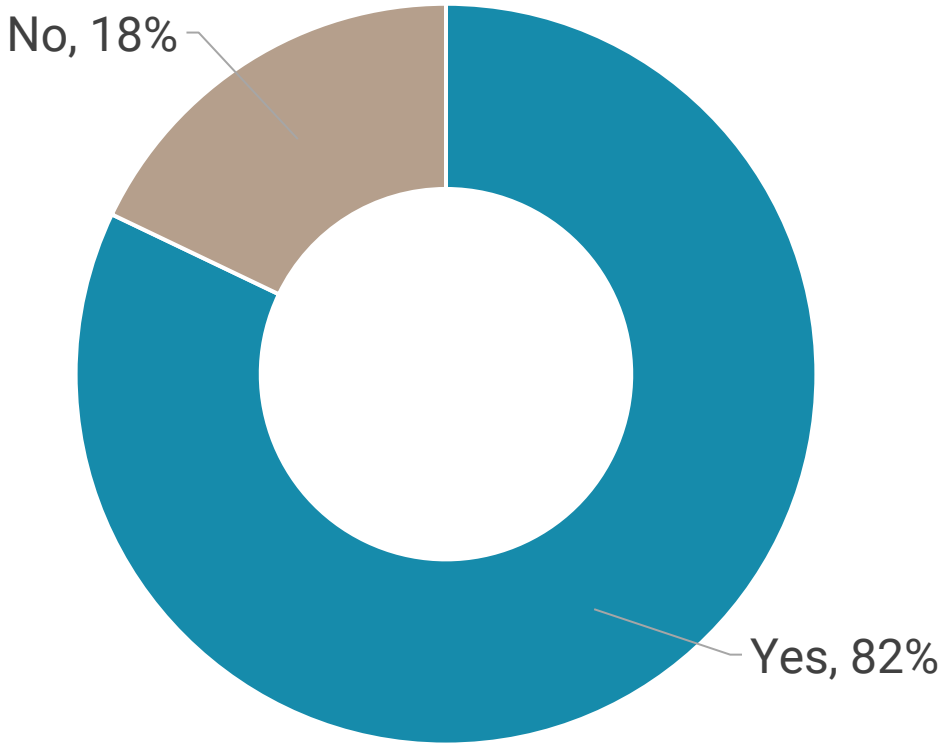
Respondents (n) = 1,123

The City of Los Angeles has enacted emergency measures to protect tenants during the Coronavirus Pandemic. Which of the following emergency protections currently in place would you like to see continue after the emergency order has been lifted?



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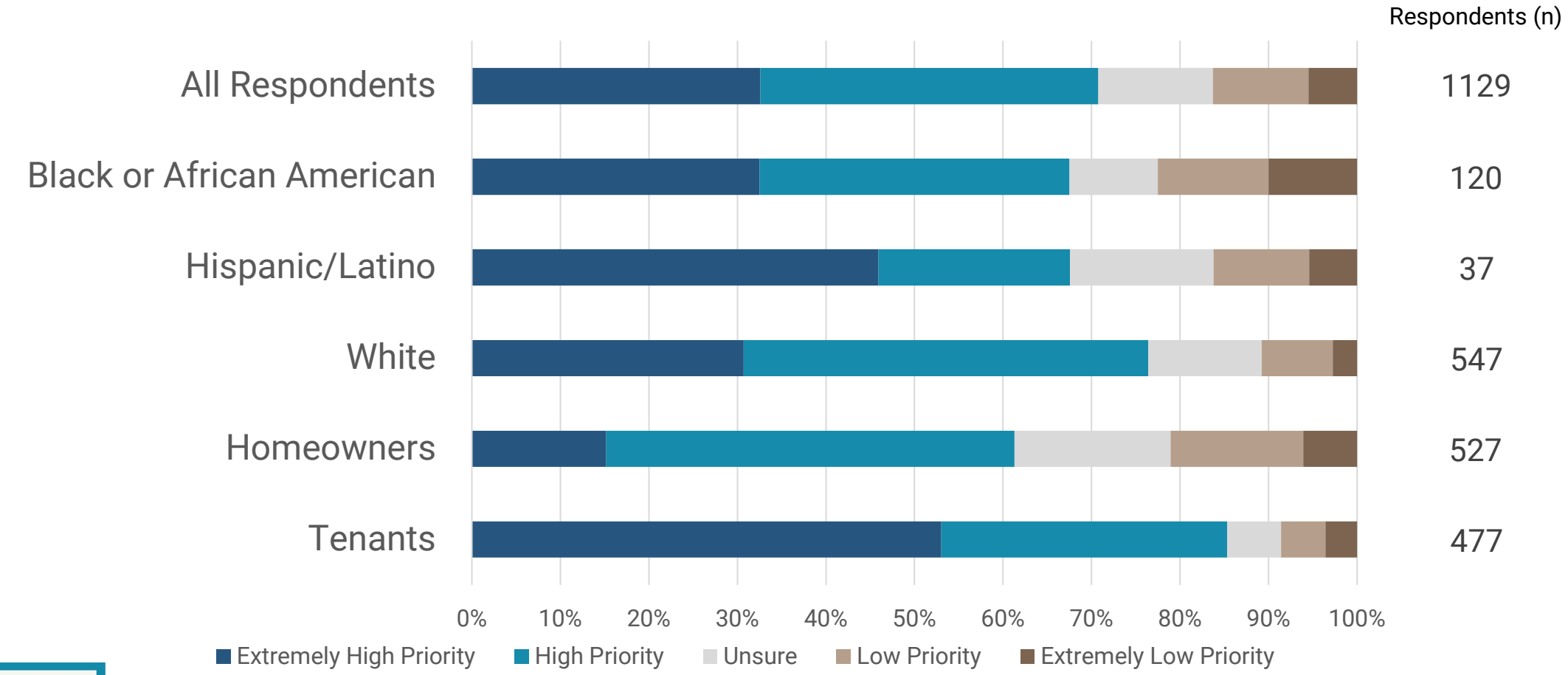
Tenants and community organizations should have the opportunity to purchase apartment buildings when they go up for sale, even if there is no public funding available to assist tenants and organizations in purchasing properties.



THE PLAN TO HOUSE LA

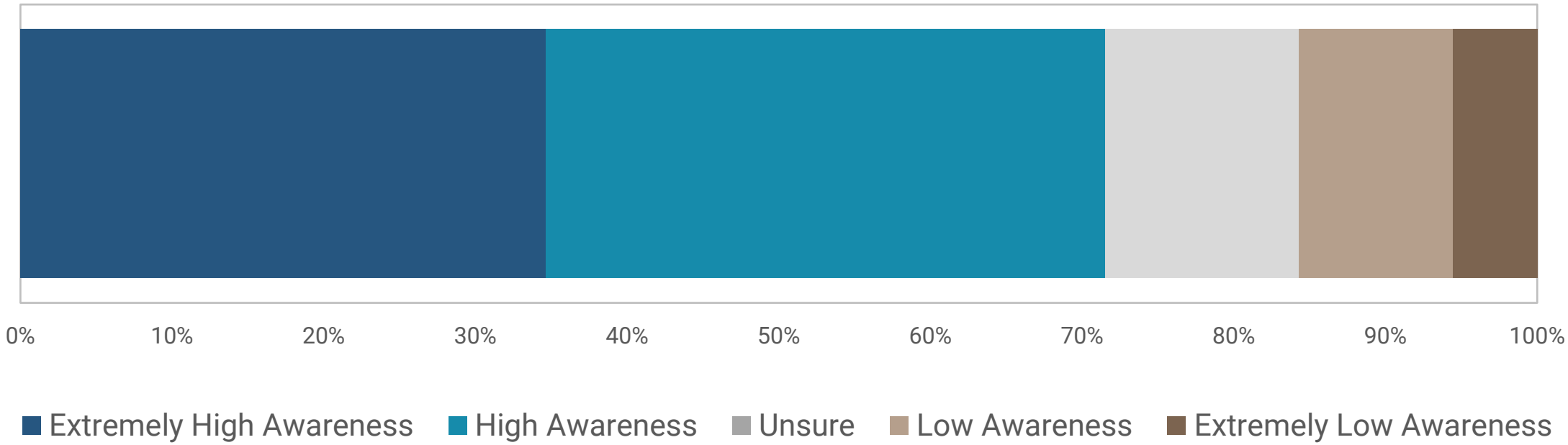
Respondents (n) = 1,040

The City should assist lower- and moderate-income homebuyers using strategies including: developing innovative types of for-sale housing, providing purchase assistance for first-time homebuyers, and facilitating new models of ownership and other programs.



THE PLAN TO HOUSE LA

Are you aware that the City of Los Angeles has a Rent Stabilization Ordinance (RSO or “rent control”) that has limits on eviction and rent increases for some units of housing?



THE PLAN TO HOUSE LA

Respondents (n) = 1,134

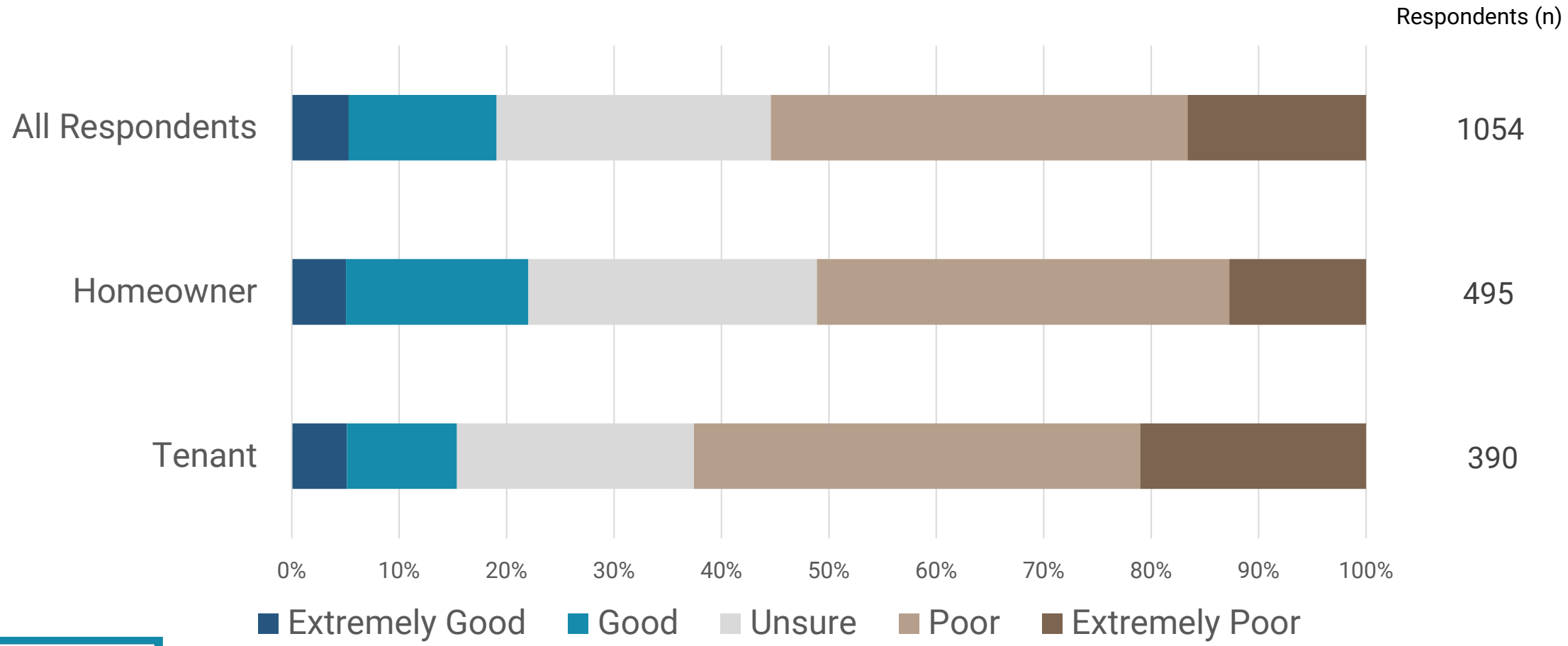
THE PLAN TO HOUSE LA

HOUSING PRODUCTION



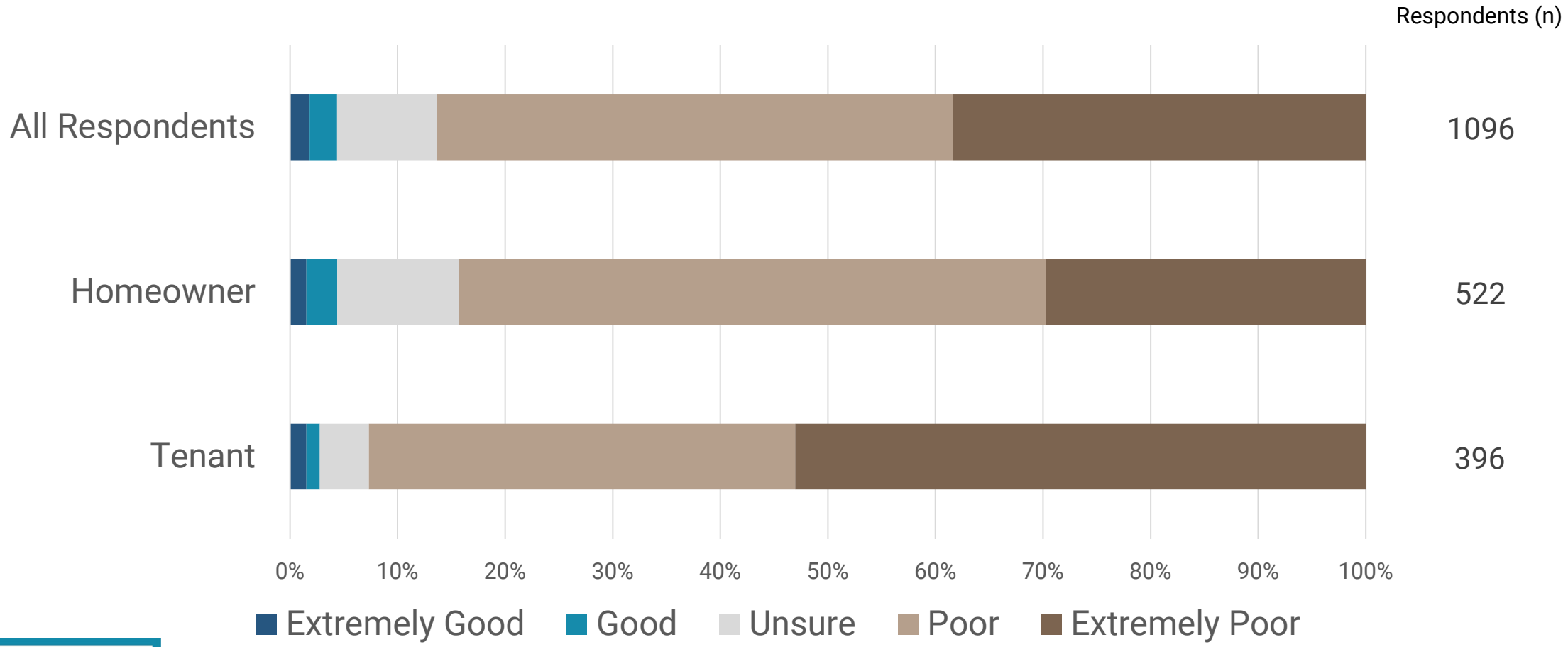
Respondents (n) = 1,158

How would you rate the availability of housing in LA?



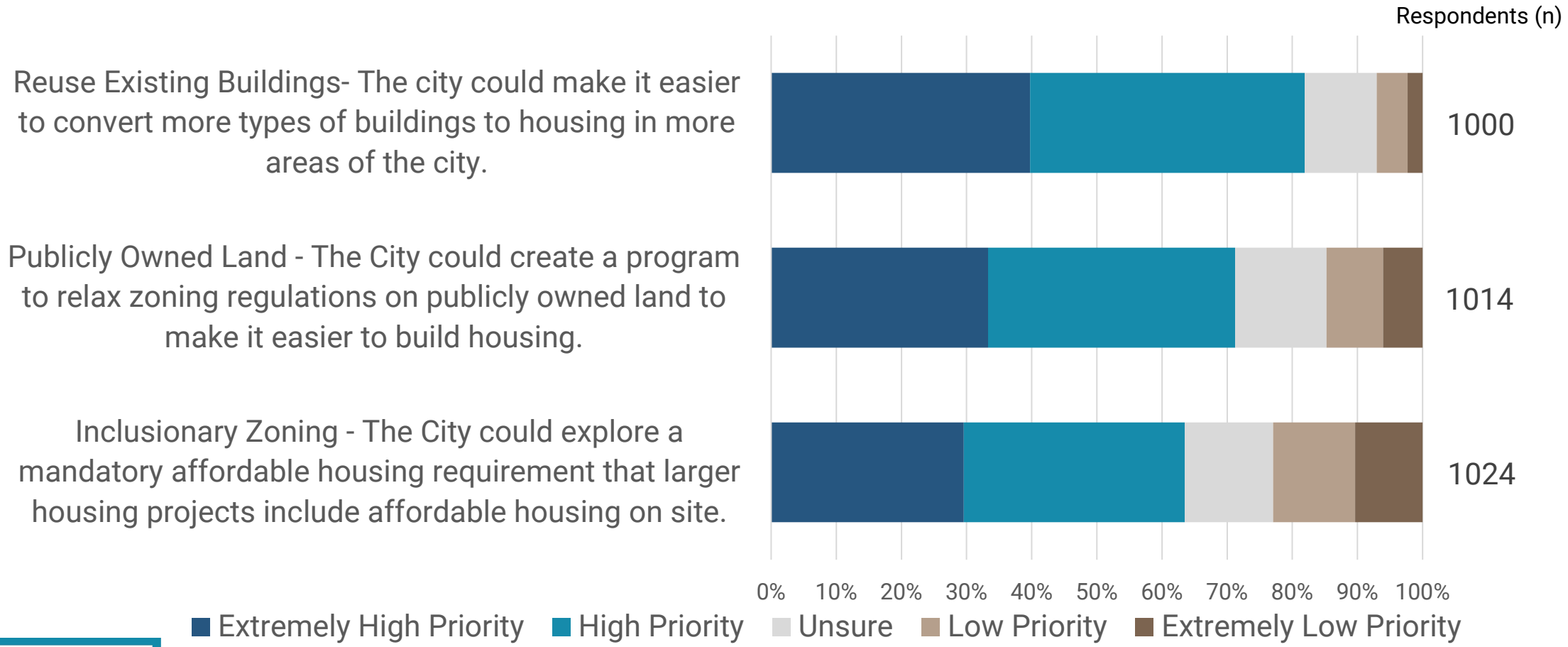
THE PLAN TO HOUSE LA

How would you rate the availability of *affordable* housing in LA?



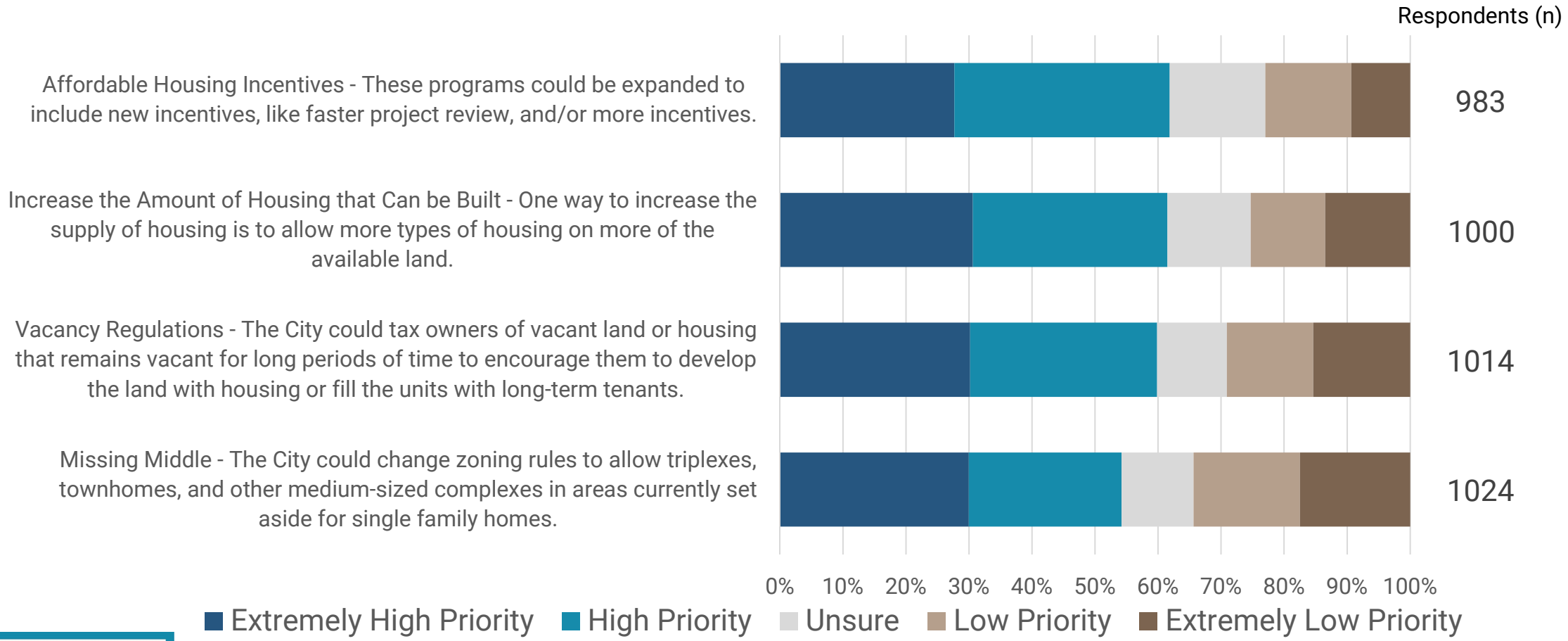
THE PLAN TO HOUSE LA

How should the City prioritize using the tools below to meet housing needs?



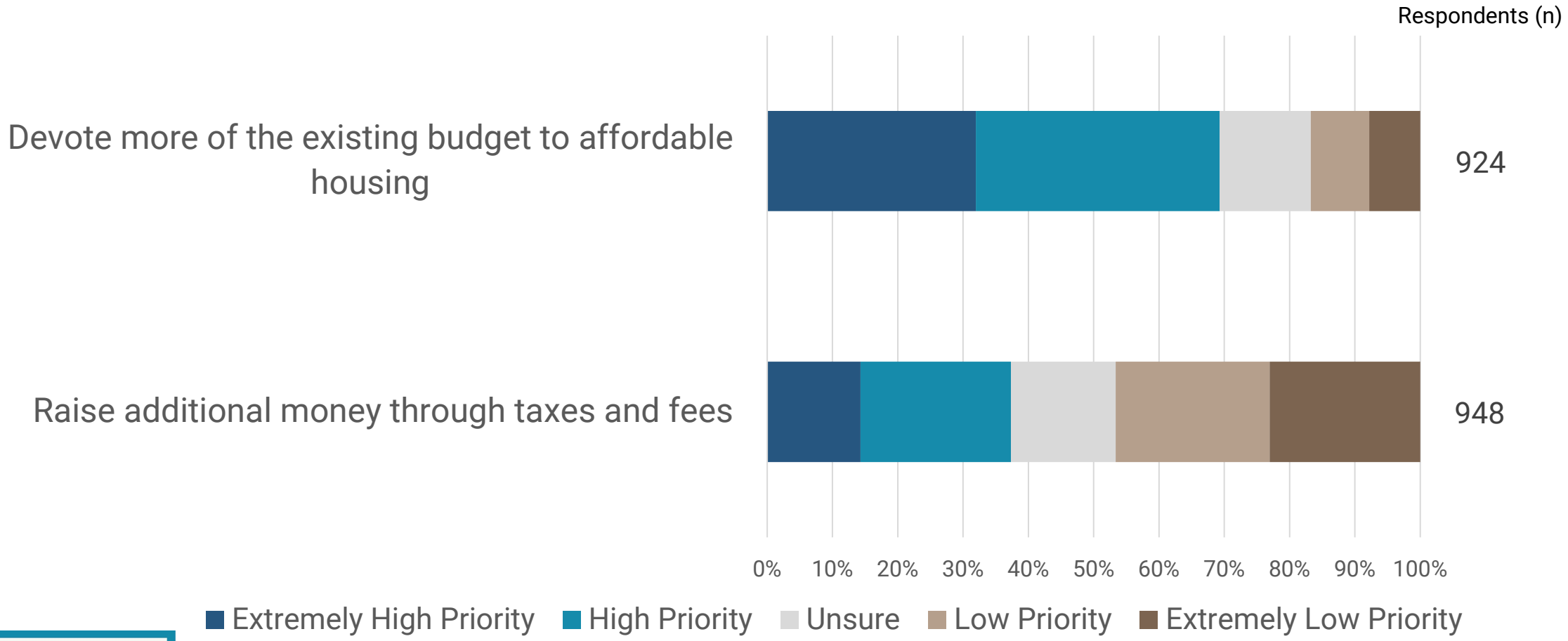
THE PLAN TO HOUSE LA

How should the City prioritize using the tools below to meet housing needs? (continued)



THE PLAN TO HOUSE LA

There is very little public funding available to build affordable housing. The City could:



THE PLAN TO HOUSE LA

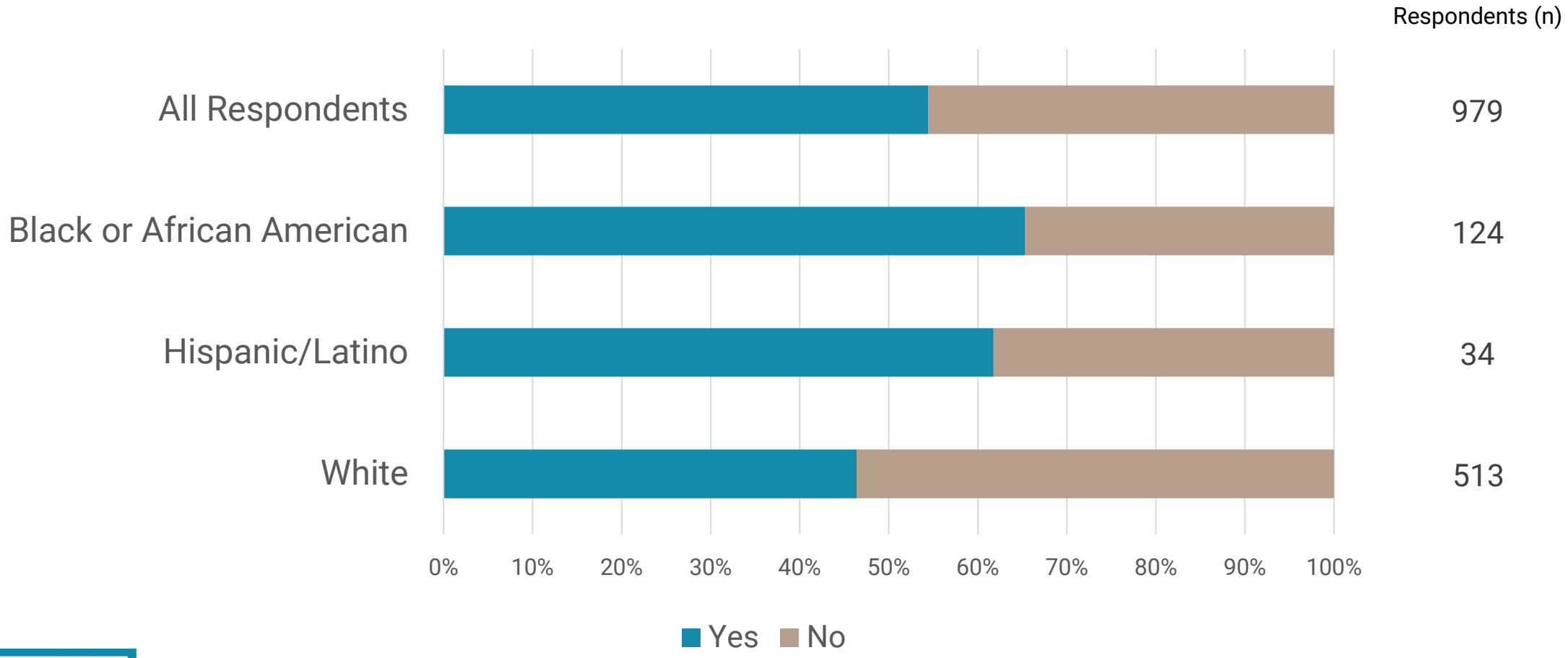
THE PLAN
TO HOUSE LA

ACCESS TO OPPORTUNITY



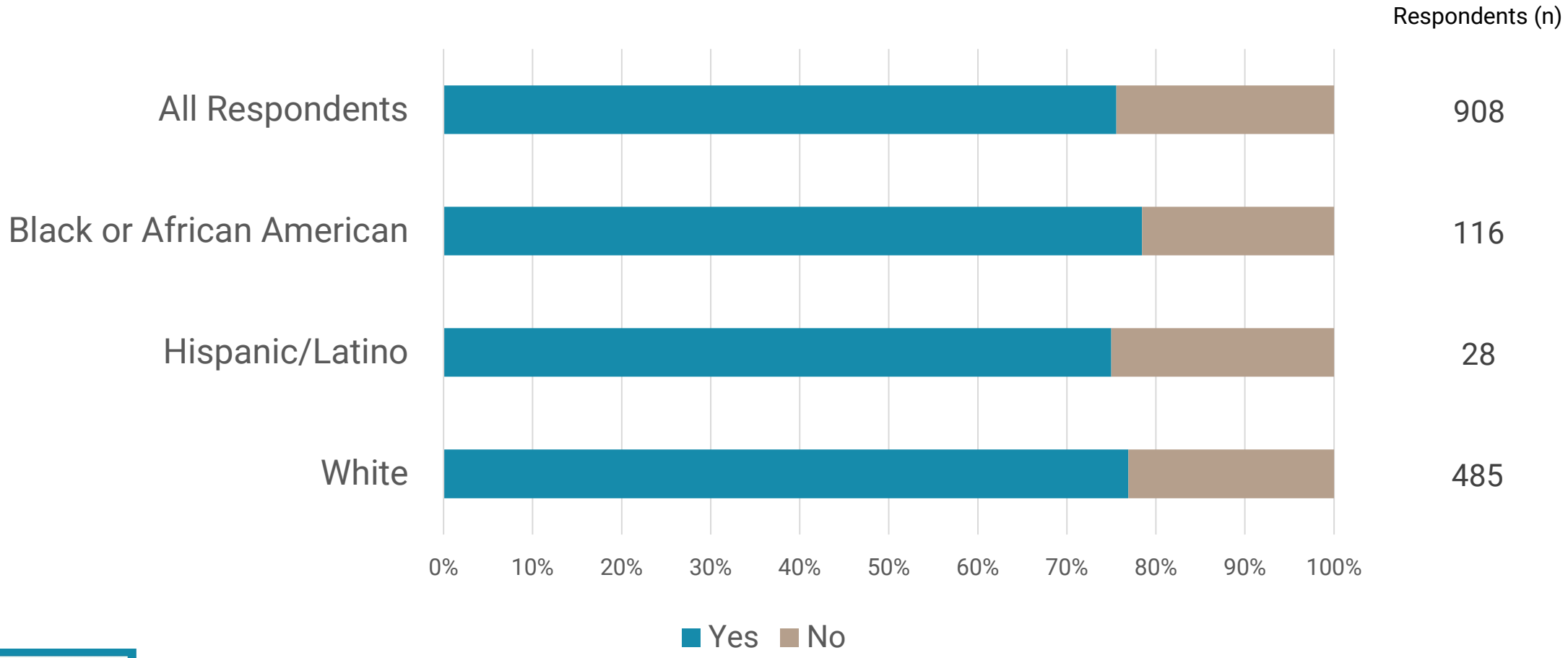
Respondents (n) = 992

Many people move to improve their access to schools, parks, jobs, or other amenities. Have you considered moving for these reasons but were unable to because of the cost of housing?



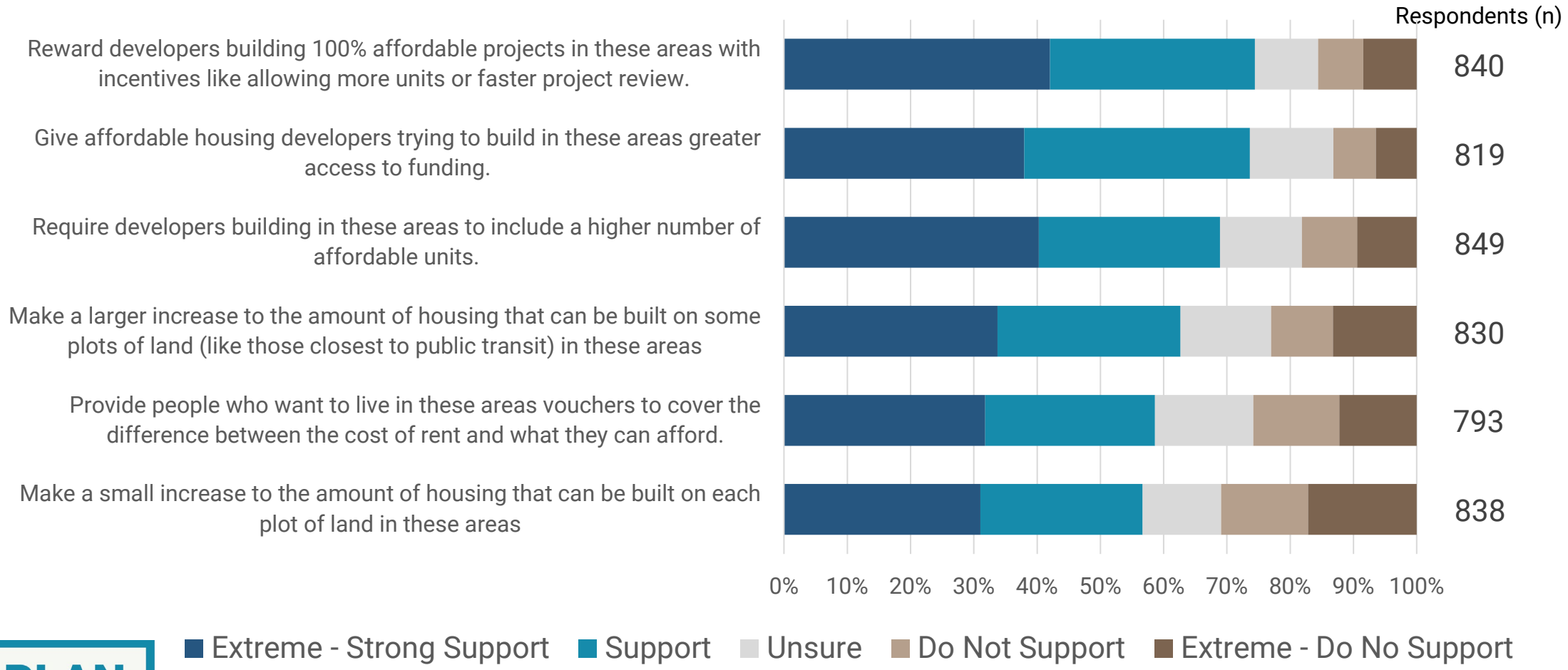
THE PLAN TO HOUSE LA

Should the City establish targets for affordable and market rate units in individual neighborhoods, to ensure a balance of housing types across all communities?



THE PLAN TO HOUSE LA

How should the city expand housing in high opportunity areas?



THE PLAN TO HOUSE LA

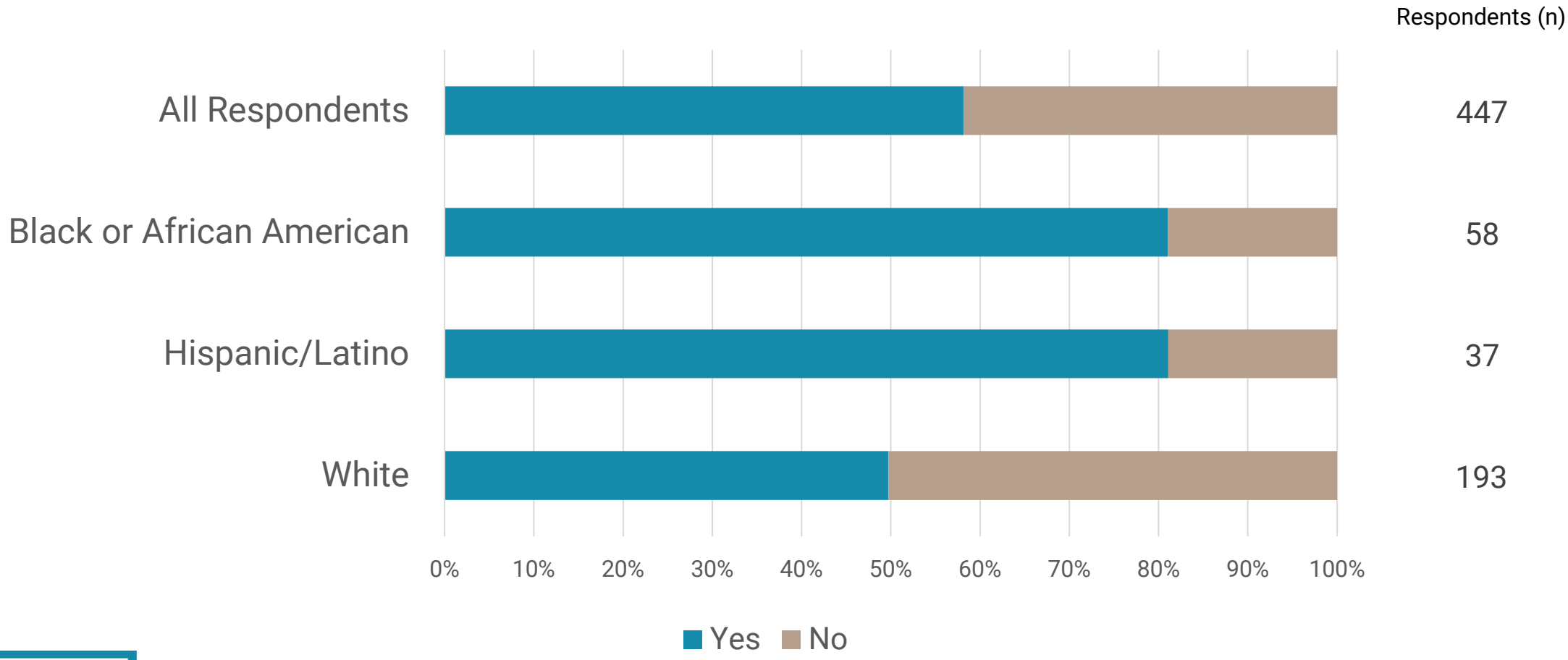
THE PLAN TO HOUSE LA

HOMELESSNESS



Respondents (n) = 1,058

Do you think shelters, supportive housing, and services should be available throughout the city?



THE PLAN TO HOUSE LA

If you wanted to assist someone who is currently unhoused or at risk of losing their home, would you know which resources are available to them?

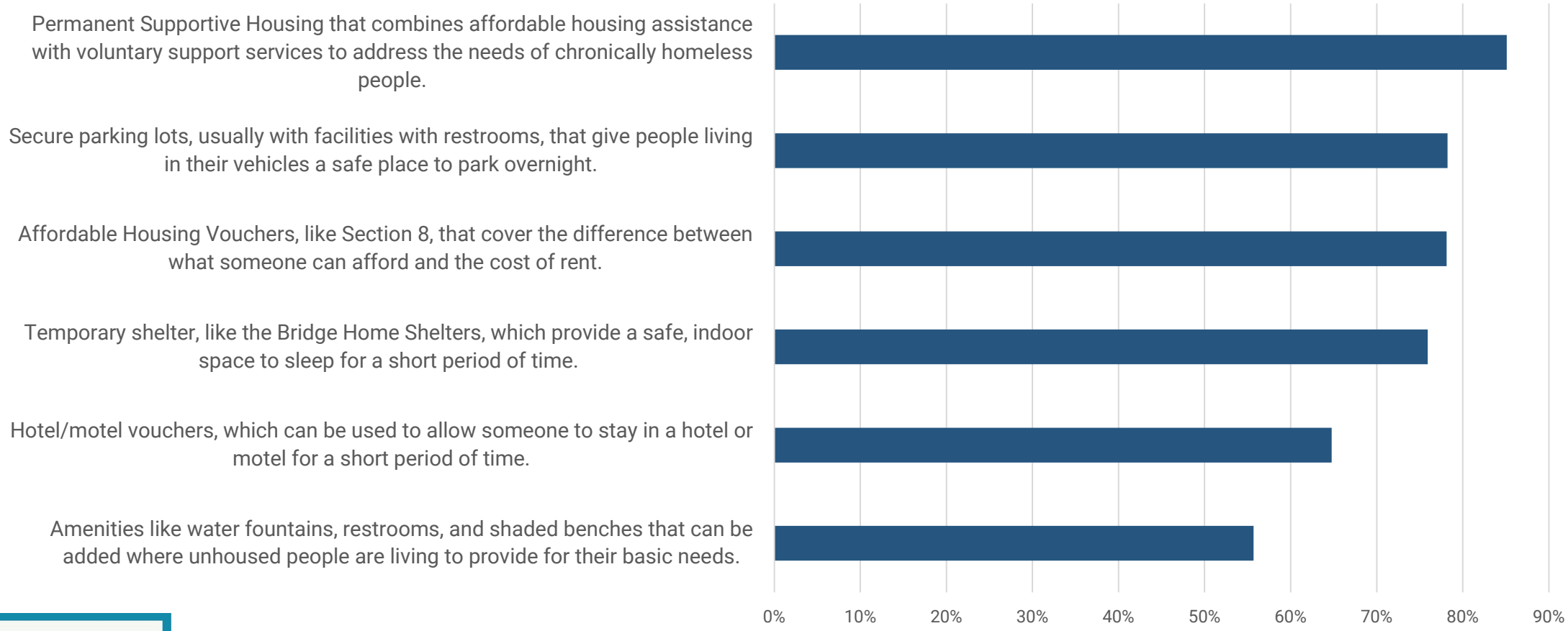
No, not really 57%

Yes! I feel well informed and equipped to help. 26%

THE PLAN TO HOUSE LA

Respondents (n) = 870

Which of the following do you think the City should provide to assist people experiencing homelessness?



THE PLAN TO HOUSE LA

*This question asked respondents to check all that apply. Total will not add to 100%

Respondents (n) = 914

Do you think shelters, supportive housing, and services should be available throughout the city?

Shelter and supportive housing construction should be provided in all neighborhoods, regardless of opposition

66%

Shelter and supportive housing construction should be stopped or delayed in response to public opposition

23%

THE PLAN TO HOUSE LA

Respondents (n) = 891

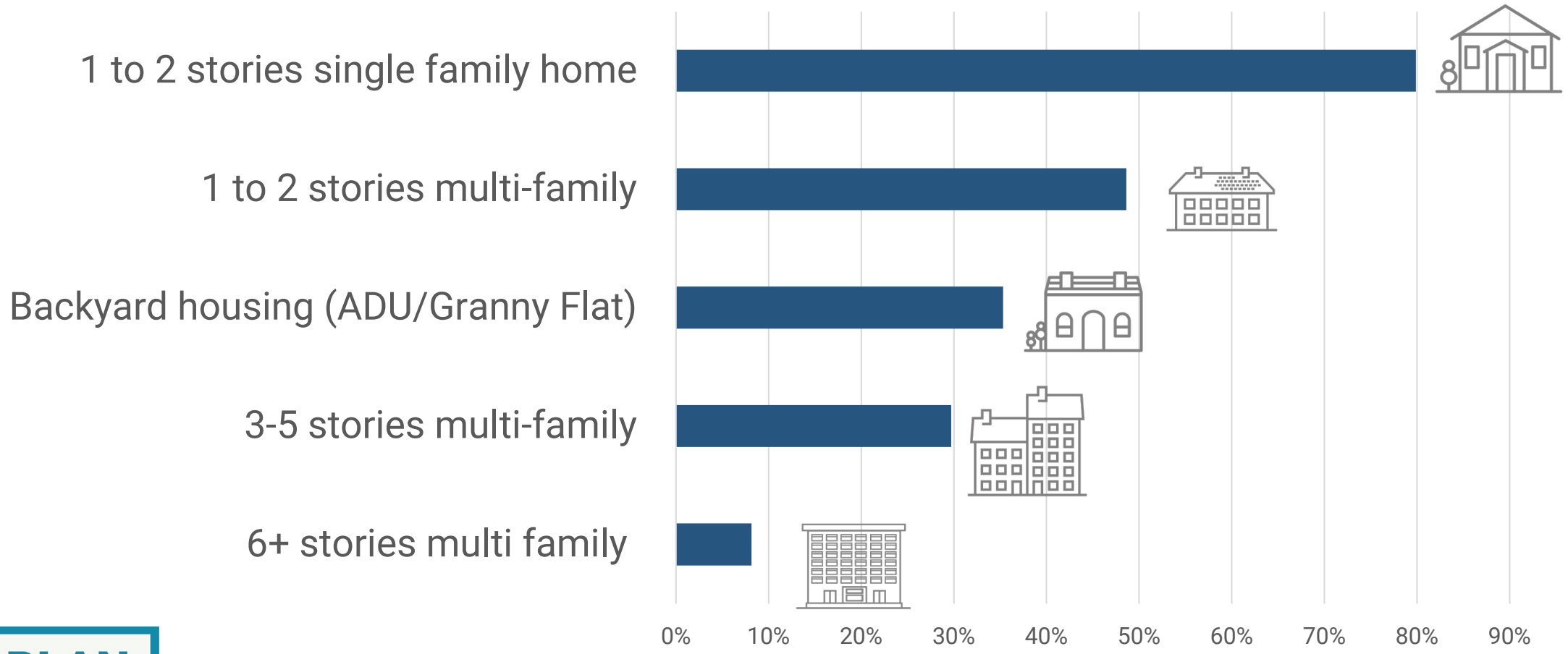
THE PLAN TO HOUSE LA

BUILT ENVIRONMENT



Respondents (n) = 925

What kind of housing do you have on your block?

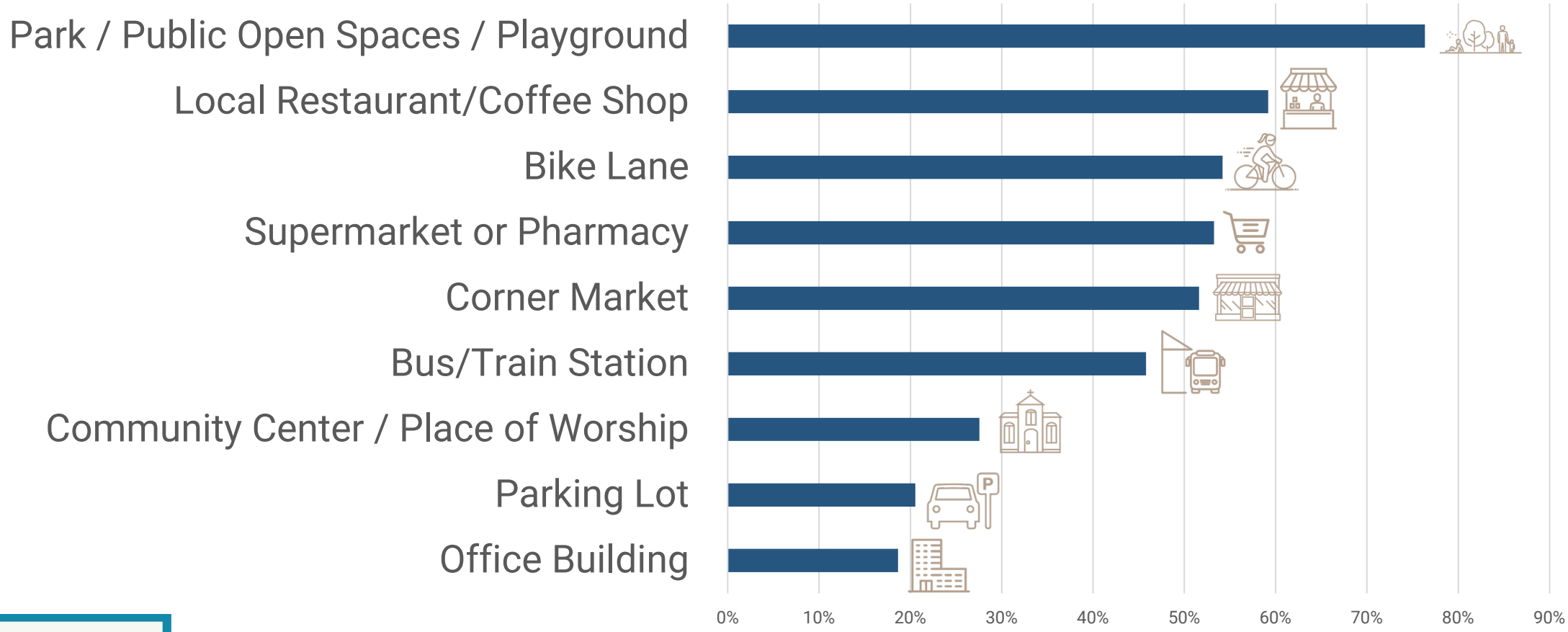


THE PLAN TO HOUSE LA

*This question asked respondents to check all that apply. Total will not add to 100%

Respondents (n) = 909

What kind of amenities do you wish were within a 10-minute walk of your home?

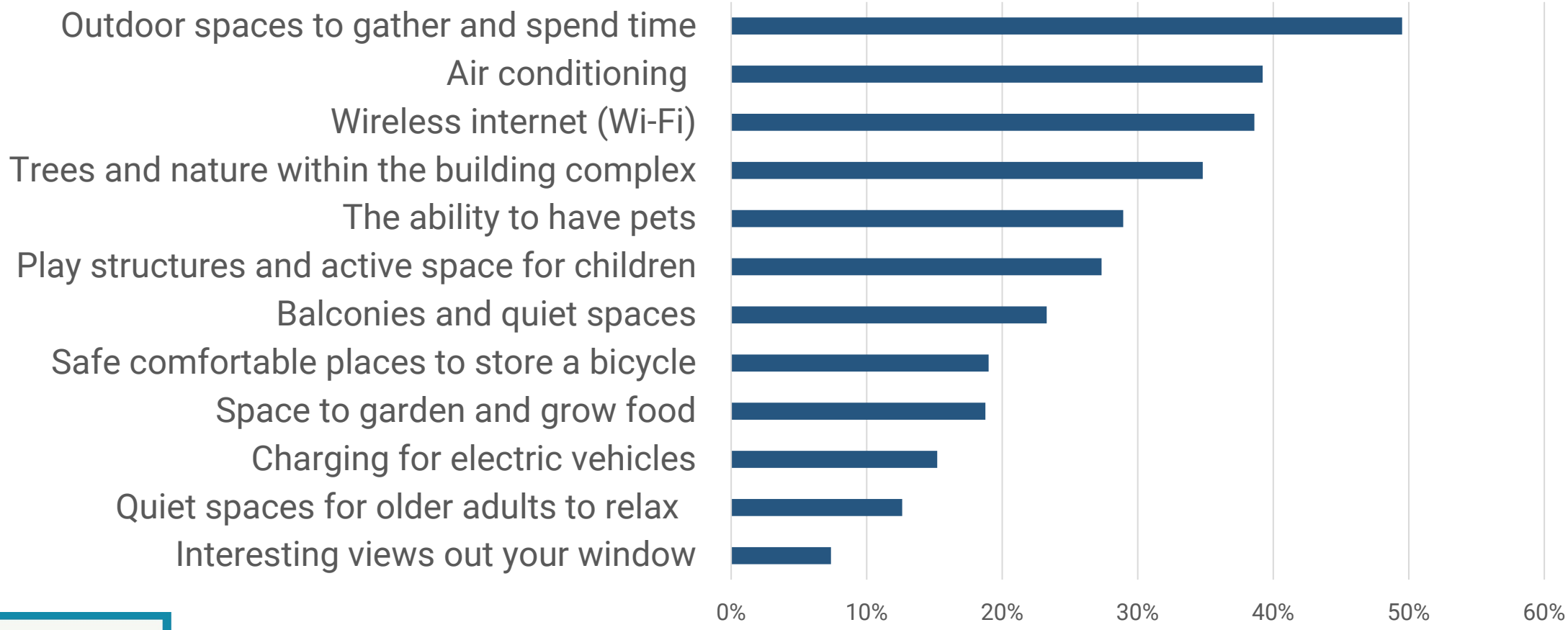


THE PLAN TO HOUSE LA

*This question asked respondents to check all that apply. Total will not add to 100%

Respondents (n) = 742

Which amenities do you think are most important to have onsite in a multi-family building? Check your top three options.



THE PLAN TO HOUSE LA

*This question asked respondents to check all that apply. Total will not add to 100%

Respondents (n) = 818

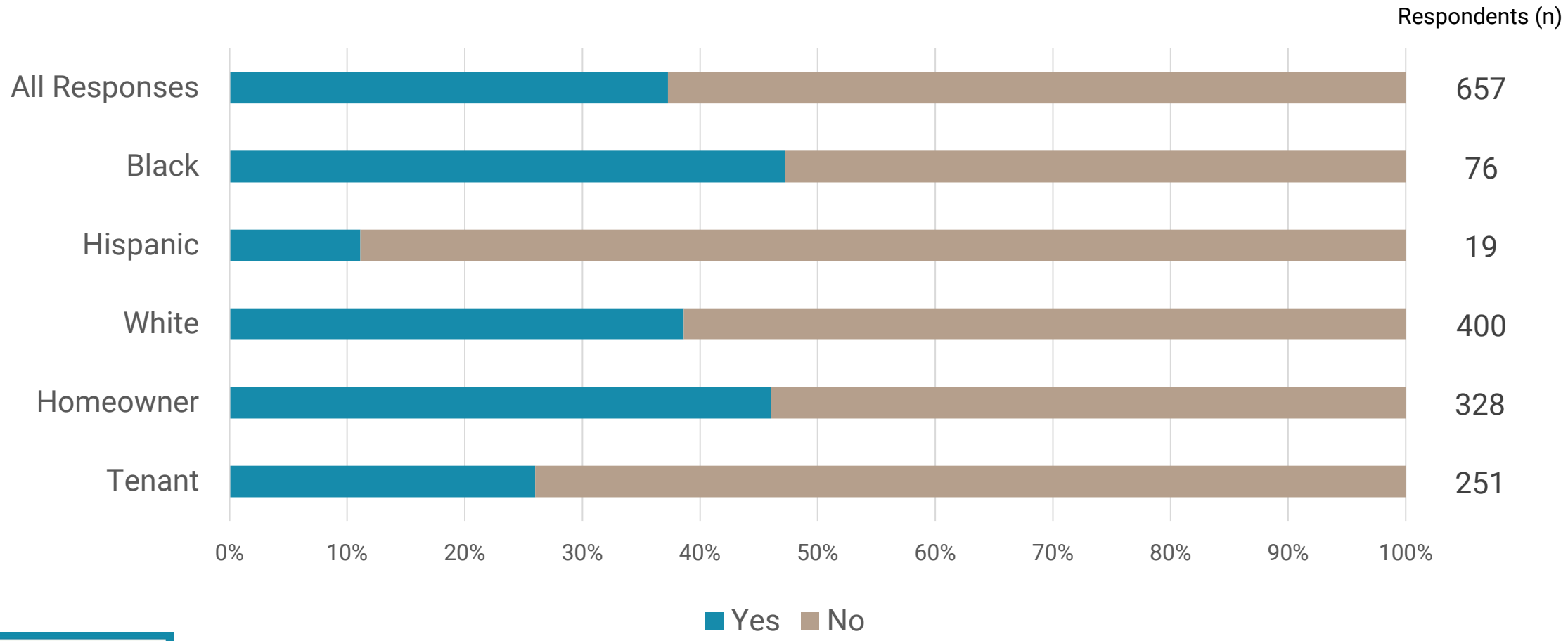
THE PLAN TO HOUSE LA

MEETING THE NEEDS OF ALL ANGELENOS



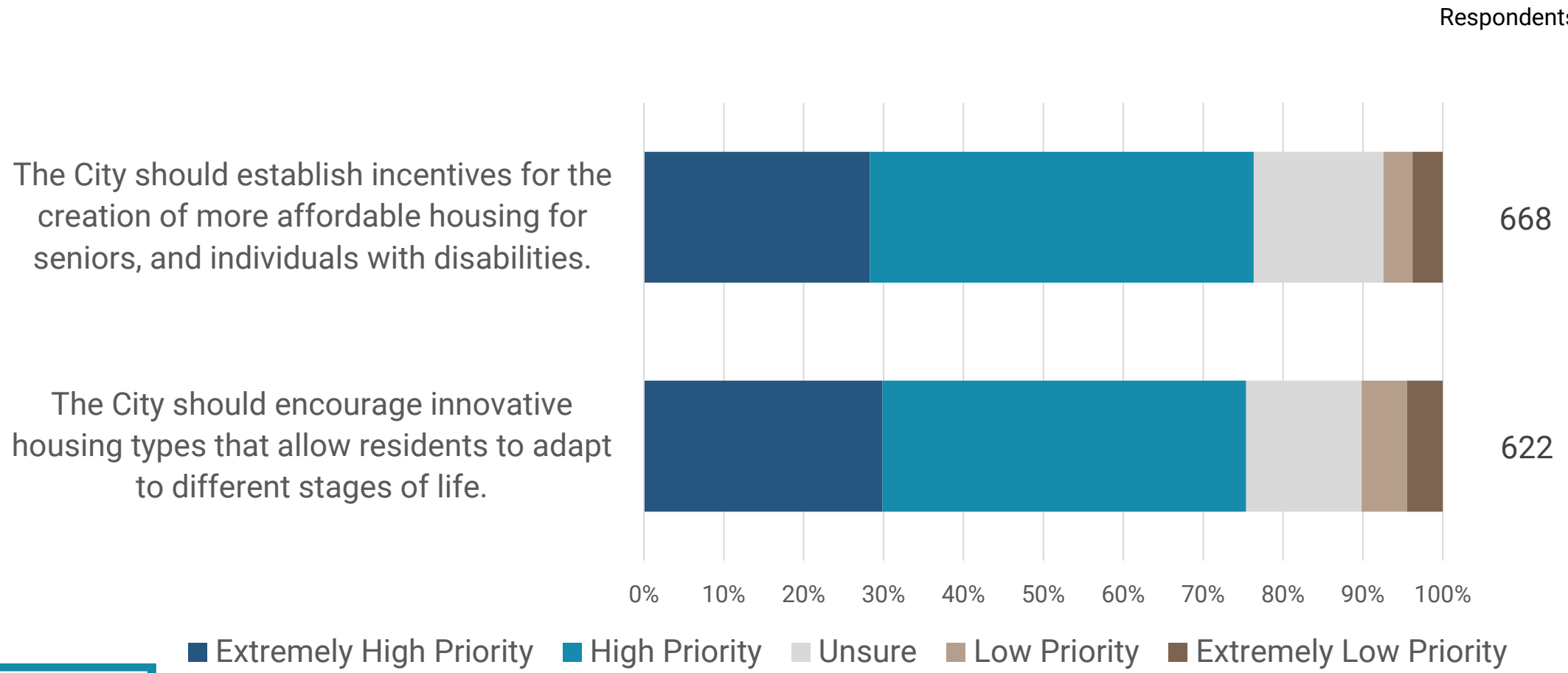
Respondents (n) = 775

Could your home accommodate an elderly family member or friend with unique needs?



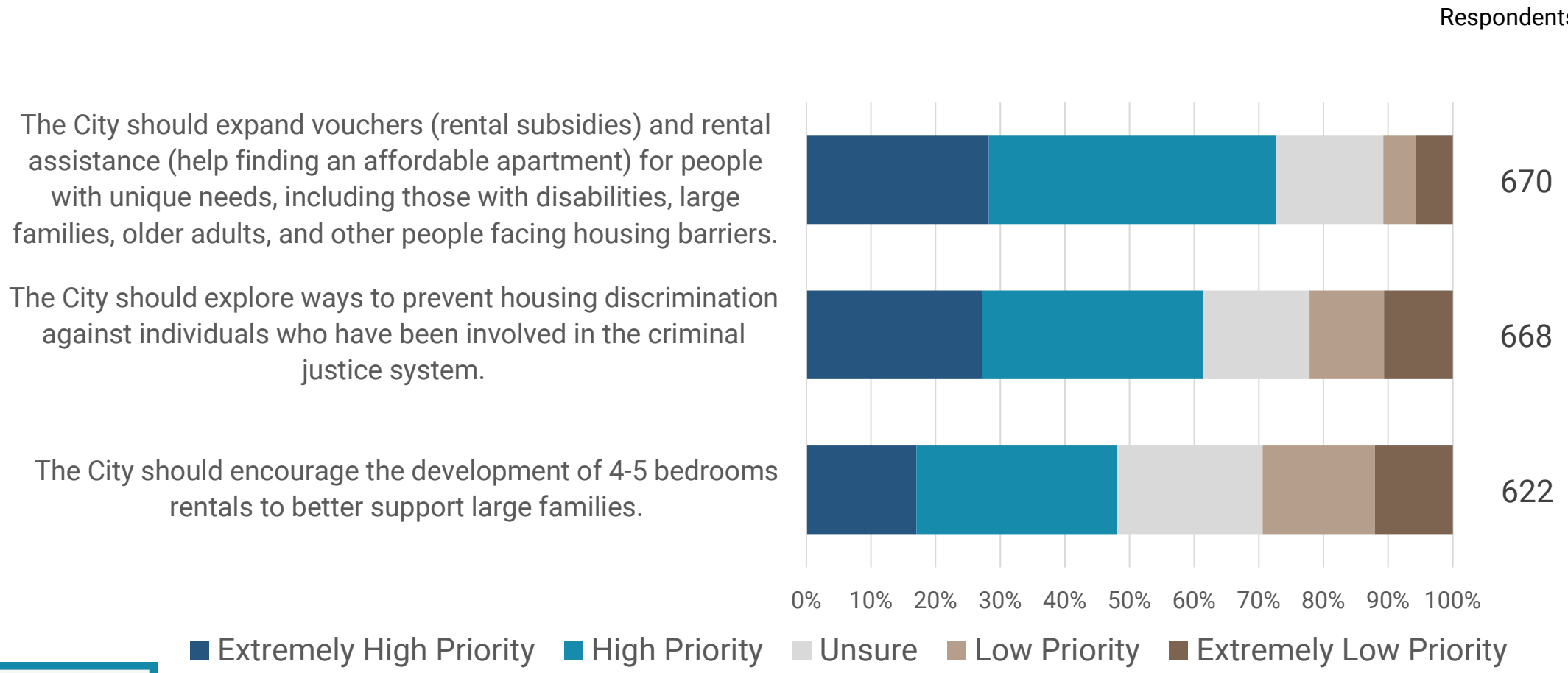
THE PLAN TO HOUSE LA

How do you think the City should prioritize using the tools below?



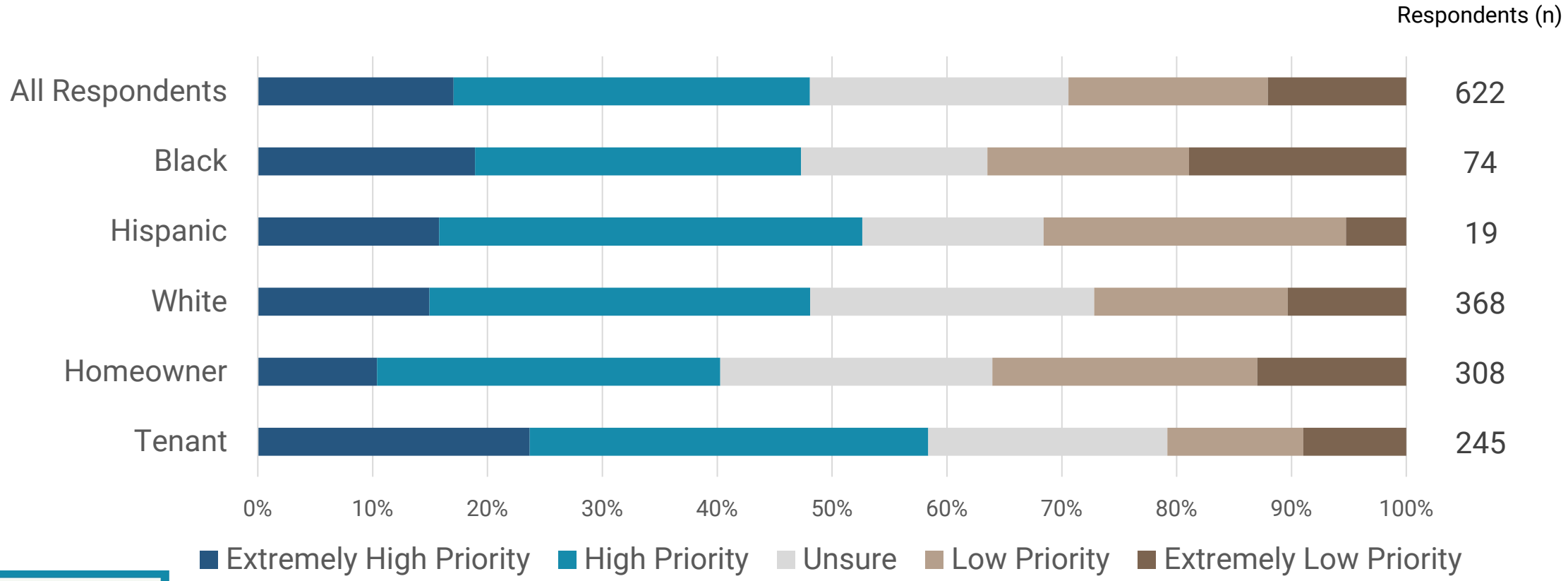
THE PLAN TO HOUSE LA

How do you think the City should prioritize using the tools below? (continued)



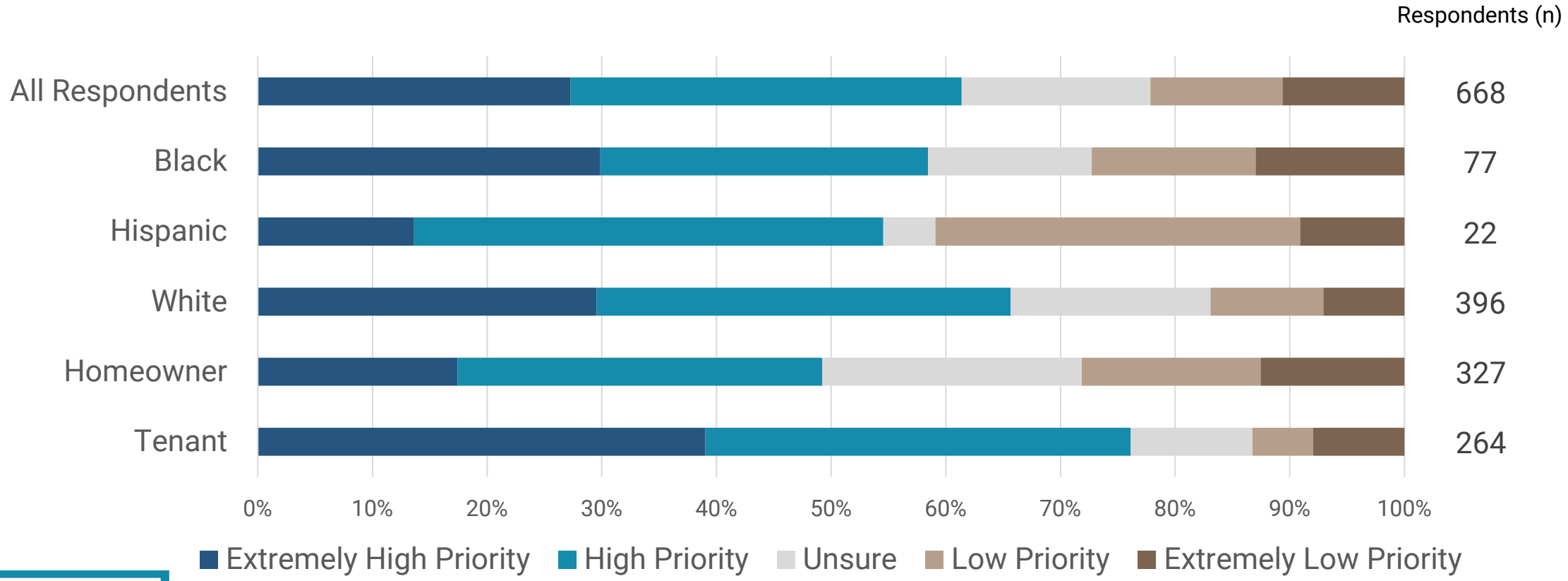
THE PLAN TO HOUSE LA

The City should encourage the development of 4-5 bedrooms rentals to better support large families.



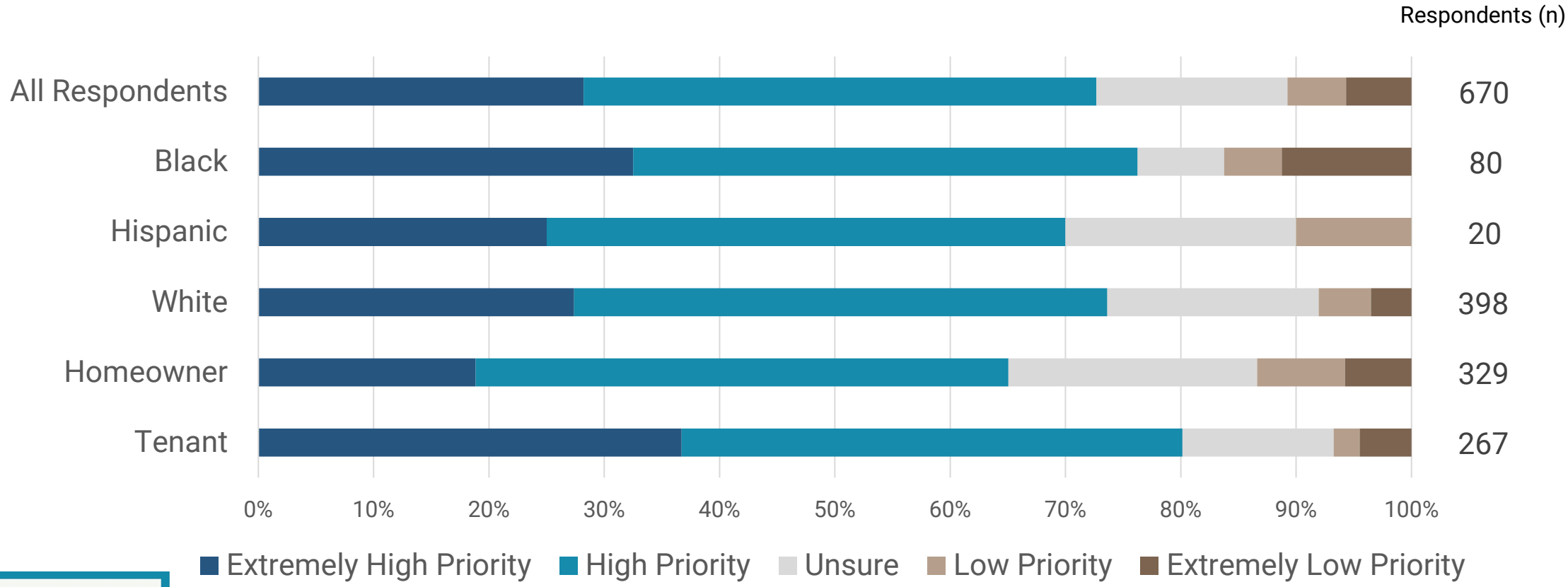
THE PLAN TO HOUSE LA

The City should explore ways to prevent housing discrimination against individuals who have been involved in the criminal justice system.



THE PLAN TO HOUSE LA

The City should expand vouchers (rental subsidies) and rental assistance (help finding an affordable apartment) for people with unique needs, including those with disabilities, large families, older adults, and other people facing housing barriers.



THE PLAN TO HOUSE LA

THE PLAN TO HOUSE LA

November 5-18, 2020

FM3 RESEARCH

CITY OF LOS ANGELES HOUSING ISSUES SURVEY
320-911 WT
N=803
MARGIN OF SAMPLING ERROR ±4.0% (95% CONFIDENCE LEVEL)
A/B SPLIT SAMPLE
CONSULTANT EXECUTION DRAFT. NOT FOR PUBLICATION. CA GOV'T CODE 6254.

Hello, I'm _____ from an independent opinion research company. **(IF RESPONDENT REPLIES IN SPANISH, FOLLOW THE PROCEDURE FOR HANDING OFF TO A SPANISH-SPEAKING INTERVIEWER.)** I am not trying to sell you anything or ask for a donation of any kind. We are conducting a public opinion survey about issues that may concern residents in the City of Los Angeles. All responses to the survey are strictly confidential and you will not be identified in any way. May I please speak to _____? **(YOU MUST SPEAK TO THE NAME LISTED. VERIFY THE PERSON LIVES AT THE ADDRESS LISTED, OTHERWISE TERMINATE.) (IF NOT AVAILABLE, ASK WHEN IT WOULD BE CONVENIENT TO CALL AGAIN.)**

(ONLY ASKED ON TELEPHONE)

A. Before we begin, I need to know if I have reached you on a cell phone, and if so, are you in a place where you can talk safely without endangering yourself or others?

Yes, cell and can talk safely	68%
Yes, cell but cannot talk safely	**TERMINATE**
No, not on cell	32%
(DON'T READ) DK/NA/REFUSED	**TERMINATE**

B. And, do you currently live in the City of Los Angeles?

Yes	100%
No	**TERMINATE**
(DON'T READ) DK/NA/REFUSED	**TERMINATE**

C. Which zip code do you live in? **(DO NOT READ OPTIONS) (TERMINATE IF REFUSED TO STATE, DON'T KNOW OR NOT ONE OF THE CITY OF LOS ANGELES ZIP CODES)**

THE FOLLOWING QUESTIONS ARE JUST TO MAKE SURE EVERYONE IS REPRESENTED.

1. To make sure everyone is represented in this survey, please tell me with which racial and/or ethnic category you most identify yourself: Latino or Latina, African American or Black, White or Caucasian, Asian or Pacific Islander, or some other ethnic or racial group?

Latino/Latina	45%
African American/Black	9%
White/Caucasian	29%
Asian or Pacific Islander	10%
Other group **(PLEASE SPECIFY_____)**	4%
(DON'T READ) Prefer not to answer	3%

2. And again, just to make sure that everyone is represented in this survey, can you please tell me in what year you were born?

CONSULTANT EXECUTION DRAFT. NOT FOR PUBLICATION. CA GOV'T CODE 6254.

2002-1996 (18-24)----------9%
1995-1991 (25-29)---------- 12%
1990-1986 (30-34)---------- 14%
1985-1981 (35-39)----------9%
1980-1976 (40-44)----------8%
1975-1971 (45-49)----------7%
1970-1966 (50-54)----------8%
1965-1961 (55-59)----------8%
1960-1956 (60-64)----------6%
1955-1946 (65-74)----------8%
1945 or earlier (75 & over) ----------6%
(DON'T READ Prefer not to say ----------3%

3. What is your gender? Are you (**ROTATE**) [ ] male, [ ] female or non-binary?

Male----------49%
Female ----------49%
Non-binary----------1%
(**DON'T READ**) Prefer not to say ----------1%

NOW, THE FOLLOWING QUESTIONS ARE ABOUT ISSUES FACING CITY OF LOS ANGELES RESIDENTS.

4. Next, I would like to ask you about some of the issues facing the City of Los Angeles. Thinking of all the priorities that City government needs to address, how would you rate each of the following issues as priorities? Please use a scale from 0 to 10 where 0 means it should not be a priority at all and 10 means it should be the absolute top priority. You can choose any number from 0 to 10. **(RANDOMIZE)**

		MEAN	NOT A PRIORITY 0	1	2	3	4	5	6	7	8	9	TOP PRIORITY 10	(DK)
[ ]a.	Increasing the supply of housing overall	**7.7**	3%	1%	2%	2%	3%	10%	6%	8%	13%	9%	42%	1%
[ ]b.	Increasing the supply of affordable housing	**8.3**	4%	2%	1%	1%	2%	7%	3%	5%	9%	8%	58%	1%
[ ]c.	Protecting tenants' rights	**8.1**	2%	2%	1%	2%	3%	8%	3%	9%	12%	6%	50%	1%

CONSULTANT EXECUTION DRAFT. NOT FOR PUBLICATION. CA GOV'T CODE 6254.

The State of California has recently strengthened its requirements for cities to plan for more housing, including more affordable housing, in a manner that promotes neighborhoods with equal housing opportunity for all individuals. With these new requirements from the state, the City of Los Angeles is required to develop a plan for the creation of over 450,000 new housing units over the next 8 years. The next questions are about how you think the City should plan for more housing to achieve those goals.

5. Which of the following do you personally believe is the housing type most needed in the City of Los Angeles? Is it (**ROTATE TOP-TO-BOTTOM**) [ ] single-family homes, [ ] small apartment or condominium buildings with less than ten units, [ ] medium-sized apartment or condominium buildings with 10 to 50 units, or [ ] large apartment or condominium buildings of more than 50 units? (**IF "DON'T KNOW/NA" ON FIRST CHOICE, SKIP SECOND CHOICE QUESTION AND CODE "DK" FOR SECOND CHOICE.) (IF SAYS "NONE" IN FIRST CHOICE, CODE "NONE" IN SECOND CHOICE.) (IF UNWILLING TO CHOOSE, BUT SAYS "ALL", CODE "ALL" IN FIRST AND "NO ANSWER" IN SECOND.**)

And which of the remaining three housing types would be your choice for the second-most needed housing type in the City of Los Angeles? (**READ THE REMAINING CHOICES IF ASKED BY RESPONDENT**)

	1st CHOICE	2ND CHOICE
Single-family homes	23%	15%
Small apartment buildings	15%	21%
Medium-sized apartment buildings	27%	23%
Larger apartment buildings	12%	11%
(**DON'T READ**) None	2%	20%
(**DON'T READ**) All	15%	2%
(**DON'T READ**) DK/NA	6%	7%

6. If you knew that medium and large apartment buildings could support more affordable housing units and that single-family homes and small apartment buildings would not be likely to include affordable units, which would be your first choice? Is it (**ROTATE TOP-TO-BOTTOM**) [ ] single-family homes, [ ] small apartment or condominium buildings with less than ten units, [ ] medium-sized apartment or condominium buildings with 10 to 50 units, or [ ] large apartment or condominium buildings of more than 50 units?

Single-family homes	14%
Small apartment buildings	12%
Medium-sized apartment buildings	35%
Larger apartment buildings	26%
(**DON'T READ**) None	3%
(**DON'T READ**) All	5%
(**DON'T READ**) DK/NA	5%

CONSULTANT EXECUTION DRAFT. NOT FOR PUBLICATION. CA GOV'T CODE 6254.

(RESUME ASKING ALL RESPONDENTS)

7. Next, I am now going to mention a list of policies that the City of Los Angeles could include as part of its plan for more housing and equal housing opportunity. Knowing that not all actions can be taken at once, for each one, please tell me how much of a priority you think it should be to include that policy in the plan: is it an extremely high priority, a major priority, minor priority or not much of a priority at all? **(RANDOMIZE)**

		EXT HIGH PRIOR	MAJOR PRIOR	MINOR PRIOR	NOT MUCH A PRIOR	(DON'T READ) DK/NA	*EXT HIGH/ MAJOR*
[ ]a.	Promoting more affordable rental housing	45%	32%	15%	7%	2%	*77%*
[ ]b.	Promoting more affordable means of homeownership and support for first-time homeowners	45%	30%	17%	6%	1%	*76%*
[ ]c.	Establishing incentives for the creation of more affordable housing for seniors and individuals with disabilities	43%	33%	17%	5%	3%	*75%*
[ ]d.	Creating new sources of funding to build affordable housing	41%	31%	14%	10%	4%	*72%*
[ ]e.	Reducing regulations to help housing get built faster and at a lower cost	31%	27%	22%	16%	5%	*58%*
[ ]f.	Encouraging the building of more housing in areas near public transit, with more job opportunities, high-performing schools, parks, and other amenities	41%	35%	15%	6%	3%	*76%*
[ ]g.	Providing all renters facing eviction the right to a lawyer to assist them, which would be free of charge to all low-income residents	35%	27%	20%	15%	3%	*62%*
[ ]h.	Giving tenants and community organizations the opportunity to purchase apartment buildings if they go up for sale	28%	31%	25%	11%	5%	*60%*
[ ]i.	Allowing small-scale duplexes, triplexes and fourplexes in areas currently set-aside for single-family homes	24%	29%	26%	15%	6%	*53%*
[ ]j.	Charging a fee to owners of homes that are vacant on a long-term basis to encourage them to be rented out	23%	23%	23%	27%	4%	*46%*
[ ]k.	Planning for more affordable housing in areas of Los Angeles where housing is currently more expensive to increase opportunities to live in those areas	37%	27%	21%	13%	2%	*64%*

CONSULTANT EXECUTION DRAFT. NOT FOR PUBLICATION. CA GOV'T CODE 6254.

	EXT HIGH PRIOR	MAJOR PRIOR	MINOR PRIOR	NOT A PRIOR	(DON'T READ) DK/NA	*EXT HIGH/ MAJOR*
(ASK SPLIT SAMPLE A ONLY)						
[ ]l. Allowing apartment buildings and affordable housing in areas of the City that have mostly single-family homes and are near public transportation, jobs, parks and high-performing schools	33%	32%	17%	15%	4%	*65%*
[ ]m. Requiring all developers of new housing to contribute either affordable housing units or fees towards building affordable housing	44%	28%	16%	11%	1%	*72%*
[ ]n. Creating a website where people can apply to rent available affordable housing	47%	30%	14%	7%	3%	*77%*
[ ]o. Expanding the number of available shelters for people experiencing homelessness	53%	26%	10%	9%	2%	*79%*
[ ]p. Encouraging new housing designs, such as micro-units which have a one-room living space including seating, a bed, a bathroom, storage, and a kitchenette, and which are faster and less expensive to build and more affordable to rent or buy	29%	32%	23%	13%	3%	*61%*
(ASK SPLIT SAMPLE B ONLY)						
[ ]q. Allowing apartment buildings and affordable housing in areas of the City that have mostly single-family homes	20%	26%	29%	21%	4%	*46%*
[ ]r. Requiring all developers of new housing to ensure that the buildings include affordable housing units	45%	33%	11%	10%	2%	*78%*
[ ]s. Protecting tenants from housing that is unsafe and not fit for people to live in	54%	27%	13%	6%	0%	*81%*
[ ]t. Prioritizing the construction of supportive housing for people experiencing homelessness	43%	33%	13%	8%	3%	*76%*
[ ]u. Encouraging new approaches to housing construction such as a modular homes, which are built in a factory, brought to their location and then assembled by a builder, making it faster and less expensive to build and more affordable to rent or buy	28%	33%	24%	10%	5%	*61%*

(**RESUME ASKING ALL RESPONDENTS**)

8. Next, please tell me whether you agree or disagree with each of the following statements. **(IF AGREE/DISAGREE, ASK:** "Is that strongly (**AGREE/DISAGREE**) or just somewhat?"**)** (**RANDOMIZE**)

		STR AGREE	SMWT AGREE	SMWT DISAG	STR DISAG	(DK/NA)	*TOTAL AGREE*	*TOTAL DISAG*
[ ]a.	The City should continue its overall strategy of planning for more housing in areas close to jobs, transit and services	56%	33%	4%	4%	3%	*89%*	*8%*
[ ]b.	Every neighborhood should have to include housing that supports people who have been experiencing homelessness	35%	28%	15%	19%	4%	*63%*	*34%*
[ ]c.	I feel excluded from living in some neighborhoods in LA because of the cost of housing there	51%	24%	8%	13%	3%	*76%*	*21%*

(**ASK SPLIT SAMPLE A ONLY**)

[ ]d.	The City's housing strategy should ensure all areas of the City plan for and build their fair share of affordable housing, including your neighborhood	50%	30%	6%	11%	4%	*79%*	*17%*
[ ]e.	Property owners should be able to tear down a single-family home and replace it with a small apartment building	20%	33%	17%	23%	8%	*52%*	*40%*

(**ASK SPLIT SAMPLE B ONLY**)

[ ]f.	The City housing strategy should ensure all areas of the City plan for and build their fair share of affordable housing	53%	29%	6%	10%	3%	*81%*	*16%*
[ ]g.	Property owners should be able to add up to four additional housing units on their own property	27%	34%	12%	17%	10%	*61%*	*29%*

(RESUME ASKING ALL RESPONDENTS)

9. Next, as you may know, some older apartment buildings are covered by rent control. If the owner of one of these buildings is considering replacing it with a newer building, which of the following do you think should be the City's policy? Please choose the one that comes closest to your opinion, even if it is hard to do so. **(ROTATE)**

[ ] Allow rent-controlled apartment buildings to be replaced with new buildings that include more units of affordable housing, even if some tenants have to move ---------- 43%
OR
[ ] Preserve existing rent-controlled apartment buildings so tenants do not have to move, even if it means less affordable housing overall ---------- 45%
(DON'T READ) Don't know ---------- 12%

10. I am now going to mention some other pairs of opposing options related to affordable housing. After each pair of options you hear, please choose the one that comes closest to your opinion, even if it is hard to do so. Here is the first one… **(ROTATE PAIRS AND ROTATE BETWEEN PAIRS)**

[ ]a. **(FIRST/NEXT)** Would you rather:

[ ] Allow new housing to be built in your neighborhood that is taller than existing buildings if it includes units affordable to lower-income households ---------- 45%
OR
[ ] Require any new housing that is built in your neighborhood to be the same scale as existing housing, regardless of the amount of new affordable housing it includes ---------- 47%
(DON'T READ) Don't know ---------- 7%

[ ]b. (**FIRST/NEXT**) Would you rather create affordable housing by:

[ ] Putting requirements on and creating incentives for private housing developers to include affordable housing in any new buildings they build ---------- 67%
OR
[ ] Raising new public funding through taxes and fees so the City can fund affordable housing ---------- 24%
(DON'T READ) Don't know ---------- 9%

11. Next, I'm going to read you a list of facts about the amount of housing in the City of Los Angeles. For each one I mention, please tell me how concerned you are about that fact: extremely concerned, very concerned, somewhat concerned or not too concerned. **(RANDOMIZE)**

		EXT CONC	VERY CONC	SMWT CONC	NOT TOO CONC	(DK/NA)	*EXT/ VERY*
[ ]a.	Over 70 percent of the land in the City of LA that is used for housing is set aside for single-family homes only.	24%	21%	26%	23%	6%	*45%*
[ ]b.	Over the last decade, approximately 1,000 units of affordable housing has been created each year for the hundreds of thousands of residents who struggle to afford the cost of housing.	32%	29%	23%	11%	6%	*60%*
[ ]c.	Because of lack of housing, many Angelenos are moving further away from their jobs and driving long distances to work, which contributes to traffic and air pollution.	43%	27%	18%	9%	3%	*70%*
[ ]d.	It costs about five hundred thousand dollars to build a unit of affordable housing in the City of Los Angeles.	34%	22%	22%	17%	6%	*56%*
[ ]e.	If we do not increase the areas where housing can be built, the City will not be able to fully address the need for affordable housing.	35%	27%	22%	11%	5%	*62%*

(SPLIT SAMPLE A ONLY)

[ ]f.	Housing production in the City of LA has declined each decade since the 1950s.	30%	27%	24%	13%	6%	*57%*
[ ]g.	The LA region has the second-lowest rental vacancy rates of any metro area in the country, which makes finding affordable and adequate housing extremely difficult.	38%	28%	20%	9%	4%	*66%*
[ ]h.	Over the last forty years, the City of LA ranks last of the top 25 cities in the U-S in terms of building enough housing to keep up with population growth since 1980.	35%	27%	22%	11%	5%	*62%*
[ ]i.	Almost six-in-ten renters in LA struggle to afford the cost of rent.	50%	24%	17%	6%	3%	*75%*

(SPLIT SAMPLE B ONLY)

[ ]j.	About 85 percent of the housing in the City of LA was built over 30 years ago.	22%	22%	24%	27%	4%	*44%*
[ ]k.	Housing in LA is overcrowded. Our area has the highest number of adults per housing unit in the country.	36%	24%	23%	11%	5%	*61%*

CONSULTANT EXECUTION DRAFT. NOT FOR PUBLICATION. CA GOV'T CODE 6254.

(SPLIT SAMPLE B ONLY; CONTINUED)

		EXT CONC	VERY CONC	SMWT CONC	NOT TOO CONC	(DK/NA)	*EXT/ VERY*
[ ]l.	Historically in Los Angeles, where people could choose to live was restricted by race. Today, the official restrictions have been lifted but neighborhoods retain a pattern of racial segregation.	36%	23%	19%	18%	3%	*59%*
[ ]m.	The lack of affordable, adequate housing in the City of LA is a major cause of the homelessness crisis in our community.	45%	26%	14%	10%	4%	*72%*

(RESUME ASKING ALL RESPONDENTS)

12. Now that you have heard more, I'd like to ask you a question that you responded to earlier: thinking of all the priorities that City government needs to address, how would you rate each of the following as priorities? Please use a scale from 0 to 10 where 0 means it should not be a priority at all and 10 means it should be the absolute top priority. You can choose any number from 0 to 10. **(RANDOMIZE)**

		MEAN	NOT A PRIORITY 0	1	2	3	4	5	6	7	8	9	TOP PRIORITY 10	(DK)
[ ]a.	Increasing the supply of housing overall	**7.9**	4%	2%	1%	2%	2%	4%	5%	8%	18%	11%	41%	2%
[ ]b.	Increasing the supply of affordable housing	**8.2**	4%	2%	1%	1%	2%	5%	2%	7%	15%	11%	48%	1%
[ ]c.	Protecting tenants' rights	**8.1**	3%	1%	2%	1%	2%	6%	5%	8%	16%	10%	45%	1%

THESE ARE MY FINAL QUESTIONS. THEY ARE JUST FOR STATISTICAL PURPOSES.

13. Do you own your home or do you rent it?

Own---------- 38%
Rent---------- 59%
(DON'T READ) DK/NA/Refused --------3%

14. Do you currently own residential property that you rent to other people? (**IF YES, ASK:** "Is your residential rental property located in the City of Los Angeles?") (**IF RESPONDENT SAYS, THEY HAVE RESIDENTIAL RENTAL PROPERTY IN THE CITY OF LOS ANGELES AND ALSO ELSE WHERE, CODE 1 – YES, CITY OF LOS ANGELES**) (**IF THEY SAY NOT CITY OF LOS ANGELES, BUT SAY COUNTY OF LOS ANGELES OR ELSE WHERE, CODE 2 – NOT CITY OF LOS ANGELES**)

Yes, City of Los Angeles	10%
Yes, Not City of Los Angeles	2%
No	86%
(DON'T READ) DK/NA/Refused	2%

15. How many people live in your home, including yourself?

1	20%
2	37%
3	14%
4	14%
5 or more	12%
(DON'T READ) DK/NA/Refused	3%

16. Thinking about your personal financial situation over the next few months, do you feel confident or uneasy you will be able to meet the cost of **(IF RENT:** "rent"**)** **(IF OWN:** "your mortgage"**)** **(IF DK/NA:** "housing"**)**? If the question does not apply to you, you can tell me that instead. **(IF CONFIDENT/UNEASY, ASK:** "Is that very **(CONFIDENT/UNEASY)** or just somewhat?"**)**

Very confident	39%
Somewhat confident	26%
Somewhat uneasy	14%
Very uneasy	14%
Does not apply/no answer	8%

17. I don't need to know the exact amount, but I am going to read you some categories for household income. Please stop me when I have read the category including what you think the total combined income for all the people in your household will be before taxes in 2020?

$25,000 and under	10%
$25,001 - $50,000	14%
$50,001 - $75,000	21%
$75,001 - $100,000	18%
$100,001 - $150,000	13%
More than $150,000	12%
(DON'T READ) Refused	12%

THANK YOU VERY MUCH FOR YOUR TIME AND ATTENTION TO MY QUESTIONS.

LANGUAGE BY OBSERVATION:

English ---------- 85%
Spanish ---------- 15%

COUNCIL DISTRICT

1 ---------- 6%
2 ---------- 7%
3 ---------- 8%
4 ---------- 7%
5 ---------- 7%
6 ---------- 7%
7 ---------- 6%
8 ---------- 6%
9 ---------- 6%
10 ---------- 8%
11 ---------- 7%
12 ---------- 6%
13 ---------- 6%
14 ---------- 6%
15 ---------- 7%

LA CITY ZONE

West Valley ---------- 14%
East Valley ---------- 20%
Westside/Hills ---------- 14%
East LA ---------- 12%
South ---------- 20%
Downtown ---------- 13%
Harbor ---------- 7%

MODE OF INTERVIEW

Online ---------- 61%
Telephone ---------- 39%

SPLIT SAMPLE

A ---------- 51%
B ---------- 49%

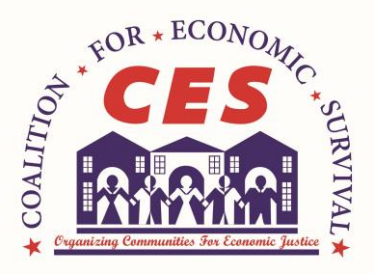
Liberty Hill

HOUSING ELEMENT FOCUS GROUP REPORT

Compiled by Rasik Hussain
Edited by Jessa McCormack, Jennifer Delwood

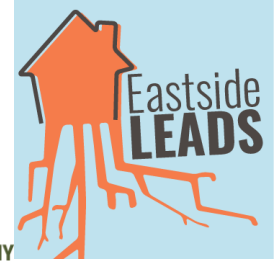
August 2021

In collaboration with:









Disclaimer: The following was read to every attendee before every workshop

This workshop is a forum to provide your comments on the Draft Housing Element Update. This is not a forum to submit comments to the City on the Draft EIR that is currently in a public circulation period. If you want to submit comments on the adequacy of the Draft EIR or provide suggested mitigation measures or alternatives and have those become part of the Final EIR, please submit those by email to housingelement@lacity.org or in writing to Cally Hardy, Department of City Planning, 200 N. Spring Street, Room 750, Los Angeles, CA 90012, before 5:00 p.m. on Tuesday, September 7, 2021. Comments made at this forum will be transmitted to the Departments of City Planning and Housing + Community Investment as comments on the Draft Housing Element, but will not be included in the Final EIR. If you have questions about the Draft EIR or the EIR process or how to submit comments on the Draft EIR, you may call Cally Hardy at (213) 978-1643 or email housingelement@lacity.org.

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Housing Element Focus Group Report

August 31, 2021

The purpose of this project was to capture feedback on the 2021 – 2029 Draft Housing Element Update from low-income and traditionally underrepresented tenants.[1]* To capture the feedback, four tenant focus groups were organized by four different community-based organizations (CBOs), representing different neighborhoods across Los Angeles. Liberty Hill subcontracted with the following groups: Strategic Actions for a Just Economy (SAJE), Coalition for Economic Survival (CES), Los Angeles Community Action Network (LA CAN), and Eastside LEADS. The presentation materials were developed by SAJE with input from the Los Angeles Housing Department and the other partners. The curriculum was designed to cover a basic introduction into city planning practices, the history of discriminatory planning policy, an introduction to the 2013 – 2021 Housing Element, and to provide the tenants an opportunity to give feedback on the 2021 - 2029 Draft Housing Element. SAJE tailored the curriculum to a popular audience by including definitions of commonly used planning terms, such as zoning, area median income, and other technical processes like the Regional Housing Needs Assessment (RHNA). Each organization was also encouraged to modify the curriculum to suit the needs of their community members. A copy of the presentation is included under each organization's *Links* section in the Appendix, followed by a summary of the focus group comments and notes from each focus group.

The Focus Groups

Sample outreach material was provided to each CBO (Exhibit 5), but outreach and marketing were conducted by each organization to their specific community. The organizations recruited between 10 to 20 members for each focus group. One focus group was held with monolingual Spanish speakers. The other three focus groups were provided with interpretation services from Liberty Hill Foundation to hold bilingual meetings in English and Spanish. The participants agreed to provide their names and zip codes. All focus groups were conducted virtually via Zoom. Figure 2 provides an overview of participant neighborhoods.

Figure 1. Schedule of Focus Groups

Coalition for Economic Survival (CES)	**August 12, 2021 at 6PM**
Los Angeles Community Action Network (LA CAN)	**August 17, 2021 at 4PM**
Strategic Actions for a Just Economy (SAJE)	**August 19, 2021 at 4PM**
Eastside LEADS	**August 23, 2021 at 4PM**

[1] ****In order to avoid any confusion, the participants were given instructions prepared by the City Attorney's Office (which can be found in both Exhibit 5 and the disclaimer given at the beginning of this document) which informed them that the focus groups were intended to cover the contents of the Draft Plan and if they had comments on the Draft Environmental Impact Report, they would have to be submitted separately.*

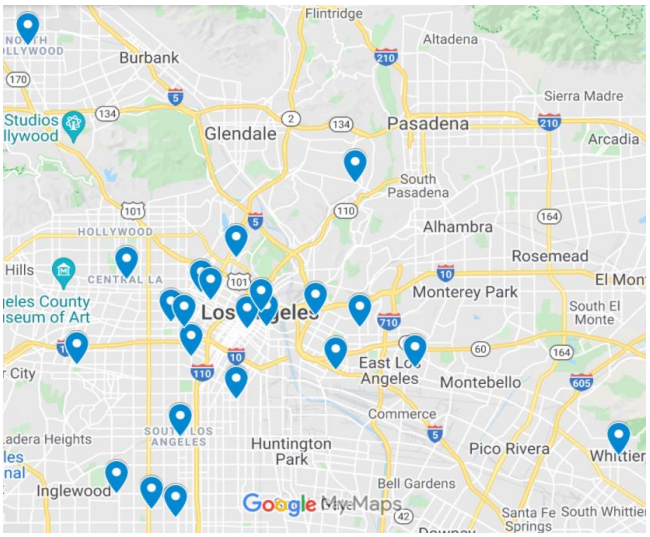


Figure 2. Distribution of Focus Group Participants across Los Angeles. Focus group participants were from Central, South, and East Los Angeles, all areas that are traditionally underrepresented in community engagement for the Housing Element.

Recommendations and Common Themes

Major common themes and recommendations based on comments provided by tenants at the focus groups are listed below. Each focus group has also been individually summarized in greater detail in the Appendix.

- **Recommendation #1: Tailor housing to the needs of Extremely Low Income and Very Low Income tenants that are most vulnerable to homelessness.**

  A common theme that emerged from the focus groups was the lack of emphasis on housing for tenants classified as very low and extremely low income based on their AMI. The tenants in the focus groups were shown the U.S. Department of Housing and Urban Development (HUD) income classifications for a family of 4. A tenant at the LA CAN focus groups remarked that learning that earning around $90,000 placed a family of 4 in the low-income category in Los Angeles was discouraging. It made them feel as if adequate housing was unattainable. Participants noted that developers continue to build unaffordable market rate housing in their neighborhoods and the Draft Housing Element Update called for a significant number of moderate and above moderate housing units. On the other hand, Chapter 1 of the Draft Housing Element Update calls for the construction of 115,978 very low-income and extremely low-income housing units combined. Based on the feedback from the focus groups, we recommend increasing the housing goals for extremely low-income and very low-income renters.

Figure 3. HUD 2021 Income Classifications

2021 US HUD Income Limits for Households, Los Angeles County				
Income Limit Category	**Persons in Family**			
	1	**2**	**3**	**4**
Extremely Low Income	$24,850	$28,400	$31,950	$35,450
Very Low Income	$41,400	$47,300	$53,200	$59,100
Low Income	$66,250	$75,700	$85,150	$94,600
Source: US Housing and Urban Development, 2021				

Tenants also noted the need for diverse types of housing. Chapter 6 of the Draft Housing Element Update mentions several programs that offer innovative housing solutions, such as the development of Small Lot Subdivisions. We recommend allocating more funding to these innovative programs and including requirements for extremely low-income and very-low income housing. These programs should also not be concentrated in certain areas of Los Angeles. Tenants noted the need for affordable housing in all areas of the city. One participant from Eastside LEADS's focus group remarked on the crowded nature of areas like Downtown LA and the need for more affordable housing in other parts of the city. Expanding the reach of affordable housing would have a positive effect on tenant families, potentially exposing them to better schools and job opportunities. In addition, the affordable housing should be an appropriate unit size to accommodate families. We recommend building housing in resource rich areas where tenants and families can level the playing field and combat historical inequalities.

- **Recommendation #2: Prevent displacement by continuing to pass and implement a range of tenant protections to keep tenants housed while supporting community-led housing solutions like Community Land Trusts to build long-term housing stability.**

A lack of focus on deeply affordable housing has led to some tenants being pushed out of neighborhoods where they have lived for years. Many tenants have experienced varying levels of harassment from aggressive and predatory landlords. A 2019 UCLA study[2] noted that there have been over 500,000 evictions filed in Los Angeles County since 2010. While the eviction moratoriums enacted during the COVID-19 pandemic have stemmed the tide, an eviction flood is a major concern once eviction protections expire. The City of Los Angeles has become increasingly unaffordable, a point echoed across all four focus groups, and contributes to potential harassment or other predatory behaviors

[2] Bonett, G., McKeon, K., et al (June 2019.) *Priced Out, Pushed Out, Locked Out: How Permanent Tenant Protections Can Help Communities Prevent Homelessness and Resist Displacement in Los Angeles County.* Accessed August 2021. http://www.publiccounsel.org/tools/assets/files/1188.pdf

from property owners. In LA CAN's focus group, one participant noted that rents are far outpacing income and they can't afford to only spend one third of their income on rent. Other participants remarked on how they noticed many new developments in their area, but they could not afford any of them. The economic precarity experienced by tenants means they are consistently close to missing rent, and that incentivizes property owners to look for higher income tenants. One of the Citywide Housing Priorities mentioned in Chapter 6 of the Housing Element is "Preventing Displacement". We believe this is critically important and the evidence from the focus groups suggests many low-income tenants believe the same. In order to meet this goal, we recommend the Housing Element include support for increased tenant protections and continued implementation of existing tenant protections, like the recently passed Tenant Anti-Harassment Ordinance.

Based on the focus groups, there is also a need for long-term housing stability in the neighborhoods most at risk of displacement. Community Land Trusts allow the community to maintain ownership of land and keep any housing built on it affordable for many generations to come. The Draft Housing Element Update does mention CLTs as an innovative solution, but more concrete support from local government is required to help grow CLTs to the scale required of our current housing crisis. One possible way to do this is by incorporating a Community Land Trust model that supports homeowners and facilitates resales to future low- and moderate-income families.

- **Recommendation #3: Increase quality of life in low-income communities by planning for more green space, public transit, and other amenities.**

There is a lack of green space in historically disadvantaged neighborhoods, especially when compared to more affluent areas of Los Angeles. This theme was repeated across the focus groups , especially from those tenants with families. Access to green space is a key quality of life indicator and a community amenity, but the Draft Housing Element mentions green space only once. Our recommendation would be to ensure new developments, especially low-income units, have easy access to green space. Tenants also mentioned several other community amenities they feel are lacking in their communities, including good schools, access to public transit, etc. Access to good schools and other quality of life improvements can be produced by spreading affordable housing across the city.

Focus Group Summaries

This section reviews the participants and presentation materials from each focus group, followed by a summary of comments from major discussion questions. More detailed notes on each focus group can be found in the Appendix. Note that discussion questions varied slightly by group to allow facilitators to ask questions in a way that is most appropriate for their community.

CES Focus Group

Meeting Time: Thursday, 8/12/21, 6-8pm

Facilitators: Carlos Aguilar, John Parks, Salma Rojas

Attendees (community members):

- Saul Guzman: 91601, Toluca Terrace
- Elsa Becerra: 90026, Echo Park
- Francisca Dominguez: 90006, Pico Union
- Anani Venegas: 90006, Pico Union
- Rosario Uluan: 90006, Pico Union
- Emma DeLoya: 90042, Highland Park
- Elmer Fuentes: 90026, Echo Park
- Ana Campos: 90026, Echo Park
- Lupe Solorio: 90006, Pico Union
- Elsa Julian: 90057, Westlake
- Eva Hernandez: 90026, Echo Park
- Marta Hernandez: 90057, Westlake
- Minerva Bojorquez: 90044, South LA
- Larissa Cruz: 90057, Westlake
- Mirna Corballo: 90057, Westlake
- Elsa Dominguez: 90006, Pico Union
- Brian Morataya: 90026, Echo Park
- Lucía Ramirez: 90006, Pico Union
- Raul Hernandez: 91037
- Petronila Corina: 90011, 27th Street Historic District
- Elvira Rincon: 90026, Echo Park

Demographics:

- Latinx: 100%
- Average yearly income of participants is about $30,000
- 75% have children under 18yrs old
- 10% are senior/retired
- No diagnosed mental health issues were shared but 90% shared experiencing and self-treating high levels of stress, anxiety and some depression due to pandemic difficulties and challenges they have faced. Tenants have also shared that their children are also struggling with similar emotional, psychological and physical effects related to pandemic challenges.
- 80% or participants are not formally employed. They work and get paid in cash.
- No disabilities shared.
- 100% are long-term renters with at least 15yr residency in Rent Stabilized housing.
- 90% identify they experience housing instability due to low wages and uncertain employment. Most feel they are one missed paycheck away from being displaced. They do not have enough to save for emergencies.

Links

Presentation	https://docs.google.com/presentation/d/1WC5fgwpC2AMZXfimR45kjN3QTaR3Z7bKCfi3S3SC_gs/edit?usp=sharing

Activity 1	https://jamboard.google.com/d/1PwYMw6cu7mQstmaNpYj-9SSMlBqGH8sCqyQmOO8vU_8/edit?usp=sharing
Activity 2	https://jamboard.google.com/d/1_DzOR5ZMszPQ_9B6n5653uFqGXbbRuk0zyXgw3Wt-mA/edit?usp=sharing

Meeting Summary and Major Themes

This focus group was held with only monolingual Spanish speakers. The presentation was split into five sections:

1. Housing Element + Zoning Intro-- What is the housing situation in our communities?
2. Income: Why do we think that LA is not affordable?
3. Housing Elements of 2013-2020: Policies, implementation-- Thoughts & opinions on how this was implemented?
4. Housing Element Plan for next Cycle 2021-2029; Shortcomings-- What would make LA fair & affordable for you
5. Identified Housing Barriers & Rezoning-- What do people think about the zoning areas?

The major themes of the comments on each section are as follows:

1. *Housing Element + Zoning Intro:* Participants expressed frustration with the fact that landlords behave aggressively with them and seem to face no repercussions. They also expressed concern that the housing being built in their communities was not affordable. Tenants also noted that many of them did not know which council district they lived in, which made it difficult to know where to go with their concerns.
2. *Income*: The participants noted that rents continued to rise faster than their wages can keep up.
3. *Housing Element of 2013-2020*: Participants noted that approximately $90,000 as a marker for low income was surprising. They remarked that if they were making $90,000 they would not be struggling. $90,000 was not low income in their view. The new construction in the participants' neighborhoods are not affordable for them. It pushes out tenants who have lived in a neighborhood for years. Tenants noted that they hear about the government mandating that affordable housing be a part of new developments, but they do not know how to access these new affordable housing units. Rent in these new buildings is very high, almost unaffordable, in some cases for small inadequate apartments. Even in neighborhoods with no new construction, tenants noted that the rents remain high. The tenants are being squeezed from every direction. Children are affected because they cannot focus on school, they are forced to help support the family. Landlords also refuse to update old apartments even in rent controlled buildings.
4. *Housing Element Plan for the next Cycle 2021 – 2029:* The definitions of low income need to be changed to actually reflect the participant's economic situation. Affordable housing also needs to be distributed all over the city instead of being concentrated in one area. Adequate parking also needs to be zoned for each area. The need for more parks and green spaces was also noted.
5. *Identified Housing Barriers & Zoning:* The facilitators moderated an activity for the participants. The facilitators presented the tenants with 5 aspects of the Housing Element

and asked each tenant individually which was the most important. The tenants voted for at least two options on which was the most important to them.

a. Making sure affordable housing exists in all parts of the city: 10 votes
b. Strong anti-displacement protections for tenants: 9 votes
c. Creating deeply affordable housing near transit and jobs: 1 vote
d. Preserve existing affordable housing: 7 votes

LA CAN Focus Group

Meeting Time: Tuesday, 8/17/21, 4-6pm

Facilitators: Ashley Elias & Maritza Cruz

Interpreter: Leonardo Vilchis-Zarate

Attendees (community members):

- Vianey Renteria: 90042, Highland Park
- Vanesa Vasquez: 90033, Boyle Heights
- Angela Denise Birdsong: 90305, Inglewood
- Lorraine Chris: 90013, Skid Row
- Clemente Leon: 90016, West Adams
- Edgar Leon: 90047, South LA
- Yamileth Linares: 90047, South LA
- George Herod: 90014, Downtown LA
- Ignacio Aguas: 90013, Skid Row
- Lydia Trajo: 90013, Skid Row
- Neli Carmona: 90016, West Adams
- Aracely Cano: 90057, Westlake
- Saeromy Sage Bak: 90006, Pico Union

Demographics:

- Latinx: 61.54%
- African American: 30.77%
- Asian: 7.7%
- Average income was estimated at $30,000
- 30% of attendees had at some time experienced homelessness

Links

Meeting Recording	https://drive.google.com/file/d/1hodKkopQ3Y6WQYWP7CXhFp8bHask_8f4/view?usp=sharing
Presentation	https://docs.google.com/presentation/d/1WC5fgwpC2AMZXfimR45kjN3QTaR3Z7bKCfi3S3SC_gs/edit?usp=sharing

Meeting Summary and Major Themes

The presentation was split into five sections:

1. Housing Element + Zoning Intro-- What is the housing situation in our communities?
2. Income: Why do we think that LA is not affordable?
3. Housing Elements of 2013-2020: Policies, implementation-- Thoughts & opinions on how this was implemented?
4. Housing Element Plan for next Cycle 2021-2029; Shortcomings-- What would make LA fair & affordable for you
5. Identified Housing Barriers & Rezoning-- What do people think about the zoning areas?

The major themes of the comments on each section are as follows;

1. *Housing Element + Zoning Intro:* The lack of affordable housing was a chief concern among the attendees. They did not feel that enough was being done to prevent the rise in houselessness. One attendee pointed out the lack of boarder housing[3] and noted that some people simply need a room to themselves. Another attendee noted that there is no support for tenants who get sick and cannot work. They lose their apartment and are forced into homelessness. People noted the lack of accountability for landlords and the traumatic toll displacement can have on a person.
2. *Income:* Low wages are cited as a major factor of the lack of housing affordability. 1/3 of a person's income going towards housing is not attainable anymore. People are unable to save money and accumulate enough money to buy a house or save for a rainy day. Tenants noted that people are leaving Los Angeles because they have been priced out. The pandemic exacerbated this problem. There needs to be more access to resources for people who don't have family that can help them when they are on the streets.
3. *Housing Elements of 2013-2020:* Attendees noted that $90,000 is too high a figure to judge low income. It creates a sense that people will never escape the cycle of poverty. There needs to be a system of accountability for the city to make them meet these targets. The theme of the system being designed for them to fail was brought up. Particularly the criminal justice system which has torn up families. Multiple attendees noted that they knew of a lot of spaces which could be utilized for housing, but were not being utilized for affordable housing. They noted that housing should be focused towards all low income individuals and not just moderate income individuals.
4. *Housing Element Plan for next Cycle 2021-2029:* One attendee remarked that there is a large stadium being built, but not housing. The theme of landlords not being held responsible was repeated. Landlords do not maintain apartments yet force tenants to adhere to multiple rules. Increasing the percentage of affordable housing in every building was suggested. Tenants also expressed a desire to come together and work more on these issues.
5. *Identified Housing Barriers + Rezoning:* Having homes be close to good schools is very important. Environmental factors should also be considered. The city should be forced to rezone certain locations for affordable housing, particularly on the Westside. There is also a stigma around homeless people that needs to be addressed. Programs like Project Roomkey do not go far enough and can be confusing to navigate.

[3] The tenant did not define this term but we assume this to mean boarding houses where a tenant can rent a single room, sometimes used as a space for those transitioning out of homelessness.

SAJE Focus Group
Meeting Time: 8/19/2021

Facilitators: Araceli Amezquita, Favian Gonzalez, Hermes Padilla, Kaityln Quackenbush, Noah Warton

Interpreters: Margarita de la Torre, Nancy Gallardo

Attendees (community members[4]):

- Vicenta Martinez: Central LA
- Yadhira Carbajal: Whittier
- Rafael Lopez: North Hollywood
- Fabiola Carillo: South LA
- Pilar Galvez: South Central
- Nancy Gallardo: LA
- Silvia Coss: Westlake
- Betty Rivera: Pico Union
- Orinio Opinaldo: South LA
- Milagro Umanzor: South Central
- Elizabeth Martinez: Central LA
- Rosa Ramirez: South LA
- Carmen Castro: LA
- Georgina: Westlake
- Sandra Guzman: South LA
- Veronica Arias: LA
- Guadalupe Villegas: South Central LA

Demographics:

- Latinx: 95%
- Other: 5%
- Age range 20- 65,
- Low-income: 95%
- 90% of attendees experienced housing instability

Links

Meeting Recording	https://drive.google.com/drive/folders/1NtfeV6IieczUQCrgQrnnXW8XtfCLO9Gq?usp=sharing
Presentation	https://docs.google.com/presentation/d/1WC5fgwpC2AMZXfimR45kjN3QTaR3Z7bKCfi3S3SC_gs/edit?usp=sharing
Activity 1	https://jamboard.google.com/d/14WX8IHnjFJnIziR9k_hITiFt9IanHDqL9zuyp4moWak/edit?usp=sharing
Activity 2	https://jamboard.google.com/d/14WX8IHnjFJnIziR9k_hITiFt9IanHDqL9zuyp4moWak/edit?usp=sharing

Meeting Summary and Major Themes

[4] Participants were asked where in Los Angeles they lived instead of zip code.

The presentation was split into 4 sections with discussion questions, space for comment, and activities interspersed throughout. Most of the participant comments came from the discussion questions and the activities. They are summarized below.

What do you see? What do you think about this? What did you see in your community over the last 8 years? Does it coincide with what we see in these charts -- the city produced a lot of market rate; not a lot of affordable housing? Do you think more affordable housing is needed in LA than what was produced in the last 8 years?

- Participants noted that the city had historically not considered the input of people of color.

What would make LA fair and affordable for you?

- Participants noted that rent prices were unaffordable for many people. They also noted the need for healthier environmental factors, like healthier food options, better schools. The need for more public transportation was also mentioned.

Questions/Thoughts on zoning/rezoning and affordable housing

- Participants noted that the AMI classifications don't reflect reality. The power of big developers was also mentioned, especially USC. Participants noted that USC was the source of a lot of displacement in South LA. Participants noted that it seemed that big developers did not receive enough pushback from the city when it came to certain parts of Los Angeles. Affordable housing should be spread around the city instead of being concentrated in areas like South LA.

Questions/Thoughts about programs for anti-displacement/tenant protections

- Participants do not see enough support from the city or from their councilmembers. It feels as if developers and landlords have most of the support.

What would you like to see in your neighborhood? Does it require changing the zoning?

- Participants mentioned the importance of green space and the lack of green space in their neighborhoods. Participants also noted that zoning laws have a discriminatory history which must be addressed. It seemed to them that zoning laws don't apply to large developers who seek to gentrify their neighborhoods. Current zoning laws did not seem adequate to deal with the housing problem.

Of the following goals of the HE, which are most important, which are less important?

- Making sure there is enough deeply affordable housing was the most important aspect according to most of the participants. The proximity of housing to transit was less important.

Eastside LEADS Focus Group

Meeting Time: 8/19/2021 - 3:30

Facilitators: Pamela Agustin-Anguiano, Cinthia Gonzalez, Natalie Godinez

Interpreters: Annette Mendez, Nancy Gallardo

Attendees (community members):

- Ismael Castro, The Wellness Center: 90033, Boyle Heights
- Mercedez Arce: 90033, Boyle Heights
- Eva Garcia: 90033, Boyle Heights
- Edith Aguilar: 90063, City Terrace
- Mayra Simmons: 90022, East LA
- Jasmine Perez: 90022, East LA
- Ruby Rivera, InnerCity Struggle: 90023, Boyle Heights
- Alicia Ortiz: 90063, City Terrace
- Elijah Flores: 90033, Boyle Heights
- Juan Carlos Cruz, ELACC: 90033, Boyle Heights
- Fevi Sanchez: 90033, Boyle Heights
- Amanda Fitz: 90023, Boyle Heights
- Tania Ramon: 90023, Boyle Heights

Demographics:

- Latino: 100%
- LGBTQ: 27.27%
- 9 attendees are the head of households that earn less than 50% AMI in LA County
    - 6 of those attendees' households earn less than 30% AMI

Links

Presentation	https://docs.google.com/presentation/d/1pnwaiMdfaCyCLxvg3Cvj_vfzyKVktRMJRTwDtmIcX34/edit?usp=sharing
Activity 1	https://docs.google.com/presentation/d/1pnwaiMdfaCyCLxvg3Cvj_vfzyKVktRMJRTwDtmIcX34/edit?usp=sharing

Meeting Summary and Major Themes

The presentation was split into 5 sections with discussion questions, space for comment, and activities interspersed throughout. The participant comments are summarized below.

What is the housing situation in your community?

- Participants agreed that that rent was climbing disproportionate to their wages and that there is a lack of affordable housing.

Thoughts on current zoning practices

- Affordable housing construction is not sufficient for the needs of families in the participants neighborhood. Even services like the East LA Community Corporation cannot adequately house people. There are too many requirements in some cases and families end up homeless. Even if families do get housing often the unit size is too small to accommodate families. Housing needs to be adequate and affordable for families.

Is the Eastside a product of racist planning practices?

- The participants said yes.

Do you see more development as you get closer to DTLA?

- There was a strong feeling that affordable housing should be developed everywhere, not just in East LA or DTLA. There is construction in DTLA but it is not affordable. It seems like low income communities are getting pushed farther and farther from downtown.

What did you see in your community in the last eight years?

- Participants noted a rise in homelessness with rising rents being a primary cause.

Thoughts on where to build more housing?

- Participants noted that although more housing was being built in DTLA the housing is not affordable. The housing must be appropriate for the community. A desire for more green space was also mentioned.

What would you like to see in your neighborhood? Does it require a change in zoning? Do you think your goals can be achieved with the current zoning laws?

- Participants wanted an end to the homelessness crisis in the city. They wanted more green spaces and community gardens. They also wanted more social services along with affordable housing in order to curb gang violence. Participants noted that they see many empty lots in their neighborhoods, presumably zoned for non-housing purposes. The current zoning laws are not adequate.

What are the most/least important goals of the housing element to you?

- Making sure there is enough deeply affordable housing (4)
- Making sure affordable housing exists in all parts of the city (2)
- Strong anti-displacement protections for tenants (3)
- Creating deeply affordable housing (2)
- Preserve existing affordable housing (1)
- We ran out of time for participants to note their least important aspects.

Appendix

Exhibit 1 - CES Participant Comments and Meeting Notes

Music in background. Sent message to participants in waiting room that we will be with them shortly.

Meeting Started at promptly at 6pm

Slide 1 (Intro Carlos, John, Salma)

Explained why we are hosting this event.

Intro Message: The Planning Department of the City of Los Angeles is working with the Coalition for Economic Survival because it wants the participation and input of the community to provide recommendations on the plan for the future of our city. Tenants today have a great opportunity to help guide local development plans with insight as to what is really needed now and what should be factored in for the future of each of our neighborhoods in the City of L.A.

Slide 2 (Carlos)

Welcome & Housekeeping

Carlos: Asked if there were any tenants present that needed English translation. Informed tenants that all slides were in both English and Spanish. No tenant requested English translation. All tenants are Spanish Monolingual Speakers.

Introductions of Presenters Carlos, John, and Salma followed by tenant intros and zip codes they represent.

List of Participants with Zip Code:

Saul Guzman: 91601

Elsa Becerra: 90026

Francisca Dominguez: 90006

Anani Venegas: 90006

Rosario Uluan: 90006

Emma DeLoya: 90042

Elmer Fuentes: 90026

Ana Campos: 90026

Lupe Solorio: 90006

Elsa Julian: 90057

Eva Hernandez: 90026

Marta Hernandez: 90057

Minerva Bojorquez: 90044

Larissa Cruz: 90057

Mirna Corballo: 90057

Elsa Dominguez: 90006

Brian Morataya: 90026

Lucía Ramirez: 90006

Raul Hernandez: 91037

Petronila Corina: 90011

Elvira Rincon: 90026

Slide 3 (Carlos)

Zoom Setup

Gave Information

Tenants were ok with the setup and muted themselves for the presentation.

Slide 4 (Salma)

Community Agreements

Went over Rules and Process Information

Tenants were ok with rules proposed.

Slide 5 English Slide-Not applicable.

Slide 6 (Salma)

"Purpose of the Workshop"

Read entire statement

Tenants were ok with the statement. No questions.

Slide 7 (Salma)

Goals of the Workshop

Discussed the importance of community engagement and participation today. Also, informed tenants that the discussion will be to gather input from the community on the Housing Element Plan discussed in this presentation.

Tenants thanked staff for the opportunity to join but had no questions.

Slide 8 (Salma)

What else do you want to learn?

Mirna Corballo: The tenants would like to know if there have been changes to tenants' rights. Also, she wants to know what future changes there will be to benefit tenants to help against the kind of negative actions and attitudes that owners have been taking where they live.

Carlos: That is a great point. We will go over some new protections towards the end of the presentation that will help in dealing with tenant harassment by landlord.

Slide 9 (John)

Agenda

Went over Agenda items for the presentation.

Tenants were ok with the agenda proposed.

Slide 10 (John)

Where We Live

Mapped out where we Live and asked participants to share what CD they lived in.

Rosario Uluan: Some tenants did not know what CD they are in, including myself until recently. It is important to know who represents us so we can go to them when we need support.

Most tenants did not know what CD they were in. Provided CD info to each participant via zoom chat as staff looked up each address.

Slide 11 (John)

Your City Councilmember

We showed tenants the councilmember list and shared what members represented each CD.

Some tenants had heard some of the names but were not really familiar with them. Tenants shared that they did not have much interaction with councilmembers.

Slide 12 (John)

City Departments

Highlighted Planning Department and Housing Departments as key to making decisions on what is built in their neighborhoods.

Most tenants were not familiar with Planning Department but some were very familiar with Housing Department due to tenant advocacy work done with them throughout the years.

Slide 13 (John)

City Council Committees

Highlighted the Planning and Land Use committee and Housing committee and asked tenants to notice if their representative was within those committees. It is important for tenants to know who are decision-makers so they know who to hold accountable.

Slide 14 (Carlos)

What is the housing situation in our communities?

Elmer: A lot of construction but not what they need. Not enough apartments at their income level. My own experience is owners are getting away with abusing tenants with no penalty.

Minerva: A lot of people like me are leaving or being evicted and can't find housing nearby.

Elvira: See myself and others having aggressive owners wanting to kick us out. They don't care I have small children and no place to go.

Slide 15 (Carlos)

L.A. County is Not Affordable

Carlos spoke about the lack of affordability of our neighborhoods. As well we discussed that this lack of affordability is due to soaring rents but it is made worse by the fact that salaries have not risen in comparison.

We showed the graphic of what it would take to afford an apartment on the salary.

Elmer: You can't live like this. Not possible to make those types of rents with our jobs. Crisis affects our children too even though we might not realize it. Not fair for them to be worrying about adult things like rent and housing.

Slide 16 English No Present

Slide 17 (Carlos)

Housing Crisis in L.A.

We discussed how LA is the most unaffordable city in the entire country. And the way that LA is compared to other cities.

All tenants agreed that this was what they felt and understood and felt that City officials did not understand how hard it was to keep their housing with little income.

Slide 18 (Salma)

The Housing Element

Introduced Housing Element

Slide 19 (Salma)

What do these words mean?

We had volunteers read the definitions to interact with the words.

Slide 20 (Salma)

What do these words mean?

We also had volunteers to read the definition to interact with the words.

Slide 21 (Carlos)

Types of Plans Used to Guide Development

Explained the general plan, community, specific plans and how they connect with each other

Slide 22 (Carlos)

General Plan

Shared info on what is purpose and objectives of General Plan

Slide 23 English No Present

Slide 24 (Carlos)

What is the Housing Element?

Explained the purpose and importance of this plan.

Slide 25 (Salma)

Why does the City have a Housing Element?

Elsa B: It is important to know what is important to know about what is being built around us for our children and where they can play and go. It is important to know what the future of our neighborhoods are going to be.

Rosario: It is important to work as a community. I don't even know who my council member is and they need our input in their plans because it is our homes and livelihoods. As well, it helps us to learn more to exercise our rights and have our rights heard.

Mirna: The people in charge in the government and of certain cities. I live in District 13. We tried to go to the councilmember but he didn't want to see us. It is so important that cities have a plan like in all life. They need to work hard to give people housing that is dignified and affordable. The city needs to do this to help the community and to do this in the plan. They all need to work to help people who are low-income. I have 26 years of living here so we don't pay that much rent but new people pay 2 thousand which is the same as me.

Elsa B: Elemento de vivienda es importante porqe debemos de saber donde vivimos y que esta al rededor de nosotros y que se debe hacer alrededor de uno. (Housing Element is important because we have to know where we live and what are our surroundings, and what should be done around us.)

Slide 26 English No Present

Slide 27 (Salma)

Why Update the Housing Element?

Provided the information on the slide.

Slide 28 English No Present

Slide 29 (Carlos)

But what do we mean by affordable housing?

Discussed the information on the slide. Discussed the different types of incomes to be considered low-income etc. especially for a family of 4 people. Emphasizing that this is what the government views as low income. Describe what area median income is and how that factors into the formula. Discussed the need to revise the type of language referencing "affordable housing."

Lucia: I don't know anyone who makes 90K! If I made that I would not be struggling.

Ana: We need to really focus on people with greatest need like those that are on WIC and other government assistance programs. You know they are in fact struggling. Why can't city focus on helping them have housing?

Emma: I don't believe that is low income in my view.

Slide 30 (John)

Where can Housing Be Built?

Provided information on slide and definitions

Slide 31 (John)

Zoning

Provided information on slide and various zoning IDs as well as their definitions

Slide 32 (John)

Analogy of Zoning: Homemade Soup

Provided analogy of zoning being like a recipe for delicious homemade soup and what ingredients are needed to make the perfect soup with the right mix.

Slide 33 (John)

Review of Different Zones

Went over zones and designated colors on slide and definitions

Slide 34 (John)

Review of Different Zones

Went over additional zones and color designations on slide and definitions

Slide 35 (Salma)

Zoning, Racism and Segregation

General overview of racism in planning and introduced the practice of redlining.

Slide 36 (Salma)

Restrictive Covenants

Detailed explanation of Racial Covenants and how this was applied in the city. Historically in Eagle Rock and other parts of the city.

Slide 37 (Salma)

Pollution and Redlining

Explaining the relation between pollution and redlining. Definition of redlining and how it affects us today. Discussing the relation of the 2 maps.

Slide 38 (Salma)

Restrictive Covenants

Detailed explanation of the information of the slide and the historical nature of these issues.

Slide 39 (John)

Urban Renewal

Detailed explanation of freeways and contamination

Slide 40 (John)

Affordable Housing Permitted

Affordable housing concentration in center of L.A.

What would you like to see? What could improve your neighborhoods?

Slide 41 (Carlos)

Housing Element 2013-2020

Shared why it is important to take a look back at historical injustices and fight against these racist policies.

Slide 42 (Carlos)

Housing Production Needed

Explaining the division of RHNA. And the requirement to comply with RHNA. Need for 82k units.

Slide 43 (Carlos)

Actual Produced

Explaining what was actually constructed. And how many of the units were actually above moderate. And how this did not satisfy the need for the city.

Slide 44 (Carlos)

Thoughts?

What would the tenants like to see in their neighborhood?

Francisca: There have been many constructions and changes to my neighborhood. And many of the apartments are not for community members. Someone on a minimum wage salary, they can't afford it. Maybe for people who have an advanced job they can. There have been many good changes but the prices are crazy. We are seeing that with a lack of change in the last plan, nothing has been done for regular people. The new people who are able to move in are scraping by to pay rent.

Minerva: I live in South Central. The neighborhood is not safe. I don't see new constructions but I know the rents are very high. The neighborhood is not good. I had Ellis eviction from Koreatown and now live in South LA. Where we used to live, I never found a place to go with my kids. We are making so many sacrifices to be here. Now we pay more than double what I used to pay in rent. It is so hard for my children. Where am I going to go when the rents are so high? Somewhere worse and smaller like now. It is not possible. I also see effect of past years where people are being forced out of their neighborhoods and into other neighborhoods. We lose our support networks. We then have to compete for limited resources in an area we barely know and all that causes tension, racial tension. We have experienced that.

Carlos: I understand and agree that people should not be put in a situation where you are fighting for limited resources and space when there are other parts of the City that have space and resources that can alleviate the crisis. Planners do need to think how not meeting the goals for housing can create greater tension in underserved communities.

Carlos: Do we need Low-income or Very-low income?

Elmer: We are being displaced by the same plans! The bad thing with this plan is it actually displaces our communities. We need more of very low income. Building for higher incomes is what is causing owners to evict us.

Ana: We are learning so much from you all. We had 16 years living where we were and we had seen that our neighbors were leaving. We even saw that kids would need to leave high school to help pay for rent for their families. We need more very low income. What kind of education are our kids going to have if children have to worry about being displaced and have to pay for rent. Because it's about our families which means our communities. It is not just about our housing. It is about so much more.

Ema: We want to stay in the area where we are. It is crazy to see that owners are remodeling other apartments but ours are not. We want to stay here. The new owners do not want to make repairs. I feel that the laws have changed because owners do not want to respect our rights because we are paying less. The laws seem to have changed in favor of the owners and the City is only looking to do big developments that they get money from.

Elvira: I am from 90026, there are so many new buildings. But these buildings are not for us. I heard on TV that the government will build these affordable units. But I don't see that in any of the buildings that are being built around us. But where are they? I want some answers about where these new units that are supposed to be for us are. There are so many new buildings in Echo Park. I have no idea where these units are for low income persons.

Brian Montonoya: I live in Echo Park and there are so many buildings that are for just rich people. And these buildings don't have parking so it takes away the parking for my neighborhood. And I have to go to the city to get my parking passes. Why is the city allowing for no parking in new buildings when we need our street parking?

Rosario: I know that a lot of us have problems but in my opinion, it is that being united is how we achieve these things. But where do we complain and how do we change these things?

Lupe Solorio: Debe haber viviendas que puedan vivir los de extremadamente bajo recursos y los de bajo recursos. Tiene que haber de todo en una comunidad para que prospere. Necesitamos un balance. (There must be housing where people with extremely low income and with low income can live. There must be all kinds of people in a community for it to prosper. We need balance.)

Slide 45 (Carlos and Salma,)

1st Activity

Completed the activity in a wider group setting. We did not do the breakout rooms because it would be too much since most participants don't have tech capacity. We had the group share and staff put their input on the activity board.

Slide 46 **Break**

Asked tenants if they were doing ok and if they were still with us as we moved forward. All said Yes!

Slide 47 (John)

What is the Plan for Next Cycle?

Read intro to next segment

Slide 48 (John)

What is the Plan for Next Cycle?

Explained information in the Slide

Slide 49 (John)

Proposed Units for Future

Explained Information in the Slide

Slide 50 (John)

How much housing to plan for?

Explained Information in the Slide

Slide 51 (Salma)

Shortfall of Adequately Zones Sites

Discussed the shortfalls in production of affordable housing in the city.

Slide 52 (Salma)

Site Selection

Explained the disparity in areas for production of affordable housing in the center of the city.

Slide 53 (Salma)

Questions/Discussion

Leaving questions open for people who haven't participated.

Tenants agreed that there should be access to affordable housing in all parts of the City of Los Angeles.

Ana: Will these apartments be for "Low income" or "Extremely low income" we need more of the latter than of low income.

Elsa: We are supposedly talking about "low income" but my building is Rent Control and they have remodeled the new apartments and for us old renters they haven't made these changes. I feel that the city is not responding to me. Where is the support from the city for people of real low income? We are feeling marginalized not just by soaring rents but from a lack of resources and support from the Housing Department.

Ema: How do we become involved in this process? Has the city already renewed the Housing element? Should I call my councilmember? Why have decisions been made without our input?

Carlos: acknowledged tenant concerns and encouraged continued participation in process to make sure their voice is heard. Shared CES would encourage Planning Dept to reach out to tenants more often in spaces like today.

Slide 54 (Carlos)

Housing Element 2021-2029

Introduced next segment proposing discussion on potential policy solutions to ensure more affordable housing.

Slide 55 (Carlos)

What would make LA Fair and Affordable?

Ana: The city needs to evaluate the reality of the situation. For example, we are very low income but there are people who have less. They need to take that into account and what people actually make. It needs to be for very low income.

Elsa: They need to have the new buildings to put enough parking for all of the apartments. As well, they need to make buildings that don't disrupt our communities. It is a necessity that all of the apartments have sufficient parking.

Lupe: Affordable housing needs to be distributed all over the city not only in parts where poor end up separated.

Elsa J: More local stores so we can buy and work there.

Larissa: More Parks and open areas

Slide 56 English No present

Slide 57 (Carlos)

Identified housing Barriers

Slide 58 (Carlos)

Questions/Discussion

Slide 59 (John)

Rezoning

Discussed information on the slide.

Slide 60 (John)

Rezoning Goals and Needs

Discussed information on the slide.

Slide 61 (John)

City Rezoning Objectives

Discussed information on the slide.

Slide 62 (John)

Higher Opportunity Areas

Discussed information on the slide.

Slide 63 (John)

Potential Rezoning Areas

Discussed information on the slide.

Slide 64 English No Present

Slide 65 (John)

Potential Rezoning Areas

Discussed information on the slide.

Slide 66 (Carlos)

Questions/Discussion

Slide 67 (Salma)

Preservation

Discussed information on the slide. Emphasized the need for housing preservation.

Slide 68 (Salma)

Strong Protections

Discussed information on the slide. Described the need for strong tenant protections and other anti-displacement measures.

Slide 69 (Salma/Carlos)

Questions/Discussion

Elvira Rincon: El gobierno dice que exige que construyan vivienda de bajos o extremadamente bajos recursos. Por qué los que están construyendo no lo son? (The government says it is a requirement to build housing for those with low or extremely low income. Why is it that the housing being built is not like that?)

Slide 70 **(Break)**

Acknowledged presentation was taking longer that proposed. Told participants that if they had to leave, we understood. All tenants present said they were enjoying presentation and wanted to keep going.

Slide 71 (Salma/Carlos)

Activity 2

We had the event on an open platform. CES staff assisted participants with putting their choices in option selected.

The presenters asked each tenant individually which was the most important. The tenants voted for at least two options on which was the most important to them.

Option 2 MAKING SURE AFFORDABLE HOUSING EXISTS IN ALL PARTS OF THE CITY: 10 votes

Option 3 STRONG ANTI-DISPLACEMENT PROTECTIONS FOR TENANTS: 9 votes

Option 4 CREATING DEEPLY AFFORDABLE HOUSING NEAR TRANSIT & JOBS: 1 vote

Option 5 PRESERVE AFFORDABLE HOUSING: 7 votes

Can it be achieved with current zoning laws?:

Ana: We can't achieve this because there hasn't been enough pressure from us. They haven't had the push from the community. We need to be the push for them to change.

Elsa: We have as much value as any other person. We are the push for the government to make these changes.

Minerva: They definitely need to change the plans. They are not thinking about the others that cannot pay these rents. It will be impossible to make these units because the units are not for people who are extremely low income.

Francisca: We need to unite to change these laws by uniting. We need to ask that they modify this law. But also we need to make sure that they achieve these goals and be vigilant that they do.

Diohema Deloya: primero necesitamos conocer las leyes y proceso de decisiones y luego participar en ellas. (First, we have to know the laws and the decision process, and then participate in it.)

Slide 72 (Carlos)

Next Steps

Discussed information on the slide. Explaining the timeline and how tenants can participate in this process.

Slide 73 (Carlos)

Implementation

Initiated discussion on topic on the slide.

Slide 74 (Carlos)

What's next for you?

Discussed information on the slide. Explaining how tenants can contribute to this plan and the ways in which tenants can share this information with their family. And the ways in which to involve the community,

Slide 75

Thank you/Goodbye

Lupe Solorio (90006) to Everyone:

Thank you. Great presentation.

From Eva Hernandez (90026) to Everyone: Good night. Thank you for all the information. See you at the next meeting.

From Elmer y Anna (90026) to Everyone:

We are thankful for this valuable information. It was very interesting. We learned new terms that the City uses and know what it means to them and how it may be different from our interpretation. We need to include more the specific term "extremely low income" when we are demanding affordable housing so there can really be real affordable housing for us. Great historical information on racist policies. Great work on presenting team CES!

From Martha Hernandez (90057) to Everyone:

Thank you for the information shared.

From Larissa Cruz (90057) to Everyone: 08:32 PM

Thank you so much for this important information!□□♀

Asked tenants for permission to take screenshot of session participants. Remaining tenants approved taking of snapshot.

Exhibit 2 - LA CAN Participant Comments and Meeting Notes

- Housing Element + Zoning Intro-- What is the housing situation in our communities?
    - Person 1: Lack of affordable housing
        - There's no affordable housing for people who are houseless, just living on SSI/social security check is not enough to pay for housing
        - It's unfair & hope they do something about it-- no one should have to sleep in that situation (homelessness); people have a right to have a roof over their heads & sleep safer than this
        - Many years ago, used to have boarder housing where ppl can rent a room & most ppl don't want responsibility of a full house; many people would like to simply have a room to live in-- a lot of senior citizens & kids who don't have parents anymore can't just run to family & find shelter anymore
        - I think they should build boarder houses again bc just need a room-- people on the streets have basically made a room for themselves when they are houseless
        - Worked in shelter for 15 years, most of ppl coming to homeless shelter were women who were kicked out of their house by men bc won't have sex w the men (gender violence) despite they are cooking, cleaning
        - What happens when you get sick? Rent is so high, body broke down & there's nothing you can do-- cruel that they can get kicked out despite working hard & doing everything right but they get sick & body breaks down on you→ You're out on the streets
        - Lack of accountability of landlords; easy to evict tenants
    - Person 2:
        - Communities have made tiny homes which is a good start but not good long-term solution bc not solution to the problem-- we need more affordable housing to help ppl who are houseless
    - Person 3: Gentrification, capitalism
        - Seen evolve in LA-- a lot of ppl of color lost their homes bc of gentrification & capitalism
        - Lost their homes bc went into bankruptcy-- a lot of banks confiscated their properties & left folks
        - Some families moved to Inland Empire where it's more affordable bc LA is not affordable
        - Housing is a human right
        - Gentrification & developers coming in & pushing out marginalized ppl
    - Person 4: Displacement
        - Formerly houseless; didn't purchase a tent before when was houseless bc wanted a bathroom
        - Ppl who have tents-- there is a stereotype around ppl living in tents or homeless shelter

        - If only make GR, then have to basically pay entire check to rent[5]
        - Limited amount of options for ppl given their trauma
        - Displacement is a traumatic experience, even if it was "your fault," it is always traumatic to be forced to move from your home
        - There's tons of SRO's-- but not appropriate for certain folks who have health conditions
    - Person 5:
        - Apartments being built in LA w/o parking spaces & rent is too high for ppl which in the future can cause homelessness

- Income: Why do we think that LA is not affordable?
    - Person 1: Once you pay your rent, you have no money left
    - Person 2:
        - Cost of living in LA is the highest in this country
        - Very few houseless ppl in East Coast bc there are more homeless shelters compared to LA
        - Ppl are moving out of LA during pandemic bc cost of living are too high
        - Capitalism plays a great part in making LA unaffordable
        - Hear that folks are one paycheck removed from being houseless bc high rent costs-- wages are too low so can't save enough for health crisis or health emergency
    - Person 3:
        - Don't have livable wages-- if we have livable wages, then can pay rent so that rent takes up ⅓ of wages
        - Capitalism-- to the point where pushing out a demographic that can't be able to live anywhere based on the current livable wages
        - 3 basic needs: food, clothing, shelter
    - Person 4: Not enough resources available
        - Not everyone has family to go to that can help pay rent/pitch in or live with; some ppl don't' have anyone to turn to-- a lot of ppl don't have family members or help-- it's an unbalanced situation-- what do they do, what about them?
    - Person 5: A lot of undocumented ppl don't have access to resources/affordable housing
        - In my community, not always easy for undocumented folks to have access; sometimes left w/o eating in order to pay for rent
        - If housing isn't affordable, it's hard to get all the things we need to live a healthy lifestyle
        - Have to sacrifice necessities like food to pay for rent

[5] The tenant did not define the term here, but we assume they were speaking about General Relief.

- Highlights: Need for higher/more sustainable wages, accessibility of resources for ppl who don't have help/family & access to affordable housing

- Housing Elements of 2013-2020: Policies, implementation-- Thoughts & opinions on how this was implemented?
  - Person 1:
    - Need to come together & talk about what we can do make a difference in the housing situation in LA
  - Person 2:
    - $90,000 is low income for a family→ This is way too high
    - Don't know ppl who have qualifications to get a $90,000 job-- creates a feeling that ppl will never leave
    - Companies paying less than $15/hr & very disappointing to see that most of the housing is for ppl making more than $90,000/year
    - How do we place accountability on the city to uphold their promise/the plan?
  - Person 3:
    - Systemic ill-- the system was designed for us to fail
    - System needs to be reformed
    - Single parent household's w kids-- how difficult it is
    - Criminal justice system has broken up families & that is really evident
    - Houseless families-- that shouldn't be so-- really heartbreaking, is a systemic ill
    - We should reimagine the system; need to dismantle the system
    - Heart goes out to single parent households, mothers with kids who are houseless
  - Person 4:
    - They have the money to do it; professional singers & athletes make millions of dollars a year to sing a song & throw a ball-- what do they do with all that money? They should be required to help others who can't afford anything, can barely afford food
    - System is all wrong
    - They have the land to do affordable housing
    - Rent has increased so much in the past 50 years; nowadays parents can't even help kids make a move
  - Person 5:
    - There are more empty units than houseless ppl-- the housing exists
  - Person 6:
    - Caltrans homes-- so many individuals were displaced and the homes are just sitting there empty and they don't allow those who were displaced to move back in

- Highlights: Need for more affordable housing geared towards all low income folks, not just moderate income folks
- Person 7:
  - A lot of dead space in LA-- these owners are at fault bc these spaces could be utilized for housing
  - Space in Salvation Army is still unoccupied-- not housing ppl in Skid Row, what's going on there? Dormant land in LA not being used for housing houseless ppl/creating affordable housing
  - The owners are capitalizing-- property could have been used for housing

- Housing Element Plan for next Cycle 2021-2029; Shortcomings; What would make LA fair & affordable for you?
  - Person 1:
    - Seen the city build big stadiums but not more affordable housing
    - Should someone else do this if city can't do this appropriately
    - Landlords don't live up to expectations of making the apartments livable; they impose so many rules on tenants and yet they don't make the apartments livable-- don't fix walls, etc.
    - Folks living in homes that have extremely high rents where they don't have the appropriate standard of living; apartments dirty, filthy, infested inside-- living on the street or doorway may not be as dirty & filthy as these apartments
    - Landlords don't want to give tenants opportunities
  - Person 2:
    - Educating folks on their rights & protections against evictions
  - Person 3: Need to protect rent controlled housing
    - Need affordable housing near public transit, parks, grocery stores, etc.
  - Person 4:
    - A percentage of available units in every building should be allocated to lower income. We need to redefine the meaning of low income as well because when you look for jobs in the 90K bracket, it's upper management and director level positions or highly skilled
  - Person 5:
    - The neighborhood you live in determines the rent you pay so that has to be considered as a factor

- Identified Housing Barriers & Rezoning-- What do people think about the zoning areas?
  - Person 1
    - Mothers with children & school districts are extremely important-- a lot of kids are being bussed to diff schools bc of the areas but the most important is the housing & the schooling

- Person 2
    - Think outside the box-- look at land trusts, eco homes, going green, public housing
    - Environmental concerns important too-- where we build can have an effect on our health
    - Health is related to our housing & where we build affordable housing
- Person 3
    - The Westside is not open to having low income housing in their area-- part of it is changing the mindset of people
    - The first time came to LA CAN was invited by Adam Reiss-- born & raised in LA but had no idea what LA CAN was
    - Saw that LA CAN was in Skid Row-- as came to LA CAN more & more-- whether low income or houseless, everyone has same basic needs-- food, shelter, clothing
    - If ppl not exposed to houseless ppl, don't have to change your thinking & don't have to engage-- requires certain level of engagement to change mindset/perspective of ppl on Westside who don't want to add more affordable housing units
    - Have to change the mindset of ppl who carry certain stereotypes of ppl who live on the street & ppl who are low income
- Person 4
    - 20-30 years ago, there weren't enough shelters for houseless women
    - Difficult for homeless ppl to live in LA
    - Middle & upper class ppl don't know how to interact w houseless ppl
    - LA CAN has done so much for the Skid Row community
- Person 5
    - I think we also need to find a way to hold the city accountable and that they're doing what they need to do
    - Rezoning areas seem applicable & potential but city needs to be more accountable-- folks who live in those zoning areas need to be part of that planning process
- Person 6
    - In the same street, seeing that there are empty, dirty buildings & down the street new buildings just built-- what about those existing buildings & ppl living there?
- Person 7
    - Programs in place-- currently living in Project Roomkey-- issue is they create the programs but don't have solutions for ppl who are extreme low income
    - Project Roomkey has diff service providers-- had to work with 3 diff service providers & through 1, was finally able to get housing but it's temporary & now hearing that might lose housing & go back to a shelter which is traumatic to move again-- the instability of housing
    - Was initially living in Skid Row at the beginning of pandemic
    - All want is a room
    - A lot of accessibility issues to housing

Exhibit 3 - SAJE Participant Comments and Meeting Notes

Part 1 - Intro and Background

Part 2 - Intro to Housing Element

Part 3 - Review of Current Housing Element

Discussion Q: What do you see? What do you think about this? What did you see in your community over the last 8 years? Does it coincide with what we see in these charts -- the city produced a lot of market rate; not a lot of affordable housing? Do you think more affordable housing is needed in LA than what was produced in the last 8 years?

- Person 1: It's not fair. The Latino community is not good at lifting its voice. The Latino community needs to lift its voice and get involved. We have not figured out how to fight for our rights
- Person 2: Council people don't help people of color
- Breakout rooms (Activity 1)

Part 4 - Review how tenants can engage/contribute

Questions/Thoughts

- Person 1: Who will it favor? The number of housing, who will it favor?
    - Kaitlyn: It will be broken down by income level, Very Low Income people will have 115,978 units, Low Income will have some, Moderate Income will have some, etc.[6]
- What would make LA fair and affordable for you?
    - Person 1: Lower the rent price
    - Person 2: Free public transportation
    - Person 3: Community schools, for the children to grow together
    - Person 4: Healthy food
    - Person 5: Free clinics, accessible clinics. Being able to be afford to live in homes near transportation
- Questions/Thoughts on Zoning/rezoning and affordable housing
    - Person 1: In my area they are building a lot of student housing and displacing residents. The city just lets them. How come we can't get the rental prices lower? The people in my area make around $30,000 but the low income is $56,000. The classifications don't reflect reality.
        - USC wants my church, St. Agnes and I worry that they may try to rezone it to try and get rid of it. The city does what USC wants. Need to go to places where they don't have affordable housing and rezone in more affluent areas. I feel that the big developers and USC always get their way. I feel that they are going to take St. Agnes as well.
    - Person 2: It is very hard when minors live in areas that are not green. It is also very hard for seniors to live in the apartments in these areas as well. It gets very hot. Is it possible to rezone these areas to get more green spaces?

[6] Refers to the housing targets on Slide 54 of the presentation.

- Questions/Thoughts about programs for anti-displacement/tenant protections
    - Person 1: One landlord, Palmer, is suing the city for tenant rights. How will that affect this program?
        - Kaitlyn: It is extremely unlikely he will win his suit, because of the rental assistance program.
        - Person 1: Why can't we get a bill to stop gentrifying landlords building in our communities?
    - Person 2: I don't think it's fair for USC to take out Hispanic people for USC. How can the council members help us? Why are they not helping us?
    - Person 1: I've fought with USC in this community. The council people always side with USC and Triple-Link and other landlords. Marqueece Harris-Dawson was an activist until he was elected. Now he won't do anything for us.
- Breakout rooms (activity #2)
    - What would you like to see in your neighborhood? Does it require changing the zoning?
        - Person 1: More parking
        - Person 2: More trees and green spaces. There are no trees in Los Angeles. You can't plant trees in parking lots.
        - Favian: Can you rezone a hospital as homes?
        - Person 2: We should build affordable housing around the hospital. There is a vacant lot in my neighborhood and affordable housing could be built there. I understand how zoning affects the empty lots
    - Of the following goals of the HE, which are most important, which are less important?
        - More important
            - Making sure there is enough deeply affordable housing
                - 3
            - Making sure affordable housing exists in all parts of the city
                - 1
            - Strong anti-displacement protections for tenants
            - Creating deeply affordable housing
            - Preserve existing affordable housing
        - Less Important
            - Making sure there is enough deeply affordable housing
            - Making sure affordable housing exists in all parts of the city
            - Strong anti-displacement protections for tenants
                - 1

        - Creating deeply affordable housing
        - Preserve existing affordable housing
    - Can the goals be achieved with current zoning?
        - Person 1: No

- Favian: My group thought it was really important to have green space in their communities. There is a lot of green space in other communities. But in the end it's about how land is zoned.
- Hermes: My group also wanted more green space and less corporate spaces. My group thought that making sure there is enough affordable housing is important. Housing close to transpo is less important. Objectives cannot be reached with current zoning laws. Corporations, like USC, don't follow the zoning laws. They can just do what they want. Zoning laws have an exclusionary history, we need to fight to reach our objectives. It's one thing how the law is written and another how it is implemented and followed.

Exhibit 4 - Eastside LEADS Participant Comments and Meeting Notes

I. Intro to Housing Element

A. Housing element is a document required by the state.

B. For ESL members, will focus on how the housing element impacts their community (East LA, Boyle Heights)

C. Districts: CD1, CD14, CD1

D. Reviewed which City of LA departments are involved in Housing Element (Planning, LAHD), and which City Council Committees are involved (PLUM, Housing)

E. What is the housing situation in your community?

1. Person 1: The rents are very high, and there are lots of people who cannot afford to live in an apartment so they have to live in other places, like their car.
2. Person 2: We have to lower rent. I don't understand - if you were going to buy a house, [the monthly payment] is the same as renting.
3. Chat 1: las rentas después van hacer inalcanzables (the rent is just going to keep getting higher and higher and out of reach for families)
4. Chat 2: lack of affordable housing

E. Reviewed rent burden + overcrowding statistics

II. Intro to Zoning

A. Reviewed definitions + different types of plans (general, community, etc.)

B. Reviewed AMI in LA City (approx $60k)

C. Eastside LEADS has seen, in their organizing, that even ELI doesn't cover a lot of our members

D. Thoughts on current zoning practices

1. Person 1: Families are put into such small houses and they cannot live in a healthy way. Housing should be for families, it is very difficult right now. The type of construction available is not sufficient for families. We have to be careful when we build affordable housing that the housing is adequate.
2. Person 2: I've seen people who live in ELACC (East LA Community Corporation). I lived in those buildings and the apartment was very small, I felt suffocated. But I've seen other friends who get better houses. I've also seen people who don't meet the requirements and they end up homeless. The ELACC people say the apartments are not adequate for some of these people, but is living in a car better? The conditions placed by the governments are too cumbersome sometimes. The housing can also be too expensive, people working two jobs cannot afford it. There should be a plan for rapid emergency housing so people don't end up on the street.
    1. Pam's recap: Is the housing element considering families that need to rent? There are too many restrictions on affordable housing. There should be plans for rapid emergency housing so there is no time on the street.
2. Chat: cómo buscar alternativas de viviendas o poner alto!!!! a los altos precios de vivienda porque desgraciadamente. no esta al alcance de las familias más sublimes y

menos en nuestras comunidades (How do we look for alternative housing option or put a Stop to high rents because unfortunately families cannot afford it).

3. Facilitator recap: What we want is housing that is accessible to our current resident's wages AND that can accommodate large families. Also reduce the restrictions to applying to affordable housing units.

B. Is the Eastside a product of racist planning practices?

1. Yes

C. Do you see more development as you get closer to DTLA?

1. Person 1: DTLA is very saturated, they should develop more in the mountains where the environment is also much cleaner.

2. Cinthia: I've lived in Boyle Heights my whole life, I've seen many old buildings be converted into studios and lofts and they ask for so many requirements. These buildings are not so affordable, as you go more into East LA I see more affordable housing. But overall I see more gentrification in DTLA. These areas also see more pollution from airports and freeways. Housing is a struggle all over the city

    1. Cinthia got a "+1" from another participant

2. Person 2: Cities outside of the US have more wealth concentrated in cities. It seems that there is a movement to move more wealth into the inner city in the US now. How do you minimize the collateral damage of gentrification? In NYC they can't build out, so they build up. But in LA communities oppose tall buildings in their neighborhood. Affordable housing needs to be all over the city and county, not just in one particular community. Gentrification and "revitalization" are the policies that change our community. LA is becoming like cities in other parts of the world, where poor and low-income people are pushed to the outside of the city. This is the reverse of what is it now. How can we prevent the collateral damage from gentrification and revitalization? We need AH throughout the ENTIRE county, including Santa Monica and the Westside. we need housing for workers that fuel our economy.

3. Person 3: Corporations have invaded our communities, they buy buildings and build apartments, but they are not affordable for most low income communities.

II.About the past housing element

A. What did you see in your community in the last 8 years?

1. Chat 1: Vimos muchos desalojos, familias en la calle, gente desalojada, unidades siendo sacadas del mercado, cambió de dueños, rentas más caras, no trabajo, gente que ya no puede pagar sus rentas, etc. (a lot of evictions, families on the streets, homeless folks, units being taken off the market, change of owners, higher rents, no work, people who can no longer pay the rent, etc.)

2. Chat 2: asi es alicia nuestra comunidades pobres son las que estan sufriendo mas esto (that's right, Chat 1, our poor communities are the ones that suffer)

3. Chat 3: mucha jente viviendo en las calles (a lot of people living on the streets)

II.Break

III.2021-2029 Housing Element Plan

A. Thoughts on where to build more housing

1. Person 1: DTLA has more housing now, but there are more homeless people as well. I know people who had businesses but they were converted and they lost the building. There is a lot of gentrification, the housing that has been built is too expensive. I haven't seen a positive change in downtown. The changes look pretty, but it has not been beneficial. Housing has to be appropriate for the existing community.
2. Chat: Queremos ver: Más áreas verdes dentro y fuera de nuestras casas, crear nuestras huertas en pequeño, frutas y verduras orgánicas, viviendas sanas, etc con picas y buenos trabajos, programas educativos, salud, etc. (We want to see more green spaces in homes and outside of our homes. Community gardens where fruits and vegetables can grow. Healthy housing with good jobs, good education programs, health programs, etc.)

II. Activities

A. https://jamboard.google.com/d/1hW1Y-mqw1SR52aUgJxi0V36qtgK3S4aoM1SXFgGPcHU/edit?usp=sharing

B. What would you like to see in your neighborhood? Does it require changing the zoning?

1. Room 1
    1. Person 1: I would like to see less people homeless and living on the street - it's very sad. Even though there are places for them to stay, we need more.
    2. Person 2: I want to see more green spaces and community gardens, that way we can grow our own food and feed our people. We need housing but we need community gardens, too.
    3. Person 3: I'd like to see less gang activity in our community. There's a fine line between making sure we provide affordable housing but we also want to see more services for people so that they don't turn to other things.
    4. We want to see: More green areas inside and outside our homes, create our small gardens, organic fruits and vegetables, healthy homes, etc. with pikes and good jobs, educational programs, health, etc.
    5. Chat: lo que quiero ver más es servicios de limpieza para las calles porque mi consejero se enfoca más en otras partes de su distrito que en mi parte, y también servicios de childcare para mamás que trabajan y no tienen quien pueda cuidar sus hijos. (What I want to see more of is street cleaning services because my City Councilmember focuses more on other parts of his district than my part (CD14), and also childcare services for working moms who don't have someone to take care of their children.)

B. What are the most/least important goals of the Housing Element to you?

1. More important
    1. Making sure there is enough deeply affordable housing (4)
    2. Making sure affordable housing exists in all parts of the city (2)
    3. Strong anti-displacement protections for tenants (3)
    4. Creating deeply affordable housing (2)

5. Preserve existing affordable housing (1)

2. Less Important

    1. Making sure there is enough deeply affordable housing
    2. Making sure affordable housing exists in all parts of the city
    3. Strong anti-displacement protections for tenants
    4. Creating deeply affordable housing
    5. Preserve existing affordable housing

B. Do you think your goals can be achieved with the current zoning laws?

1. No. I live next to an empty lot that belongs to the city - zoned for an electric company. I think my neighbor would look and feel safer if we have more shared spaces
2. I don't think so but we will be pushing hard to make these things happen. Community power!
3. No because I don't know what is needed to make sure that they successfully follow the housing element plan.

Exhibit 5 – Outreach Materials

Example social media posts:





Appendix 2.1

Analysis of Constraints to the Production, Maintenance and Improvement of Housing

Appendix 2.1:

Analysis of Constraints to the Production, Maintenance and Improvement of Housing

Governmental Constraints

The supply, distribution, and cost of housing in Los Angeles are all affected by local, state and federal land use and environmental regulations. These laws may have been imposed for good reasons but often pose constraints in the form of regulatory requirements, project processing procedures, development impact fees, and public funding availability.

Ultimately, governmental constraints impact housing developments' project feasibility, site location, density, design, permitting process, funding sources, budgets, costs, and more. While the current shortage of affordable housing inventory is exacerbated due to high land and construction costs, these factors are often compounded by governmental regulations, such as land use, zoning, and discretionary review processes (entitlements). This section examines the impact of governmental regulations on residential development.

Constraints Due to the General Plan, Land Use, the Zoning Code, and Neighborhood Implementation Tools

California State Law requires every city and county to adopt a comprehensive General Plan to guide its future development. The General Plan essentially serves as a "constitution for development," the foundation for all land use decisions. Every jurisdiction's General Plan includes seven required elements mandated by State law (land use, circulation, housing, conservation, open space, noise and safety). The Los Angeles General Plan has 12 elements total. All elements are required to be consistent with each other. It is important to note that the General Plan Land Use Map includes "footnotes" that can impose certain requirements and limitations on development that can be perceived as constraints.

Framework Element

The City of Los Angeles Citywide General Plan Framework Element (adopted in 1996) establishes the broad overall policy and direction for the entire General Plan. It is a smart-growth plan that concentrates opportunities for most new housing in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards. The Framework Element also determined the City's theoretical buildout capacity for potential residential development and identified general locations for such development. The plan accommodates projected population growth in accordance with the Long-Range Land Use Diagram and forecasts, using these in the formulation of the community plans.

While the Framework Element established a comprehensive growth strategy focusing on regional and community centers as well as transit oriented development, the Framework Element has not been comprehensively reviewed since its adoption in 1996. As such, land use planning has been restricted to the intentions outlined in the Element. As over 25 years have passed since it was last updated, these intentions are sometimes outdated and not always in alignment with housing goals, community interests, and general planning practice. The massive investments in transit infrastructure in the region since the Framework Element have led to the need to plan for housing in areas that were not always identified in the Framework. In addition, a severe shortage of housing has continued to worsen the affordability crisis.

Land Use Element and Community Plans

The Land Use Element of the City's General Plan identifies the locations, density, and other characteristics of the housing capacity at the community level, as established in the Citywide Framework Element. Due to the size of the City, the Land Use Element is divided into 35 Community Plans (see Map 2.2.1), which guide the growth and physical development for each of the City's 35 Community Plan Areas. This is pursuant to the policies established in the Framework Element.

The planning process for each Community Plan involves extensive community outreach, participation, and input, in order to identify issues and opportunities, and to set goals for development. Community Plans aim to establish sustainable growth patterns while balancing the unique character of individual communities, including the preservation and maintenance of housing. Community Plans also address infrastructure, urban design, jobs, transportation and mobility, and open space. These plans regulate the typology, density, and intensity of a housing development, and guide the decision-making process.

Table 2.1.1 lists General Plan land use categories (both residential and non-residential) that permit housing. The table lists the corresponding zoning and residential density ranges and shows a wide range of housing densities to accommodate varying housing types throughout the City's 35 Community Plan Areas.

Table 2.1.1: **General Plan Land Use Categories**

Residential Land Use Categories	**Corresponding Zoning**	**Density** (Units / Net Acre)
Minimum	A1, A2, RE40	0.4 – 1
Very Low I	RE20, RA	1 - 3
Very Low II	RE15, RE11	3 – 4
Low I	RE9, RS, RU	4 – 9
Low II	R1, RZ5	4 – 9
Low III	RD5, RD6	7 – 9
Low Medium I	R2, RD3, RD4, RZ3, RZ4, RU, RW1	9 – 18
Low Medium II	RD1.5, RD2, RW2, RZ2.5	18 – 29

Table 2.1.1: **General Plan Land Use Categories**

Residential Land Use Categories	**Corresponding Zoning**	**Density** (Units / Net Acre)
Medium	R3	29 – 55
High Medium	R4	55 – 109
High	R5	109 – 218

Commercial Land Use Categories	**Corresponding Zoning**	**Density** (Units / Net Acre)
Limited Commercial	C1, C1.5, CR, R3, RAS3, P	29 – 55
Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3, P	29 – 55
Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4, P	29 – 109
Regional Center/ Regional Commercial	C1.5, CR, C2, C4, R4, RAS4, R5, P, PB	29 – 109
Hybrid Industrial	CM, P	29 – 109

Source: Los Angeles Department of City Planning

Of the City's 35 Community Plans, 29 were last updated between 1988-2005. These older Community Plans can be broad, include zoning that does not reflect new transit infrastructure, and have few tools for the regulation of building form. As such, older Community Plans have historically added additional zoning regulations through "Q" Qualified Conditions and "D" Development Limitations and review processes to achieve desired densities, designs, and site conditions. These additional regulations require research to identify and make it difficult for the public to identify the development potential of a site.

A central objective of the Community Plan Update program is to ensure local zoning established by the Plans is consistent with the objectives of the General Plan and its Framework Element. In some cases this means better aligning zoning with existing land use policies and growth strategy while in other cases it may mean updating land use designations. The City of Los Angeles has been required to maintain zoning consistency with land use, even before the passage of SB 1333 (2019) which mandated it for all other CA charter cities. Community Plans generally include language describing the consistency across land use and zoning. For example, each General Plan Land Use category in Table 2.1.1 above permits all indicated corresponding zones as well as the less intensive zones permitted by such zones in the LAMC. A site's zone-plan consistency is further explained by the City's hierarchy of less to more intensive zones found in LAMC Section 12.04-A, and a review of LAMC Sections 12.07 (RA zone) through 12.13 (C1.5 zone).

Over the current (5th) Housing Element cycle the City completed six Community Plan updates, in South Los Angeles, the North Valley, and Harbor areas. These Community Plans adopted Community Plan Implementation Overlays (CPIOs) to introduce design standards, affordable housing incentive systems, and historic preservation review. CPIOs establish ministerial review processing and provide greater project certainty.

CPIO affordable housing incentive systems provide base and bonuses more finely attuned to local conditions and goals than those offered citywide through density bonus or TOC. This has resulted in more tailored regulations that in some cases have increased or reduced available incentives. While the new plans often create new housing capacity and can help reduce housing constraints by providing more clarity and certainty to housing development projects, plans that effectively provide less buildable area for certain sites may hinder the development of new housing in those locations.

In 2017, Mayor Eric Garcetti issued Executive Directive (ED) 19, directing City Planning to initiate a comprehensive revision to the General Plan and to review and update all remaining Community Plans over a six year period between 2017-2023.[1] In response to

1. Mayoral Executive Directive No. 19 *Planning and Developing Housing and Transportation*, Office of Los Angeles City Mayor Eric Garcetti, March 9, 2017.

Community Plan Update Program

In Progress

Central
Downtown (Central City, Central City North) | Hollywood

East
Boyle Heights

South Valley
Canoga Park - Winnetka - Woodland Hills - West Hills | Encino - Tarzana, Reseda - West Van Nuys | North Hollywood - Valley Village | Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass | Van Nuys - North Sherman Oaks

West Los Angeles
Venice | Palms - Mar Vista - Del Rey | Westchester - Playa Del Rey | West Los Angeles

Harbor
Harbor-Gateway | Wilmington-Harbor City

Upcoming

Central
Wilshire | Westlake

East
Northeast Los Angeles | Silver Lake | Echo Park | Elysian Valley

North Valley
Arleta - Pacoima | Sun Valley - La Tuna Canyon | Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon | Chatsworth - Porter Ranch | Northridge | Mission Hills - Panorama City - North Hills

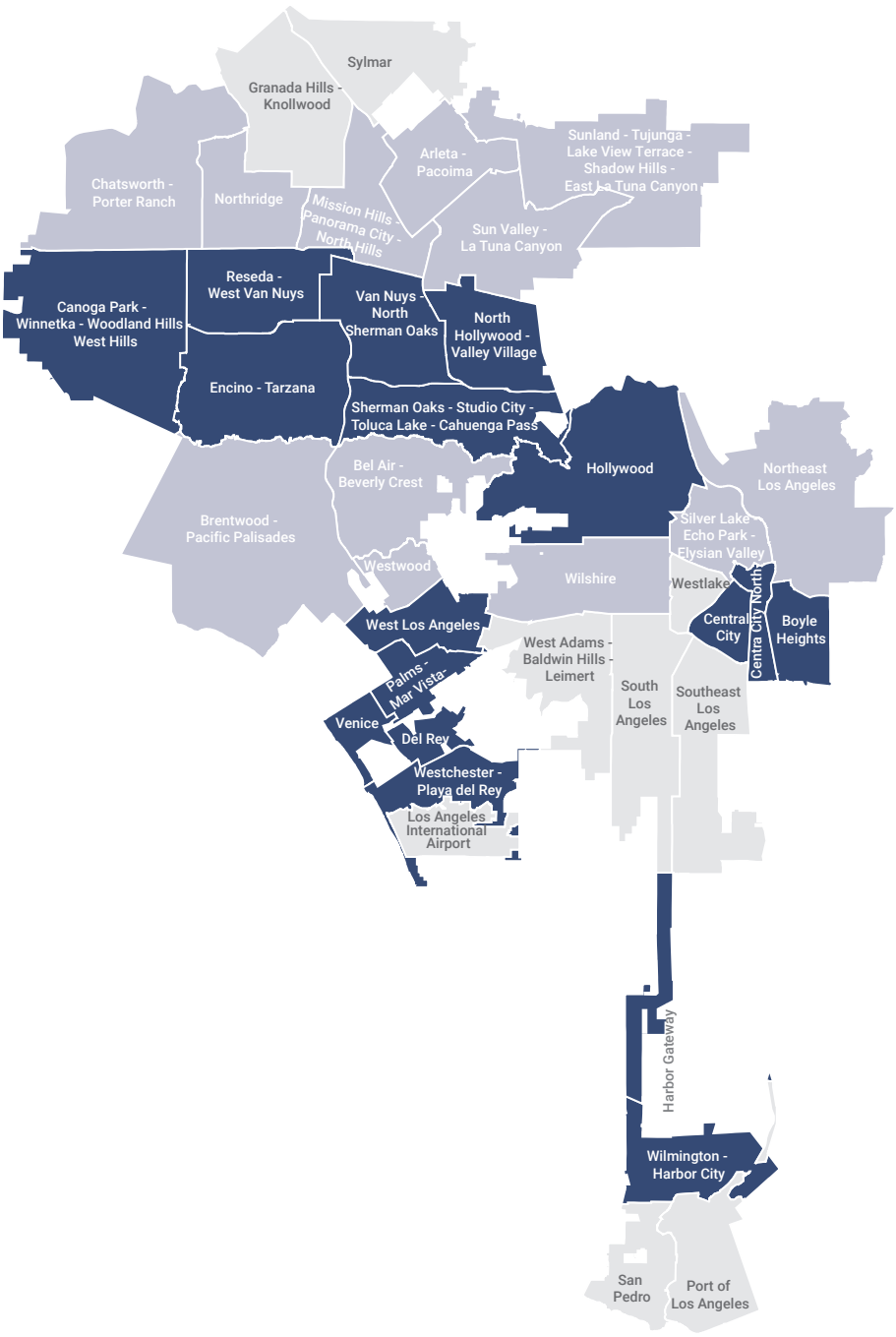
West Los Angeles
Bel Air - Beverly Crest | Brentwood - Pacific Palisades | Westwood

Completed

North Valley
Granada Hills - Knowllwood | Sylmar

South Los Angeles
West Adams | South Los Angeles | Southeast Los Angeles

Harbor
San Pedro



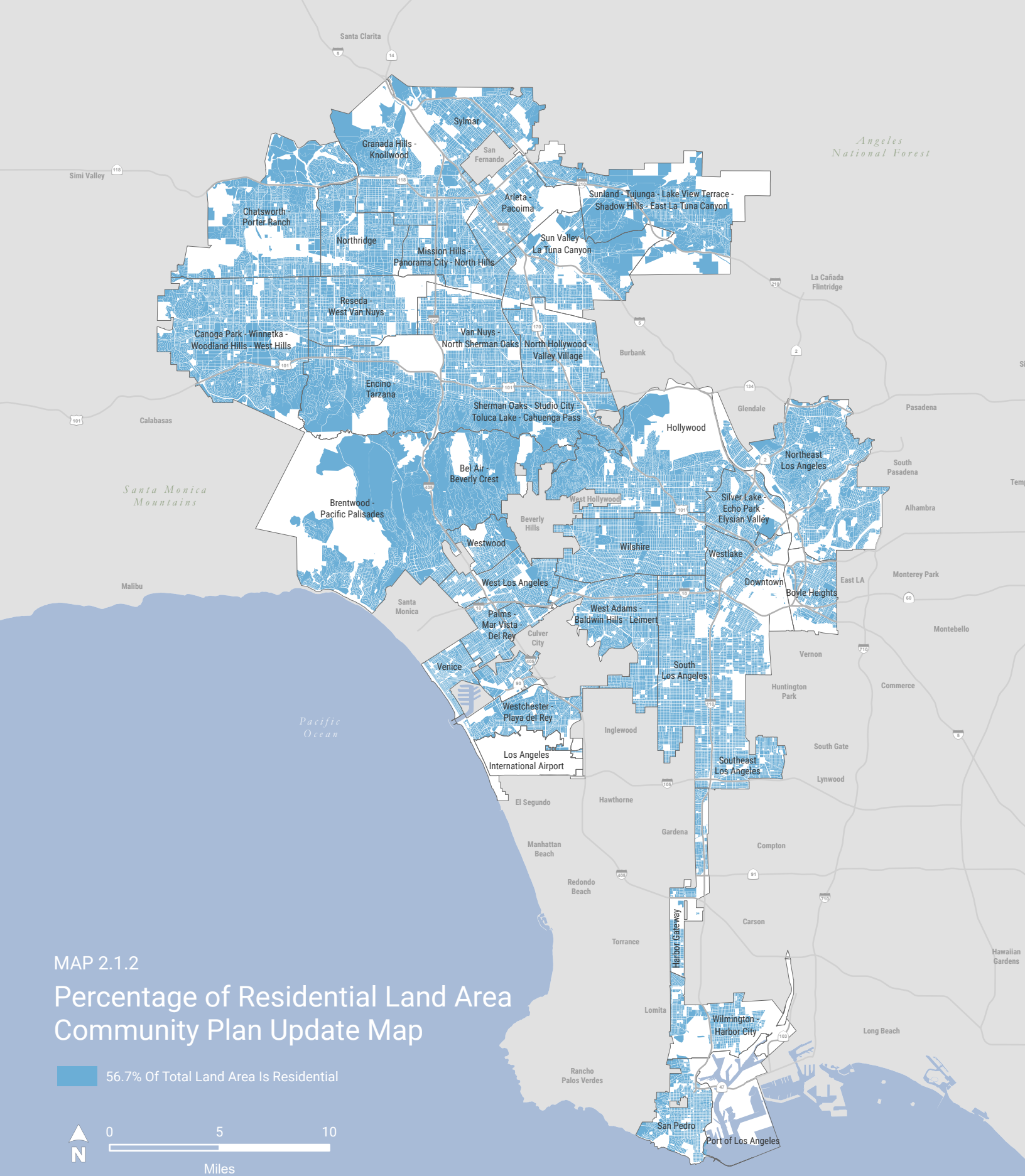
this directive City Planning is actively working on updates to 16 Community Plans. These programs are a major ongoing effort of the Department and seek to provide more specificity about the scale and design of projects that comply with neighborhood-specific regulations in each Community Plan. The updated plans aim to provide a higher level of certainty and specificity in the development process. Of the 16 active plan updates 15 of these Community Plans will be utilizing new volume base zoning tools developed as part of the re:codeLA project. Map 2.1.1 shows the completed, in-progress, and pending plans. Throughout the City, 16 plans are currently being updated, and 13 plans will be updated in the future.

The Zoning Code

The City of Los Angeles contains 467 square miles, or 302,596 acres, and contains over 882,355 parcels. Residential development is permitted on approximately 56.2% of the City's land area or approximately 170,029 acres. The remaining land area is largely dedicated to roadways, open space, public facilities, and industrial uses. Of the residential land area, more than 70% of residential land is reserved for single-family housing, 12.3% is reserved for lower density multi-family, and 17.3% permits higher density multi-family developments, see Map 2.1.2.

Zoning laws divide cities into districts (reflected on the zoning maps) and specify regulations for those districts, which are set in the zoning code. The City's zoning districts allow for a variety of housing types and densities – from agricultural residential at less than one dwelling unit per acre to high density at over 200 dwelling units per acre. Although zoning regulations permit housing in various areas of the City, they can also pose constraints on housing development because they limit residential uses to specific areas of the City (see Map 2.1.2 below). Within the City, residential density is not distributed equitably. The City's past land use and zoning practices reserved more land area citywide for single-family housing, while limiting and concentrating multi-family housing in central and south Los Angeles. Furthermore, 81% of residential land in the City's Highest Resource areas, and 74% of residential land in High Resource areas do not permit construction of multi-family housing. In contrast, just 18% of the residentially zoned land in the areas considered High Segregation and Poverty is allocated to single-family uses, whereas over 80% allows multi-family development.

Zoning also governs new construction activity, building rehabilitations, preservation, maintenance and demolition activities, and establishes the capacity and volume of space that can be permitted on land. This means that the development potential of housing projects can be highly affected by zoning. The types and densities of residential uses permitted in each of the City's zones, and the development standards applicable to all development projects are summarized in Appendix 2.3 (Generalized Summary of Zoning Regulations). This includes minimum lot areas, required setbacks, maximum building heights, required parking spaces, and maximum densities for each zone.



MAP 2.1.2

Percentage of Residential Land Area Community Plan Update Map

56.7% Of Total Land Area Is Residential

The zoning in the City is generally cumulative and inclusionary. This permits less intense uses to be built within a zone and permits residential uses to be developed in commercial zones. For instance, R1, R2, and R3 uses are allowed within the R4 zone, and are also permitted in all commercial zones. No minimum residential density requirements are established in any zone.

It is important to note that the City's Zoning Code was last comprehensively updated in 1946. Every time a complex issue arose, the only practical way to address the problem was to create new zones, entitlements, and overlays. This resulted in a complex code that now has hundreds of standard-format pages and more than 70 types of discretionary entitlements. In addition, over 61.3% of the City is covered by site-specific conditions (called Q, T, & D Conditions), and special overlays (the following section on Neighborhood Implementation Tools discusses their effects). The process of addressing each specific issue and individual neighborhood on a piecemeal basis has made it challenging for the City to meet the housing needs of all of its residents, especially households with lower incomes. The City's Zoning Code can make it challenging for housing developers to efficiently apply for housing project approvals and for Planning staff to process these entitlements.

Zoning for a Variety of Housing Types

State law ensures that the housing element provides for a variety of housing types including multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

Single-Family Housing: Single-family housing, is allowed in the following zones: A1, A1(UV), A2, A2(PV), A2P, R1, R1H1, R1P, R1R3, R1V1, R1V2, R1V3, RA, RAP, RE, RE11, RE15, RE20, RE40, RE9, RS, RU, RW1, RZ2, RZ3, RZ4, RZ5). In March 2017, the City established six new single-family zones (R1H1, R1P, R1R3, R1V1, R1V2, R1V3) to respond to concerns over out of scale single-family developments. These volume-based zones regulate the height, massing, and roof encroachment on a site. These zones further reduced building volumes but did not result in density reductions. It is important to note that single-family housing is also allowed in multi-family zones and commercial zones.

Multi-Family Housing: Multi-family housing, including single room occupancies (SROs) and permanent supportive housing, are allowed in the following residential and commercial zones: RW2; R2; RD1.5; RD2; RD3; RD4; RD5; RD6; R3; RAS3; R4; RAS4; R5; CR; C1; C1.5; C2; C4; C5; and CM. Densities in the multi-family residential zones range from seven units per acre to 218 units per acre. Multi-family housing as well as mixed-use projects are allowed by right in commercial zones, at densities ranging from 54 to 218 units per acre. RAS3 and RAS4 zones allow specific types of neighborhood-serving commercial uses to be incorporated on the ground floor of residential buildings.

Factory-Built and Manufactured Housing: State law requires factory-built homes complying with federal standards and installed on a permanent foundation be permitted on any parcel where the City allows conventional single-family homes. The homes must also be permitted under the same development standards as the "site-built" homes. The City's Zoning Ordinance expressly allows factory-built housing units in the RU zone but is otherwise silent on this building type. Factory-built housing is permitted in all single-family zones as long as standard life-safety guidelines are met.

Mobile Home Parks: The City's RMP Zone allows development of residential mobile home parks to encourage the provision of affordable housing by permitting both the retention and expansion of existing, as well as the establishment of new, mobile home parks. The City has over 57 mobile home parks with more than 6,700 spaces, with most located in the San Fernando Valley.

Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs): ADUs and JADUs are residential dwelling units that are attached or detached to an existing dwelling unit (or units) on the same lot, and that provide complete independent living facilities for one or more persons. ADUs and JADUs are permitted in all zones where residential uses are permitted by right, this includes multi-family zones. The City's ADU and JADU Ordinance regulates their size and form, and parking is not required if they are located within one-half mile walking distance to public transit, within one block of a car share station, or if located within an architecturally and historically significant district. These units are not intended for sale, but they may be rented. ADUs and JADUs are not permitted on certain lots located in both a Very High Fire Hazard Severity Zone and a Hillside Area, unless the unit meets certain criteria (i.e., providing fire sprinklers and one off-street parking space). An explanation of the City's ADU Ordinance is provided later in this section.

Homeless Shelters: Homeless shelters are allowed by right in R4 (with performance standards), RAS4, R5, C1.5, C2 (with performance standards), C4, C5, and CM zones. In addition, as a public benefit, homeless shelters of under 30 beds are allowed by right in R3, M1, M2 and M3 zones provided that they comply with certain performance standards. The performance standards limit homeless shelters to 30 beds designed to serve not more than 30 people and require that shelters be located at least 600 feet from another such shelter. Emergency shelters are allowed by right in any zone on a government owned or operated site, or in R3, RAS3, R4, RAS4, R5, C2, C4, C5, CM, M1, M2 and M3 zones if operated by a charitable organization. The 30 bed limit does not apply to emergency shelters, nor do any subjective zoning standards, including parking or distance requirements. The LA Fire Department has developed a set of alternative life-safety standards that apply to emergency shelters pursuant to state law (LAFD Directive #45). This flexibility has resulted in most new shelters and interim housing utilizing these emergency shelter provisions. Emergency shelters should be able to transition to permanent shelters and be permitted in the same areas.

Low Barrier Navigation Centers: Low Barrier Navigation Centers, as defined in California Government Code 65660, are Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Government Code section 65660 requires Low Barrier Navigation Centers to be a use by right in areas zoned for mixed use, and nonresidential zones permitting multifamily uses. Consistent with this requirement, they are permitted as a use by right in areas zoned for mixed use, and nonresidential zones permitting multi-family uses, including the RAS3, RAS4, CR, C1, C1.5, C2, C4, C5, CM, and HI zones. Additionally, the PF zone may be eligible if the site is adjoining a zone that allows for mixed uses or a nonresidential zone permitting multi-family uses. Various Specific Plan zone designations may also be eligible, however, additional review may be necessary on a case-by-case basis to determine eligibility of sites with Specific Plan zone designations. To the extent Low Barrier Navigation Centers meet the definition of shelter, they are additionally permitted anywhere that Homeless Shelters are permitted by the City's Zoning Code (see discussion of Homeless Shelters, above). After the January 1, 2027 sunset date, Low Barrier Navigation Centers would continue to be permitted anywhere that a Homeless Shelter is currently permitted. The Bureau of Engineering typically processes the requests for Navigation Centers, including the CEQA exemption. Several have been approved in recent years.

Senior Housing: There are different types of homes specially for seniors (generally 62 years or older) which are identified in the Zoning Code. Regular residential housing reserved for seniors is referred to as Senior Independent Housing. State licensed Residential Care Facilities for the Elderly, which provide non-medical assistance to seniors who require assistance with two or more activities of daily living, are referred to as Assisted Living Care Housing. The residential units may consist either of dwelling units or guest rooms. Full time medical services shall not be provided on the premises. The housing may be a component of an Eldercare Facility. Both of these housing types require dwelling units, which requires cooking facilities. They are permitted in the R3 and less restrictive zones. A Conditional Use Permit is available to reduce parking for these uses.

Senior housing requiring specialized medical care and licensing includes *Skilled Nursing Care Housing and Alzheimer's/Dementia Care Housing*. These types of units may not have kitchen facilities (guest rooms) and are limited to the R4 zone or less restrictive.

Retirement Hotels are somewhat in between the senior living types described above. They allow for a more flexible combination of traditional dwelling units and guest rooms without cooking facilities and are permitted in R4 and less restrictive zones.

Eldercare Facilities were created more recently (2006) to streamline and facilitate a diversity of senior housing types. An Eldercare Facility combines in one facility, two or more of the following housing types: Senior Independent Housing, Assisted Living Care Housing, Skilled Nursing Care Housing, and/or Alzheimer's/Dementia Care Housing. A

minimum of 75% of the floor area, exclusive of common areas, shall consist of Senior Independent Housing and/or Assisted Living Care Housing. The Ordinance allows the development of Eldercare Facilities in any residential zone and at any density, height and area requirements, as long as certain findings are made, per a Zoning Administrator determination.

Philanthropic institutions, homes for the aged associated with philanthropic organizations, and boarding houses for the aged associated with philanthropic organizations are permitted in R4, R5, CR, C1, C1.5, C2, C4 and C5 zones. Conditional use permits are required if not permitted by right.

Private homes for the aged, private boarding homes for the aged, hospitals, convalescent homes and sanitariums are permitted in R5, C1, C1.5, C2 and C5 zones. Conditional use permits are required if not permitted by right.

Farmworker and Employee Housing: The City's development standards and permitting processes comply with Health and Safety Code Sections 17021.5 and 17021.6. Employee housing is treated like any other type of single-family structure and residential use and does not require a conditional-use permit, zoning variance, or other zoning clearance that is not required of a family dwelling of the same type in the same zone. This applies for a one family dwelling in the City's Agriculture (A1, A2) zones.

Apartment houses and Condominiums: Apartment houses and condominiums are permitted in R2, RD, R3, R4, R5, RAS3, RAS4, CR, C1, C1.5, C2, C4, C5, and CM zones.

Boarding Houses: Boarding houses are permitted in R3, R4, R5, CR, C1, C1.5, C2, C4, C5 and CM zones. The Zoning Code describes them as dwellings that contain a single dwelling unit and not more than five guest rooms or suites of rooms, where lodging is provided with or without meals, for compensation. There are many houses that could be perceived as Boarding houses, which could pose issues for their owners and tenants. However, it is important to note that in 2006, the City amended the definition of "family" to mean one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit. This definition allows for congregate and group living, including co-living in all zones, and not just where "boarding houses" are allowed (see further discussion of group living under Alleviating Constraints of Persons with Disabilities below).

Conditional Uses: Institutions, public facilities and other special uses are not permitted by right but are permitted by Conditional Use permits (the "Constraints Due to the Entitlement Process" section discusses this further). With the exception of density bonus projects that exceed the maximum density permitted by law, multi-family housing projects do not require Conditional Use permits. Conditional Use provisions in the Zoning Code, therefore, do not constrain zoning capacity.

In general, uses that were in existence in an area prior to a change in zoning designation for the area are allowed to continue. However, changes to the structure or use and

expansions may not be approved if they do not comply with the current zoning regulations for the site. This can pose substantial constraints to the preservation and maintenance of existing, older residential facilities. Substantial rehabilitation may be necessary for the safety of occupants; yet zoning requirements may trigger additional and costly renovation, which could lead to demolition rather than preservation.

Adaptive Reuse of Older Buildings: In 1999 the City adopted an Adaptive Reuse Ordinance, which waived many of the zoning regulations (density, parking, floor area ratio, etc.) in order to facilitate the conversion of existing, economically obsolete buildings into new residential apartments and condominiums. The zoning changes, along with the adoption of alternative building codes for older buildings, permit substantial, physical alterations to be made that modify the building's original, intended use. While the process requires a discretionary CUP process in most of the City, there is a by-right process available for the following Adaptive Reuse Incentive Areas:

- Downtown Los Angeles (Central City Community Plan Area and the Figueroa Corridor Economic Development Strategy Area)
- Hollywood Redevelopment Project Area
- Wilshire Center/Koreatown Redevelopment Project Area (certain portions only)
- Lincoln Heights and Chinatown
- Central Avenue (between Vernon Avenue and the Santa Monica Freeway)

Older, obsolete buildings located outside the incentive areas may also qualify for adaptive reuse, but they must meet additional criteria and require discretionary approval. Approximately 12,000 residential units were added via adaptive reuse projects between 2000 and 2020.

Residential Density and Development Standards

The City of Los Angeles residential density standards are defined by the zone (See Appendix 2.3). Zones dictate the number of units allowed per lot. A, RA, RE, RS, R1, RZ, and RW1 zones are limited to one dwelling unit per lot. The R2 and RW2 zones are limited to two dwelling units per lot. The RD, RMP, R3, RAS, R4, R5, and C zones allow multiple dwelling units at densities ranging from seven units per acre to 218 units per acre.

The zones most likely to produce affordable housing in the City of Los Angeles are the R5, R4, R3 and C Zones. This is because of their higher density allowances. Another important density threshold are zones that allow for more than four units, which allows a site to qualify for affordable housing incentive programs such as Density Bonus and TOC.

The highest density zone, R5, permits up to one dwelling unit per 200 square feet of lot area. The R4 and C2 zones permit up to one dwelling unit per 400 square feet of lot area. The R3 and C1 zones, permitting up to 800 square feet per dwelling unit, typically are developed with a type of construction which is cheaper to build than that for the R4 and R5 zones and are, therefore, likely to produce affordable housing as well. These density limits mean that on an acre of land in the R5 zone 217 units, in the R4/C2 zone 108 units and in the R3/C1 zone 54 units could theoretically be constructed.

It is important to note that the City does not have minimum density requirements for the development of sites where residential uses are permitted. This means that if a project requests to develop housing below identified densities, and complies with all other zoning and applicable regulations, the project can be approved and permitted. Many factors (both governmental and non-governmental) influence the number of units that are ultimately provided by housing development projects. The analysis conducted for the Inventory of Sites (see Chapter 3) found that developers do not always develop the sites with the maximum number of units allowed by the site's zoning. For example, a site with zoning that allows for up to 20 units can ultimately be developed with only 15 units.

The City of Los Angeles' development standards relating to setbacks, floor area, height, open space and parking are outlined in the City's Planning and Zoning Code and are comparable to those of surrounding cities. These development standards were established to maintain public health and safety and are enforced by the Department of Building and Safety. They could also be considered density constraints. They also could be constraints to the preservation of older residential stock, as rehabilitation of such stock may not be able to comply with current development standards and therefore demolition might be more cost effective than maintenance and preservation.

State Law also requires that the constraints analysis describe requests to develop housing at densities below those included in the Housing Element's Inventory of Adequate Sites for housing (**Appendix 4.1**). As explained in Chapter 4, the methodology used by the Inventory relies on a regression model that resulted in conservative assumptions regarding the availability and likelihood of development for Sites, which greatly reduces maximum allowable densities to a small fraction (usually less than one percent) of site potential. For example a sample R3 site described in Chapter 4 (Table 4.5) having a maximum allowable density of 10 units is described as having just .13 units of realistic development potential in the Inventory due primarily to the low likelihood of the site being developed. Furthermore, the regression model analyzed five years of development trends and found that housing developments with more than five units develop at an average of 80% of the maximum allowable densities - an assumption that was built into the Sites methodology. It is extremely unlikely that there have been any requests for housing developments at densities that are below the figures reported in **Appendix 4.1**.

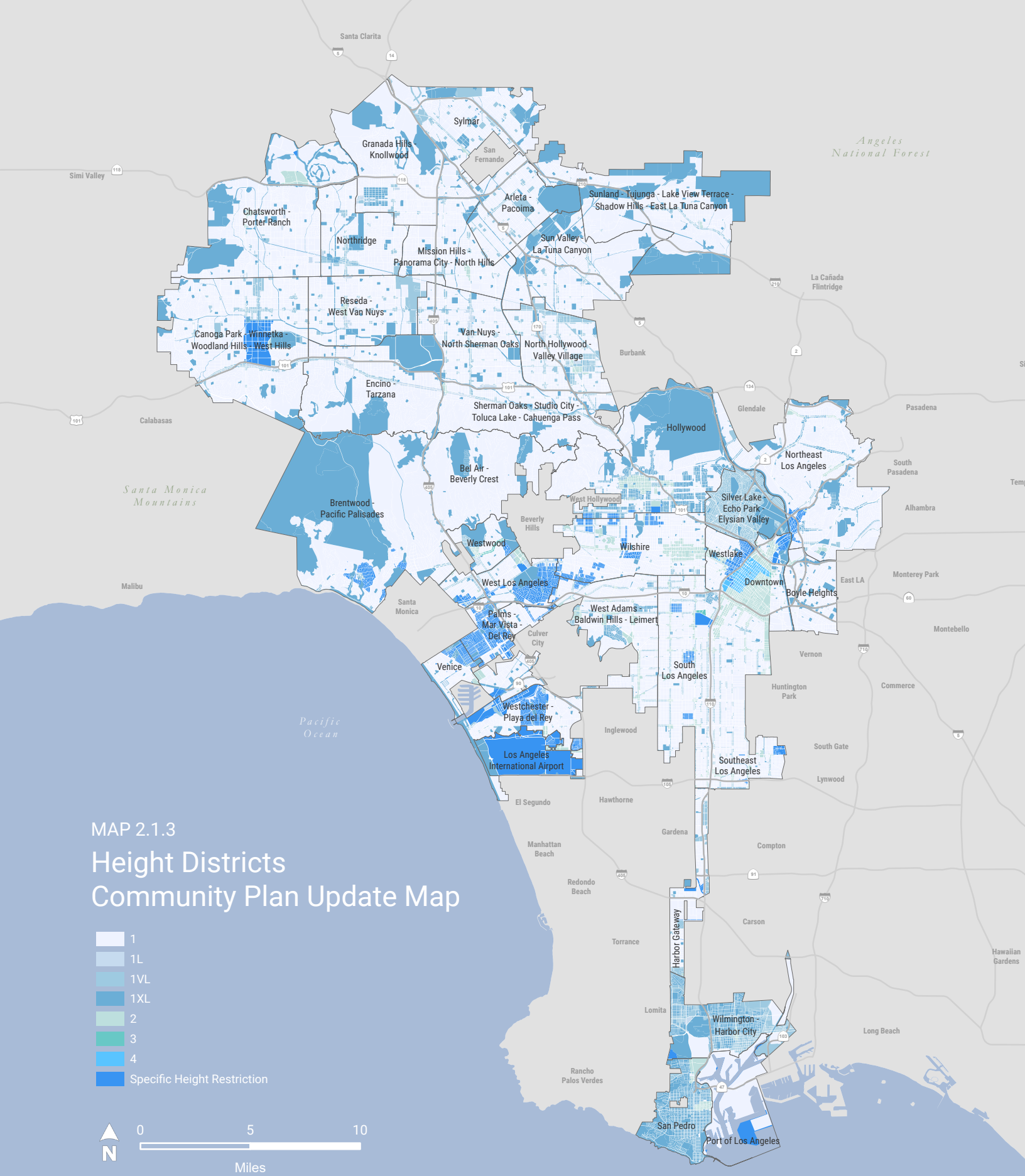
Floor Area and Height Limitations

All zones are also located in designated Height Districts in Los Angeles, which establish the maximum building size through floor area ratios (FAR) and, in some instances, height limitations. These limitations particularly impact multi-family development. Where duplex or multi-family residential uses are allowed, the FAR and height limitations are indicated in Table 2.1.2.

Table 2.1.2: **Height Districts and Corresponding Floor-Area-Ratios (FAR)**

Zone	**Height Districts: Height and Floor Area Ratio (FAR) Limitations**						
	1	1L	1VL	1XL	2	3	4
A1, A2, RE40, RZ, RMP, RW2, RD, R3, RAS3	45' 3:1FAR	45' 3:1FAR	45' 3 Stories† 3:1 FAR		6 Stories: RD, RAS3 & R3†; Otherwise: 6:1 FAR	6 Stories: RD,RAS3 and R3†; Otherwise: 10:1 FAR	6 Stories: RD,RAS3 and R3†; Otherwise: 13:1 FAR
RE11, RE15, RE20, RA	36' 3:1 FAR	36' 3:1 FAR	36' 3:1 FAR	30' 2 Stories† 3:1 FAR	6:1 FAR	10:1 FAR	13:1 FAR
R1, R2, RS, RE9	33' 3:1 FAR	33' 3:1 FAR	33' 3 Stories† 3:1 FAR		None 6 Stories	None 10 Stories	None 13 Stories
R4, RAS4, R5	None 3:1 FAR	75' 6 Stories† 3:1 FAR	45' 3 Stories† 3:1 FAR		None 6:1 FAR	None 10:1 FAR	None 13:1 FAR
C	1.5:1 FAR	75' 6 Stories† 1.5:1 FAR	45' 3 Stories† 1.5:1 FAR	30' 2 Stories† 1.5:1 FAR	75' for CR; Otherwise: None 6:1 FAR	75' for CR, Otherwise: None 10:1 FAR	75' for CR, Otherwise: None 13:1 FAR

† Buildings used entirely for residential (and ground floor commercial in RAS zones) are only limited as to height, not stories.For more information, please see Appendix 2.3 (Generalized Summary of Zoning Regulations).



MAP 2.1.3

Height Districts
Community Plan Update Map

- 1
- 1L
- 1VL
- 1XL
- 2
- 3
- 4
- Specific Height Restriction

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Approximately 52% of land (in acres) in the City is subject to Height District (HD) 1, about 0.4% in HD 1L, about 4.6% in 1VL, and 21.3% is subject to HD 1XL. About 1.9% of land is in Height District 2, and less than 1% of land is in either Height District 3 and 4. It is important to note that approximately 20% of the City is not accounted for in the four height districts because arterial roadways are not included in the zoning areas for height districts, and areas such as LAX and the Warner Center also do not fall under the four height district designations. Parcels within a specific plan may not be part of a Height District as specific plans may further regulate height. In multi-family residential zones, even the lowest FAR for residential zones of 3:1 is not a constraint on build-out of density for residential development, as it provides sufficient buildable area to maximize allowable densities (parking, stairwells, elevator shafts and other building components are excluded from the FAR calculation). However, this is not true of commercial zones in Height District 1. Housing developments on commercial boulevards often seek FAR bonuses due to the more limited 1.5:1 floor area ratio (established by Proposition U by voters in 1986, see below). This can encourage the use of affordable housing bonuses in areas where they are available, especially near major transit stops. However, having limited FAR also creates additional process barriers for the development of many commercial sites. Map 2.1.3 shows the distribution of height districts throughout the City.

Assembly Bill 283 and Proposition U

In 1978, Assembly Bill 283 was enacted by the State with the aim of resolving inconsistencies between jurisdictions' zoning codes and their General Plans. Then, a 1985 court judgement gave the City three years to bring its zoning into compliance with the Land Use Element. To comply with the three year deadline, the City down-zoned large areas at once.[2] The result was significant down-zoning throughout the City that has limited housing development on many sites for decades.

Additionally, in 1986, voters in Los Angeles approved Proposition U, which reduced the allowable FAR in all commercially and industrially-zoned parcels in Height District 1, from an FAR of three times the buildable area of the lot, to one and one-half times the buildable area. Proposition U directly affected housing production because residential units are permitted by right in the commercial zones, and this reduction in FAR significantly decreased capacity to build housing in contrast to the General Plan direction to encourage housing on commercial corridors that are in close proximity to transit. Proposition U and AB 283 exemplify how legislative acts have contributed to housing constraints over the past decades in the City by effectively facilitating down-zoning and limiting development potential.

2. Gregory D. Morrow, "The Homeowner Revolution: Democracy, Land Use and the Los Angeles Slow-Growth Movement, 1965-1992," page 355 (Ph.D. dissertation, University of California, Los Angeles, 2013).

Parking Requirements

The City's general automobile parking requirements are contained in the "General Provisions" section of the Zoning Code (LAMC Section 12.21). Appendix 2.3 shows the specific parking requirements for housing developments. The number of dwelling units and the number of habitable rooms (includes kitchens) in each unit determines the number of required parking spaces. Single-family housing typically requires two covered parking spaces. Multi-family housing development requires:

- at least one parking space for dwelling units with less than three habitable rooms;
- one and one-half spaces for a dwelling unit with three habitable rooms; and,
- two parking spaces for dwelling units of more than three habitable rooms.

In California, the cost of providing above-ground or subterranean parking can add between $36,000 to $56,000 per housing unit to the overall costs of a multi-family housing development project.[3] Parking-related requirements and costs can significantly impact and constrain multi-family housing development, particularly those providing affordable units. Market demand or financial lenders often mandates the provision of parking in multi-family housing development.

The City's Zoning Code does allow automobile parking spaces required for all uses to be replaced by bicycle parking at a ratio of one standard or compact automobile parking space for every four required or non-required bicycle parking spaces provided. However, residential projects can only replace up to 10% of their required vehicle parking spaces with bicycle parking. Residential projects located within 1,500 feet of a major transit stop can replace only up to 15% of their required parking spaces with bicycle parking.

3. Carolina Reid, Adrian Napolitano, and Beatriz Stambuck-Torres, "The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program" *The Terner Center for Housing Innovation at University of California*, March 2020, page 21; United States Government Accountability Office, "Low-Income Housing Tax Credit: Improved Data and Oversight Would Strengthen Cost Assessment and Fraud Risk Management," September 2018, page 30.

Open Space Requirements

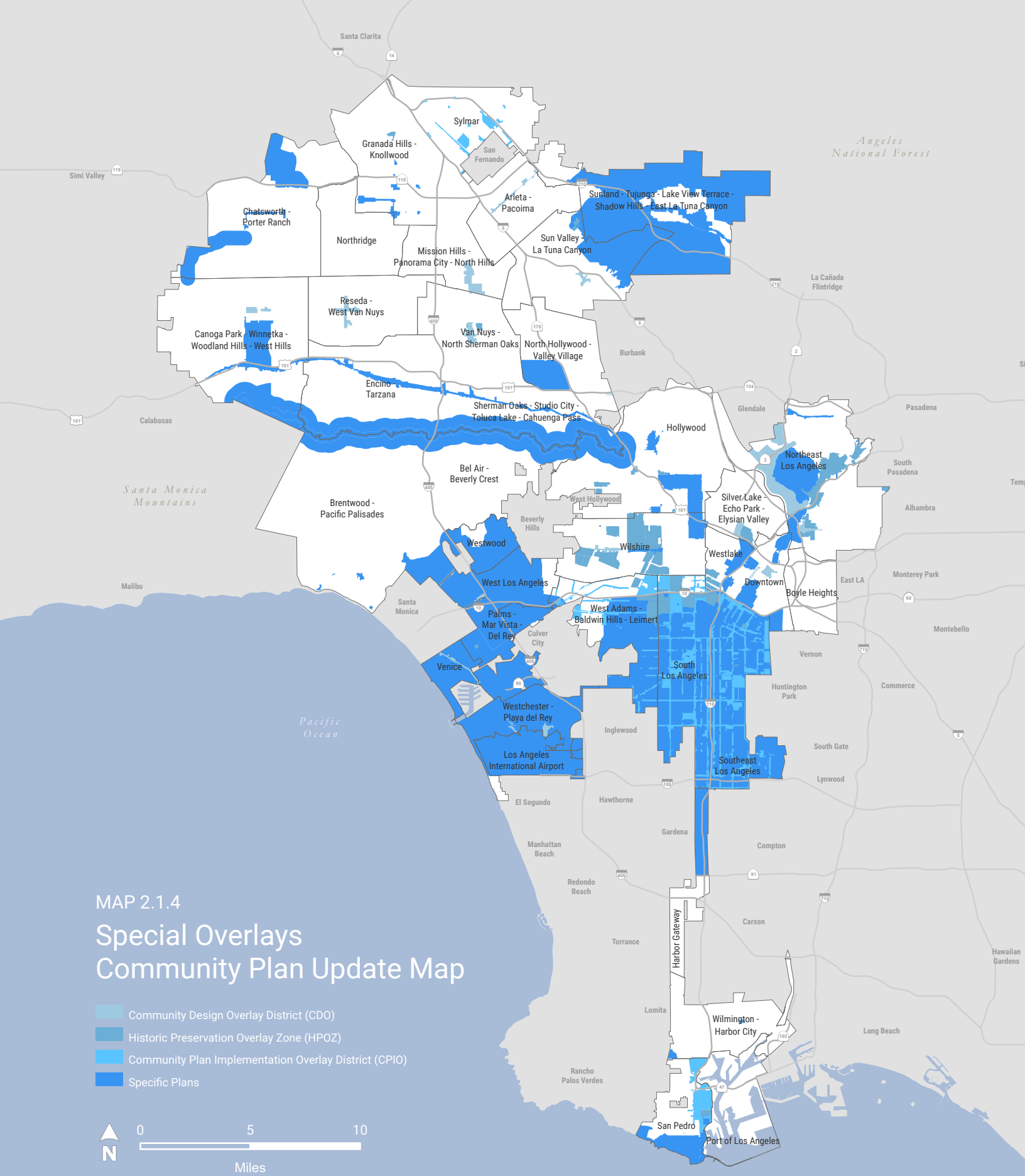
The Open Space ordinance, LAMC Section 12.21 G, was adopted in 1997 to provide both common and private on-site open space for the tenants of multi-family residential projects with six or more residential units on a lot. The objectives of the Open Space Ordinance are: 1) to provide for on-site outdoor and recreational space; 2) to provide safer play areas for children; 3) to improve the aesthetic quality of buildings by reducing massing; and 4) to increase natural light and ventilation. The ordinance requires the following:

- A minimum of 100 square feet of open space for every dwelling unit with less than three habitable rooms.
- A minimum of 125 square feet of open space for every dwelling unit with three habitable rooms.
- A minimum of 175 square feet for each unit with more than three habitable rooms.

The ordinance further stipulates that open space must consist of private and/or common area as follows:

- For developments built at an R3, RAS3, R4, RAS4, and/or R5 density, common open space must be accessible to all the residents, have a minimum area of 400 square feet, and incorporate recreational amenities. At least 50% of the total required usable open space must be common open space.
- Private open space must contain a minimum of 50 square feet, of which no more than 50 square feet per dwelling unit can be attributable to the total required usable open space (the figure is 100 square feet in RD1.5 zones).

Open space requirements contribute positively to the quality of life. However, open space requirements can place a strain on potential projects by requiring at least 100 sf of open space per unit. At least 50% of total open space can be common open space, but each unit must still provide at least 50 square feet of private open space. For example, smaller-unit developments might find it difficult to provide total open space that meets the typical zoning requirements. Furthermore, in the R3 and RAS3 zones there is a 10-foot rooftop perimeter requirement. This significantly reduces the amount of rooftop area that can potentially be used as common open space.



MAP 2.1.4

Special Overlays
Community Plan Update Map

- Community Design Overlay District (CDO)
- Historic Preservation Overlay Zone (HPOZ)
- Community Plan Implementation Overlay District (CPIO)
- Specific Plans

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Neighborhood Implementation Tools

Zoning and neighborhood implementation tools impose additional layers of development standards and limitations on uses to clearly defined geographic areas, neighborhoods, or sites. In many instances, these tools can more appropriately direct and promote housing development to places of the City that need more housing, especially affordable housing. However, in other instances, some of these tools can be more restrictive than the Zoning Code and can constraint multi-family housing development by affecting project feasibility, timelines, and costs. Over 49% of the City is affected by at least one neighborhood implementation tool, see the Map 2.1.4 below. The additional layers of requirements imposed by these neighborhood-level tools can further limit the height, buildable volume, and number of units that can be built within a housing development. These standards are also often not clearly understandable by the public as they amend the meaning of a typical zoning designation in ways that are not always clear. Neighborhood Implementation Tools include:

- Community Plan Implementation Overlays (CPIOs),
- Community Design Overlays (CDOs),
- Historic Preservation Overlay Zones (HPOZs),
- Specific Plans,
- Transit Neighborhood Plans (TNPs),
- Qualified (Q), Tentative (T), and Development (D) Conditions, and
- Community Redevelopment Plans.

Community Plan Implementation Overlays (CPIOs)

In 2011, the City enabled Community Implementation Overlay Zones (CPIO) as a new specialized tool through the Zoning Code. The purpose of this specialized zoning tool is to provide supplemental development regulations tailored to each Community Plan Area to ensure that development enhances the unique architectural, environmental, and cultural qualities of specific individual neighborhoods. CPIOs can create approval processes, such as ministerial administrative clearance processes, to enable infill development, including bonuses for projects that include affordable housing or other community benefits. However, because CPIOs further regulate different aspects of proposed housing projects, they can constrain housing development by affecting the overall project development potential by setting density limits and other development standards. CPIOs sometimes also take the place of a TOC Tier Area, as permitted by Measure JJJ. There are currently five CPIOs, and approximately 2.5% of land in the City is within a CPIO. As Community Plans are updated, new CPIOs are often created.

Community Design Overlays (CDOs)

Community Design Overlays (CDO) contain design guidelines that enhance the visual identity and character of a neighborhood. They can apply to new development projects and to improvements to existing properties. CDOs can pose constraints to housing development projects because any addition, alteration, construction, demolition, reconstruction, rehabilitation, relocation or removal of any building, structure, landscaping, natural feature or site within each CDO boundary must obtain a clearance from the City Planning Department before considering the permit process. However, just over 1% of the City is affected by a CDO.

Historic Preservation Overlay Zones (HPOZs)

The City of Los Angeles has many neighborhoods that contain buildings of cultural, historical, and architectural significance. The City uses Historic Preservation Overlay Zones (HPOZs) to protect the fabric and character of historic neighborhoods by ensuring that demolitions, new construction, remodeling projects, and other changes within the neighborhoods follow specific guidelines. HPOZs regulate architectural style (including height and volume) instead of density, and require the use of certain architectural designs and materials. HPOZ regulations apply to both Contributing features (historic buildings) and Non-Contributing Features within the overlay boundaries. Each HPOZ has a Historic Preservation Board with appointed members who review or advise on proposed development projects within the 35 HPOZs in the City. HPOZs can act as a barrier to housing development, particularly affordable housing, due to the additional layer of architectural regulations and review imposed on development projects. Additionally, as HPOZs are preservation areas, they are less likely to receive additional density and development potential when being rezoned. While HPOZs may create additional barriers for a development, HPOZ neighborhoods also help maintain existing rental housing stock. As much as 69% of housing in HPOZs has

more than one unit, with 39% providing five or more units or apartments.[4] The overall impact on housing production due to HPOZs is limited as HPOZs restrict less than 2% of the City's land area.

Specific Plans

A Specific Plan is a permanent, tailored zoning ordinance that regulates and provides incentives for certain kinds of development in order to preserve the character of specific neighborhoods. The establishment of Specific Plans is authorized by Section 11.5.7 of the City's Zoning Code. Specific Plans in Los Angeles range from industrial areas, to commercial areas, to single family and mixed-use neighborhoods. Typical issues addressed by Specific Plans include land uses, density, FAR, building design, height, landscaping and parking requirements. However, their scope can be quite broad, including transportation mitigations that link affordable housing and trip credits, such as those found in the Coastal Transportation Corridor Specific Plan.

Some Specific Plans effectively loosen zoning restrictions and increase residential density, while others act as a constraint on the amount of residential development that could otherwise be built in an area. A few Specific Plans contain measures that incentivize or require the provision of affordable housing, while some other Plans might, inadvertently, result in the accelerated loss of existing affordable rent stabilized housing. For these reasons, it is difficult to ascertain overall impacts to the production and preservation of housing in the City's Specific Plans. More than 34% of the City is under a Specific Plan.

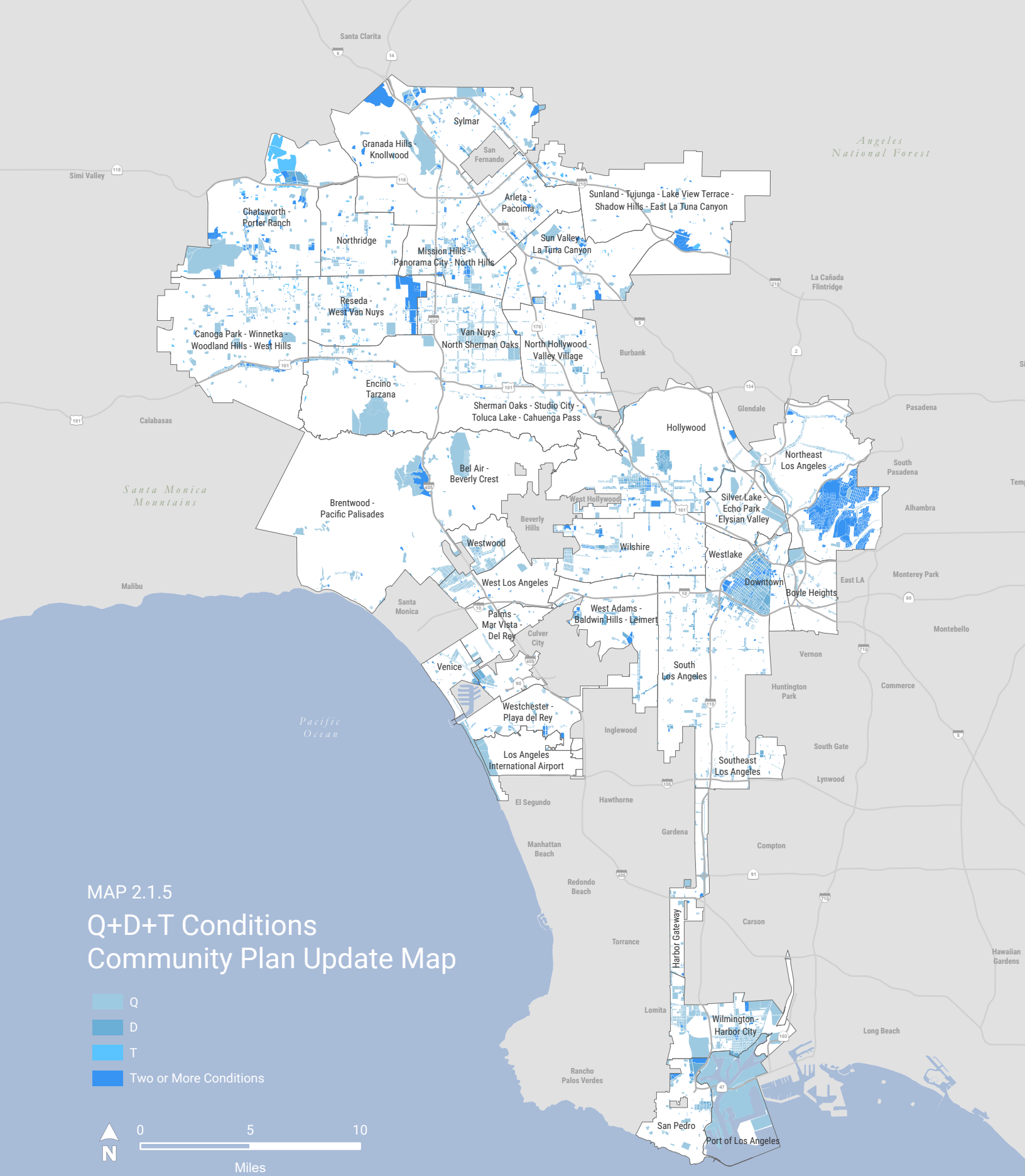
Transit Neighborhood Plans

In June 2012, in partnership with Metro, City Planning launched the Transit Neighborhood Plans (TNPs) program to encourage the growth of livable communities and employment centers around the region's expanding transit network. The plans will encourage mixed-use development, mixed-income housing, employment, and infrastructure in neighborhoods connected by the City's transit network and active transportation corridors. The plans may use strategies such as new zoning, development regulations, and design standards that improve walkability and better facilitate pedestrian, bicycle, and vehicular travel.

The plans generally focus on neighborhoods within a 15-minute walk, or half-mile, of the transit stations or corridors. Each station neighborhood has a unique character and distinct mix of housing and businesses, which City Planning will take into account in its approach to stations' neighborhood plans. TNPs generally create new housing and job opportunities and do not create new constraints.

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4. "Preservation Positive Los Angeles," *The Los Angeles Conservancy*, 2020.



MAP 2.1.5

Q+D+T Conditions Community Plan Update Map

- Q
- D
- T
- Two or More Conditions

N

0 5 10

Miles

The following Transit Neighborhood Plans were adopted:

- Expo Line Transit Neighborhood Plan

The following Transit Neighborhood Plans are in progress:

- Orange Line Transit Neighborhood Plan
- Slauson Transit Neighborhood Plan

Qualified, Tentative, and Development Conditions

In the City, certain zone or height district change cases can impose additional restrictions on sites through a zoning ordinance. For example, Qualified (Q) conditions place restrictions on the uses and development potential of sites as a result of certain projects, which means that certain residentially zoned sites are effectively down-zoned or prohibited from being used for residential purposes. Development (D) conditions place restrictions on height, FAR, lot coverage, and building setbacks, which limit and constrain development potential as well. Tentative (T) conditions are placed temporarily to ensure that any required public improvements and associated fees are met as part of certain projects. However, T conditions are not always removed and can affect potential housing development projects during the project application process. Approximately 10% of the City is affected by Q, T, and D conditions, see Map 2.1.5 below. For more information, please see the section on "Processing Housing Development Projects" later in this chapter.

Redevelopment Project Areas

The State of California passed ABX1 26 in June 2011, eliminating existing redevelopment agencies statewide, including the Community Redevelopment Agency of the City of Los Angeles (CRA/LA). Redevelopment Plans often contained significant authority to regulate land use and development within redevelopment project areas. At the time of its dissolution on February 1, 2012, the CRA/LA managed 31 Redevelopment Project Areas throughout the City: East Valley, West Valley, Hollywood, Central Downtown, Eastside, South Los Angeles and Los Angeles Harbor.

As of June 2021, there are 17 active CRA plans, 14 have expired. Each CRA plan has a different expiration date, with some expiring as early as January 2022, and others expiring as late as November 2033. The Department of City Planning is responsible for implementing the specific land use provisions of these plans. Any non-land use matters are managed by other agencies and departments. These plans have very specific land use and development standards that can be confusing and constraining for housing development, particularly for affordable housing. This creates a level of confusion and potentially constraints affordable housing development.

Alleviating Constraints Due to the General Plan, Land Use, Zoning Code, and Neighborhood Implementation Tools

Mayoral Executive Directives (ED) 13 and 19[5]

In October 2015, Mayor Eric Garcetti issued Executive Directive Number 13 (ED 13) to prioritize case processing for housing developments of ten or more units that contain at least 20% affordable rental housing (lower income) or 30% for-sale (moderate or lower). The Department of City Planning and Department of Building and Safety were ordered to reduce initial processing times for entitlement applications, building, electrical, plumbing, mechanical, and grading permits by 25%. A quarterly Housing Scorecard to be submitted by various Departments to the Mayor was established, as was an Affordable Housing Cabinet to promote interdepartmental coordination in expediting project approvals for qualified affordable housing developments.

In March 2017, Mayor Eric Garcetti signed ED 19 to order the Department of City Planning to develop a schedule and program for the systematic public review and update of all the General Plan's elements, which included the Land Use Element. See Program 60

The New Zoning Code (RecodeLA)

While the City is updating all of its 35 Community Plans, it is continuing to work on a major project to comprehensively revise and modernize the City's Zoning Code. The Department of City Planning embarked on this project in 2013, and in 2020, the new zoning framework for Los Angeles was unveiled. The New Zoning Code is meant to be a responsive, modern, and tailored system that will eventually be applied incrementally citywide on a geographic basis through the update of the Community Plans.

The new Zoning Code approach allows a separation of the physical design of a building with its use. Important standards such as density, height and parking will also be more easily modified depending on the unique areas of the City. As updates to the Community Plans are launched, new zoning tools will provide opportunities to create diverse housing options, and reduce site specific constraints, while advancing the livability and sustainability of Los Angeles. This effort will provide a much clearer understanding of what can be built on a property, adding to certainty and transparency. It will also increase opportunities for the production of affordable housing units by

5. Los Angeles Mayor Eric Garcetti's Executive DIrectives may be accessed here: https://www.lamayor.org/mayor_garcetti_s_executive_directives

embedding the City's affordable housing incentive systems into the code. Finally, the ability to adopt more fine-grained standards will facilitate expansion of more by-right development. See Programs 63, 66 and 67.

Community Plan Updates

Throughout the City, 16 plans are currently being updated, and 13 plans will be updated in the future (see Map 2.1.1). Downtown (DTLA 2040) will be the first community plan area to apply the new Zoning Code. The Department of City Planning has also developed new zoning for the Boyle Heights Community Plan Update. After Boyle Heights, select neighborhoods in the Harbor, the Southeast and Southwest San Fernando Valley, and the Westside will apply the new zoning framework now in development. Community Plan Updates alleviates constraints by ensuring zoning remains relevant and responsive to evolving City needs. Efforts are being taken to provide the housing development community with more clarity and specificity to mitigate zoning-related constraints on housing production (see Programs 101, 65, 70, 73).

Through this updating endeavor, all updated Community Plans will include every neighborhood implementation tool affecting their respective areas. This means that updated plans will include all necessary rezonings and other neighborhood-level implementation tools, such as specific plans, Community Plan Implementation Overlays (CPIOs), historic preservations and/or design overlays, Q and T conditions where appropriate, and additional planning tools necessary to implement the General Plan Goals. It is important to note that while CPIOs and Specific Plans do apply an additional layer of zoning regulations and standards, they can also include programs that encourage and facilitate the production of affordable housing. These updates will clarify and reduce confusion for potential housing developers in areas with multiple implementation tool layers.

Additionally, Environmental Impact Reports (EIRs) may be certified for each new Community Plan, which can help reduce some of the environmental review requirements for subsequent housing development projects within each area. For example, housing projects below a certain threshold that comply with the Plan would not need additional environmental review. This can reduce project processing delays and costs that often constrain housing development (see the "Constraints Due to the Entitlement Process" section for a deeper discussion).

The Department of City Planning has created new geographic-based Overlay Amendment Units within the Community Plan Bureau assigned to review existing overlays and proposed amendments. This Unit will allow for better monitoring of overlays to ensure they are meeting their intended goals and not acting as an unnecessary constraint on housing.

The Density Bonus Ordinance

The City adopted the Density Bonus Ordinance in 2008 (LAMC 12.22.A.25) to implement State Density Bonus Law. The ordinance has been used widely in Los Angeles because it helps to mitigate the constraining effects of residential development standards by providing incentives or waivers in return for providing a certain percentage of affordable housing units.

The Density Bonus Program offers base incentives such as increased density and reduced or eliminated parking requirements. A menu of incentives is also offered, which includes height increases, reduced open space and setback requirements. The ordinance has not been updated since it was adopted and does not reflect recent changes to state law.

Recent changes to State Density Bonus Law have significantly expanded incentives for 100% affordable, special needs and mixed-income projects located near transit. For example, Assembly Bills 2345 (2020) and 1763 (2019) aim to greatly facilitate affordable housing production, especially 100% affordable housing development production. Some of the recent changes that are not reflected in the City's current Ordinance are as follows:

Incentives for 100% Affordable Housing projects:

- For projects located within a half mile of major transit stops, a height increase of up to 3 additional stories or 33 feet, no parking requirements and no maximum density controls.
- Up to an 80% density bonus for projects not located within a half mile of a major transit stop.
- Up to four on-menu incentives or concessions.
- No vehicular parking requirements if the units are for seniors (62 years or older), special needs persons, or for use as supportive housing.
- New rent and income allowances (can be up to 20% moderate income and 80% can utilize HCD rents)

Incentives for market-rate developments with affordable housing units at 11 to 20 percent levels:

- A required parking ratio of 1.5 spaces per unit for two and three bedroom units and 2.5 spaces per unit for four or more bedrooms.
- A required parking ratio of 0.5 spaces per unit (if at least 11% very low income or 20% low income units) and located within one-half mile of a major transit stop.
- Student housing bonuses

The Density Bonus program has led to the creation of housing units throughout the City. Data from DCP shows that between 2015 and 2020, 34,728 units were approved via the program, of which 6,784 (approximately 20%) units were covenanted affordable housing units.[6]

Transit Oriented Communities (TOC) Program

The Transit Oriented Communities Program (TOC Program) was established in 2017 after being initiated by the voter approval of Measure JJJ in November 2016. The TOC Program, LAMC 12.22.A.31, uses the current Density Bonus framework. The TOC program provides density bonuses in excess of those offered under the Density Bonus Ordinance to projects located within a half mile of a major transit stop provided that they include a certain percentage and level of affordable housing units that exceeds Density Bonus. TOC incentives include:

- Density bonuses ranging from 35 to 80 percent
- Parking reductions ranging from 0 to 0.5 spaces per unit
- A 40% to 55% FAR increase
- Up to three additional incentives

The TOC program has become a major way to produce housing in Los Angeles. Between 2019 and 2020, about more than 40% of the land use incentive program housing units sought through planning entitlements were approved via the TOC Program (in contrast to 17% via the Density Bonus program). Between 2017 and December 2020, the TOC program produced applications for more than 35,000 housing units throughout the City. More than 7,500 (or 22%) of these units are restricted affordable units. The popularity of the TOC program indicates that it offers the housing development community the kinds of incentives that alleviate constraints posed by development standards throughout the City.

Most affordable units in mixed-income TOC projects are dedicated to extremely low income (ELI) households, which in 2020 required maximum rents of $391 to $559 per month (studio to 3-bedroom unit). TOC projects are located in the areas of the City with the best transit options, which includes higher resource, as well as lower income areas of the City.

6. Los Angeles Department of City Planning

While TOC (and Density Bonus) projects include replacement requirements and always result in net gains in (deed restricted) affordable units, there have been concerns about displacement and the demolition of RSO units by projects using these programs. There are changes that can be made to counter these negative impacts (see Programs 27 and 54).

Both the Density Bonus and TOC Programs currently only apply to sites that allow with five or more units, which prevents their benefits from being afforded to many sites throughout the City. This limits these programs' potential to facilitate affordable housing production in many areas of the City that need this resource. To address this, the Department of City Planning will be updating the Density Bonus Ordinance to include new opportunities and recalibrated incentives aimed at encouraging and promoting the production of affordable housing units in all areas of the City (see Program 48).

Accessory Dwelling Units

The City's Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Ordinance has been implementing State ADU provisions since 2017. As mentioned earlier, ADUs and JADUs are self-contained housing units with a full kitchen and bathroom located on the same property as a single-family home or multi-family development. By design, ADUs tend to be more affordable to build and rent because they do not involve the purchase of land or major new infrastructure. For example, structures such as garages and Movable Tiny Houses are allowed to be used as ADUs. A recent study from the Terner Center showed that the average cost to construct an ADU in Los Angeles is among the lowest in California, at about $1000, in large part due to the number of garage conversions (see fees section below).[7] Recent changes to state law now allow ADUs to be constructed on properties with a proposed single family dwelling, as well as multi-family dwellings. ADUs that meet the provisions of state law and the ADU Ordinance are approved ministerially.

Nationally, the City of Los Angeles has become the leader in ADU production. Between 2017 and 2020, 19,731 ADU applications have been submitted and 14,280 ADU permits were issued. In 2020, 22% of all housing units permitted in the City were for ADUs. The most common type of ADU in Los Angeles is a conversion of existing space (44%), with additions next (35%) and then new construction (20%). ADUs are being permitted across the City, but especially in the central and west San Fernando Valley as well as northeast and southwest Los Angeles.

7. Karen Chapple, Ph.D., Dori Ganetsos, and Emmanuel Lopez, "Implementing the Backyard Revolution: Perspectives of California's ADU Owners," *UC Berkeley Center for Community Innovation*, April 22, 2021.

Unpermitted Dwelling Units

Since May 2017, the City has been legalizing eligible unpermitted units in multi-family buildings through the Unpermitted Dwelling Unit (UDU) Ordinance. The UDU Ordinance established a voluntary program that allows property owners to legalize qualifying unpermitted units if all life safety conditions are met and the property provides at least one low or moderate income affordable housing unit for each legalized unit. Only units that were built or occupied between 2011 and 2015 are eligible. These existing units may legally join the housing market if the owner follows the stipulated six-step process involving LAHD, LADBS and LADCP. UDUs preserve unpermitted housing units, encourage their legalization and create much needed deed-restricted affordable housing throughout the City. The most recent data shows that the City has issued certificates of occupancy to 39 UDU projects.

Emergency Homeless Shelters

In 2019, the City of Los Angeles amended the Zoning Code to include sections on emergency homeless shelters (LAC 12.80 and 12.81). Emergency homeless shelters are allowed on any property owned or leased by the City in any zone as a matter of right without the number of beds or persons served. Emergency homeless shelters that operated from property owned by religious institutions or non-profit, charitable organizations are also allowed in the R3, RAS3, R4, RAS4, R5, C2, C4, C5, CM, M1, M2, and M3 zones without regard to the number of beds or persons served. With regards to parking requirements, if the lot on which any such shelter is located does not have sufficient area to provide the number of parking spaces required by the Zoning Section Code, then the number of spaces required shall be the number for which adequate area exists. If insufficient area for any parking spaces exists on the lot, no spaces shall be required. These code amendments streamlined the process and also expanded the areas where this much needed housing resource can be provided from in order to provide shelter to some of the City's most vulnerable residents.

Permanent Supportive Housing Ordinance

The City adopted the Permanent Supportive Housing Ordinance in April 2018. This ordinance removes regulatory barriers and streamlines the review process for supportive housing projects for the most vulnerable and at-risk populations experiencing homelessness. Supportive housing and transitional housing are considered residential uses and are permitted in any zones that allow residential uses. The purpose of the ordinance is to provide density, parking and other incentives and to reduce the time it takes to secure planning approvals from a matter of years to months. The Ordinance creates a streamlined ministerial "public benefit" process for supportive housing projects with less than 150 units (or 210 units in Regional Centers) by amending Site Plan Review provisions, please see section on Entitlements for more information on this review process. This ordinance reduces constraints posed to housing development meant to help some of the City's most vulnerable residents: persons with low incomes who have one or more disabilities and may include, among other populations, adults, emancipated

youth, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. Supportive housing is linked to onsite or offsite supportive services, and any floor area used for these services is considered accessory to the residential use.

Interim Motel Conversion Ordinance

The Interim Motel Conversion Ordinance was adopted by the City in April 2018. This ordinance established regulations to facilitate and streamline the process of retrofitting and temporarily reusing underutilized existing hotels, motels, apartment hotels, transient occupancy residential structures, and hostels for supportive housing or transitional housing for persons experiencing homelessness or those at risk of homelessness. The ordinance allows these structures to go back to their original operations once they stop being used for interim supportive housing or transitional housing.

Together, the Permanent Supportive Housing and Interim Motel Conversion Ordinances promote creative and cost-effective strategies that can provide solutions for people experiencing homelessness in the City.

Floor Area Averaging and Transfer of Floor Area Ratios (TFAR)

Constraints on the production of housing created by density and FAR limitations are being addressed by expanding the concept of FAR averaging and Transfer of Floor Area Ratios (TFAR). The averaging of floor area ratios is permitted citywide for buildings which comprise a unified mixed-use development in the C or M zones, as a Density Bonus on-menu incentive, or in the R5 zone within the Central City Community Plan Area, even if buildings on each individual parcel or lot would exceed the permitted floor area ratio. In addition, the Transfer of Floor Area Ratios between sites has been established in new Specific Plans such as Cornfield-Arroyo Seco near downtown, as well as continued in the Central City Community Plan Area after the dissolution of the Redevelopment Authority necessitated changes to the program's administration. New draft Community Plans such as for Hollywood include a new transfer of development rights program for historic properties in the area's Regional Center.

Addressing Proposition U Restrictions

In order to address the restrictions on housing imposed by Proposition U, the City Council adopted two new zones in December 2002 that permit an increase in FAR on commercial boulevards. These zones (Residential Accessory Services, RAS3 and RAS4) permit 100% housing projects or housing above ground floor neighborhood services, and allow a floor area ratio of three to one, reduced setbacks, and a 50-foot height limit. Property owners must apply for a zone change on a specific site in order to utilize the RAS zones. The City's TOC program also addresses the constraining effects of Proposition U by offering density and FAR increases to housing development projects along commercial corridors within close proximity to transit, for example allowing at least 2.75:1 FAR on corridors.

Constraints Due to the Entitlement Process

In the City of Los Angeles, housing development projects must comply with the Zoning Code and any other applicable regulations before being issued any construction permits. The permitting process can often act as a constraint to developing housing, particularly affordable housing, because it can delay projects, create uncertainty, and increase overall project costs. The size and complexity of proposed development projects and how they comply with all zoning and other applicable regulations will determine the required level of review as it makes its way through the permitting process. This means that in addition to review and clearance from the Department of City Planning, projects must also be reviewed and cleared by the Departments of Building and Safety (compliance with the Building Code), Water and Power (for on- or off-site improvements), Transportation (traffic impacts and improvements), and others.

Ministerial Procedures

Housing development projects that comply with all applicable zoning, development, and environmental regulations may be eligible to be processed ministerially (or "by-right"). The main exceptions are certain projects located in zoning overlays or projects in excess of Site Plan Review thresholds (50 net new units for residential).

The ministerial process, also referred to as "by-right," is a more predictable and streamlined process that results in shorter processing timelines, lower processing fees and lower legal risk. Ministerial housing projects are directly filed with the Department of Building & Safety and do not require any discretionary review by the Department of City Planning, and are not subject to the California Environmental Quality Act (CEQA). Projects are reviewed within approximately 21 days. Ministerial projects face a lower risk of being litigated because they are not subject to CEQA, which has been used by project opponents as grounds for initiating lengthy and costly legal cases against housing development projects. As a result, these projects benefit from project certainty, shorter processing timelines, and lower processing fees.

Discretionary Procedures and the California Environmental Quality Act (CEQA)

Development proposals that do not fully comply with all applicable zoning and development regulations or that necessitate compliance with special overlays or other conditions require discretionary action(s) from the Department of City Planning. Discretionary actions are also referred to as "land use entitlements." Examples of discretionary projects include: variances, zone changes, conditional use permits, tract and parcel maps, Site Plan Review, Specific Plan Exceptions, and General Plan amendments. Discretionary actions typically require a complex application involving the submission of plot plans, floor plans, elevations, radius maps, mailing labels of property owners and occupants within a 500-feet radius, completed questionnaires,

and justifications for requests. Discretionary projects face additional levels of staff review and are often subject to public notification, hearings and appeals. Certain findings (established by law) must be made in order to approve the projects and any requested deviations from zoning and other applicable regulations. The discretionary process affects many housing development projects, especially when projects involve changes in zoned capacity or exceptions to it.

Most residential development projects that require a discretionary action are subject to the California Environmental Quality Act (CEQA). The exceptions are projects deemed to be eligible for a statutory exemption, which are specific exclusions from CEQA consideration as defined by the State Legislature (delineated in PRC § 21080 et seq). Projects otherwise subject to CEQA may also qualify for a categorical exemption, which is made up of classes of projects generally considered not to have potential for impacts on the environment and are defined in the CEQA Guidelines (14 CCR Section 15300-15331). Unlike statutory exemptions, categorical exemptions are not allowed to be used for projects that may cause a substantial adverse change in the significance of an historical resource.

For non-exempt projects, CEQA requires an analysis of potential environmental impacts. If there are no impacts, a Negative Declaration (ND) is issued and no further environmental analysis is required. If potential environmental impacts are identified, but can be mitigated to a level less than significant, a Mitigated Negative Declaration (MND) is issued and the mitigation measures are included as conditions of approval for the project. If the project is deemed to create significant environmental impacts that cannot be mitigated to a level of insignificance, an Environmental Impact Report (EIR) will be required. The preparation, review and certification of an EIR may take up to two years.

CEQA lawsuits are the main way residential projects are opposed and litigated, often for projects that meet all objective zoning standards. This significantly raises the risk and potentially holding costs for homebuilders, particularly in wealthier areas of the City. The City currently has about 25 housing development projects with almost 5,000 units in active CEQA court cases, which often take years. CEQA law is highly technical and subject to continued interpretation. CEQA lawsuits have also been filed against various planning efforts that facilitate increased housing production, including Community Plans, Hybrid Industrial Districts, Transit Neighborhood Plans, the Permanent Supportive Housing Ordinance, Interim Motel Conversion Ordinance, etc.

There are many types of planning entitlements with different processes and procedures. Depending on the type of discretionary project, approval will be determined by different decision makers as follows:

Director of Planning Determinations

Entitlement applications that require Director of Planning approval are reviewed internally by the Department of City Planning staff to confirm compliance with zoning standards and address urban design issues. An example of such an entitlement is the Site Plan Review, which is required for all multi-family housing development projects that create a net increase of 50 units or more on a site. There is no public hearing and the review does not affect the number of units (or other entitlements) of a project. However, site plan review determinations require the decision-maker to make findings relative to the project request regarding substantial conformance with the General Plan, compatibility with existing and future development on neighboring properties, and (for residential projects) the provision of recreational and service amenities to improve habitability and minimizing impacts on neighboring properties. Site Plan Review determinations may be appealed to their respective geographically-specific Area Planning Commission, or to the City Planning Commission if the site plan review is combined with other entitlements that specify this appeal body. Appeals require a public hearing.

Hearing Officer Determinations

Hearing Officer determinations are made by Zoning Administrators who act like judges: they investigate, conduct hearings, and issue determinations on a number of land use considerations, such as variances and certain conditional use permits. They perform quasi-judicial functions pertaining to the administration, interpretation, and enforcement of the Zoning Code.

Legislative Actions (City Planning or Area Planning Commission Recommendation and City Council Approval)

Entitlements such as Zone Changes and General Plan Amendments (required when a Zone Change request is not consistent with the General Plan) are first heard by a hearing officer where public testimony is taken on behalf of the City Planning Commission. A staff report is written with a recommendation to the Area Planning Commission (APC) or the Citywide Planning Commission (CPC). The CPC or APC recommendation is subsequently considered by the City Council Planning and Land Use Management (PLUM) Committee, who conducts another public hearing. The PLUM Committee makes a recommendation to the full City Council, which makes a decision. The City Council may place the property in a Tentative ("T") classification pending the completion of any public street dedications, payments, and infrastructure improvements that were required. Similarly, "Q" (Qualified) conditions may be placed on the property, imposing additional limitations regarding use and development standards. The final Council action must be approved by the Mayor and becomes an ordinance. General Plan Amendments follow the same process as a Zone Change, although the Council action follows the Mayor's action, and the final approval is in the form of a Resolution, rather than an ordinance.

Measure JJJ, approved by the voters of Los Angeles in November 2016, added provisions to the City's Municipal Code to require developers (until 2026) of certain residential projects that receive a discretionary General Plan Amendment, Zone Change, or Height District Change to comply with affordable housing and labor provisions. The intent of the Ballot measure was to promote a consistent approach to providing affordable housing, local hiring and specific wage requirements for projects that are requesting legislative density increases. The affordable housing requirement can be satisfied through the provision of affordable units or payment of an in-lieu fee (see "Constraints Due to Fees" section). Measure JJJ requires applicable projects to comply with local hire and prevailing wage labor provisions that create local jobs but can be challenging to meet in practice and add additional time and costs to a project.

The number of General Plan Amendments, Zone Changes, and Height District Changes related to multi-family housing development decreased significantly between 2016 and 2020. For example, these types of projects represented more than one-third of all units proposed in 2015-16, but less than 10% of units in 2019-20. Many of the remaining housing projects requesting Zone Changes are affordable housing projects who are already meeting the affordability and labor provisions. The decline in these types of projects appears to indicate that the measure's labor requirements potentially pose constraints to housing development. The only projects not affected by these provisions are 100% affordable housing developments containing 25 units or less.

Determinations by Deputy Advisory Agencies

Deputy Advisory Agencies act on cases involving the subdivision of land for ownership—typically, but not exclusively, for condominiums. These hearings are chaired by a representative of City Planning in coordination with other City departments. The subdivision of land is both the process and the result of laying out a parcel of undivided land into lots, blocks, streets, and public areas for the purpose of sale, lease, or finance. The division of land is subject to the State Subdivision Map Act and Section 17.00 of the City's Zoning Code. Subdivisions consisting of five or more parcels require tentative and final maps, and subdivisions of four or fewer parcels require parcel maps. Tract map and parcel map applications may include conditions for new streets, open space, and infrastructure prior to the approval of new parcels. These necessary physical improvements are required as conditions of approval (see "On-/Off-Site Improvements" section). Tract and parcels maps identify the location and layout of buildable lots and the number of units, but do not specify the layout or design of the units. These discretionary actions are appealable. Appeals are heard by either the Area Planning Commission or the City Planning Commission. Tract map cases may be appealed further to the City Council. On average, it takes about two years for an applicant to complete the subdivision process, which along with the discretionary process and significant requirements makes subdivisions one of the most difficult processes.

Review Periods

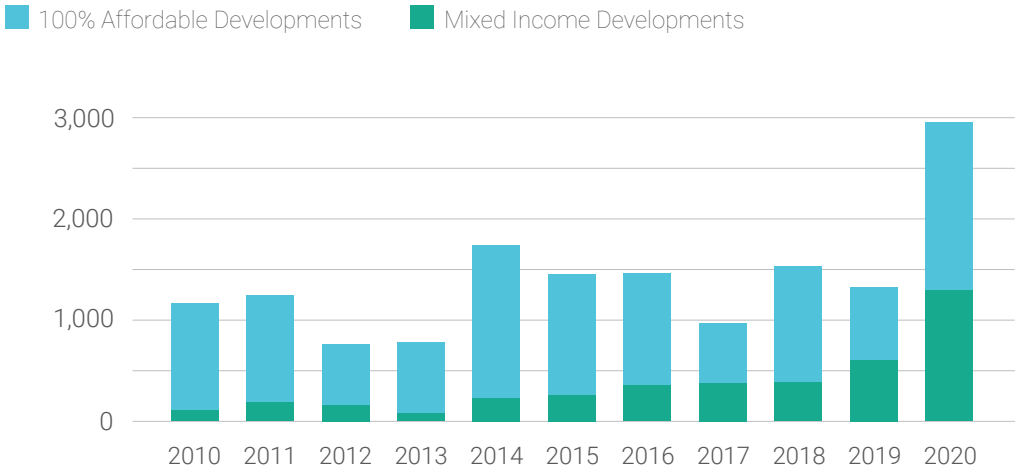
The review periods associated with processing entitlements can be perceived as one of the major constraints to housing development due to the costs that an applicant and/or property owner can sustain while waiting for approvals (generally called "holding costs"). Time costs, driven mainly by the entitlement process, can contribute 30% of the finished cost of a home according to the McKinsey Global Institute.[8] The average processing times for different discretionary actions are shown in Table 2.1.3.

8. "A Tool Kit to Close California's Housing Gap: 3.5 Million Homes by 2025," *The McKinsey Global Institute*, October 2016.

Table 2.1.3: **Discretionary Actions Related to Housing Development**

Decision Maker	Entitlement Type	Average Processing Time ("Deemed Complete" to Planning Approval)
Director of Planning	- Density Bonus projects with Base Incentives and On-Menu Incentives (Before January 25, 2021) - TOC projects (Base Incentives and additional (on-menu) Incentives) - Site Plan Review for projects with 50 units or more - Community Design Overlay District Reviews and Adjustments - Clarification of Q Conditions - Specific Plan Project Permit Compliance, Adjustments, and Modifications - Mello Act Compliance Review - Coastal Development Permits	- Approximately 165 days (About five and a half months)
Hearing Officer (Zoning Administrator)	- Certain Conditional Use Permits - Certain Variances	- Approximately 273 days (About nine months)
City Planning Commission, Area Planning Commission Recommendation, and/or City Council Approval	- Certain Conditional Use Permits - Certain Variances - Zone Changes - General Plan Amendments - Height District Change - Density Bonus Projects with Off-Menu Incentives or Density Bonuses exceeding 35%	- City Planning Commission: Approximately 391 days (About 13 months)* - Area Planning Commission: Approximately 265 days (Almost nine months)*
Deputy Advisory Agencies	- Tentative Tract Maps - Parcel Maps	- Approximately 227 days (About seven and a half months)

Figure 2.1.1: **Affordable Housing Production by Source of Affordability | 2010-2020**



Source: HCID and LACP, Annual Progress Reports of the Housing Element, 2010-2020

Source: Los Angeles Department of City Planning

**Note that this average processing time also reflects the City Council's involvement and decision.*

Alleviating Constraints Due to the Entitlement Process

Compared to many other cities, the City of Los Angeles provides for as-of-right development for residential development consistent with base zoning, provided that the development does not exceed 49 units. For projects that do require entitlements, the City processes multi-family developments faster than average, according to a study conducted by the Berkeley Institute for Urban and Regional Development.[9] The study looked at developments approved between 2014 to 2017 in various California cities and found that discretionary reviews for multi-family developments last approximately 8.4 months in the City of Los Angeles. Compared to most other major cities in the study, such as San Francisco, Santa Monica, and Pasadena, the City reviews discretionary multi-family development projects in considerably less time. However, other cities such as Fresno, Oakland and Sacramento process entitlements faster than Los Angeles.

The City has continued to look for opportunities to further streamline application processing and for additional ministerial processing opportunities. In recent years, City Planning has advanced significant legislation, as well as issued various memos, to further streamline affordable housing projects. These efforts are described below in more detail.

Community Plan Updates and the New Zoning Code

The Department of City Planning is conducting a comprehensive update of the City's Zoning Code and is updating all 35 Community Plans, with the aim to achieve more predictability and transparency in the development review process, as well as reduce the number and complexity of entitlements required to start a project. Throughout the City, 16 plans are currently being updated, and 14 plans will be updated in the future (see Map 2.1.1). The Hollywood Community Plan will be the last plan to be updated without the new zoning tools. Updated Community Plans will incorporate a hybrid form-based code to allow and accommodate more by-right multi-family housing, and will also include local incentive programs with ministerial "base/bonus" incentives that encourage multi-family development and affordable housing unit production. As previously mentioned, Mayor Eric Garcetti's Executive Directive Number 19 (ED 19) and subsequent City budget cycles have allocated resources to enable the updating of the Community Plans. Updated Community Plans expand the ministerial process, which reduces constraints to the production of housing, especially affordable housing, throughout the City.

9. "'Planning Around Local Politics to Advance Affordable Housing: How Cities Can Use the 2021 Housing Element Update to Support New Development." *SCANPH*. Webinar, April 8, 2021. Https://static1.squarespace.com/static/58793de5f7e0abe551062b38/t/60709e126a3d1f17d85e0131/1617993235086/Moira%27s+SCANPH+Presentation.pdf

As previously mentioned, updated plans include all the necessary rezonings, neighborhood-level implementation tools (such as specific plans, CPIOs, historic preservations and/or design overlays, and will be removing Q and D conditions), and additional planning tools necessary to implement the General Plan Goals. Each Community Plan effort will also prepare CEQA analysis, typically an Environmental Impact Report (EIR). Overall, updated plans can reduce project processing delays and costs that often constrain housing development. For example, the proposed Hollywood Community Plan is changing the Site Plan Review (SPR) thresholds for projects in Multi-family Residential and Regional Center CPIO subareas, to increase the SPR thresholds from 50 to 100 base units in the Multi-family subarea, and to 200 base units in the Regional Center subarea.

Process and Procedures Ordinance

The Department of City Planning is currently working on developing the Processes and Procedures Ordinance as the initial part of a larger effort to comprehensively revise the City's Zoning Code. The proposed Ordinance would streamline and reorganize the rules that govern the steps involved in reviewing projects, while also introducing a more user-friendly format that is more responsive, clearer, and accessible. The Ordinance would standardize existing processes for the review of proposed projects and policies by relocating them in one consolidated section of the Zoning Code. This reorganization would provide greater consistency and predictability for both applicants and the public at large. The Ordinance will apply citywide upon adoption in order to ensure that every property is subject to the same administrative rules.

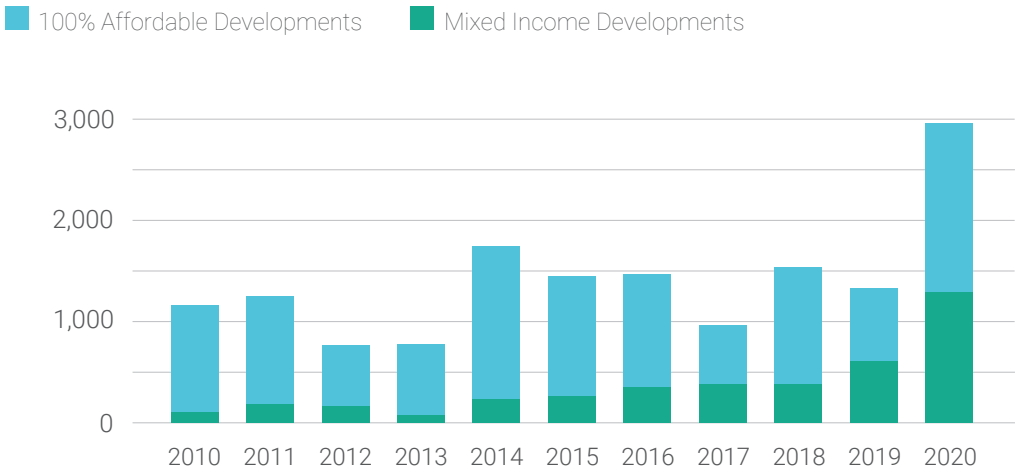
Land Use Incentives Programs

Land use incentive programs, such as the Density Bonus Ordinance and the Transit Oriented Communities (TOC) Program have allowed both ministerial and discretionary projects to produce affordable housing units throughout the City via 100% affordable housing and mixed-income housing developments. These programs offer incentives (such as increased residential density) and access to ministerial project review opportunities in exchange for the provision of a required percentage of on-site affordable units.

The number of affordable housing units that have been permitted each year from 2009 to 2020 has grown substantially, see Figure 2.1.1 below, as a result of the City's land use incentives programs. The majority of permitted affordable housing units are within 100% affordable housing developments, which receive public financial subsidies. However, the proportion of affordable units that has been created through mixed-income housing developments increased significantly after 2009. In 2020, nearly 44% of all affordable units permitted were part of mixed-income housing development projects. Since its inception in 2017, the TOC Program has led to the approval of discretionary projects totaling 17,134 units, 24% of which are affordable units, and of ministerial projects totaling 7,910 units, 25% of which are affordable units.

Overall land use incentives have allowed the City to produce 42% more affordable housing units per year on average since 2015. The significant increase in the rate of approved affordable housing, especially ministerially, reflects the City's ongoing commitment to drive production of mixed-income housing through incentive programs like TOC and Density Bonus. In addition, the Department of City Planning is currently working on updating the Density Bonus Ordinance. This ordinance update will enhance existing incentives and incorporate new ones while also creating more ministerial processing opportunities to incentivize the production of affordable housing units through market-rate housing developments throughout the City.

Figure 2.1.1: **Affordable Housing Production by Source of Affordability | 2010-2020**



Source: HCID and LACP, Annual Progress Reports of the Housing Element, 2010-2020

Density Bonus Memo: Ministerial Review Process for On-Menu Incentives

On January 25, 2021, the Department of City Planning issued a memo regarding an important change to the local interpretation and application of the City's Density Bonus Ordinance.[10] In line with state law, the City now permits projects solely requesting "on-menu" incentives to be processed ministerially by the Department. This rendered on-menu incentives requested by Density Bonus projects exempt from analysis under CEQA. This is in contrast to off-menu incentives or waiver requests, which will continue

10. Memo can be accessed here: https://planning.lacity.org/odocument/46b07f69-b35d-494d-9879-4959d6a5dbf4/Density_Bonus-Ministerial_Review_Memo.pdf

to be processed as discretionary requests subject to CEQA. Although it is too early to fully evaluate the impacts of this change, the Department expects to see an increase in Density Bonus projects being processed ministerially and leading to an increase in affordable housing units throughout the City.

Senate Bill 375 and CEQA

Senate Bill (SB) 375 reformed CEQA provisions to include a menu of streamlined review processes for qualifying Transit Priority Projects (TPPs), such as an expedited Sustainable Communities Environmental Assessment (SCEA) and a Sustainable Communities Project Exemption (SCPE) for housing development projects that meet specific requirements. TPPs must be consistent with the local Sustainable Communities Strategy, consist of at least 50% residential units with a calculated density of at least 20 dwelling units per acre, and lie within a half-mile radius of a major transit stop. Projects that qualify for streamlining benefits may qualify for an expedited review process or be exempted altogether from further CEQA review. A number of high-density infill housing units proposed near transit have benefited from this streamlined review, which incentivizes sustainable and affordable development while helping Los Angeles meet the goals of the State's climate action plan. Since 2017, 13 housing development projects have been processed as SCEAs, and five housing development projects have been processed as SCPEs.

Streamlined Infill Projects (SIP) per Senate Bill 35 and Assembly Bill 2162

The State of California enacted Senate Bill (SB) 35 in 2017, and Assembly Bill (AB) 2162 in 2018. While both state bills provide for a ministerial review process, each has its own eligibility requirements and review criteria. For example, SB 35 currently applies only to residential or mixed-use developments with at least 50% of the units set-aside as affordable for lower income households (80% of area median income or below), based on the City's current Regional Housing Needs Assessment (RHNA) progress. AB 2162 applies only to 100% affordable projects that include at least 25% of the units as supportive housing. To implement these bills, the Department of City Planning created a new administrative procedure that became effective on September 25, 2020, for processing and tracking housing developments that request these types of state streamlining, called a Streamlined Infill Project (SIP). The SIP process is designed to ensure that eligible projects meet all the necessary objective zoning standards, while providing a streamlined ministerial review process. SIP projects are not subject to CEQA or public hearings, and any appeal process in the Municipal Code unique to the type of entitlement being requested will not be utilized. However, any entitlement requests seeking to deviate from objective zoning code standards, such as zone changes or zone variances, are not eligible for SB 35 Streamlining.

Assembly Bill 1179 and CEQA Exemption for Supportive Housing and Emergency Shelters

On September 26, 2019, the State enacted Assembly Bill (AB) 1197. This bill established new CEQA exemptions for supportive housing and emergency shelters. Any activity that is carried out by the City of Los Angeles in order to provide emergency shelters or supportive housing would qualify for the CEQA exemption. The CEQA exemption encompasses the approval of planning entitlements that solely enable the proposed emergency shelter or supportive housing use, including but not limited to any necessary Zone Change, General Plan Amendment, Conditional Use Permit, or other required land use action that results in one of these projects. This exemption is meant to facilitate the creation of shelter and housing for some of the most vulnerable residents of the City.

The Expedited Processing Section

The Expedited Processing Section (EPS) of the Department of City Planning provides the public with a more efficient alternative for processing planning entitlement applications for an additional fee. The EPS reduces the time it takes to advance an entitlement case to a hearing or decision maker by 30 to 50 percent. Only certain types of projects qualify for EPS's services, such as applications for affordable housing and multi-family (apartments, condominiums, and small lot homes) projects. However, the EPS generally does not accept cases within any special geographic overlay, including but not limited to the Coastal Zone, Hillside Area, Historic Preservation Overlay Zones, Specific plans, or Community Plan Implementation Overlay Districts. This means that this service is not applicable to multiple potential housing development projects. Prior to filing, applicants must submit a Pre-Intake Consultation form to verify eligibility.

Development Services Case Management (DSCM) Office

The City's multi-agency Development Services Case Management (DSCM) Office helps certain residential projects to identify the required entitlements earlier in the process through a zoning screening pre-check. These services are currently available to major residential projects as well as affordable housing and senior/disabled developments (see Alleviating Constraints Due to Building Permit Procedures for more information). This service can create some project certainty in terms of timelines and costs.

The Priority Housing Project (PHP) Program

In response to Mayor Garcetti's Executive Directive 13, as described earlier, the Department of City Planning offers projects with at least 20% affordable units prioritized case review and processing through the Priority Housing Project (PHP) Program. The PHP Program prioritizes the production of affordable housing in alignment with other citywide goals. To qualify, projects must set aside at least 20% of rental units or 30% of for-sale units as restricted affordable units. Residential projects must consist of at least 10 units to qualify for the PHP. In 2019, 56 projects—amounting to 4,700 new units of affordable housing—took advantage of the PHP's specialized

services, tripling participation in the program in 2018. Since the program's inception, almost 100 projects have utilized PHP's services, resulting in more than 6,500 new units of affordable housing.

Housing Services Unit

The Housing Services Unit has been established by the Department of City Planning to offer specialized, technical assistance for a number of affordable housing projects, processing the necessary entitlements and clearing the conditions of approval. Projects reviewed by the Housing Services Unit include but are not limited to:

- Priority Housing Projects (PHP)
- Transit Oriented Communities (TOC) Housing Project
- Qualified Permanent Supportive Housing Project
- Density Bonus with on-and off-menu incentives
- Affordable and market rate housing located in the Greater Downtown Housing Incentive Area
- Senior Independent, Assisted Living, Disabled Person, and Elder Care Housing
- Affordable housing in Specific Plan areas
- Residential Hotels and Single Room Occupancy projects
- Funding Forms for projects with an approved entitlement
- Other private, state, and federally funded projects such as SB 35 and AB 2162
- Unpermitted Dwelling Unit (UDU) Project.

The Housing Accountability Act

The State's Housing Accountability Act (Government Code section 65589.5) promotes housing development by establishing limitations on the ability of local governments to deny, reduce the density of, or make infeasible housing development projects that are consistent with objective local zoning and development standards and contribute to meeting housing needs. The law was first adopted in 1982. Amendments were made to the law in 2017, to expand and strengthen it as a way to address the housing shortage across the state. This state law requires that completed housing applications be reviewed for zoning consistency within 30 days after an application for a discretionary action has been deemed complete if the proposed project has less than 150 units, or within 60 days if the project has more than 150 units. Applicants must be provided with written documentation that explains why the project is not consistent with objective standards or a project is deemed consistent.

The Housing Crisis Act of 2019

On October 9, 2019, Governor Newsom signed into law Senate Bill (SB) 330, the Housing Crisis Act of 2019. The act amended existing state laws and created new regulations around the production, preservation and planning of housing that sunset on January 1, 2025. The bill aims to create certainty in the development of housing projects and speed up their review. Housing projects that submit a preliminary application and meet certain requirements are vested with regards to the development standards, policies and standards in place at the time of application. Projects that meet all applicable objective zoning standards are guaranteed a maximum of five public hearings, including hearings associated with City/Area Planning Commissions, Design Review Boards, and HPOZ Boards, and including appeals (except for appeals related to a legislative action). The Bill also shortens the timeline to approve or disapprove a Housing Development Project with an associated EIR from 120 to 90 days, and from 90 days to 60 days for a project that is at least 49% low-income, publicly subsidized, and involves an associated EIR. SB 330 also prevents zoning actions that reduce the capacity of housing. Any restricted affordable housing unit that is demolished by a project must be replaced on a one-to-one basis at the same income category and of equivalent size, and any unit covered by the Rent Stabilization Ordinance must also be replaced with rent controlled units. In addition, occupants of existing protected units are provided a right to return to a new unit at the same income category and a right to remain in the existing unit up to six months prior to the start of construction.

To ensure consistency with these important laws, the City has modified its review processes for housing development projects. A new Preliminary Application Review Program (PARP) has been established with the goal to improve application completeness prior to entitlement filing in order to reduce holds and processing times post-filing, as well as minimize modifications and “late hits” after a discretionary action has already been reviewed. The PARP provides an early assessment of zoning and land use standards, verifies replacement unit requirements, and provides housing projects an opportunity to vest, prior to an application for a discretionary action being filed. The procedures are applied to discretionary housing projects, as well as ministerial Permanent Supportive Housing Projects, on-menu Density Bonus cases, and projects seeking streamlined review under SB 35 and AB 2162. While the PARP has improved project certainty and agency coordination, it has also likely lengthened the time to be able to file for planning entitlements or building permits. The City continues to enhance procedures for housing projects to further streamline their review, including accepting referral forms via email, which has shortened turnaround times and allows applicants to file remotely without requiring an appointment. Electronic payment using credit cards and e-checks have been implemented to expedite processing of the application.

Constraints Due to Building Codes and Building Permit Procedures

The California Building Standards Code (California Code of Regulations, Title 24) contains statewide general building design and construction requirements relating to fire and life safety, structural safety, and access compliance. State law requires local governments to enforce the California Building Standards Code and authorizes local governments to adopt local ordinances that amend the State Code as reasonably necessary due to local climatic, geological, or topographical conditions. The regulations of the City of Los Angeles Building Code are necessary for the protection of public health and safety. These code amendments, adopted in 2020, 2017 and 2014, can be found on the LADBS website (https://www.ladbs.org/forms-publications/publications/codes). The amendments (more than 500 sections of code) are largely minor and technical in nature, relating to the health and safety of structures in Los Angeles. The amendments are too numerous to summarize individually.

The City of Los Angeles' Building Code (LAMC Chapter 9, Article 1) is updated every three years to maintain consistency with evolving State Building Code requirements. The Building Code applies the construction, alteration, moving, demolition, repair, maintenance, and use of any building or structure, including all housing development projects.

The Los Angeles Department of Building & Safety (LADBS) implements the Building Code as well as the City's Zoning Code. The Department reviews building plans and other documentation through its "plan check" process to ensure compliance with the Building and the Zoning Codes. Through the plan check process, LADBS ensures that the necessary approvals have been obtained from other agencies whose regulations may also govern a project. When evidence is provided indicating compliance with all requirements, LADBS issues a building permit for construction and related permits that may be necessary (such as electrical, mechanical, HVAC, plumbing, grading, and demolition). The time required to complete the plan check process varies significantly depending on the nature and complexity of a project

All housing development projects involving new construction, additions, and/or alterations valued at over $200,000 must also comply with the City's Green Building Code (GBC). This code is based on the California Green Building Code (CALGreen), which was developed by the State to attain consistency among the various jurisdictions within the State to reduce buildings' energy and water use, reduce waste, and reduce the carbon footprint. The GBC provides specific regulations for projects that can affect site selection. The regulations focus on structural designs, storm water control during construction, construction waste reduction, indoor water use reduction, material selection, natural resource conservation, site irrigation conservation and more. As a result, requirements may be more restrictive in some circumstances and less restrictive in others.

Alleviating Constraints Due to the Building Code and Building Permit Procedures

Since the last Housing Element update, LADBS has developed and implemented the following policies and programs to prioritize the processing of housing development projects.

The Affordable Housing Section

LADBS established the Affordable Housing Section to focus on affordable housing development projects, in accordance with Mayor Eric Garcetti's Executive Directive (ED) 13 (Support for Affordable Housing Development) issued in October 2015, ED 24 (Building "A Bridge Home") issued in May 2018, and the Housing Crisis Act (as previously discussed). The Affordable Housing Section aims to help expedite the permitting process for affordable housing development projects by streamlining and providing flexibility in the submittal procedures. The following types of projects are processed and reviewed by the Affordable Housing Section:

- Affordable Housing Development projects under ED 13 that contain at least 20% of on-site rental units that have rents restricted to be affordable and occupied by low-income households, or that contain at least 30% of on-site for-sale units that have sales prices restricted to be affordable to and occupied by low- or moderate-income households.
- Housing development projects covered by SB 330.
- Emergency Homeless Shelters under ED 24.
- Multi-family projects covered by SB 35 (Affordable Housing Streamlined Approval).
- Supportive housing projects covered by AB 2162 (Supportive Housing Streamlined Approval).
- Qualifying projects are eligible for:
- Plan Check review to verify compliance with city codes, policies and ordinances.
- Completion of Section III of the Preliminary Zoning Assessment Form.
- Review and approval of Affordable Housing Funding Forms for ministerial (by-right) projects.
- Additionally, as of January 28, 2021, LADBS expanded its online plan review system, ePlanLA, to accept all the affordable housing projects mentioned above. This new enhancement allows for affordable housing projects to be submitted, reviewed, and permitted completely online. The ePlanLA online service allows applicants to

submit plans for plan check, apply for permits, and track the progress of these applications.

Accessory Dwelling Unit (ADU) Standard Plan Program

The ADU Standard Plan Program was implemented by LADBS to provide applicants with a simplified permitting process for the design and construction of ADUs. The use of standard plans reduces the time required for plan check resulting in faster plan issuance. The new program has plans designed by private licensed architects and engineers to accommodate various site conditions. These plans are reviewed and pre-approved by LADBS for compliance with Building, Residential, and Green Codes. When applicants select an approved ADU Standard Plan, LADBS staff reviews site specific factors for the property, including compliance with the Zoning Code and foundation requirements. In addition, all ADU projects can be submitted via ePlanLA. The entire ADU plan check process can be done electronically, including verification and permit issuance.

The Parallel Design-Permitting Process

The Parallel Design-Permitting Process (PDPP) allows the design process and the permitting processes to run concurrently. LADBS starts to check plans at the conceptual design phase and continues to provide plan check, correction verification, and code consultation services throughout the various design phases. By the time final drawings are completed, the building permit should be ready for issue. This helpful service is available for major project developments, including those with more than 30 dwelling units or six stories.

Development Services Case Management (DSCM)

The City's Development Services Case Management (DSCM) Office brings together experienced staff from the Department of Building and Safety, Department of City Planning, Department of Public Works Bureau of Engineering, Department of Transportation, and Department of Water and Power to solve problems and offer more one-on-one customer service to certain projects. Residential projects with 50 or more units, affordable housing with 10 or more units, senior housing with 10 or more units, and adaptive reuse residential projects qualify for this service. Case Managers perform project feasibility studies, coordinate pre-development meetings with other City departments, conduct preliminary plan reviews to identify potential building site and code issues, and resolve issues arising from design considerations and code requirements as they assist applicants with plan check corrections and the citywide clearance processes.

Preliminary Plan Check Service

The Preliminary Plan Check Service provides applicants with an opportunity to meet with a plan check engineer to answer questions on Los Angeles Municipal Code requirements or obtain other information concerning their project, prior to plan check submittal. Preliminary Plan Check assists permit applicants with code requirements and with identifying major site-specific issues prior to plan check submittal. Preliminary plan check service can help applicants to navigate efficiently through the various permitting and application processes.

Early Start Permits

To facilitate the start of construction, LADBS will issue Early Start Permits for the construction of a building foundation only, if the required approvals from other agencies have been obtained and other requirements have been met. This allows projects that are pursuing land use entitlements and/or plan check review to initiate construction while waiting for other approvals. While compensating for lengthy approval processes, this is particularly helpful to projects that must expend construction funds within a given timeframe or risk losing the funds. Early Start Permits are also issued for certain electrical installations, plumbing, and for interior non-structural demolition. Affordable housing projects often take advantage of this, as public funds, tax-exempt financing and tax credit proceeds typically must be spent within specific timelines.

Constraints Due to On-/Off-Site Improvements and Infrastructure

Infrastructure is a necessary component of residential development, and is planned to accommodate the level and location of growth anticipated in the City's General Plan. All land that is available for residential development is served by key infrastructure systems and services, including police and fire protection, water, power, sewer and streets. While such infrastructure is available throughout Los Angeles, the City does require public physical improvements in connection with development to ensure that infrastructure serves the safety and quality of life of all residents. The following key infrastructure is necessary for housing development:

- **Fire Protection**—The Los Angeles Fire Department provides fire protection throughout the City.
- **Water and Power**—The Los Angeles Department of Water and Power (LADWP) provides water for all City residents and businesses.

- **Power**—The LADWP, the largest municipal utility in the nation, delivers electricity supplies to residences and businesses in Los Angeles. LADWP has adequate power supply for all planned end users.
- **Sewer**—The Department of Public Works (DPW)/Bureau of Sanitation is responsible for operating and maintaining one of the world's largest wastewater collection and treatment systems, which operates under a number of federal, state and local laws. The DPW implements a comprehensive inspection program of its system, using both closed circuit television and manual inspections to evaluate the condition of its sewers. The City's sewer system is adequate to serve current and long-term housing capacities. As part of its Strategic Plan, the Los Angeles Bureau of Engineering continues to rehabilitate, maintain, and renew the sewer system by investing $50 to $75 million annually on major sewer rehabilitation projects.[11]
- **Streets**—Responsibility for transportation issues in the City falls jointly to the Departments of Transportation, City Planning, and Public Works. Streets in many parts of the City operate at or above capacity, resulting in traffic congestion, particularly during morning and afternoon peak hours, and housing development can affect congestion.

Development projects that will affect infrastructure are required to provide improvements in order to ensure that the projects are properly served by the City's infrastructure. Public improvements made within the development site are referred to as "on-site improvements," and improvements made adjacent to or near the development site are referred to as "off-site improvements." Improvements may include: street development or improvement, pavement, curbs and gutters, sidewalks; utilities (water and electricity); street name signs, fire hydrants, retaining walls; guard rails, barricades, and safety devices; sewers, storm drains, and flood control channels; street lights, street trees, traffic control devices (except traffic signals), pedestrian walks, alleys, easements for public utilities and water systems, and land for park or recreational purposes.[12] For more information on the link between infrastructure and conservation, please see Chapter Three.

Overall, the costs and the time required to comply with on- or off-site improvements to upgrade or replace infrastructure can represent a constraint on housing development. Subdivision requirements such as access requirements, minimum lot sizes, and setbacks pose constraints to smaller more affordable ownership types. The vast majority of required improvements are provided through subdivision approvals of tract and parcel maps. However, some improvements apply to all development approvals. For example, proposed development abutting a major or secondary highway or a collector street may be required to dedicate and improve a portion of the lot in order to

11. City of Los Angeles Bureau of Engineering, *Strategic Plan 2019-2021*, https://eng2.lacity.org/strategicplan/sp_2019.pdf

12. Bureau of Engineering, Street Improvement Policies, 1970, https://eng2.lacity.org/techdocs/streetd/E100.pdf

meet the standards of the highway or collector street. Some improvements are very specific to location, such as in the Very High Fire Hazard Severity Zone (VHFHSZ). Fire protection and response times are adequate for most development in the City, but building in the VHFHSZ requires compliance with slope density regulations and special conditions of approval to mitigate fire danger. This includes the prohibition on the placement and storage of construction material on substandard public streets and limitations on where trucks and construction vehicles can park.

All tract maps and parcel maps must include the provision of improvements. If the necessary improvements are not already in place, they will be required as conditions of approval of the subdivision request. All improvements included in the conditions of approval must be completed or a guarantee of their completion provided prior to the City Council's approval of a Final Tract or Parcel Map. The applicant is required to provide an Improvement Agreement which outlines the infrastructure improvements the applicant will undertake at their expense, an Improvement Security in the form of bonds, deposits, or notes, and an Improvement Warranty Guarantee for the improvements for up to one-year after the City Engineer's approval.

The City's Department of Public Works (DPW) oversees and approves the installation of the required improvements to ensure infrastructure capacity. However, conditions are not always precisely defined and are left to the discretion of DPW. This unpredictability can result in time delays and increased costs for applicants. While requirements for infrastructure improvements increase the cost of housing, these improvements are necessary to ensure safety and quality of life of the City's neighborhoods, to mitigate identified environmental impacts, and to assure the orderly development of land. Such improvements are also mandated by the State Subdivision Map Act and the California Environmental Quality Act (CEQA).

Alleviating Constraints Due to On-/Off-Site Improvements and Infrastructure

Both on- and off-site improvements required by residential development help ensure the safety and quality of life of all residents in the City by helping to maintain adequate infrastructure. Although improvements can be time consuming and expensive, the City does provide opportunities to reduce their constraints on housing development.

Exemptions and Reductions to Improvement Requirements

To reduce constraints due to improvements required as conditions of approval for subdivision cases, the Advisory Agency considers the unique circumstances and site-specific characteristics of each proposed subdivision and grants exemptions in

certain cases as provided in the Zoning Code. California non-profit corporations are also exempted from the Improvement Guarantees to the extent provided in the Subdivision Map Act. Additionally, the conditions of approval requiring on- and off-site improvements may be reduced when housing development is located in fully built-out neighborhoods. Small Lot Subdivisions have decreased constraints in multi-family zones but further reforms are needed.

Waiver of Dedication and Improvement (WDI)

An amendment to the Zoning Code was made in 2017 that allows applicants of by-right or discretionary projects to submit requests for waivers of dedication and improvement (WDI). WDIs are discretionary entitlements, the Director of Planning reviews them and issues a decision that is also subject to an appeals process (LAMC section 12.37.I). The Director of Planning may waive, reduce, or modify the required dedication or improvement as appropriate if any of the following findings are made:

- The dedication or improvement requirement does not bear a reasonable relationship to any project impact.
- The dedication or improvement is not necessary to meet the City's mobility needs for the next 20 years based on guidelines the Streets Standards Committee has established.
- The dedication or improvement requirement is physically impractical.

WDIs can improve the quality of the public right of way by maintaining and improving street walls and sidewalk patterns as well as allow projects more lot area for development.

Deferring Costs of Required Improvements

Requirements to infrastructure improvements are satisfied by a developer posting a bond for the cost of the required improvement. This assures the City that the cost will be covered, and this minimizes and defers costs for the developer as the bond will be called at a later date when the City is ready to undertake the improvements.

Constraints Due to Entitlement Appeals

Most housing development projects that request a discretionary action face the potential of appeal. Appeals must be filed within 10 to 15 days of the issuance of the Letter of Determination (LOD), depending on the planning entitlements being appealed. In the City, many housing developments requesting entitlements can be appealed by a person, other than the applicant, claiming to be aggrieved for the relatively low fee of $89 (LAMC 19.01.B.1). The Department of City Planning has significantly subsidized non-applicant appeal fees to allow community members the ability to appeal qualifying planning decisions at a minimal personal cost. The intent is to allow individuals to be part of a fair and equitable process and for the public to have the opportunity to question certain decisions. However, those opposed to certain housing development projects can utilize this subsidized process to affect projects that meet all requirements for the entitlements they are requesting. Depending on the entitlements, the date that an appeal hearing must be scheduled varies between 30 days from appeal submission up to 75 days from the last day of the appeal period. This can delay projects and impose additional costs, which ultimately affect the production of housing, especially affordable housing.

Alleviating Constraints Due to Entitlement Appeals

For certain planning entitlements, such as determinations for projects that file under the Density Bonus and TOC Programs, appeals are limited to adjacent and abutting owners of property or occupants. This minimizes the possibility of appeals coming from those who might be opposed to housing production in their neighborhood. However, these projects can still be appealed and delayed for a relatively low cost. It is also important to note that projects that qualify as a Streamlined Infill Project (SIP) are not subject to appeals in the City in response to the California Department of Housing and Community Development's guidelines for the implementation of SB 35 and AB 2162. These are examples of how the City is prioritizing the development of affordable housing.

Constraints Due to Fees Affecting Housing Development

There are two types of development fees imposed by the City: administrative fees that fund direct services for processing the necessary permits for a project (such as fees for a zone change or variance, for building permits, a plan check, etc.), and infrastructure fees which are used to fund physical infrastructure (such as sewerage facilities, schools, parks, etc.). When developers of housing refer to development fees as impediments to housing construction, they are generally referring to both types of fees.

Administrative Fees

Filing fees for processing DCP discretionary actions are created by ordinance and are intended to pay for staff time necessary to review projects and to cover the expenses associated with mailing notices and conducting public hearings (LAMC 19.01-19.19). Most planning fees are full cost recovery, but some planning programs are subsidized by the City with reduced fees, such as historic preservation applications and appeals (see Appendix 2.4, Table 1).

Building Permit Fees

Building permit fees and plan check fees are assessed by LADBS to pay for the work of reviewing and approving building plans, conducting inspections throughout the construction period, and authorizing occupancy of the completed structure. These fees are calculated by a formula based on project valuation and the square footage of the project, for specific fees charged on a per square-foot basis, see Appendix 2.4, Tables 4 and 5). As no project is the same, fees will vary by project. For example, five different 10-unit buildings will have five different valuations, and will therefore pay five different plan check fees. In addition to planning and plan check fees, a project is subject to school fees, park fees (Quimby), and energy surcharges, as described below.

Park Fees and Quimby Fees

Pursuant to Los Angeles Municipal Code Section 12.33, all new residential dwelling units are required to dedicate land, pay a fee or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents. The fee amount depends on the type of residential development project as follows:

- Residential Subdivision projects containing any number of dwelling units are subject to the Quimby in-lieu fee and shall pay: $14,793 per each new (non-exempt) dwelling unit. These fees are collected prior to final subdivision map approval.

- Non-subdivision Residential projects are subject to the Park Mitigation fee and shall pay: $7,251 per each new (non-exempt) dwelling unit. These fees are collected prior to the issuance of the Certificate of Occupancy.

Park fees are an in-lieu mitigation fee and can increase the overall cost of multi-family housing development should the Advisory Agency condition the project to fulfill the requirements of LAMC 12.33 with the payment of said fee. However, the provisions of LAMC 12.33 provide developers opportunities to reduce any required Park Fees by either providing affordable housing and/or recreational amenities in common open spaces that are either privately accessible by residents or publicly accessible. Additionally, these fees are adjusted on July 1st of each year by a percentage equal to a weighted average of the annual percentage change in the Construction Cost Index for Los Angeles, and the annual percentage change in the Median Home Sales Price for the City. Considering current economic conditions and the rising price of homes, this means that the impact of these fees can be expected to increase.

Housing Replacement, Relocation, and Enforcement Fees

Housing development projects are also subject to certain clearance, enforcement, and relocation fees. For projects providing Affordable Housing units, covenant preparation fees are $5,770 per project, and housing replacement determination fees are $1,027 and must be paid on a per unit basis (see Appendix 2.4, Table 2). Projects subject to the Ellis Act must also pay relocation service fees (see Appendix 2.4, Table 2). Covenant preparation, replacement determination, and Ellis-related relocation service fees and other associated fees are paid to LAHD, but relocation assistance payments are made to the tenant.

Transportation Fees

Development projects have effects on local circulation, which is why the Department of Transportation imposes fees. Transportation-related fees range between $365 and $7,480 and are used to cover traffic studies, reviews of traffic studies, waivers, and clearances (see Appendix 2.4, Table 3).

School Fees

To assist in providing facilities to serve students generated by new development projects in the City, school impact fees are assessed on new residential projects. This fee is another example of an infrastructure fee. School fees are required for new buildings and additions (made within one year) of more than 500 square feet. Effective July 2020, the Los Angeles Unified School District (LAUSD) increased developer fees for residential construction from $3.79 to $4.08 per square foot. These fees are collected by the City on behalf of LAUSD to support the development of additional public school facilities. The school fee is part of LAUSD's construction budget.

Project Examples

A new 50-unit residential project with a valuation of $6,544,500 will incur approximately between $222,388 and $232,597 in building permit and other fees, depending on whether surcharges for energy and disabled access are imposed or not (see Appendix 2.4, Sample 1 for detailed calculations of this scenario). This example provides a conservative estimate because it does not include fees for any required entitlements or housing covenants which can significantly increase the overall cost of fees. Building permit fees and filing fees impose a significant cost on housing development, especially affordable housing development.

Building permit fees for Accessory Dwelling Units (ADUs) are also assessed on the value of the scope of work for each proposed ADU. This is why the fees charged by LADBS for an ADU vary largely. For example, a new construction ADU with a project valuation of $121,200 will incur a total permit fee of approximately $8,448 (see Appendix 2.4, Sample 2).

Affordable Housing Linkage Fee (AHLF)

As previously mentioned, certain new market-rate residential development projects must comply with the City's Affordable Housing Linkage Fee (AHLF) Ordinance if a development does not include affordable units on-site. This ordinance was adopted on December 13, 2017, to establish a fee on certain developments to generate local funding for affordable housing. This fee is an example of an infrastructure fee and it varies in amount depending on which market area the proposed housing development project is located in. The market areas were established to account for variations in economic feasibility across different parts of the city and include low, medium, medium-high, and high market categories. All projects that are subject to the AHLF shall pay the applicable fee amount that is in place at the time of building permit issuance. Although the revenue generated by the fee can lead to the funding of and construction of affordable housing units, it can also increase the overall costs of housing development projects if not providing affordable units on-site. Depending on the number of units and market area location, overall project costs will be affected on a per square foot basis as indicated on Table 6 of Appendix 2.4.

Alleviating Constraints Due to Fees Affecting Housing Development

City Planning case processing fees, plan check fees and building permit fees compensate the City for processing development applications and permits. Without them, the City's ability to process applications and permits would be impaired. Development impact fees, such as school impact and park fees may be required by state law or be otherwise warranted to pay for the impacts of new housing. Feasibility analysis is normally performed before enacting new fees and exemptions are normally provided to ensure fees do not negatively affect citywide priorities. These exemptions to major impact fees are listed below.

Exemptions from Park and Quimby Fees

The City exempts some housing development projects from the Park and Quimby fees (LAMC 12.33). Park and Quimby fee exemptions apply as follows:

- Projects that alter, renovate, or expand an existing residential building or structure where no additional dwelling units are created.
- Projects that replace existing dwelling units on the same lot resulting in no net increase of residential dwelling units.
- Projects that replace a destroyed or partially destroyed or damaged building or structure where no additional dwelling units are created.
- Each restricted affordable housing unit in a project if the affordable housing unit is affordable to a household at or below 120% of AMI.
- In projects with a mix of market-rate and affordable housing units, only the restricted affordable housing units shall receive this exemption. However, if any restricted affordable housing unit ceases to operate as a qualifying affordable housing unit before the 55-year covenant period has expired, then the parks fee for each said unit shall be paid to the City at the then current rate.
- As of December 2019, all Accessory Dwelling Units and Junior Accessory Dwelling Units are exempt.

Affordable Housing Linkage Fee (AHLF) Exemptions and Credits/Deductions

Although the Affordable Housing Linkage Fee Ordinance can increase the overall costs of housing development projects, certain housing development projects are exempt from the fee. Projects exempt from this fee are those that provide specific percentages of affordable housing units or other public benefit uses. The ordinance exempts projects such as:

- Multi-family housing projects with at least the following shares of affordable housing, as determined by LAHD, and as calculated based on the total number of units: 40% moderate income units, or 20% low income units, or 11% very low income units, or 8% extremely low income units.
- Other on-site affordable housing or fee payments in excess of the AHLF requirements.
- Affordable housing required by the Mello Act, Central City West Specific Plan, or Measure JJJ (LAMC 11.5.11).
- Single-family detached homes (or additions) that result in less than 1,500 of net square feet.
- Additional floor area in excess of this amount is also exempt if the home remains under the same ownership for three years from the issuance of a building permit. If not exempt, all net new floor area added to a site is charged the fee.
- Developments constructed by or on behalf of a government agency or public institution like public schools, public museums and homeless shelters, as well as private elementary or high-schools.
- Accessory Dwelling Units (ADUs).
- Adaptive Reuse projects involving a designated Historic Cultural Monument converted to a residential use.

It is important to note that the building permit fees incurred by the conversion of garages into ADUs tend to be significantly lower than those for new construction ADUs. For example, the conversion of a 400 square foot garage to an ADU with a project valuation of $20,000 will incur a building permit fee of approximately $1,045 (see Appendix 2.4, Sample 3). The relatively low building permit fees for garage conversions to ADUs helps to encourage the provision of ADUs throughout various neighborhoods in the City. As previously mentioned, most ADUs are the result of garage conversions.

Constraints to the Development of Public Land

Within the City of Los Angeles, certain parcels are publicly owned by various Federal, State and local agencies. The agencies and departments that own public sites within the City limits include, but are not limited to, the U.S. Army Corps of Engineers (U.S. ACE), California Department of Transportation (Caltrans), the Los Angeles County Metropolitan Transportation Authority (LA Metro), the Los Angeles Unified School District (LAUSD), the Housing Authority of the City of Los Angeles (HACLA), the Los Angeles County Flood Control District (LA Flood) and more.

The City owns over 4,000 sites within the City limits. Sites where the ownership is listed as "LA City", "Department of General Services", "Los Angeles Department of Transportation" (LADOT) and "Los Angeles Housing Department" (LAHD) are all owned and controlled by the Los Angeles City Council.

The Los Angeles City Council does not directly control the disposition of land owned by the City's proprietary departments (Airport, Port, and Water and Power) and the Recreation and Parks Department (per the City Charter). Instead, disposition is controlled by the Boards or Commissions of these agencies.

The majority of the publicly owned sites within the City limits are in current use for a public purpose. They contain resources and infrastructure necessary for the function of the City. Relocating these uses can be costly and difficult, and may disperse needed services outside of a community. As a result, the majority of publicly owned sites are not available for residential development.

Publicly owned sites that are not in current use for a public purpose are also often not appropriate for housing, due to their size, configuration, location, infrastructure limitations, or previous use. Here are some examples:

- **Size:** Many publicly-owned sites not in current use are "slivers" or "remnants."
- **Configuration:** Publicly owned sites may be long narrow sites along freeways or rivers.
- **Location:** Publicly-owned sites may be on steep hillsides with no road access.
- **Possible Infrastructure Limitations:** Many publicly-owned sites, and in particular large public housing sites, were developed several decades ago, and might have infrastructure that has yet to be rehabilitated or renewed. As previously mentioned, on- or off-site improvements can be expensive, and can further constrain the ability to develop housing on these sites. .
- **Previous Use:** Sites that were previously used for public services may contain contamination.

When a publicly-owned site is available and appropriate for residential development, it may not be zoned correctly. Publicly owned sites are most often zoned for Public Facilities (PF) use. The PF Zone does not allow residential uses by-right, even if they are located in residential neighborhoods. Even if it is not zoned PF, publicly owned sites with development potential may need multi-agency or multi-departmental coordination and rezoning (multiple discretionary clearances) in order to accommodate residential uses. Such a process is lengthy, costly, and contributes to project uncertainty.

As a result, publicly owned sites with development potential may need multi-agency or multi-departmental coordination as well as rezoning or multiple discretionary approvals in order to accommodate residential uses. Housing development proposals on publicly owned sites that require discretionary clearances also often require review under the California Environmental Quality Act (CEQA) and, when federal actions are involved, such as for the redevelopment of public housing sites, the National Environmental Protection Act (NEPA). These processes are lengthy and costly, and they contribute to project uncertainty.

Even if housing were to be permitted on any of the public land sites, it can be challenging to determine a site's full development potential without a full site assessment. Additional resources are needed to comprehensively analyze site conditions to assess their development potential.

Finally, the rising costs associated with new housing development, and, in particular, the development of affordable housing, often serve as a constraint to new housing production on publicly owned land. Cost barriers are caused by a variety of factors. For example, land costs have also risen sharply in recent years due to increasing demand for developable land. When publicly owned sites need to be conveyed to a development partnership at fair market value, this can significantly add to the cost of development and place a burden on limited capital subsidies.

Alleviating Constraints to the Development of Public Land

Generally, publicly owned land in the City is zoned PF and does not permit residential uses. However, the City has recently implemented multiple programs to alleviate the need for zone changes for public land, especially for the purposes of providing affordable housing.

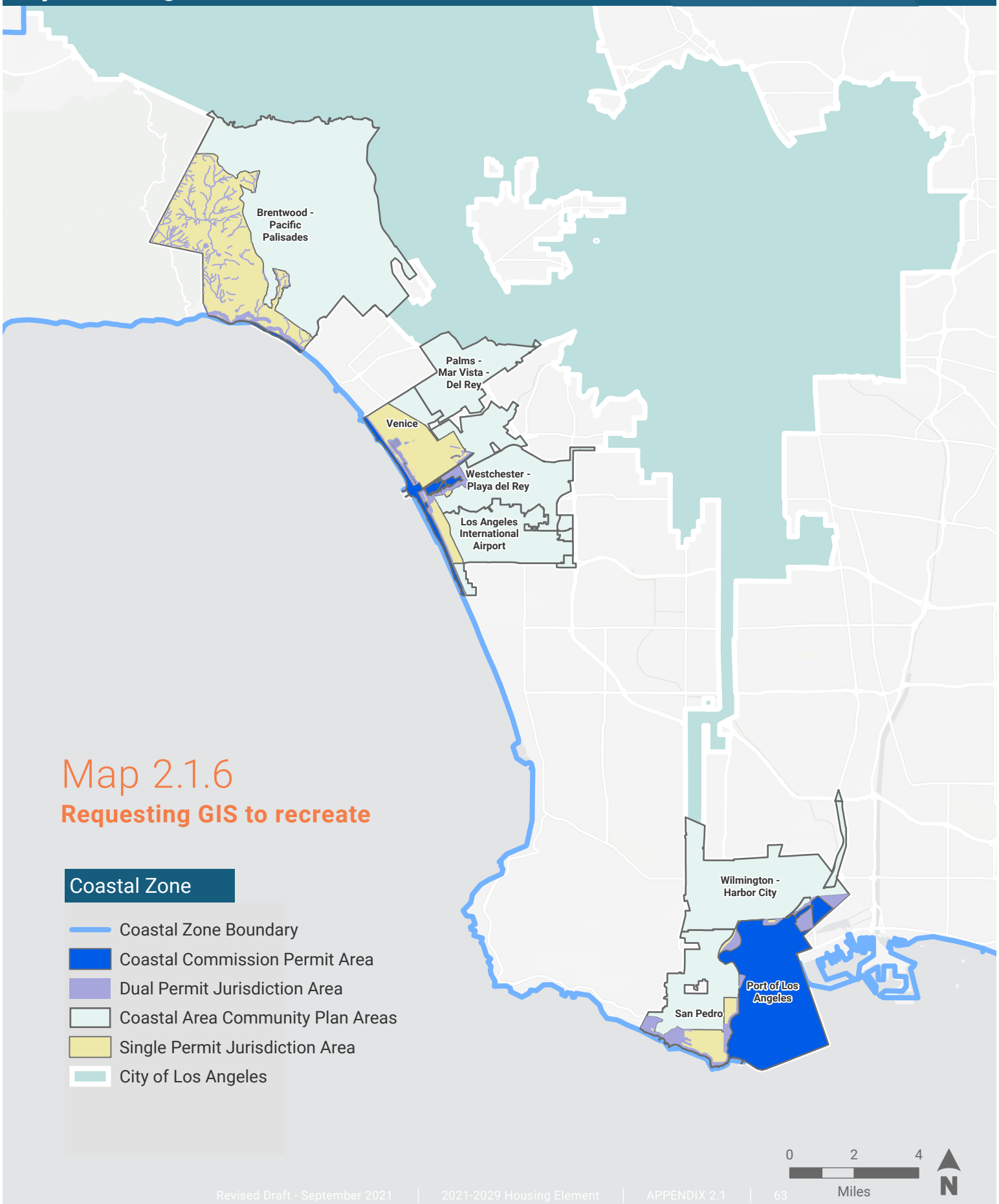
Through the implementation of the TOC Guidelines in 2017, joint public and private developments in PF zones may utilize the residential or commercial zoning of adjoining parcels nearby without requiring a zone change, if the TOC affordability requirements are met. This permits PF parcels to fulfill the uses and area standards permitted in the least restrictive adjoining zone, with the phrase "adjoining zone" referring to the zones of properties abutting, across the street or alley from, or having a common corner with, the subject property. The TOC guidelines establish a ministerial process for the development of public land and thereby have greatly reduced the barriers for housing developments.

In May of 2018, an amendment to the Zoning Code became effective to permit Qualified Permanent Supportive Housing (PSH) Projects in the PF Zones. Similar to the TOC standards described above, these projects may utilize the uses and standards permitted by the least restrictive adjoining zones (LAMC 12.04.09 B.11).

A collaboration between the Office of Los Angeles Mayor Eric Garcetti, his Operations Innovation Team, and the City's Department of General Services led to the creation of the City's first dynamic and searchable database of city-owned properties. The database identifies city-owned properties that have been deemed as "surplus" property, which have the potential to be sold. The surplus property includes declared properties (available for sale), and undeclared properties (not yet available for sale). Approximately 368 properties are currently identified as surplus properties. Databases such as this are important because they serve as a resource to City agencies on the availability of land, which increases access to available information and encourages the utilization of public land for affordable housing. Program 15 (Public Land for Affordable Housing) calls for greater use of public land for affordable housing, including rezoning more public land to allow suitable densities for affordable housing.

Coastal Zone

City of Los Angeles



Source(s): Los Angeles Department of City Planning, Los Angeles , California Coastal Commission

Constraints to Development in the Coastal Zone

The California Coastal Zone is generally defined as that land and water area which extends inland 1,000 yards from the mean high tide line of the Pacific Ocean and seaward to the State's outer limit of jurisdiction as established under the Coastal Act of 1976 (California Public Resources Code Section 30000). The Coastal Zone within the City of Los Angeles includes portions of the communities of Pacific Palisades, Venice, Del Rey, Playa Del Rey, San Pedro, and Wilmington. The topography of the City's Coastal Zones varies from mountainous coastal bluffs, beaches and large parkland areas in the Pacific Palisades, to coastal bluffs, wetlands, lagoons and sandy beaches in the south. These Coastal Zone areas include approximately 16,668 acres, comprising 5.5% of the City's total land area, see Map 2.1.6. It is important to note that soil in the Coastal Zone is saturated with water, which typically precludes construction of more than one level of subterranean parking. In addition, a reinforced foundation is necessary for most buildings, which further increases construction costs.

State law imposes affordability requirements on most residential development activity including new construction, conversion and demolition in the Coastal Zone (see City Implementation of the State Mello Act below). Since 1982, a total of 1,577 units affordable to low- or moderate-income households were added to meet the State requirements. A total of 455 of these units were built in the Coastal Zone, and the remaining 1,122 units were constructed within three miles of the Coastal Zone, as allowed under State law (see Appendix 2.5 for detailed permit activity in the Coastal Zone).

State Regulations and Policy for the Coastal Zone

The State of California adopted the Coastal Act (California Public Resources Code 30000) in 1976 to protect, maintain, enhance, and restore the overall quality of the Coastal Zone environment and its natural and artificial resources by establishing significant land use planning policies for the Coastal Zone. The law also made the California Coastal Commission (CCC) permanent, which in partnership with coastal cities and counties plans and regulates the use of land and water in the Coastal Zone. The CCC establishes regulations to preserve the existing character of coastal communities, protect and enhance public access to and along the coast, and protect wildlife and other ocean resources. While these regulations serve the purposes of the Coastal Act, they can often create constraints on residential development in the Coastal Zone.

The regulations of the Coastal Zone significantly limit opportunities for additional housing by limiting structural improvements and changes in density, height, parking, and land use. For example, the Coastal Commission limits the height of new structures in order to preserve views of the coast. Given that the City's Coastal Zone areas are built

out, increases in density and height are often needed in order to develop residential projects. Protecting public access to the beach by maximizing land for public parking, open space, and public right-of-way reduces the amount of land available for additional residential development. Parking requirements along the coast are also generally higher than in other parts of the City.

Implementation of the Coastal Act policies is required to be accomplished primarily through the preparation of Local Coastal Programs (LCPs). The Coastal Act requires each coastal community to prepare a Local Coastal Program (LCP) in order to establish the kind, location, and intensity of land and water uses appropriate to its portion of the Coastal Zone. While each LCP reflects unique characteristics of individual coastal communities, regional and statewide interests must also be addressed.

The California Coastal Commission certifies all LCPs. This certification grants authority to the local government to review and approve coastal development proposals in the Coastal Zone and limits the Coastal Commission's discretion to consideration of appeals. In the absence of a certified LCP, coastal development permits are under the jurisdiction of the Coastal Commission in addition to the local government. For specific parts of the Coastal Zone, the Coastal Commission retains permanent jurisdiction. Such areas are identified as "Dual Permit Jurisdiction Zones" and development activity within such areas require the approval of the Coastal Commission and the local government. For Dual Permit Jurisdiction Zones in the City's Coastal Zone, see Map 2.1.6.

While the City has adopted Community Plans for all Coastal Zone communities, it does not have a Coastal Commission-certified LCP. Proposals for residential development in the Coastal Zone are therefore reviewed and approved by both the City and the Coastal Commission if located in the designated Dual Jurisdiction Zone, or are subject to appeals to the latter entity if located in the single or dual jurisdiction areas. This discretionary process is lengthy, subject to multiple fees, and does not guarantee the approval of the proposed development project.

The City's Coastal Zone has very restrictive density and height regulations. In some coastal communities, Floor Area Ratio (FAR) and parking regulations further limit development options. Table 2.1.4 below summarizes the density, height, FAR and parking requirements in six of the eight Coastal Zone communities.

Table 2.1.4: **Coastal Zone Land Use Regulations**

Community Sub-Areas	Density	Height	FAR	Parking
Pacific Palisades	2 to 40 (dwelling Units/acre)	2 stories, 30 feet	.5:1 to 1:1	1 & 2.5 spaces per unit
Venice	3 to 40 (dwelling Units/acre)	22 to 38 feet	.5:1 to 3:1	2-3 spaces per unit
Del Rey Lagoon	24 to 40 (dwelling Units/acre)	45 feet	1.5:1	Code Requirements
Vista Del Mar Bluffs	3 to 24 (dwelling Units/acre)	36 to 45 feet	1.5:1	Code Requirements
San Pedro	3 to 40 (dwelling Units/acre)	26 feet	1.5:1	Code Requirements
Port of Los Angeles	— —	Height district for a property	1.5:1	Code Requirements

Source: Los Angeles Department of City Planning

These land use regulations limit the size of residential projects in the Coastal Zone. Many lots in this area, for example Venice, are zoned for residential use but are considered substandard, which prevents housing development. Unable to spread the cost of development across more units within a project, the cost per unit necessarily increases. It is therefore particularly challenging to provide housing units affordable to lower income households in the Coastal Zone.

City Implementation of the State Mello Act

In addition to Coastal Act regulations, the State's Mello Act (California Government Code Sections 65590 - 65590.1) mandates local governments to comply with a variety of provisions concerning the demolition, conversion and construction of housing units in California's Coastal Zone. The law prohibits the removal of residential dwelling units for non-coastal dependent or non-coastal related uses, requires that affected existing affordable dwelling units be replaced, and that additional new affordable dwelling units be incorporated into projects, both where feasible. Since 2001, the City has been implementing Mello Act requirements in accordance with adopted Interim Administrative Procedures (IAP) that were established as part of a lawsuit settlement regarding the implementation of the law. The IAP outlines a series of procedural steps to ensure that projects subject to the Mello Act are properly evaluated and conditioned to meet the housing and conservation goals of the state law. While utilizing the IAP, the Department has also been developing a permanent ordinance for the Mello Act, as described below.

Compliance with the State Mello Act requires additional review and evaluation when considering a proposed development, and often entails additional costs to developers. Proformas have frequently been required to substantiate financial feasibility or infeasibility, and covenants are required to ensure long-term compliance with affordability restrictions. Given these additional requirements which extend the entitlement and building permit process, coupled with the requirement to include new or replacement affordable units or pay a fee, developing housing in the Coastal Zone includes increased costs that may deter such development by significantly reducing the financial benefits to the developer.

Project Processing in the Coastal Zone Areas without a Certified Local Coastal Plan

The application review process for each proposed development project in Coastal Zone areas of the City not covered by a certified Local Coastal Plan (LCP) is subject to the Coastal Development Permit provisions established in LAMC 12.20.2

Without a certified LCP, a development project that complies with all applicable zoning regulations is subject to a dual review process at the local and state levels. Development projects that propose new construction, demolition, or remodel are reviewed at the Director of Planning level and Coastal Commission level before being issued a coastal development permit. These projects must make findings required by applicable provisions of the zoning code as well as those required by the Coastal Act. Because the Coastal Act gives broad authority to the Coastal Commission to regulate coastal development, the requirements for development are often unclear. As such, the unpredictability of their interpretation can add uncertainty to a project's outcome.

Because of the dual approval process required for a coastal development permit, a typical coastal project is often lengthier and more costly than for a project outside the Coastal Zone. While a public hearing is not required per code, in practice the DCP's policy has been to hold a public hearing for all coastal development permits.

Areas closer to the shoreline are in the Dual Permit Jurisdiction Area and require an additional hearing by the Coastal Commission. The only time where a public hearing is not held is when a project qualifies for a coastal exemption, a type of ministerial approval. Without a certified LCP, development projects proposed in the Coastal Zone are subject to two possible appeal processes—one at the local level and one at the state level, which also increases project uncertainty.

Any development project that requests to deviate from any applicable zoning regulation in Coastal Zone areas of the City not covered by a certified LCP will also require discretionary approval determined at the Zoning Administrator level and a public hearing by the City before being considered for approval by the California Coastal Commission, which also requires a state-level public hearing. Additionally, as previously mentioned, discretionary projects are subject to multiple fees, approval uncertainty, and the public appeals process, all of which can act as constraints to the development of housing in the Coastal Zone. However, development projects proposed in areas without certified LCPs are also subject to project review and processing fees imposed by the Coastal Commission that further increase overall projects costs.

Alleviating Constraints in the Coastal Zone

The Coastal Zone is subject to many development restrictions due to land use, land costs, and Mello Act compliance. However, the City has taken steps to reduce constraints to development whenever possible.

The City's Mello Act Ordinance

In 2020, the Department of City Planning released a draft ordinance that if adopted, would replace the City's Interim Administrative Procedures in effect since 2000. The City's proposed Mello Act Ordinance would establish a review process, outline the imposed requirements for applicants, and specify the decision-makers and their responsibilities, to ensure that a proposed project is compliant with State law. The ordinance would establish a more transparent review process with clear standards and expectations for development projects. The Ordinance mandates the preservation of existing housing supply (both affordable and market rate) while facilitating the creation of new housing units, with an inclusionary requirement, within the Coastal Zone. Key changes to the City's proposed ordinance would:

- Encourage the preservation of existing units and require that all demolished units are replaced onsite at the same level of affordability as before.
- Require that all new projects containing 5 units or more provide inclusionary units.
- Create a more rigorous and standardized Feasibility Methodology for projects requesting to eliminate Replacement Units and Inclusionary Unit requirements, on the basis of financial "Feasibility."
- Create an in-lieu fee for qualified affordable replacement units and fractional inclusionary units that will be collected in a Coastal Housing Trust Fund, to be utilized specifically in the Coastal Zone.
- Along with these changes, numerous clarifications have been woven into the ordinance reflecting the Department's experience with implementing the Mello Act through the IAP.

The Venice Local Coastal Program

In order to comply with the Coastal Act, Los Angeles City Planning is undertaking a multi-year effort, with public input, to prepare, adopt, and certify the Venice LCP as the coastal planning tool for the area. LCPs have two components: the Land Use Plan (LUP) and the Local Implementation Plan (LIP). In 2001, the Venice Coastal Zone LUP was certified, however, the LIP was not certified. Updates to both policy and implementation measures are needed because much has changed in the past 20 years. LCPs benefit from updates that reflect changed conditions, new information and knowledge, and new programs and policies – especially those related to housing development and preservation, climate change, and sea level rise.

Once the City Council has approved the Venice LCP and the California Coastal Commission has certified it, the Department of City Planning will implement the LCP. Updated LCPs provide stronger coastal resource protection in light of current environmental conditions and create more predictability and transparency for the development process.

Land Use Incentive Programs

Use of the State Density Bonus Law also provides flexibility to offset the constraints to developing housing in the Coastal Zone. This law permits additional units beyond what the zoning would otherwise allow, as well as other land use incentives to facilitate development when affordable housing is provided. To try to harmonize the Coastal Act and Density Bonus law, AB 2797 (2018) requires that any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which an applicant is entitled under the Density Bonus Law be permitted in a manner that is consistent with that law and the California Coastal Act of 1976.

Constraints to Housing Production on Sites with Currently or Previously Existing Housing Units

Housing projects located on sites that previously had residential units and housing developments proposing to demolish existing residential units are subject to a variety of state, federal, and local regulations. The cost of relocating tenants and replacing affordable housing creates a significant constraint to developers, particularly considering that most residentially zoned parcels in the City currently have some kind of housing on them. Although replacement and relocation requirements may limit the financial feasibility of new projects, they also promote the housing stability of renters, reduce displacement, and promote more on-site affordability.

RSO Replacement and Relocation Requirements

Under the City's Rent Stabilization Ordinance (RSO) if a building containing an RSO unit that was the subject of an Ellis Act removal is demolished, and rental units are constructed on the same property, and offered for rent within five years of the date the Notice of Intent to Withdraw was filed, the provisions of the RSO shall apply to all newly constructed rental units. However, there are three exceptions to this requirement, including: 1) hardship, 2) owner-occupied buildings with four or fewer rental units, and 3) when affordable housing is provided at certain levels (20% of the number of total units in the new building or the same number of RSO units that existed on the site, whichever is greater).

If the RSO units are occupied, the developer/landlord is required to pay relocation and adhere to the noticing requirements established under the Ellis Act. As shown in the Table 2.1.5 below, the required amount of relocation depends on whether the tenant is an eligible or qualified tenant, the length of tenancy, and the tenant's income, and ranges from $8,450 to $21,900 (as of June 30, 2021). A "qualified tenant" is any tenant who is 62 years of age or older, disabled, or who has one or more minor dependent children and a low-income tenant is defined as any household with an income at or below 80% of the area median income. Unless a tenant is a qualified tenant as explained above, the tenant is an "eligible tenant" and is entitled to receive relocation assistance amount that depends on length of time in a unit and income.

Table 2.1.5: **Relocation Assistance Amounts Effective July 1, 2020 through June 30, 2021**

Tenants	Tenants with Less Than 3 Years	Tenants with 3 or More Years	Tenants Qualifying Under HUD Low Income Limits	Tenants Renting Units in Mom & Pop Properties
Eligible Tenant	$8,750	$11,500	$11,500	$8,450
Qualified Tenant	$18,500	$21,900	$21,900	$17,050

All property owners/landlords who file an application which requires relocation assistance to be provided to tenants shall pay the Relocation Service Fee, according to the tenants Eligible or Qualified status and a Relocation Administrative Fee per rental unit (see Appendix 2.4, Table 2).

Density Bonus, TOC, and Local Land Use Incentive Requirements

In addition to the local RSO replacement requirements, projects seeking to use density bonus, TOC, or other land use incentive programs are required to replace any existing housing units pursuant to CA Government Code §65915(c)(3). This includes replacing any unit occupied by a lower income household, or if vacant or demolished, has been within the last five years. When the income for tenants is unable to be established, or the units are vacant, the law includes a presumption that the percentage of lower-income households is the same as reported for renters in the City (this figure is currently 67%). A $1,027 per unit fee is assessed by LAHD for replacement for housing replacement determinations to satisfy these requirements.

SB 330 Requirements

SB 330 extends the State Density Bonus Law replacement requirements to all discretionary projects in the City until 2025. The bill also requires that displaced tenants have the right to return to the new development at an affordable cost.

Requirements for Projects Located on Sites Identified/Rezoned through the Housing Element

State Density Bonus replacement requirements also apply to any site listed in the Housing Element's inventory of sites and any site that is rezoned as part of the mandatory Housing Element rezoning program (see Program 120).

Additional Requirements for Federally Subsidized Projects

In addition to the requirements listed above, federally subsidized projects are required to follow the Uniform Relocation Act (URA) and/or Section 104(d). Under these laws, existing tenants must be provided with a relocation consultant who is responsible for assisting them in finding a comparable replacement unit. The developer is responsible to pay for the difference between the tenants previous rent and the rent in the new comparable unit for between 45-60 months (60 months for projects subject to Section 104(d) and 45 months for projects subject to the URA). The cost of a relocation consultant and relocation payments can add to the already high cost of developing affordable housing and makes projects less feasible and less competitive for financing.

Affordable Housing Managed Pipeline

In order to reduce displacement and project costs, LAHD prioritizes local funding for projects that do not require the permanent relocation of existing tenants. The Affordable Housing Managed Pipeline Application, which the City uses to allocate local funding, awards four additional points for projects that do not result in displacement and two points for projects that require permanent relocation of residential tenants that equate to 10% or less of the total new units proposed.

Constraints to the Creation of Affordable Housing Covenants

All affordable housing units required by a City department or agency include the recordation of a covenant to assure that the required affordable units in a project remain affordable for the required time period. Covenants are prepared by LAHD and recorded with Los Angeles County, prior to the issuance of a building permit.

The covenant process with LAHD, is described on the LAHD Land Use Covenant website.[13] Residential developers who receive a land use concession from the City or are required by City laws or Ordinances to provide affordable housing, submit a land use application and other required documentation to LAHD. Upon review of the documents, LAHD will prepare and issue the covenant. The covenants reflect the conditions of approval regarding affordable housing requirements within the development. The LAHD, DCP and LADBS work together to ensure that the requirements to be included in the covenants are clear and consistent. This may add time to the preparation of covenants. The approximate timeline of eight to twelve weeks (sometimes longer if the project is complicated) to execute a covenant creates delays in the development of housing, as the covenant is required before a building permit can be issued.

The cost for an affordable housing covenant preparation is $5,770 per project and $173 per restricted unit, per year of the covenant length. This cost, timeline and annual monitoring requirements may present a barrier for smaller projects creating affordable housing, such as Unapproved Dwelling Unit (UDU) projects or smaller Density Bonus projects.

Alleviating Constraints to the Creation of Affordable Housing Covenants

The LAHD has been working with other City Departments, including DCP and the City Attorney's Office, to reconcile conflicts and develop more streamlined covenant procedures. Increased volume of work and implementation of new Housing State laws further caused delay in the preparation of the covenants. While staffing has been increased, further streamlining the covenant process would reduce delays in issuing covenants.

13. Access here: https://hcidla2.lacity.org/partners/land-use-covenants

Constraints to the Availability of Public Funding for Housing

Federal, state and local public funding sources are critical resources for the development of housing for households of all incomes. Public sources supplement as well as leverage private sources for the construction, rehabilitation and preservation of housing units and for rental and purchase assistance subsidies for tenants and buyers. Appropriations by the Federal, State and local government fluctuate from year to year, and are not available at a steady level or a level that keeps pace with increases in development costs, inflation, and rising affordable housing needs.

Federal Funding

Federal funds, in particular, are the backbone of Affordable Housing financing. Through the tax credit tax credit program and annual appropriation to HUD expenditures, the federal government supports homeownership and the development of for-sale, rental, and homeless housing and services.

The City of Los Angeles' Five Year 2018-2022 Consolidated Plan (ConPlan) is the City's strategic plan for leveraging the U.S. Department of Housing and Urban Development's (HUD) annual entitlement allocations of four federal grant programs: 1) Community Development Block Grant (CDBG), 2) Emergency Solutions Grant (ESG), 3) HOME Investment Partnerships Program (HOME), and 4) Housing Opportunities for Persons with AIDS (HOPWA). Three of these programs, CDBG, HOME, and HOPWA, support the development of and equal access to affordable, sustainable, accessible, and resilient housing for homeless residents, persons living with disabilities, and other low-income residents. These federal funding sources also create new housing opportunities for low-income households and homeless persons by financing new affordable rental housing and permanent supportive housing. Furthermore, these ConPlan funds contribute in providing first time homebuyers with financial assistance. Lastly, these critical entitlement programs increase the supply of affordable and accessible housing units for people living with disabilities, including HIV/AIDS.

For the FY 2018-22 ConPlan period, the City has estimated an allocation of $27,783,000 of CDBG funds; $187,958,000 of HOME funds; and $18,070,000 of HOPWA funds to develop affordable housing for homeless and low-income populations. The City's goal outcomes for the five-year timeframe are to construct 4,000 rental housing units and direct financial assistance to homebuyers to assist 410 households.

In addition to ConPlan funds, Los Angeles City housing projects receive other critical federal funding from the National Housing Trust Fund (HTF) to support the creation of affordable housing. The HTF was enacted by the "Housing and Economic Recovery Act of 2008" on July 30, 2008 and was implemented in May, 2016.

The State of California is set to receive $126.5 million from the 2021 HTF allocation. Since 2016, California's annual allocation has steadily increased. As a result, non-profit housing projects who received HTF awards have contributed to creating, rehabilitating, and preserving much needed affordable housing units for the City of Los Angeles. This source of funding is vital, various legislations have been proposed to expand the annual allocation of the HTF. As years proceed, the National Housing Trust Fund could potentially have an increased allocation as a result of legislative adoptions.

Housing Choice Vouchers (HCVs) are another valuable federal resource that provides families and children with significant housing opportunities. The Housing Choice Voucher Program is the largest rental assistance program that has been proven as an evidence-based tool that can be scaled up to help those who are struggling to afford housing costs; research shows that vouchers sharply reduce homelessness, housing instability, and overcrowding. In addition, Choice Vouchers serve more than two-thirds of households that are headed by a person of color representing a disproportionate concentration of households who rely upon the program.[14]

As the country's economy takes time to recover from the COVID-19 crisis, City of Los Angeles renters will continue to suffer from unaffordable rents and high housing costs. Due to inadequate funding, just about one quarter of voucher-eligible families received any type of federal rental assistance even before the COVID-19 pandemic struck, and there are long waiting lists for vouchers in much of the country.[15] This demonstrates the severe need for additional HCVs. Although the Housing Authority of the City of Los Angeles' 2020 HCV budget authority was almost $580 million, Los Angeles still suffers from a severe voucher shortage. Expanding the number of vouchers was necessary prior to the pandemic, and it is evident that it is needed more so today. Many renters lost their jobs or had lower wages due to the economic impacts of COVID-19, which threatened their ability to effectively cover their housing expenses. In response to the pandemic, federal resources in the form of rental assistance were deployed as part of the provisions of the March 2020 CARES Act, but federal lawmakers did not enact large-scale funding for emergency rental assistance until late December 2020 with additional amounts included in the March 2021 American Rescue Plan Act.[16]

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14. Center on Budget and Policy Priorities. (2021, April 14). *More Housing Vouchers: Most Important Step to Help More People Afford Stable Homes*. https://www.cbpp.org/sites/default/files/4-14-21hous.pdf

15. Ibid.

16. Ibid.

Although various rental assistance opportunities have been made available and will assist many who were financially challenged by the pandemic, it still falls short of the full amount needed to help low-income people afford housing for their families. The funding is temporary, it does not address the actual underlying problem. Many people struggled to afford rent before the pandemic and will continue to struggle in its wake. There is a critical need for policy development that builds upon the federal government's emergency measures with longer term strategies to address the needs of the lowest income households.

State Funding

Funding from the State of California for housing development has increased exponentially since the 5th cycle Housing Element with programs better positioned to fit the emerging demands. The overall funding however regularly falls short of the outsized need.

The state supports affordable housing production with both permanent and one-time funding programs. A major funding source for affordable housing was signed by then-Governor Brown on July 2, 2016 which enacted the No Place Like Home (NPLH) program dedicating $2 billion in bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness. The funds may be used to acquire, design, construct, rehabilitate, or preserve permanent supportive housing, which may include a capitalized operating subsidy reserve. Counties are the only eligible applicants for NPLH funding, however, the City of Los Angeles benefits from awards made to Los Angeles County or their housing sponsors if Los Angeles' projects are recipients of funding from the County. For fiscal year (FY) 2018-19, Los Angeles County received an award amount of $230,489,469, and for FY 2019-20, Los Angeles County received a total award amount of $310,460,112 for Round 2 and Round 3 NPLH competitive allocation.

There's a concentrated effort to meaningfully reduce the population of unsheltered homeless individuals and families with the state dedicating unprecedented resources. The Business, Consumer Services, and Housing (BCSH) Agency of California has awarded the City of Los Angeles two grants under the Homeless Housing, Assistance and Prevention Program (HHAP). The first grant of $117,562,500 was awarded in March 2020 and must be expended by June 30, 2025 and the second grant of $143,640,000 was awarded in August 2021. The funds support interim housing, rapid rehousing, operating subsidies, street outreach to assist the unhoused community to access permanent housing, hotel and motel conversions, and rental subsidies.

The 2021-22 state budget also appropriates $2.75 billion, over a three-year period, for the Homekey program. Homekey has allowed the city to acquire hotels, motels, and vacant apartments and convert them to permanent housing. The average cost per unit is just over $130,000 making it more cost effective and expedient to provide housing for the city's unhoused individuals. Since 2020, HACLA has received 14 Homekey awards totaling $117 million for a wide range of projects that include the purchase of apartment buildings and motels to adapt for interim housing use and permanent housing. Some projects will temporarily operate as interim housing while improvements are made to convert the property to permanent housing with a 55-year affordability restriction. These units house homeless populations, those at-risk of homelessness, elderly and medically compromised individuals, as well as individuals with hearing and vision loss.

Other continuing programs that support affordable housing development include the Infill Infrastructure Grant (IIG) and the Affordable Housing Sustainable Communities (AHSC) programs. The City submitted 14 applications to the state IIG in 2019, 13 of which were successful, totaling $46,122,439. IIG received $160M in the FY 2021-22 state budget to support critical infrastructure (e.g., streets, parking, utilities) for affordable residential and mixed-use projects and will be distributed through competitive grants. In addition, the City has received awards from the AHSC Program. The goal of the AHSC Program is to protect the environment by increasing the supply of affordable places to live near jobs, stores, transit, and other daily needs. Since the commencement of AHSC in 2015, LAHD has successfully secured an award in every grant cycle. Total AHSC awards have supported the creation of 2,688 units of affordable housing, bringing a cumulative total of $330,879,336 to the City of Los Angeles.

While the funds have not yet been received, LAHD has an award letter and approved application from the SB 2 Permanent Local Housing Allocation (PLHA). This permanent source of funding allows local entitlement jurisdictions to increase their affordable housing stock over the span of a five-year funding cycle, based on revenues collected from a $75 recording fee on real estate transactions. LAHD's first year allocation is $26,219,573. The second year allocation is $40,753,337. Over the five-year period (2019-2024), the City has the potential to receive approximately $157,317,438 in SB 2 PLHA funds, based on updated estimates from HCD and will use the funds to bolster existing programs including affordable housing preservation, moderate-income home purchase down payment assistance, eviction prevention rental assistance, rental assistance for qualified low-income seniors renting accessory dwelling units, and the lion's share of the funds ($58.2M over five year) will support new affordable housing construction.

Furthermore, the most significant federal resources that are provided at the state level are offered through tax incentives, including tax credits, tax deductions, and lower tax rates. The federal Low Income Housing Tax Credit (LIHTC), instituted in 1986, facilitates the investment of cash from private entities who in return receive a tax credit benefit. Nationally, the LIHTC has been considered an exceedingly successful program. The Tax Credit Allocation Committee ("TCAC") had an increase in tax credit applications across all programs during 2020 since demand for housing is high and the inventory of housing units across the board remains low.[17]

Per the California Tax Credit Allocation Committee's (CTCAC) annual report, in 2020, TCAC awarded a total of $210.2 million in nine percent (9%) annual LIHTCs to 103 proposed housing projects in California. It is estimated that the 103 projects awarded will induce $2 billion in private equity investment into projects, allowing recipients to develop a total of 6,884 affordable rental housing units. The majority of these housing units (89%) are to be new construction.[18]

Based on a Credits Estimate document published by CTCAC in February 2021, the total available LIHTCs for this year for affordable housing developments in the entire state of California is approximately $109,833,139. Under its Qualified Allocation Plan, CTCAC, as the state's allocating agency, subdivides this total amount into set-asides based on housing types (e.g., Homeless, Preservation, Large-families, etc.), each set-aside having a specified percentage share of the credits. In addition, it further subdivides the remaining balance of credits into the percentage share of the geographic regions. For this year, the L.A. City Region will receive approximately $12,226,048 of 9% LIHTCs, which can be translated into roughly $116 million of capital funding in the form of equity from tax credit investors. The City of Los Angeles receives 17.6% of the state's annual set-aside for the 9% LIHTC geographic apportionment. This is the largest compared to the other 11 regions that receive their allocation of tax credits.

TCAC also made awards to the non-competitive 4% program, awarding $301.7 million in annual federal tax credit to 181 proposed housing projects in 2020. Award recipients are to develop 16,908 affordable rental housing units, funded with approximately $3.2 billion in tax credit equity investments. In 2020, as a result of an additional $500 million in state tax credits, the number of new construction awards increased significantly from previous years.[19]

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17. California Tax Credit Allocation Committee. (2021, April). *Affordable Housing for California, 2020 Annual Report*. https://www.treasurer.ca.gov/ctcac/2020/annualreport/2020-TCAC.pdf

18. Ibid.

19. Ibid.

While federal allocations to California for LIHTCs have generally increased over time, fewer low-income units are funded each year as development costs per unit have increased. LIHTCs are very competitive—applications typically exceed available funds by two-to-one.

In support of homeownership, the federal government provides home mortgage interest and property tax deductions to homeowners, as well as lower tax rates on long term capital gains. These tax incentives supporting homeownership dwarf the LIHTC, in effect subsidizing far more households at higher incomes than low-income households.

The state's 2021-22 budget also appropriates $500 million one-time General Fund to provide loans and grants to preserve affordable housing and promote resident ownership or nonprofit organization ownership of residential real property at risk of foreclosure. While the state has allocated funding for preservation of units at-risk of losing their affordability, it is set-aside exclusively for previously state-funded affordable housing units that are at-risk of converting from affordable to market-rate. Because having state funding is a prerequisite of applying for the funds, Los Angeles' units do not stand to benefit as less than 20 percent of the City's at-risk units are funded through the state's loan programs.

The cost of preserving restricted affordable units at-risk of expiring is a fraction of the cost of building new affordable housing and dedicating funding to preservation is a crucial strategy to prevent displacement of low-income families throughout the City. Between October 1, 2021 and September 30, 2026, more than 8,000 housing units in Los Angeles, or 14 percent of the City's affordable housing stock are at risk of losing their rental subsidies or affordability restrictions through the expiration of covenants and regulatory agreement subsidies. A permanent funding source for preservation projects or a direct geographical funding allocation exclusively for preservation of at-risk units is imperative for stemming the tide of displacement and homelessness.

Finally, the state is also helping to facilitate housing production at the local level with technical assistance grants for housing-related planning efforts. A General Fund allocation of $4.65 million from HCD will provide assistance to local governments in meeting the Regional Housing Needs Allocations and comply with state housing laws. Also, the City's Local Early Action Plan (LEAP) grant of $1.5 million will support the City to update its planning documents and implement process improvements that accelerate housing production. Over the next three years the City will dedicate its LEAP grant to updating and implementing the Housing Element, implement software system improvements for affordable housing production and will hire contractual services to streamline the production of affordable housing on publicly owned land.

Local Funding

To supplement federal and state funding resources, the City administers local funding options which have contributed to the creation of further housing for Los Angeles. In 2016, voters approved Proposition HHH ("Prop HHH") on the State's General Election ballot. Prop HHH provided the City with authority to issue up to $1.2 billion in General Obligation (GO) bonds to finance the development of permanent supportive housing (PSH) for chronically homeless and homeless households, affordable housing, and facilities. Prop HHH stipulates 80% of the GO bond proceeds are targeted for PSH units, while no more than 20% of the bond proceeds may be used for affordable housing, including veterans and housing for extremely low-income, very low-income, or low-income individuals and families, who are at risk of homelessness.

In response to the passage of Prop HHH, the City Council and Mayor initially adopted Los Angeles' Prop HHH Permanent Supportive Housing Loan Program and Facilities Program for Fiscal Year (FY) 2017-18. The City's Prop HHH Program goal is to build 10,000 units of supportive housing by November 2026. The program is intended to provide early funding commitments to PSH projects that demonstrate the ability to provide properly managed housing, service-enriched housing for the homeless. The program is designed to leverage existing and future City, County, State and Federal funding streams. The Los Angeles Los Angeles Housing Department (LAHD) is charged with administering the Prop HHH Permanent Supportive Housing Loan Program. As part of its program implementation, LAHD accepts applications for new PSH projects three times per fiscal year on a fixed schedule through a triannual Call for Projects, since FY 18-19. This process enables project sponsors to plan in advance for land acquisition and financing.

Initially, the Prop HHH PSH Loan Program's per unit subsidy was up to $140,000 for projects with 4% Low Income Housing Tax Credits (LIHTC) and $100,000 for projects with 9% LIHTC. However, the City realized due to the unavailability of a number of key PSH funding sources (e.g., LA County's Mental Health Fund, "No Place Like Home" Program) until late 2018, the decrease of tax credit equity pricing and the rise in construction costs, substantial financing gaps occurred and were expected to continue in the subsequent year.[20]

In response to PSH funding source concerns, the City approved an additional supplemental funding for both 4% and 9% LIHTC projects reaching a revised total subsidy amount of $220,000 and $180,000, respectively, for projects applying in FY 2017-18. Despite the City increasing its subsidy amounts, the current average per unit commitment is $133,652. The average total development cost (TDC) per unit is

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20. CAO, CLA, and HCIDLA. (2017, August 10). *Amendments to the Proposition HHH Report Dated May 16, 2017 Related to the Permanent Supportive Housing Loan Program Application Process for Fiscal Year 2017-18 and the Facilities Program Fiscal Year 2017-18 Request for Proposals for the Fiscal Year 2018-19 Bond Issuance*. Central Services Copy RM-20170810165842 (https://clkrep.lacity.org/onlinedocs/2017/17-0090_rpt_CAO_08-10-2017.pdf)

$563,913.[21] Developers seek additional funding from other sources to leverage the City's subsidy to meet the total costs for PSH units. The high costs pose a financial strain on producing the level of PSH units necessary in meeting the City's dire housing needs. In response to concerns about high costs and the length of time to build PSH units, LAHD later announced funding for developers through its HHH Housing Innovation Challenge, which utilized Prop HHH funds to identify innovative housing production models and finance up to 1,000 new PSH units. All of which are in different phases of the development process; only about 24% have closed escrow by leveraging the 9% LIHTC and 4% conduit bonds project. While another one-third of the units have started construction, they are expected to be built by the end of 2024.

As of May 2021, the City has committed $972 million of HHH funds to finance 111 HHH projects. Of these projects, 5,760 units are supportive housing units and 1,423 are non-supportive housing units, totaling 7,305 units. As part of the City's HHH Housing Innovation Challenge Program, $84 million of HHH funds have been committed to finance 14 HHH Challenge projects, consisting of 711 supportive housing units.[22]

Although the City has committed over $1 billion to fund 8,016 housing units, 81% of which are supportive housing units, the City still falls short in meeting its affordable housing needs. Currently, the majority of the HHH projects are either in pre-development or in-construction phase; loans have successfully closed for a few projects and the number of projects that are in service equates to twelve. However, this is not due to the lack of the City's steadfast efforts to finance additional affordable housing units, particularly for the most vulnerable. Developing service-enriched housing units to address mental health, substance abuse, and other needs for its residents is costly, requires layered funding streams from multiple sources, and takes years to build. These factors pose challenges in developing the number of housing projects and units necessary to meet the permanent housing needs of 41,290 homeless individuals in the City. Of this total, 8,308 represent homeless families.[23]

Furthermore, in addition to Prop HHH, other local funding dollars present financial opportunities for the City. In recent years, on December 13, 2017, the Los Angeles City Council adopted the Affordable Housing Linkage Fee (AHLF) Ordinance, which amends Chapter II of the Los Angeles Municipal Code. The AHLF provides a permanent and flexible source of funding for Los Angeles that can significantly increase affordable housing creation while maximizing the leveraging of other public and private funding resources. The Ordinance places a fee on new residential development (ranging from

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21. Los Angeles Housing Department. (n.d.). *City of Los Angeles Prop HHH Progress Report*. HHH Progress – HCIDLA (hcidla2.lacity.org/housing/hhh-progress)

22. Ibid

23. Los Angeles Homeless Services Authority. (2020). 2020 Homeless Count by City Council District. Data (https://www.lahsa.org/data?id=44-2020-homeless-county-by-city-council-district)

$1.04 to $18.69 per square foot, depending on the market area and type of project) and new non-residential developments (ranging from $3.11 to $5.19 per square foot, depending on market area) to help mitigate impacts of large new projects and generate local funding for affordable housing production and preservation for the City. The Linkage Fee also stipulates various exemptions and deductions based on certain characteristics.

The AHLF serves as a much needed local funding source for Los Angeles to increase its housing supply and provide additional affordable housing units for the City. In addition, the Linkage Fee serves as a financial leverage for other funding sources to assist in the financing of affordable housing properties. The collection of Linkage Fee dollars began on June 18, 2018. As of the March 2021 AHLF cash balance and receipts report, the City has received $38.5 million in revenue from permit fees paid to the Linkage Fee. The initial revenues have been lower than long-term estimates due to the fee's grandfathering and phase-in provisions, the COVID-19 pandemic, as well as a high percentage of multi-family projects opting to provide on-site affordable units rather than paying the fee.

In spring 2020, the City secured the technical study services of BAE Urban Economics, Inc. (BAE) to conduct an in-depth analysis of Linkage Fee revenue and projections. The City's Linkage Fee revenues that have been collected to date are lower than projected due to multiple factors, which pertain to the implementation of certain project exemptions based on phase-in provisions, and the impact of the COVID-19 pandemic. However, the BAE study concludes that Los Angeles' AHLF may generate approximately $102.4 million in annual average revenues over the long-term implementation of the AHLF Ordinance, though the City should anticipate significantly less revenue through at least 2021. The annual average of $102.4 million represents an estimated annual average over a typical five- to ten-year period, though actual revenues in any individual year will be subject to changes in the real estate market cycle. It is important to mention that BAE's estimate is based in part on data from a relatively short time period that provides preliminary insight on AHLF trends. Therefore, BAE tempers its estimate by stating this annual average AHLF revenue estimate may be subject to further refinement as the City continues to collect data on AHLF outcomes over a longer time frame.[24]

Although various federal, state, and local housing funds have become available to the City of Los Angeles, these allocations have proven to be insufficient. More specifically, the City of Los Angeles' RHNA allocation of 456,643 total units poses a challenging goal for the City to reach given the limited dollar amounts of its various funding sources. The state's RHNA number of over 450,000 housing units during the eight-year period, including over 180,000 for low-income households, is far beyond Los Angeles' funding availability.

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24. Los Angeles Housing Department. (2020, May 26). *Annual Report: FY 2019-20 AHLF Expenditure Plan Status Update, Revenue Update Estimate Study Result, and AHLF Revenue Activity Analysis Report*. clkrep.lacity.org/onlinedocs/2017/17-0274_rpt_HCI_06-30-2020.pdf

In addition, at times state laws demonstrate a hindrance in achieving housing production goals. In November of 1950, the State of California enacted the Public Housing Project Law, also known as Article 34 of the state Constitution. This law amended the Constitution so as to require public housing projects to obtain voter approval before being built in a community. The law specifically refers to these projects as "low rent housing projects," and describes them as any developments "for persons of low income, financed in whole or in part by the Federal Government or a state public body or to which the Federal Government or a state public body extends assistance by supplying all or part of the labor, by guaranteeing the payment of liens, or otherwise." Support for the passage of this law relied heavily on the real estate industry, which argued that taxpayers should vote on public housing projects because they were funded similarly to public infrastructure projects.[25] Article 34's effects have been long-lasting and hindered low-income housing in the City, and has been widely used by those opposed to housing and racial equity.[26] In the City, public housing projects might not be able to obtain local public financing without voter approval in the near future.[27]

Alleviating Constraints Due to Inadequate Public Funding for Housing

As an alternative to placing every project that will house low-income residents on the ballot, as required under Article 34, the City was able to have voters approve a bank of authority back in the 1990s and confirmed the use in 2008, 3,500 for each City Council District (CD). Importantly, the 3,500 units are specific to each CD, the authority cannot be transferred between CDs, and two of the Council Districts (CDs 1 and 14) are quickly running out of authority. To date, the authority has been distributed on a first-come, first-served basis, with all projects that have more than 49% of their units regulated (those that have a regulatory agreement that requires the units to be kept affordable), needing to utilize a portion of the existing blanket authority. Furthermore, affordable housing units that are funded by federal or state tax credits and are set-aside in private mixed-income housing developments are not subject to voter approval. The City's land use incentives programs, such as the TOC and Density Bonus programs, have allowed for the production of publicly-funded lower-income units through housing developments that are privately funded and mostly geared towards renters and buyers

25. Liam Dillon, "A dark side to the California dream: How the state Constitution makes affordable housing hard to build," Los Angeles Times, February 3, 2019. https://www.latimes.com/politics/la-pol-ca-affordable-housing-constitution-20190203-story.html

26. Ibid.

27. Ibid.

able to afford market-rate units. However, fully publicly-funded lower-income housing developments continue to face the voter approval obstacle. To address this challenge, the voters must approve more authority in Council Districts, or the City's public officials need to be encouraged to work to abolish Article 34 at the state level. At this time, the City intends to put a new Article 34 measure on either the June or November 2022 ballot in an effort to increase the authority and minimize the likelihood of Council Districts running out. Research is underway to determine which of the two 2022 ballots will be best for the measure.

Furthermore, the need for the City of Los Angeles' advocacy efforts are further affirmed. As such, the City continues to advocate for state and federal funding for affordable housing production and preservation. These dollars have the ability to expand the funding for the City's Affordable Housing Managed Pipeline (AHMP) Program. The City's AHMP Program was established in June 2013. The bi-annual Call for Projects enables open competition of new projects selected for the City's AHMP on an ongoing basis. Also in 2013, the California Tax Credit Allocation Committee established a new set-aside for projects located within the City of Los Angeles boundaries. The City recognized the opportunity to set forth clear recommendations for local LIHTC priorities and established the selection process for management of the 9% LIHTC in the City of Los Angeles geographic set-aside. This allows the AHMP to leverage and attract the investment dollars of other public and private entities for the development of affordable housing within the city, based on the ability to coordinate the development process of AHMP projects.

In addition to securing additional funding for the production of housing, there is also a need to expand the Housing Choice Voucher Program for residents who rely upon affordable housing. Mandatory appropriations of Housing Choice Vouchers (HCVs) would be beneficial for many families. Currently, vouchers receive discretionary funding by lawmakers determining the funding level each year in appropriations bills. In the near term, policymakers should increase discretionary funding to provide vouchers to more families. The current recovery legislation that has been requested by President Biden for the federal FY 2022 Budget reflects a historic step forward. The budget includes a significant and much needed increase in vouchers. The request includes $30.4 billion for HCVs, $5.4 billion more than policymakers allocated for 2021. Within this increase is $1.6 billion for 200,000 new housing vouchers, primarily to help people experiencing homelessness or fleeing domestic violence. It also includes $491 million for services to help families with children using vouchers— particularly Black and other families of color — to overcome barriers that limit their housing options and leave them segregated in communities with fewer resources and opportunities.[28]

28. Center on Budget and Policy Priorities. (2021, June 3). Housing Policy News

Constraints Due to Inadequate Public Funding for Homelessness Housing and Prevention

Since the most recent Housing Element, public funding to address homelessness has increased significantly. At the local level, the City of Los Angeles approved Proposition HHH in November 2016, a $1.2 billion bond measure to build supportive housing. In March 2017, Los Angeles County voters approved Measure H, a one quarter of a cent sales tax generating approximately $355 million annually to fund an array of services. At the same moment, the State of California has begun to increase flexible funding for local jurisdictions to address homelessness. The State approved the Homeless Emergency Aid Program (HEAP) in the FY 18-19 budget, a one-time investment of funds that brought $81 million to the Los Angeles Continuum of Care and $85 million to the City of Los Angeles. The State made slightly smaller investments with one-time funds in the FY 19-20 and FY 20-21 budgets through the Homeless Housing Assistance and Prevention Program (HHAP), which allocated flexible funding to cities, counties, and Continuum of Care (CoC) agencies.

Federal funding to respond to homelessness has also increased as a result of the COVID-19 pandemic. In March 2020, Congress approved the CARES Act, which included $4 billion in Emergency Solutions Grants (ESG) funding for local cities and counties to address homelessness. When Congress approved the American Rescue Plan in March 2021, a $1.9 trillion stimulus package, this included an additional $5 billion in homelessness funding through the HOME program, allocated to cities and counties, along with $5 billion in funding for Emergency Housing Vouchers to serve people experiencing homelessness, allocated to public housing authorities.

This rapid increase in funding has coincided with increased effectiveness and coordination in Los Angeles' homeless services system, which has grown to serve far more people throughout the most recent Housing Element cycle. In 2014, Los Angeles' homeless services system placed about 8,000 people into permanent housing. In 2019, Los Angeles' homeless services system placed 22,769 people into permanent housing. Yet this increase and capacity has come as inflow into homelessness has also rapidly increased. LAHSA estimates that in 2019, approximately 83,000 people fell into homelessness, exceeding the capacity of the growing homeless services system.

In early 2020, LAHSA, in coordination with the City and County of Los Angeles, produced its annual Homeless Services Systems Analysis, which estimated that an additional $500 million in annual public funding is needed Countywide to end homelessness in Los Angeles.

Alleviating Constraints Due to Inadequate Public Funding for Homeless Housing and Prevention

The Los Angeles Homeless Services Authority (LAHSA) is a Joint Powers Authority established in 1993 as an independent agency by the City and County of Los Angeles. LAHSA is the lead agency in the Los Angeles Continuum of Care (LA CoC), and coordinates and is managing over $835 million dollars in 2021 in Federal, State, County and City funds for programs providing shelter, housing, and services to homeless persons in Los Angeles City and County.[29] LAHSA has historically administered the ESG activities for the City and County of Los Angeles as well as the McKinney Vento Continuum of Care (CoC) program, before expanding to administer Los Angeles County Measure H funds, State of California HEAP and HHAP funds, along with federal CARES Act funding LAHSA's partners provide a diversity of programs ranging from prevention and problem solving, street outreach, access centers, emergency shelters, safe havens, transitional housing for youth, rapid re-housing and shallow subsidy programs, and permanent supportive housing along with the necessary supportive services designed to provide tools and skills required to obtain and retain housing stability.

The Los Angeles Continuum of Care (CoC) has 20,641 interim housing beds as of the 2020 Housing Inventory Count, including winter shelter beds, crisis housing, bridge housing, and recuperative care beds, with specific beds set aside for people fleeing domestic violence, beds for youth, women, families, and other subpopulations. The Continuum has 24,018 beds in permanent supportive housing units, as of the 2020 Housing Inventory Count.

The Los Angeles Los Angeles Housing Department (LAHD), the Housing Authority of the City of Los Angeles (HACLA), the Los Angeles County Development Authority (LACDA), and LAHSA continue to work together to build on the County's Coordinated Entry System (CES) to maximize existing and new resources.

This commitment and alignment of financial resources to preserve housing and create more housing that is affordable to lower income households has been augmented by the City's ongoing advocacy and direct defense against lawsuits that would have weakened the City's renter protections, threatening its affordable housing stock. One such previous policy action was the enactment of the Residential Hotel Unit Conversion and Demolition Ordinance, which aims to preserve the single resident occupancy stock.

29. LAHD Substantial Amendment to the 2011-2012 Action Plan for the Emergency Solutions Grant Program—2nd Allocation (http://lahd.lacity.org/lahdinternet/LinkClick.aspx?link=Substantial+Amendment+4.13.pdf&tabid=36&mid=542&language=en-US)

The City has taken a variety of actions to preserve existing housing stock, to minimize rent increases in existing housing, and to preserve housing stock that serves the poorest households – and therefore those most likely to fall into homelessness. In Central City East/Skid Row, over the last 25 years, Los Angeles has provided funding to preserve approximately 3,500 units in 50 single room occupancy hotels for the City's poorest residents. These units now have covenants and are part of the City's affordable, income-restricted stock and are dedicated to serving extremely low- and very low-income households. The replacement cost for this portfolio today would be more than $500 million dollars.

Furthermore, the Housing Authority of the City of Los Angeles (HACLA) has invested in serving the most vulnerable households, which include homeless individuals and families. HACLA has committed permanent supportive housing (PSH) assistance to almost 23,000 households of formerly homeless and chronically homeless individuals and families through the following rental assistance subsidy programs:

Waiting List Limited Preference: Homeless Program

The goal of the program is to provide permanent affordable housing for homeless individuals and families while insuring them access to supportive services to maintain independent living. The Homeless Program's allocation of 4,111 housing choice vouchers, targets homeless individuals and families living in transitional housing, emergency shelters, and the streets. HACLA currently works with 19 non-profit and public agency partners located throughout the City of Los Angeles.

Waiting List Limited Preference: Tenant-Based Supportive Housing Program

The Tenant Based Supportive Housing program (TBSH) provides affordable, permanent, supportive housing for high-service-need chronically homeless individuals and families by providing rental subsidies and supportive services through the collaborative effort of the Authority and the L.A. County Departments of Mental Health and Health Services. The intensive supportive services enable chronically homeless individuals and families to stabilize their living conditions and remain successfully housed for the length of time that they are on the program. The TBSH program has an allocation of 800 housing choice vouchers.

Permanent Supportive Housing Project-Based Voucher Program

The Permanent Supportive Housing (PSH) Project-Based Voucher (PBV) Program provides long-term rental subsidy contracts that facilitate development of housing for homeless and chronically individuals and families, targeting a variety of special needs populations such as seniors, families, transition-aged youth, veterans and the disabled. Program partners provide on-site supportive services. Under federal regulations, a public housing authority may choose to provide Section 8 PBV rental assistance for up to 20% of its units under the Housing Choice Voucher Program (HCVP) and an additional 10% of units can be used to house the homeless. The Housing Authority

selects projects for PBV through a competitive Notice of Funding Availability (NOFA) issued jointly with LAHD and the Los Angeles County Health Departments as the Permanent Supportive Housing Program (PSHP). The Housing Authority currently has 170 PSHP PBV projects online or in development, consisting of 7,490 units.

HUD-VASH Program

The HUD-VASH (Veterans Affairs (VA) Supportive Housing) Program is a partnership that was developed by Departments of Housing and Urban Development (HUD) and the VA to provide permanent housing and supportive services to homeless and chronically homeless veterans. The HACLA partners with the West L.A. Veterans Affairs Medical Center (VAMC). The HUD-VASH goal is to combine Section 8 rental assistance vouchers with case management and clinical services provided by the VA at its medical centers to enable homeless and chronically homeless veterans and their families to re-integrate in the community, remain in stable housing, and lead healthy, productive lives. In the fourth quarter of 2018, HACLA was awarded 340 new HUD-VASH vouchers, bringing the City's total allocation of these units focused on housing homeless and chronically homeless veterans to 4,615.

Emergency Housing Vouchers (EHVs)

HACLA was awarded 3,295 Emergency Housing Vouchers (EHVs), to be effective July 1, 2021. This award represents almost 20% of all vouchers allocated to the State of California and it is the second largest award at the national level. These EHVs are limited to individuals and families who are (1) homeless; (2) at risk of homelessness; (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking; or (4) recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability. The funding was authorized by the American Rescue Plan Act of 2021.

Waiting List Limited Preference: Homeless Veterans Initiative

Section 8 increased the Waiting List Limited Preference for Homeless by 500 vouchers to support the Homeless Veterans Initiative which targeted homeless veterans who were not VA healthcare eligible, a population that had not been assisted. HACLA's non-profit and public agency partners provided supportive services which enabled the veterans to maintain independent living and remain successfully housed.

Continuum of Care (Shelter Plus Care) Program

The Continuum of Care Program, formerly called the Shelter Plus Care Program, was created under the McKinney-Vento Homeless Assistance Act and is designed to provide permanent housing with supportive services to chronically homeless persons with disabilities. Shelter Plus Care grants require a supportive services match from the program partner. The grants provide for a variety of rental housing components: Tenant-Based (TRA), Sponsor-Based (SRA) and Project-Based (PBA) assistance. The

targeted disabilities for the program are mental illness, substance abuse or HIV/AIDS. The HACLA has participated in the Continuum of Care (Shelter Plus Care) program since 1992 and has a current allocation of 4,382 units with 22 partner agencies.

Moderate Rehabilitation Single Room Occupancy (SRO) Program

The legacy Moderate Rehabilitation Single Room Occupancy (SRO) Program was created under the Stewart B. McKinney-Vento Homeless Assistance Act of 1987. The Section 8 rental assistance provided under this program is designed to bring more SRO units into the local housing supply to assist homeless persons into permanent housing. HUD's strategy is to convert existing housing, a rundown hotel, or even an abandoned building into safe and decent housing. The rental subsidy in the Moderate Rehabilitation SRO Program is attached to the building or unit as Project-Based rental assistance. The HACLA currently has an allocation of 974 SRO Moderate Rehabilitation units with five non-profit developers.

Table 2.1.6: **HACLA Homeless Initiative Totals**

Program	Allocation
Homeless Program	4,111
Tenant Based Supportive Housing Program	800
Permanent Supportive Housing PBV Program	7,490
Homeless Veterans Initiative	500
HUD-VASH Program	4,615
Shelter Plus Care Program	4,372
Moderate Rehabilitation SRO Program	974
Total	**22,862**

Source: Housing Authority of the City of Los Angeles

Moving On Program

HACLA has made it possible for formerly homeless residents in the Continuum of Care program who have stabilized their lives and no longer need the level of supportive services provided by that program to transfer to the Housing Choice Voucher program. This provides people with maximum independence and mobility, and frees our highest-impact, highest-service provision units for chronically homeless individuals who need them. This innovative program has assisted more than 500 formerly chronically homeless individuals to reintegrate into the community.

Home For Good

Home For Good is L.A.'s plan to end veteran and chronic homelessness. The Home For Good Funders Collaborative aligns public and private, City and County resources in a seamless NOFA process that supports shared goals, timing of grants and a continuum of funding to extend the reach of all partners working to end homelessness. HACLA has aligned vouchers from the Tenant Based Supportive Housing program, Permanent Supportive Housing PBV program, Homeless Veterans Initiative and Moving On program with the Funders Collaborative. The Home For Good Coordinated Entry System (CES) focuses outreach and housing navigation assistance to LA's most vulnerable homeless, matching them for prioritized access to available PSH units. The Home For Good Standards of Excellence are a community- driven set of standards and best practices that have been adopted to enrich the provision of supportive services and outreach for the homeless. HACLA performs a valued leadership role in each of these core Home For Good initiatives.

Homeless Incentive Program (HIP)

Funded by Los Angeles County Measure H revenue, the Homeless Incentive Program offers landlords incentives to rent their units to clients from HACLA's tenant based homeless programs. Funds are available to hold units for homeless applicants, pay for their security deposits and furnishings, and provide a damage mitigation fund for landlords. HACLA has housed over 1100 homeless households through use of these funds.

Non-Governmental Constraints

There are a number of market constraints to the ability to deliver housing, especially affordable housing, in the City of Los Angeles. The most severe of these are: high land costs; high construction costs (for labor, materials and financing); and financing availability.

Constraints Due to Land Costs

The cost of land available for residential development is quite high in Los Angeles, both as a percentage of development costs and property value. A recent study by UC Riverside showed land costs account for nearly one-sixth of a multi-family project's total development cost in the City of Los Angeles, compared to less than 2% in other Southern California cities studied (Anaheim, Oxnard, San Bernardino, and Riverside). Land costs can range from about $150 to $400 per square foot across different multifamily areas of the City.[30] **Land costs vary considerably by factors that include geographic location, proximity to amenities, proximity to amenities, proximity to jobs and transportation, allowable density of development, and other factors such as area amenities, and the quality of schools. In addition to significant variation in costs across the City, land costs have also increased substantially in the last eight years.**

High land costs in Los Angeles are a result primarily of a huge demand to live and work here. They are a reflection of the high level of rents that can be attained in most of Los Angeles. This is exacerbated by: the relative scarcity of developable land, topography, the likelihood that zoning limits density, difficulty of assembling small parcels, high cost of clearing land of existing uses and buildings, the cost of displacement or relocation of current occupants, costs associated with remediation of various types of contamination (or at minimum the testing of the land to determine the presence of potential contaminants) and the additional time required to make previously-developed and occupied land available.

30. As of September 2021, a 8,300 square foot property allowing 19 units with TOC in central LA is listed for $1.4 million, or $168 per square foot. A larger 10,350 square foot site in West LA allowing 20 units with TOC is selling for $4 million, or about $386 per square foot (source: Loopnet)

High land costs are a significant constraint to the production of housing, particularly at lower and middle cost ranges. The combination of high land values with high construction costs means that only higher rents and sales prices can support most new housing construction.

Alleviating Constraints Due to Land Cost

While some elements of land cost are market driven and out of the City's direct control, zoning can play an important role in reducing land costs/minimizing the land cost per unit (that is, spreading out over more units). The City of Los Angeles has undertaken, and employs, a number of mechanisms to alleviate the impact of land cost on the development of housing. These include:

- Allowing by-right increases in development density by as much as 35%, as well as up to three on-menu incentives with the requirement that between 11% and 20% of the units be affordable to very low-income (less than 50% of area median income), low-income (less than 80% of area median income) or moderate-income (less than 120% of area median income) households. Larger density bonuses are available near major transit stops through the TOC Program (up to 80%), as well as through a Conditional Use Permit in LAMC 12.24 U.26 (without limitation), in exchange for higher percentages of affordable housing.
- Making available, on a priority basis, City-owned sites (including former CRA-owned sites) for housing development. This includes surplus property (which is offered on a priority basis to the City's Housing Department, and/or to non-profit housing developers) and opportunities to develop in conjunction with or on top of City facilities such as public parking lots and garages.
- Reducing the parking requirements to offset a portion of the development costs for senior housing, for housing developed in certain mixed-use configurations (by allowing shared parking), and for housing developed in Transit Oriented Districts. With subterranean parking averaging around $50,000, parking reductions can reduce construction costs significantly. In addition, where parking requirements can be lessened, site requirements can be reduced, resulting in land acquisition cost savings as well.
- Providing additional funding to affordable housing projects through the City's Affordable Housing Managed Pipeline (AHMP) .

Constraints Due to Construction Costs

Construction costs include the costs of three key resources: materials; labor; and financing. The availability of these resources and their corresponding costs are affected by local factors as well as national and global events.

Within the last Housing Element cycle, hard costs (labor and materials) have increased to an average of 60% of total development costs.[31] This includes the cost of plastics, composites, timber, and steel. Due to President Trump's steel trade tariffs, prices hit their highest level in at least 13 years, $1,176/ton in February 2021. Steel is not the only material cost to have risen significantly, according to the National Association of Home Builders (NAHB), timber prices have increased 200% since March 2020 due to the pandemic's impact on the supply chain. The demand for lumber is way up due to an increase of existing homeowners investing in renovations during the pandemic. Increased demand paired with decreased supply has increased timber costs for multi-family new construction by $1,000,000 to $4,000,000 according to NAHB March 2021 Multi-Family Market Survey. The fluctuating cost of materials in short time spans creates an urgent need for more financing for the project to close.

Labor costs vary with the construction method and the complexity of construction. Large and particularly high-rise buildings involve the most complex and thus the most expensive skilled labor. Most complex and high-density residential developments tend to use predominantly unionized labor while low-rise and low-density development may use a combination of union and non-union labor. A majority of the projects in Los Angeles that receive public funding are required to use federal and state prevailing wage rates.

Over the last decade, the City of Los Angeles has experienced an increase in construction projects (both public and private) covered by prevailing wage through Project Labor Agreements (PLAs) and associated policies that also include local and targeted hire requirements. Most recently, prevailing wage requirements have been expanded to include publicly-subsidized Affordable Housing development. Using both city data and other research conducted, it is important to assess the impact such costs may have on the production of affordable housing and other factors to account for. PLAs can be negotiated for both publicly-funded and private development projects.

In the public sector, PLAs are entered into between local (or state) government agencies and a local building and construction trades union council (a set of affiliate unions) in order to establish the labor terms and conditions on a public or subsidized construction

31. Raetz, H., Forscher, T., Kneebone, E., Reid, C. "The Hard Costs of Construction: Recent Trends in Labor and Materials." March 2020. The Turner Center, University of CA Berkeley

project, and is included as a condition of awarding a contract for a development project. PLAs include terms that ensure a peaceful manner of setting labor disputes and grievances without strikes, work stoppages, or lockouts. In the City of Los Angeles, PLAs have included a local hire requirement, which include the goals of 30% local hiring, 10% transitional/disadvantaged worker hiring and 50% of all apprentice hours to be performed by local residents. Construction unions agree to open up their Joint Labor-Management Apprenticeship programs which cover the necessary training to begin a career in construction at a set apprentice-level wage until the individual reaches journey-level status to earn the standard prevailing wage rate, which are set by the CA Department of Industrial Relations. Labor-Management Apprenticeship programs must also be certified and approved by CA Division of Apprenticeship Standards (DAS) and the US Department of Labor (DOL). Overall, PLAs and local hire requirements have demonstrated the need for ensuring that contractors have a large pool of well-trained labor, that projects are completed on time and on budget, and have the necessary support to ensure local hiring requirements are met through the use of a Jobs Coordinator. This role was created to assist Contractors in meeting their targeted hire percentages by coordinating the local hire referral process with unions, WorkSource Centers, and Community-Based Organizations, and maintaining a database of pre-qualified local residents to work on a covered project. It is important to note that both union and non-union contractors are allowed to bid on PLA-covered projects and are required to comply with prevailing wage requirements, which include the use of a Jobs Coordinator.

In 2016, the voters of the City of Los Angeles approved Proposition HHH that issued $1.2 billion in bonds over the next decade to achieve the goal of creating up to 10,000 permanent supportive housing units. As part of the implementation of Proposition HHH, a PLA was negotiated to meet the City's goal of reinvesting in local neighborhoods and residents by training and employing them on HHH-funded projects. The PLA also included the following established targeted hiring requirements:

- At least 30% of project hours performed by local residents
- At least 50% of apprentice hours performed by local residents
- At least 10% of project hours performed by transitional workers[32]

The City's Bureau of Contract Administration maintains up to date tracking of projects covered by such agreements in the City of Los Angeles. As of January 2020, total hours

32. "Transitional Worker" is defined as any individual whose primary place of residence is within the City of Los Angeles, and who prior to commencing work on a HHH PLA-covered project, has been certified as satisfying at least one of the qualifying criteria: (1) having Veteran status, having a documented history of involvement with the criminal justice system, being homeless or (2) an individual facing two or more barriers to employment: having a household income less than 50% of the Los Angeles County median annual income, receiving public assistance, lack a GED or High School diploma, being a single custodial parent, suffering from long term unemployment, being emancipated from the foster care system, or being an apprentice with less 15% of the apprenticeship hours required to graduate to journey level in a program.

worked on all active HHH projects[33] subject to PLA with local hire were 322,228 hours. Of the total hours worked across 10 active projects, 51% were completed by local hire residents, 65% were completed by local apprentices and 13% were completed by transitional workers.[34]

Several studies have analyzed the impacts of prevailing wage requirements on affordable housing development. A 2015 working paper from the University of Utah looked specifically at the cost of nine affordable housing projects subject to a PLA and compared them to similar projects without PLA requirements by using three approaches to comparing costs: 1) simple comparison of average square foot cost and average per unit cost, 2) a visual inspection of the cost data by increasing size of projects measured by square foot size and housing unit size, and 3) "nearest neighbor" analysis comparing the nine PLAs each to the four nearest comparisons along the dimensions of size, units, stories and targeted population.[35] The study concluded that the differences in costs using the three approaches was not statistically significant enough to make a determination that PLAs raise construction costs. A 2020 UC Berkeley Turner Center report titled "The Hard Costs of Construction" stated prevailing wage requirements are associated with higher hard costs. However, it should be noted that prevailing wage or PLA requirements are a policy choice designed to provide public benefit by stabilizing employment and benefits in a high-risk field and those broader benefits are not captured in the analysis. Moreover, prevailing wage requirements are a common public policy choice designed to provide public benefit by stabilizing employment and providing social benefits in a high-risk field where residential construction has historically paid lower wages. A UC Berkeley Labor Center study found that "almost half (48%) of construction working families are enrolled in one or more of the five means-tested programs" examined. Of particular note, almost one-third receive Adult Medicaid benefits (31%) and/or Earned Income Tax Credit (32%).[36]

From 2013 to 2021 Davis-Bacon prevailing wages for common construction wage determination classifications (e.g. electricians, elevator mechanics, carpenters, etc.) have increased for most classes of workers, in some cases significantly (e.g. electrician's wage has more than doubled) (see Table 2.17 below).

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33. As of January 2020, "active projects" are HHH projects currently under construction. To date, no HHH has reached 100% completion, per correspondence with the Los Angeles Department of Public Works, Bureau of Contract Administration.

34. Data provided by the Los Angeles Department of Public Works, Bureau of Contract Administration on January 5, 2021. For more information on the HHH PLA requirements, see https://bca.lacity.org/HHH_PLA_Docs.

35. Philips, Peter; Littlehale, Scott; "Did PLAs on LA Affordable Housing Projects Raise Construction Costs?"; University of Utah, 2015. Accessed via https://economics.utah.edu/research/publications/2015_03.pdf

36. Jacobs, Ken and Kuochih Huang, "The Public Cost of Low-Wage Jobs in California's Construction Industry," UC Berkeley Labor Center, June 9, 2021; see https://laborcenter.berkeley.edu/the-public-cost-of-low-wage-jobs-in-californias-construction-industry/

Table 2.1.7: **2013-2021 Hourly Wage Adjustments for Selected Construction Occupations**

Wage Determination Classification	Hourly Wage 2013	Hourly Wage 2021 (as of March)	$ Change per Hour
Asbestos Removal Workers	$18.70	$20.63	$1.93
Framer & Finisher Carpenter	$29.55	$42.54	$12.99
Electrician	$20.20	$51.50	$31.30
Elevator Mechanic	$48.23	$59.32	$11.09
Ironworker	$33.00	$41.00	$8.00

Source: US General Services Administration, Davis-Bacon Wage Determination #CA20210017, Last revised April 23, 2021.

Rehabilitation Costs

Labor and materials costs involved in the maintenance or rehabilitation of existing housing can vary. Rehabilitation is unique to the property in that the scope of rehabilitation work required depends upon the condition of the building. An older building will typically require that more components and/or systems be completely replaced. If any hazardous materials are present, such as lead paint or asbestos, the removal of these materials is very costly. The scope of work may trigger requirements to meet current Building Code standards as the original construction of older structures does not likely meet all current requirements. Furthermore, the full cost is often not known until the work is started and conditions are uncovered.

Project Financing

Because housing is so expensive to build a developer must often cobble together multiple sources of financing to make a project feasible. Financing costs for multi-family development typically include the interest rate for construction loans and permanent loans, loan points and/or fees, and legal costs associated with loan documentation. Furthermore, financing costs include loan fees, construction period interest, tax credit syndication fees, funding reserves. Developers are required to take risks at each phase of the construction project.

Financing costs for new construction and rehabilitation of multi-family structures fluctuated during the height of the financial crisis of 2007 and 2008, but have largely remained relatively low and stable since 2009. The cost of funds through the Federal

Reserve Bank, to which lenders add one to two points in lending funds to residential developers went from 2.8% in the first quarter of 2012 to 2.7% in the last quarter. However, according to Fannie Mae's Housing Forecast, the projection for 2021 through 2022 shows an increase in rates, from an estimated average of 3% in 2021 to 3.1% in 2022.[37] Although the cost of funds has dropped, lenders are still challenged in making loans due to stubborn credit access issues and risky loan repayment due to the continuing fragility of the housing market and the economy in general.

Depending on the type of financing, financing costs can add substantial costs to a project. Bond transactions require legal and professional fees, affordable housing developers typically pay 5-6%. Due to the high cost of bond issuance, projects with less than $5 million in tax-exempt bonds (smaller projects with fewer units) generally do not make sense economically. Furthermore, with limited state volume cap, these projects must compete in a highly competitive market. These complex policies and transaction costs create constraints to financing affordable housing with 4% credits.

Regardless of the stage of development, there are inherent financing risks. In the pre-development phase, there is a chance that the project will not be approved. The rent the project collects must exceed the required amount that is owed in debt service. This makes gap financing a critical role that local government must play.

Because lenders require a guarantor with assets equal or greater than the requested loan, significant barriers to entry exist for new developers to enter the market.

Home Loan Financing

Financing is needed to also address the housing needs of those who desire homeownership, but can benefit from additional financial support. Some individuals/households require special funding assistance to fill a financial gap. For homebuyers, the City accesses federal, state, local, and private resources for a variety of homebuyer assistance programs, including the Mortgage Credit Certificate (MCC) Program which provides purchase assistance for first-time homebuyers. From the period of January 1, 2013, through April 15, 2021, the City has successfully assisted 749 low- and moderate-income, first-time homebuyers consisting of 2,234 household members, with $47.7 million of purchase assistance loans. Additionally, during this timeframe, the City issued 862 Mortgage Credit Certificates to first-time homebuyers for a total credit amount of $41.7 million.

37. Fannie Mae, Economic and Strategic Research, "Housing Forecast: March 2021. Rates stated are for 5-year, adjustable rate mortgages.

Affordable Housing Financing

Affordable housing development, including new construction and rehabilitation activity, blend market financing with public, lower-cost financing. Public resources include loan products that offer very low interest rates and/or deferred payments, or no repayment if the development serves the intended lower income population for the required period of time. Such loan products are available from federal, State, County and local governmental entities. In addition, significant equity is raised from investors through the federal Low Income Housing Tax Credit (LIHTC) program, which provides a tax credit to the investor for relatively minor up-front financing costs to the project (syndication fees, legal fees). However, these public funds often have additional requirements which off-set to some degree the cost savings of the public resource (i.e., requirement to use prevailing wage rates, living wage requirements, Service Contractor Worker Retention requirements).

Table 2.1.8 below provides the average construction cost, by type, of building new and rehabilitating affordable housing based on multi-family projects that the Los Angeles Los Angeles Housing Department reviewed and recommended for funding in 2019 and 2020. Per unit Construction costs, for the 2019 and 2020 projects analyzed represented between 23% to 60% of the Total Development Costs per unit.

Table 2.1.8: **2019-20 Estimates of Average Construction Cost for Affordable Housing by Housing Type**

Type of Project	Construction Cost per Unit	Total Development Cost (Avg./per unit)	Percentage of Total Development Cost
Preservation	$106,369	$470,879	23%
Acquisition/Rehabilitation (Newly Affordable)	$244,560	$622,521	39%
New Construction (Newly Affordable)	$345,212	$572,060	60%

Source: Los Angeles Housing Department, Public Policy & Research Unit; Based on projects that were either funded by the Affordable Housing Managed Pipeline, Affordable Housing Trust Fund, or were financed with bond proceeds in 2019–2020. ***The California Tax Credit Allocation Committee (TCAC); Based on TCAC financed projects in 2019-2020.***

Alleviating Constraints Due to Construction Costs

There are limited actions that the City can take to reduce construction costs. The City does not currently implement any programs or policies that reduce labor or materials costs. Financing costs are determined by national governmental agencies and by private financial institutions and investors across global capital markets. The City has no role or authority in these markets and therefore no influence over financing costs.

Nevertheless, with respect to identifying and quantifying cost components, including construction costs statewide, the California Tax Credit Allocation Committee, the California Debt Limit Allocation Committee (CDLAC), the State Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) procured an analytical consultant to help conduct a cost study. This multi-agency sponsored study will provide vital insight into the nature of cost drivers for affordable housing development, and importantly, will inform how capital sources of financing might accommodate or address high development costs, including construction costs. A final draft version of the study is planned for 2013.

To support affordable housing development for very low-, low- and moderate-income households, the City reduces financing costs by making local funds available for construction and permanent loans. Over the past three years, the City has provided approximately $31 million each year from its HOME and CDBG allocations for affordable housing development. The funds from these sources are made available at very low interest rates with deferred or no repayment requirements (i.e., deferred repayment, repayment if cash flow permits, or no repayment if the development serves the intended purpose for the life of the loan).

In addition to these local sources, the City assists developers in accessing other low-cost public resources from County, State and Federal sources. The local funds, described above, are in fact leveraged for these other public resources. In addition, the LAHD administers other programs through the Affordable Housing Managed Pipeline (AHMP), formerly known as the Affordable Housing Trust Fund, allocating locally-controlled federal funds to affordable housing projects. Between 2006 and 2019, LAHD awarded approximately over $773 million in AHMP dollars for affordable housing development.

While labor costs associated with PLA requirements in residential construction have been studied to assess it overall impact on rising housing costs, the City of Los Angeles, for close to two decades, has made a commitment to increasing training and career opportunities in low income communities facing significant socioeconomic barriers to accessing jobs in high road industries, and to minimize the impacts of the skilled labor shortage facing the construction industry. This investment is intended to increase the labor pool and reduce hard costs in the future.

Some workforce strategies that could be explored to address any significant impacts to overall project costs include stronger apprenticeship requirements to affordable housing development subject to prevailing wage or a PLA that expands training to local residents and are subject to a lower apprenticeship wage, continued health and safety training to ensure injuries and fatalities do not occur to prevent any major cost delays, and enforcement of local and targeted hire requirements that will expand economic opportunities for communities most in need and address any concerns on whether there will be a localized benefit to residents from affordable housing development being built in their neighborhoods.

Constraints Due to Financing Availability

Financing is needed for several phases of the development process: predevelopment; site acquisition; construction; and occupancy/operations. Each phase has its unique risks, and it is rare that one financial institution will provide financing for all of these phases in the same project. Financial institutions seek to spread the risks they undertake.

There are few institutions willing to finance land acquisition and predevelopment costs, the riskiest part of the development process. This is a particular hardship for developers of affordable housing. Without access to site acquisition financing, potential sites are lost to market rate development. Capital availability is identified as a major constraint in a study by the University of California, Berkeley, Institute of Urban and Regional Development titled *Raising the Roof: California Housing Development Projections and Constraints, 1997-2020*.[38]

This difficulty continues to persist; availability and access to capital for acquisition and pre-development costs for affordable housing projects is scarce and when it does exist, particularly at a local level, it's limited an expensive. Anecdotally, affordable housing developers identified loan terms that required repayment in too-quick a turnaround timeframe, as well as an unmitigated risk of borrowing from the pre-development loan funds with no clear source of "take-out" financing as a challenge.

In the City of Los Angeles, the New Generation Fund, a $68.5 million, pre-development acquisition fund was launched in 2008 for affordable housing developers to access, with the intent of creating an affordable housing pipeline. The New Generation Fund has had good utilization due to the pipeline created as part of the Affordable Housing Managed Pipeline and the HHH Supportive Housing Loan Program.

38. John D. Landis, Dept of City & Regional Planning, U.C. California, Berkeley, Reprinted 2000

For affordable multi-family development, public resources for all phases of development are available, but in amounts far below the demand and need. As discussed above under “Government Constraints,” resources from Federal and State agencies have decreased significantly since 2006. Most dramatically, the loss of redevelopment as a tool to locally finance affordable housing has effectively halved the financial capacity on a year-to-year basis. The limited resources available are very competitive, with requests exceeding available funds by as much as three to one, for funds administered by LAHD.

In the market-rate multi-family submarket, credit largely appears to be available for development. LA's housing supply is constrained, and rents are rising, so market rate projects appear to be getting financed. However, lenders continue to work under strict conditions in order to manage risk, therefore certain deals in certain lower-performing submarkets may continue to face difficulties. When loans are indeed provided, lenders are often using stricter underwriting criteria. This includes lower loan-to-value ratios to lower their risk, causing borrowers to provide more equity and/or other assets as security for the loan. This can render a project financially infeasible.

Mortgages for purchasing a home are provided by a variety of financial institutions that lend directly to the homebuyers, including mortgage companies, savings and loans associations, commercial banks, credit unions, and state or local housing finance agencies. Home mortgage lenders also sell mortgages in the secondary mortgage market. Secondary market investors include Fannie Mae, Freddie Mac, various pension funds, insurance companies, securities dealers, and other financial institutions. Fannie Mae is unique in that it was established by the Federal government for the express purpose of expanding the flow of mortgage funds and helping lower the costs to buy a home. Other secondary mortgage market investors participate in this market as a means of gaining additional income and/or investment into their core business.

Fannie Mae operates solely in the secondary mortgage market under the public mission to ensure that mortgage bankers and other lenders have enough funds to lend to homebuyers at low rates. Fannie Mae purchases mortgages that comply with its guidelines and loan limits which are geared toward low-, moderate- and middle-income people becoming homebuyers, in keeping with the association's public mission. The loan limits are adjusted each year in response to changes in housing affordability nationwide. Thus, a lender can reduce its risk by providing loans that conform with Fannie Mae’s limits so that the association can purchase these loans.

As of 2021, current Fannie Mae mortgage loan limits for the Los Angeles and Long Beach Metropolitan area are at $822,375 for one unit, which is up from $652,500 in 2013. In a previous section, this report discusses a regional median home price that hovers around $728,703. This price is a 10% increase from the previous year. While the current loan limits appear to accommodate home prices, the challenge still resides in a relative scarcity of housing stock at prices that conform to Fannie Mae-backed loans, as well as a more stringent set of underwriting criteria. Former homeowners - those with recent foreclosures and/or short sales in their credit profiles – will have limited

access, or no access at all, to Fannie Mae-backed loans. A re-emerging loan product, in the form of subprime loans, is increasing in accessibility to respond to former homeowners with bad credit profiles due to bankruptcies, foreclosures and short sale transactions. The renewed need for non-conforming loans, in the form of subprime loans, or loan products that accommodate bad credit scores, means higher mortgage costs in the form of additional points, fees and higher interest rates. This allows the lender to adequately cover the loan risk.[39] In addition, defaults in the mortgage market have led to a lack of funds for other mortgages, and this liquidity crisis has led lenders to remove entire mortgage product lines, such as zero-down loans. Lenders have also tightened eligibility standards, such as requiring substantial down payments as well as higher Fair Isaac and Company (FICO) credit scores.

Alleviating Constraints Due to Financing Availability

There are limited actions that the City can take to improve the availability of financing. The City has no role or authority in the financial markets and therefore no influence over financing availability.

However, by providing public resources for residential development, the City helps developers leverage private resources and spread the risk for private financial institutions investing in residential development. This encourages the availability of financing for affordable housing developments in which the City and other public entities invest.

In 2021, the City renewed its New Generation Fund and resized it at $68.5 million with an option to further increase this amount at a later time depending on the demand. This amount was based on lessons learned to accommodate the market needs, providing, in part, a longer holding period. This change was in direct response to developer input regarding one of the more onerous loan requirements. The success of the New Generation Fund was and is dependent on a known source of capital financing.

For homebuyers, the City assists in accessing resources for purchase assistance, helping homebuyers to meet the down payment requirements and access mortgages in the private market. Public resources are also available for soft second mortgages which reduce the size of the primary mortgage and make that primary mortgage more affordable.

39. Reckard, E. Scott, "Lenders Venturing Back Into Subprime Market.", Los Angeles Times. April 27, 2013.

Housing for People with Disabilities and Special Needs

Constraints to Providing Housing for People with Disabilities

Federal and State laws have been enacted which require updating local regulations to ensure that no City procedures or development standards pose obstacles to the production or preservation of housing for people with disabilities. This includes a variety of housing types, treatment facilities, community facilities, and short- and long-term housing. In line with those efforts, every five years the City of Los Angeles previously completed an Analysis of Impediments to Fair Housing Choice (AI), as required by the U.S. Department of Housing and Urban Development (HUD). This study and subsequent updates assess land use and zoning constraints on housing for individuals with disabilities and compliance with Fair Housing laws, Americans with Disabilities Act (ADA), and other housing laws and court decisions affecting housing rights.

More recently, per HUD's final 2015 Affirmatively Furthering Fair Housing (AFFH) rule, the City developed and submitted to HUD its first Assessment of Fair Housing (AFH) Plan in 2017, which replaced the previous AI requirement. Los Angeles' 2018-2023 AFH Plan was completed in partnership between the Los Angeles Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA). The City's AFH Plan was adopted by City Council and Mayor in October 2017.

The AFH provides a comprehensive framework for improving access to housing and opportunity for all City residents (i.e., persons with disabilities, seniors, etc.) and promoting equity and justice for historically marginalized groups. Furthermore, the AFH analyzes a variety of fair housing issues including patterns of integration and segregation of members of protected classes; racially or ethnically concentrated areas of poverty (R/ECAPs) within Los Angeles and regionally; disparities in access to opportunity in education, employment, transportation, environmental health, and exposure to poverty; and disproportionate housing needs. The AFH also provides an overview of demographic data, examines fair housing issues, evaluates contributing factors for each issue, and outlines meaningful goals as well as strategies to implement in order to achieve positive change and overcome those fair housing issues and contributing factors.

The AFH derives from the Fair Housing Act (FHA) of 1968. The Fair Housing Act not only prohibited discrimination in housing on the basis of protected characteristics but also created a responsibility to affirmatively further fair housing through intentional actions to overcome the legacy of segregation, unequal treatment, and historic lack of access to opportunity in housing.

A significant portion of the goals and strategies in the City's AFH Plan address the housing needs of people with special needs. Persons with mobility disabilities, including people who use wheelchairs, and people with hearing and vision disabilities often require special housing to accommodate their special conditions. For many who have mobility disabilities, features such as handrails, ramps, wider doorways, specially designed cabinetry and electrical outlets, special door and faucet handles, and non-skid flooring are necessary. People who have hearing disabilities may require doorbells and emergency alarms that use flashing light instead of sound, and people who are blind or have a visual disability may require that large print, braille labels, or tactile dots be placed on equipment, tools, facilities, and documents. In addition, people with developmental disabilities may live in small group homes or with a roommate and be provided with support services.

The City's Zoning Code has been developed over many decades and sometimes includes obsolete terminology and provisions that may have unintentionally diminished housing opportunities for people with disabilities. The City's Code includes the following definition of a person with disabilities as a person who has: (a) physical or mental disabilities, which seriously restricts that person from operating a motor vehicle; (b) is expected to be of long, continued and indefinite duration; (c) substantially impedes his or her ability to live independently; and (d) is of a nature that the ability to live independently could be improved by more suitable housing conditions (LAMC Section 12.21 A.4 (u))."

The siting of disability-related special needs housing is not restricted regarding location. There are no distance requirements in the City regulating the siting of any type of disability-related housing. The Los Angeles Building Code (LABC) incorporates provisions of the California Building Code (CBC) related to needs of people with disabilities. Local amendments to CBC tailor the LABC to local conditions but do not diminish the ability to accommodate people with disabilities.

Another regulatory and practical constraint impacting housing for people with disabilities is the unwillingness of some landlords to comply with state and federal fair housing laws by providing reasonable accommodations and allowing reasonable modifications. An analysis of the fair housing complaints serves as evidence for the need to revise regulations and change practices that impede housing siting, development, and access for people with disabilities. Based on data collected citywide, physical disability was the leading cause of fair housing complaint inquiries, accounting for 47% of all inquiries from 2013-2021. Most of these complaints were from in-place tenants requesting assistance with a reasonable accommodation or modification request. Common requests included: a closer or more accessible parking space,

breaking the lease, and a companion or service animal in a building that does not allow pets. Requests made after April 2020 are often related to COVID-19 pandemic issues such as restricting entry to units or requiring that management/maintenance wear PPE and maintain social distancing.

Alleviating Constraints to Providing Housing for People with Disabilities

The Reasonable Accommodation Request Ordinance

The City of Los Angeles adopted Ordinance No. 177325 (effective March 18, 2006) to establish reasonable accommodation request policies and procedures, for requests for relief from planning requirements. The Ordinance provides developers of housing for people with disabilities, as well as individuals seeking to make modifications to existing structures on the basis of disability, flexibility in the application of land use and zoning regulations or policies (including the modification or waiver of certain requirements) when it is necessary to eliminate barriers to housing opportunities that relate to disability. Requests can include a modification or exception to zoning regulations, standards and practices for siting, or development and use of housing or housing related facilities that would eliminate regulatory barriers. The processes for requesting a reasonable accommodation are as follows (LAMC 12.22.A.27):

1. A written request for reasonable accommodation from a land use or zoning regulation or policy shall be made on a form provided by the Department of City Planning by any Individual with a Disability, his or her representative or a developer or provider of housing for an Individual with a Disability.
2. A request for reasonable accommodation shall state the basis of the request including but not limited to a modification or exception to the regulations, standards and practices for the siting, development and use of housing or housing related facilities that would eliminate regulatory barriers and provide an Individual with a Disability equal opportunity to housing of his or her choice.
3. The Director may request additional information necessary for making a determination on the request for reasonable accommodation that complies with the fair housing law protections and the privacy rights of the Individual with a Disability to use the specified housing. If additional information is requested, the 45-day time period for making a determination on the request stops running until the additional information is provided.

4. Prior to the issuance of any permits relative to an approved reasonable accommodation, the Director may require the applicant to record a covenant in the County Recorder's Office acknowledging and agreeing to comply with the terms and conditions established in the determination. The covenant shall be required only if the Director finds that a covenant is necessary to provide notice to future owners that a reasonable accommodation has been approved.

The Director must grant the reasonable accommodation request unless it makes one of the following permitted findings in writing: 1) that the housing will not be used by a specific Individual with a Disability, 2) that the requested accommodation is not necessary to make housing available to an Individual with a Disability protected under the Acts, 3) that the requested accommodation would not pose an undue financial or administrative burden on the City, and 4) that the requested accommodation require a fundamental alteration in the nature of the City's land use and Zoning program.

As part of the City's effort to constantly improve its procedures, Program 82 (Reasonable Accommodation forms) in this Housing Element (Chapter 6) includes improving application forms, outreach, advertising and informational materials to increase use of the reasonable accommodation provision by people with disabilities.

All fees to modify dwelling units for people with disabilities for reasonable accommodation are waived and no hearing is held for these cases. An appeal may be filed within 15 days by the reasonable accommodation applicant or abutting property owners. DCP staff distributes information available about requesting a reasonable accommodation with respect to zoning, permit processing, or building laws. Since adoption of the Ordinance, multiple requests for reasonable accommodation have been filed and approved. Examples of accommodation requests include: adding new rooms or floor area that would otherwise not be permitted, constructing an elevator, enlarging driveway access, permitting fewer parking spaces, constructing an over-in-height fence, and installing laundry facilities in a garage.

The Department on Disability continues to work with the City Planning Department to better publicize the Zoning Code's Reasonable Accommodation Ordinance to facilitate developers and other members of the public making reasonable accommodation requests from the City Planning Department. This makes it easier for developers to create accessible and affordable group homes for people with disabilities, and easier for homeowners to make disability-related modifications to their homes.

Reasonable Accommodation, Congregate and Group Living Arrangements

The Reasonable Accommodation Ordinance also amended the Municipal Code Section 12.03 definition of "family," which had previously posed a regulatory impediment against group housing for people with disabilities due to its effect of discriminating against individuals with disabilities residing together in a congregate or group living arrangement (group homes). Group living often provides a more supportive and affordable living environment for those requiring assistance with daily living, including those recovering from addiction. The definition of family includes one or more persons that share common access to living, cooking and eating areas.

The City also does not include a definition of group home in the Zoning Code, and does not regulate or restrict the siting of group homes. Group homes are generally allowed by-right in single family zones. The City does not regulate group living facilities with more than six persons living in them unless they meet the definition of certain uses, such as rooming/boarding houses, dormitories, and fraternity or sorority houses. In addition, the City's Zoning Code does not include occupancy standards, whether for conventional housing or group living facilities. Group living facilities are reviewed on a project-by-project basis, given the specific, relevant facts in each situation, and a determination is needed as to whether the particular facility falls under a definition or use that is regulated. Then, the corresponding regulations are applied. If the group home is regulated by the Zoning Code, a public hearing is required and public input is incorporated prior to any decision.

To address conflicts and complaints regarding accessibility for people with disabilities, the City of Los Angeles' Department on Disability has an Americans with Disabilities Act (ADA) Compliance Officer. Compliance is monitored to ensure that reasonable accommodations are provided, when requested to people who use City programs and facilities, including City-funded housing facilities and emergency shelters. Additionally, the Department of Building & Safety has a special Commission, the Board of Disabled Access Appeals Commissioners, dedicated to resolving building code issues that relate to laws dealing with access to public accommodations by persons with physical disabilities, and to addressing appeals alleging error or abuse of discretion regarding handicapped access and adaptability requirements.

The Department on Disability (DOD) and the Los Angeles Los Angeles Housing Department (LAHD) have been working together to develop LAHD's policies and procedures to help ensure that the developers are aware of their obligations under fair housing and disability laws with respect to accessibility, reasonable accommodations, and affirmative marketing and to ensure that the City's affordable housing stock is built and managed in a manner that is accessible to people with disabilities. Enhancements to existing policies include the updating of LAHD's Notice of Funding Availability (NOFA), the Loan Document, and the online application for developers seeking to partner with the City to create affordable housing. Additionally, LAHD provides compliance training to property managers on fair housing and disability laws.

Accessible Housing Program (AcHP)

As an extension of this effort, LAHD's Accessible Housing Program (AcHP) plays a pivotal role. Its core goal is to ensure that the affordable and accessible housing units within the City are filled with households that require the accessibility features of those units. AcHP monitors affordable housing developments that receive City funding and requires them to comply with the applicable provisions of Section 504, the Americans with Disabilities Act, and the Fair Housing Act in design, construction, retrofitting, and operation. This monitoring ensures that they are in full compliance with applicable Accessibility Standards, including the Uniform Federal Accessibility Standard, the Alternative Accessibility Standard, Fair Housing Act Accessibility Guidelines, and the California Building Code. In addition, AcHP monitors and enforces compliance with the specific requirements of the Corrected Settlement Agreement (CSA) with Independent Plaintiffs and the Voluntary Compliance Agreement (VCA) with HUD.

AcHP monitors compliance of affordable housing developments with both physical and programmatic accessibility requirements. AcHP's monitoring ensures that developments have accessible units in the required proportion, distributed throughout the project, that meet the physical accessibility requirements outlined in the Accessibility Standards. AcHP staff also review design plans for new developments prior to their submission to the Los Angeles Department of Building and Safety (LADBS). This review ensures the required distribution of accessible units and resolves any conflicts between various codes as they arise. Retrofit review ensures existing developments are retrofitted to comply with these requirements as well. Failure of developments to comply with these obligations may result in enforcement actions including declaring default under active loan agreements, suing for breach of loan or covenant agreements, negative evaluations and reduction in points for future project consideration, other sanctions limiting the Owner or Sub-recipient from participating in City-administered programs, or referral to the City Attorney.

Developments covered under AcHP are required to establish a procedure for accepting reasonable accommodations, track them, and report them on a quarterly basis. The information recorded includes details on the nature of the accommodation required, whether the requestor is currently an applicant or tenant, the determination of the request, and date of implementation. It is also used to track whether development staff have been adequately trained on processing reasonable accommodation requests, and whether developments have auxiliary aids and services available to accommodate all individuals.

AcHP Grievance Procedures

At times there are grievances due to reasonable accommodation requests. AcHP serves as the intermediary that assists the development and grievant in reaching a resolution, typically in the form of a reasonable accommodation. Grievances filed directly with AcHP provide the City with an avenue to evaluate and guide the correction of a development's practices and procedures that may contribute to barriers for individuals with disabilities, either physically or programmatically. AcHP has assisted with the successful resolution of numerous reasonable accommodation requests and grievances across many Covered Housing Developments.

The Enhanced Accessibility Program

Furthermore, the AcHP carries out housing accessibility standard components like the implementation of the Enhanced Accessibility Program. This program ensures that future housing developments and developments subject to substantial alterations through retrofit contain specified enhanced accessibility features. The Enhanced Accessibility Program provides above-standard accessibility for individuals with disabilities in new and retrofitted units that participate in the program. Accessibility features that may be made available in an enhanced unit include appliances and gym equipment with buttons, tactile markings, audio features rather than touch screens, emergency systems with light alerts or other visual or tactile alerting (e.g., bed shakers), intercom and security systems at building entrances that do not rely on a resident's or guest's ability to hear, and sign language interpreters available to provide access to meetings and social gatherings. Beginning in 2021, the program will be utilized in any competitive funding for developers of affordable housing in the City, including HOME and the 9% Low-Income Housing Tax Credit funding. Participants in the Enhanced Accessibility Program receive a bonus in allocation points awarded on their application. The program will be marketed to all housing developers in the City as part of the City's commitment to promote enhanced accessibility for individuals with disabilities in all housing being constructed in the City.

Trainings and Outreach Campaigns

In addition to marketing the Enhanced Accessibility Program to developers, AcHP staff also conduct monthly Fair Housing Trainings that provide information to owners, property managers, and other development staff on reasonable accommodations. The content includes options for accepting and processing requests from tenants, applicants, and members of the public, and information about the nature of Reasonable Accommodations. Reasonable accommodation requests can relate to various issues such as applying for housing, being able to fully enjoy a housing unit, auxiliary aids, services for effective communication, or exceptions to a development's policies and procedures. AcHP is developing additional training outlining the City's responsibilities in processing requests for reasonable accommodations from constituents, vendors, staff, and others.

AcHP is also planning to carry out outreach campaigns to ensure that residents with disabilities are aware of the rights that they have as tenants and the resources available to them. AcHP is also developing plans for improved staff assistance to help tenants access those resources through public counters and technical support.

Services for Homeless Households

As part of the program's efforts to inform tenants with disabilities of available resources, AcHP actively targets homeless households. As Los Angeles experiences an ongoing housing crisis, the need for affordable and accessible housing is growing, especially among low-income homeless households. More than other household types, homeless households have limited access to assistive accessible resources. By ensuring the availability of accessible housing units within affordable housing developments, AcHP provides these individuals with an equal opportunity to use and enjoy a dwelling or common area, and participate in and benefit from services and programs offered by the housing development. AcHP ensures that the developments and their staff adhere to the provisions of the City's Fair Housing Policies Related to Disability through the implementation and monitoring of grievances and reasonable accommodation procedures.

In addition, the AcHP is working in partnership with the Los Angeles Homeless Services Authority (LAHSA) to implement a plan to assist individuals with disabilities experiencing homelessness. This includes coordination around accessible housing units designated for occupancy through the Coordinated Entry System (CES). AcHP's partnership with LAHSA will ensure that service providers are trained to utilize the features and resources of AcHP's Affordable & Accessible Housing Registry to assist CES clients in finding affordable and/or accessible housing. AcHP will also use the Registry to identify individuals experiencing homelessness who need an accessible unit and connect them to CES.

AcHP Challenges

AcHP plays a critical role in addressing the reasonable accommodation needs of tenants and ensuring housing developments comply with both physical and programmatic accessibility requirements in the City. Given this charge and the AcHP's program size of 700+ existing and future developments within its purview, AcHP requires significant staffing to complete all of the monitoring and implementation required under the terms of the CSA and VCA. The logistical and financial challenge of hiring a sufficient amount of staff to meet the needs of the program, as well hiring contractors to assist with the physical surveying and auditing of the Covered Housing Developments is a constraint that the City must address on an ongoing basis. Despite the challenges, AcHP has supervised the construction of 4,946 new affordable housing units including 1,634 accessible units as of February, 2021, and has certified more than 80% of the Covered Housing Developments as compliant with the City's Revised Fair Housing Policies.

As a result of the COVID-19 pandemic, there were significant delays in AcHP's project development and retrofit construction schedules in 2020 and 2021. Construction has experienced periodic stalling due to state and City health and safety regulations, leading to a bottleneck in the availability of new affordable and accessible housing units for households in need. In 2021, the City is resuming implementation of funding for developments identified for retrofit in an effort to regain momentum on the production of accessible units as outlined in the Accessible Housing Unit Plan (AHUP).



Appendix 2.2

Preservation of At Risk Units

Appendix 2.2. Analysis of Preservation of At-Risk Units

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- Community Development Block Grant (CDBG) 9
- HOME Investment Partnerships Program (HOME) 10
- Proposition HHH Permanent Supportive Housing Funds (HHH) 10
- Affordable Housing Linkage Fee (AHLF) 10
- New Generation Fund (NGF) 10
- SB 2 Permanent Local Housing Allocation (PLHA) Grant 11
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Assisted Housing At-Risk of Conversion to Market

State law requires local governments to include in their Housing Element an analysis of existing, multi-family affordable housing units at risk of conversion to market-rate housing within the next ten years due to termination of a public funding subsidy contract, mortgage prepayment, or expiring use restrictions. While the production of new,

affordable housing is critical, so is the preservation of existing affordable units to maintain a stock of affordable housing.

Los Angeles has long been committed to monitoring, notification, funding, and outreach activities that support the preservation of affordable housing.

Inventory of Assisted Housing Developments

The City of Los Angeles currently has approximately 56,698 affordable housing units in more than 1,426 developments, serving very-low, low and moderate-income households (See Appendix 2.6). The majority of these affordable housing units are owned and operated by private entities, and were financed with local, State and Federal public subsidies, administered by State agencies or locally through the HCIDLA, the Community Redevelopment Agency of the City of Los Angeles (CRA/LA), the Housing Authority of the City of Los Angeles (HACLA), and the Los Angeles Homeless Services Authority (LAHSA). The requirements of the public funding include (but are not limited to) maintaining the affordability for a specific, extended number of years.

As affordability terms are fulfilled, the privately-owned affordable units will likely convert to market rate rents, making them out of reach for lower-income households. It is estimated that over the next ten years, as much as one-third of the City's current affordable housing stock could convert to market rate. Appendix 2.6 provides a summary of the total number of affordable housing projects and restricted affordable housing units within the City of Los Angeles.

Inventory of Expiring Units

The City currently has 9,412 housing units at risk of losing their affordability use restrictions between October 1, 2021 and September, 30 2031. These units were designated as at-risk based on the restrictions established by the primary government funding program used to build or rehabilitate the unit, use agreement, covenant and/or rental subsidy program. This primary funding source is interpreted as the most restrictive source of funding in the rental covenant, rental subsidy or funding; it is the source with the most years of affordability and set-aside units. Appendix 2.7 provides a summary of the at-risk/expiring properties. Appendix 2.8 provides a detailed inventory of the at-risk/expiring properties during this Housing Element Update period.

Units Expired in the Last 10 Years

Between October 1, 2011 and September 30, 2021, there were 4,406 housing units located in 225 projects whose affordability restrictions expired or were terminated. The majority of these, 1,903 units (43%), were in projects that had affordability restrictions tied to local agency financing and/or City land use entitlement concessions. Approximately 29% of the local agency properties were restricted by the Community Redevelopment Agency of the City of Los Angeles. Another 1,768 units (40%) were located in projects that received HUD assistance; There were 329 (7%) affordable units in HUD Section 202 or Section 811 projects serving elderly and/or disabled persons. Finally, 735 units (17%) were in State-financed restricted properties.

Units Expiring in One to Five Years

Between October 1, 2021 and September 30, 2026, 6,356 housing units (11% of the City's affordable housing stock) are at risk of losing their rental subsidies or affordability restrictions through the expiration of covenants and termination of subsidies. The majority of these, 4,130 units (65%), are located in buildings that received financing from HUD in the form of HUD Project-based Section 8 rental subsidies and HUD Section 202 and Section 811 serving elderly and/or disabled, as well as Section 221 (D)(3) loan programs. These programs offer reduced mortgage payments in exchange for long-term affordability. Most mortgages have a 40-year term and many owners are allowed to prepay after 20 years. Currently, most owners qualify to prepay their loans or are nearing maturity.

The HUD Project-Based Section 8 rental subsidy program provides deep rental subsidies to enable projects to serve very low income tenants. Of the federally assisted, at-risk inventory, 3,748units (59%) consist of Project-based Section 8 contracts. These rental subsidy contracts have an original term between five and 30 years, but most commonly 20 years. Most of these contracts have passed their initial terms, and owners may choose to terminate ("Opt-out") or renew them on a year-to-year basis, and are therefore at-risk of conversion to market every year. Renewal of longer-term contracts (i.e., 5-20 years) is also possible, though they are still subject to annual appropriations.

There are 1,466 affordable units (23%) created through City affordability restrictions that are at risk of expiration within the next five years. These restrictions resulted from City land use entitlement concessions and/or local funding awards such as HOME, Community Development Block Grant (CDBG), Bond financing, the now-defunct CRA/LA housing programs, and other local funding sources. State loan programs such as the

California Finance Agency (CalHFA) and State Housing and Community Development (HCD) loans funds as well as state tax credits subsidized 760 units (12%) expiring in the next five years.

There are 382 (6%) affordable units funded specifically for elderly and/or disabled persons at risk of losing their affordability terms within the next 5 years. These units developed with HUD Section 202 and Section 811 funds and receive rental subsidies under Project Rental Assistance Contracts (PRACs).

Units Expiring in Five to Ten Years

Between October 1, 2026 and September 30, 2031, fully 5% of the City's affordable housing stock (3,056 units) is at risk of losing rental subsidies or affordability restrictions. Of the 3,056 units at risk of expiration within the next 5 to 10 years, there are 1,642 units (54%) created through City affordability restrictions that are at risk of expiration. These restrictions resulted from City land use entitlement concessions and/or local funding awards such as HOME, Bond financing, and CRA/LA housing programs. State loan programs such as the California Low Income Housing Tax Credit (LIHTC), CalHFA and State HCD loan funds subsidized 327 units (11%) expiring in the next 5 to 10 years. An additional 1,087 units (36%) were financed through HUD/FHA mortgage insurance programs (including Section 20, Section 811 and Section 221 (D)(3) funds), and HUD Project-based Section 8 rental subsidies.

Assessment of the Conversion Risk

The affordability of the City's affordable housing units is not permanently assured. Based on the current expiring portfolio, the three major threats to preservation in the City are prepayment or maturity of federally-subsidized mortgages, expiration and termination of subsidy contracts (Project-Based Section 8 rental subsidy contracts), and the expiration of use restrictions of City-funded projects. As previously stated, most of the at-risk developments are owned by private entities and given the high demand for housing at all income levels within the City, expiring affordable units are at serious risk of converting to market rate units.

The reduction and uncertainty of government funds and rental subsidies make property owners wary of new long-term affordability commitments. Also, government subsidies that would extend affordability come with many requirements governing the operation of the property (such as, but not limited to: restrictions regarding tenant selection, tenant

income, rent level, rent increases, regular monitoring), adding challenges to the operation of the building.

Local rental market conditions also contribute to this likely consequence: a vacancy rate of about 4% for both rental and for-sale units in the past decade; increasing demand for rental units due to increases in foreclosures; increase in lending regulations that may impede or slow bank (mortgage) lending; and the continual slow-down in construction of for-sale units due to the current financial crisis. This continuous demand for rental housing leads to higher rents and therefore a more compelling incentive for landlords who own buildings with at-risk affordable units to pursue opportunities for market-rate rents. All of these factors play a significant role in an owner's decision to extend affordability restrictions on income-restricted projects.

Costs of Preserving Affordability: Analysis of Preserving Existing Affordable Units versus Building New Affordable Units

With approximately 9,412 affordable housing units at risk of losing their affordability restrictions in the next ten years (October 1, 2021 to September 30, 2031), the cost to preserve or replace these units will be substantial. In 2020, the rehabilitation cost per unit to preserve an affordable multi-family building was approximately $108,000 and the construction cost per unit for a new affordable multi-family building in Los Angeles was $353,000 (See Table 2.2.1). These figures were based on data collected from the California Tax Credit Allocation Committee (TCAC) financed projects, and excludes costs associated with land acquisition, soft costs, permanent financing, and syndication.

The following presents the Total Development Costs (TDC) of preserving an expiring unit's affordability through:

- Acquisition and rehabilitation of an existing affordable housing unit, and extending its affordability through a new covenant;
- Building of a completely new unit and imposing affordability terms, thereby "replacing" the affordable unit.

Methodology

The costs associated with preserving the affordability of the units at risk of losing rent restrictions in the next 10 years were derived from the average TDC for 4 acquisition/rehabilitation projects and 6 new construction TCAC financed projects in

2020. Data from this subset of projects was used to calculate average, per-unit costs, and is considered to be a useful basis for aggregate costs to be discussed below.

Average figures were used for both the preservation and new construction costs analyses. The calculations consider the land cost, hard construction cost and other soft cost items.

Table 2.2.1 shows the per-unit, average TDC for preservation and replacement projects.

Based on HCIDLA's calculation, the average per-unit TDC to preserve a unit's affordability through acquisition and rehabilitation of an existing multi-family housing unit, and either placing affordability terms on the unit or extending its affordability through a new covenant/regulatory agreement is approximately $465,000.

A unit's affordability can be replaced by building a new unit with affordability terms imposed on the unit. Depending on land costs, site preparation costs, design and entitlement costs, and a wide range of other factors, newly restricted affordable housing units average approximately $571,000 per-unit TDC for the construction of a new affordable unit. Therefore, it is more cost-effective to preserve and rehabilitate a unit than to build new.

TABLE 2.2.1

Total Development Costs Per Unit for Preservation or Replacement Projects: 2020

Method of Preserving Existing Unit's Affordability	Acquisition (rounded)	Rehabilitation/ Construction (rounded)	Financing / Other (rounded)	Total
Acquisition and Rehabilitation of Existing Affordable Units	$232,000	$108,000	$125,000	$465,000
New Construction	$36,000	$353,000	$182,000	$571,000

Source: Housing and Community Investment Department of Los Angeles

Given the projected number of at-risk units in the periods between 2021 and 2026 and 2026 and 2031, Table 2.2.2 depicts an aggregate affordability preservation cost that would be required to preserve all at-risk units from expiration based on the 2020 average TDC for each method of preservation.

TABLE 2.2.2

Estimated Total Cost to Preserve At-Risk Units: 2021-2026 and 2026-2031		
Method of Preserving Existing Unit's Affordability	**Cost to Preserve/Replace 6,356 Units Expiring between 2021-2026**	**Cost to Preserve/Replace 3,056 Units Expiring between 2026-2031**
Acquisition and Rehabilitation of Existing Affordable Housing Units	$3.0 Billion	$1.4 Billion
New Construction	$3.6 Billion	$1.7 Billion
Source: Housing and Community Investment Department of Los Angeles		

Non-Financial Strategies for Preserving Expiring Affordable Housing

The City remains steadily committed in its efforts towards the preservation of assisted housing through its various housing programs and available resources. In December 2019, the City hired one full-time Preservation support staff person within HCIDLA's Development & Finance Division to implement and manage the unit. The division's work includes maintaining and monitoring HCIDLA's internal database of existing at-risk affordable housing units; education and outreach initiatives; working with community-based organizations to enforce State notice law at expiring and/or terminating properties; and analyzing legislative strategies that identify, prioritize and pursue preservation, while assessing opportunities to preserve individual affordable housing projects through the identification of costs and funding sources.

To further the goal of preservation, HCIDLA has funded tenant and landlord outreach for preservation purposes since early 2000. HCIDLA has contracted with an At-Risk Affordable Housing Tenant Outreach and Education (AAHTOES) contractor to provide outreach and education to residents that are at risk of displacement due to expiring covenants or terminating subsidies. The outreach to residents includes providing information on alternate housing opportunities, monitoring HCIDLA's expiring/terminating affordability restrictions, advising and assisting tenants with notice requirements and compliance, educating tenants on rights and responsibilities, analyzing proposed legislation and regulations, the interaction of the City's Rent Stabilization Ordinance (RSO), Systematic Code Enforcement Program (SCEP), and existing affordability restrictions, as needed.

Due to the COVID-19 pandemic, in-person tenant outreach has been suspended to prevent the spread of the virus, and to ensure the safety of tenants in at-risk buildings. The contractor has continued to contact tenants via telephone and email. In addition, staff has continued to provide education materials regarding subsidy expirations to the tenants.

HCIDLA Preservation staff assists property owners and managers of expiring or terminating properties with guidance on compliance with the State notification law, preservation/renewal support and technical assistance, rent increases following expiration under the RSO, HUD Section 8 Enhanced Voucher requirements and renewal options. Due to these efforts, owners are able to comply with State law notification requirements and RSO allowable rent increases, while other projects continue to be affordable and have renewed affordability beyond their annual contract or notice compliance period. HCIDLA will continue to ensure compliance with noticing requirements (when properties are set to expire), continue to conduct outreach and education of tenants and property owners of at-risk housing.

HCIDLA will continue to support non-financial preservation initiatives, including the maintenance of an early warning system to track at-risk housing, the enforcement of notification requirements to the City and affected tenants at the end of affordability restrictions (AB 1521), and property owner and tenant education efforts.

The City, through the HCIDLA, will continue to dedicate staff time to support the L.A. Preservation Working Group (LAPWG) and other related activities. The LAPWG's mission and goals are to protect and preserve the City's affordable housing stock by sharing information, tracking the expiring inventory, and developing creative preservation

strategies and transactions. HCIDLA is a core member of the LAPWG and, since 2009 HCIDLA, has actively collaborated with the group's members by helping to develop the agenda topics and by meeting with member organizations of the LAPWG on an ongoing basis. The LAPWG is composed of the federal and local housing agencies in the City, affordable housing advocates, non-profit developers and legal services organizations. The HCIDLA will continue to dedicate staff time to support the LAPWG, and provide information and continue with efforts to establish partnerships with entities qualified to acquire and manage at-risk units (See Appendix 2.9).

The City strives to collaborate with local non-profit organizations to acquire and manage at-risk projects, and with financial institutions to preserve affordable units by exploring creative financing as well as debt refinancing.

Entities with the Capacity to Acquire and Manage Affordable Units

There are a number of experienced housing development agencies that are active in the City of Los Angeles. Many of these organizations focus their efforts within targeted neighborhoods while others work throughout the City and County of Los Angeles. Appendix 2.9 identifies a list of 117 Qualified Entities provided by the California Department of Housing and Community Development (HCD), which serve all counties and Los Angeles county specifically and was last updated October 15, 2020. These organizations and agencies have expressed an interest in acquiring and managing expiring and at-risk properties within the City of Los Angeles through the "Notice of Opportunity to Submit an Offer to Purchase" qualified entity criteria pursuant to California State Government Code Section 65863.11.

The City will continue to establish partnerships with these qualified entities to develop a preservation action plan upon notice of conversion, sale or other actions that threaten the affordability of these properties.

Financial Resources Available for Preservation of Affordable Units

Community Development Block Grant (CDBG)

This source of funding, allocated on an annual basis, is allocated to programs that fund the development of new affordable housing, single-family and multi-family rehabilitation, and minor home repairs. In the 2020/2021 Program Year, the HCIDLA received approximately $54.3 million of the entire City allocation of CDBG funds.

HOME Investment Partnerships Program (HOME)

In the 46th Program Year (2020-21), the City of Los Angeles was allocated approximately $28.2 million in annual HOME funds plus approximately $3.1 million in program income and used for housing development activities. The HCIDLA uses these funds for its housing production lending activities through the City's Affordable Housing Managed Pipeline, the Permanent Supportive Housing Programs and the Homeownership Assistance Program. HOME funds are available to any preservation project that meets program guidelines.

Proposition HHH Permanent Supportive Housing Funds (HHH)

In November 2016, Los Angeles voters approved Proposition HHH, which gives the City authority to issue up to $1.2 billion in General Obligation bonds over ten years to finance the development of permanent supportive housing (PSH) and other affordable housing units. PSH for chronically homeless and homeless households will combine with social services, which may include mental health and health services, drug and alcohol treatment, and job training. HHH funds will leverage HOME, LIHTC, and other sources.

Affordable Housing Linkage Fee (AHLF)

A development impact fee is being assessed on new construction of commercial and residential buildings to mitigate the impact of additional demand for affordable housing. The recently enacted local legislation also allows developers to identify a minimal number of units as affordable for families with low-income, so the result will be more affordable units or revenue to fund the development of affordable housing for persons experiencing homelessness and other families with low income. The priority use of revenues will be the construction of new units or the rehabilitation and preservation of existing affordable units. Since its inception, the total revenue collected by the Affordable Housing Linkage Fee as of December 31, 2020 is approximately $33.1 million.

New Generation Fund (NGF)

Since 2008, HCIDLA partnered with Enterprise Community Partners to develop the $200 million New Generation Fund, which provides loans for affordable rental and homeownership projects for low- to moderate-income households. The City offers a direct acquisition program through NGF, which can be utilized to target properties that are nearing the end of their affordability restriction period and/or Section 8 PBRA contract expiration. Per Enterprise's website, as of October 2019, "…the fund has provided more

than $155 million to create and to preserve about 2,600 homes in 27 affordable housing communities in the city of Los Angeles." Currently, HCIDLA aims to finance 20,000 affordable housing units with NGF including preservation projects.

SB 2 Permanent Local Housing Allocation (PLHA) Grant

This program, created through SB 2 (Building Homes and Jobs Act) which was signed into law in 2017, imposed a $75 recording fee on real estate transactions. Revenue generated from the recording fee is distributed to local jurisdictions by the state Housing and Community Investment Department (HCD) through the Permanent Local Housing Allocation (PLHA) program. PLHA funds, which are allocated to cities with over 200,000 residents such as Los Angeles, can be used for a variety of affordable housing production, preservation, expanding first-time moderate-income homeownership opportunities, and homelessness prevention efforts. It also includes rental assistance to stabilize the neediest families during the COVID-19 pandemic. Through a non-competitive application process based solely on eligibility using the formula prescribed under federal law for the Community Development Block Grant, the allocation to the City of Los Angeles for Fiscal Year (FY) 2019-20 is $26,219,573. Of this amount, approximately $5,709,300 in grant funding is allocated towards rental housing preservation for its first-year allocation

Low Income Housing Tax Credits (LIHTC)

Low Income Housing Tax Credits are an important source of funding for affordable housing in Los Angeles, but the system presents a unique challenge in that program guidelines and priorities are set by the State of California's Tax Credit Allocation Committee (TCAC) rather than the City of Los Angeles. The City works with developers of affordable rental housing projects (both preservation and new construction) to ensure that they meet LIHTC thresholds and awarding criteria. While the City of Los Angeles continuously provides commitments to projects that ultimately secure their array of leveraged funding, including the lion's share of funding from state resources, there is no systematic method to ensure that projects in Los Angeles will receive LIHTCs based on TCAC's point system. Additionally, TCAC sets aside a dedicated pool of tax credit funds for self-designated "at-risk" projects.

LIHTC has been the primary funding source for affordable housing and comes in two forms: competitive 9% credits, and non-competitive 4% credits. Currently, there is a set-aside of $25 million for at-risk properties. The at-risk set aside is used for the rehabilitation or reconstruction of aging housing developments that could soon lose rental subsidies provided to their low-income residents.

Allocation and Streamlining of Financial Resources

The Los Angeles Housing and Community Investment Department (HCIDLA) will streamline its efforts into three primary programs, 1) Preservation, 2) New Production, and, 3) Pre-development and Acquisition Financing.

Preservation Program

Under the Preservation program, the HCIDLA will focus on preserving 300 units annually. Preservation will happen through various efforts including (a) facilitating the renewals of Project-based Section 8 (or similar) contracts, (b) facilitating the re-structure and/or purchase of properties with Project-based Section 8 (or similar) contracts, and (c) re-capitalizing existing affordable housing projects in exchange for lengthening their current affordability restrictions. Preservation projects will target all populations, including, homeless, large families, and seniors. Preservation projects will also have varying levels of affordability citywide or within designated transit-oriented districts (TOD).



Appendix 2.3

Generalized Summary of Zoning Regulations

DEPARTMENT OF CITY PLANNING
GENERALIZED SUMMARY OF ZONING REGULATIONS
Updated March 2020

Table 1 – General Development Standards

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
Agricultural										
A1	**Agriculture** One-Family Dwellings, Parks, Playgrounds, Community Centers, Golf Courses, Agricultural Uses	Unlimited (9)	45 or (6a), (9)	20% lot depth; 25 ft max or (6a)	10% of lot width; 25 ft max or (6a)	25% lot depth; 25 ft max	5 acres	2.5 acres	300 ft	2 spaces per dwelling unit (6a)
A2	**Agriculture** A1 uses						2 acres	1 acre	150 ft	Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
RA	**Suburban** Limited Agricultural Uses, One-Family Dwellings, Home Occupations		See Table 2 below	20% lot depth; 25 ft max, but not less than prevailing (6b)	10 ft min; for lots recorded prior to 7/1/66, 10% lot width where lot is < 70 ft wide, not less than 3 ft (7); for Hillside Area lots see Sec. 12.21 C.10 of the LAMC		17,500 sq-ft (1)	17,500 sq-ft (1)	70 ft	2 covered spaces per dwelling unit (8)
Residential Estate										
RE40	**Residential Estate** One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Accessory Living Quarters, Home Occupations	Unlimited (9)	See Table 2 below	20% lot depth; 25 ft max, but not less than prevailing (6b)	10 ft (7)	25% lot depth; 25 ft max	40,000 sq-ft (1)	40,000 sq-ft (1)	80 ft (1)	2 covered spaces per dwelling unit (8) Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
RE20							20,000 sq-ft (1)	20,000 sq-ft (1)		
RE15					10% lot width, but not less than 5 ft, 10 ft max (7)		15,000 sq-ft (1)	15,000 sq-ft (1)		
RE11					7 ft; or 10% lot width where lot is < 70 ft wide, not less than 3 ft (7)		11,000 sq-ft (1)	11,000 sq-ft (1)	70 ft (1)	
RE9							9,000 sq-ft (1)	9,000 sq-ft (1)	65 ft (1)	
One- Family Residential										
RS	**Suburban** One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Home Occupations	Unlimited (9)	See Table 2 below	20% lot depth; 25 ft max, but not less than prevailing (6b)	5 ft; or 10% lot width < 50 ft wide, not less than 3 ft (7)	20 ft min	7,500 sq-ft	7,500 sq-ft	60 ft	2 covered spaces per dwelling unit (8)
R1 (including R1V, R1F, R1R, R1H)	**One-Family Residential** RS Uses		See Table 2 below. Subject to encroachment plane (see p.15)	20% lot depth; 20 ft max, but not less than prevailing (6b)	5 ft; or 10% lot width where lot is < 50 ft wide, not less than 3 ft (7); additional 5 ft offset required for side walls >45 ft long & >14 ft high	15 ft min	5,000 sq-ft	5,000 sq-ft	50 ft	

Table 1 – General Development Standards

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
RU			30 ft	10 ft	3 ft (9)	10 ft	3,500 sq-ft	n/a	35 ft	2 covered parking spaces per dwelling unit
	Residential Urban									
RZ2.5	**Residential Zero Side Yard**		45 ft (9)	10 ft min	Zero (3); 3 ft +1 ft for each story over 2nd	Zero (3) or 15 ft	2,500 sq-ft		30 ft, w/ driveway; 25 ft w/o driveway; 20 ft on flag, curved or cul-de-sac lot	
RZ3							3,000 sq-ft			
RZ4							4,000 sq-ft			
RW1	**One-Family Residential Waterways** One-Family Dwellings, Home Occupations (10)		30 ft		10% lot width; 3 ft min	15 ft	2,300 sq-ft		28 ft	
Multiple Residential										
R2	**Two-Family Dwellings** R1 Uses, Home Occupations	Unlimited (9)	45 ft or (6a), (7), (9)	20% lot depth; 20 ft max, but not less than prevailing	5 ft; or 10% lot width where lot is < 50 ft wide; 3 ft min (7); additional 5 ft offset required for side walls >45 ft long & >14 ft high	15 ft	5,000 sq-ft	2,500 sq-ft	50 ft	2 spaces, one covered
RD1.5	**Restricted Density Multiple Dwelling** One-Family Dwellings, Two-Family Dwellings, Apartment Houses, Multiple Dwellings, Home Occupations			15 ft	5 ft; or 10% of lot width where lot is less than <50 ft wide; 3 ft min; +1 ft for each story over 2nd, not to exceed 16 ft (6a)	15 ft		1,500 sq-ft		1 space per unit < 3 habitable rooms; 1.5 spaces per unit = 3 habitable rooms; 2 spaces per unit > 3 habitable rooms; uncovered (6a) 1 space each guest room (first 30) Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
RD2								2,000 sq-ft		
RD3					10% of lot width, 10 ft max; 5 ft min (6a)		6,000 sq-ft	3,000 sq-ft	60 ft	
RD4							8,000 sq-ft	4,000 sq-ft		
RD5				20 ft	10 ft (6a)	25 ft	10,000 sq-ft	5,000 sq-ft	70 ft	
RD6							12,000 sq-ft	6,000 sq-ft		
RMP	**Mobile Home Park** Home Occupations		45 or (9)	20% lot depth, 25 ft max	10 ft	25% lot depth, 25 ft max	20,000 sq-ft	20,000 sq-ft	80 ft	2 covered spaces per dwelling unit Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
RW2	**Two-Family Residential Waterways** One-Family Dwellings, Two-Family Dwellings, Home Occupations			10 ft	10% lot width; 3 ft min; +1 ft for each story over 2nd	15 ft	2,300 sq-ft	1,150 sq-ft	28 ft	

Table 1 – General Development Standards

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
R3	**Multiple Dwelling** R2 Uses, Apartment Houses, Multiple Dwellings, Child Care (20 max)			15 ft; 10 ft for key lots	5 ft; 10% lot width when lot width is < 50 ft; 3 ft min; +1 ft for each story over 2nd, not to exceed 16 ft	15 ft	5,000 sq-ft	800 sq-ft; 500 sq-ft per guest room	50 ft	Same as RD Zones
RAS3	**Residential/Accessory** R3 uses, Limited ground floor commercial			5 ft, or average of adjoining buildings	Zero ft for ground floor commercial, 5 ft for residential	15 ft adjacent to RD or more restrictive Zone; otherwise 5 ft		800 sq-ft; 200 sq-ft per guest room		
R4	**Multiple Dwelling** R3 Uses, Churches, Schools, Childcare, Homeless Shelter	Unlimited (9)		15 ft; 10 ft for key lots	5ft; 10% lot width when lot width is < 50 ft; 3 ft min; +1 ft for each story over 2nd, not to exceed 16 ft	15 ft; +1 ft for each story over 3rd; 20 ft max		400 sq-ft; 200 sq-ft per guest room		
RAS4	**Residential/Accessory** R4 uses, Limited ground floor commercial			5 ft, or average of adjoining buildings	Zero ft for ground floor commercial, 5 ft for residential	15 ft adjacent to RD or more restrictive Zone; otherwise 5 ft				
R5	**Multiple Dwelling** R4 Uses, Clubs, Lodges, Hospitals, Sanitariums, Hotels			15 ft; 10 ft for key lots	5ft; 10% lot width when lot width is < 50 ft; 3 ft min; +1 ft for each story over 2nd, not to exceed 16 ft	15 ft; +1 ft for each story over 3rd; 20 ft max		200 sq-ft		
Loading Space: Required for the RAS3, R4, RAS4, and R5 Zones in accordance with Section 12.21 C.6 of the LAMC.										
Open Space: Required for 6 or more residential units in accordance with Section 12.21 G of the LAMC.										
Passageway: 10 feet required from the street to one entrance of each dwelling unit or guest room in every residential building, except for the RW, RU, and RZ Zones, in accordance with Section 12.21 C.2 of the LAMC.										
Commercial										
CR	**Limited Commercial** Banks, Clubs, Hotels, Churches, Schools, Business and Professional Colleges, Child Care, Parking Areas, Offices, R4 Uses	6 (9)	75 ft (9)	10 ft min	For corner lots: 10% lot width;10 ft max; 5 ft min For lots adj. to A or R zone or for residential uses: 10% lot width; 5 ft max; 3 ft min For other lots: not required	15 ft min; +1 ft for each story over 3rd	Same as R4 for residential uses; otherwise none		50 ft for residential uses; otherwise none	See separate parking handout Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC

Table 1 – General Development Standards

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
C1	**Limited Commercial** Local Retail Stores < 100,000 sq-ft, Offices or Businesses, Hotels, Hospitals and/or Clinics, Parking Areas, CR Uses except for Churches, Schools, Museums, R3 Uses	Unlimited (9)			For corner lots, lots adjacent to A or R Zone, or residential uses: 10% lot width; 5 ft max; 3 ft min; +1 ft for each story over 2nd, up to 16 ft For other lots: not required; 3 ft min if provided	For residential uses or abutting A or R Zone: 15 ft; +1 ft for each story over 3rd; 20 ft max	Same as R3 Zone for residential uses; otherwise none			
C1.5	**Limited Commercial** C1 Uses – Retail, Theaters, Hotels, Broadcasting Studios, Parking Buildings, Parks and Playgrounds, R4 Uses						Same as R4 Zone for residential uses; otherwise none			
C2	**Commercial** C1.5 Uses; Retail w/ Limited Manufacturing, Service Stations and Garages, Retail Contr. Business, Churches, Schools, Auto Sales, R4 Uses			None	None for commercial uses; same as R4 Zone for residential uses at lowest residential story		Same as R4 Zone for residential uses at lowest residential story; otherwise none			
C4	**Commercial** C2 Uses with Limitation, R4 Uses									
C5	**Commercial** C2 Uses, Limited Floor Area for Manufacturing of CM Zone Type, R4 Uses									
CM	**Commercial Manufacturing** Wholesale, Storage, Clinics, Limited Manufacturing, Limited C2 Uses, R3 Uses				None for commercial uses; same as R4 for residential uses		Same as R3 Zone for residential uses; otherwise none			
Loading Space: Hospitals, hotels, institutions, and every building where lot abuts an alley. Minimum loading space is 400 sq-ft; additional space for buildings > 50,000 sq-ft of Floor Area. None for apartment buildings < 30 units, in accordance with Section 12.21 C.6 of the LAMC.										
Manufacturing										
MR1	**Restricted Industrial** CM Uses, Limited Commercial and Manufacturing, Clinics, Media Products, Limited Machine Shops, Animal Hospitals and Kennels	Unlimited (9)		5 ft for lots <100 ft deep; 15 ft for lost >100 ft deep	None for industrial or commercial uses; same as R4 Zone for residential uses (5)	None for industrial or commercial uses; same as R4 Zone for residential uses (5)	None for industrial or commercial uses; same as R4 for residential uses (5)			See separate parking handout Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
M1	**Limited Industrial** MR1 Uses, Limited Industrial and Manufacturing Uses, no R Zone Uses, no Hospitals, Schools, Churches, any Enclosed C2 Use, Wireless Telecommunications, Household Storage			None						

Table 1 – General Development Standards

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
MR2	**Restricted Light Industrial** MR1 Uses, Additional Industrial Uses, Mortuaries, Animal Keeping			5 ft for lots <100 ft deep; 15 ft for lots >100 ft deep			None for industrial or commercial uses; same as R5 for residential uses (5)			
M2	**Light Industrial** M1 and MR2 Uses, Additional Industrial Uses, Storage Yards, Animal Keeping, Enclosed Composting, no R Zone Uses			None	Same as R5 Zone for residential uses (5)					
M3	**Heavy Industrial** M2 Uses, any Industrial I Uses, Nuisance Type Uses 500 ft from any other Zone, no R Zone Uses			None			None			
Loading Space: Institutions, and every building where lot abuts an alley. Minimum loading space is 400 sq-ft; additional space for buildings > 50,000 sq-ft of floor area. None for apartment buildings < 30 units, in accordance with Section 12.21 C.6 of the LAMC.										
Parking										
P	**Automobile Parking – Surface and Underground** Surface Parking; Parking Buildings if located below grade; Land in a P Zone may also be classified in A or R Zone	Unlimited (9)		10 ft in combination with an A or R Zone; otherwise none	None		None, unless also in an A or R Zone			See separate parking handout Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
PB	**Parking Building** P Zone uses, Parking Buildings at or above grade; Automobile Parking within a Building			0 ft, 5, ft, or 10 ft, depending on zoning frontage and zoning across the street	5 ft + 1 ft each story above 2nd if abutting or across street and frontage in A or R Zone	5 ft + 1 ft each story above 2nd if abutting A or R Zone	None			
Open Space/Public Facilities/Submerged Lands										
OS	**Open Space** Parks and Recreation Facilities, Nature Reserves, Closed Sanitary Landfill sites, Public Water Supply Reservoirs, Water Conservation Areas	None		None			None			See separate parking handout Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
PF	**Public Facilities** Agricultural Uses, Parking Under Freeways, Fire and Police Stations, Government Buildings, Public Libraries, Post Offices, Public Health Facilities, Public Elementary and Secondary Schools, Qualified Permanent Supportive Housing Projects (12)									

Table 1 – General Development Standards

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
SL	**Submerged Lands** Navigation, Shipping, Fishing, Recreation									

(1) "H" Hillside or Mountainous Areas may alter these requirements in the RA-H or RE-H Zones. Subdivision may be approved with smaller lots, provided larger lots are also included. Section 17.05 H.1 of the LAMC.
(2) Section 12.08.3 B.1 of the LAMC.
(3) Section 12.08.3 C.2 and 3 of the LAMC.
(4) Section 12.09.5 C of the Zoning Code. For 2 or more lots, the interior side yards may be eliminated, but 4 ft is required on each side of the grouped lots.
(5) Section 12.17.5 B.9(a) of the LAMC. Dwelling considered as accessory to industrial use only (watchman or caretaker including family).
(6)
a. Height, yard and parking requirement for single-family dwellings in a designated Hillside Area may be governed by Section 12.21 A.17 of the LAMC.
b. Height, yard and parking requirements for single-family dwellings in a designated Hillside Area may be governed by Section 12.21 C.10 of the LAMC.
(7) One foot shall be added to the width of each required side yard for each increment of ten feet, or fraction thereof, above the first 18 feet of height of the main building. On lots within the Coastal Zone, not located within a Hillside Area as defined in Section 12.03 of the LAMC, one foot shall be added to the width of each required side yard for each additional story above the second story; except on RA lots where a side yard of less than 10 feet in width is permitted, one foot shall be added to the width of each required side yard when a building is three or more stories in height.
(8) In accordance with Section 12.21 C.10(g) of the LAMC, on a Substandard Hillside Limited Street, when buildings exceed 2,400 sq-ft of Residential Floor Area, one additional parking space will be provided for each additional increment of 1,000 sq-ft, or fraction thereof, for a maximum of 5 total on-site spaces.
(9) Height District (Section 12.21.1 of the LAMC), see Table 2 – Height Districts.
(10) The side yard on one side of the lot may be reduced to zero provided that the remaining side yard is increased to 6 ft, in accordance with Section 12.08.1 C.2 of the LAMC.
(11) Specific Requirements for open space, rear yards, and provisions into front yards are in Section 12.08.5 C of the LAMC.
(12) Section 12.04.09 B.11 of the LAMC. Qualified Permanent Supportive Housing Projects are permitted in the PF Zone utilizing the uses and standards permitted by the least restrictive adjoining zone.

Table 2 – Height Districts (Height, Stories, FAR & RFAR)

Zone	1‡	1L‡	1VL‡	1XL‡	1SS	2	3	4
A1¤, A2¤, RZ, RMP, RW2	**Height:** 45 ft **Stories:** n/a **FAR:** 3:1		**Height:** 45 ft **Stories:** 3† **FAR:** 3:1	**Height:** 30 ft **Stories:** 2† **FAR:** 3:1	n/a	**Height:** n/a **Stories:** n/a **FAR:** 6:1	**Height:** n/a **Stories:** n/a **FAR:** 10:1	**Height:** n/a **Stories:** n/a **FAR:** 13:1
RD¤, R3	**Height:** 45 ft **Stories:** n/a **FAR:** 3:1		**Height:** 45 ft **Stories:** 3† **FAR:** 3:1	**Height:** 30 ft **Stories:** 2† **FAR:** 3:1	n/a	**Height:** 75 ft **Stories:** 6† **FAR:** 6:1	**Height:** 75 ft **Stories:** 6† **FAR:** 10:1	**Height:** 75 ft **Stories:** 6† **FAR:** 13:1
RAS3	**Height:** 45 ft **Stories:** n/a **FAR:** 3:1		**Height:** 50 ft **Stories:** n/a **FAR:** 3:1	**Height:** 30 ft **Stories:** n/a **FAR:** 3:1	n/a	**Height:** 75 ft **Stories:** 6† **FAR:** 6:1	**Height:** 75 ft **Stories:** 6† **FAR:** 10:1	**Height:** 75 ft **Stories:** 6† **FAR:** 13:1
RA*§, RE40§, RE20§, RE15§, RE11§	**Height** Roof ≥25%, 36 ft Roof <25%, 30 ft **Stories:** n/a			**Height** Roof ≥25%, 30 ft Roof <25%, 30 ft **Stories:** n/a	**Height** Roof ≥25%, 18 ft (22 ft in Hillside Area) Roof <25%, 18 ft **Stories:** n/a	**Height** Roof ≥25%, 36 ft Roof <25%, 30 ft **Stories:** n/a		

Table 2 – Height Districts (Height, Stories, FAR & RFAR)

Zone	1‡	1L‡	1VL‡	1XL‡	1SS	2	3	4
	RFAR: See C.5 of each Zone in the LAMC; for Hillside Area, see Section 12.21 C.10 of the LAMC **FAR (Coastal Zone, non-Hillside only)***:** See Section 12.21.1 A of the LAMC					**RFAR:** N/A. **FAR:** 6:1	**RFAR:** N/A. **FAR:** 10:1	**RFAR:** N/A. **FAR:** 13:1
RE9*§, RS§, R1§**	**Height** Roof ≥25%: 33 ft Roof <25%: 28 ft **Stories:** n/a R1 subject to Encroachment Plane; see p.15.			**Height** Roof ≥25%: 30 ft Roof <25%: 28 ft **Stories:** n/a R1 subject to Encroachment Plane; see p.15.	**Height** Roof ≥25%, 18 ft (22 ft in Hillside Area) Roof <25%, 18 ft **Stories:** n/a R1 subject to Encroachment Plane; see p.15.	**Height** Roof ≥25%: 33 ft Roof <25%: 28 ft **Stories:** n/a R1 subject to Encroachment Plane; see p.15.		
	RFAR: See C.5 of each Zone in the LAMC; for Hillside Area, see Section 12.21 C.10(b) of the LAMC. **FAR (Coastal Zone, non-Hillside only)***:** See Section 12.21.1 A of the LAMC					**RFAR:** N/A **FAR:** 6:1	**RFAR:** N/A **FAR:** 10:1	**RFAR:** N/A **FAR:** 13:1
R2	**Height:** 33 ft **Stories:** n/a **FAR:** 3:1		**Height:** 33 ft **Stories:** 3† **FAR:** 3:1	**Height:** 30 ft **Stories:** 2† **FAR:** 3:1	n/a	**Height:** 33 ft **Stories:** n/a **FAR:** 6:1	**Height:** 33 ft **Stories:** n/a **FAR:** 10:1	**Height:** 33 ft **Stories:** n/a **FAR:** 13:1
R4, R5	**Height:** n/a **Stories:** n/a **FAR:** 3:1	**Height:** 75 ft **Stories:** 6† **FAR:** 3:1	**Height:** 45 ft **Stories:** 3† **FAR:** 3:1	**Height:** 30 ft **Stories:** 2† **FAR:** 3:1	n/a	**Height:** n/a **Stories:** n/a **FAR:** 6:1	**Height:** n/a **Stories:** n/a **FAR:** 10:1	**Height:** n/a **Stories:** n/a **FAR:** 13:1
RAS4	**Height:** n/a **Stories:** n/a **FAR:** 3:1	**Height:** 75 ft **Stories:** 6† **FAR:** 3:1	**Height:** 50 ft **Stories:** 3† **FAR:** 3:1	**Height:** 30 ft **Stories:** 2† **FAR:** 3:1	n/a	**Height:** n/a **Stories:** n/a **FAR:** 6:1	**Height:** n/a **Stories:** n/a **FAR:** 10:1	**Height:** n/a **Stories:** n/a **FAR:** 13:1
C, M	**Height:** 75 ft for CR, otherwise n/a **Stories:** 6 for CR, otherwise n/a **FAR:** 1.5:1	**Height:** 75 ft **Stories:** 6† **FAR:** 1.5:1	**Height:** 45 ft **Stories:** 3† **FAR:** 1.5:1	**Height:** 30 ft **Stories:** 2† **FAR:** 1.5:1	n/a	**Height:** 75 ft for CR, otherwise n/a **Stories:** 6 for CR, otherwise n/a **FAR:** 6:1	**Height:** 75 ft for CR, otherwise n/a **Stories:** 6 for CR, otherwise n/a **FAR:** 10:1	**Height:** 75 ft for CR, otherwise n/a **Stories:** 6 for CR, otherwise n/a **FAR:** 13:1
PB	**Height:** n/a **Stories:** 2 **FAR:** n/a	**Height:** 75 ft **Stories:** 2 **FAR:** n/a	**Height:** 45 ft **Stories:** 2 **FAR:** n/a	**Height:** 30 ft **Stories:** 2 **FAR:** n/a	n/a	**Height:** n/a **Stories:** 6 **FAR:** n/a	**Height:** n/a **Stories:** 10 **FAR:** n/a	**Height:** n/a **Stories:** 13 **FAR:** n/a
PF	**Height:** n/a **Stories:** n/a **FAR:** 3:1	**Height:** 75 ft **Stories:** 6† **FAR:** 3:1	**Height:** 45 ft **Stories:** 3† **FAR:** 3:1	**Height:** 30 ft **Stories:** 2† **FAR:** 3:1	n/a	**Height:** n/a **Stories:** n/a **FAR:** 6:1	**Height:** n/a **Stories:** n/a **FAR:** 10:1	**Height:** n/a **Stories:** n/a **FAR:** 13:1

Table 2 – Height Districts (Height, Stories, FAR & RFAR)

Zone	1‡	1L‡	1VL‡	1XL‡	1SS	2	3	4

FAR – Floor Area Ratio – defined in Section 12.03 of the LAMC.

RFAR – Residential Floor Area Ratio – defined in Section 12.03 of the LAMC. Used only for non-Coastal Zone properties in Height Districts 1, 1L, 1VL, 1XL, and 1SS.

* Prevailing Height in accordance with the 3rd unnumbered paragraphs of Section 12.21.1 of the LAMC may apply.

** Properties located in one of the R1 Variation Zones (R1V, R1F, R1R, R1H) are not part of any Height District. See tables on pp.11-14 for height regulations in R1 Variation Zones. These regulations are also in Section 12.08 C.5 (b)-(d) of the LAMC.

***Coastal Zone properties outside of the Hillside Area are not subject to Residential Floor Area limits, but are subject to Floor Area limits.

† Buildings used entirely for residential (and ground floor commercial in the RAS Zones) are only limited as to feet, not stories.

‡ Floor Area in Height District 1 in other than C and M Zones is limited to 3:1 FAR.

¤ Height limited to 36 ft or 45 ft in Hillside Areas in accordance with Section 12.21 A.17 of the LAMC.

§ Height limited to 45 feet on lots in the Coastal Zone not located within the Hillside Area, as defined in Section 12.03 of the LAMC.

Transitional Height: Portions of buildings in C or M Zones within certain distances of RW1 or more restrictive Zones shall not exceed the following height limits, in accordance with Section 12.21.1 A.10 of the LAMC.

Distance (ft)	Height (ft)
0 – 49	25
50 – 99	33
100 – 199	61

ANATOMY OF ZONING IN LOS ANGELES

[Q]C2-1-CDO

SPECIAL ZONING CLASSIFICATIONS
Site-specific or project-specific provisions that are established by ordinance as part of the Zone for a lot.

ZONE CLASSIFICATIONS
The zone classification dictates basic requirements and restrictions such as permitted and conditionally permitted uses, minimum lot area, yard and parking requirements.

HEIGHT DISTRICT
The height district designation determines the maximum Floor Area Ratio, Residential Floor Area Ratio, and sometimes number of stories and/or feet. Does not apply to R1 Variation Zones.

SUPPLEMENTAL USE DISTRICT
Supplemental use districts contain *additional* regulations beyond those required by the base zone regulations, usually to protect or create certain neighborhood characteristics.

Special Zoning Classifications (Section 12.32 of the LAMC. T and Q Classifications appear before the zone classification, while D limitations appear after the height district designation.)		
(T), [T], T	Tentative Zone Classification	Tentative zone classification, pending certain required dedications, payments or improvements – see Council File
(Q), [Q], Q	Qualified Classification	Restricts uses allowed on property
D	Development Limitation	Restricts heights, floor area ratio, lot coverage, building setbacks

Supplemental Use Districts

Regulate uses which cannot adequately be provided for in the Zoning Code (Section 13.00 of the LAMC)

O	Oil Drilling District	**MU**	Mixed Use District
S	Animal Slaughtering	**FH**	Fence Height District
G	Surface Mining District	**SN**	Sign District
RPD	Residential Planned Development District	**RFA**	Residential Floor Area District
K	Equinekeeping District	**NSO**	Neighborhood Stabilization Overlay District
CA	Commercial and Artcraft District	**CPIO**	Community Plan Implementation Overlay District
POD	Pedestrian Oriented District	**HS**	Hillside Standards Overlay District
CDO	Community Design Overlay District	**MPR**	Modified Parking Requirement District

Other Zoning Designations

ADP	Alameda District Specific Plan	**LASED**	LA Sports & Entertainment Specific Plan
CCS	Century City South Studio Zone	**OX**	Oxford Triangle Specific Plan
CSA	Centers Study Area	**PKM**	Park Mile Specific Plan
CW	Central City West Specific Plan	**PV**	Playa Vista Specific Plan
GM	Glencoe/Maxella Specific Plan	**WC**	Warner Center Specific Plan
HPOZ	Historic Preservation Overlay Zone		

GENERAL NOTE:
This summary is only a guide. Definitive information should be obtained from Chapter 1 of the Los Angeles Municipal Code (LAMC) itself and from consultation with the Department of Building and Safety.

UPDATES:
April 2013 Update: Updated to reflect changes made to the Single-Family Zones under the Baseline Mansionization Ordinance (Ord. No. 179,883) and Baseline Hillside Ordinance (Ord. No. 181,624), bicycle parking requirements under Bicycle Parking Ordinance (Ord. No. 182,386), the list of Supplemental Use Districts, and add the "ANATOMY OF ZONING IN LOS ANGELES" diagram.

May 2019 Update: Updated to reflect further changes to the Single-Family Zone Regulations and addition of R1 Variation Zones (Ord. No. 184,802), and the Permanent Supportive Housing Ordinance (Ord. No. 185,492).

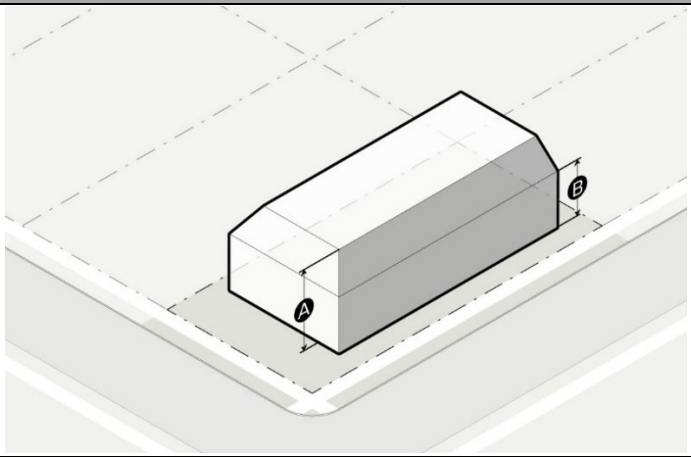
June 2019 Correction: Corrected height restrictions for C and M properties in Height Districts 1VL and 1XL.

March 2020 Correction: Corrected FAR/RFAR restrictions for R1, RA, RE and RS properties in Height Districts 2, 3 and 4.

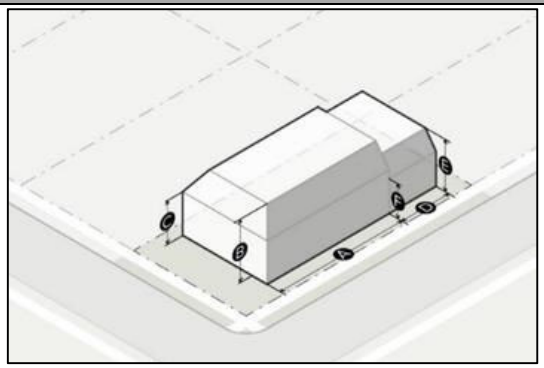
R1 Variation Zones – Bulk & Massing Regulations

The following pages contain summaries of the bulk and massing regulations for the R1 Variation Zones, which are divided into “R1V” Variable-Mass, “R1F” Front-Mass, “R1R” Rear-Mass, and R1H” Hillside. All of the R1 Variation Zones are subject to encroachment plane limits, as well as the side yard plane break/offset requirement for all R1 properties. The encroachment plane and plane break/offset requirements are illustrated on Pages 15-16.

“R1V” Variable-Mass Zones (R1V1, R1V2, R1V3, R1V4)

Table 12.08 C.5(b)						
R1 VARIABLE-MASS VARIATION ZONES DEVELOPMENT STANDARDS						
						
Lot Size and Residential Floor Area Ratio		R1V1	R1V2	R1V3	R1V4	Max Lot Coverage
	Up to 6,000 SF	.65	.55	.45	.40	50%
	6,001 to 7,000 SF	.63	.53	.43	.38	48%
	7,001 to 8,000 SF	.61	.51	.41	.36	46%
	8,001 to 9,000 SF	.59	.49	.39	.34	44%
	9,001 to 10,000 SF	.57	.47	.37	.32	42%
	Over 10,000 SF	.55	.45	.35	.30	40%
Variable Mass						
(A)	Height of Building (max)	30’	30’	28’	20’	
(B)	Encroachment Plane Origin Height	22’	22’	20’	14’	
	Angle of Encroachment Plane	45°	45°	45°	45°	

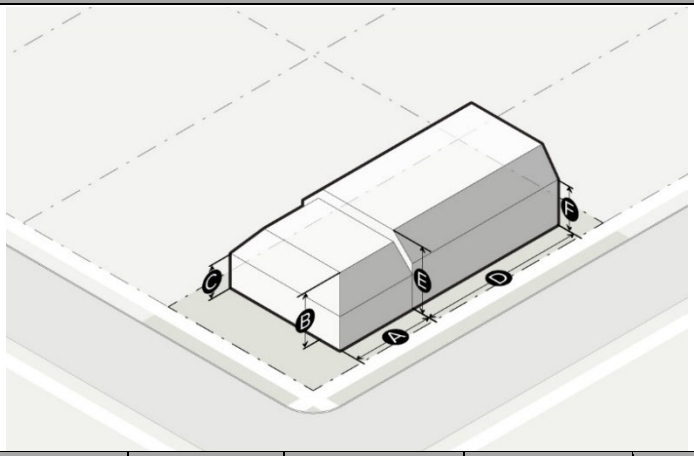
"R1F" Front-Mass Zones (R1F1, R1F2, R1F3, R1F4)

Table 12.08 C.5(c)						
R1 FRONT-MASS VARIATION ZONES DEVELOPMENT STANDARDS						
						
Lot Size and Residential Floor Area Ratio		**R1F1**	**R1F2**	**R1F3**	**R1F4**	Max Lot Coverage
	Up to 6,000 SF	.65	.55	.45	.40	50%
	6,001 to 7,000 SF	.63	.53	.43	.38	48%
	7,001 to 8,000 SF	.61	.51	.41	.36	46%
	8,001 to 9,000 SF	.59	.49	.39	.34	44%
	9,001 to 10,000 SF	.57	.47	.37	.32	42%
	Over 10,000 SF	.55	.45	.35	.30	40%
Front Mass						
(A)	Front envelope depth, from front yard setback (min)	-	-	-	-	
(B)	Height of Mass (max)	30'	30'	28'	26'	
(C)	Encroachment Plane Origin Height	22'	22'	20'	18'	
	Angle of Encroachment Plane	45°	45°	45°	45°	
Rear Mass						
(D)	Rear envelope depth, from rear yard setback (min)	25'	25'	25'	25'	
(E)	Height of Mass (max)	24'	24'	20'	18'	
(F)	Encroachment Plane Origin Height	16'	16'	14'	14'	
	Angle of Encroachment Plane	45°	45°	45°	45°	

"R1R" Rear-Mass Zones (R1R1, R1R2, R1R3, R1R4)

Table 12.08 C.5(d)

R1 REAR-MASS VARIATION ZONES DEVELOPMENT STANDARDS



Lot Size and Residential Floor Area Ratio		R1R1	R1R2	R1R3	R1R4	Max Lot Coverage
	Up to 6,000 SF	.65	.55	.45	.40	50%
	6,001 to 7,000 SF	.63	.53	.43	.38	48%
	7,001 to 8,000 SF	.61	.51	.41	.36	46%
	8,001 to 9,000 SF	.59	.49	.39	.34	44%
	9,001 to 10,000 SF	.57	.47	.37	.32	42%
	Over 10,000 SF	.55	.45	.35	.30	40%
Front Mass						
(A)	Front envelope depth, from front yard setback (min)	30'	30'	30'	30'	
(B)	Height of Mass (max)	24'	24'	20'	18'	
(C)	Encroachment Plane Origin Height	16'	16'	12'	12'	
	Angle of Encroachment Plane	45°	45°	45°	45°	
Rear Mass						
(D)	Rear envelope depth, from rear yard setback (min)	-	-	-	-	
(E)	Height of Mass (max)	30'	30'	28'	26'	
(F)	Encroachment Plane Origin Height	22'	22'	20'	18'	
	Angle of Encroachment Plane	45°	45°	45°	45°	

"R1H" Hillside Zones (R1H1, R1H2, R1H3, R1H4)

The maximum Residential Floor Area contained in all Buildings and Accessory Buildings on a property in an R1H Zone shall not exceed the sum of the square footage of each Slope Band multiplied by the corresponding Residential Floor Area Ratio (RFAR) for the zone of the Lot. Otherwise, a property in an R1H Zone shall comply with all of the R1 Hillside Area Development Standards pursuant to Section 12.21 C.10 of the LAMC.

Table 12.21 C.10-2b
Single-Family Zone Hillside Area Residential Floor Area Ratios (RFAR)

Slope Bands (%)	R1H1	R1H2	R1H3	R1H4
0 – 14.99	0.65	0.55	0.45	0.40
15 – 29.99	0.60	0.50	0.45	0.35
30 – 44.99	0.55	0.45	0.40	0.30
45 – 59.99	0.50	0.40	0.35	0.25
60 – 99.99	0.45	0.35	0.30	0.20
100 +	0.00	0.00	0.00	0.00

R1 Encroachment Plane

The Encroachment Plane in the standard R1 Zone and R1 Variation Zones is an angled plane originating at a specified height above the minimum front and/or side yard setback and angling toward the interior of the lot. The mass of the building may not extend above the plane, except for specified roof structures and equipment, per LAMC Section 12.21.1. The 20-foot origin height shown here applies in the standard R1 Zone and in some R1 Variation Zones, while other R1 Variation Zones may specify a different origin height. See Subdivision C.5 of LAMC Section 12.08 for the precise dimensions that apply in each R1 Variation Zone.

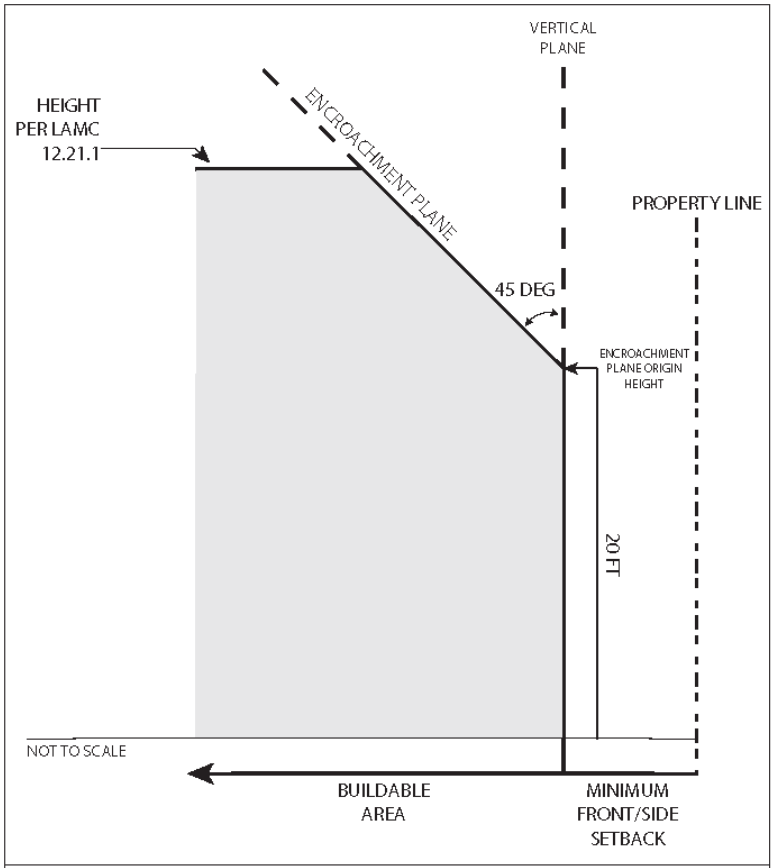
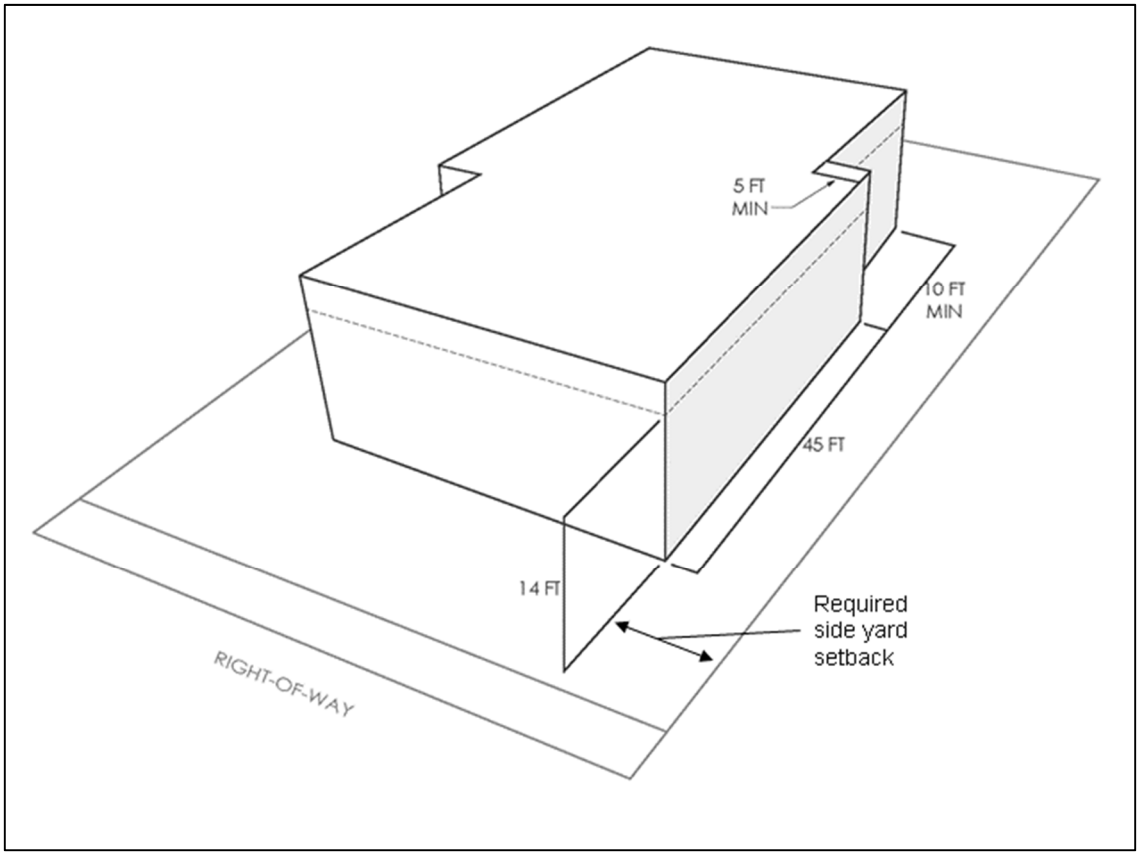
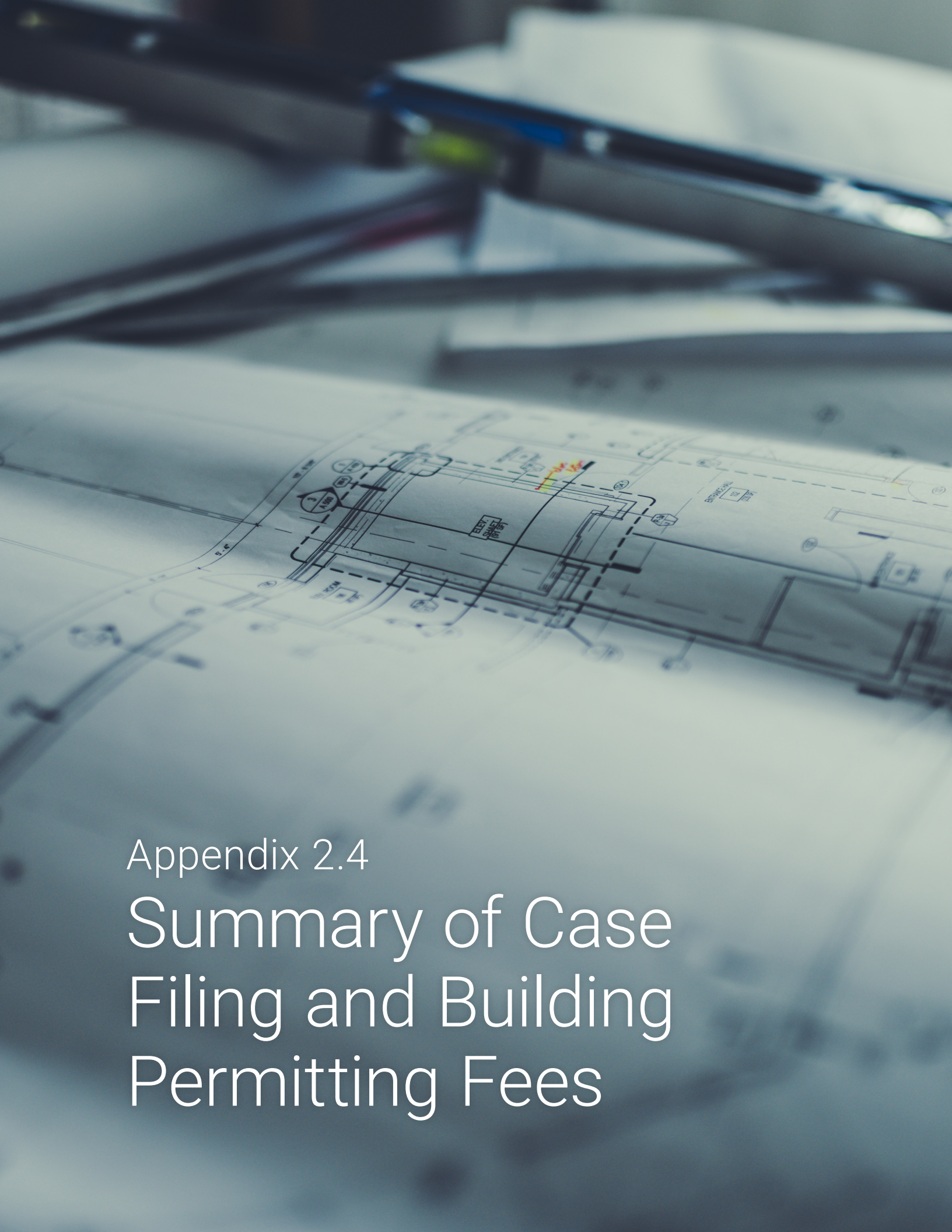


Figure 12.03-1: Encroachment Plane diagram. Different zones have different encroachment plane origin heights.

R1 Side Wall Offset/Plane Break

In the R1 Zone, R2 Zone, and all R1 Variation Zones, all portions of a building that have a side wall more than 14 feet high and a continuous length greater than 45 feet must provide an offset or plane break at least 5 feet in depth beyond the minimum side yard. The offset or plane break must be at least 10 feet in length.





Appendix 2.4

Summary of Case Filing and Building Permitting Fees

Appendix 2.4: Summary of Case Filing and Building Permitting Fees

Table 1 2
Department of City Planning (LAMC Section 19.00, Effective March 24, 2018) 2
Table 2 8
Department of Housing (Formerly Department of Housing and Community Investment) 8
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Department of Transportation (LAMC Section 19.00, Effective March 24, 2018) 9
Table 4 10
Department of Building and Safety (LAMC Section 91.113, Table 1-A, Effective July 16, 2018) 10
Table 5 10
Department of Building and Safety (LAMC Section 91.107, Effective July 16, 2018) 10
Table 6 11
Affordable Housing Linkage fee Schedule, Effective July 1, 2020 11
Sample 1 12
Sample Building Permit Fee Estimates for New Construction of a 50-unit Residential Project with a Valuation of $6,544,500. 12
Sample 2 14
New construction of one-story 1200 square foot ADU with a project valuation of $121,200. Total Permit Fee: $8447.62 14
Sample 3 15
Conversion of an existing 400 square foot garage to an ADU with a project valuation of $20,000. Total Permit Fee: $1045.22. 15

Table 1

Department of City Planning (LAMC Section 19.00, Effective March 24, 2018)	
Establishment or Change of Zones, Height Districts or Supplemental Use Districts, and Other Related Actions.	**Fee**
Zone Change - No New Construction	$11,609
Zone Change - With New Construction	$20,229
Clarification of Q Classifications or D Limitations	$4,158
Land Use Determinations by CPC	$1,485
Amendment of Council's Instructions involving (T) Tentative Classifications	$4,637
Height District Change	$19,270
Supplemental Use District: Change or Removal	$65,680
Supplemental Use District: Establishment	$130,708
Zone Boundary Line Adjustment	$5,352
Building Line - Establishment, Change or Removal	$7,164
Commission Conditional Uses and Other Similar Quasi-judicial Approvals and Public Benefit Approval	**Fee**
Conditional Use by APC or CPC	$12,633
Public Benefits Alternative Compliance Proposal	$13,064
Modification of Existing CUP by APC or CPC	$12,846
Letters of Correction, Modification or Clarification of a determination by a ZA or the Director initiated by Applicant	$1,486
Variances, Adjustments or Modifications from the Regulations and Requirements of the Zoning Ordinances.	**Fee**
Variance	$5,558
Adjustment by Zoning Administrator except Single Family dwelling	$5,146
Adjustment by Zoning Administrator for Single Family dwelling	$4,322
Slight Modification by Zoning Administrator	$5,517

Reasonable Accommodation Determination	N/A
Zoning Administrator Conditional Uses, Interpretations and Various Quasi-judicial Approvals.	**Fee**
Zoning Administrator Interpretation of Yard or Use Regulations	$5,591
Conditional Use by Zoning Administrator - all other uses	$5,660
Modification or Review by Zoning Administrator	$5,718
Relief from Fence Height Limitation	$5,434
Zoning Administrator Determination under Section 12.24 X. unless listed separately	$5,476
Fees for Historic Related Applications	**Fee**
HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, up to 750 square feet	$1,336
HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, 750 square feet or greater, or second story additions	$1,710
Historic Preservation Overlay Zone (HPOZ) Certificate of Appropriateness or Compatibility: for new residential construction, 1 to 4 units	$2,198
HPOZ Certificate of Appropriateness or Compatibility: for new residential construction, 5 units or more	$2,600
HPOZ Certificate of Appropriateness or Compatibility: for new commercial and mixed use construction, 5,000 square feet or greater	$2,600
HPOZ Certificate of Appropriateness or Compatibility: for new accessory building construction	$1,336
Historic Resources Building Permit Clearance (Larger Project)	$1,077
APC/DEM (Historic) demolition of main structure	$8,380
Preliminary Evaluation of Demolition or Relocation without Permit	$9,195
Commission or Director Approvals.	**Fee**
Project Permit Compliance, Design Overlay Plan Approvals or other Director's Determination (DIR) cases - Minor	$1,619

Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Standard	$4,326
Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Standard (Single Family)	$3,782
Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major	$6,500
Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major (Single Family)	$6,500
Project Permit Compliance with Design Review Board - Minor	$2,842
Project Permit Compliance with Design Review Board - Standard	$6,500
Project Permit Compliance with Design Review Board - Standard (Single Family)	$2,500
Project Permit Compliance with Design Review Board - Major	$8,403
Project Permit Compliance with Design Review Board - Major (Single Family)	$7,859
Design Review Board - Preliminary	$4,482
Design Review Board - Preliminary for single- family residential dwelling	$1,827
Project Permit Modification	$4,482
Project Permit Adjustment	$4,890
Specific Plan Exception	$14,350
Specific Plan Amendment Redevelopment Plan Amendment	$21,227
Specific Plan Interpretation	$2,921
Density Increase	**Fee**
Application for a Density Bonus including a request for one or more Incentives included in the Menu of Incentives (Section 12.22 A.25.(g)(2))	$7,282
Application for a Density Bonus including a request for an Incentive not included in the Menu of Incentives (Section 12.22 A.25.(g)(3))	$21,227

Application for a Density Bonus in excess of that permitted by Section 12.22 A.26	$21,227
Site Plan Review	**Fee**
Site Plan Review Application for Residential Project of 50 or more dwelling units	$9,014
For Non-Residential or Mixed Use Building Site Plan Review Application	$9,014
Hillside	**Fee**
Hillside Permit Filing Fee	$5,660
Expedited Permit Fee	**Fee**
Expedited Review Services (hourly)	$219
Eldercare Facility Unified Permit Application	**Fee**
Eldercare Facility Unified Permit Application	$7,442
Subdivision Maps	**Fee**
Tentative Map - MF Residential - 5-49 Units	$9,721
Tentative Map - MF Residential - 50-99 Units	$13,043
Tentative Map - MF Residential - 100 Units or More	$16,502
Parcel Maps	**Fee**
Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - SF, RE40 or More Restrictive Zones	$13,095
Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - SF, RE20 or Less Restrictive Zones	$11,282
Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - Multi-Family	$14,520
Parcel Map Exemption (Lot Line Adjustment)	$3,474
Parcel Map Waiver	$3,474
Condominium Conversion for Subdivision and Parcel Maps	**Fee**
1 to 4 Units	$13,589
5 to 49 Units	$16,192
50 to 99 Units	$19,750

100 Units or More	$22,320
Fees for General Plan Consistency	**Fee**
Zone Change and associated costs for a General Plan Amendment for less than 400 dwelling units, 500,000 square feet for commercial/industrial, or 250,000 square feet for mixed use	$25,004
Zone Change and associated costs for a General Plan Amendment for 400 dwelling units or greater, 500,000 square feet or greater for commercial/industrial, or 250,000 square feet or greater for mixed use	$28,299
Street Re-Classification	$12,884
Fees for Sign-Off Requests	**Fee**
Public Benefit Project (sign off for by-right project)	$1,437
Miscellaneous Sign off - ZA	$2,155
Miscellaneous Sign off - ZA SF dwellings with no exceptions	$2,155
Request for Approval to erect temporary Subdivision Directional Signs (First Sign)	$287
Request for Approval to erect temporary Subdivision Directional Signs (Each Additional Sign)	$287
Miscellaneous sign off - Director	$1,245
Miscellaneous sign off - Commission	$2,251
Landscape Plan Approval as part of a Discretionary Approval	$766
Landscape per tract	$862
Building Permit Sign Off for Minor Projects	$238
Fees for Environmental Clearances	**Fee**
Categorical Exemption	$373
Environmental Assessment Form (EAF) / Initial Study leading to Negative Declaration or Mitigated Negative Declaration or any other State exemptions	$5,774
Mitigated Negative Declaration - Expanded/Initial Study	$11,134
Addendum or Supplemental to Prior Environmental Determination	$1,909

Publication Fee for Negative Declaration or Mitigated Negative Declaration (pass through of publishing costs)	$676
Environmental Impact Reports (Initial Deposit)	$11,000
Environmental Impact Report Review Services (hourly)	$192
Fees for Coastal Environment	**Fee**
Coastal Development Permit for Single Family and Multi-family residential dwelling	$13,753
Coastal Development Permit for Single Family residential dwelling with no exceptions	$13,753
Coastal Development Permit Exemption Determination	$1,437
Coastal Development Permit Approval in Concept	$575
Coastal Development Permit - Mello Compliance Review - City Review	$6,547
Mello Compliance Review - Third Party Consultant	$287 + Actual Cost
Fees for Project Development and Counseling Services	**Fee**
Pre-Application Review and Research	$383
Zoning Pre-Check (per project, per request)	$1,149
Pre-development Meeting (per meeting)	$1,724
Additional assistance as required, per hour	$287
Technical Counseling (per meeting)	$862
Project Navigation Services (deposit required, per hour)	
Project not requiring EIR	$287
Project including EIR	$287
Source: Los Angeles Department of City Planning	

Table 2

Department of Housing (Formerly Department of Housing and Community Investment)	
Fees for Enforcement of Housing Covenants (LAMC Section 19.00, Effective March 24, 2018)	**Fee**
Housing Replacement Determinations pursuant to AB 2222	$1,027.00 per unit
Affordable Housing Covenant Preparation	$5,770.00* per project
Affordable Housing Covenant Amendments	$5,770.00 per amendment
Affordable Housing Covenant Assumptions and Terminations	$1,214.00 per assumption or termination
Affordable Housing Covenant Monitoring	$173.00* per restricted unit, per year
Filing Fee	$43.00* per project
Ellis Fees	**Fee**
Relocation Service Fee for Eligible Tenants	$498
Relocation Service Fee for Qualified Tenants	$802
Relocation Service Administrative Fee	$69
Demolition Monitoring Administrative Fee	$45
Relocation Assistance Dispute Resolution Fee	$250
Residential Hotel Ordinance - Claim of Exemption	$205 per application
Landlord Declaration for Owner, Eligible Relative, or Resident Manager Occupancy Filing Fee	$75
Source: Los Angeles Housing Department	

Table 3

Department of Transportation (LAMC Section 19.00, Effective March 24, 2018)	
Fees Related to the Department of Transportation's Traffic Study Review, Condition Clearance, and Permit Issuance (in connection with obtaining any environmental clearance and/or permit issuance related tasks)	**Fee**
Building Permit Sign Offs	$365
Dedication & Widening Waivers	$445
Driveway Permit Sign Offs	$535
Dedication & Widening Waivers	$445
Master Plan / Complex Circulation Review	$1,595
Project Condition Clearance	$270
Street Vacation Requests	$965
Subdivision Report	$205
TDM Compliance / Trip Monitoring Report Review	$770
Technical Study	$1,340
Traffic Study MOU	$1,175
Traffic Study Review	$7,480
Worksite Traffic Control Plan Review	$1,645
Source: Los Angeles Department of City Planning	

Table 4

Department of Building and Safety (LAMC Section 91.113, Table 1-A, Effective July 16, 2018)		
Building Permit Fees		
Total Project Valuation		**Fee**
From	**To**	
$0.00	$100 inclusive	None
$100.01	$2,000 inclusive	$65.00
$2,000.01	$20,000 inclusive	$40.00 plus $1.25 per $100 or fraction thereof of total valuation.
$20,000.01	$50,000 inclusive	$170.00 plus 6.00 per $1,000 or fraction thereof of total valuation
$50,000.01	$100,000 inclusive	$195.00 plus $5.50 per $1,000 or fraction thereof of total valuation
$100,000.01	$500,000 inclusive	$395.00 plus $3.50 per $1,000 or fraction thereof of total valuation
$500,000.01	$1,000,000 inclusive	$520.00 plus $3.25 per $1,000 or fraction thereof of total valuation

Table 5

Department of Building and Safety (LAMC Section 91.107, Effective July 16, 2018)	
Type of Application	**Fee**
Plan Check for Buildings and Structures (LAMC 91.107.3.1.1)	Equal to 90% of the Building Permit Fee calculated using Table 1-A
Certificate of Occupancy	$150 per unit

Table 6

Affordable Housing Linkage fee Schedule, Effective July 1, 2020				
	Low Market Area	**Medium Market Area**	**Medium - High Market Area**	**High Market Area**
Type of Use	**Fee Per Square Foot**			
Nonresidential Uses, including Hotels	$3.11	$4.15	n/a	$5.19
Residential Uses (6 or more units)	$8.31	$10.38	$12.46	$18.69
Residential Uses (2-5 units)	$1.04	$1.04	$1.04	$18.69
Single-Family Detached Homes	$8.31	$10.38	$12.46	$18.69
Development Projects Resulting in a Net Loss of Housing Units (in addition to any other fees)	$3.11	$3.11	$3.11	$3.11
Source: Los Angeles Department of City Planning				

Sample 1
Sample Building Permit Fee Estimates for New Construction of a 50-unit Residential Project with a Valuation of $6,544,500.

Note: The fees calculated using this application are an approximation of the actual fees based on the current fee ordinance and may be subject to change without notice. The final fees are determined when an application is submitted.

* Indicates required fields | Calculate Fees | Reset

◉ Total Fees for Permit Issuance ○ Submittal Fees for Plan Check
Expedite Plan Check? ○ Yes ◉ No

Project Valuation:(2)	Building Type	*Application Type	Number Of New Dwelling Units	
6,544,500	Residential	Bldg-New	50	

FLOOR AREA
(Enter the floor area in square feet for each use in the boxes below when "Yes" is checked for Arts Development)

Arts Development? (3) ○ Yes ◉ No

Office ($1.57 / sf)	Retail ($1.31 / sf)	Manuf ($0.51 / sf)	Warehouse ($0.39 / sf)	Hotel ($0.52 / sf)
0	0	0	0	0

School District Fees
(Enter the floor area in square feet for each use in the boxes below when "Yes" is checked for the School District Fee)

School District Fee? (4) ○ Yes ◉ No

Commercial ($0.61 / sf)	Residential ($3.79 / sf)	Garage ($0.39 / sf)	Self Storage ($0.28 / sf)	
0	38500	0	0	

PERMIT FEES	No Surcharges	Energy Surcharge Added(6)	Disabled Access Surcharge Added(7)	Energy & D.A. Surcharges Added(6,7)
Building Permit Fee (BP)	21530.58	23487.90	23977.23	25934.56
Plan Check Fee (PC)	19377.52	21139.11	21579.51	23341.10
Plan Maintenance (PM)	300.00	300.00	300.00	300.00
EQ Instrumentation (EI)	850.79	850.79	850.79	850.79
Issuing Fee	0.00	0.00	0.00	0.00
Planning (Incl $10 misc)	5367.05	5850.51	5971.38	6454.84
Dev Services Center Surcharge	1261.77	1373.33	1401.23	1512.79
System Dev Surcharge	2523.53	2746.67	2802.45	3025.59
Arts Dev (val > 500k)	0.00	0.00	0.00	0.00
Dwelling Unit Construction Tax	10000.00	10000.00	10000.00	10000.00

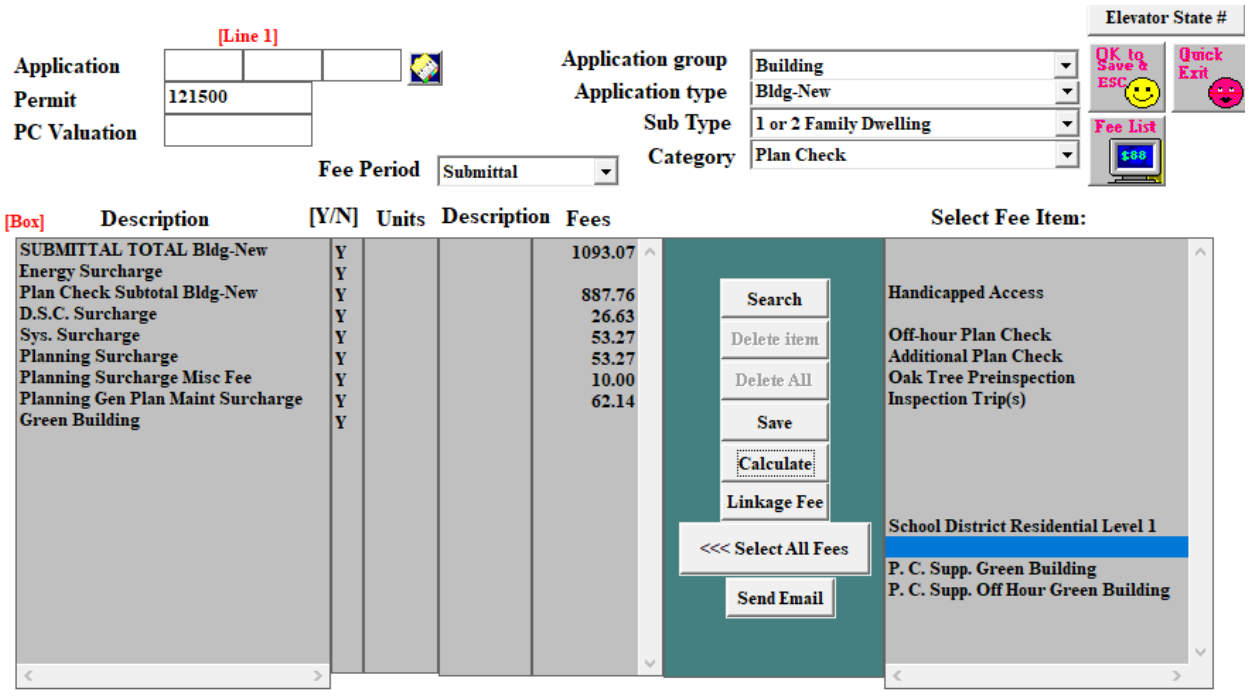
Residential Development Tax	15000.00	15000.00	15000.00	15000.00
State Green Building Surcharge	262.00	262.00	262.00	262.00
School Fee	145915.00	145915.00	145915.00	145915.00
TOTAL	**$222,388.23**	**$226,925.31**	**$228,059.59**	**$232,596.67**

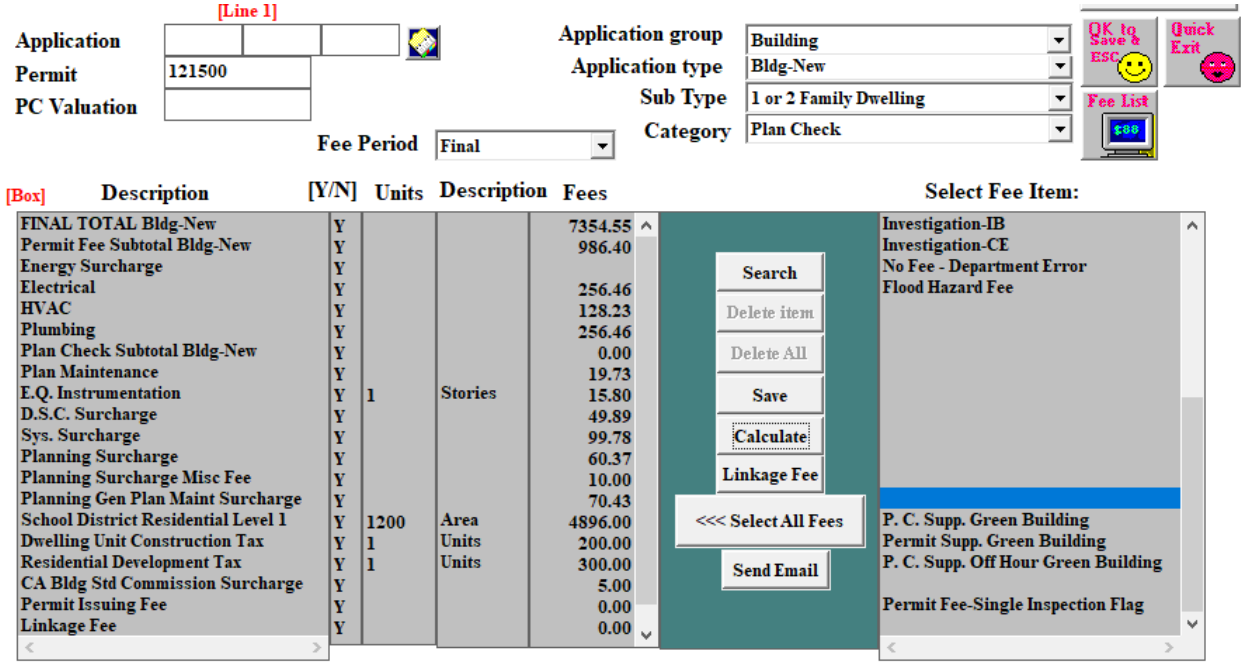
Notes:
(1) Submittal Fees for Plan Check - This amount is due when plans are submitted for plan check.
Total Fees for Permit Issuance - This amount is due when the permit is ready to issue. In general, the actual fee due at permit issuance is this amount less the submittal fees
if they have been paid at plan check submittal.
(2) Project Valuation is the total value of all construction work for which the building permit is issued, including all painting, papering, roofing, electrical work, plumbing, permanent or fixed heating
equipment, elevator equipment, fire sprinkler equipment and any other permanent portions or permanent equipment.
(3) Only applicable for Commercial projects with $500,000 or more Project Valuation.
(4) Only applicable for projects with new floor area of 500 sq.ft. or more.
(5) If the project is in a hillside area, additional grading pre-inspection and posting fees may be required.
(6) Energy Surcharge will be applicable to new buildings or additions.
(7) Disabled Access Surcharge will be applicable to multi-family and commercial projects.

Samples Building Permit Fee Estimates for New Construction ADUs and Garage Conversion ADUs

Note: The fees charged by LADBS for an ADU vary largely depending on the scope of the project. Per LABC 107.2.1, permit fees are based on the total value of all construction work for which the permit is issued. The samples below provide some insight as to how fees are assessed by LADBS for the new construction of an ADU and the conversion of an existing garage to an ADU.

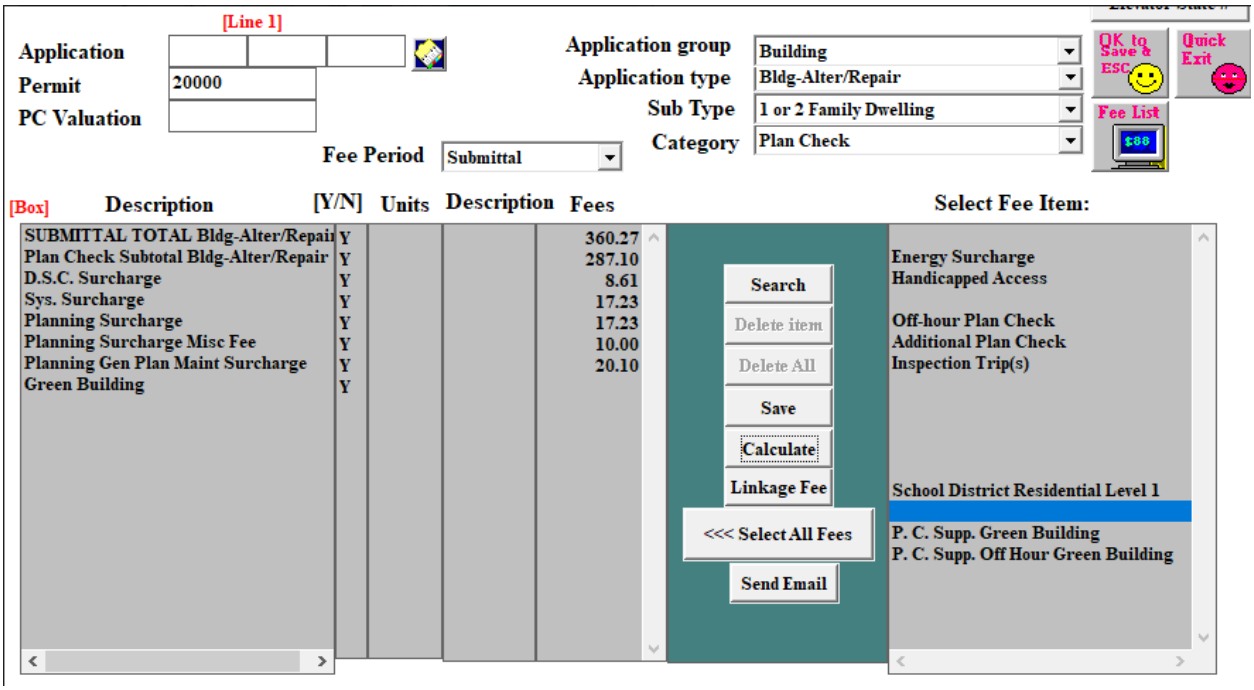
Sample 2
New construction of one-story 1200 square foot ADU with a project valuation of $121,200. Total Permit Fee: $8447.62

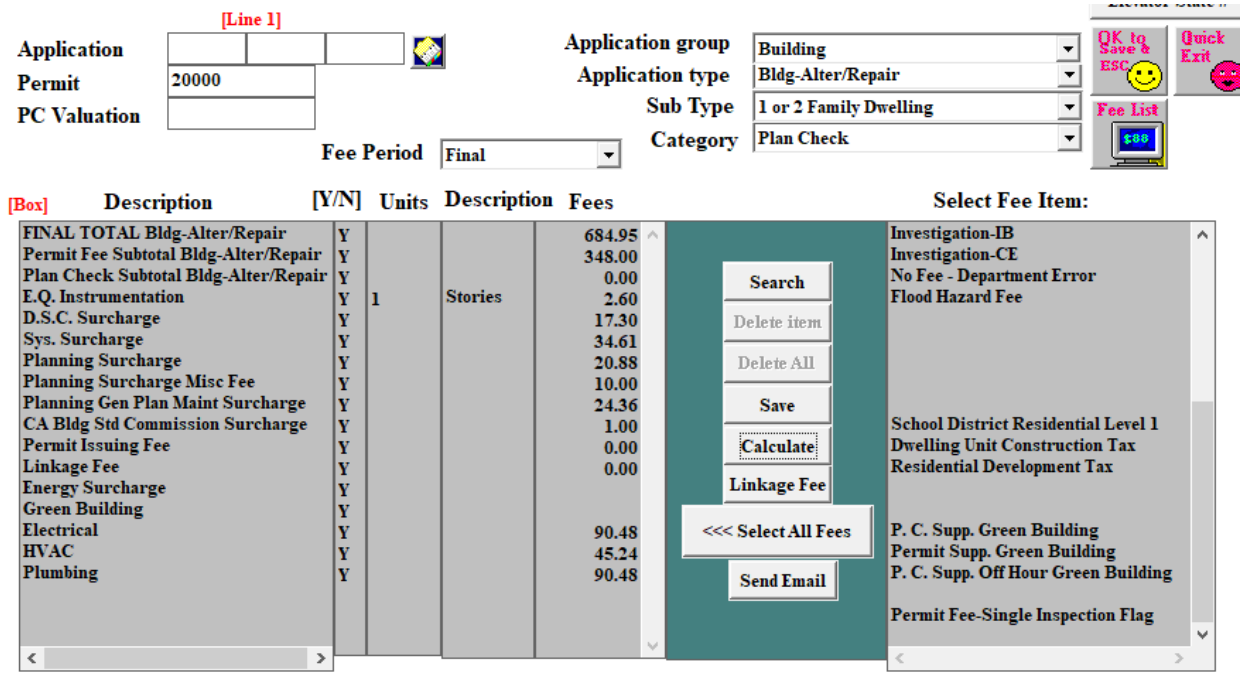


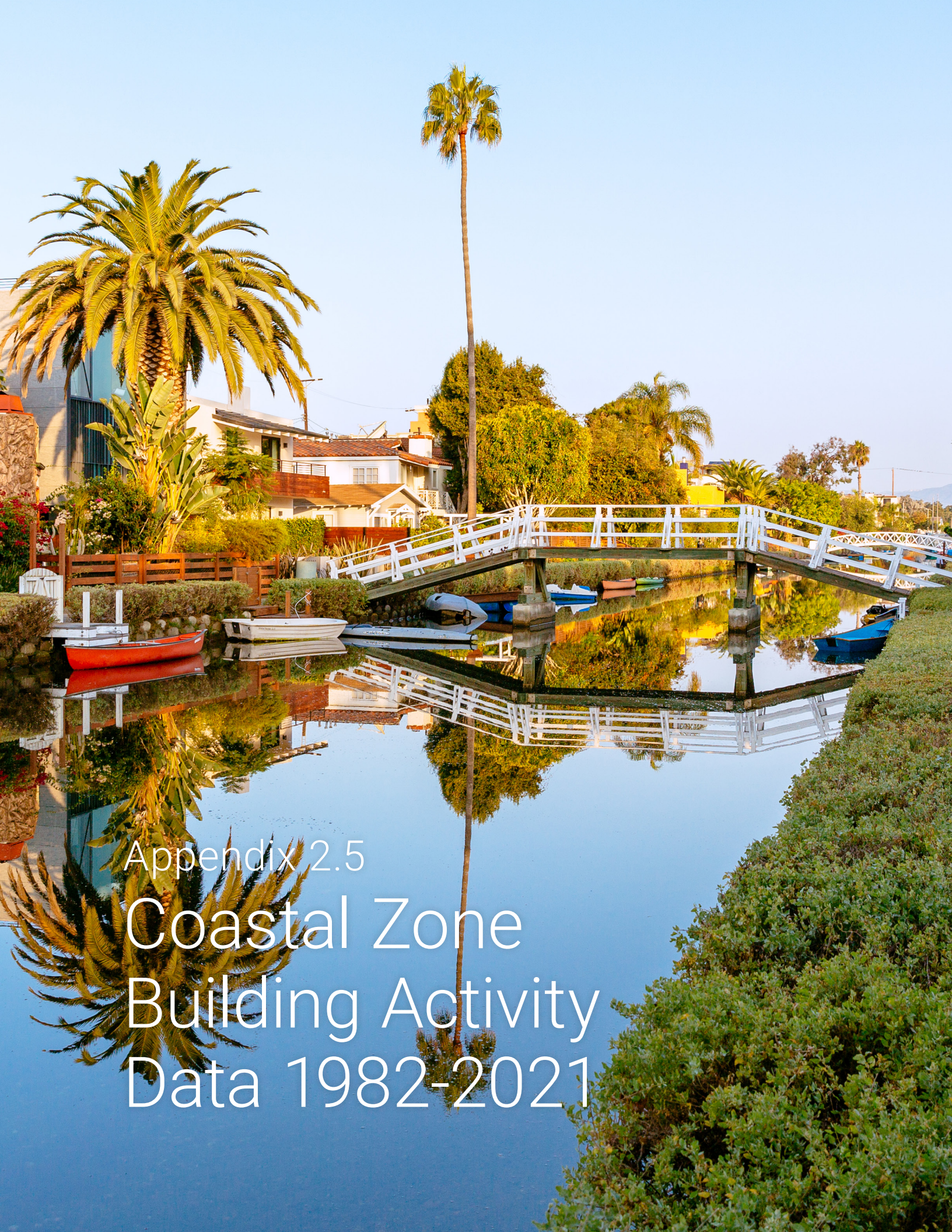


Sample 3

Conversion of an existing 400 square foot garage to an ADU with a project valuation of $20,000. Total Permit Fee: $1045.22.




[Line 1]
Application
Permit
20000
PC Valuation
Fee Period
Final
Application group
Building
Application type
Bldg-Alter/Repair
Sub Type
1 or 2 Family Dwelling
Category
Plan Check
OK to Save & ESC
Quick Exit
Fee List
[Box]
Description
[Y/N]
Units
Description
Fees
FINAL TOTAL Bldg-Alter/Repair Y 684.95
Permit Fee Subtotal Bldg-Alter/Repair Y 348.00
Plan Check Subtotal Bldg-Alter/Repair Y 0.00
E.Q. Instrumentation Y 1 Stories 2.60
D.S.C. Surcharge Y 17.30
Sys. Surcharge Y 34.61
Planning Surcharge Y 20.88
Planning Surcharge Misc Fee Y 10.00
Planning Gen Plan Maint Surcharge Y 24.36
CA Bldg Std Commission Surcharge Y 1.00
Permit Issuing Fee Y 0.00
Linkage Fee Y 0.00
Energy Surcharge Y
Green Building Y
Electrical Y 90.48
HVAC Y 45.24
Plumbing Y 90.48
Search
Delete item
Delete All
Save
Calculate
Linkage Fee
<<< Select All Fees
Send Email
Select Fee Item:
Investigation-IB
Investigation-CE
No Fee - Department Error
Flood Hazard Fee
School District Residential Level 1
Dwelling Unit Construction Tax
Residential Development Tax
P. C. Supp. Green Building
Permit Supp. Green Building
P. C. Supp. Off Hour Green Building
Permit Fee-Single Inspection Flag



Appendix 2.5

Coastal Zone Building Activity Data 1982-2021

Appendix 2.5: Coastal Zone Building Activity Data 1982-2020

Notes:

- N/A denotes that there is no data available to confirm a numerical value.
- Using the geographic layers for the Coastal Zone Commission jurisdiction *and* for the Three Mile Boundary per the Mello Act, permits within the jurisdictions were identified and analyzed for the time period between 2013 and 2020.

Table 1

All Coastal Development Permits Approved for New Construction, Demolition, and Conversion 1982-1988 by Year

Year	New Construction	Conversion	Demolitions
1982	N/A	N/A	N/A
1983	N/A	N/A	N/A
1984	21	0	0
1985	44	1	3
1986	116	3	9
1987	169	9	0
1988	217	1	14
Total 1984-1988	567	14	26

Source: Los Angeles Department of City Planning

Table 2

All Coastal Development Permits Approved for New Construction, Demolition, and Conversion 1989-2020 by Year

Years 2013-2020 shows data on building activity within the Coastal Zone Boundary and within the Three Miles of the Coastal Zone

		Gains		Losses		
Year		**New Building**	**Conversion Gain**	**Demolition**	**Conversion Loss**	**Net Gain or Loss**
1989		55	5	-57	-2	1
1990		615	7	-231	-6	385
1991		585	16	-162	-3	436
1992		209	43	-93	-1	158

1993		56	40	-31	-9	56
1994		34	2	-30	0	6
1995		55	2	-35	-2	20
1996		84	6	-28	-4	58
1997		89	6	-36	-6	53
1998		227	3	-28	0	202
1999		N/A	N/A	N/A	N/A	N/A
2000		52	N/A	-56	N/A	-4
2001		291	3	-235	0	59
2002		1164	38	-69	-13	1120
2003		558	123	-463	-5	213
2004		527	43	-89	-8	473
2005		1486	29	-161	-20	1334
2006		521	39	-87	-15	458
2007		163	112	-77	-26	172
2008		157	161	-63	-167	88
2009		40	62	-37	-65	0
2010		339	23	-27	-14	321
2011		46	15	-33	-20	8
2012		41	34	-34	-21	20
2013	**Coastal Zone**	49	1	-49	-7	-6
	Coastal Zone + 3 Mile	177	15	-168	-12	12
2014	**Coastal Zone**	60	7	-49	-1	17
	Coastal Zone + 3 Mile	998	17	-173	-2	840
2015	**Coastal Zone**	22	1	-17	-4	2
	Coastal Zone + 3 Mile	322	4	-219	-9	98

2016	**Coastal Zone**	47	1	-22	0	26
	Coastal Zone + 3 Mile	597	6	-184	-1	418
2017	**Coastal Zone**	47	2	-33	-4	12
	Coastal Zone + 3 Mile	416	32	-193	-7	248
2018	**Coastal Zone**	66	7	-40	-5	28
	Coastal Zone + 3 Mile	449	20	-259	-11	199
2019	**Coastal Zone**	30	2	-36	0	-4
	Coastal Zone + 3 Mile	1114	502	-235	-25	1356
2020	**Coastal Zone**	62	1	-18	-1	44
	Coastal Zone + 3 Mile	503	98	-163	-2	436
1989 - 2020 Total		12353	1528	-4020	-498	9363

Source: Los Angeles Department of City Planning
Note: Using the geographic layer for the Coastal Zone Commission jurisdiction and the Three MIles within the Coastal Zone, permits within the jurisdiction were identified and analyzed.

Table 3

Affordable Housing Production in the Coastal Zone and Within Three Miles of the Coastal Zone, 1982 to 2020		
Year	**Coastal Zone**	**Within Three Miles of the Coastal Zone**
1982	N/A	N/A
1983	0	60
1984	62	24
1985	8	17
1986	2	1
1987	0	43
1988	0	2
1989	2	2
1990	0	7
1991	0	4
1992	140	0
1993	109	7
1994	N/A	N/A
1995	0	365
1996	12	0
1997	N/A	N/A
1998	10	59
1999	0	2
2000	4	0
2001	N/A	N/A
2002	52	N/A
2003	14	N/A
2004	5	N/A
2005	0	N/A
2006	2	115
2007	0	3
2008	0	25
2009	0	163
2010	32	56
2011	1	96
2012	0	3
2013	N/A	*16
2014	N/A	*6
2015	N/A	*8
2016	N/A	*6
2017	N/A	*4
2018	N/A	*7

2019	N/A	*18
2020	N/A	*3
Total	455	1,122

Source: Housing and Community Investment Department of Los Angeles .
* **Note** that this data encompasses units in both the Coastal Zone and Within Three Miles of the Coastal Zone because the database records these units as "Mello Determinations" and does not distinguish between the two zones.

Table 4

Coastal Zone Affordable Housing Production, 2006-2020

Year	Activity	Extremely Low Income	Very Low Income Units	Low Income Units	Moderate Income Units
2006	Constructed/rehabilitated Demolished Converted Net Gain, 2006:	N/A	2 N/A N/A 2	0 N/A N/A 0	0 N/A N/A 0
2007	Constructed/rehabilitated Demolished Converted Net Gain, 2007:	N/A	0 N/A N/A 0	0 N/A N/A 0	0 N/A N/A 0
2008	Constructed/rehabilitated Demolished Converted Net Gain, 2008:	N/A	0 N/A N/A 0	0 N/A N/A 0	0 N/A N/A 0
2009	Constructed/rehabilitated Demolished Converted Net Gain, 2009:	N/A	0 N/A N/A 0	0 N/A N/A 0	0 N/A N/A 0
2010	Constructed/rehabilitated Demolished Converted Net Gain, 2010:	N/A	28 N/A N/A 28	4 N/A N/A 4	0 N/A N/A 0

2011	Constructed/rehabilitated Demolished Converted Net Gain, 2011:	N/A	0 N/A N/A 0	1 N/A N/A 1	0 N/A N/A 0
2012	Constructed/rehabilitated Demolished Converted Net Gain, 2012:	N/A	0 N/A N/A 0	0 N/A N/A 0	0 N/A N/A 0
2013	Constructed/rehabilitated Demolished Converted Net Gain, 2013:	N/A	0 N/A N/A 0	0 N/A N/A 0	0 N/A N/A 0
2014	Constructed/rehabilitated Demolished Converted Net Gain, 2014	N/A	0 N/A N/A 0	0 N/A N/A 0	0 N/A N/A 0
2015	Constructed/rehabilitated Demolished Converted Net Gain, 2015	N/A	0 N/A N/A 0	0 N/A N/A 0	0 N/A N/A 0
2016	Constructed/rehabilitated Demolished Converted Net Gain, 2016	N/A	0 N/A N/A 0	0 N/A N/A 0	0 N/A N/A 0
2017	Constructed/rehabilitated Demolished Converted Net Gain, 2017	N/A	0 N/A N/A 0	0 N/A N/A 0	0 N/A N/A 0
2018	Constructed/rehabilitated Demolished Converted Net Gain, 2018	0 0 0 0	0 N/A N/A 0	0 N/A N/A 0	0 N/A N/A 0
2019	Constructed/rehabilitated Demolished	0 0	0 N/A	0 N/A	0 N/A

	Converted	0	N/A	N/A	N/A
	Net Gain, 2019	0	0	0	0
2020	Constructed/rehabilitated	0	34	0	0
	Demolished	0	N/A	N/A	N/A
	Converted	0	N/A	N/A	N/A
	Net Gain, 2020	0	34	0	0
Total	Constructed/rehabilitated	0	64	5	0
	Demolished	0	N/A	N/A	N/A
	Converted	0	N/A	N/A	N/A
	Net Gain, 2006-2020:	0	64	5	0

Source: Los Angeles Department of City Planning
Note: In late 2017, income-level specific data began to be recorded in detail. Detailed income-level data was not available for the years 2013 to early 2017.

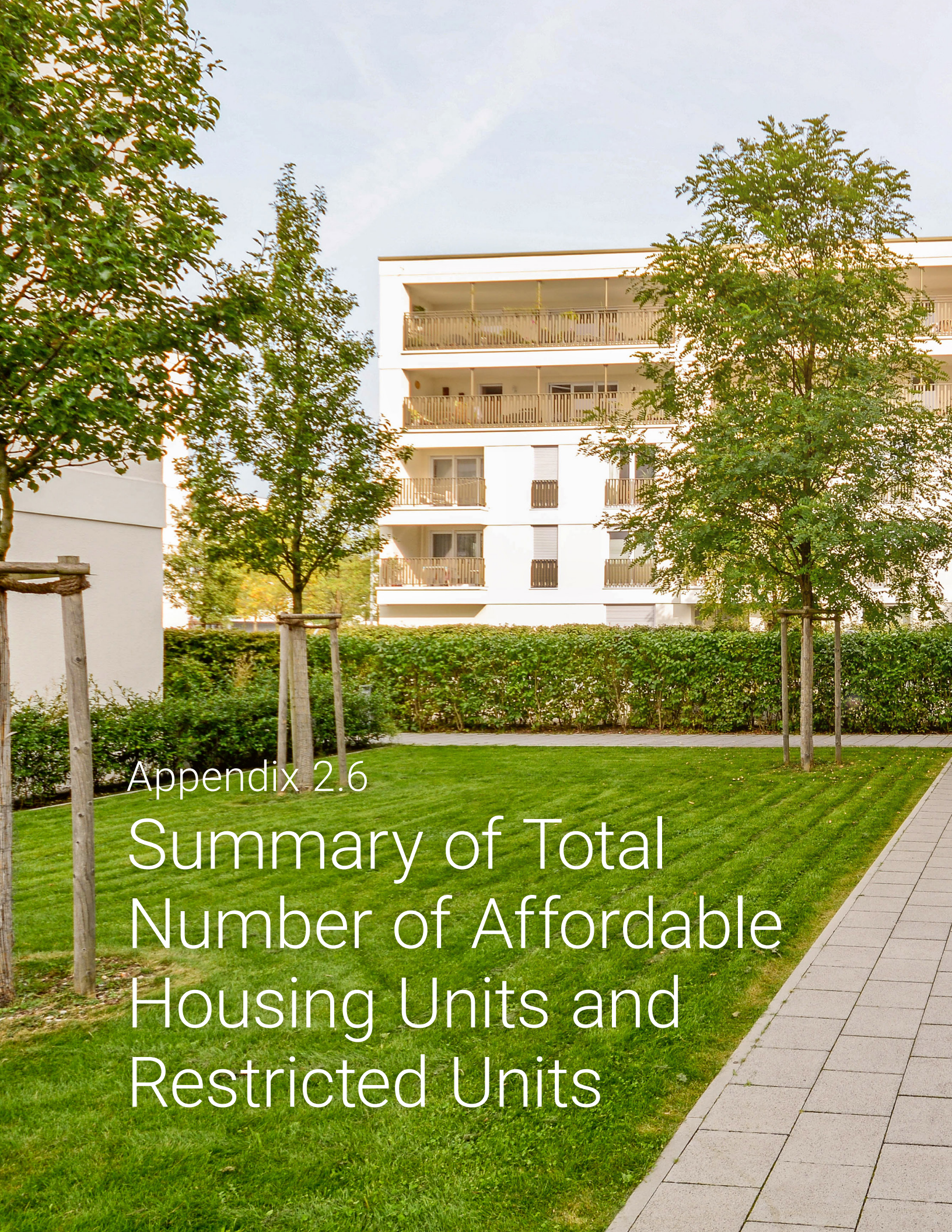
Table 5

All Affordable Housing Production by Income Level, 2013 to 2020 By Coastal Zone *and* Within Three Miles of the Coastal Zone Boundaries

Permitted New		Total	ELI	VLI	Low	Moderate
2013	**Coastal Zone**	50	N/A	N/A	N/A	N/A
	Coastal Zone + 3 Mile	192	N/A	N/A	N/A	N/A
2014	**Coastal Zone**	67	N/A	N/A	N/A	N/A
	Coastal Zone + 3 Mile	1015	N/A	N/A	N/A	N/A
2015	**Coastal Zone**	23	N/A	N/A	N/A	N/A
	Coastal Zone + 3 Mile	326	N/A	N/A	N/A	N/A
2016	**Coastal Zone**	48	N/A	N/A	N/A	N/A
	Coastal Zone + 3 Mile	603	N/A	N/A	N/A	N/A
2017	**Coastal Zone**	49	N/A	N/A	N/A	N/A
	Coastal Zone + 3 Mile	448	N/A	N/A	N/A	N/A
2018	**Coastal Zone**	73	N/A	N/A	N/A	N/A
	Coastal Zone + 3 Mile	469	0	6	27	1
2019	**Coastal Zone**	32	0	0	0	0

	Coastal Zone + 3 Mile	1616	15	24	2	2
2020	**Coastal Zone**	63	0	34	0	0
	Coastal Zone + 3 Mile	601	11	79	55	1
Total	**Coastal Zone**	473	0	34	0	0
	Coastal Zone + 3 Mile	5531	26	109	84	4

Source: Los Angeles Department of City Planning
Note: Beginning in late 2017, income-level specific data began to be recorded in detail. Detailed income-level data was not available for the years 2013 to early 2017.



Appendix 2.6

Summary of Total Number of Affordable Housing Units and Restricted Units

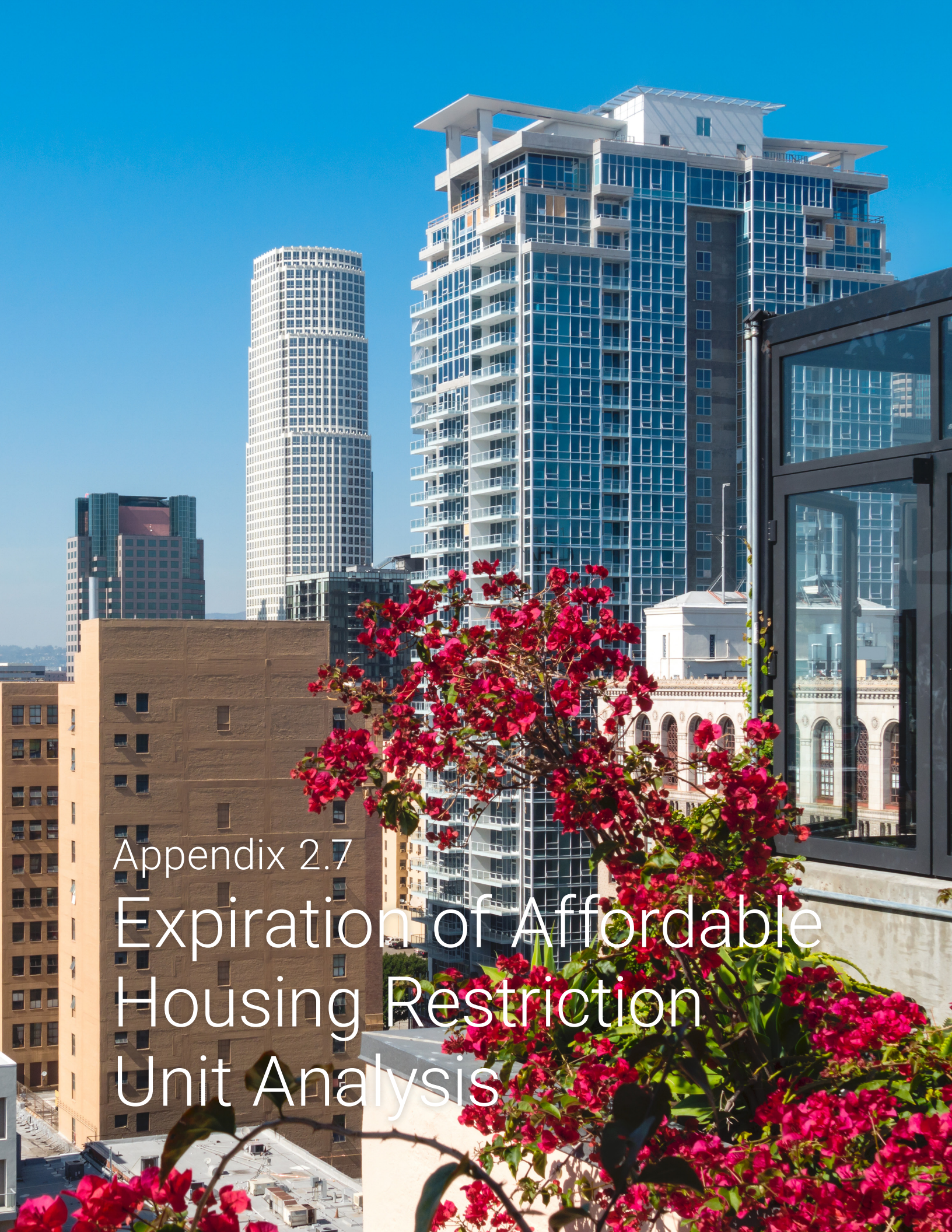
Appendix 2.6: Summary of Total Number of Affordable Housing Units and Restricted Units

Table 1

Primary Funding Source/Assistance Type Description	Properties	Total Units	Restricted/ Assisted Units
California Housing and Community Development Multifamily Housing Programs (HCD)	5	211	102
California Housing Finance Agency Multifamily Housing Programs (CalHFA)	12	1,105	1,029
California Low-Income Housing Tax Credit Program (LIHTC)	537	27,705	24,510
California Statewide Communities Development Authority (CSCDA) Multifamily Housing Programs	1	136	28
City of Los Angeles Land Use Restrictions	32	2,345	573
City of Los Angeles Land Use Restrictions - Density Bonus	108	4,202	887
City of Los Angeles Land Use Restrictions - Mello Act	6	71	71
Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	205	12,063	9,952
HUD Project-Based Section 8 Rental Assistance (PBRA)	248	11,982	11,482
HUD Section 202 Supportive Housing for the Elderly	4	259	226
HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	20	834	827
HUD Section 221 (D)(3) Assisted Mortgage Program	2	193	99
Los Angeles Housing and Community Investment Department (HCIDLA) - Community Development Block Grant (CDBG)	1	10	10

Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	67	1,772	573
Los Angeles Housing and Community Investment Department (HCIDLA) - HOME Investment Partnerships Program (HOME)	2	240	185
Los Angeles Housing and Community Investment Department (HCIDLA) - Major Projects (MP)	141	5,359	4,579
Los Angeles Housing and Community Investment Department (HCIDLA) - Multifamily Housing Bond Financing Program (MHBP)	28	2,567	1,436
Los Angeles Housing and Community Investment Department (HCIDLA) - Multifamily Rehab Program (EHOP)	1	3	3
Los Angeles Housing and Community Investment Department (HCIDLA) - Neighborhood Preservation Program (NPP)	6	176	126
Total	**1,420**	**71,057**	**56,572**

Source: Housing and Community Investment Department of Los Angeles



Appendix 2.7

Expiration of Affordable Housing Restriction Unit Analysis

Appendix 2.7 - Expiration of Affordable Housing Unit Restrictions Analysis

Table 1

Primary Funding Source/Assistance Type Description	October 1, 2021 to September 30, 2026	October 1, 2026 to September 30, 2031	Units expiring after October 1, 2031
California Housing and Community Development Multifamily Housing Programs (HCD)	24	38	40
California Housing Finance Agency Multifamily Housing Programs (CalHFA)	573	17	439
California Low-Income Housing Tax Credit Program (LIHTC)	163	272	24,075
California Statewide Communities Development Authority (CSCDA) Multifamily Housing Programs			28
City of Los Angeles Land Use Restrictions	25	191	357
City of Los Angeles Land Use Restrictions - Density Bonus	7	59	821
City of Los Angeles Land Use Restrictions - Mello Act			71
Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	789	821	8,342
HUD Project-Based Section 8 Rental Assistance (PBRA)	3,748	959	6,775
HUD Section 202 Supportive Housing for the Elderly			226
HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	382	128	317

HUD Section 221 (D)(3) Assisted Mortgage Program			99
Los Angeles Housing and Community Investment Department (HCIDLA) - Community Development Block Grant (CDBG)			10
Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	276	289	8
Los Angeles Housing and Community Investment Department (HCIDLA) - HOME Investment Partnerships Program (HOME)			185
Los Angeles Housing and Community Investment Department (HCIDLA) - Major Projects (MP)	133	139	4,307
Los Angeles Housing and Community Investment Department (HCIDLA) - Multifamily Housing Bond Financing Program (MHBP)	229	82	1,125
Los Angeles Housing and Community Investment Department (HCIDLA) - Multifamily Rehab Program (EHOP)	3		
Los Angeles Housing and Community Investment Department (HCIDLA) - Neighborhood Preservation Program (NPP)	4	61	61
TOTAL	**6,356**	**3,056**	**47,286**
Source: Housing and Community Investment Department of Los Angeles			



Appendix 2.8

At-Risk Expiring Affordable Housing Inventory October 1, 2021 to September 30, 2031

Appendix 2.8: At-Risk Expiring Affordable Housing Inventory October 1, 2021 to September 30, 2031

Table 1

At-Risk Expiring Affordable Housing Inventory October 1, 2021 to September 30, 2031							
Name Of Project	**Address**	**Primary Funding Source/ Assistance Type Description**	**Type of Conversion Risk**	**Primary Expiration Date**	**Target Group (Senior)**	**Total Units**	**Restricted/ Assisted Units**
12342 OSBORNE PLACE	12342 W. OSBORNE PL.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	10/9/2021	No	24	5
ANGELES I - PRESERVATION I PROJECT	2628 S. WEST BLVD.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	10/31/2021	No	94	94
HAYES, ETHEL	2203 S. HARVARD BLVD.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	11/20/2021	No	2	1
ST. NICHOLAS CEDARS MANOR	2323 W. 4TH ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	11/30/2021	Yes	26	26

FOOTHILL GARDENS	7687 FOOTHILL BLVD	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	11/30/2021	Yes	54	54
TUJUNGA GARDENS	6643 FOOTHILL BLVD	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	11/30/2021	Yes	54	54
ST JAMES SQUARE APARTMENTS	1833 W. 5TH STREET	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	12/19/2021	No	70	70
PRENTICE APARTMENTS (PRENTICE HOTEL)	1010 E. 7TH ST./1012 E 7TH ST/1014 E 7th St	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	12/31/2021	No	46	46
PLUMMER PARK APTS	17051 W. PLUMMER ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2021	No	40	40
FAIRFAX TOWERS	1222 N. FAIRFAX AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2021	Yes	151	150
219 E. AVE 31 APTS	219 E. AVENUE 31	City of Los Angeles Land Use Restrictions	Restriction Expiration	1/15/2022	No	5	1
CASA LINDA III	5654 N. FULCHER AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	1/31/2022	No	3	3
WOODLAND TERRACE (A.K.A. WOODMAN NORDHOFF APTS)	9133 WOODMAN AVENUE, 14201 W	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	1/31/2022	No	100	65

	NORDHOFF ST / 9135 WOODMAN AVENUE						
PARTHENIA TOWNHOUSES	21218 W. PARTHENIA ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	2/28/2022	No	24	11
119 EAST 94TH STREET	119 EAST 94TH STREET	Los Angeles Housing and Community Investment Department (HCIDLA) - Multifamily Rehab Program (EHOP)	Restriction Expiration	3/6/2022	No	3	3
FAME (FAME NORTH EAST APTS)	2232 S. HARVARD BLVD.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	3/17/2022	No	24	24
NEW HAMPSHIRE VILLA	625 N NEW HAMPSHIRE AVE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	3/20/2022	No	18	18
MONTEREY TERRACE	3800 MONTEREY RD.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2022	No	48	40
SHERMAN PARK APTS	17960 SHERMAN WAY	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2022	Yes	135	135

ELEVENTH AVENUE APARTMENTS	6720 11TH AVENUE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	4/27/2022	No	22	22
80TH STREET APTS	710 W. 80TH ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	5/31/2022	No	16	16
BONITA RANCH APARTMENTS	14164 W. FOOTHILL BLVD.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	5/31/2022	No	52	48
GRIFFITH GARDENS	1144 E. 24TH ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	5/31/2022	No	39	39
ST NICHOLAS HSG PROJ	10220 AQUEDUCT AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	5/31/2022	Yes	36	36
PARK PARTHENIA	19100 W. PARTHENIA ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Multifamily Housing Bond Financing Program (MHBP)	Restriction Expiration	6/1/2022	No	447	90
ALCOHOLISM CENTER FOR WOMEN SHELTER	1135 S. ALVARADO ST	Community Redevelopment Agency of the City of Los	Restriction Expiration	6/16/2022	No	32	30

		Angeles Housing Programs (CRA/LA)					
MORRIS ROSEN SR. APARTMENTS	245 MAIN ST.	City of Los Angeles Land Use Restrictions	Restriction Expiration	6/23/2022	Yes	89	23
GLENOAKS TOWNHOMES	14300 W. FOOTHILL BLVD.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	6/30/2022	No	48	48
ST. ANDREWS GARDENS	2062 W. ADAMS BLVD.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2022	No	192	192
CARTER HOUSE	449 W. 78TH ST.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	8/19/2022	No	21	21
WATTS ARMS II	1720 E. CENTURY BLVD.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	8/31/2022	Yes	40	40
MID-WILSHIRE APTS/1	2826 S. LA SALLE AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	8/31/2022	No	16	16
NORMANDIE VILLAS	2633 S. NORMANDIE AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	9/29/2022	No	25	25
STRATHERN PARK APTS 1 - STRATHERN	11111 W. STRATHERN ST.	Community Redevelopment Agency of the City of Los	Restriction Expiration	10/2/2022	No	169	169

		Angeles Housing Programs (CRA/LA)					
STRATHERN PARK APTS 2 - LORNE PARK	11040 LORNE ST.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	10/2/2022	No	72	72
LA HACIENDA I APTS A	2126 W. CAMBRIDGE ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	10/7/2022	No	14	14
HUNCOT PROPERTIES/1 (97TH ST TOWNHOMES)	731 W. 97TH ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	10/31/2022	No	5	5
HUNCOT PROPERTIES/3 (A.K.A. 10TH AVE TOWN HOMES)	6312 S. 10TH AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	10/31/2022	No	5	5
VILLAGE ACQUISITION I SHELTER	10415 LURLINE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	12/29/2022	No	12	12
BALDWIN VILLA PLAZA	3901 MARLTON AVE./3939 MARLTON AVE	HUD Project-Based Section 8 Rental Assistance (PBRA)	Restriction Expiration	12/31/2022	Yes	202	200
MARINA POINTE APARTMENTS	13603 MARINA POINTE DRIVE	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	1/1/2023	No	583	117

MIYAKO GARDENS (LITTLE TOKYO GARDENS)	223 S. CENTRAL AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	2/28/2023	Yes	100	100
CARING FOR BABIES WITH AIDS SHELTER	5930 COMEY AVENUE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	3/15/2023	No	8	8
GRAND VIEW HOMES	1114 S. GRAND VIEW AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2023	No	26	26
SHERMAN WAY BILTMORE	17924 SHERMAN WAY	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	4/30/2023	No	102	102
LITTLE TOKYO TOWERS	455 E. 3RD STREET	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	5/31/2023	Yes	301	180
CANYON CREEK APTS.	18102 W. DEVONSHIRE BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Multifamily Housing Bond Financing Program (MHBP)	Restriction Expiration	6/1/2023	No	200	40
MOUNTAINBACK I APARTMENTS	11777 FOOTHILL BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Multifamily	Restriction Expiration	6/1/2023	Yes	124	25

		Housing Bond Financing Program (MHBP)					
HSG FOR THE MULTI-HAND/BLIND	20619 W. DEVONSHIRE ST	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	6/22/2023	No	12	12
LA JOLLA HOTEL	721 E. 6TH STREET	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	6/24/2023	No	51	50
PROJECT HEADWAY	8431 GEYSER AVE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	7/27/2023	No	6	6
ALICE MANOR	10305 S. GRANDEE	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Prepayment	8/31/2023	Yes	60	60
NEW HORIZONS I	15756 W. PARTHENIA ST	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Prepayment	8/31/2023	Yes	6	6

NEW HORIZONS II	15746 W. PARTHENIA ST	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Pre payment	8/31/2023	Yes	6	6
NEW HORIZONS III	15713 W. PARTHENIA ST.	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Pre payment	8/31/2023	Yes	6	6
MANHATTAN GARDENS 1/2 (MANHATTAN 5-PLEX)	1424 S. MANHATTAN PL.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	9/18/2023	No	2	2
MANHATTAN GARDENS 2/2 (MANHATTAN 5-PLEX)	1504 S. MANHATTAN PL.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	9/18/2023	No	3	3
ARIRANG HOUSING	1725 N. WHITLEY AVE.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	9/27/2023	No	75	75
VILLA VALLEY APARTMENTS	15950 W. SHERMAN WAY	California Housing Finance Agency Multifamily Housing Programs (CalHFA)	Restriction Expiration	10/14/2023	Yes	145	145
1726-30 WINONA APTS	1726 N. WINONA BLVD.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	12/30/2023	No	15	2

PORTALS HOUSE - SHELTER	269 S. MARIPOSA AVE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	1/1/2024	No	8	8
THE COMMODORE (LUCAS STUDIOS PROJECT)	685 LUCAS AVENUE/1203 W 7th St	Los Angeles Housing and Community Investment Department (HCIDLA) - Major Projects (MP)	Restriction Expiration	1/1/2024	No	229	87
SAN FERNANDO VALLEY COMMTY MENTAL HEALTH CTR (DORIS FOSTER)	14807 FRIAR ST	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Prepayment	1/31/2024	Yes	10	10
REGENCY MANOR APARTMENTS HCD	7205 W. HOLLYWOOD BLVD.	California Housing and Community Development Multifamily Housing Programs (HCD)	Restriction Expiration	2/1/2024	Yes	120	24
LOS ANGELES ACCESSIBLE APTS. NO 1 (A.K.A. RESIDENCE SERVICE FOUNDATION)	2628 S. BRIGHTON AVE.	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Prepayment	3/1/2024	Yes	13	12
WESTINGTON	1914 S. WEST BLVD./1914 Walgrove Ave	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Prepayment	3/1/2024	Yes	13	12

NEW HAMPSHIRE ARMS	819 S. NEW HAMPSHIRE AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2024	No	36	36
OXFORD PARK	1920 S. OXFORD AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2024	Yes	109	109
TESTIMONIAL LOVE CENTER (SHELTER)	5701 S. WESTERN AVENUE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	4/5/2024	No	30	30
EAST L A NORTH 1/5	453 E. AVENUE 28	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	6/30/2024	No	8	8
EAST L A NORTH 2/5	2317 N. JOHNSTON ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	6/30/2024	No	14	14
EAST L A NORTH 3/5	2249 LINCOLN PARK AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	6/30/2024	No	14	14
EAST L A NORTH 4/5	2715 N. LINCOLN PARK AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	6/30/2024	No	5	5
EAST L A NORTH 5/5	3333 N. MISSION RD.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	6/30/2024	No	30	30

PARK VIEW TERRACE APTS	2451 W. 7TH ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	6/30/2024	Yes	94	94
WILTON WILSHIRE ARMS	3966 W. WILSHIRE BLVD.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	6/30/2024	Yes	73	73
LELAND COURTS-GORDON	1121 N. GORDON ST/5234 Melrose Ave	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/26/2024	Yes	18	18
LELAND COURTS-GORDON	1127 N GORDON ST/5234 Melrose Ave	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/26/2024	Yes	8	8
LELAND COURTS	5901 W. GREGORY AVE/5234 Melrose Ave	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/26/2024	Yes	16	16
LELAND COURTS-MELROSE	5234 W. MELROSE AVE	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/26/2024	Yes	28	28
LANKERSHIM ARMS	7628 N. LANKERSHIM BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Multifamily Housing Bond Financing Program (MHBP)	Restriction Expiration	7/26/2024	Yes	56	56

PENDLETON ARMS	8320 N. LAUREL CANYON BLVD./8400 Laurel Canyon Blvd	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2024	No	56	56
S & J LIMITED II - SITE 1 OF 6	679 E. 41ST ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2024	No	16	16
S & J LIMITED II - SITE 2 OF 6	6320 S. BROADWAY	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2024	No	18	18
S & J LIMITED II - SITE 3 OF 6	245 W. 64TH STREET	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2024	No	5	5
S & J LIMITED II - SITE 4 OF 6	4517 S. NORMANDIE	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2024	No	16	16
S & J LIMITED II - SITE 5 OF 6	235 W. 47TH STREET	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2024	No	8	8
S & J LIMITED II - SITE 6 OF 6	900 E. 28TH STREET	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2024	No	10	10
WILLOW BROOK VILLA APTS	4341 W. WILLOW BROOK AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2024	Yes	85	85
RAYEN PARK APARTMENTS	15233 RAYEN ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	8/31/2024	Yes	84	84

CARONDELET SENIOR APARTMENTS	512 S. CARONDELET ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	8/31/2024	Yes	46	46
GRANADA GARDENS	16700 W. CHATSWORTH ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	8/31/2024	No	169	169
VISTA LEE ROSA	1001 W. PACIFIC COAST HWY.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	8/31/2024	Yes	101	99
RESEDA MANOR	7725 N. RESEDA BLVD.	California Housing Finance Agency Multifamily Housing Programs (CalHFA)	Restriction Expiration	9/11/2024	Yes	40	40
CEDROS RAYEN APTS.	9009 N. CEDROS AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	9/30/2024	Yes	70	70
KITTRIDGE GARDENS I	6640 WILBUR AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	9/30/2024	No	128	128
KITTRIDGE GARDENS II	6540 N. WILBUR AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	9/30/2024	No	80	80
TARZANA TERRACES	18601 HATTERAS STREET	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	10/8/2024	No	193	39

FILIPINO AMERICAN SVC GROUP SHELTER	135 N PARK VIEW ST	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	11/30/2024	No	20	20
COLUMBUS TERRACE APTS	8606 COLUMBUS AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	11/30/2024	Yes	42	42
MOUNTAIN VIEW APARTMENTS/KATZ FAMILY TRUST, CARL LERNER	9950 N. ZELZAH AVE.	Los Angeles Housing and Community Investment Department (HCIDLA) - Neighborhood Preservation Program (NPP)	Restriction Expiration	12/16/2024	No	20	4
SUNLAND PARK APTS	10836 ROYCROFT ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2024	No	120	120
METROPOLITAN(AKA: SKYLINE AT SOUTH PARK)	950 S. FLOWER ST.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	1/2/2025	No	270	41
4862 TWINING ST APTS	4862 E. TWINING ST.	City of Los Angeles Land Use Restrictions	Restriction Expiration	1/17/2025	Yes	3	1

SHERMAN ARMS APTS.	17760 W. SHERMAN WAY	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	1/31/2025	Yes	74	74
REFLECTIONS AT BRITTANIA	1030 BRITTANIA ST.	California Housing Finance Agency Multifamily Housing Programs (CalHFA)	Restriction Expiration	2/1/2025	Yes	43	42
REFLECTIONS AT GLENALBYN/GLENALBYN APARTMENTS	4122 GLENALBYN DR.	California Housing Finance Agency Multifamily Housing Programs (CalHFA)	Restriction Expiration	2/1/2025	Yes	58	58
REFLECTIONS AT SEPULVEDA	10050 SEPULVEDA BLVD.	California Housing Finance Agency Multifamily Housing Programs (CalHFA)	Restriction Expiration	2/1/2025	Yes	51	51
REFLECTIONS AT WYANDOTTE	19424 WYANDOTTE ST.	California Housing Finance Agency Multifamily Housing Programs (CalHFA)	Restriction Expiration	2/1/2025	Yes	78	78
REFLECTIONS AT YOSEMITE	1560 YOSEMITE DR.	California Housing Finance Agency Multifamily Housing Programs (CalHFA)	Restriction Expiration	2/1/2025	Yes	100	97
6805 LOUISE AVENUE	6805 N. LOUISE AVE.	Los Angeles Housing and Community Investment Department	Restriction Expiration	2/7/2025	No	72	14

		(HCIDLA) - Earthquake (EQ)					
REFLECTIONS AT BARBARA ANN	13131 BARBARA ANN ST.	California Housing Finance Agency Multifamily Housing Programs (CalHFA)	Restriction Expiration	2/14/2025	Yes	64	62
5922 CARLTON WAY	5922 W. CARLTON WAY	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	2/22/2025	No	15	3
723 SOUTH MANSFIELD AVENUE	723 S. MANSFIELD AVE.	Los Angeles Housing and Community Investment Department (HCIDLA) - Major Projects (MP)	Restriction Expiration	3/1/2025	No	20	4
DIANE APTS-BEACHWOOD DR APTS	1220 N. BEACHWOOD DR	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2025	Yes	8	8
DIANE APTS-GREGORY AVE APTS (5827 GREGORY AVE. APTS)	5827 GREGORY AVE	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2025	Yes	20	12
DIANE APTS-LELAND AVE	6250 LELAND AVE	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2025	Yes	24	24

DIANE APTS-VAN NESS	782 N. VAN NESS AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2025	Yes	9	9
DIANE APTS-WILTON	1209 S. WILTON PL.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2025	Yes	8	8
HOLLYWOOD PLAZA APTS	1637 N. VINE ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	3/31/2025	Yes	153	153
CATHAY MANOR	600 N. BROADWAY	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Prepayment	6/1/2025	Yes	270	270
14640 HUBBARD STREET	14640 W. HUBBARD ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	6/5/2025	No	7	1
14648 HUBBARD STREET	14648 W. HUBBARD ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	6/5/2025	No	7	1
14654 W. HUBBARD ST.	14654 W. HUBBARD ST.	Los Angeles Housing and Community Investment Department	Restriction Expiration	6/5/2025	No	7	1

		(HCIDLA) - Earthquake (EQ)					
14662 HUBBARD STREET	14662 W. HUBBARD ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	6/5/2025	No	7	1
14668 HUBBARD STREET	14668 W. HUBBARD ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	6/5/2025	No	7	1
14678 HUBBARD STREET	14678 W. HUBBARD ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	6/5/2025	No	7	1
MARY-LIND FOUNDATION/1 - SHELTER	4439 BURNS AVE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	6/26/2025	No	100	100
NEW HAMPSHIRE APTS	1509 S. NEW HAMPSHIRE AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	6/30/2025	No	6	6

SOUTH SIDE APTS-SITE 1 OF 4	923 E. 79TH ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2025	No	6	6
SOUTH SIDE APTS-SITE 2 OF 4	927 E. 79TH STREET	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2025	No	6	6
SOUTH SIDE APTS-SITE 3 OF 4	1003 E. 79TH STREET	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2025	No	6	6
SOUTH SIDE APTS-SITE 4 OF 4	1009 E. 79TH STREET	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2025	No	2	2
14716 DELANO ST APTS	14716 W. DELANO ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Major Projects (MP)	Restriction Expiration	8/1/2025	No	9	9
17951 ROSCOE BOULEVARD	17951 W. ROSCOE BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	8/1/2025	No	6	1
16867 KINGSBURY ST.	16867 W. KINGSBURY ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	8/16/2025	No	69	14

5807 TOPANGA CNYN BLVD APTS	5807 N. TOPANGA CANYON BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	8/29/2025	No	16	12
4547 COLBATH AVENUE APTS	4547 N. COLBATH AVE.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	9/15/2025	No	15	3
LEDERER, MICHAEL	14830 W. VICTORY BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	10/1/2025	No	8	3
14150 SHERMAN WAY APTS/	14150 W. SHERMAN WAY	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	10/10/2025	No	11	4
LAS PALMAS GARDENS	1778 N. LAS PALMAS AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	10/23/2025	Yes	74	74
RAMONA PARK APTS	13850 RAMONA BLVD./13870 Ramona Blvd	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	10/31/2025	No	49	49

DELANO II	14722 DELANO ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	11/3/2025	No	9	9
4839 COLDWATER CANYON BLVD APTS	4839 N. COLDWATER CANYON BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	1/1/2026	No	15	6
8523 ETIWANDA AVE APTS	8523 N. ETIWANDA AVE.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	1/1/2026	No	47	9
16820 CHATSWORTH ST APTS	16820 W. CHATSWORTH ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	1/6/2026	No	90	18
15251 SUNBURST STREET APTS	15251 W. SUNBURST ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	1/13/2026	No	16	8
EL ADOBE STUDIO BUILDING	5205 W. HOLLYWOOD BLVD.	Los Angeles Housing and Community Investment Department	Restriction Expiration	2/1/2026	No	11	2

		(HCIDLA) - Earthquake (EQ)					
7219 BAKMAN AVENUE APTS	7219 N. BAKMAN AVE.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	2/1/2026	No	6	2
NELSON NETWORK,INC	9202 N. SEPULVEDA BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	2/1/2026	No	24	10
16815 KINGSBURY APTS	16815 W. KINGSBURY ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	2/28/2026	No	54	10
13554 CANTLAY STREET	13554 W. CANTLAY ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	3/1/2026	No	8	3
10009 DE SOTO AVENUE APTS	10009 N. DE SOTO AVE.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	3/6/2026	No	61	12

14432 BLEDSOE APTS	14432 W. BLEDSOE ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	4/1/2026	No	13	4
4607 WILLIS AVE	4607 N. WILLIS AVE.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	4/6/2026	No	38	7
WILLIS PARK EAST-4600 WILLIS APTS	4600 WILLIS AVENUE	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	5/4/2026	No	33	7
BAKMAN VILLAS APARTMENTS	5118 N. BAKMAN AVE.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	5/9/2026	No	11	4
SATICOY TERRACE APTS.	21523 W. SATICOY ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	6/1/2026	No	20	8
9700 SOUTH CENTRAL AVENUE APTS	9700 S. CENTRAL AVE.	Los Angeles Housing and Community Investment Department	Restriction Expiration	6/1/2026	No	8	8

		(HCIDLA) - Earthquake (EQ)					
6223 LEXINGTON AVENUE	6223 W. LEXINGTON AVE.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	8/1/2026	No	11	4
CASITA TOPANGA	8750 N. TOPANGA CANYON BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	8/15/2026	No	20	8
VILLA ROYALE APARTMENTS	9927 N. DE SOTO AVE.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	8/15/2026	No	65	32
10620 BALBOA BOULEVARD	10620 N. BALBOA BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Major Projects (MP)	Restriction Expiration	8/17/2026	No	63	13
CHATEAU CARLTON	6040 W. CARLTON WAY	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	8/30/2026	No	14	6

SATICOY VILLAS (A.K.A. THE SATICOY VILLAS)	20358 W. SATICOY ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Multifamily Housing Bond Financing Program (MHBP)	Restriction Expiration	9/1/2026	No	44	18
VANOWEN PLAZA	20711 VANOWEN ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Major Projects (MP)	Restriction Expiration	9/1/2026	No	49	20
SOUTH CENTRAL SITES	2013 E. 92ND ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Restriction Expiration	9/24/2026	No	37	37
SATICOY APARTMENTS	21618 W. SATICOY ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Major Projects (MP)	Restriction Expiration	10/1/2026	No	18	18
18320 NAPA STREET	18320 W. NAPA STREET	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	10/1/2026	No	8	4
420 BROADWAY ST	420 E. BROADWAY ST	City of Los Angeles Land Use Restrictions	Restriction Expiration	10/24/2026	No	5	1

DARBY VILLAS	6727 DARBY AVENUE	Los Angeles Housing and Community Investment Department (HCIDLA) - Multifamily Housing Bond Financing Program (MHBP)	Restriction Expiration	11/1/2026	No	47	19
19207 VICTORY BLVD.	19207 VICTORY BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Major Projects (MP)	Restriction Expiration	11/1/2026	No	26	10
AUDREY & SYDNEY IRMAS CENTER (PROJECT HOME AGAIN)	7817 LANKERSHIM BOULEVARD	Los Angeles Housing and Community Investment Department (HCIDLA) - Neighborhood Preservation Program (NPP)	Restriction Expiration	11/25/2026	No	55	55
ORION VILLAS	8852 ORION ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	12/1/2026	No	10	10
WILSHIRE BORGATA, INC.	12222 W. WILSHIRE BLVD.	City of Los Angeles Land Use Restrictions	Restriction Expiration	12/31/2026	No	60	12

WOODBRIDGE PARK APTS.	11220 MOORPARK STREET	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	12/31/2026	No	77	31
THE NEW YORKER	13951 W. MOORPARK ST.	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	12/31/2026	No	34	8
4334-4346 MATILIJA APARTMENTS	4334 N. MATILIJA AVE.	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	12/31/2026	No	54	11
ALABAMA I-III (ALABAMA COURT)	7440 N. ALABAMA AVE.	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	12/31/2026	No	42	42
SOPHIA RIDGE APTS.	9601 RESEDA BLVD.	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	12/31/2026	No	112	45
LEONARD STOVALL (STOVALL HOUSING)	4075 S. FIGUEROA STREET	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Prepayment	1/1/2027	Yes	96	96
20258 ROSCOE DEV LLC	20258 ROSCOE BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Major Projects (MP)	Restriction Expiration	2/1/2027	No	34	13
4420 N. FULTON AVENUE APTS	4420 N. FULTON AVE.	Los Angeles Housing and Community Investment Department	Restriction Expiration	2/13/2027	No	8	3

		(HCIDLA) - Earthquake (EQ)					
WINDSCAPE APARTMENTS	9730 N. RESEDA BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	2/15/2027	No	45	44
5316 CAHUENGA BLVD. APTS	5316 N. CAHUENGA BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	2/24/2027	No	7	3
SAID ADULT RESIDENTIAL FACILITY FOR THE DISAB	417 S. WESTMORELAND AVE.	Los Angeles Housing and Community Investment Department (HCIDLA) - Neighborhood Preservation Program (NPP)	Restriction Expiration	3/17/2027	No	6	6
VALLEY COMMITTEE HOUSE (UCP)	13290 N. BRADLEY AVE.	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Prepayment	4/1/2027	Yes	11	11
CASA VALLE (UCP)	14440 BLEDSOE ST.	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Prepayment	4/1/2027	Yes	11	11

6101 11TH AVENUE APTS	6101 S. 11TH AVE.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	4/4/2027	No	5	3
ERWIN STREET	14845 W. ERWIN ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	5/1/2027	No	11	4
CORNING PROPERTIES INVESTMENT, LLC	1936 S. CORNING ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	5/1/2027	No	14	7
VILLA VINCENNES	18411 W. VINCENNES ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	5/7/2027	No	57	12
8720 TOPANGA CANYON BLVD APTS	8720 N. TOPANGA CANYON BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	6/1/2027	No	19	8
8805 ORION AVENUE	8805 N. ORION AVE.	Los Angeles Housing and Community Investment Department	Restriction Expiration	7/2/2027	No	22	9

		(HCIDLA) - Major Projects (MP)					
5225 CAHUENGA BLVD APTS	5225 N. CAHUENGA BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	7/10/2027	Yes	21	8
18042 SCHOENBORN STREET	18042 W. SCHOENBORN ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	8/1/2027	No	6	3
7428 ALABAMA AVENUE	7428 N. ALABAMA AVE.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	8/8/2027	No	12	3
HARBOR TOWERS	340 S. MESA ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	8/31/2027	Yes	180	178
CASA OLIVO	14109 W. HUBBARD ST.	HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	Mortgage Maturity/Pre payment	9/10/2027	Yes	11	10
ADAMS SENIOR HOUSING	1921 W. ADAMS BLVD.	City of Los Angeles Land Use Restrictions	Restriction Expiration	9/18/2027	Yes	75	74

16830 KINGSBURY STREET	16830 W. KINGSBURY ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	9/30/2027	No	161	32
5916 CARLTON WAY	5916 W. CARLTON WAY	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	10/1/2027	No	30	6
OLIVE VIEW GARDEN APTS.	14500 OLIVE VIEW DRIVE	Los Angeles Housing and Community Investment Department (HCIDLA) - Multifamily Housing Bond Financing Program (MHBP)	Restriction Expiration	10/2/2027	No	98	40
PICO UNION II SCATTERESD SITES (NUEVO PICO UNION APARTMENTS)	1032 BEACON,1655-1659 11TH PL,1335-1139 17TH ST, 1349 WESTLAKE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	10/27/2027	No	16	16
12115 EL DORADO AVENUE	12115 N. EL DORADO AVE.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	11/1/2027	No	20	4

4320 MAMMOTH AVENUE APTS	4320 MAMMOTH AVE.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	11/1/2027	No	18	4
CARLTON APARTMENTS	6021 W. CARLTON WAY	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	11/1/2027	No	30	11
MACARTHUR PARK TOWERS	450 GRAND VIEW ST	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	11/30/2027	Yes	183	183
17932 SCHOENBORN STREET	17932 W. SCHOENBORN ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	12/1/2027	No	6	3
7317 SEPULVEDA	7317 SEPULVEDA BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Multifamily Housing Bond Financing Program (MHBP)	Restriction Expiration	12/2/2027	No	57	23
BALBOA COURT (BALBOA PLACE APARTMENTS)	16901 W. NAPA ST.	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	12/31/2027	No	151	31

SHERMAN OAKS GARDENS & VILLAS	5415 SEPULVEDA	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	12/31/2027	No	76	31
DRAGON INTERNATIONAL INC. (KINGSLEY DRIVE TOWER)	737 S. KINGSLEY DR.	California Housing Finance Agency Multifamily Housing Programs (CalHFA)	Restriction Expiration	1/1/2028	No	84	17
CASA GUADALUPE (VILLA GUADALUPE) II	3910 GUARDIA AVE.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	1/1/2028	No	22	22
TOLUCA LAKE UNIVERSAL VILLAS	4616 N. CAHUENGA BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	2/1/2028	No	31	6
12012 VALLEYHEART DR. APTS	12012 W. VALLEYHEART DR.	Los Angeles Housing and Community Investment Department (HCIDLA) - Major Projects (MP)	Restriction Expiration	2/13/2028	No	8	1
GARCIA MARQUEZ VILLA I APARTMENTS	8727 ORION AVE.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	3/16/2028	No	10	10

15919 VANOWEN ST. APTS	15919 W. VANOWEN ST.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	3/29/2028	No	9	5
509 S. UNION DRIVE	509 S. UNION DR.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	5/1/2028	No	26	24
GARCIA MARQUEZ VILLA II APARTMENTS	8735 N. ORION AVE.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	5/31/2028	No	10	10
5738 CARLTON WAY	5738 W. CARLTON WAY	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	6/1/2028	No	40	8
8001 RESEDA BOULEVARD	8001 RESEDA BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Major Projects (MP)	Restriction Expiration	7/1/2028	No	56	28
IMOGENE HOUSING	716 IMOGEN AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2028	No	16	16

TARZANA TERRACE	5665 N. RESEDA BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	8/10/2028	No	56	22
CASA GUADALUPE (VILLA GUADALUPE)	5127 E HUNTINGTON DR N	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	9/15/2028	No	22	22
7414 ALABAMA AVENUE	7414 N. ALABAMA AVE.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	11/1/2028	No	8	2
245 N. BURLINGTON AVENUE APTS	245 N. BURLINGTON AVE.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	11/12/2028	No	10	2
625 S. BURLINGTON AVENUE APTS	625 S. BURLINGTON AVE.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	11/12/2028	No	48	16
1626 S. BARRINGTON AVENUE APTS	1626 S. BARRINGTON AVE.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	12/21/2028	No	11	2
1561 BARRINGTON AVENUE	1561 S. BARRINGTON AVE.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	12/28/2028	No	36	1

678 E. 41ST STREET APTS	678 E. 41ST ST.	City of Los Angeles Land Use Restrictions	Restriction Expiration	2/1/2029	No	6	2
2838-2358 SUNSET PLACE	2838 W. SUNSET PL.	City of Los Angeles Land Use Restrictions	Restriction Expiration	3/16/2029	Yes	102	102
E.J. AND EMILY LECHNER	11042 W. HORTENSE ST	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	4/1/2029	No	1	1
PRESERVATION V PROJECT-1042 ARDMORE	1042 S. ARDMORE AVE.	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	4/11/2029	No	10	10
NMS FAMILY LIVING TRUST	8758 N. TOPANGA CANYON BLVD.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	4/21/2029	No	27	16
JEWISH FAMILY SERVICE (GRAMERCY PLACE SHELTER (AKA HOPE COTTAGE)	827 S. GRAMERCY PLACE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	5/19/2029	No	8	8
ROBERT & CLAIRE HERON	11300 EXPOSITION BLVD.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	6/11/2029	No	55	11

HDR FUND II APTS.-AVE 63	111 S. AVENUE 63	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2029	No	18	11
HDR FUND II APTS.-NEWELL	2747 NEWELL ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2029	No	16	16
HDR FUND II APTS.-HELIOTROPE	811 N. HELIOTROPE DR.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2029	No	15	15
1845 BUTLER AVENUE APTS	1845 S. BUTLER AVE.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	8/24/2029	No	36	1
7254 VASSAR AVENUE	7254 N. VASSAR AVENUE	Los Angeles Housing and Community Investment Department (HCIDLA) - Major Projects (MP)	Restriction Expiration	9/5/2029	No	22	22
GARCIA, DOLORES M. JR.	2912 9TH AVE	Los Angeles Housing and Community Investment Department (HCIDLA) - Major Projects (MP)	Restriction Expiration	9/16/2029	No	11	11
PRESERVATION V PROJECT-1052 S. ARDMORE AVE APTS	1052 S. ARDMORE AVE.	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	9/30/2029	No	10	10

PRESERVATION V PROJECT-1243 W. 24TH ST. APTS	1243 W. 24TH ST.	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	9/30/2029	No	16	16
2033 S. BELOIT AVENUE APTS	2033 S. BELOIT AVE.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	10/5/2029	No	21	1
WOMEN'S CARE COTTAGE	6428 WHITSETT AVE	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	11/17/2029	No	15	15
6016 CARLTON WAY	6016 W. CARLTON WAY	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	11/27/2029	No	9	2
OWENS ROYAL	7628 N. OWENSMOUTH AVE.	Los Angeles Housing and Community Investment Department (HCIDLA) - Major Projects (MP)	Restriction Expiration	12/1/2029	No	24	10
BARNSDALL COURT/NORMANDIE	1626 N. NORMANDIE AVE.	California Low-Income Housing Tax Credit Program (LIHTC)	Restriction Expiration	12/31/2029	No	38	37
HOLIDAY VENICE 2C	1002 5TH AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2029	No	26	26

HOLIDAY VENICE 3C	1408 LINDEN AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2029	No	10	10
HOLIDAY VENICE 2B	410 INDIANA AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2029	No	44	44
HOLIDAY VENICE 1C	509 SUNSET AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2029	No	16	16
HOLIDAY VENICE 1D	534 INDIANA AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2029	No	13	13
HOLIDAY VENICE 4C	606 6TH AVENUE	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2029	No	10	10
HOLIDAY VENICE 1B	645 INDIANA AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2029	No	11	11
HOLIDAY VENICE 3B	664 BROOKS AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2029	No	19	19
HOLIDAY VENICE 4B	915 7TH AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2029	No	15	15
HOLIDAY VENICE 2D	919 5TH AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	12/31/2029	No	26	26

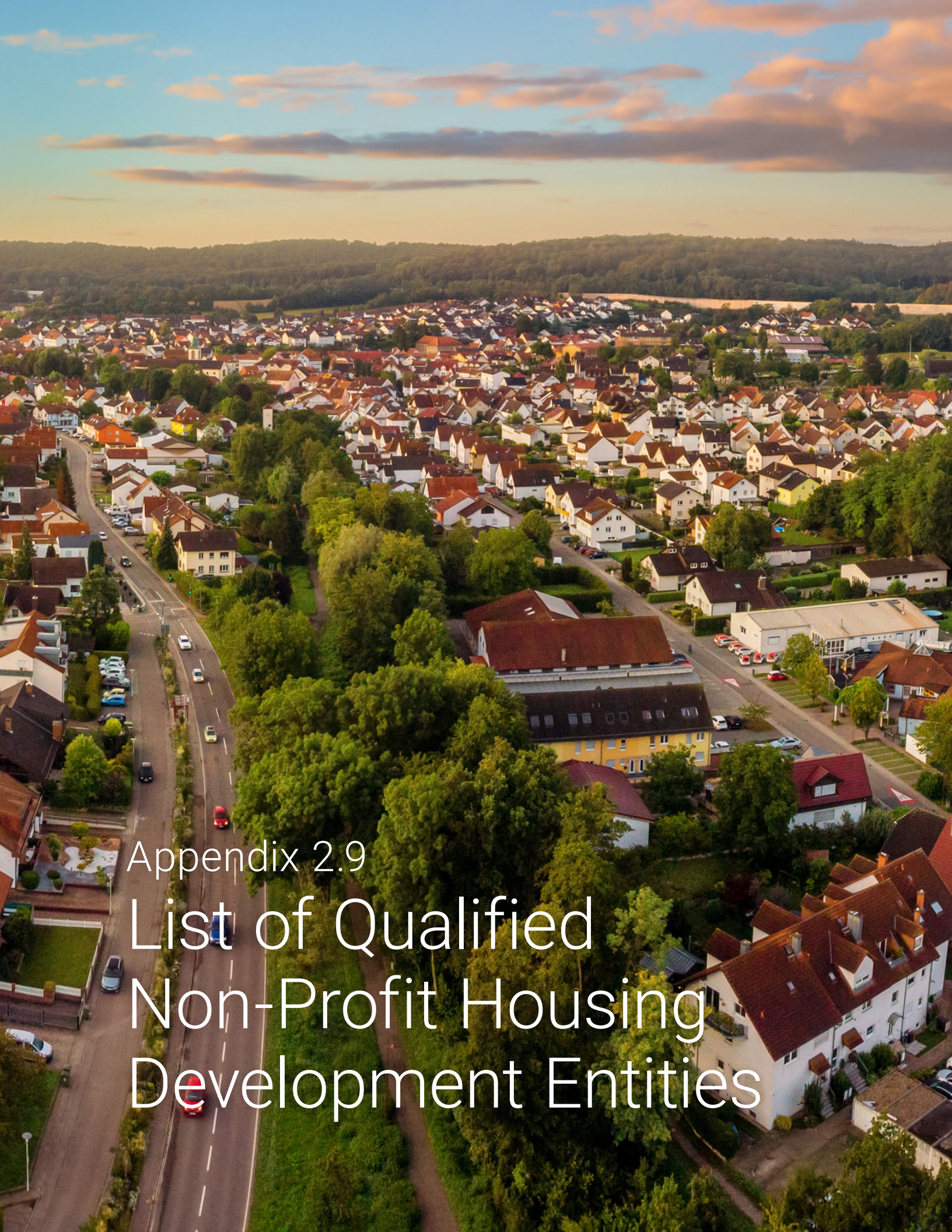
PANAMA HOTEL	403 E. 5TH STREET	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	1/1/2030	No	219	219
HARDEMION VILLAS	3913 S. HILLCREST DR.	Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)	Restriction Expiration	1/3/2030	No	29	12
2201 S. BEVERLY GLEN BLVD APTS	2201 S. BEVERLY GLEN BLVD.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	1/4/2030	No	30	1
2225 BEVERLY GLEN BLVD	2225 S. BEVERLY GLEN BLVD.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	2/3/2030	No	30	1
450 S. BURLINGTON (AKA. BURLINGTON PARTNERSHIP)	450 S. BURLINGTON AVE.	Los Angeles Housing and Community Investment Department (HCIDLA) - Major Projects (MP)	Restriction Expiration	4/1/2030	No	17	17
CASTLEWOOD TERRACE	16920 CHATSWORTH ST.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	4/10/2030	Yes	68	7
HIS SHELTERING ARMS (SHELTER)	11101 S. MAIN STREET	Community Redevelopment Agency of the City of Los	Restriction Expiration	4/18/2030	No	110	110

		Angeles Housing Programs (CRA/LA)					
9205 BURNET AVENUE APTS	9205 N. BURNET AVE.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	8/11/2030	No	46	1
VILLAGE ACQUISITION II	9258 N. HAYVENHURST ST.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	9/4/2030	No	12	12
VILLAGE ACQUISITION III;	23801 W. ARCHWOOD ST.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	9/14/2030	No	6	6
PERSHING & ROMA HOTEL	500 S. MAIN ST.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	9/16/2030	No	67	67
VILLAGE ACQUISITION III	6542 BAIRD	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	9/27/2030	No	6	6

PROMENADE TOWERS	123 S. FIGUEROA ST.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	10/15/2030	No	583	86
ANAHEIM GARDENS	1535 W. ANAHEIM BLVD.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	10/31/2030	No	80	75
MARSHAL HOUSE	517 S. SAN JULIAN ST.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	1/1/2031	No	198	198
ANGELUS INN (ANGELUS HOTEL, ANNEX HOTEL)	518 S. SAN JULIAN ST	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	1/1/2031	No	31	30
725 CORONEL APTS	725 W. CORONEL ST.	Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	Restriction Expiration	1/9/2031	No	3	3
ORBISON HOUSE/CAMERFORD	5726 CAMERFORD AVENUE	California Housing and Community Development Multifamily Housing Programs (HCD)	Restriction Expiration	3/15/2031	No	9	9

HDR FUND I APTS-43RD ST.	1040 W. 43RD ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	5/31/2031	No	19	19
HDR FUND I APTS-39TH PL.	1063 W. 39TH PL.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	5/31/2031	No	12	12
HDR FUND I APTS-58TH ST.	1733 W. 58TH ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	5/31/2031	No	9	9
HDR FUND I APTS-SCARFF	2375 S. SCARFF ST.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	5/31/2031	No	20	20
HDR FUND I APTS-ORCHARD	2714 S. ORCHARD AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	5/31/2031	No	16	16
1846 EL CERRITO PLACE	1846 N. EL CERRITO PL.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	6/27/2031	No	26	2
MENORAH HOUSE (AKA CALIFORNIA HOUSE FOR THE AGED)	19206 W. SHERMAN WAY	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	6/30/2031	Yes	51	51
FAME ARMS (A.K.A. 2420 S. WESTERN APTS)	2420 S. WESTERN AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/11/2031	Yes	40	39

3333 MENTONE AVENUE	3333 S. MENTONE AVE.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	7/18/2031	No	12	4
SELBY HOTEL	1740 N. HUDSON	California Housing and Community Development Multifamily Housing Programs (HCD)	Restriction Expiration	7/19/2031	No	29	29
3933 MARATHON STREET	3933 W. MARATHON ST.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	7/27/2031	No	22	5
ANGELES II - PRESERVATION II PROJECT	3012 S. HALLDALE AVE.	HUD Project-Based Section 8 Rental Assistance (PBRA)	Rental Subsidy Termination	7/31/2031	No	109	109
11337 COLLINS STREET APTS	11337 COLLINS ST.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	8/24/2031	No	12	2
2245 BEVERLY GLEN BOULEVARD	2245 S. BEVERLY GLEN BLVD.	City of Los Angeles Land Use Restrictions - Density Bonus	Restriction Expiration	9/20/2031	No	53	2
					TOTAL	292	9412
Source: Housing and Community Investment Department of Los Angeles							



Appendix 2.9

List of Qualified Non-Profit Housing Development Entities

Appendix 2.9: List of Qualified Non-Profit Housing Development Entities

Table 1

List of Qualified Non-Profit Housing Development Entities					
Organization	**Address**	**City**	**State**	**Zip**	**Phone Number**
Department of Housing and Community Development	2020 W. El Camino Ave. Ste. 500	Sacramento	CA	95833	(916) 263-7453
Veritas Urban Properties LLC	2050 Hancock Street, Suite B	San Diego	CA	92110	(619) 746-5191
Catalyst Housing Group, LLC	21 Ward Street, Suite 2	Larkspur	CA	94939	(415) 205-4702
JEMCOR Development Partners	1700 El Camino Real Suite #400	San Mateo	CA	94402	(415) 941-5847
Jonathon Rose Companies	551 Fifth Ave, 23rd Floor	New York	NY	10176	(917) 542-3600
Standard Property Company, INC. (DBA Standard Communities)	1901 Avenue of the Stars, Suite 395	Los Angeles	CA	90067	(310) 553-5711
Colrich Multifamily Investments, LLC	444 West Beach St.	San Diego	CA	92101	(858) 490-2300
Lincoln Avenue Capitol, LLC	680 5th Avenue, 17th Floor	New York	NY	10019	(646) 585-5524
Eden Housing, Inc.	22645 Grand Street	Hayward	CA	94541	(510) 582-1460
GAL Affordable LP	250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 698-6357
Highland Property Development, LLC	250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 698-6357
American Community Developers, Inc.	20250 Harper Avenue	Detroit	MI	48225	(313) 884-0722
Berkadia	823 Colby Drive	Davis	CA	95616	(916) 769-7768
Preservation Partners Development	21515 Hawthorne Blvd. Suite 125	Torrance	CA	90503	(310) 802-6681

WNC Community Preservation Partners, LLC	17782 Sky Park Circle	Irvine	CA	92620	(714) 662-5565
California Commercial Investment Group	4530 E. Thousand Oaks Blvd., Ste. 100	Westlake Village	CA	91362	(805) 495-8400
Dawson Holdings, Inc.	300 Turney Street, 2nd Floor	Sausalito	CA	94965	(801) 244-6658
Mesa Realty Advisors	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310
Renaissance Housing Communities	110 Pacific Avenue, Suite 292	San Francisco	CA	94111	(415)0419-4027
Richman Group of California, LLC.	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda	CA	92887	(714) 837-6138
Allied Pacific Development, LLC	169 Saxony Road, Suite 103	Encinitas	CA	92024	(760) 557-1480
Belveron Real Estate Partners, LLC	268 Bush St., #3534	San Francisco	CA	94104	(415) 273-6801
Bank of America, N.A.	555 California St., 6th Floor	San Francisco	CA	94104	(415) 953-2631
Fairfield Residential LLC	5510 Morehouse Drive, Suite 200	San Diego	CA	92121	(858) 824-6406
USA Properties Fund	2440 Professional Drive	Roseville	CA	95661	(916) 773-5866
A. F. Evans Development, Inc.	4305 University Ave. Suite 550	San Diego	CA	92105	(619) 282-6647
California Coalition for Rural Housing	717 K Street, Suite 400	Sacramento	CA	95814	(916) 443-4448
Chelsea Investment Corporation	725 South Coast Highway 101	Encinitas	CA	92024	(760) 456-6000
Corporation for Better Housing	15303 Ventura Blvd., Suite 1100	Sherman Oaks	CA	91403	(818) 905-2430
Community HousingWorks	2815 Camino Del Rio South, Ste. 350	San Diego	CA	92108	(619) 858-9031
Hampstead Development Group, Inc.	3413 30th Street	San Diego	CA	92104	(619) 543-4200
Wakeland Housing & Development Corporation	1230 Columbia St. Ste. 950	San Diego	CA	92101	(619) 326-6215
West Bay Housing Corporation	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012
Fallbrook Capital Corporation	6700 Fallbrook Avenue, #111	West Hills	CA	91307	(818) 712-6931
Creative Housing Coalition	4612 Alta Canyada Road	La Canada	CA	91011	(805) 736-9342
Cabouchon Properties, LLC	Pier 9, Suite 114	San Francisco	CA	94111	(415) 433-2000
Maximus Properties, LLC	23586 Calabasas Road, Ste. 103	Calabasas	CA	91302	(818)449-4004

Squier Properties, LLC	1157 Lake Street	Venice	CA	90291	(310) 418-6389
MBK Management Corporation	23586 Calabasas Road, Ste. 100	Calabasas	CA	91302	(818) 444-2100 ext. 250
Domus Development, LLC	594 Howard St., Ste 204	San Francisco	CA	94105	(415) 856-0010
BUILD Leadership Development, Inc.	P.O. Box 9414	Newport Beach	CA	92658	(877) 644-9422
Skyline Real Estate Development & Acquisitions, Inc.	P.O. Box 7613	Newport Beach	CA	92658	(949) 293-4705
Linc Housing Corporation	100 Pine Avenue, # 500	Long Beach	CA	90802	(562) 684-1100
Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336
The John Stewart Company	1388 Sutter St., 11th Floor	San Francisco	CA	94109	(415) 345-4400
William G. Ayyad, Inc.	9252 Chesapeake Dr., Suite 100	San Diego	CA	92123	(858) 244-0900 *4
California Human Development Corporation	3315 Airway Drive	Santa Rosa	CA	95403	(707) 521-4788
Reiner Communities LLC	100 Spectrum Center Dr. Suite 830	Irvine	CA	92618	(949) 753-0555
KDF Communities, LLC	1301 Dove St., Suite 720	Newport Beach	CA	92660	(949) 622-1888
Mercy Housing California	1360 Mission St., Suite 300	San Francisco	CA	94103	213-743-5830
Bayside Communities	1990 North California Blvd., Ste. 1070	Walnut Creek	CA	94596	(925) 482-9406
Newport Development, LLC	9 Cushing, Ste. 200	Irvine	CA	92618	(949) 923-7812
East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	CA	90033	(323) 269-4214
Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	CA	90230	(310) 204-2050
California Community Reinvestment Corp.	100 West Broadway Ste. 1000	Glendale	CA	91210	818-844-4951
Mercy Housing, Inc.	1999 Broadway, Suite 1000	Denver	CO	80202	303-830-3300
Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	CA	92687	(714) 282-2520

California Housing Partnership Corporation	369 Pine Street, Suite 300	San Francisco	CA	94104	(415) 433-6804
University River Village	7901 La Riviera Drive	Sacramento	CA	95826	(916) 381-2001
National Affordable Housing Trust	2335 North Bank Drive	Columbus	OH	43220	(614) 451-9929
DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710
EAH, Inc.	22 Pelican Way	San Rafael	CA	94901	(415) 599-2712
Community Housing Assistance Program, Inc.	3803 E. Casselle Ave	Orange	CA	92869	
National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 204-3508
The Trinity Housing Foundation	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754
Foundation for Affordable Housing, Inc.	384 Forest Ave., Suite 14	Laguna Beach	CA	92651	(949) 443-9101
BRIDGE Housing Corporation	345 Spear Street, Suite 700	San Francisco	CA	94105	(415) 989-1111
Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410
USA Properties Fund	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771
American Baptist Homes of the West	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton	CA	94588	(925) 924-7162
California Housing Finance Agency	100 Corporate Pointe, Suite 250	Culver City	CA	90230	(916) 326-8610
California Housing Finance Agency	500 Capitol Mall, Suite 400	Sacramento	CA	95814	(916) 326-8801
California Housing Finance Agency	P.O. Box 4034	Sacramento	CA	95812	(916) 326-8801
Thomas Safran & Associates Development, Inc.	11812 San Vicente Blvd. #600	Los Angeles	CA	90049	(310) 820-4888
WIP-A, LLC	2716 Ocean Park Blvd., Suite 2025	Santa Monica	CA	90403	(310) 383-6002
New Economics for Women	303 South Loma Drive	Los Angeles	CA	90017	(213) 483-2060 ext 304

San Gabriel Valley Habitat for Humanity, Inc.	400 S Irwindale Ave	Azusa	CA	91702	(626) 709-3277
Santa Fe Art Colony Tenants Association	2415 S. Sante Fe Avenue, Unit 2	Los Angeles	CA	90058	(310) 663-6665
Los Angeles County Development Authority	700 W. Main Street	Alhambra	CA	91801	(626) 586-1816
Community Development Commission	700 W. Main Street	Los Angeles	CA	91801	(626) 586-1812
Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740
Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008
ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17
CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464
Clifford Beers Housing, Inc.	1200 Wilshire Blvd. Ste. 205	Los Angeles	CA	90017	
Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411
Keller & Company	4309 Argos Drive	San Diego	CA	92116	
Poker Flats LLC	1726 Webster	Los Angeles	CA	90026	
Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007
Home and Community	2425 Riverside Place	Los Angeles	CA	90039	(213) 910-9738
Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600
Los Angeles Housing & Community Invest Dept	1200 W.7th Street, 9th Floor	Los Angeles	CA	90017	(213) 808-8654
Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	91362	(805) 496-4948
Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800
A Community of Friends	9 Cushing, Ste. 200	Irvine	CA	92618	(415) 856-0010

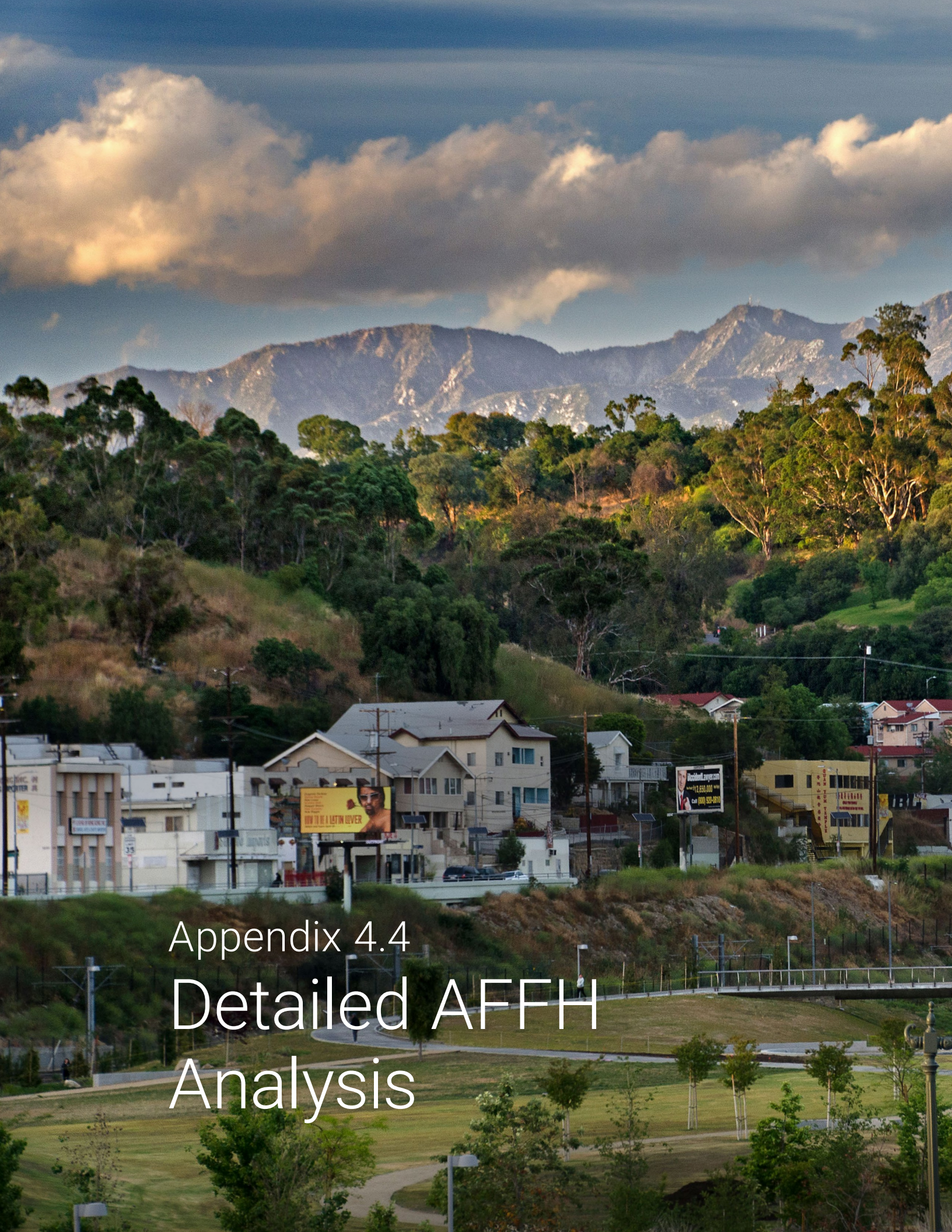
Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	CA	90305	(323) 756-6533
Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520
LTSC Community Development Corporation	231 East Third Street, Ste. G 106	Los Angeles	CA	90013	(213) 473-1606
The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556
Southern California Presbyterian Homes	516 Burchett St	Glendale	CA	91203	(818) 247-0420
Abode Communities	701 E. Third St., Ste. 400	Los Angeles	CA	90015	(213) 629-2702
Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672
Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333
Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place	Los Angeles	CA	90005	(213) 365-7400
The Long Beach Housing Development Co.	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754
PICO Union Housing Corporation	1038 Venice Blvd.	Los Angeles	CA	90015	(213) 747-2790
American Family Housing	15161 Jackson St.	Midway City	CA	92655	(714) 897-3221
FAME Corporation	1968 W. Adams Blvd.	Los Angeles	CA	90018	(323) 730-7727
Housing Authority of the City of Los Angeles	2500 Wilshire Blvd, PHA	Los Angeles	CA	90057	(213) 252-4269
Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007
West Hollywood Community Housing Corp.	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771
City of Pomona Housing Authority	505 South Garey Ave	Pomona	CA	91766	(909) 620-2368
Hollywood Community Housing Corp.	1726 N. Whitley Ave	Hollywood	CA	90028	(323) 469-0710
Hope - Net	760 S. Westmoreland Ave	Los Angeles	CA	90005	(213) 389-9949

Skid Row Housing Trust	1317 E. 7th St	Los Angeles	CA	90021	(213) 683-0522
The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr	Long Beach	CA	90802	(562) 570-6926
Santa Fe Art Colony Tenants Association	2415 S. Sante Fe Avenue, Unit 2	Los Angeles	CA	90058	(310) 663-6665

Click Here to View Appendix 4.1 - Housing Element Sites Inventory Table A

Click Here to View Appendix 4.2 Pipeline Projects - Public Development

Click Here to View Appendix 4.3 Pipeline Projects - Private Development



Appendix 4.4

Detailed AFFH Analysis

Appendix 4.4

Additional Data - Affirmatively Furthering Fair Housing Analysis of Adequate Sites Inventory and Candidate Sites for Rezoning

This Appendix provides further data analysis that responds to all topics required to be addressed as part of the AFFH Analysis of the Adequate Sites Inventory and Candidate Sites for Rezoning.

Existing Conditions: Analysis of Adequate Sites Inventory

Household Structure and Family Type

Table 4A-1 and *Table 4A-2* provide data on the family structure and household characteristics for neighborhoods with identified development potential. Considering the citywide average of 30% of all households having children, there are not substantial disparities across neighborhoods; however, there is a slightly higher proportion of households with children in the neighborhoods with the lowest identified capacity (33%), and a slightly lower proportion in the higher capacity neighborhoods (28%). Similar trends are evident when considering the distribution of elderly households aged 65 years and older.

Table 4A-1

Existing Conditions Analysis: Household Characteristics of Neighborhoods Identified in Existing Sites Inventory, Total Unit Potential		
Census Tract Category	**Percent Households with Children**	**Household 65+**
Citywide Average	30%	20%
Low Capacity Neighborhoods	33%	24%
Medium Capacity Neighborhoods	29%	19%
Higher Capacity Neighborhoods	28%	17%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.		

Looking closer at family structure, there are not significant differences across neighborhoods, although lower capacity neighborhoods have a slightly higher share of married households compared to the citywide total (41%, compared to 35% citywide) and a lower percentage of people living alone (10%, compared to 14% citywide). Higher capacity neighborhoods have a slightly higher share of people living with non-relatives (11%), compared to the citywide average of 10%.

Table 4A-2

Existing Conditions Analysis: Family Structure of Neighborhoods Identified in Existing Sites Inventory, Total Unit Potential						
Census Tract Category	**Percent Live Alone**	**Percent Live with Spouse**	**Percent Live with Unmarried Partner**	**Percent Live with Parents**	**Percent Live with Other Relatives**	**Percent Live with Non-Relatives**
Citywide Average	14%	35%	7%	15%	19%	10%
Low Capacity Neighborhoods	10%	41%	6%	17%	19%	8%
Medium Capacity Neighborhoods	14%	34%	7%	14%	19%	11%
Higher Capacity Neighborhoods	19%	30%	8%	14%	20%	11%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.						

Disability

Table 4A-3 shows the percentage of the population with disabilities in each neighborhood, compared to the citywide average, as well as the percent of households receiving SSI. Considering the population with disabilities as a whole, there is no clear distinction among the neighborhoods based on their identified development potential. This result suggests that there is no clear relationship between the population with disabilities, and areas of the city with identified development potential. However, there is a minor difference among the percent of households receiving SSI. The lowest capacity neighborhoods have a slightly lower percent of SSI households (6%, compared to 7% citywide), while highest capacity neighborhoods have a slightly higher percent of SSI households (8%).

Table 4A-3

Existing Conditions Analysis: Disability Status of Neighborhoods Identified in Existing Sites Inventory, Total Unit Potential		
Census Tract Category	**Percent SSI Households**	**Population with Disability**
Citywide Average	7%	10%
Low Capacity Neighborhoods	6%	10%
Medium Capacity Neighborhoods	7%	10%
Higher Capacity Neighborhoods	8%	10%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.		

Existing Conditions: Analysis of Adequate Sites Inventory - Lower Income Development Potential

Because the distribution of lower income development potential is fairly consistent with the overall distribution of total expected development potential, the findings presented in Chapter 4 are applicable to the locations of lower income development potential as well. Provided below are the applicable charts and a high-level summary of key analysis.

Race / Ethnicity

Table 4A-4 shows similar results to those found for the total development potential in the Adequate Sites Inventory. This analysis shows that neighborhoods with the lowest identified lower income development potential have a higher share of white residents, compared to the city as a whole. By contrast, the neighborhoods with the highest share of identified lower income development potential have a substantially higher share of population of Black/African American residents, compared to the rest of the city. Latinx and Asian residents are relatively dispersed throughout, though Asian residents are marginally more represented in the higher capacity neighborhoods.

Table 4A-4

Existing Conditions Analysis: Racial / Ethnic Composition of Neighborhoods Identified in Existing Sites Inventory, Lower Income Development Potential				
Census Tract Category	**Percent Population - White (Non-Latinx)**	**Percent Population - Black/African American (Non-Latinx)**	**Percent Population - Latinx**	**Percent Population - Asian (Non-Latinx)**
Citywide Average	28%	9%	49%	11%
Low LI Capacity Neighborhoods	31%	5%	49%	11%
Medium LI Capacity Neighborhoods	27%	10%	48%	11%
Higher LI Capacity Neighborhoods	25%	14%	49%	12%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.				

Tenure and Income

All neighborhoods except those with the lowest identified lower income development potential have a higher share of renters than the citywide average. In addition, there is a clear relationship between anticipated lower income development potential and median household income. Lower capacity neighborhoods have a disproportionately higher median household income, while the higher capacity neighborhoods have a disproportionately lower median household income. While renter households have a lower overall median household income, the data follow the same trend across lower and higher capacity neighborhoods. The distribution of low- and moderate-income households follows a similar trend.

Table 4A-5

Existing Conditions Analysis: Tenure and Median Household Income of Neighborhoods Identified in Existing Sites Inventory, Lower Income Development Potential				
Census Tract Category	**Percent Renter Households**	**Median Household Income**	**Median Household Income - Renter Households**	**Percent Low/Moderate Income Households**
Citywide Average	63%	$64,065	$50,404	61%
Low LI Capacity Neighborhoods	53%	$77,995	$57,708	55%
Medium LI Capacity Neighborhoods	68%	$47,034	$47,034	64%
Higher LI Capacity Neighborhoods	72%	$50,782	$42,745	68%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.				

Household Structure and Family Type

Table 4A-36 and *Table 4A-7* provide data on the family structure and household characteristics for neighborhoods with identified lower income development potential. There are not substantial disparities across neighborhoods; however, there is a slightly higher proportion of households with children in the neighborhoods with the lowest identified lower income capacity (33%), and a slightly lower proportion in the higher capacity neighborhoods (28%). Similar trends are evident when considering the distribution of elderly households aged 65 years and older. Similarly, there are not significant differences across neighborhoods in terms of family structure.

Table 4A-6

Existing Conditions Analysis: Household Characteristics of Neighborhoods Identified in Existing Sites Inventory, Lower Income Development Potential		
Census Tract Category	**Percent Households with Children**	**Household 65+**
Citywide Average	30%	20%
Low LI Capacity Neighborhoods	33%	21%
Medium LI Capacity Neighborhoods	28%	19%
Higher LI Capacity Neighborhoods	28%	19%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.		

Table 4A-7

Existing Conditions Analysis: Family Structure of Neighborhoods Identified in Existing Sites Inventory, Lower Income Development Potential						
Census Tract Category	**Percent Live Alone**	**Percent Live with Spouse**	**Percent Live with Unmarried Partner**	**Percent Live with Parents**	**Percent Live with Other Relatives**	**Percent Live with Non-Relatives**
Citywide Average	14%	35%	7%	15%	19%	10%
Low LI Capacity Neighborhoods	11%	38%	6%	16%	19%	9%
Medium LI Capacity Neighborhoods	15%	33%	7%	14%	19%	12%
Higher LI Capacity Neighborhoods	17%	31%	8%	14%	19%	11%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.						

Disability

Table 4A-8 shows the percentage of the population with disabilities in each neighborhood, compared to the citywide average, as well as the percent of households receiving SSI. This table reflects the same findings found above for the total development potential in the Adequate Sites Inventory.

Table 4A-8

Existing Conditions Analysis: Disability Status of Neighborhoods Identified in Existing Sites Inventory, Lower Income Development Potential		
Census Tract Category	**Percent SSI Households**	**Population with Disability**
Citywide Average	7%	10%
Low LI Capacity Neighborhoods	6%	10%
Medium LI Capacity Neighborhoods	7%	10%
Higher LI Capacity Neighborhoods	8%	10%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.		

Opportunity Areas

Table 4A-9 shows the individual domain scores that comprise the overall Opportunity Area score for neighborhoods with identified lower income development potential. This table follows similar trends as those found for the overall sites inventory.

Table 4A-9

Existing Conditions Analysis: TCAC/HCD Opportunity Area Domains, Average Score by Neighborhoods Identified in Existing Sites Inventory, Lower Income Development Potential			
Census Tract Category	**Average Economic Domain Score**	**Average Environmental Domain Score**	**Average Educational Domain Score**
Citywide Average	0.53	0.44	0.39
Low LI Capacity Neighborhoods	0.53	0.54	0.47
Medium LI Capacity Neighborhoods	0.55	0.40	0.36
Higher LI Capacity Neighborhoods	0.50	0.34	0.28
Source: TCAC/HCD Opportunity Area Map, 2021			

Rezoning Analysis: Analysis of Candidate Sites for Rezoning

The below charts are provided for reference purposes. Overall, the Inventory of Candidate Sites for Rezoning is found to largely reflect a reversal of the trends found in the existing Sites Inventory. A full discussion of the AFFH Analysis of the Rezoning Program, including implications for future Implementation Programs, is provided in Chapter 4.

Table 4A-10

Rezoning Analysis: Summary of Census Tracts by Assigned Category, Lower Income Rezoned Development Potential			
Census Tract Category	**Total Lower Income Rezoned Development Potential**	**Percent of Total Census Tracts**	**Percent of Lower Income Rezoned Development Potential**
Lowest LI Capacity Neighborhoods	0 - 25	36%	0.3%
Lower LI Capacity Neighborhoods	26 - 250	21%	3%
Moderate LI Capacity Neighborhoods	251 - 750	17%	11%
Higher LI Capacity Neighborhoods	751 - 2,500	17%	34%
Highest LI Capacity Neighborhoods	2,501+	8%	52%

Table 4A-11

Rezoning Analysis: Racial / Ethnic Composition of Neighborhoods Identified in Rezoning Inventory				
Census Tract Category	**Percent Population - White (Non-Latinx)**	**Percent Population - Black/African American (Non-Latinx)**	**Percent Population - Latinx**	**Percent Population - Asian (Non-Latinx)**
Citywide Average	28%	9%	49%	11%
Lowest Capacity Neighborhoods	21%	9%	52%	15%
Lower Capacity Neighborhoods	16%	12%	61%	8%
Moderate Capacity Neighborhoods	32%	6%	47%	11%
Higher Capacity Neighborhoods	40%	6%	39%	12%
Highest Capacity Neighborhoods	47%	7%	26%	15%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.				

Table 4A-12

Rezoning Analysis: Racial / Ethnic Composition of Neighborhoods Identified in Rezoning Inventory, Lower Income Rezoned Development Potential				
Census Tract Category	**Percent Population - White (Non-Latinx)**	**Percent Population - Black/African American (Non-Latinx)**	**Percent Population - Latinx**	**Percent Population - Asian (Non-Latinx)**
Citywide Average	28%	9%	49%	11%
Lowest LI Capacity Neighborhoods	16%	13%	59%	10%
Lower LI Capacity Neighborhoods	27%	8%	51%	12%
Moderate LI Capacity Neighborhoods	31%	6%	50%	10%
Higher LI Capacity Neighborhoods	40%	6%	37%	13%
Highest LI Capacity Neighborhoods	47%	6%	6%	14%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.				

Table 4A-13

Rezoning Analysis: Tenure and Median Household Income of Neighborhoods Identified in Rezoning Inventory, Lower Income Rezoned Development Potential				
Census Tract Category	**Percent Renter Households**	**Median Household Income**	**Median Household Income - Renter Households**	**Percent Low/Moderate Income Households**
Citywide Average	63%	$64,065	$50,404	61%
Lowest LI Capacity Neighborhoods	68%	$54,783	$43,641	70%
Lower LI Capacity Neighborhoods	63%	$64,712	$51,291	60%
Moderate LI Capacity Neighborhoods	64%	$64,756	$52,651	58%
Higher LI Capacity Neighborhoods	62%	$69,117	$54,123	53%
Highest LI Capacity Neighborhoods	53%	$90,799	$66,519	48%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.				

Table 4A-14

Rezoning Analysis: Household Characteristics of Neighborhoods Identified in Rezoning Inventory, Total Rezoned Development Potential		
Census Tract Category	**Percent Households with Children**	**Household 65+**
Citywide Average	30%	20%
Lowest Capacity Neighborhoods	32%	20%
Lower Capacity Neighborhoods	36%	19%
Moderate Capacity Neighborhoods	29%	19%
Higher Capacity Neighborhoods	26%	20%
Highest Capacity Neighborhoods	23%	22%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.		

Table 4A-15

Rezoning Analysis: Household Characteristics of Neighborhoods Identified in Rezoning Inventory, Lower Income Rezoned Development Potential		
Census Tract Category	**Percent Households with Children**	**Household 65+**
Citywide Average	30%	20%
Lowest LI Capacity Neighborhoods	36%	20%
Lower LI Capacity Neighborhoods	30%	19%
Moderate LI Capacity Neighborhoods	29%	20%
Higher LI Capacity Neighborhoods	26%	20%
Highest LI Capacity Neighborhoods	23%	22%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.		

Table 4A-16

Rezoning Analysis: Family Structure of Neighborhoods Identified in Rezoning Inventory, Total Rezoned Development Potential						
Census Tract Category	**Percent Live Alone**	**Percent Live with Spouse**	**Percent Live with Unmarried Partner**	**Percent Live with Parents**	**Percent Live with Other Relatives**	**Percent Live with Non-Relatives**
Citywide Average	14%	35%	7%	15%	19%	10%
Lowest Capacity Neighborhoods	13%	35%	7%	15%	19%	11%
Lower Capacity Neighborhoods	11%	31%	7%	18%	23%	10%
Moderate Capacity Neighborhoods	14%	36%	7%	15%	18%	10%
Higher Capacity Neighborhoods	15%	37%	7%	13%	17%	11%
Highest Capacity Neighborhoods	20%	40%	7%	10%	13%	10%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.						

Table 4A-17

Rezoning Analysis: Family Structure of Neighborhoods Identified in Rezoning Inventory, Lower Income Rezoned Development Potential						
Census Tract Category	**Percent Live Alone**	**Percent Live with Spouse**	**Percent Live with Unmarried Partner**	**Percent Live with Parents**	**Percent Live with Other Relatives**	**Percent Live with Non-Relatives**
Citywide Average	14%	35%	7%	15%	19%	10%
Lowest LI Capacity Neighborhoods	13%	31%	8%	17%	22%	10%
Lower LI Capacity Neighborhoods	13%	35%	7%	15%	19%	10%
Moderate LI Capacity Neighborhoods	15%	36%	7%	15%	18%	10%
Higher LI Capacity Neighborhoods	15%	38%	7%	14%	17%	10%
Highest LI Capacity Neighborhoods	16%	41%	7%	12%	15%	10%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.						

Table 4A-18

Rezoning Analysis: Disability Status of Neighborhoods Identified in Rezoning Inventory, Total Rezoned Development Potential		
Census Tract Category	**Percent SSI Households**	**Population with Disability**
Citywide Average	7%	10%
Lowest Capacity Neighborhoods	7%	10%
Lower Capacity Neighborhoods	8%	10%
Moderate Capacity Neighborhoods	6%	10%
Higher Capacity Neighborhoods	6%	10%
Highest Capacity Neighborhoods	7%	11%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.		

Table 4A-19

Rezoning Analysis: Disability Status of Neighborhoods Identified in Rezoning Inventory, Lower Income Rezoned Development Potential		
Census Tract Category	**Percent SSI Households**	**Population with Disability**
Citywide Average	7%	10%
Lowest LI Capacity Neighborhoods	8%	10%
Lower LI Capacity Neighborhoods	7%	10%
Moderate LI Capacity Neighborhoods	7%	10%
Higher LI Capacity Neighborhoods	6%	10%
Highest LI Capacity Neighborhoods	6%	10%
Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.		

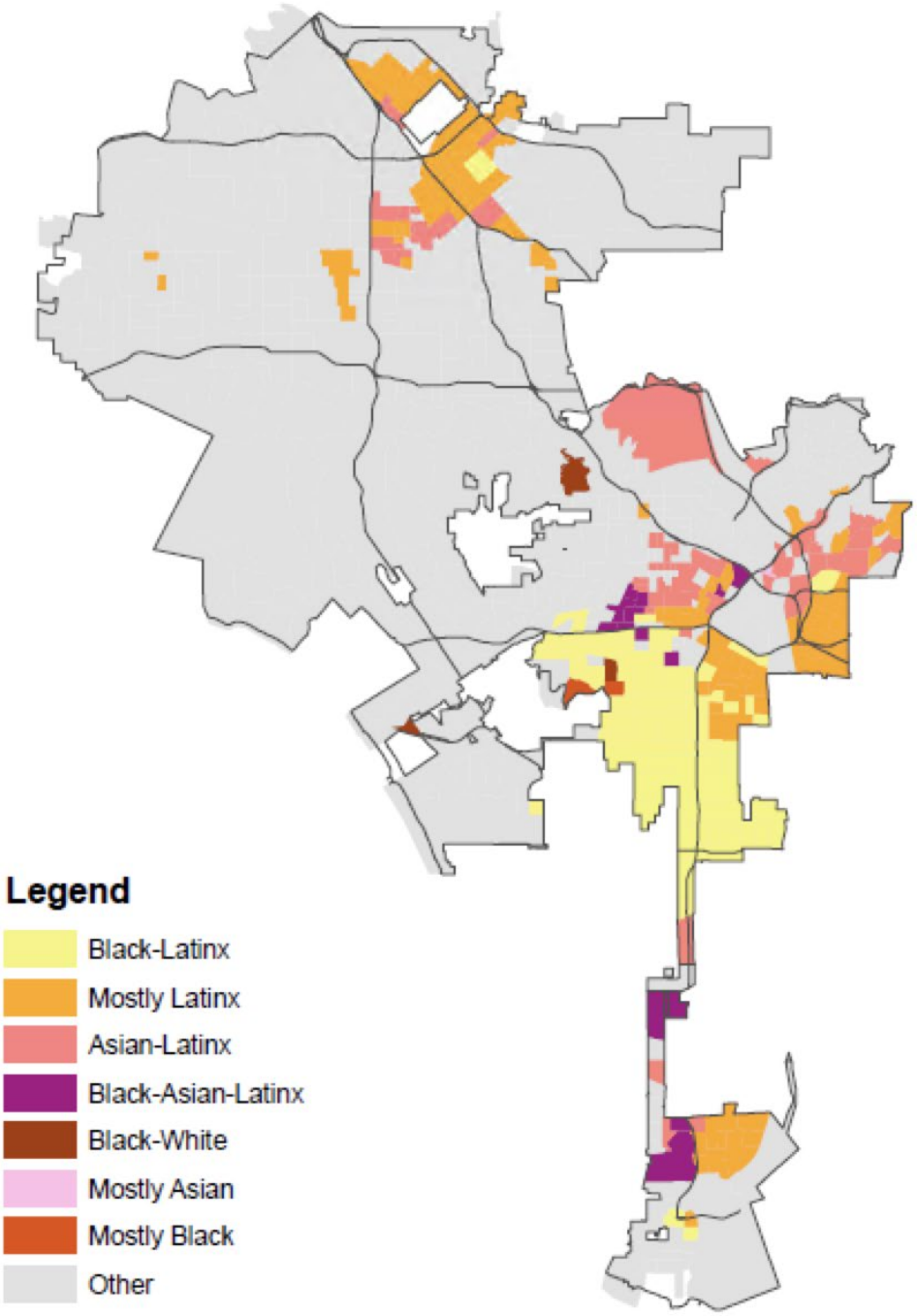
Table 4A-20

Rezoning Analysis: TCAC/HCD Opportunity Area Domains, Average Score by Neighborhoods Identified in Rezoning Inventory			
Census Tract Category	**Average Economic Domain Score**	**Average Environmental Domain Score**	**Average Educational Domain Score**
Citywide Average	0.53	0.44	0.39
Lowest Capacity Neighborhoods	0.53	0.50	0.31
Lower Capacity Neighborhoods	0.45	0.41	0.28
Moderate Capacity Neighborhoods	0.56	0.47	0.44
Higher Capacity Neighborhoods	0.58	0.43	0.50
Highest Capacity Neighborhoods	0.68	0.39	0.59
Source: TCAC/HCD Opportunity Area Map, 2021			

Table 4A-21

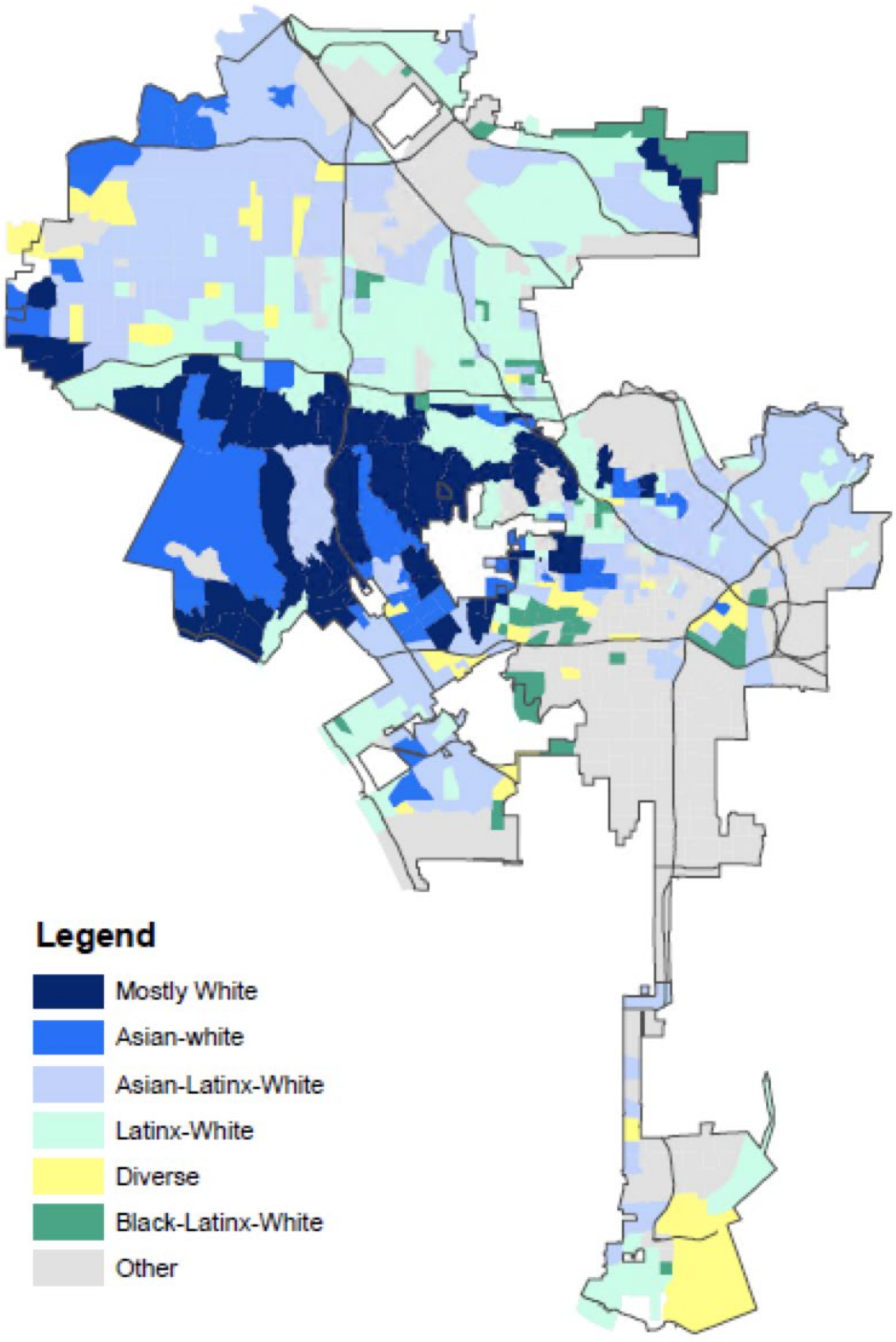
Rezoning Analysis: TCAC/HCD Opportunity Area Domains, Average Score by Neighborhoods Identified in Rezoning Inventory, Lower Income Rezoned Development Potential			
Census Tract Category	**Average Economic Domain Score**	**Average Environmental Domain Score**	**Average Educational Domain Score**
Citywide Average	0.53	0.44	0.39
Lowest LI Capacity Neighborhoods	0.48	0.44	0.28
Lower LI Capacity Neighborhoods	0.54	0.45	0.39
Moderate LI Capacity Neighborhoods	0.53	0.43	0.42
Higher LI Capacity Neighborhoods	0.56	0.44	0.50
Highest LI Capacity Neighborhoods	0.69	0.44	0.61
Source: TCAC/HCD Opportunity Area Map, 2021			

Map 4A-1. HCD Neighborhood Racial Typologies, Part 1

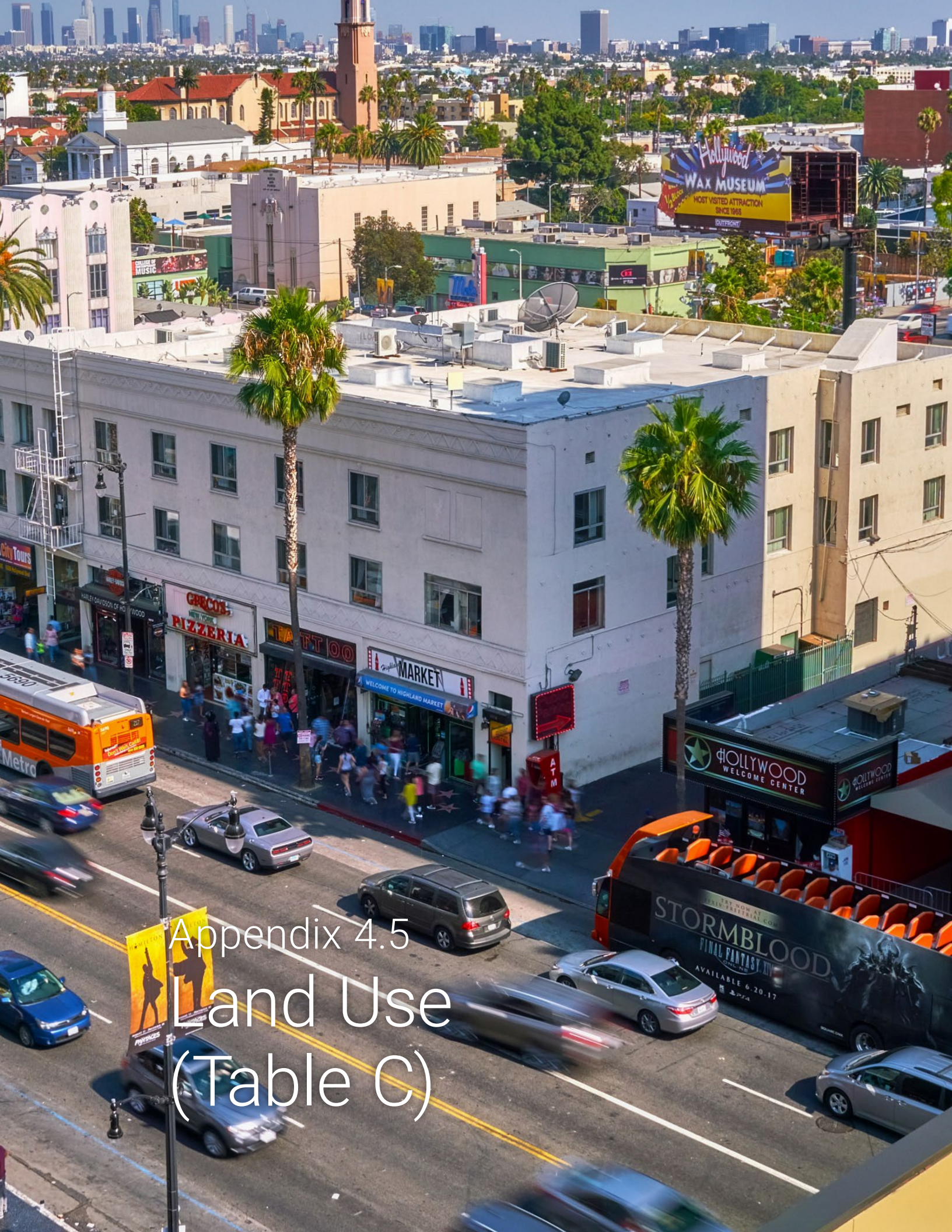


Source: HCD categories based on ACS 2019 5-year summary data

Map 4A-2. HCD Neighborhood Racial Typologies, Part 2



Source: HCD categories based on ACS 2019 5-year summary data



Appendix 4.5

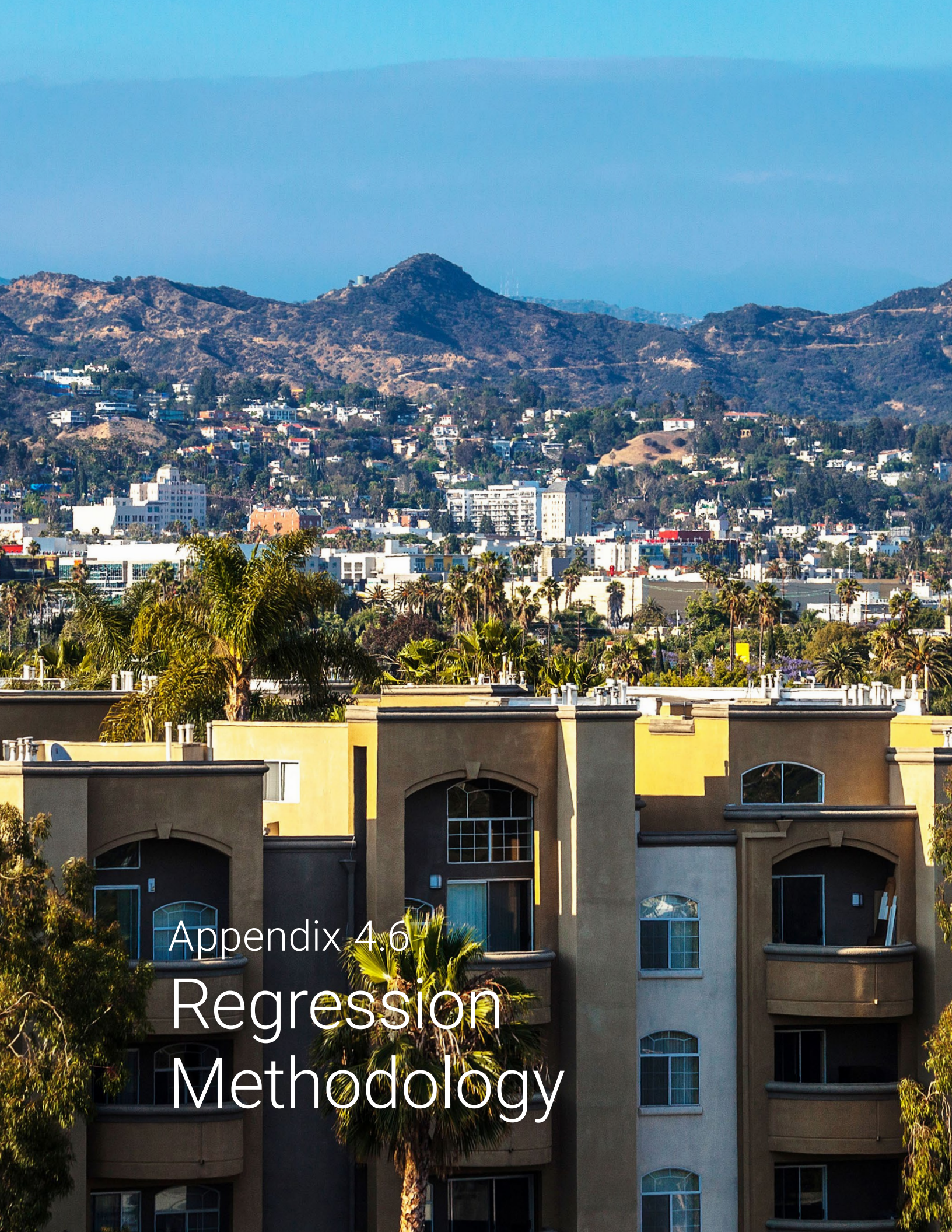
Land Use (Table C)

Appendix 4.5 - *Land Use (Table C)*

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
A1	Agricultural, Single Family Residential
A2	Agricultural, Single Family Residential
ADP	Commercial, Multiple Family Residential
C1	Commercial, Multiple Family Residential
C1.5	Commercial, Multiple Family Residential
C2	Commercial, Multiple Family Residential
C4	Commercial, Multiple Family Residential
C4(OX)	Commercial, Multiple Family Residential
C5	Commercial, Multiple Family Residential
CM	Commercial Manufacturing/Hybrid Industrial, Multiple Family Residential
CM(GM)	Commercial Manufacturing/Hybrid Industrial, Multiple Family Residential
CR	Commercial, Multiple Family Residential
CW	Commercial, Multiple Family Residential
MU(EC)	Commercial, Multiple Family Residential
NMU(EC)	Commercial, Multiple Family Residential
R1	Single Family Residential
R1H1	Single Family Residential
R1P	Single Family Residential, Parking
R1R3	Single Family Residential
R1V1	Single Family Residential
R1V2	Single Family Residential
R1V3	Single Family Residential
R2	Multiple Family Residential (Duplex)
R2P	Multiple Family Residential (Duplex), Parking
R3	Multiple Family Residential
R3(EC)	Multiple Family Residential
R3(PV)	Multiple Family Residential
R3P	Multiple Family Residential, Parking
R4	Multiple Family Residential
R4(PV)	Multiple Family Residential
R4P	Multiple Family Residential, Parking
R5	Multiple Family Residential
R5P	Multiple Family Residential, Parking
RA	Residential Suburban/Single Family Residential
RAS3	Multiple Family Residential
RAS4	Multiple Family Residential
RAP	Residential Suburban/Single Family Residential, Parking
RD1.5	Multiple Family Residential
RD2	Multiple Family Residential
RD3	Multiple Family Residential
RD4	Multiple Family Residential

Appendix 4.5 - *Land Use (Table C)*

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
RD5	Multiple Family Residential
RD6	Multiple Family Residential
RE11	Single Family Residential
RE15	Single Family Residential
RE20	Single Family Residential
RE40	Single Family Residential
RE9	Single Family Residential
RMP	Multiple Family Residential
RS	Single Family Residential
RU	Single Family Residential
RW1	Single Family Residential
RW2	Multiple Family Residential
RZ2.5	Single Family Residential
RZ3	Single Family Residential
USC-1A	Commercial, Multiple Family Residential
USC-1B	Commercial, Multiple Family Residential
USC-3	Commercial, Multiple Family Residential



Appendix 4.6

Regression Methodology

Appendix 4.6

Technical Summary of Econometric Approach to Estimating Housing Element Site Capacity in the City of Los Angeles

Prepared by: Issi Romem, Ph.D.; MetroSight and UC Berkeley Terner Center for Housing Innovation

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1. Overview:

1.1. Background:

The City of Los Angeles is required by law to submit to the State of California its Housing Element for the upcoming RHNA cycle later this year. AB 1397 (2017) now requires that, for each site in the Housing Element, the City specify the site's realistic capacity for new housing units during the upcoming cycle. It also requires the City to explain the methodology used to determine that capacity, and for the methodology to consider a list of factors related to existing uses, past experience, the market environment and regulatory incentives.

MetroSight has been hired by the Terner Center to assist the City by developing and implementing an econometric approach for estimating site capacity based on the City's past experience, as reflected in data on housing production. This memo describes the methodology developed and its results.

1.2. Zoned capacity for housing in the City of Los Angeles:

The City of Los Angeles currently has about 1.38m existing housing units in the sample of parcels considered for its housing element. If each parcel that allowed for housing was redeveloped as 100% residential to the maximum number of allowable (base) units, the number of housing units in the City would more than double. The City's zoned capacity has increased since 2010, especially after accounting for bonuses, likely due to the introduction of the City's Transit-Oriented Communities (TOC) program.

However, the presence of additional zoned capacity does not guarantee that development of that capacity will occur within a given timeframe, or at all. In the 11 years from 2010 to 2020, only about **128k new units** were permitted in the city.

What prevents zoned capacity from materializing into new housing production? First, even when zoned capacity exists, it does not guarantee that development is financially feasible. Regulatory costs and barriers that are not reflected by zoned capacity come into play, including additional requirements such as parking minimums, an ever-more-complex building code, fees, and legal obstacles posed via the California Environmental Quality Act (CEQA), as well as uncertainty around the entitlement timeframe and approval (including the final unit count). In the case of Accessory Dwelling Units (ADUs), financing barriers as well as constraints on splitting lots can limit production. In addition, construction costs and other market factors also influence the financial feasibility of development in conjunction with regulatory factors.

Second, the take up of worthwhile development opportunities does not generally occur right away. The pursuit of such opportunities typically requires the acquisition of the property by a developer, and such sales are generally driven and timed by property owners' extraneous circumstances.[1]

In practice, the take-up of development opportunities suggested by the existence of available zoned capacity has been very gradual. From 2010 to 2020 only about **0.2 percent** of parcels in the City had new units permitted each year.

On the flip side, zoned capacity is not always the limiting factor for take-up of development opportunities. Even after accounting for bonuses, only about **55 percent** of new units permitted from 2010 to 2020 fell within their parcels' zoned capacity.[2] The rest either involved changes in zoned capacity or exceptions to it.

1.3. Modeling the permitting of new units empirically:

This study uses data on permitting from 2015 to 2019 to model the likelihood of new units being permitted on each parcel and their number. The model accounts for parcel's zoned capacity before and after bonuses,

[1] There are many additional complexities involved here. For example, the knife-edge financial feasibility of development that arises due to regulatory and other costs may result in developers' only being able to pursue development opportunities on land banked during opportune times in the real estate cycle. Another example is that the complex and often political nature of the entitlement process (in general, not just in Los Angeles) raises the bar for new developers to pursue opportunities outside their familiar territory, which likely limits the pool of developers and their bandwidth for pursuing opportunities in the city. Yet another example involves the availability of capital for development, which in recent decades has (anecdotally) skewed away from small- and mid-scale development to focus on larger opportunities--a development sometimes linked with the reduced number and role of local and regional lending institutions.

[2] See table enumerating total new units permitted in Section 3.

as well as the market conditions and various other factors which the city is required to address by law in its specification of site capacity for the upcoming RHNA cycle.

The study then applies the model to current data, including changes in zoned capacity, market conditions and other factors, in order to predict that likelihood and unit number going forward. Crucially, the model is constrained such that the predicted number of units on a site may never exceed its bonus-zoned capacity. This aligns the predicted site capacity with legal obligations under RHNA.

The model predicts that, within the bonus-zoned capacity, the parcels considered for the city's housing element would result in 29,505 new units permitted within 5 years. Adjusting that number for an 8-year period such as the RHNA cycle raises the number to **47,208** new units. (Applying simple adjustments to approximate the corresponding numbers of new units that would be permitted beyond the bonus-zoned cap and including parcels outside the set considered for the city's housing element yields estimates that exceed the city's past permitting performance.)

The model's prediction of approximately 47,000 new units being permitted in the city within the bonus-zoned cap in the span of 8 years falls an order of magnitude short of the city's upcoming cycle RHNA allocation of **456,643** units.

However, two important caveats to the estimates above are in order. The first is with respect to the city's TOC program. While that program's implications for bonus-zoned capacity have been accounted for in the model, its implications for other aspects of development have not been. For example, the relaxation of minimum parking requirements in projects subject to TOC bonuses may raise the likelihood of new units permitted on a parcel beyond the impact of higher bonus-zoned capacity alone. This study includes analysis gauging the additional impact of other concessions in the TOC program on the likelihood of new units being permitted. We estimate that other TOC related benefits would raise the 8-year prediction for new units permitted within the bonus-zoned cap from 47,208 to **61,158**.

The second caveat is that the nature of the model is inherently predictive, not causal. That means that the model does *not* estimate the causal relationship whereby a change in zoned capacity induces a change in the permitting of new units. Rather, it predicts the permitting of new units that, under the set of observed circumstances, is likely to correlate with different levels of zoned capacity. The distinction is important because it means that policy changes that alter zoned capacity may not result in

corresponding changes to permitting per the model's prediction.[3] In reality, the model is likely capturing a mixed causal and correlational relationship between zoned capacity and the permitting of new units, so its predictions can be taken--cautiously--as indications of permitting levels that would be obtained under different zoned capacity scenarios. Confidence in the model's predictions should vary inversely with how far future circumstances are assumed to stray from those observed in data used for estimation.

1.4. This memo:

The remainder of this memo is structured as follows:

- Section 2 describes the data sources used to inform the model.
- Section 3 provides information on the city's past performance with respect to zoning capacity and the permitting of new units as it emerges from the data.
- Section 4 introduces the model, as follows:
    - Section 4.1 presents the methodology.
    - Section 4.2 relates the model to the requirements set forth in the law.
    - Section 4.3 addresses the model's estimation and accuracy
    - Section 4.4 characterizes the model's predictions
    - Section 4.5 discusses the approach's limitations
- Section 5 introduces the Transit-Oriented Communities (TOC) exercise

[3] For example, suppose that zoned capacity is higher in areas where market conditions render development more worthwhile or where neighbors' effective opposition to development is weaker, and it is for those reasons--as opposed to greater zoned capacity per se--that larger numbers of new units are permitted in areas with higher zoned capacity. In that case, because raising zoned capacity in an area does not change market conditions or neighbors' opposition, changing zoned capacity would not influence the permitting of new units.

2. **Data**

The study incorporates the following data:

2.1. **Data on "base-zoned units:"** *The number of housing units allowed on each city parcel (PIN) circa 2010 and 2020*. These numbers reflect base zoning as well as additional land use policy that applies to each property (such as overlays, specific plans, General Plan Footnotes, D limitations, and Q conditions,), compiled by city staff and accompanied by data on the underlying land use policies used to determine them. The numbers exclude the influence of bonuses.

Those data are available for samples of approximately 719k and 727k parcels in 2010 and 2020, respectively. The 2010 Sample is essentially contained within the 2020 Sample.

The 2020 Sample comprises the set of parcels that may be considered for the city's housing element, as they reflect parcels which are zoned to permit residential uses.

2.2. **Data on "bonus-zoned units:"** *Estimate of the number of housing units allowed on each city parcel with bonuses*, in 2010 and 2020. Bonuses can be applied in different ways, e.g. depending on the share of subsidized units and their rent level, so rather than there being a single number that reflects allowed capacity with bonuses there is in reality a menu of such numbers. The numbers provided here reflect assumptions as to which bonus structure to apply to each parcel, based on eligibility for a range of affordable housing incentive programs (including Density Bonus, TOC, and Community Plan Implementation Overlay Zones).

Those data are available for the same samples as the data on base-zoned units.

2.3. **Building permit data:** *An extract of all building permits reflecting an addition to the number of housing units on a site,* issued by the city for the 11-year period from Jan 1, 2010 to Dec 31, 2020. These data include information on the change in unit count, as well as the timing of permits. Associated demolition permits were not included in the extract. The data are at the city parcel (PIN) level, and in cases in which a single parcel is associated with multiple permits, we estimated the relevant overall change in unit count and assigned it to a single point in time.

2.4. **Assessor data:** *Los Angeles County assessor rolls* from 2010, 2015 and 2019 (the latest currently available). These were used to obtain information on existing unit counts, structure ages and square footage (for obtaining Floor Area Ratios (FAR)), as well as information on existing

use categories. These data are at the county parcel level (APN/BPP) and were reconciled with city parcel data.

2.5. **Spatial data:** *Spatial data on the full universe of city parcels*, obtained from the city's public-facing GeoHub website, used for observing that full universe (as opposed to just the 2010 and 2020 Samples), as well as for spatial matching with supplementary data.

2.6. **Supplementary data:** *A variety of data from third-party sources,* including the U.S. Census' American Community Survey (rental vacancy rates, household income and demographic information), publicly-available data on home values and rents from Zillow, and proprietary data on commercial property leases and their terms acquired by the Terner Center from Compstak.

3. Past performance:

3.1. The universe of parcels and the 2010 and 2020 Samples:

The full universe gleaned from the spatial data includes 851,095 city parcels. The 2010 and 2020 Samples, i.e. the sets of parcels with base- and bonus-zoned units data as of 2010 and 2020, respectively, include 718,691 and 727,301 city parcels.

The overwhelming majority of parcels have a zoned capacity of 1-4 units, with the remainder consisting of those with a zoned capacity of 5-50 units. Parcels with zoned capacity greater than 50 units have in the past comprised less than one percent of parcels. However, changes since 2010, including the TOC program, have raised the latter's share as measured by bonus-zoned capacity above the one percent mark.

Parcel counts by number of base- and bonus-zoned units						
Sample	**Base vs bonus**	**0 units**	**1-4 units**	**5 to 50 units**	**>50 units**	**Total**
2010 Sample	Base	19,966 (2.8%)	579,269 (80.6%)	115,011 (16.0%)	4,445 (0.6%)	718,691
	Bonus	9,968 (1.4%)	555,023 (77.2%)	148,011 (20.6%)	5,689 (0.8%)	
2020 Sample	Base	20,580 (2.8%)	581,851 (80.0%)	119,589 (16.4%)	5,281 (0.7%)	727,301
	Bonus	1,231 (0.2%)	553,987 (76.2%)	162,859 (22.4%)	9,224 (1.3%)	

3.2. Upzoning and downzoning:

Over the course of a decade, approximately one percent of parcels were downzoned with respect to base- and bonus-zoned capacity, and just 1.3 percent was upzoned with respect to base-zoned capacity. However, as much as 16 percent of parcels were upzoned with respect to bonus-zoned capacity, presumably reflecting the TOC program.

Parcels upzoned or downzoned by 1 or more units between 2010 and 2020[4]				
Base vs bonus	**Downzoned**	**Unchanged**	**Upzoned**	**Total**
Base	7,331 (1.0%)	702,195 (97.7%)	9,165 (1.3%)	718,691
Bonus	9,263 (1.3%)	594,532 (82.7%)	114,896 (16.0%)	718,691

3.3. Existing units and zoned capacity:

As noted in the overview, the City of Los Angeles currently has about 1.38m existing housing units in the sample of parcels that can be considered for its housing element. If each parcel in the sample was redeveloped as 100% residential to the maximum number of allowable (base) units, the number of housing units would more than double. However, the likelihood of seeing new units permitted on a given parcel each year is very low (see Section 3.5 below).

[4] Upzoning and downzoning at the parcel level can only be observed for parcels observed both in 2010 and 2020.

3.4. Total new units permitted:

The number of new units permitted each year emerged from the previous decade's housing bust and increased throughout much of the last decade, peaking in 2017.[5] Note that neither the 2010 nor the 2020 Sample include the full scale of new unit permitting in the city. A substantial amount of new units was permitted outside of those samples. Note also that only about 54 and 56 percent of the new units permitted in the 2010 and 2020 Samples, respectively, fall within the bonus-zoned cap.

Time period	All parcels	2010 Sample		2020 Sample	
		All permits	Within bonus-zoned cap[6]	All permits	Within bonus-zoned cap[7]
2010	4,271	2,892	1,850	2,960	1,920
2011	6,917	3,088	1,825	3,553	2,351
2012	7,103	5,133	2,550	5,163	2,635
2013	10,112	7,060	3,717	7,285	3,968
2014	12,460	6,913	3,647	7,498	4,137
2015	16,122	10,615	5,471	10,790	5,673
2016	15,337	10,919	5,332	11,611	5,943
2017	15,404	10,965	6,209	11,888	6,744
2018	15,078	10,519	6,042	12,152	7,115
2019	14,110	9,987	5,600	10,696	6,316
2020	11,518	9,085	5,197	10,157	6,114
2015-2019	**76,051**	**53,005**	**28,654**	**57,137**	**31,791**

[5] New units in Los Angeles likely skew heavily towards large multifamily rental developments--a sector which experienced a lot of new supply coming online in the latter part of the decade.

[6] This column sums up the number of units permitted after assigning every city parcel a number of units that is the lower of (i) the number of permits actually issued, and (ii) the number of bonus-zoned units for the parcel (circa 2010). In other words, this column reports the number of units permitted after omitting units permitted *in excess* of the bonus-zoned units for the parcel.

[7] The previous footnote applies here as well, with the number of bonus-zoned units for the parcel being circa 2020, instead of 2010.

2010-2020	**128,432**	**87,176**	**47,440**	**93,753**	**52,916**

3.5. The likelihood of permitting new units:

The following table provides backward-looking figures with respect to parcels' likelihood of seeing new units permitted, the number of new units conditional on such permitting and the composition of the two, which can serve as comparisons for forward-looking predictions of these figures from the later model.

Although it varies over time, the average parcel's average annual likelihood of seeing new units permitted was approximately 0.2 percent per year.

Time period	**Share of parcels yielding permits for new units[8]**		**Average number of new units per parcel, conditional on yielding permits**		**Average number of new units per parcel, unconditional**	
	2010 Sample	**2020 Sample**	**2010 sample**	**2020 sample**	**2010 Sample**	**2020 Sample**
2010	0.101%	0.101%	3.99	4.04	0.0040	0.0041
2011	0.102%	0.101%	4.22	4.83	0.0043	0.0049
2012	0.125%	0.125%	5.70	5.69	0.0071	0.0071
2013	0.154%	0.153%	6.38	6.55	0.0098	0.0100
2014	0.186%	0.185%	5.17	5.58	0.0096	0.0103
2015	0.234%	0.232%	6.32	6.39	0.0148	0.0148
2016	0.233%	0.238%	6.52	6.71	0.0152	0.0160
2017	0.316%	0.321%	4.83	5.10	0.0153	0.0163
2018	0.233%	0.232%	6.27	7.21	0.0146	0.0167
2019	0.197%	0.204%	7.06	7.22	0.0139	0.0147

[8] Note that, in principle, the share of parcels yielding permits for new units over the course of a multi-year period may be smaller than the sum of that share calculated separately for each year, because some parcels may yield permits repeatedly in different years. In this case, the annual shares do add up to the multi-year share, because of the way in which all permits issued for a parcel are reduced to having a single date. See earlier footnote on this matter in the data section.

2020	0.151%	0.155%	8.35	9.00	0.0126	0.0140
2015-2019	**1.213%**	**1.226%**	**6.08**	**6.41**	**0.0738**	**0.0786**
2010-2020	**2.032%**	**2.046%**	**5.97**	**6.30**	**0.1213**	**0.1289**

4. Model:

4.1. Methodology:

The model predicts two outcomes of interest:

- *The likelihood of new units being permitted on each parcel*
- *The number of new units permitted on each parcel, conditional on new units being permitted*

The model is estimated ("trained") using permits issued on parcels in the 2010 Sample from the beginning of 2015 to the end of 2019 (5 years), and conditional on a variety of parcel attributes observed prior to the onset of that period, including base- and bonus-zoned capacity circa 2010. The parcel attributes included as covariates in the model correspond to the various factors which AB 1397 (2017) requires cities to consider in their methodology for determining site capacity (more on that below).

The estimated model is then used to predict the future outcomes of interest for parcels in the 2020 Sample from the beginning of 2021 to the end of 2025 (5 years), conditional on the same variety of parcel attributes used in estimation--but updated to their values as of 2020--including base- and bonus-zoned capacity.

The model consists of two steps:

- **Step 1:** The likelihood of new units being permitted on a parcel is estimated for the full 2010 Sample using a **logit regression model**. The logit model ensures that predicted probabilities of new units being permitted fall within the [0,1] range.
- **Step 2:** The conditional number of new units permitted on a parcel is estimated for the subset of parcels in the 2010 Sample which had new units permitted, using a **fractional logit regression model**.[9]

  The observed outcomes informing such a model must be shares, i.e. numbers on the [0,1] interval, and its predicted values are numbers on this

[9] Whereas the logit regression model is ubiquitous in economics and machine learning, the fractional logit regression model is esoteric. Both the logit regression model and the fractional logit regression model are estimated by maximizing the same log-likelihood function: $\log L = \Sigma_j (y_j \log(\Lambda(\mathbf{x}_j'\boldsymbol{\beta})) + (1-y_j) \log(1-\Lambda(\mathbf{x}_j'\boldsymbol{\beta})))$, where y_j is the outcome variable for parcel j, $\mathbf{x}_j$ is a k x 1 vector of covariates, $\boldsymbol{\beta}$ is a k x 1 vector of coefficients, and $\Lambda(z)$ is the logistic cumulative distribution function, $\Lambda(z) = e^z / (1+e^z)$. The difference is that in the logit regression model y_j takes on only the discrete values 0 or 1, whereas in the fractional logit regression model, y_j takes on continuous values in the [0,1] interval. A brief introduction to the fractional logit regression model can be found in Wooldridge, J. M. 2002. *Econometric Analysis of Cross Section and Panel Data.* 1st ed. Cambridge, MA: MIT Press, p. 661-663.

interval as well. In this case, the outcome is defined as the ratio of the number of new units permitted and the parcel's bonus-zoned capacity.[10] Thus, the fractional logit regression model ensures that the predicted number of new units permitted is never (below zero or) above the bonus-zoned capacity.

In many cases, the number of new units permitted on a parcel between 2015 and 2019 exceeds the bonus-zoned capacity circa 2010, suggesting that zoned capacity was either altered by the time the permits were issued, or that some type of exception was made. In such cases the numerator of the outcome variable is truncated at the bonus-zoned capacity, e.g. if 11 new units were permitted on a parcel with a bonus-zoned capacity of 10, the outcome for that parcel is taken to be 1 = 10/10, instead of 1.1 = 11/10, which be outside the [0,1] range.

The separation into steps addressing the two outcomes--the likelihood of new units permitted and their conditional number--is useful for several reasons. The permitting of new units is a fairly sparse outcome, and estimating the emergence of a sparse outcome *and* its gradations (the number of units) in a single model would be challenging. Additionally, the separation into steps allows the set of covariates on which each step is conditioned to differ. For example, the age of the existing structure on a parcel at the onset is likely to matter for whether new units are permitted, but less likely to matter for how many new units are permitted.

[10] In rare instances, the base-zoned capacity observed in the data for a parcel exceeds the bonus-zoned capacity (for clarity, the bonus-zoned capacity includes the base-zoned capacity and any further capacity owing to bonuses). To address such cases, the denominator is defined as the greater of the base- and bonus-zoned capacities.

The covariates included in the model are as follows:

Covariate	Included in Step 1	Included in Step 2
The number of base-zoned units[11]	✓	✓
The number of bonus-zoned units (the sum of base-zoned units and any additional units allowed per bonus)[12]	✓	✓
The ratio of existing units to base-zoned units	✓	
A set of indicators for each of Los Angeles' four market area types[13]	✓	✓
A set of indicators for broad existing-use categories: Commercial, Industrial, Institutional, Recreational and Residential (as well as Miscellaneous and Missing), drawn from county assessor records	✓	
A set of indicators for existing structure age buckets: 0-25 years, 25-50 years, and >50 years, as well as a "missing" group (which largely captures vacant lots)[14]	✓	
A set of indicators for Floor-to-Area Ratio (FAR) buckets: 0%, 0-50%, 50-100%, 100%+, as well as a "missing" FAR group[15]	✓	
An indicator for existing structures subject to the Los Angeles' Rent Stabilization Ordinance (RSO)	✓	
The Community Plan Area's (CPA) ratio of total permitted units to total base-zoned units over the prior 5-	✓	✓

[11] In Step 2, the coefficient on base-zoned units is allowed to vary for each of Los Angeles' four market area types.

[12] Similarly, in Step 2, the coefficient on bonus-zoned units is also allowed to vary for each of Los Angeles' four market area types.

[13] For the grouping of Community Plan Areas into four market area types, see the map on Page 5 here.

[14] To be accurate, this "missing" age group captures a combination of parcels which have no structure on them, even if they are not strictly vacant (e.g. a parking lot), and ones that have a structure whose age information is missing in the records.

[15] The 0% FAR group captures vacant lots, similar to the "missing" age group, whereas the "missing" FAR group likely captures a mixture of vacant lots (whose square footage is recorded as missing rather than zero), and of parcels with structures whose square footage information is missing in the records.

year period		
The log of the typical estimated home value in the zip code area, drawn from the Zillow Home Value Index (ZHVI)[16]	✓	✓
The log of the typical estimated asking rent in the zip code area, drawn from the Zillow Observed Rent Index (ZORI)[17]	✓	✓
The average rental vacancy rate in the Census Public Use Microdata Area (PUMA) during the prior 5-year period	✓	✓
The average remaining lease duration for commercial properties in the Community Plan Area (CPA), drawn from Compstak data	✓	
Separate intercepts for parcels with 1-4, 5-50 and >50 base-zoned units	✓	✓

In addition, both steps of the model are designed such that the influence of the covariates can differ freely depending on a parcel's base-zoned capacity category. Specifically, both steps of the model interact with each of the above covariates with indicators for base-units zoned falling in the 1-4 unit range, the 5-50 unit range, and the >50 unit range.[18] That means that each step of the model actually consists of three independent sub-models: One for each of the three base-zoned capacity categories.

4.2. The model's relation to the requirements set forth in the law:

As noted in the overview, AB 1397 (2017) now requires that cities specify the realistic capacity for new units during the upcoming RHNA cycle and explain the methodology used to determine it, which must consider a list of factors.

[16] The model is estimated using the average monthly ZHVI (or ZORI) value for the zip code area for 2015, and predictions use the corresponding information for 2020. Zillow often suppresses information at the zip code level when it is informed by too few observations or exhibits suspicious abnormalities (this occurs more often with respect to ZORI than with respect to ZHVI). In zip code areas whose ZHVI (or ZORI) is unavailable, the ZHVI (or ZORI) for the nearest zip code area with available ZHVI (or ZORI) data was used (using Census zip code tabulation area centroids). Incorporating home values and rents with a log transformation is common practice, and improves the model's fit.

[17] See previous footnote, which applies to ZORI as well.

[18] According to the planning department's staff, site plan review is required once a threshold of 50 proposed units is reached, whereas a by-right standard applies for projects proposing fewer than 50 units.

Specifically, AB 1397 (2017) requires the following (item enumeration, bracketed text and emphasis added).

> *"Section 65583.2 (g) (1) For [relevant sites], the city or county shall specify the additional development potential for each site within the planning period and shall provide an explanation of the methodology used to determine the development potential. The methodology shall consider factors including[:]*
>
> *[i] the extent to which **existing uses** may constitute an impediment to additional residential development,*
> *[ii] the city's or county's **past experience** with converting existing uses to higher density residential development,*
> *[iii] the current **market demand** for the existing use,*
> *[iv] an analysis of any **existing leases** or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development,*
> *[v] **development trends**,*
> *[vi] **market conditions**, and*
> *[vii] regulatory or other **incentives** or standards to encourage additional residential development on these sites."*

The correspondence between the model and factors *i* through *vii* required in the law is as follows.

I. "The extent to which **existing uses** may constitute an impediment to additional residential development" is reflected by the conditioning of the model on existing use categories and on existing structures' age and FAR, as well as the Rent Stabilization Ordinance and the remaining local commercial existing lease duration variable.

II. "The city's or county's **past experience** with converting existing uses to higher density residential development" is captured by the basic premise of the exercise: Predicting future permitting based on an empirical estimate that draws on the city's recent (5-year) experience. That experience consists primarily of converting existing uses--including less-dense residential use--to higher density residential development.

III. "The current **market demand** for the existing use" is reflected in the existing use indicators, as well as the remaining local commercial existing lease duration variable and the local information on rental vacancy rates and on residential property values and rents.

IV. "An analysis of any **existing leases** or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development" is not directly addressed by the

exercise, however it is indirectly broached by the inclusion of the local remaining existing commercial lease duration variable. City staff have incorporated subsequent steps outside of the Model to remove any sites from the Sites Inventory that have an existing regulatory agreement or other regulatory protection related to affordable housing units that would preclude the redevelopment of the site during the planning period.

V. "**Development trends**" are captured by the basic premise of the exercise as explained in item *II*, and also by the local ratio of total permitted units to total base-zoned units over the prior 5-year period. That variable essentially captures the recent level of permitting for housing in the area. (The division by total base-zoned units is necessary for that variable to not simply convey the size of the Community Plan Area, and to account for regulation-imposed differences in past permitting, as opposed to market-driven development trends.)

VI. "**Market Conditions**" are captured by the local ratio of total permitted units to total base-zoned units over the prior 5-year period that was just mentioned, as well as the local information on rental vacancy rates and on residential property values and rents, the remaining local commercial existing lease duration variable, and the set of existing land use indicators, as well as the City's identification of four residential market area types.

VII. "regulatory or other **incentives** or standards to encourage additional residential development on these sites" are reflected by the distinction between base-zoned units and bonus-zoned units, as well as the inclusion of their ratio. In particular, bonus-zoned units capture--to a limited extent--the influence of the Transit-Oriented Communities (TOC) program.[19]]

4.3. Model estimation and accuracy:

- **In total:**

  From the beginning of 2015 to the end of 2019, the parcels observed in the 2010 Sample yielded permits for **28,654** new units within the bonus-zoned cap.[20]

  That is the benchmark which the model ideally ought to predict for those same parcels over that period, and indeed the model gets

[19] The reflection of TOC in the bonus-zoned units variable corresponds *only* to the program's influence on the bonus-zoned unit count; it does *not* reflect other distinct aspects of the program, such as its influence on minimum parking requirements or the entitlement process. This is captured in a latter step (see Section 5 of this Appendix).

[20] That is the number of units permitted on those parcels after omitting units permitted *in excess* of the bonus-zoned units for each parcel.

very close, producing a backward-looking *prediction* of **28,542** new units permitted.[21]

Thus, the model seems to perform well with respect to *total* new units permitted, but how do the two steps of the model perform with respect to the accuracy of individual parcel predictions?

- **At the parcel level:**

  The likelihood of new units being permitted on a parcel in a given period is affected by its location, by development trends and market circumstances, and by characteristics of the site and the existing use. However, it is also subject to a great deal of idiosyncrasy: The owner's financial and life circumstances (e.g. heirs selling a deceased parent's property), developers' past successful land banking, lot assembly, and so forth.

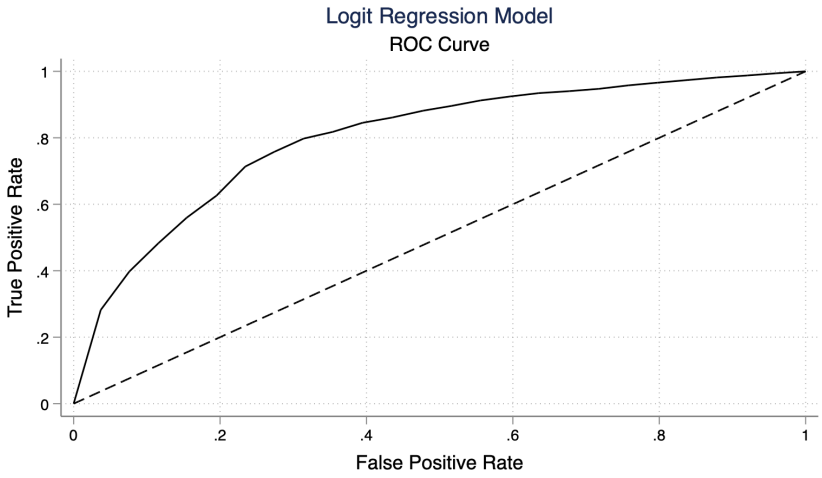
  As a result, accurately predicting new units being permitted on a *specific* parcel during a given period is more challenging than predicting the total number of new units permitted in a large set of parcels. This challenge is reflected in Step 1 of the model, which explains only a fairly limited share of variation in outcomes at the parcel level.[22]

  Yet despite that, Step 1 of the model has substantial predictive power--meaning that it performs substantially better than a random guess--even at the individual parcel level. To see this, consider the predictions made in Step 1. Those predictions consist of a set of numbers between 0 and 1, one for every parcel in the 2010 Sample, that reflect the (backward-looking) predicted likelihood that the parcel will have seen new units permitted. Suppose also that when a parcel's predicted likelihood is greater than some threshold, say 0.5, we interpret that as a prediction that the parcel will have seen new units permitted and, vice versa, we interpret a likelihood below 0.5 as a prediction of no new units being permitted. The performance of the resulting parcel-level predictions can be compared with the *actual* observations for those parcels, i.e. whether they did or didn't in fact see new units permitted.

[21] That is an in-sample (training set) prediction, which could potentially reflect overfitting. A corresponding backward-looking out-of-sample prediction obtained using five-fold cross-validation came in at **28,726** new units permitted.

[22] The logit regression model has a (McFadden) pseudo-R^2 of 0.126. An OLS linear probability model presented later in this memo (and which also includes some explanatory variables reflecting household income and race/ethnicity) has an R^2 value of 0.038.

The following chart, known as an ROC curve, plots the true-positive rate (TPR) against the false positive rate (FPR), i.e. the share of those parcels that actually had new units permitted which were also correctly predicted to do so by the model, and the share of those parcels that had no new units permitted but were falsely predicted to have them by the model. The solid ROC curve reflects the combinations of TPR and FPR that would be obtained by setting different values between 0 and 1 for the discrimination threshold above, instead of just the 0.5 example.[23] In contrast, the dashed diagonal represents the TPR and FPR that would be obtained by assigning each parcel a *random* likelihood of seeing new units permitted, i.e. the diagonal is the ROC curve of an uninformed guess.[24]



Source: UC Berkeley Terner Center; Analysis by MetroSight.

Notes: The ROC curve is based on five-fold cross validation within the 2010 sample; the AUC is just over 0.8.

[23] To see how it works, suppose for example if we set a threshold of 0, implying a prediction of new units permitted on *all* parcels, we would obtain a TPR of 1 because every parcel that actually had new units permitted would be predicted to have them, but it would also have an FPR of 1, because every parcel that didn't see new units permitted would also be predicted to have them. The opposite would be true if we set the threshold at 1. The solid ROC curve results from setting a sufficient range of different thresholds between 0 and 1, and reporting the actual TPR and FPR obtained from the predictions and the data on actual permitting of new units in the 2010 Sample.

[24] To see why, suppose we set the threshold for interpreting a likelihood as a prediction of new units being permitted at 0.17, i.e. any parcel whose randomly assigned likelihood exceeds 0.17 would be predicted to have new units permitted. The TPR would be 0.83 because, among those parcels that actually had new units permitted, 17% would have randomly assigned likelihoods below 0.17 and 83% above it (remember that the random likelihood is assigned to each parcel independently of their actual outcome). Similarly the FPR would be 0.83 because, among those parcels that actually had no new units permitted, 17% would have randomly assigned likelihoods below 0.17 and 83% above it (just like the other group), and the latter's predictions would be false positives. The entire diagonal can be derived by assigning each parcel a random likelihood and applying all possible thresholds between 0 and 1.

The fact that the solid ROC curve produced by Step 1 of the model lies above the diagonal indicates that the predictions made by Step 1 make better predictions than a random guess.[25]

How much better? One measure used to qualify ROC curves is the area under the curve (AUC), and the ROC curve for step 1 has an AUC of 0.801. How good is that? While there is not strictly an answer to that question, one text has suggested the following rule of thumb (bullets and bracketed note added).[26]

> *"0.5 = This suggests no discrimination, so we might as well flip a coin. [Note the random guess diagonal has an AUC of 0.5.]*
> *0.5-0.7 = We consider this poor discrimination, not much better than a coin toss.*
> *0.7-0.8 = Acceptable discrimination*
> *0.8-0.9= Excellent discrimination*
> *>0.9 = Outstanding discrimination"*

The ROC curve used to establish the predictive power of Step 1 applies to binary classification models, of which a logit regression model is one, however the fractional logit regression model used in Step 2 does not fall into this category. Step 2 predicts the (conditional) number of new units permitted on each parcel *as a fraction of the bonus-zoned units for the parcel*. Thus, Step 2 predicts a number between 0 and 1 for each parcel, where a number of 0.9, for example, indicates a prediction that if new units were permitted on the parcel, they would amount to 90% of the bonus-zoned capacity for the site.

How well does Step 2 perform? To gauge that, its performance was compared to that of random guesses by assigning every parcel used in the Step a random prediction between 0 and 1, and observing how large an error was produced. An error, in this context, means the absolute difference between the predicted fraction of a parcel's bonus-zoned units that would be permitted, and the actual fraction that was observed to be permitted in the 2010 Sample. Repeating the process of randomly assigning predictions 1,000 times yielded a mean absolute error of **0.425**, i.e.

[25] For instance, using 0.12 as the threshold for interpreting the model's likelihoods as predictions of new units being permitted would yield a true positive rate of about 3 in 4 and false positive rate of about 1 in 4.
[26] Hosmer Jr, David W., Stanley Lemeshow, and Rodney X. Sturdivant. *Applied logistic regression*. Vol. 398. John Wiley & Sons, 2013, p.177.

an error of 42.5 percentage points on average above or below the actual fraction of the bonus-zoned units that was permitted. In contrast, the predictions from Step 2 yielded a mean absolute error of **0.121**, i.e. an error of just 12.1 percentage points on average.[27] Once again, there is no strict answer to the question "is that good?", however it does imply that Step 2 of the model has substantially better predictive power than a random guess.

4.4. Model prediction:

After the model's estimation, it is applied at the individual parcel level to the 2020 Sample in order to make *forward-looking* predictions.

- **In total:**

  The model predicts that, within the bonus-zoned unit cap, the parcels included in the 2020 Sample would see permitting for **29,505** new units within 5 years. Adjusting that number for an 8-year period yields **47,208** new units.[28]

  If that number is further adjusted for the rate of past permitting *above and beyond* the bonus-zoned unit cap--i.e. owing to changes in the applicable land use policy and/or exceptions made with respect to it--the parcels in the 2020 Sample would yield **89,741** new units over 8 years.[29]

  And if the number were even further adjusted to account for past levels of permitting in the city *outside* of the 2020 Sample--on parcels that were excluded from the sample ostensibly because they did not allow residential use as of 2010 or were otherwise constrained--it would be **119,447** over 8 years. However, due to requirements of State Housing Element law, the Sites Inventory cannot consider development potential that cannot be achieved without the need for legislative action.

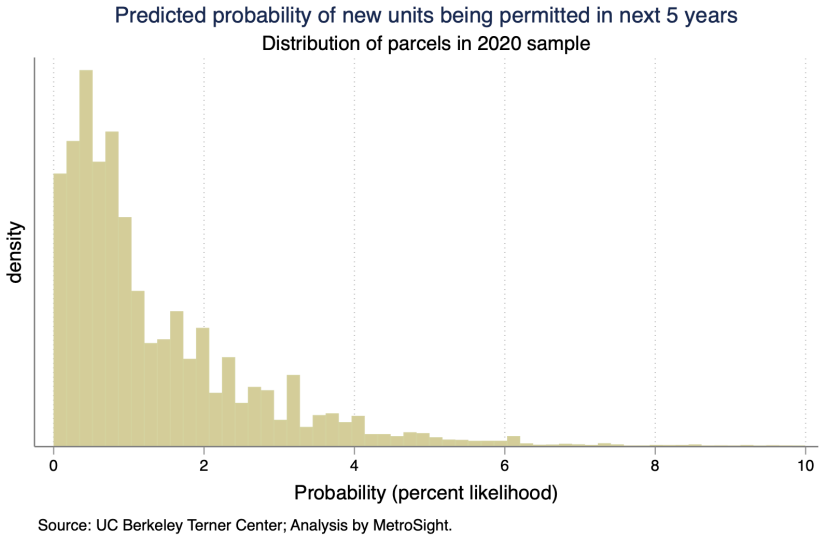
- **The parcel-level likelihood of having new units permitted:**

[27] The mean absolute error reported was obtained by way of five-fold cross-validation within the 2010 Sample.

[28] The adjustment is simply a multiplication by 8/5.

[29] The adjustment involves multiplying by the ratio of *total* new units permitted in the 2020 Sample during the 5 years from 2015 to 2019 (57,137), and new units permitted in that sample during those years *within the bonus-zoned unit cap* (30,057).

The overwhelming majority of parcels have a very low probability of seeing new units permitted during the next 5 years, however there is a long thin right tail of parcels with higher likelihood of development.



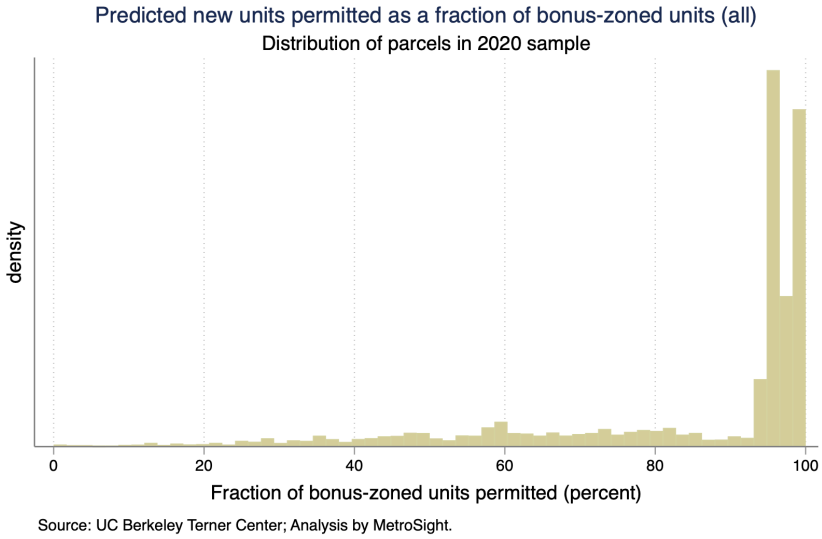
Percentile	Predicted probability of having new units permitted in next 5 years			
	All parcels	Base-zoned capacity		
		1-4 units	5-50 units	>50 units
1st	0.04%	0.04%	0.03%	0.09%
5th	0.11%	0.13%	0.08%	0.17%
10th	0.19%	0.24%	0.11%	0.21%
25th	0.45%	0.52%	0.23%	0.39%
50th	0.89%	1.01%	0.46%	0.72%
75th	1.95%	1.95%	1.22%	1.47%
90th	3.26%	3.26%	3.50%	2.84%
95th	4.30%	4.30%	4.40%	4.82%

99th	8.58%	8.64%	7.31%	12.04%
Mean	**1.49%**	**1.56%**	**1.15%**	**1.44%**
Parcels	**725,541**	**602,011**	**118,915**	**4,615**

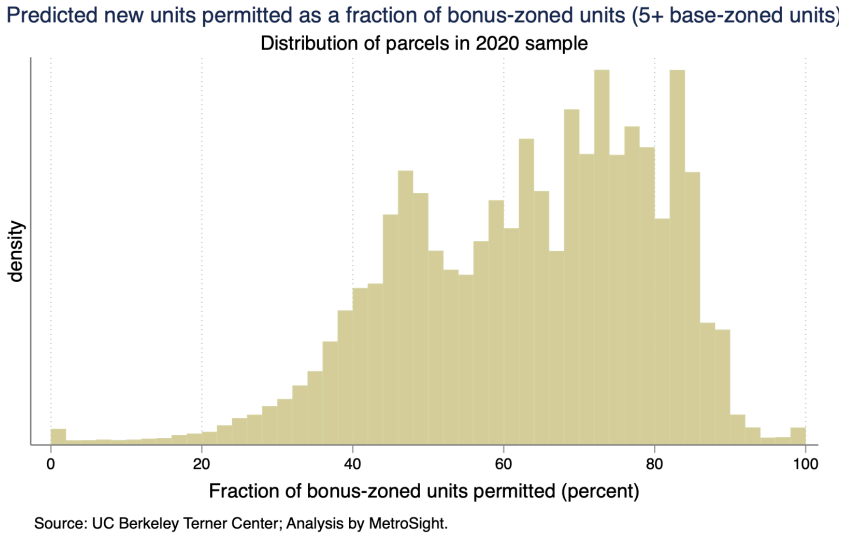
- **The fraction of bonus-zoned units permitted per parcel, conditional on new units being permitted:**

  Conditional on seeing new units permitted, a substantial share of parcels are predicted to have new unit counts ranging from 10 to 95 percent of the bonus-zoned capacity. However, more than half of parcels are predicted to yield new unit counts between 95 and 100% of the bonus-zoned capacity. Those parcels concentrated between 95-100% of bonus-zoned capacity consist primarily of parcels with base-zoning in the 1-4 unit range.

  Limiting the set of parcels to those with base-zoning of 5 or more units leads to a more even distribution, with the bulk of parcels having predicted numbers of new units typically ranging between 40 and 90 percent of bonus-zoned capacity.



Source: UC Berkeley Terner Center; Analysis by MetroSight.



- **The number of new units permitted per parcel:**

  More than half of the parcels in the 2020 Sample are predicted--conditional on having new units permitted--to yield just one new unit (in practice, this often shows up as a predicted conditional number of new units permitted below 1). Indeed, the 99th percentile parcel in this respect is predicted to see 37.2 new units permitted.

  However, a disproportionate share of predicted new units are concentrated among parcels with a high predicted unit count: Half of new units are predicted to emerge on parcels with 12.4 or more units permitted. Similarly, as much as a quarter of new units are predicted to emerge on parcels with 32.1 or more units, and ten percent of new units are predicted to emerge on parcels predicted to have at least 88.5 units.

Predicted number of new units permitted per parcel[30]					
Percentile of all parcels	**Conditional**	**Unconditional**	**Percentile of total predicted new units**	**Conditional**	**Unconditional**
1st	0.93	0.0005	1st	0.95	0.0045
5th	0.95	0.0017	5th	0.96	0.0095
10th	0.95	0.0032	10th	0.98	0.0160
25th	0.96	0.0064	25th	2.58	0.0398
50th	0.99	0.0135	50th	12.4	0.127
75th	2.32	0.0321	75th	32.1	0.507
90th	8.54	0.0724	90th	88.5	2.27
95th	14.3	0.1300	95th	224	6.79
99th	37.2	0.4290	99th	1,265	31.4
Mean	**3.65**	**0.041**	**Mean**	**62.0**	**2.90**

4.5. Limitations and cautions:

A number of limitations and cautions ought to be highlighted:

- As noted in the overview, the predictive methods used in the study amount ultimately capture correlation, not causation.
- A potentially important limitation of the study is that it does not fully account for lot assembly. In cases in which the permitting of new units follows lot assembly, and in which such lot assembly results in city parcel identification numbers *changing* between the time at which 2010 Sample was observed and the time of

[30] "Conditional" or "unconditional" refers to conditioning on new units being permitted (whereas the conditional case is conditioned on new units being permitted, in the unconditional case the predicted number of units also reflects the likelihood of seeing new units permitted). The figures correspond to the 2020 Sample.

permitting, the permitting of new units on such parcels will fail to be observed. Such cases would likely bias estimates in both steps of the model downwards.

- Another limitation of the analysis (due to time constraints) is that it does not distinguish between new units permitted through addition or alteration from those permitted through the construction of a new building.

- Both the set of control variables (covariates) included in Steps 1 and 2 and the regression methods used in those steps affect the predictions. The execution of this study included a fair amount of specification testing and trial of different alternative methods, and those presented were chosen because they are--in order of importance--feasible, valid, compelling and simple. However, alternative specifications may lead to different results.

5. TOC exercise:

The implications of the Transit-Oriented Communities (TOC) program with respect to bonus-zoned capacity are accounted for in the model. Thanks to the program, sites within certain distances of transit that place them within the program's four tiers now have greater bonus-zoned capacity than they did before, and this increase is reflected in the 2020 Sample data, and therefore in the model's predictions.

However, the implications of TOC on other aspects of entitlement are absent from the model. For example, as noted in the overview, the relaxation of minimum parking requirements in developments subject to TOC bonuses may very well raise the likelihood of seeing new units permitted on a parcel beyond the impact of a higher bonus-zoned capacity on its own.

To gauge the magnitude of the TOC program's influence on the likelihood of seeing new units permitted on a parcel and their number, a difference-in-differences exercise was conducted. The exercise involves estimating the outcomes during the periods before and after the introduction of TOC, and doing so separately for parcels inside and outside of the areas subject to the program (those subsets of parcels are referred to as the "treatment" and "control" groups). Suppose that the difference between the outcome in the before and after periods *outside* of the TOC areas reflects the general trend in the outcome over time, whereas that difference *inside* the TOC areas reflects that general trend *as well as* the influence of the TOC program. In that case, the difference between the before and after differences inside and outside of the TOC areas--the so-called difference in differences--isolates the influence of the TOC program.

The difference-in-differences exercise applied here proceeds essentially along the lines just described and using a linear regression, but with some nuances. First, as the TOC program was introduced in November 2017, the exercise uses the 3-years 2015-2017 as the "before" period and the year 2020 as the "after" period.[31] Second, the estimates are conditioned on all of the different covariates included in the corresponding steps of the model--Step 1 for the likelihood estimate and Step 2 for the estimate of the conditional number of new units permitted--so that the estimates from the exercise may be interpreted as the program's effect holding all of those factors fixed. Finally, in order to omit the direct influence of the TOC program via parcels' bonus-zoned capacity, the value

[31] Due to the time lag between introduction of a new zoning system and the time it takes for individual development projects to reach the building permit state, the impact of the TOC Program is unlikely to emerge in the data until sufficient time has passed from its onset. In order to best capture the effects of the TOC Program on permitting activity the model defines the "after" period as the year 2020, which is the latest full year of available data and it begins two years after the program's creation.

of the bonus-zoned capacity covariate is updated from its 2010 value to its 2020 value for observations in TOC areas in the "after" period. That modification controls for the change in bonus-zoned capacity generated directly by the TOC program, and so the estimated effect of TOC derived from the exercise should be interpreted as the effect of TOC above and beyond that direct influence via the bonus-zoned capacity.

The regression specification used for both outcomes--the likelihood of having new units permitted, and their number conditional on such permitting--is as follows:

$$y_{it} = \alpha \cdot after_t + \gamma \cdot treat_i \ + \delta \ \cdot after_t \cdot treat_i \ + X_i\beta + \epsilon_{it}$$

Where y_{it} is either an indicator for whether the observation corresponding to parcel *i* in period *t* (the "before" or "after" period) had new units permitted during that period, or the number of new units permitted conditional on such permitting; $after_t$ is an indicator for the observation corresponding to the "after" period; $treat_i$ is an indicator for parcel *i* being inside TOC areas; X_i is a vector of all the covariates included in Step 1, with bonus-zoned units updated to its 2020 (prediction set) value for observations with $after_t = 1$ and $treat_i = 1$; and ε_{it} is an error term.

The difference-in-differences estimates for the effect of the TOC program (the estimate of ɣ) are a negligible change in the likelihood of having new units permitted, and a 29.0 percentage point increase in the conditional number of new units permitted as a share of the parcel's bonus-zoned capacity.

Adjusting the likelihood and conditional number of units in the forward-looking predictions using those estimated TOC-driven boosts raises the 8-year prediction for new units permitted within the bonus-zoned cap from 47,208 to **61,158**.[32]

[32] In the event that the TOC boosts raised either the likelihood above 1 or the conditional number of units as a share of bonus-zoned capacity above 1, the boosted values were truncated at 1.

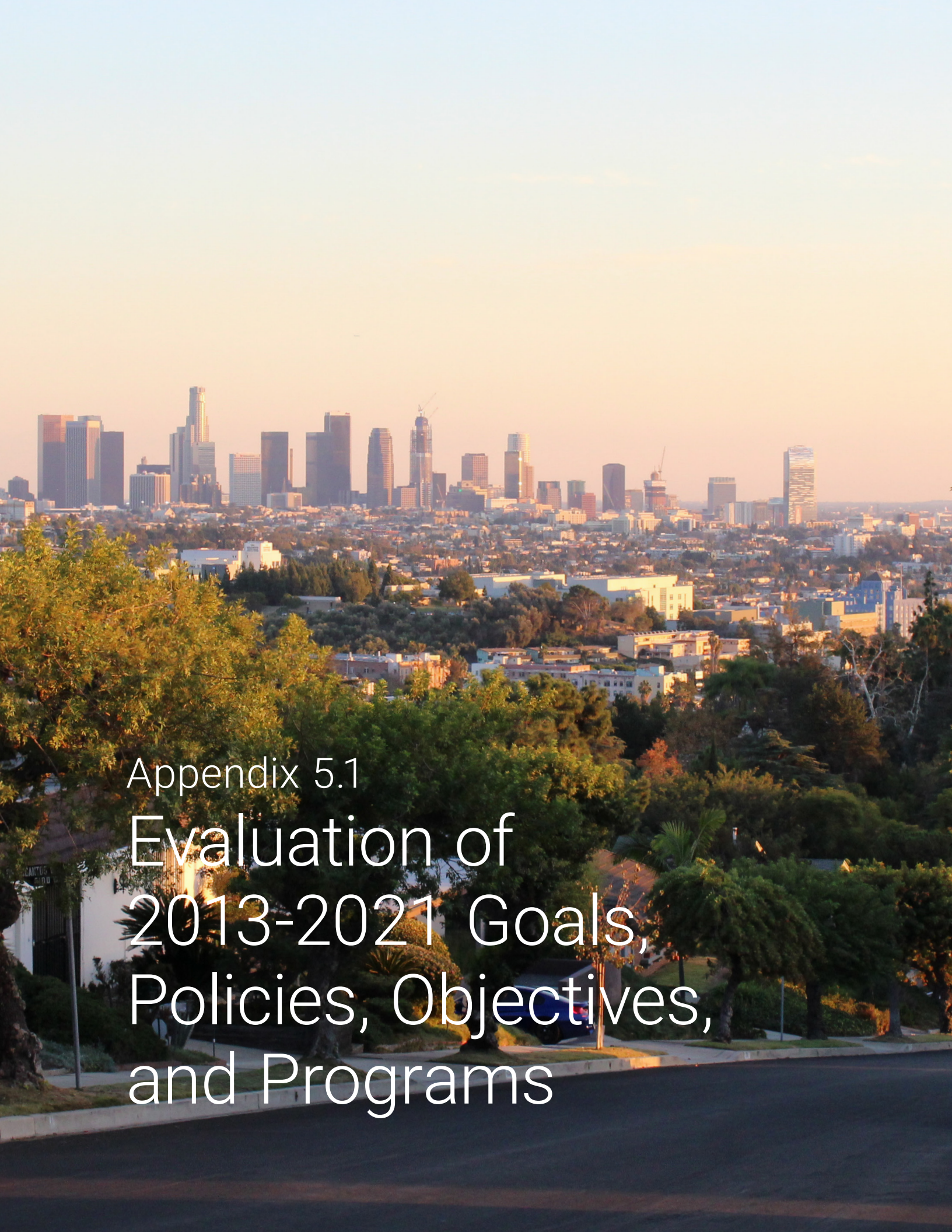
Endnote from City Staff:

Upon receipt of the parcel-level model predictions, additional modifications and adjustments were made to the results, which led to an overall reduction in the total anticipated development potential reflected through the model (see Chapter 4). This included adjustments to:

- Remove vacant parcels located in a Very High Fire Hazard Severity Zone (VHFHSZ), as those sites are presumed to have additional impediments to development that may not be captured in the model;
- Remove parcels containing restricted affordable units that are subject to a land use covenant or other regulatory program that would preclude their redevelopment during the 8-year period;
- Remove parcels that would not permit an overall net increase in residential units or had an unconditional predicted unit potential of zero units; and
- Remove parcels that are otherwise unlikely to redevelop based on the current use (such as public schools or active government services).

As a result of these adjustments, the model anticipates a total development potential of 42,781 units over the eight-year period.

Click Here to View Appendix 4.7 - Candidate Sites to be Rezoned to Accommodate Shortfall Housing Need (Table B)



Appendix 5.1

Evaluation of 2013-2021 Goals, Policies, Objectives, and Programs

Appendix 5.1 Evaluation of 2013-2021 Goals, Policies, Objectives and Programs

Detailed evaluation of Goals, Policies, Objectives, and Programs

This Appendix provides a more detailed review of the 2013-2021 Housing Element and evaluates the City's progress in meeting its housing needs during the planning period.

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Review and Evaluation of Existing Vision, Goals, Objectives and Policies 2
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GOAL 4: 22
Review and Evaluation of Existing Programs 25

Before undertaking an update of the Housing Element the City reviews the Goals, Programs, and Policies of the previous element to determine progress, effectiveness and continued relevance. In anticipation of this review the Housing Element update effort began in early 2020 with a series of in person and online workshops that detailed the Goals, Policies, Objectives and Programs of the 2013-2021 Housing Element and invited the public to comment on areas they would like to see added or better emphasized. The Housing Element Task Force subcommittees reviewed their portion of the existing element over three meetings and offered detailed feedback. City agencies who lead the various implementation Programs were also consulted on the progress and appropriateness to continue, amend or discontinue them.

As discussed in the Executive Summary,the City developed six Concepts to guide the Housing Element update. These Concepts integrate feedback from the public with requirements from the state to illustrate how the City will shift it's Policy focus to meet housing Goals. The six Housing Element Concepts are:

- **Housing Stability and Anti-Displacement** - Protect Angelenos - especially persons of color - from indirect and direct displacement, and ensure the stability of existing vulnerable communities.
- **Housing Production** - Increase the production of new housing, particularly affordable housing.
- **Access to Opportunity**- Increase access to opportunities and proactively desegregate the City by planning for more affordable and mixed-income housing in high-resource areas.
- **Homelessness** - Prevent and end homelessness in a manner that centers human dignity and respect by developing early interventions, significantly expanding permanent housing options, and providing appropriate services and support.
- **Built Environment** - Design and regulate housing to promote health and well-being, increase access to amenities, contribute to a sense of place, foster community and belonging, and plan for a sustainable future
- **Meeting the Needs of all Angelenos** - Build, operate, and maintain welcoming and accessible housing for Angelenos with unique needs, including those with disabilities, large families, older adults, and other people facing housing barriers

These Concepts helped guide the preliminary analysis of the Vision, Goals, Objectives and Policies of the prior 2013-2021 Housing Element. The Vision, Goals, Policies and Objectives of the 2013-2021 element are excerpted below, followed by an analysis of their effectiveness and appropriateness to continue. Finally, a suggested action for how each should be edited or revised for the 2021-2029 Housing Element was included to specifically guide the updates in Chapter 6. .

Review and Evaluation of Existing Vision, Goals, Objectives and Policies

Los Angeles' housing Goals, Objectives, policies and Programs are guided by the City's overall housing vision:

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

Effectiveness: The Vision provides important guiding principles for the Goals, Objectives, policies and Programs that follow. However, the importance of undoing

discriminatory practices and creating greater access to housing opportunities is not sufficiently emphasized, nor are the core Goals of housing stability and affordability.

Appropriateness: Add language around creating new housing opportunities that undo past discriminatory practices, as well as housing stability and affordability. Add a new defined term called Citywide Housing Policies in the section preceding the Goals, Policies and Objectives that is used to better connect them back to the broad ideals expressed in the Vision.

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.

Effectiveness: Goal 1 supports the overall intent of the Housing Element. It combines housing production with housing preservation in order to emphasize the importance of balancing the construction of new units and preserving those affordable units we already have. The two issues are often intertwined; however, are also fundamentally different and would benefit from distinct Objectives and policies to clarify the intent for each.

The term "adequate supply" may be improperly read as achieving the bare minimum of housing. The severe deficit of affordable housing calls for greater clarity that the Goal is to address existing unmet needs, in addition to meeting projected needs, so that the city can create more equitable and affordable housing options and to better align with changes to state RHNA law. Additionally, the important concept of housing stability should be added throughout this Goal to provide Policy guidance in balancing production and preservation Objectives to achieve the ultimate Goal of stable housing for all Angelenos. Safety in housing is specifically addressed under a different Goal (2013-2021 Goal 2), so it may be repetitive here.

Appropriateness:

To more clearly expand upon and delineate both Goals, production and preservation have been separated as individual Goals. The new Goal 1 will highlight the critical importance of housing production to provide a decent, affordable housing supply for the entire population. The new Goal 2 will highlight the importance of preservation, protection, and stability.

Within Goal 1, the term "adequate supply" will be replaced with "ample supply," and meeting "various needs" of people will be specified to mean "existing and projected needs." Within new Goal 2, replace "safe" with "stable" in describing housing Goals.

OBJECTIVE 1.1 Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Effectiveness: Housing production remains a critical Objective, but would benefit from added clarity as to what the adequate supply is meant to achieve, which is to address a variety of housing needs and Goals expressed throughout the document. Also, like in Goal 1, the term "adequate" does not convey the importance of overcoming the housing shortage to meeting citywide Goals. Additionally Objective 1.4 "Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs." has the same intent as Objective 1.1, with added specificity on strategy.

Appropriateness: Replace the term "adequate" with "sufficient." Clarify that housing supply is meant to address the array of "housing needs and Goals" expressed throughout the document. Consolidate Objective 1.1 and 1.4, bringing policies from both in this section.

Policies

1.1.1 Expand affordable home ownership opportunities and support current homeowners in retaining their homeowner status.

Effectiveness: Expanding affordable ownership opportunities remains a critical way to achieve housing stability and build wealth, but traditional homeownership is out of reach for most Angelenos. Alternative forms of ownership, which have expanded implementation Programs in this Housing Element, should be explicitly included, in addition to a greater focus on first-time homeowners. Th encompasses owner-occupancy of small multifamily properties, properties with ADUs, smaller lots and shared equity models of ownership. Additionally there should be a stronger focus on homeownership as a wealth building tool, especially in communities of color.

Appropriateness: Relocate this Policy to new Goal 2, underscoring the value of homeownership as a housing stability strategy. Add language on alternative models for homeownership, including shared and limited equity ownership. Expand the second clause ("support current homeowners in retaining their homeowner status") to also underscore protections if a property is foreclosed. Add a new Policy (2.33) on expanding ownership and wealth generation opportunities through education and technical assistance. Add a new Policy on protecting communities, especially communities of color, from predatory and speculative land practices (2.3.5). Create a new Objective that focuses on homeownership to reflect the expansion of focus on homeownership (2.3).

1.1.2 Expand affordable rental housing for all income groups that need assistance.

Effectiveness: Expanding affordable rental housing remains a primary concern and there is also a need to expand for-sale housing. Greater clarity in terms of groups needing assistance would be beneficial, although given the wide range of needs in Los Angeles, getting too specific in this Policy may also not be helpful.

Appropriateness: Add "for-sale housing" and expand this Policy to focus on people of all income levels, with a priority on meeting underserved needs. Add a new Policy on developing land use and financial tools to promote more housing that is affordable to those with the lowest incomes for longer periods of time (1.2.10).

1.1.3 Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.

Effectiveness: It remains important to include an Objective that highlights the need for a range of housing types to meet the various needs of Angelenos. Minor clarifications may help.

Appropriateness: Slightly update this Policy to be more clear that it relates to addressing the housing needs of the City's "diverse" households (including those with special needs). Remove "and preservation" as housing stability strategies is now covered under new Goal 2.

1.1.4 Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.

Effectiveness: This Policy supports the Goal of expanding opportunities for residential uses, particularly in areas designated for growth in the General Plan. The Framework Element of the General Plan will likely be updated during this cycle of the Housing Element and it's unclear if specific terms like "centers, Transit Oriented Districts and Mixed-Use Boulevards" will be carried forward, though the city will maintain its core strategy of concentrating growth around transit and job centers. Legislation around Affirmatively Furthering Fair Housing requires the city to additionally prioritize growth in Higher Opportunity Areas, which have a dense concentration of place based characteristics that are linked to critical life outcomes.

Appropriateness: Remove specific references to Framework Element terminology like "centers" and "mixed use boulevards" but continue to capture the City's ongoing strategy to expand housing opportunities in areas that provide access to high quality transit, job centers, and corridors. Include a reference to High

Opportunity Areas and Citywide Housing Priorities in this Policy to capture the need to expand racial equity and access to opportunity by expanding housing opportunities in resource rich neighborhoods.

1.1.5 Develop financial resources for new construction of affordable housing.

Effectiveness: This Policy highlights the importance of developing new sources of financing in order to create the amount of affordable housing that is needed. It could be expanded to additionally capture the city's role in dedicating financial resources from other sources, mostly state and federal, to local affordable housing.

Appropriateness: Add "and facilitate the dedication of" directly after "Develop."

1.1.6 Facilitate innovative models that reduce the costs of housing production.

Effectiveness: This Policy has increased relevance as the pace of change and innovation increases. Regulatory frameworks can be an additional barrier in implementing innovative models, as the pace of government regulations lags behind private sector innovations. There is a need to promote both housing and regulatory innovation in a way that protects citywide priorities of advancing equity and ensuring the safety of residents.

Appropriateness: Add language about promoting regulatory reforms that reduces costs in addition to a reference to Citywide Housing Priorities..

1.1.7 Strengthen the capacity of the development community to develop affordable housing.

Effectiveness: It remains relevant to assist housing developers understand opportunities and requirements inherent in different affordable housing funding and incentive Programs.

Appropriateness: Retain.

OBJECTIVE 1.2 Preserve quality rental and ownership housing for households of all income levels and special needs.

Effectiveness: Preserving rental and ownership housing remains a critical Objective as this stock provides many of the city's affordable units. However, the policies below also cover related strategies such as maintenance, rehabilitation and replacement/no net loss. Housing Element law uses the term "conserve and improve" to describe an array of related strategies.

Appropriateness: Retain, but broaden to include conservation and improvement in addition to preservation. Relocate to new Goal 2, focused on preservation.

1.2.1 Facilitate the maintenance of existing housing in decent, safe and healthy condition.

Effectiveness: This Policy supports the Objective and several Programs such as code enforcement, foreclosure prevention and home rehabilitation. However, most of this work involves enforcement of existing law.

Appropriateness: Retain, but include enforcement as well as facilitation.

1.2.2 Encourage and incentivize the preservation of affordable housing, including non-subsidized affordable units, to ensure that demolitions and conversions do not result in the net loss of the City's stock of decent, safe, healthy or affordable housing.

Effectiveness: This is still relevant, but the first section emphasizing preservation could be better aligned with the second portion, which focuses on mitigation and replacement. In addition, the Policy would benefit from stronger and more precise language to describe the City's role. For example, this Policy should also speak to the need to enforce existing and future tenant protections and no net loss provisions.

Appropriateness: Replace "encourage and incentivize" with "Incentivise and require" and add language to include "the expiration of affordability covenants" alongside conversion and demolition.

1.2.3 Rehabilitate and/or replace substandard housing with housing that is decent, safe, healthy and
affordable and of appropriate size to meet the City's current and future household needs.

Effectiveness: The Policy is intended to focus on the need to rehabilitate, and in some cases replace, substandard housing. This remains relevant, but the clause about the size of units fits more appropriately under the next Objective around planning for housing needs and tracking household sizes with size of available units when undertaking planning efforts.

Appropriateness: Retain, but relocate the clause about size to the next Objective 1.3.

1.2.4 Develop financial resources for the long-term affordability of publicly assisted rental and ownership housing.

Effectiveness: Still effective and relevant; however, it may not be sufficiently clear that this Policy refers to the preservation of at-risk affordable housing.

Appropriateness: Add “preservation” to the beginning of this Policy.

1.2.5 Provide incentives that extend affordability to existing market rate housing units.

Effectiveness: This remains effective; however, the use of the word “extend” may obscure that this Policy refers to the creation of affordability where it may not already exist in market rate housing.

Appropriateness: Revise to say ”provide resources that enable the creation of the Affordable Housing…””

1.2.6 Provide incentives for the preservation of historic residential structures.

Effectiveness: Remains effective.

Appropriateness: Retain, but relocate to the New Goal 3, which focuses on the relationship between housing and the built environment, including design.

1.2.7 Strengthen the capacity of the development community to preserve and manage affordable housing.

Effectiveness: Remains effective and a priority; however, many of the City’s Programs are oriented towards private owners of rent stabilized housing, which may not be adequately reflected by the term “development community” or “affordable housing.”

Appropriateness: Retain but broaden to include owners of existing rental housing.

1.2.8 Preserve the existing stock of affordable housing near transit stations and transit corridors. Encourage one-to-one replacement of demolished units.

Effectiveness: This Policy was added in the last Housing Element to recognize the particular importance of areas located near transit stations and corridors in terms of protecting affordable housing. While the Policy remains vital and effective, it closely overlaps with Policy 1.2.2, which similarly calls for preservation of affordable housing to ensure that demolitions and conversions do not result in the net loss of the City’s affordable housing stock stock. Policy 1.2.2 is also being amended to more closely mirror the existing language in this Policy. Protecting and preserving affordable housing is important everywhere in the City, so this Policy is unnecessary.

Appropriateness: Consolidate with Policy 1.2.2.

Additional Note: Several additional policies on the following topics should also be added: strengthening tenant protections and access to legal assistance, expanding the

right of first refusal to allow displaced households to return to their neighborhoods, promoting long term residents by limiting practices like short term rentals and prolonged vacancies, and developing specific anti-displacement strategies when a new transformative investment is planned.

OBJECTIVE 1.3 Forecast and plan for changing housing needs over time in relation to production and preservation needs.

Effectiveness: Still relevant, but the focus on "changing needs" is limited and does not encompass the full range of planning around housing needs.

Appropriateness: Replace "changing needs" with "existing and projected" needs. Move this to Objective 1.1 to signify that examining existing needs is the first step to effective housing plans.

1.3.1 Monitor and report on the production and preservation of the housing supply.

Effectiveness: Remains effective; however the need to track and report housing related information overlaps with Policy 1.3.3 below.

Appropriateness: Combine with Policy 1.3 and make a more expliciting connection between the collection of data and how it is used to plan for housing needs.

1.3.2 Advocate and collaborate for the production of data necessary for the City's planning purposes, particularly with regard to special needs populations.

Effectiveness: Still important, but emphasis on "special needs populations" may not encompass the full range of data that is being sought. Additionally this Policy is very similar to 1.3.5.

Appropriateness: Consolidate with Policy 1.3.5,

1.3.3 Collect, report and project citywide and local housing needs on a periodic basis.

Effectiveness: Reporting and projecting on housing needs at a citywide and local level remains a critical part of planning efforts; however, the intended connection to informing planning efforts could be strengthened.

Appropriateness: Combine with Policy 1.3.1 and add "and use this information to plan for housing needs at a local and citywide level."

1.3.4 Plan for post-disaster reconstruction of housing.

Effectiveness: Planning for post-disaster housing and recovery goes beyond just reconstruction, particularly due to climate change and the increased potential for repeated disasters. Planning efforts should also identify and mitigate risk to

housing. Once expanded, this Policy makes more sense moving to New Goal 3, given its importance to safety and resilience.

Appropriateness: Relocate to new Goal 3 and create a new Objective dedicated to disaster recovery and resilience. Add language to specify that post disaster reconstruction should promote equity, resilience, sustainability and safety. Add language to ensure that displaced tenants have the right to return to reconstructed housing.

1.3.5 Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within the City to meet the projections of housing needs, according to the policies and Objectives of the City's Framework Element of the General Plan.

Effectiveness: This Policy remains effective, however the planning for housing needs must be consistent with the entire General Plan, and seek to address existing housing needs (in alignment with the new 6th cycle RHNA methodology), not just projected needs.

Appropriateness: Include planning for "existing needs" alongside projected needs, add a mention of housing size from Policy 1.2.3 and add language that speaks to the entire General Plan and broader Citywide Housing Priorities.

Additional Note: Add new Policy 1.3.5 on regional and state planning around housing and a Policy on better integrating anti-displacement strategies with housing production.

OBJECTIVE 1.4 Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Effectiveness: Remains very important but Policy should reflect that barriers impacting affordable housing and projects that served undermet needs like workforce housing merit particular attention, given the greater need. Also, with the reorganization of this Goal, the reference to preservation can be shifted under the New Goal 2. This Objective should be consolidated with Objective 1.2.

Appropriateness: Retain but add "with an emphasis on projects that include affordable housing and meet underserved needs."

1.4.1 Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

Effectiveness: Remains effective, but should also reflect an emphasis on expanding access to higher opportunity areas and protecting communities from displacement

Appropriateness: Retain, but add language around expanding access to higher opportunity areas and protecting communities from displacement

1.4.2 Streamline affordable housing funding processes.

Effectiveness: Could be clarified that this Policy refers to City funding processes, as well as be expanded to include the important work around streamlining and prioritizing affordable housing.

Appropriateness: Retain and add "steamline affordable housing funding and project approval processes throughout City departments."

GOAL 2

A City in which housing helps to create safe, livable and sustainable neighborhoods.

Effectiveness: This Goal supports the overall intent of the General Plan and highlights the role of housing in creating communities. This Goal remains appropriate, though the critical citywide planning Objectives of equity should be included here. In addition, the reference to neighborhoods can be seen as limiting reach to a certain geographic scale, when the intent is both to cover a range from the property/development level to the entire city and region. Finally, the word "safe" is very broad and has many (sometimes) conflicting interpretations.

Appropriateness: Retain Goal but add a focus on equity, and substitute "communities" for "neighborhoods." In addition, the current focus on safety should shift to a focus on health and disaster resilience, which are both increasingly important considerations around safety.

OBJECTIVE 2.1 Promote safety and health within neighborhoods.

Effectiveness: Remains effective but could be expanded to encompass the importance of disaster and climate resilience given recent natural disasters, the pandemic, and the worsening climate crisis The focus on health can be carried over to the livability Objective.

Appropriateness: Revise this Objective to include "disaster and climate resilience." Shift the focus on neighborhoods to a broader focus on achieving these Objectives through housing.

2.1.1 Establish development standards and policing practices that reduce the likelihood of crime.

Effectiveness: Policing practices and crime are outside of the scope of the Housing Element. Additionally, it is important to recognize these topics have often historically been used for purposes that are contrary to the Goals of the Housing Element.

Appropriateness: Remove

2.1.2 Establish development standards and other measures that promote and implement positive health outcomes.

Effectiveness: Remains effective but could benefit by clarifying health related efforts should focus on those most at risk. Additionally this Policy could make a more explicit link to housing.

Appropriateness: Target the Policy to those most at risk. Add more proactive language on identifying housing risk related to disasters, especially those likely to accelerate as a result of climate change. Additionally carry this Policy over to the livability Objective to speak to health outcomes beyond just disaster response..

Note: Add additional policies under this new disaster resilience Objective, including: identifying resources to support housing providers in retrofitting existing housing, educating homeowners, tenants and landlords about disaster risks and mitigations, and providing assistance to support people to stay in their homes through a state of emergency that does not threaten the housing stock, like a pandemic.

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

Effectiveness: The need to promote sustainable development remains critical to the City's Goals but it could be clarified that this includes sustainable land use patterns beyond the neighborhood level, promoting access to jobs, amenities and transportation options citywide. The phrase "mixed income housing" is also imprecise in this context. The City of LA takes an integrated approach to sustainability that considers land use patterns and buildings, but these two ideas are currently separated into two Objectives.

Appropriateness: Retain but add "land use patterns," replace "transit" with "transportation options," and "mixed-income housing" with "housing for all income levels. Consolidate with Objective 2.3 below so the Objective speaks to "buildings and land use patterns."

2.2.1 Provide incentives to encourage the integration of housing with other compatible land uses.

Effectiveness: Both mixed-use development and the integration of housing with other uses remain key strategies for promoting sustainable and livable communities. However additional clarity on the intent may help ensure both concepts are captured. In addition, "incentives" are usually not necessary, as removing existing zoning barriers is often sufficient to promote mixed use.

Appropriateness: Revise to "Promote the integration of housing with other compatible land uses at both the building and neighborhood level""

2.2.2 Provide incentives and flexibility to generate new multi-family housing near transit and centers, in accordance with the General Plan Framework element, as reflected in Map ES.1.

Effectiveness: Locating multi-family housing near transit and centers remains a cornerstone of the City's housing growth strategy. It is important that as much of this housing as possible is affordable, and that housing serves a range of incomes. The term "centers" is a term used in the Framework Element to refer to a collection of mixed-use districts ranging in scale from the neighborhood-level to regional centers and downtown. The Framework Element is likely to be updated during this cycle and may not retain the same terminology, so referencing job and transit centers, in addition to Higher Opportunity Areas, is more descriptive. A new map will be adopted, similar to ES.1., that highlights transit adjacency and related regional centers.

Appropriateness: Add language to detail the need for multi-family housing and replace "centers" with "job centers." Identify a new map that identifies these areas.

2.2.3 Promote and facilitate a jobs/housing balance at a citywide level.

Effectiveness: Jobs/Housing balance remains critical, but focusing on the citywide scale may obscure the Goals of this Policy.

Appropriateness: Replace "at a citywide level" with "and access to jobs to help shorten commutes and improve air quality and quality of life for Los Angeles area residents."

2.2.4 Educate the public to understand and support the benefits of mixed-use and mixed-income communities to accommodate projected growth.

Effectiveness: This Policy remains effective but should emphasize the need for more outreach along with education. Also, this Policy can be reworded to better

communicate the more nuanced intent here around the relationship between unmet housing needs and other outcomes.

Appropriateness: Retain but add "Provide outreach..." and "about the need to address housing needs in relation to other important outcomes, including education, health, transportation, and the environment."

2.2.5 Provide sufficient services and amenities to support the planned population while preserving the neighborhood for those currently there.

Effectiveness: Planning for and providing adequate services and amenities is a critical part of meeting our housing Goals and helps create livable and sustainable neighborhoods. However, the connection to public infrastructure and long-term planning may not be sufficiently clear.

Appropriateness: Relocate this Policy to Objective 1.3, which focuses on forecasting and planning to meet housing needs. Add language to specify that planning should address existing and planned populations to integrate new state mandates.

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

Effectiveness: Remains effective and important to the Goal of livable and sustainable neighborhoods, but the focus on "buildings" may obscure this.

Appropriateness: Consolidate with Objective 2.2.

2.3.1 Streamline entitlement, environmental, and permitting processes for sustainable buildings.

Effectiveness: Streamlining City processes is a key area where the City can help promote sustainable buildings, though to focus on streamlining specific processes might be limiting. Incentives should be reserved for those that exceed existing standards, such as the LA Green Code.

Appropriateness: Revise "Streamline entitlements, environmental, and permitting processes" to "provide streamlining, incentives and flexibility to promote..." Add "particularly those that exceed existing standards."

2.3.2 Promote and facilitate reduction of water consumption in new and existing housing.

2.3.3 Promote and facilitate reduction of energy consumption in new and existing housing.

2.3.4 Promote and facilitate reduction of waste in construction and building operations.

Effectiveness: These all remain effective but could be consolidated. Does not include decarbonization efforts.

Appropriateness: Consolidate into one Policy to "promote and facilitate reduction of water, energy, greenhouse gas, and waste..."

2.3.5 Promote outreach and education regarding sustainable buildings.

Effectiveness: Remains effective, but could be broadened from sustainable buildings to include other sustainability best practices relating to housing, such as locating housing in areas that reduce VMT, limiting the consumption of new materials and improving onsite recycling and composting. Additionally the Policy could specify which audiences would benefit from outreach..

Appropriateness: Revise to "Provide outreach and education to property owners, tenants and homebuilders regarding sustainable residential practices"

Additional Note: There are several new sustainability policies that should be added, including: incorporating sustainable best practices into building and zoning code updates, providing incentives and promoting flexibility for adaptive reuse of non-residential structures into housing, and considering land use transitions from less productive industrial, commercial and office spaces into housing when the transition can happen safety and sustainability Goals can be maximized.

OBJECTIVE 2.4 Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the city.

Effectiveness: Livability remains important, but the focus on "residential neighborhoods" seems to exclude mixed use neighborhoods, which are an important part of livability and promoted through other policies. Additionally some Policy language about different housing types has been added under New Goal 1, making it repetitive here.

Appropriateness: Revise to keep the focus on livable neighborhoods using design but also promote a sense of place, promote health and foster community belonging.

2.4.1 Promote preservation of neighborhood character in balance with facilitating new development.

Effectiveness: Remains effective. However, "neighborhood character" is a vague term.

Appropriateness: Retain but add a greater focus to furthering citywide housing priorities, including equity, and revise "neighborhood character" to "existing architectural context."

2.4.2 Develop and implement design standards that promote quality residential development.

Effectiveness: Remains effective.

Appropriateness: Retain.

2.4.3 Develop and implement sustainable design standards in public and private open space and street rights-of-way. Increase access to open space, parks and green spaces.

Effectiveness: This is still a priority, but it's unclear if this Policy is targeting privately opened open spaces, public open spaces, or streets. Additionally, design standards are not the best tool to increase access to open spaces, though they are effective for public right of way improvement..

Appropriateness: Revise to "Develop and implement sustainable standards and pedestrian centered improvements in the public and private realm.""

Additional Note: Add a new Policy on promoting complete neighborhoods by planning for housing that includes open space and other amenities identified by the community.

OBJECTIVE 2.5: Promote a more equitable distribution of affordable housing opportunities throughout the city.

Effectiveness: It remains a critical Objective to achieve a more equitable distribution of affordable housing across the city and within neighborhoods.

Appropriateness: Retain, but move up to Goal 1 to reflect the connection between this Objective and Affirmatively Furthering Fair Housing integration into the RHNA methodology. Specify the focus on increasingly affordable housing in high opportunity areas and areas that further Citywide Housing Priorities

2.5.1 Target housing resources, policies and incentives to include affordable housing in residential development, particularly in mixed use development, Transit Oriented Districts and designated Centers.

Effectiveness: This remains relevant but the language regarding "Transit Oriented Districts" and "Centers" is connected to the Framework Element, which is likely to be updated.

Appropriateness: Revise to clarify a focus more broadly on areas near transit, jobs and in high opportunity areas.

2.5.2 Foster the development of new affordable housing units citywide and within each Community Plan area.

Effectiveness: Remains effective, but could do more to address the current condition where a few community plans have the majority of affordable housing and some have next to none.

Suggest Action: Add a clear prioritization for the development of new affordable housing in communities that currently have little.

Additional Note: Add new Policy on providing outreach and education to community members about the history of racist planning, zoning and real estate practices and how they are reflected in today's land use patterns and socio-economic disparities.

GOAL 3

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

Effectiveness: Remains effective.

Appropriateness: Retain, but add some language to reflect a broader focus on Affirmatively Furthering Fair Housing, in addition to the existing language around protected classes.

OBJECTIVE 3.1: Ensure that housing opportunities are accessible to all residents without discrimination on the basis of race, ancestry, sex, national origin, color, religion, sexual orientation, marital status, family status, age, disability (including HIV/AIDS), and student status.

Effectiveness: This Objective remains relevant and important, but the list of protected status labels should be revised each cycle to incorporate the latest thinking on inclusion.

Appropriateness: Retain, but add mental and physical disability, gender identity, immigration status, source of income, or any arbitrary reasons.

3.1.1 Promote and facilitate equal opportunity practices in the construction, provision, sale and rental of affordable housing.

Effectiveness: This remains important, but should be applied to affordable and market rate housing.

Appropriateness: Remove the word "affordable"

3.1.2. Promote responsible mortgage lending that meets community credit needs and the Community Reinvestment Act (CRA).

Effectiveness: Remains effective, but could be expanded to include predatory lending and home sale practices.

Appropriateness: Retain.

Additional Note: Add new policies on ensuring that people with disabilities have an equal opportunity to access affordable housing that has received any public subsidy, identifying and assisting populatons experiencing housing discrimination (including those outside of protected classes), and eliminating housing accessibility barriers that disproproriatenyl affect populations in protected classes and special needs populations.

OBJECTIVE 3.2 Promote fair housing practices and accessibility among residents, community stakeholders and those involved in the production, preservation and operation of housing.

Effectiveness: Remains a key Objective to reach this Goal.

Appropriateness: Retain. But given new emphasis on affirmatively furthering fair housing, a new Objective (4.3) should be added to address proactive measures that can be taken to actively promote diverse, inclusive communities. Additionally language can be added to this Objective to specify the need to promote "outreach and education" on fair housing practices.

3.2.1 Provide outreach and education for homebuyers and renters regarding rights, financing options, rental subsidies available and protections in the purchase, rental, and/or modification of a housing unit.

Effectiveness: This Policy highlights the city's critical role in developing education and outreach tools to proactively prevent violations.

Appropriateness: Retain.

3.2.2 Provide outreach and education for the broader community of residents, residential property owners and operators regarding fair housing practices and requirements.

Effectiveness: Remains effective.

Appropriateness: Retain.

3.2.3 Collect and report findings on discrimination in the sale and rental or housing.

Effectiveness: Remains an effective strategy to understand and combat housing discrimination.

Appropriateness: Retain and develop a related Program to share this data.

Additional Note: A new Objective should be added to note the need to affirmatively further fair housing in housing Programs by taking proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing in high opportunity areas. This Objective should include policies on proactively working to identify and meet unmet housing needs, increasing access and transparency in the lease-up process, ensuring all neighborhoods have a range of housing types, allowing for aging in place, and examining and reforming practices that have been used to perpetuate racial and economic segregation.

GOAL 4

A City committed to preventing and ending homelessness.

Effectiveness: Remains effective.

Appropriateness: The Goal does not need to be edited, but the related policies and Objectives could better incorporate the latest thinking on how best to prevent homelessness and compassionately care for the needs of the unhoused.

OBJECTIVE 4.1 Provide an adequate supply of short-term and permanent housing and services throughout the City that are appropriate and meet the specific needs of all persons who are homeless or at risk of homelessness.

Effectiveness: This remains effective and necessary.

Appropriateness: Retain, specify “supportive” services to reflect the current emphasis on permanent supportive housing.

4.1.1 Ensure an adequate supply of emergency and temporary housing for people who are homeless or are at a risk of becoming homeless, including people with disabilities.

Effectiveness: Having an adequate supply of emergency and interim housing options to house those in need is the central Policy to meeting this Objective.

Appropriateness: Retain.

4.1.2 Promote and facilitate Programs and strategies that ensure the rapid re-housing of all people who become homeless.

Effectiveness: Expanding rapid re-housing options is a critical part of preventing homelessness, but a greater emphasis could be placed on preventing eviction.

Appropriateness: Retain, but broden to focus on strategies that ensure eviction prevention and rapid re-housing.

4.1.3 Provide permanent supportive housing options with services for homeless persons and persons/families at risk of homelessness to ensure that they remain housed and get the individualized help they may need.

Effectiveness: This remains effective but is slightly repetitive of surrounding policies.

Appropriateness: Retain, but shift the focus from “persons at risk of homelessness” to “chronically homeless individuals and the most vulnerable.”

4.1.4 Target chronically homeless individuals and prioritize the most vulnerable among them for services and Permanent Supportive Housing, including through the coordination of service provision and the efficient access to information so as to rapidly match available services to those in need of services.

Effectiveness: This remains critical.

Appropriateness: Edit this Policy to focus on housing first and the provision of appropriate supportive services,

4.1.5 Plan for emergency housing needs that will result from natural or man-made disasters.

Effectiveness: This remains effective and relevant as planning for disasters is an important part of maintaining adequate housing and services.

Appropriateness: Retain, but move up to the disaster Objective added under the livability Goal (new Goal 3).

4.1.6 Provide housing facilities and supportive services for the homeless and special needs populations throughout the City, and reduce zoning and other regulatory barriers to their placement and operation in appropriate locations.

Effectiveness: This remains effective and has become more important as the Homelessness crisis worsens. Neighborhood opposition and zoning remains a prominent barrier in the wider distribution of homelessness facilities and services. The reference to "appropriate" location is not descriptive enough and may be seen as muting the overriding intention to reduce barriers to expanding housing/ services and achieving a more equitable distribution.

Appropriateness: Retain but remove the reference to "appropriate locations" and revise "throughout the city" to "in all communities."

OBJECTIVE 4.2 Promote outreach and education to: homeless populations; residents; community stakeholders; health, social service and housing providers and funders; criminal justice system agencies; and communities in which facilities and services should be located.

Effectiveness: The Goal of outreach and education remains important. The term "residents" is unclear and could mean homeless populations or community stakeholders.

Appropriateness: Remove "residents."

4.2.1 Provide a high level of outreach targeted to the chronically homeless to inform them of their rights and opportunities to move them from the streets into permanent housing with appropriate support services.

Effectiveness: This remains important and effective. The clause "from the streets" seems to exclude individuals living out of cars or staying with a family and friends. Also language on "chronically homeless" is not people-centered.

Appropriateness: Retain but use the clause "chronically homeless people" and remove "from the streets."

4.2.2 Inform communities about special needs populations in the City and effective approaches to meeting their housing needs.

Effectiveness: This Policy is vague and correlates homelessness with having special needs, which is often not the case.

Appropriateness: This Policy should direct the city to educate the broader Los Angeles region about the complex reasons individuals become unhoused and the diverse solutions necessary to combat homelessness. A special emphasis should be placed on dispelling common misunderstandings, such as the assertion that everyone experiencing homelessness has addiction and/or mental health challenges.

4.2.3 Strengthen the capacity of the development community to locate, construct and manage housing facilities for the homeless.

Effectiveness: This Policy remains relevant.

Appropriateness: Retain.

4.2.4 In accordance with the federal Hearth Act, target outreach and permanent supportive housing resources to the chronically homeless so as to move them from the streets into permanent housing with appropriate supportive services.

Effectiveness: Remains effective.

Appropriateness: Retain.

4.2.5 Promote and facilitate a planning process that includes homeless persons, formerly homeless and providers of housing and services for the homeless in order to provide up-to date information for the more effective coordination and use of resources.

Effectiveness: Critical Policy to ensure an inclusive Program. The "provide up-to-date information" clause implies that current information is the largest benefit, when the largest benefit is likely that including more expert and diverse perspectives helps to develop and maintain Programs with a high rate of success.

Appropriateness: Retain, but remove the clause "in order to provide up-to-date information for the most effective coordination and use of resources."

Review and Evaluation of Existing Programs

Each set of policies is accompanied by implementing Programs - a detailed schedule of actions that will allow the City to reach, including timelines, steps, projected outcomes and entities responsible for each action.

Appendix 5.1 - Evaluation of Programs

Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
1	HCIDLA	Homebuyer Financial Assistance	During the first year, 80 loans for low-income homebuyers and 30 loans for moderate-income homebuyers; 50 loans for low-income homebuyers per year thereafter, if funding permits; Issue 80 MCCs per year: 40 for low-income and 40 for moderate-income.	HCIDLA's Homeownership Unit oversees and administers three (3) citywide First-Time Homebuyer Programs: the Low Income Purchase Assistance (LIPA) Program, the Moderate Income Purchase Assistance (MIPA) Program, and the Mortgage Credit Certificate (MCC) Program. All three programs have been effective, successful and popular. -During Fiscal Year 2018-2019, 72 Low-Income and 37 Moderate-Income first-time homebuyers were provided gap financing to purchase homes through the First-Time Homeownership Program and 137 Mortgage Credit Certificates (MCCs) were issued to First-Time Homebuyers. - During Fiscal Year 2019-2020 (through June 11, 2020), 84 Low-Income and 6 Moderate-Income first-time homebuyers were provided gap financing to purchase homes through the First-Time Homeownership Program and 90 Mortgage Credit Certificates (MCCs) were issued to First-Time Homebuyers.	This program was effective. During this update the city will analyze current need against available subsidies to determine how to revise the numeric goals. The only goal that was not exceed was MCC's for Moderate Income homes.	Retain, consider revising metrics. Consider additional policy considerations such as pairing homeownership assistance with relocation assistance
2	HACLA	Homeownership for Voucher Holders	Increase homeownership opportunities among voucher holders.	This program allows Section 8 participants to become homeowners by using their Vouchers to purchase a home. HACLA continued to participate in the Section 8 Homeownership program through much of this cycle, though the program is now suspended.	The city should consider an alternative tool to promote homeownership among section 8 voucher holders. The program description mentions homeownership opportunities through housing development conversion - the city could evaluate the feasibility of this option.	Revise, to detail initiatives to improve homeownership opportunities for low income households, particularly Section 8 Voucher holders.
3	DCP	Small Lot Subdivisions	1400 market-rate units; 100 moderate income units; Revised Small Lot Subdivision Guidelines - 2013-2014; Inter-departmental clarification memo - 2013-2014.	As of December 2019, 356 small lot subdivision applications were filed, with a total of 7,360 unit approved. Only a small number of these were affordable. In 2018, the the Small Lot Subdivision Ordinance was amended to modify certain development standards for new construction, establishing a process to convert certain apartment homes to small lot homes, recognizing a set of Small Lot Map Standards, and creating an administrative review process for design review of small lot homes. An interdepartmental clarification memo on small lot subdivision regulations was issued in 2014.	The Small Lot Subdivisions program has been effective at producing for-sale units, but not below market rate units. Code amendments to the Small Lot Subdivision Ordinance in 2018 strengthened the design compatibility of new projects and facilitated conversions of existing properties as well as smaller projects. However, the focus on multiple-family areas sometimes results in the demolition of multifamily housing. Until SB 330 became effective in 2020, these RSO or lower-income units were not being replaced and fewer units could be built than demolished.	Revise. This program has exceeded the current objectives, which presents an opportunity to consider program improvements on issues such as affordability, displacement and replacement policies. Also continue to consider ways to promote small lot housing typology innovation, including allowing in a wider variety of zones.
4	DCP, HCIDLA	Barriers to Limited Equity Housing Cooperatives	Study barriers to the greater utilization of limited-equity cooperatives; Utilize limited equity co-ops as a tool to facilitate affordable homeownership	No progress was reported for this program.	This program has no specific tools for implementation, but there continues to be strong public support.	Revise to focus on viable implementation tactics. Revise to be inclusive of land trusts and other shared-equity models.
5	HCIDLA	Pre Development/Acquisition Financing for the Development of Affordable Housing	Facilitate predevelopment and/or acquisition financing for approximately 500 units annually.	On average the goal of 500 units annually during this housing cycle was exceeded. The total fell below the 500 unit goal three of the seven years, though during the other two the goal was met and exceeded. The ability to meet the goals is determined by funding availability.	This program was effective and should be retained.	Revise to pre-acquisition loans and consider revising metrics due to changes in funding availability,
6	HCIDLA	New Production of Affordable Housing	Add 500 units annually to the City of Los Angeles affordable housing stock; 30% of units to be Permanent Supportive Housing (PSH); Construct housing for seniors, the disabled and large families.	Each year more than 500 units of affordable housing were added, two years more 1,000 units were added. Most years the percentage of units set aside for PSH was near or over 30%. Housing was constructed for seniors, families and the disabled.	This program was effective. This appears to be aligned with HCIDLA's annual goal for number of units Ready for Occupancy, for which actual numbers vary annually. With the Proposition HHH supportive housing program adding to the output previously only covered by the Managed Pipeline and Bond Unit, this number is expected to increase to @ 1,400 units per year, with approximately 40% of those units being supportive housing (SH). HCIDLA has moved over the past five years from primarily financing affordable housing for large families and seniors to focusing on supportive housing (SH). As more SH is financed, the result in subsequent years is that a higher percentage of the units ready for occupancy will be SH.	Revise to be specific to managed pipeline and add metric. Discuss whether or not population targeted is needed/realistic
7	HACLA	Project-Based Rental Assistance	1,074 (430 extremely low-income, 644 very low- income) households housed through project- based rental assistance vouchers.	HACLA maintained between 3,245 and 20,351 Project Based Section 8 units each year of this reporting period.	The reporting on this objective has been inconsistent, but the program remains effective.	Remove.
8	DCP, Mayor, HCIDLA	Land Use Program to Increase the Production of Affordable Housing	Increase the supply of affordable and mixed-income housing; Prepare draft ordinance Schedule 2014 - 2018	The city created multiple programs to increase the supply of affordable housing in exchange for increased development potential, including the Value Capture Ordinance, which clarifies and standardizes affordability requirements on certain entitlements that allow for greater density and floor area (Adopted 2018) and the Affordable Housing Linkage Fee, which creates a permanent source of local funding for the development of affordable housing and preservation. The ordinance places a linkage fee to both new residential and commercial development (Adopted 2018). Additionally, the Permanent Supportive Housing and Motel Conversation Ordinance increased PSH production with incentives (Adopted 2018). Measure JJJ, passed by the voters in 2016, created a new affordable housing and labor requirements for residential projects with 10 or more units that request a Zone Change. It also created the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, which incentivizes mixed-income and affordable housing projects near transit (effective 2017).	This program was effective with the passage of Measure JJJ, the Affordable Housing Linkage Fee (AHLF) and several land use ordinances that have significantly increased the number of projects that include affordable housing in mixed-income residential projects. There continues to be additional opportunities to employ a "value capture" or density bonus approach to create more affordable housing.	Revise to reflect the pending Density Bonus update (which can incorporate elements of TOC), inclusionary housing study as well as the opportunity to revisit to provisions of Measure JJJ when it expires. Emphasize introduction of greater equity and anti-displacement measures in updates. The implementation of the Affordable Housing Linkage Fee will also be integrated as a new program.
9	HACLA, DCP	Facilitate Housing for Senior and Disabled Persons	Assist in the development of 250 senior units a year; Construct 1750 Elder Care units; Explore the creation of an affordability component to Eldercare Ordinance.	Progress for this objective was difficult to track. As reported several different, but related, topics like senior housing maintained by HACLA, edercase entitlement applications, and senior units were funded through the Affordable Housing Trust Fund. Over 270 affordable senior housing units were funded through the Affordable Housing Trust Fund in 2014 and a new set of guidelines and procedures were adopted by DCP to improve the application and approval process for Eldercare Facilities.	This program has not been effective, but reporting could be improved.	Revise. This program should include revised objectives for reporting.

Appendix 5.1 - Evaluation of Programs

Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps	
10	DoA	Housing Alternatives for Seniors	Find alternative housing solutions for 1,600 senior citizens	During this cycle the Department of Aging continued to contract with a non-profit organization to connect seniors with alternative housing solutions.	This program was effective, but because there is no reported metric for total number of seniors served it's difficult to evaluate progress.	Revise. The city will re-evaluate in light of the Age Friendly Action Plan and determine how best to revise this program to evaluate success.	<-- Double check that DoA doesn't contract w/affordable living
11	DoA, DCP, LADBS, HCIDLA, DOD	Innovative Housing Unit Design	500 units with universal design elements; Provide assistance to developers and property owners during project review; Increase the number of affordable, accessible units occupied by persons with special needs	The Purposeful Aging Los Angeles Initiative is a partnership between the city, county and non-profits including AARP that continues work to reach the goals of the Age Friendly Action Plan.	Efforts were made to facilitate innovative housing design that allows for aging in place. Through Mayor Garcetti's Executive Directive 17 a Purposeful Aging LA initiative was launched, convening a Purposeful Aging Task Force. The task force completed a Purposeful Aging Age-Friendly Action Plan, which will help to refine this program for the next housing element cycle. HCIDLA has contracted with IBI Group, Inc. to provide Pre-RFP Site Design Analysis for City-owned properties.	Revise. It is critical that the needs of older adults are prioritized in the City's land use and housing policies. This program will be re-evaluated in light of the Age Friendly Action Plan. A new metric will be included to measure success. Could be merged with program 10.	
12	DCP	Adaptive Reuse	4,000 market rate and 100 affordable housing units	At least 1,400 adaptive reuse permits were issued during the period, likely falling short of goals.	This program has been effective, but there are many opportunities to build on the past success and further expand the reach of the program, as well as capture on-site affordability.	Revise to emphasize the opportunity to expand the Adaptive Reuse Ordinance to facilitate additional adaptive reuse opportunities as well as include affordability provisions.	
13	LASAN, DCP, HCIDLA	Redevelopment of Brownfield Industrial and Commercial Sites	Environmental clean-up of at least five brownfield sites; Create opportunity for 100 units, including 10 very low- and 10 low-income units.	The City continues to make strides in addressing brownfield remediation through the Citywide Brownfields Program (the Program). From 2013 - 2021, the Program has completed 59 environmental assessments and 5 cleanups at brownfields. A few notable success stories include the opening of community gardens in Council District 15 and Council District 7. The Program assisted in the transformation by conducting environmental investigations to ensure that the brownfield sites were safe for reuse. The Program continues to make progress on the larger cleanup projects which can take several years to complete depending on level on contamination. For example, in 2019-2020, the Program secured $1 million in EPA Cleanup Grant funding for the cleanup at Taylor Yard G2, a 42-acre brownfield (future open space and park).	The Program has been effective with limited funding sources. EPA grant funding has been the primary source of funding for the Program and there are over 5,000 recorded brownfields in the City with high concentration of brownfields in Environmental Justice communities. In order to address the need, the Program needs more funding. Additionally, to ensure efficiency, there needs to be more collaboration between the City departments.	Revise so this program further supports the connection between housing and brownfield remediation, particularly towards opportunities for large-scale housing development.	
14	GSD, DCP	Public Facilities Zoned Land: Joint Use Opportunities	In partnership with LAUSD, Create opportunities for 50 very low and 50 low income units during the planning period.	LAUSD has developed two affordable housing projects in Los Angeles during the cycle, including a 68 unit project in Hollywood (Selma Community Workforce Housing Project) and a 26 unit project near USC (Norwood Learning Village). In 2020, the LAUSD Board recommended expanding the program to 10 sites (8 in the City) specifically for employee workforce housing, which is now permitted by the state per the Teacher Housing Act of 2016 and AB 3308 (2020). LAUSD and HACLA have also partnered to expand a pilot program to provide 50 rental vouchers to families in the Northeast San Fernando Valley out of HACLA's Section 8 Homeless Initiative. In August 2017, the Mayor's Office launched an online property database catalogiuing the City's real estate assets (Property Panel LA). City Planning made progress on developing zoning tools to incentive the re-use of land zoned as Public Facility (PF Zone), including in the TOC Program and PSH Ordinance, which both allow PF zoned sites to be used for residential use at the densities permitted on adjacent sites. The City Administrative Office (CAO) has continued to create and manage RFQ/P's to sell or develop city-owned sites for affordable housing, including at least two projects approved to develop PF land, totaling 247 proposed units. A proposal for a Los Angeles Municipal Development Corporation to coordinate efforts has been made by the CAO.	This program was effective but the amount of unused or underutilized land in the City presents tremendous opportunity to contiunue to expand these efforts in the next cycle. Increased land is available for housing at the City level, including surplus land from City agencies, as well as land from the old Community Redevelopment Agency. In addition, LAUSD has expressed a commttment to build significant affordable housing on their own land. To streamline the management of the real estate assets, a new nonprofit entity should be created.	Retain, expand to encompass important work by HCIDLA, HACLA and the CAO in managing citywide land assets. Support continued cooperation with City Planning to make needed zoning changes to support housing, as appropriate. Support the creation of a new nonprofit entity, the Los Angeles Municipal Development Corporation (LAMDC), to streamline the City's management of its real estate assets. Reflect recent committments made my LAUSD.	
15	CLA, HCIDLA, Mayor's Office, City Council, HACLA, DCP	Advocate for Housing Funds	Support State and Federal bills that provide funds for affordable housing development and preservation in Los Angeles City in each legislative session; Increase the Affordable Housing Trust Fund.	Efforts to advocate for state and federal funding of affordable housing have occurred during this cycle. The City created its first permanent source of local funding in 2018 with the passage of the Affordable Housing Linkage Fee (AHLF) Ordinance. Approximately $35 million has been collected thus far. An AHLF expenditure plan has been approved by City Council.	This program has been effective with increased local coordination in state advocacy. Significant additional funding is necessary given the tremendous need, so additional work to identify more state, federal as well as local funding must remain a key focus. However, funding is not all that is needed from the state and federal governments.	Revise. This program could be split into two programs to indicate the difference between affordable housing funding and local sources of revenue to the affordable housing trust fund. The first program could focus on affordable housing funding, instructing the CLA and HCID to advocate broadly for funding for affordable housing at the state, federal and local level. The second could instruct the Department of City Planning and HCID to increase revenue streams for the Affordable Housing Trust Fund using tools like land use incentives.	
16	HCIDLA, DCP, City Council, Mayor's Office	New Local Revenue to Increase the Production of Affordable Housing	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.	The city successfully created the multiple programs to increase the supply of affordable housing: -Value Capture Ordinance, which clarifies and standardizes affordability requirements on certain entitlements that allow for greater density and floor area (Adopted 2018). -Permanent Supportive Housing and Motel Conversation Ordinance increase PSH production with incentives (Adopted 2018) Affordable Housing Linkage Fee, which creates a permanent source of local funding for the development of affordable housing and preservation. The ordinance places a development impact fee (or on-site requirement) to most new residential and commercial development. (adopted 2018). Opportunities for nomdifying the fee as well as creating significant new sources of fees must remain an imperitive gfiven the need. -Transit Oriented Communities (TOC) incentivizes mixed-income and affordable housing projects near transit (effective 2017).	The city has effectively created a permanent source of funding for increasing the supply of affordable housing, but significantly more funding is needed to meet citywide need. The program name can be clarified to better differentiate from Program 8 but focusing more on continuing to develop local revenue sources to support affordable housing.	Revise. Change the program name to be made more distinct from program 8. Update to include new potential sources of additional local revenie, particularly those that support housing policies in other ways such as a vacancy tax, real estate transfer tax or further refinements to the linkage fee ordinance.	

Appendix 5.1 - Evaluation of Programs

Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
17	DCP	Downtown TFAR Public Benefit Fee	$20 million for affordable housing development; Evaluate whether changes are needed as part of the re:code:LA Unified Downtown Development Code (Program 66).	Delete and merge with existing Land Use Affordable Housing programs (#101).	While this program brought in funding for an array of public benefits downtown, the program has not met objectives with regard to funding and the creation of new affordable housing units downtown. The program is being revised with the update to the Downtown Community Plan, with the aim to prioritize the production of on-site affordable units directly in new construction. As such, a downtown specific program is not needed and the objectives can be merged with the more general land use affordable housing production program (#101).	Delete and merge with existing Land Use Affordable Housing program (#101).
18	DCP, LADOT	Innovative Parking Strategies	Incorporate parking recommendations into Community Plans, Specific Plans and Transit Neighborhood Plans, where appropriate.	Community Plans, Specific Plans and Transit Neighborhood Plans continue to consider and adopt innovative parking strategies. The Downtown Community Plan update is currently proposing to remove parking requirements in all mixed use areas of downtown town Los Angeles. The Boyle Heights Community Plan update completed a parking study in 2015, which will inform the plan update. The Re:Code LA effort is creating a wider menu of parking options that better fit the design intent of a project. A citywide update to the Transportation Demand Management (TDM) ordinance is underway and will allow for creative alternatives to traditional vehicle parking that will better serve the mobility needs of residents.	Program was effective, carry over to next update.	Retain, program was effective. LADOT supports expading objectives of this program.
19	HCIDLA	Systematic Code Enforcement Program (SCEP) /Gateway to Green	Inspect 180,000 multi-family residential rental units annually for compliance with state health and safety codes and the Los Angeles Housing Code; Achieve code compliance with habitability standards within 120 days of systematic inspection; Initiate contact for complaint inspections within 72 hours of complaint receipt 80% of the time; Launch Gateway to Green Program in 2014.	During this cycle SCEP inspected approximately 180,000 units each year, meeting this objective. Compliance was achieved within 120 days 95% of the time, at minimum. Contact for complaint inspections was initiative within three business days at least 80% of the time. Gateway to Green program was launched in 2014.	Program has been effective, should be carried over in next update.	Retain, but revise to include TIER frequency in this section
20	HCIDLA, LADBS	Foreclosure Registry	Maintain a database of contact information of all residential properties within the City of Los Angeles that are subject to Ordinance No. 181,185.	HCIDLA has registered 71,616 properties since 2010. HCIDLA continues its proactive inspection and monthly inspection responsibilities in compliance with the Foreclosure Registry Program Ordinance requirements with enhancements made to the Foreclosure Information Management System (FIMS). HCIDLA enhanced its foreclosure processes, which include the automation of the de-registration process on a weekly basis and enhanced the Online Foreclosure Registry portal to accommodate registrations by Notice of Default (NOD) document vs. APN. HCIDLA implemented its GeoRegistry system as a tool for City Departments to report blighted properties in the foreclosure process and to operate as a collaborative tool for City Departments to work to reduce blight in neighborhoods. HCIDLA collaborated with other City Departments (Building and Safety, Police, City Attorney Neighborhood Prosecutors Office, Bureau of Sanitation and Fire Department) toward the reduction of nuisance and blighted properties. Also, HCIDLA enhanced the customer service of the GeoRegistry portal with the geo-mapping of all foreclosed properties within City limits, and the filing of GeoRegistry complaints. LADBS performed 173 proactive inspections on REO single-family and vacant multi-family residential properties. The inspections were successful to determine if blight conditions existed on the properties and then to take appropriate enforcement action to abate those conditions.	This program has been effective.	Retain and include efforts to develop a dashboard (HCID) to show results and identify trends impacting neighborhoods. LADBS to provide inspection data as needed.
21	HCIDLA	Single Family Rehabilitation	384 extremely low, very low- and low-income units annually.	The Handworker Program provided services for an average of 316 clients during each calendar year of this reporting period, just under the objective. The clients serviced represented a balance of low, very low, extremely low income households.	This is a CDBG-funded program which has seen decreases in allocation over the past 5 years. Approximately 240-280 seniors and disabled households are assisted through the Handyworker Program annually. However the 2019-2020 program year has seen a decrease in units completed because there was a delay in receiving funds from HUD, the HW unit was going to be transferred to ACHP and the Program was paused, and the Program has had to pause again due to Covid-19.The actual completed units for PY 45 total to 114 as of 6/4/20.The reduction in performance in PY 45 will create an even bigger demand and longer wait times, especially for South LA where there are hundreds of people on a waitlist. The Handyworker Program must continue to support this high demand.	Retain, but consider new metrics to reflect funding levels
22	HACLA	Residential Rehabilitation of Public Housing	Complete revitalization of Jordan Downs, including: 280 extremely low income, 280 very low income, and 140 low income 1-for-1 replacement Public Housing units; 100 new extremely low-income units, 400 new very low-income units (< 60% AMI), 20 low-income workforce housing units (< 80% AMI) and 380 market-rate units.	During this cycle significant progress was made toward several affordable housing redevelopment projects, including: Jordan Downs, Rancho San Pedro and Rancho San Pedro Extension, Rose Hill Courts, and new Dana Strand. Construction on phase 1 of the Jordan Downs redevelopment, which includes 135 new units, is nearly complete. Additional properties were added for rehab efforts, such as Rancho San Pedro.	Reporting includes data on several public housing facilities. Objective should be expanded to capture this work in addition to Jordan Downs. Objective is still underway and should be continued in the next update.	Retain, but revise to reflect the goals and objectives of the Vision Plan.
23	HCIDLA	Foreclosure Eviction Moratorium	Determine the applicability of the moratorium on an annual basis and enforce registration requirement for foreclosed Los Angeles rental properties.	The Foreclosure Eviction Moratorium has been extended through 2020.	This program should be continued. However, if Council passes the Just Cause ordinance it would offer similar protections to all tenants, expanding the reach of this program. If Just Cause pases, we would not need a seperate foreclosure moratorium.	Retain, with possible revisions to reflect a more ambitious Just Cause program.

Appendix 5.1 - Evaluation of Programs

Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
24	LADWP, HCIDLA	Utility Maintenance Program	LADWP-referred cases: 30 DWP utility shut-offs prevented through issuance of payments: 130	Through this program an average of 96 utility shut-offs were prevented each year, each impacting several units.	This program should be continued and the objective should be clarified.	Retain.
25	DCP	Mobile Home Park Preservation	Assist 100 mobile park tenants; 250 market-rate mobile home park pads in residential areas preserved.	There has been no reporting on this program during this cycle.	Reporting on this program has been difficult, while the purpose remains important.	Remove and Merge. Mobile Homes subject to RSO receive renter protections and can be included under Program 42. Changes to facilitate the creation of more mobilehome parks, manufactured homes, tiny home trailers, small parks, etc. and other ways to expand these low-cost homes can be tied to Program 67 (innovative housing typologies).
26	HCIDLA	Monitor and Preserve At-Risk Affordable Housing	Monitor and report on identified assisted affordable housing at-risk of conversion annually through the Annual Progress Report; Involve property owners and residents of identified at-risk units in preservation efforts; Create non-financial strategies and support Citywide and inter-agency efforts to create strategies for preserving at-risk housing.	The At-Risk Tenant Outreach contractor, Coalition for Economic Survival, has continued to increase awareness among tenants. HCIDLA has worked with property owners and HACLA to extend housing subsidies for at-risk properties. A comprehensive report back on preservation strategies is pending release as of 6/24/2020.	This program is effective and should be continued in the next cycle.	Retain.
27	DCP	Preservation of the Rental Housing Stock - Condominium Conversions and Demolitions	Propose Zoning Code amendment or Director's Interpretation.	Several reports on these important topics have led to policy changes during the planning period enhancing the preservation and affordable replacement of rental housing stock. Demolition and Ellis Act removals have generally increased along with new construction trends and have totaled about 8730 units in 2282 properties during the planning period (through July 2020). Overall, RSO and affordable housing replacement requirements have been significantly expanded during the planning period from an amendment to the RSO (see CF 15-0728) as well as state laws (AB 2222 and AB 2556, as well as SB 330). LACP staff reports now include some information on impacts on existing housing and any replacement requirements, although there may still be room for improvement. With regards to condo conversions, the frequency of conversions has slowed considerably without any code amendments being made during the period. A total of 96 units in 16 buildings have been approved for condo conversion during the planning period.	The program has been effective, particularly in replacing more demolished housing with affordable replacement units and new RSO units. However, the patchwork of state and local policies is has resulted in a confusing and slightly inconsistent approach depending on the type of project and whether an entitlement is being sought.	Revise this important program to reflect current and proposed strategies to prevent the loss of naturally affordable rental housing stock and provide tenants new protections when demolition or conversion is being proposed.
28	HCIDLA	Preservation of Rent-Stabilized Housing Units	Preserve more than 638,000 RSO units; Approximately 330 rent adjustment applications will be processed for over $13 million in property improvements will be approved annually.	During this cycle an average of 540 rent adjustment applications were approved, with an average investment of 27.5 million each year. This far exceeds the goal of 330 applications annually for $13 million in property improvements. Numbers increased sharply in 2017 and 2018 as landlords undertook more earthquake retrofit programs to meet new state mandates.	This program is effective and should be continued in the next cycle, with more ambitious targets reflecting new seismic retrofit requirements. HICD answer - Continue program because rent adjustments for improvements and just and reasonable increases are legally required.	Revise. In recent years, adjustments to cover seismic retrofit expenses has been added to the program and should continue.
29	HCIDLA, OCA	RSO Enforcement	Investigate and enforce 6,000 RSO violations annually; Refer 60 non-compliant cases to the City Attorney annually.	During this reporting period an average of 7,460 RSO complaints were investigated each year, well over the objective of 6,000. The number of total complaints rose sharply in 2017 and again in 2018. An average of 31 cases were referred to the City Attorney. This is below the anticipated objective of 60 cases a year. It should be noted that only cases that rent staff is not able to successful resolve are referred to the City Attorney, so this low number could be a reflect of the effectiveness of staff.	This program is effective and should be continued in the next cycle. Given the increase in complaints the city could consider a larger number for complaints investigated. Also considfer ways to increase outreach and education about housing and tenant rights to marginalized communities.	Retain, but revise if a Just Cause Ordinance is passed
30	HACLA	Public Housing Annual Inspections	All public housing units inspected annually. All Section 8 units inspected annually.	All public housing and Section 8 units were inspected annually by HACLA.	This program is effective and should be continued in the next cycle.	Merge with programs 19, 31, 33
31	HCIDLA	Healthy Homes and Lead-Safe Housing	Complete interventions in 52 extremely low-, 79 very low- and 131 low-income units annually.	This program ran for the past 3 years without Lead funding and was on "life-support" through a small amount of CDBG funding. Lead funding has been reinstated by HUD and goals need to be revisited.	This program should be maintained but the objective targets should be reconsidered.	Retain, but consider expanding health focus beyond lead remediation.
32	HACLA	Lead-Based Paint Evaluation and Abatement Program in Public Housing	Abate lead-based paint hazards in 280 units.	Reporting on this program has been inconsistent, but HACLA verifies that most of the lead abatement work is now completed.	This program was effective, but most of the lead abatement work has been completed.	Remove, or replace with a different objective on health and safety. Consider consolidating with program 20. Switch out lead for annual unit inspection.
33	HCIDLA	Urgent Repair Program	Prevent the vacation of 4,500 market-rate apartment buildings due to life-safety Housing Code and the California Health and Safety Code violations.	Of the eight years in this housing cycle we have reported numbers for four years, totaling 2,060 cases reported and 1,487 cases resolved. This falls short of the 4,500 goal.	Reporting should be clarified to avoid missing data. We should retain this objective but revisit the objective.	Retain
34	HCIDLA, DBS, OCA, DCP	Nuisance Abatement in Residential Buildings	Respond to and successfully resolve 30,000 nuisance complaints on residential properties annually.	The City's enforcement agencies continue to successfully resolve nuisance complaints on residential properties. LADBS responded to over 25,000 complaints on private property concerns related to building or zoning code violations. Over 95% of these complaints are resolved to restore code compliant properties.	Effective but need to clarify reporting to get the number of nuisance complaints reported and resolved annually. LADBS code enforcement activities are an effective function to abate or mitigate public safety and nuisance conditions on residential property.	Retain the code enforcement services and develop reporting ability to distinguish complaints on residential use property from other property uses.
35	HCIDLA	Rent Escrow Account Program (REAP)	Enforce REAP as a vehicle to motivate property owners to maintain their properties and comply with health, safety and habitability standards.	Each year an average of 425 cases, representing approximately 1,800 units, were brought into compliance and removed from REAP.	Continue program and add an accounting metric, such as how many cases and units were removed from REAP and brought into compliance. Could also consider number of cases added to REAP.	Revise to adjust accounting metrics.

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Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
36	HCIDLA	Rent Escrow Account Program (REAP) Rehabilitation Loan Pilot Program	Provide 20 qualifying small-scale property owners with a low interest, deferred payment loan to rectify Housing Code violations; ensure rental units are properly maintained and provide a safe and healthy residence for the tenants of RSO units; and expedite the removal of properties from REAP. Removing the property from REAP will allow the property owner to restore their source of rental income. The pilot program will last for 18 months.	This program was never funded, so no progress was made.	Determine if this a viable program.	Remove if no funding
37	OCA	Housing Enforcement (Inter-Agency Slum Housing Task Force)	500 properties subjected to Task Force review and/or prosecution annually.	In 2014 and 2015, the City Attorney's Code Enforcement Section received a total of approximately 1,926 property-based referrals submitted by the Los Angeles Department of Building & Safety (LADBS), Housing & Community Investment Department (HCID), Los Angeles Fire Department (LAFD) and Department of Public Health (DPH). During the same period, Code Enforcement conducted 1,806 City Attorney Office Hearings (CAOHs) with property owners. Prosecutors filed 167 misdemeanor criminal complaints. This effort resulted in 7075 rental units having brought into compliance during this reporting period. There were no updated for the 2016-2018 years of reporting.	Effective, but this function is now captured under SCEP.	Merge with program 19- SCEP.
38	HCIDLA	Billing Information Management System	Maintain Billing Information Management System.	Reporting on this objective has been inconsistant, need to reexamine.	Data integrity continues to be refined and the department recently executed a contract with a third-party vendor.	Remove or revise to include information about the data for public access
39	HCIDLA	Due Process Hearing	Conduct 1,300 hearings.	Over the four years with reported data an average 1,810 hearings were conducted, exceeding the goal of 1,300 hearings annually.	Effective but need to clarify reporting requirements.	Retain, revise to include virtual and in-person hearings.
40	HCIDLA	Outreach and Education of Enforcement Programs	Conduct 14 informational workshops.	Each year HCID conducted robust outreach, holding workshops, answering a hotline, responding to emails, and serving constituents at the public counter.	Revise the metric in the objective, maybe to include calls, in person (counter) and in person (workshops) to resolve spotty reporting.	Retain
41	HCIDLA	Preservation of Affordable Housing	Preserve and/or extend the affordability of 500 units annually currently part of the City of Los Angeles affordable housing stock.	HCID employed multiple strategies to preserve affordable housing. Some of the more common included: financial assistance and debt restructuring, extension of covenants through the issuance of tax exempt bond financing, additional bond financing, and research into covenant expiration dates.	Consider removing the 500 units target, it's difficult to evaluate how to count units preserved for different reasons and periods of time. The goal of 500 units preserved annually is not an attainable goal without allocation of City resources to support Preservation initiatives.	Revise to reflect constraints on financing and be inclusive of major rehab
42	HCIDLA	Rent Stabilization Ordinance (RSO)	Maintain registration of 638,000 units annually; Protect tenants from unreasonable rent increases while providing landlords with a just and reasonable return; Maintain registration of 6,500 spaces in 57 mobile home parks; 400 landlord declarations of intent to evict will be processed annually; 300 tenant households will be provided approximately $3 million in relocation assistance through the HCIDLA contractor annually.	The objective of this program was to process 400 landlord declarations of intent for no-fault evictions annually. This objective was exceeded in 2014 with 517 declarations of intent, and the number continued to elevate hitting 939 in 2016 and 1,367 in 2018. The number of tenant households receiving benefits was anticipated to be about 300, but ultimately averaged 890. The following amendments were made to the RSO during the planning period: Ordinance No. 184,080 (2016), regulating seismic retrofit cost pass throughs Ordinance No. 184,529, (2016), requiring registration of rents Ordinance No. 184,673 (2017), regulating tenant buy-out agreements Ordinance No. 184,822 (2017), amending rules for evictions and tenant relocation assistance Ordinance No. 184,873 (2017), strengthening the RSO Ellis eviction protections Ordinance No. 185,224, (2017), amending the RSO Ellis Provisions to eliminate relocation waivers and extend tenants' right to return to 10 years Data on mobile home registration spots is currently not available.	This program is effective and important, however, the objectives may need to be revised	Revise to include all units if a Just Cause ordinance is passed. Include reference to mobilhome residents as protected tenants.
43	HACLA	Housing Choice Voucher Program	Maintain 47,500 Section 8 vouchers for very low-income households.	Over the course of this cycle a stock of 47,500-50,850 housing choice vouchers were continuously maintained.	This program is effective, but need to expand objective to get some sense of utilization rates.	Retain, but expand objective to get some sense of utilization rates. Also consider merging with 44, 115 and 118 by adding objectives on voucher utilization for specific groups.
44	HACLA	Section 8 Vouchers for Disabled and Elderly Households	Continue to provide 375 vouchers.	During this reporting cycle HACLA maintained 375-504 units of housing specifically for the disabled.	The overall goal of this program was met, but the reporting on this program is confusing. The reporting focuses on HACLA units, while the objective is for vouchers.	Revise the objective to focus on HACLA units and other supportive programs to assist low income elderly and disabled individuals in securing housing.
45	HCIDLA	Neighborhood Stabilization Program—Foreclosed Properties	300 units acquired, rehabilitated, and resold/rented.	The Neighborhood Stabilization Program was in the process of winding down throughout this cycle, so no new projects were started.	This program was effective and completed its cycle. Must determine which program would be an appropriate replacement.	Revise/Merge to focus on foreclosure assistance program; addressing SF corporate ownership and house flipping.
46	DCP	Historic Preservation	Expand the number of HPOZs and HCMs; Study the provision of a historic rehabilitation grant program for low-income homeowners in HPOZs.	Approximately 24 new Historic Cultural Monuments were adopted each year (2013-2019). A total of 5 new Historic Preservation Overlay Zones were adopted during this reporting period.	This program was effective and several HPOZ's were adopted. No additional incentives were created at the City level but state law (SB 451) has added new historic preservation tax credits, for which the state is still developing final program regulations.	Revise to develop new objective standards to guide ministerial historic design reviews of accessory dwelling units (ADUs) and housing development projects subject to other state streamlining measure. Prioritize the initiation of proactive nominations of new Historic-Cultural Monuments that reflect the histories of communities of color within Los Angeles.
47	DCP	Mills Act Implementation	50 homes annually	On average 38 homes recorded a new Mills Act contract each year (2013-2019). The Mills Act program has become more selective to ensure that only properties with significant public benefit are approved.	This program was effective, but needs to be revised and merged with broader historic preservation program.	Merge with Program 46 (Historic Preservation). Revise metric to reflect number of applications in addition to awarded contracts.

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Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
48	HCIDLA	Property Management Training Program (PMTP)	Complete 12 Property Management Training programs annually for approximately 420 landlords & managers; Refer non-compliant property to property management training programs provided by partnering apartment owner associations in Los Angeles.	From 2014-2017 HCID participated in 12 Property Management Training Programs and in 2018 HCID participated in 9. Each year referrals were mailed to non-compliant property owners, average 875 letters mailed each year.	This program was effective and several training programs were conducted as related to its objective.	Retain.
49	HCIDLA, HACLA, DCP	Affordable Housing Monitoring	Annual reports on the status of the affordable housing inventory; Monitor and enforce compliance with affordability covenants; Identify affordability covenants in ZIMAS.	The Affordable Housing Inventory was monitored throughout this cycle. During CY 2015 the inventory increased dramatically, from 27,117 units to 43,090 because HCIDLA took over monitoring responsibilities for the CRA/LA housing assets. HACLA continues to participate in providing information on the affordable housing inventory.	This program was effective as affordable housing inventory has increased and database continues to be monitored closely by HCIDLA.	Retain.
50	HCIDLA, HACLA, DCP	Citywide Housing Production System (CHPS)	Maintain and continue to enhance the Citywide Housing Production System (CHPS).	Affordable housing units are being monitored and reported on through the Annual Progress Report (APR), the Open Data website as well as the HCIDLA website. The CHPS inventory was maintained with quarterly reporting during 2014, 2015 and 2016. CHPS website is a public website and has to be ADA compliant. Since the users are not using this website, it was turned off to save the costs associated with the ADA compliance conversion. In 2017 and 2018 City Planning began maintaining a Housing Development data dashboard that uses the Power BI software to show several of the most requested housing data topics, including housing development (Measure HHH), Ellis Act, RSO, Tenant Ability Program as well as call-for-project application data and asset management data.	Monitoring and reporting on the City's affordable housing remains important. While more information is available now, it remains challenging to effectively present the information in a useful way for the public.	Monitoring and reporting on the City's affordable housing remains important. While more information is available now, it remains challenging to effectively present the information in a useful way for the public.
51	HCIDLA	RSO Monitoring	Annual report on the status of the RSO inventory; 50 Ellis removal applications processed annually.	The program has been regulated by HCIDLA and RSO units and Ellis replacement units continue to be monitored and flagged.	This program has been effective but can be consolidate duplicated objective about monitoring RSO units and organize all objectives that pertain to tenant protects into one objective.	Revise and Merge with program 42.
52	DCP, HCIDLA	Housing Element Sites Inventory Update	Annual report on development of sites included in the Inventory of Sites	No activity was reported annually. A comprehensive report on development of sites in the inventory will be conducted as part of this update cycle.	Not very effective in the past; However the inventory of sites has gotten even more important in Housing Element law and it remains important to monitor and analyze the sites being selection to improve the process in subsequent Housing Elements. Specific requirements for selected sites will require identification in ZIMAS along with a new Zoning Information sheet. The Program should also make clear what should be done annually with the APR and what should be done with the Housing Element update.	Revise to include identification of parcels that have been included in the Housing Element sites inventory on ZIMAS and continued tracking of their redevelopment to maintain adequate sites throughout the planning period.
53	DCP, HCIDLA, HACLA, LAHSA	Monitor and Report on Housing Production Goals	Quarterly and annual summaries on residential building activity; Annual report on the City's housing production and preservation goals and accomplishments; Annual report on changes in the rental housing stock.	The Department of City Planning issued several types of report on housing production and changes in rental housing stock. These included the Growth and Infrastructure Report (2014, 2015 and 2016-2017), Performance Metrics for the Mayor's Office (2014-2017) and quarterly Housing Progress Reports (2108). All of these reports were made available on the Department of City Planning Website. Back to Basics tracks HCIDLA's annual progress with stated housing production and preservation goals metrics.	Effective, but as the programs have evolved this is now repetitive of program 50 and should be merged.	Revise to focus on Housing Dashboard and similar programs to report prgress, merging with program 50.
54	DCP, HCIDLA	Monitor and Update the Density Bonus Program	Annual report on affordable housing units produced as a result of land use incentives; Make revisions to the density bonus provisions in the Code; Update the Affordable Housing Incentives Guidelines.	The DCP participated in a report for the Mayor's Office (per Executive Directive 13) that documents the number and percentage of housing units produced as a result of land use incentives in 2016, 2017, 2018, 2019 and 2020. Additionally, the Department launched a quarterly housing progress report in July 2018 to provide data on housing units produced as a result of various land use incentive programs as they relate to overall housing development trends. In October 2018, the Mayor announced a new initiative to conduct an update of the City's Density Bonus program and Affordable Housing Incentives Guidelines. The Density Bonus program update has been funded and is set to launch in spring 2021. The enhanced monitoring and reporting during the planning period will greatly assist this important endeavor.	Effective but progress on an update to the program has been has been slower than anticipated. This important update is on track for a spring 2021 launch and a late 2022 adoption.	Retain. Focus on the pending update to the Density Bonus Ordinance, which will aim to increase the local beneficial aspects of this important state affordable housing incentive program. The Affordable Housing Incentive Guidelines will also to be updated to better explain and communicate the new City's affordable housing incentives.
55	DCP, CLA, HCIDLA, LAHSA	Collaboration on Data Production and Collection	Additional data from Federal, State, regional and County agencies; Homeless Count with City of Los Angeles data	The DCP issued three Growth and Infrastructure Reports (2014, 2015, 2016-2017) that detailed population, housing, employment and development trends, including estimated growth based on a range of date sources for the City, state, regional and federal agencies. The Report was shared on the department website. In addition, DCP coordinated with agencies such as SCAG, Metro, CA Department of Finance (DOF) and HCID on the creation and publication of data that will aid the planning process. The DCP utilized data from sources from the DOF, Metro, SCAG, HCID, LAHSA, the US Census and others when developing plans. LAHSA completed and reported a count of homeless populations each year, with the exception of 2021 due to the Covid 19 Pandemic.	This program was effective, but recommend merging with other programs and also separating homeless count and demographics data. Homelessness is already captured in other programs.	Merge. Homelessness Count is captured in Program 128 and should be removed from this program. Demographics can be consolidated into program 58. Integrate coordination with SCAG and DOF into program 58.
56	DCP, CLA, OCA, ITA, Mayor's Office, HCIDLA	Census 2020	Census forms and methodologies that better reflect the City's needs.	The DCP and Mayors office coordinated on the Census 2020 process to ensure wide participation.	This program was effective but overlaps with other data monitoring and reporting Programs, resulting in some overlap.	Merge with other demographic programs (58).

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57	DCP	Housing Needs Assessment by Community Plan Area	Housing Needs Assessment by Community Plan Area	The DCP undertook several community plan updates, each of which involved a local housing needs assessment. During this reporting period one plan was adopted in 2015 (Sylmar) and four plans were adopted in 2017-2018 (West Adams-Baldwin Hills, South Los Angeles, San Pedro, and Southeast Los Angeles). As of January 2021, an additional 16 plans are in process and have completed housing needs assessments (Hollywood, Boyle Heights, Central City, Central City North, North Hollywood-Valley Village, Sherman Oaks-Studio City-Toluca Take-Cahuenga Pass, Van Nuys-North Sherman Oaks, Canoga Park-Winnetka Woodland Hills- West Hills, Encino Tarzana, Reseda-West Van Nuys, Venice, Palms-Mar Vista-Del Rey, West LA, Westchester-Playa Del Rey, Harbor Gateway and Wilmington-Harbor City.)	This program has been effective, but there are opportunities to clarify and strengthen connections between local and citywide goals and policies, as well as the RHNA. This program on identifying needs should also be more closely linked with the implementation of community level housing programs (Program 101).	Revise to strengthen linkages between citywide housing goals and local planning efforts in order to better address housing needs. Clarify when/how local housing needs are to be identified and how to better align local considerations with citywide goals.
58	DCP	Database for Evaluating Housing Needs	Database of current socioeconomic and demographic data on DCP website; Periodic reports of socioeconomic and demographic data.	Throughout this cycle LACP coordinated with agencies such as SCAG, Metro, CA Department of Finance (DOF) and HCID on the creation and publication of data that will aid the planning process. The DCP utilized data from sources from the DOF, Metro, SCAG, HCID, LAHSA, the US Census and others when developing plans. In addition, LACP published a Growth and Infrastructure Report in 2014, 2015 and 2016-2017 that detailed population, housing, employment and development trends, including estimated growth since the 2010 census. LACP also worked to annually disaggregate data from Census ACS to reflect Community Plan Area boundaries.	This program was effective. City Planning maintained a web page for current demographic data, citywide and by Community Plan Area.	Revise to integrate some of the objectives currently in program 55.
59	HCIDLA, Mayor's Office, DCP, HACLA, LAHSA	Consolidated Plan	Complete 1 and 5-year plans	The City of Los Angeles receives 4 formula/entitlement grants annually and as a condition of receiving and administering these funds must develop a 5 year plan with annual action that report on the accomplishments/progress toward planned uses of the formula/entitlement grants. The Consolidated Plan was last updated in 2018 and annual progress reports were issued each year during this cycle.	This program is both effective, appropriate and required by the federal government.	Retain.
60	DCP, DBS, HCIDLA, HACLA	Expedited Residential Recovery	Issue entitlement approvals within four weeks of application for reconstruction, in the event of a natural disaster; Issue loans and grants within four weeks of application for reconstruction funds.	No natural disasters occured in 2014-2017. In 2018, the City Council received a report on expedited building permits and granting fee waivers for reconstruction due to damages from the La Tuna Canyon and Creek Wildfires. The City Council instructed the Department of Building and Safety to activate its newly created wildfires phone hotline program whenever there is a state of emergency, to answer specific questions relating to building permits for homes and buildings damaged by wildfire. In 2019, Saddleridge and Getty fires took place further	This program has been effective, but Los Angeles was fortunate to have relatively few large scale disasters.	Revise to evaluate if this is the most effective direction. The city should explore policy on expedited re-building in repeat loss areas. Instead this program could focus on the rapid development of temporary housing and assistance to rebuild or relocate for those who lose their homes.
61	DCP, DBS, HCIDLA	Expedite Affordable Housing Projects	Reduce building permit processing time by up to 12 months; Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of expedited processes for affordable housing development; Prioritize affordable housing projects to expedite processing of permits and any related entitlements; Assist 20 affordable housing projects per year; Reduce entitlement processing time by up to three months	During this cycle the Department of City Planning created the Priority Housing Project (PHP) program, which grants priority case processing for projects that meet specific thresholds for affordability. Time savings for PHP projects as compared non-PHP projects is as follows: 33% for City Planning Commission Cases, 37.5% of Director level cases, and 66% for Subdivision cases. Projects which qualify under ED13, ED24, or SB 330 (regardless if by-right or by entitlement) may utilize HSAP.	Difficult to measure effectiveness, need numbers for permit processing and number of months for PHP cases.	Retain. Expand to include other streamlining programs, like SB 35 and SB 1397 (by right development for RHNA sites with an affordability threshold).
62	DCP	Implement CEQA Streamlining Measures	Allow for streamlined environmental review (i.e. SCEA) required for Infill and Transit Priority Projects; Assist 10 Transit Priority Projects and Infill Projects per year.	During this cycle the Department of City Planning released two Technical Bulletins (TBs) for CEQA streamlining. One focused on SCPE and one on SCEA. Both of these instructed staff of intake requirements, review requirements, and procedures to process these streamlining documents. City Planning provided training to staff on both the SCPE and SCEA through the Environmental Staff Advisory Committee meetings, and updates summarizing the procedures at our geographic team meetings. Published SCEAs were added to the City Planning website: https://planning.lacity.org/development-services/environmental-review/scea Finally, the department prioritized transit adjacent housing development through the Transit Neighborhood Plan program and Transit Oriented Community (TOC) program.	Effective.	Retain.
63	DCP, DPW	Preservation Barriers Assessment	Identify development standards that pose compliance difficulties for preservation projects; Adopt amendments to the Zoning Code to alleviate challenges	The Unapproved Dwelling Unit Ordinance was approved by City Council in 2017. The ordinance provides a pathway to legalizing existing unpermitted dwelling units in exchange for providing on-site affordable housing. The ordinance is designed to help preserve unpermitted housing units that may otherwise be required to be removed because of zoning code violations. In 2018, 53 cases were proposed with 167 units. 56 cases were approved in 2018, with 153 units legalized. The City also passed an ADU ordinance that encourage homeowners to legalize existing unpermitted units and revised the Small Lot Subdivision Ordinance to make it an effective tool to protect bungalow court housing.	This program was effective. However more can be done to continue to remove unnecesary barriers, expand outreach and assistance ...	Retain. Track barriers and consider updating the ADU ordinance to further remove barriers such as expanding allowanbce of ADU construction above two-car garages and.... Expand outreach to unreprepresented owners, including through mailers...
64	DCP, LADBS, HCIDLA	Improvements to Entitlement Processing/ Department Realignment	Complete fee study of entitlement processing costs; Amend the Zoning Code to implement full cost recovery	In December 2016, the Department of City Planning completed a comprehensive fee study with a goal of achieving full cost recovery for project planning services. The study and final report indicated the City is recovering approximately 74% of the estimated full cost of providing most fee related services, where the annual revenue collected is less than the estimated fully burdened costs of providing those services. Based on the fee study findings, the Department recommended to City Council revising Los Angeles Municipal Code (LAMC) Section 19.01 through 19.10 to more accurately represent the cost of providing planning and land use services. An ordinance adopting new fees was adopted in March of 2018. Most project planning fees were increased to become much closer to full cost recovery. Some fees, such as the fee for an aggrieved party to appeal an entitlement, will continue to be subsidized.	Program is complete.	Remove, program completed.
65	DCP	Development and Design Standards	Include development and design standards in 10 Community Plans	All community plans adopted and drafted during this cycle include a focus on design. Some plans utilize community plan implementation overlays (CPIOs) to implement design standards, and some rely on the design regulations that are integrated into baseline zoning through the Re:Code LA project.	Effective.	Revise to also include the work of Re:Code and Urban Design Studio.

Appendix 5.1 - Evaluation of Programs

Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
66	DCP	Zoning Code Revision	Adopt a brand new Zoning Code that establishes clear and predictable regulations.	During 2019, the Zoning Code revision project called re:code LA continued to make progress. As part of that effort the Process and Procedures Ordinance continued through the adoption process. The Processes and Procedures Ordinance centralizes information and workflows related to administrative provisions and project review processes in a new, more user-friendly Chapter of the City's Zoning Code.	This program is effective and continues to move forward.	Retain.
67	DCP	Amend the Zoning Code to Facilitate Non-Conventional Housing	Adopt amendments to the Zoning Code to accommodate innovative multifamily housing types.	The Mayor's Office continued to convened Housing Innovation Working Groups from 2016-2018, focusing on issues such as modular housing, container housing, tiny houses and supportive housing. In Spring 2018, the Planning and Land Use Management (PLUM) Committee of the City Council recommended an amendment to the City's proposed Accessory Dwelling Unit ordinance that would allow for Movable Tiny Homes to be permitted as a type of ADU. $120 million of Proposition HHH financing was approved to be used for a Housing Innovation Challenge program to seek out non-traditional construction and financing techniques that either would lower project expenses and/or increase speed to completion of supportive housing developments. The program awarded funds to six projects that utilize modular or prefabricated construction methods, Opportunity Zone financing, and other social impact investments and design strategies.	This program has been effective in promoting housing innovation.	Revise to speak more broadly to all housing innovation. Also make specific mention of emerging innovative strategies, such as expanded adaptive reuse. Consider expanding to focus on protecting innovative forms of housing that do not comply with current zoning code, including mobile home developments, bungalow courts, etc (may overlap with program 63) as well as other codes (i.e., building code, fire code) and/or just the Municipal Code, as some of these efforts may be to clarify adminsitrative documents or identify the correct approval agency (e.g., 3D printed homes).
68	DCP	Second Unit (Granny Flat) Process	30 second units on lots annually; Identify development standards and code requirements that pose compliance difficulties to second unit process; Adopt amendments to the Zoning Code to alleviate challenges.	With the adoption of AB 2299 and SB 1069 (2016), the City drafted a new Accessory Dwelling Unit (ADU) ordinance to comply with the new State ADU law. The City Planning Commission approved a revised draft ordinance in November 2018 and the ordinance is currently under consideration by City Council. With the passage of the state law, ADU permits have significantly increased in recent years. The City issued approximately 117 ADU permit applications in 2016, compared to 2,326 permits in 2017 and 4,171 permits in 2018.	This program has been effective and completed.	Remove. Program has been completed.
69	DBS	Update the Los Angeles Building Code	Adopt the most recent version of the CBC when released.	The Los Angeles Building Code was updated in December 2019 to incorporate provisions of the 2019 California Building Code, which is based on the 2018 International Building Code. The building code is updated every three years.	Effective, but might not be necessary to include as a program.	Remove, or retain the city's work with regular implementation and updates to the Building Code.
70	DCP	Zoning and Neighborhood Implementation Tools for Mixed Use Development	1,000 housing units in mixed use developments; Identify targets in all Community Plans; Adopt ordinances if appropriate.	In 2018, two Community Plan Implementation Overlays (CPIO) were enacted, which included new by-right mixed-use zones along transit-rich commercial corridors. Work continued on the Transit Neighborhood Plans program, which is also creating new mixed-use zones to protect jobs and housing mix near key transit lines.	Effective, but requires additional discussion with community planners to summarize how new zoning in adopted community plans will promote mixed use.	Revise to remove # of units objective, difficult to report on consistently.
71	LADOT	Reduced "Trips" for Housing near Transit and/ or with Affordable Housing Units	Increase the trip credits provided for affordable housing units.	Starting in January 2017, LADOT included updated trip generation rates for residential or mixed-use developments that include Affordable Housing Units based on the total number and type of dwelling units reserved as affordable. These trip generation rates are based on vehicle trip count data collected at affordable housing sites in the City of Los Angeles in 2016. The DOT also continued to implement guidelines that allow for trip credits of up to 25% for residential development that is located in close proximity to certain transit stops and up to 5% for developments with affordable housing units. Finally, the city transitioned trip generation CEQA thresholds from LOS to VMT during this cycle.	Effective	Retain and expand to a general trip reduction prorgram. Incorporate TDM and VMT work, including the VMT nexus fee being explored in some community plan updates. Expand objective to include Congestion pricing pilot in ED 25 GND, being executed by METRO with support from LADOT. Expand objective to include exploring infastructure that supports telecommuting, like broadband and wireless internet. Explore incentives for mobility infastructure, such as EV charging, car share, bike share, bike parking.
72	DCP	Transit Oriented District Studies	Complete Transit Neighborhood Plans (TNPs) for 24 transit stations.	The draft Exposition Corridor Transit Neighborhood Plan continued through the adoption process in 2018 and is now pending final approval. Transit planning along the Orange Line continues, with two of the Orange Line station area plans being integrated into the ongoing Southwest Valley community plan update effort. Plans for three stations along the Purple Line extension went through the EIR scoping process during 2018. Finally, the Downtown Community Plan update includes planning for the existing transit stations and proposed new stations associated with the Regional Connector project.	Effective, the program is pending final approval.	Merge with program 73 and call out transit as a targeted growth area, revise to remove reference to number of stations.
73	DCP	Targeting Growth in Community Plan Areas	Identify targeted growth areas and incorporate appropriate land use designations in 10 Community Plans; Complete Transit Neighborhood Plans (TNPs) for 24 transit station.	Each of the community plans during this cycle included targeted growth area. Adopted community plans include: Sylmar, San Pedro, South LA and Southeast LA. All of the TNP's consider the study area as a targeted growth area.	Effective, the programs pending final approval and community plans continue to be developed.	Merge with program 72 to cover TNPs, integrate AFFH language into growth areas identification.
74	DCP	Housing Element Relationship to Land Use Entitlement and Long-Range Planning	Annual report to City Planning Commission.	Staff incorporated findings that address the Housing Element into project based determinations, but no formal reports were made to City Council.	Not effective, no reporting.	Merge with programs on Growth and Infrastructure Report and Housing Dashboard.
75	DCP, LADOT	Congestion Management Program Land Use Strategy	Report on all projects developed and all demolitions around major transit stations and transit corridors annually; Certify compliance with the Los Angeles County Congestion Management Program annually.	In 2014 and 2015, the Department of City Planning submitted a Local Development report to Metro. In 2019, Metro, with the support of jurisdictions supporting the majority population in LA County, elected to be exempt from the Congestion Management Program (CMP), and the City is no longer obligated to submit Local Development Reports, or prepare CMP biennial Monitoring Reports. Opting out of the CMP allows the City to to align with our VMT metric adopted per SB 743, and focus more on monitoring metrics that result in less reliance on drive alone trips from new development as opposed to focusing on correcting for delay at specific CMP intersections.	No longer relevant.	Remove.
76	DCP, LADOT	Jobs/Housing Balance Incentives: Residential Exemptions in Transportation Specific Plans	Add fee exemption for residential units to Transportation Specific Plans that govern employment centers.	The adopted Westside Mobility Plan, which among other things, expands fees to rental housing development to help pay for area transportation improvements, includes an exception for the provision of affordable housing units.	This program was not effective, the Westside mobility is actually doing the opposite of this program's objective.	Remove.

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Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
77	DCP, HACLA, DONE, HRC	Education about Growth, Housing Need, Mixed Use and Mixed-Income Neighborhoods	50 training sessions/workshops; 100 participating neighborhood council members and community organization members annually.	The Department of City Planning held 8 Planning 101 trainings in 2019. Trainings focused on specific planning topics, such as development review, the Community planning process, and environmental review. City Planning Neighborhood Liaisons also attended an average of six neighborhood council meetings a month. Liaisons provide Department legislative updates, including updates on any housing policies under development. Liaisons also coordinate presentations with Department staff working on Citywide housing ordinances and neighborhood planning efforts. DCP also broke new ground in terms of sharing entitlement application information with a new quarterly Housing Progress Report. The reports share data and insights related to efforts to produce more affordable housing. Reports have been shared on the Departments website since 2018. The City contracts with the Housing Rights Center (HRC) to conduct presentations and/or workshops different neighborhood councils as part of the Citywide Fair Housing Program. HACLA continued to work with Jordan Downs Community Advisory Committee and the WATTS neighborhood council to provide training and information regarding the redevelopment of Jordan Downs which is proposed to be a mixed use and mixed income neighborhood.	Effective.	Revise objective to focus on LACP External Affairs work, including meetings and attended and publications.
78	HACLA	Services in Public Housing	50 residential clients served by educational assistance programs; 100 residential clients served by computer training programs; 100 youth served by recreational, educational and cultural programs; 1,600 residential clients served by career assistance programs; Submit application for Workforce Investment Act Recertification for 2013 -15.	HACLA continues to cooperates with the other City agencies, non-profits, community organizations and others to provide an array of services for public housing residents, including educational training, employment training (including job placement and job retention services) and recreational services. Specifically, HACLA operates the Watts/Los Angeles Worksource Center, which provides services to 1,500 customers annually, many of whom are public housing residents and section 8 participants.	Effective.	Revise objective so as to consider a metric that is earlier to report.
79	DCP, LADBS	Entitlement Case Management and Expediting for Green Building Projects	Reduce plan check process time for 50 Tier 1 and 2 projects	Green projects are no longer expedited, though LADBS continues to enforce the requirements of the Los Angeles Green Building Code.	Not Effective.	Remove or revise to focus on meeting green building standard requirements.
80	LADWP	Financial Incentives to Conserve Water	Installation of high efficiency clothes washers in 5,000 households per year.	Between FY13-14 to FY19-20, the Department has rebated 38,831 clothes washers; providing an annual average of over 5,000 rebated devices per year. DWP continues to work on additional programs to help inform the public of available incentives/programs to help use water more efficiently.	This program should be retained given the remaining potential for additional water savings from high efficiency clothes washer and other additional rebates/incentives.	Retain program as is. Consider exploring incentive changes and additional advertisements to spread the word for the program.
81	LADWP, LASAN, DCP, DPW, LADOT	Stormwater Mitigation	Integrate on-site stormwater design guidelines into project review process.	The Low-Impact Development (LID) Ordinance, which effectively replaced the previous stormwater collection and mitigations program, became effective and applicable to most relevant projects in 2012. LADWP implemented the ordinacne throughout this planning period.	Program has been effectively accomplished, but a program could reflect the continued implementation. LADOT also continues work on greenways.	Revised to reflect continued implementation of LID ordinance. Consider additional programs for OneWater and Greenway infiltration / GRASS network.
82	LADWP, SOCAL GAS	Incentives to Conserve Energy	50,000 low income households obtain more energy-efficient refrigerators; 2,000 households retire non-energy efficient refrigerators annually.	The attic insulation measure offered in CRP is temporarily suspended. The program is evaluating the resources to fullfill the needs of the needs of the program to resume offering attic insulation to the program The EPM now offers a point of sale credit option to customers, eliminating the need for completing a rebate application. In addition, the EPM provides customers with the ability to customize a solar system for their home and to compare and choose offers from a list of local third-party vendors. Due to COVID-19, the RETIRE program has been suspended since March 2020. Plans for additional campaigns through RLEP are being evaluated. Partnership programs with SCG were discontinued as January 1, 2021. Plans for future partnerships are being evaluated. The partnership programs that impact program #82 are Energy Upgrade California Program, Multifamily Direct Therm Savings Program, Energy Upgrade Califnronia Home Upgrade Multifamily Retrofit Program, and the Energy Savings Assistance Program. As the situation around COVID-19 continues to evolve, LADWP is taking action to prioritize the health and safety of our customers and employees.	Effective. The CRP continues to be well participated. EPM is designed to simplify shopping for a product and streamline obtaining a rebate. The self-service design of the program allowed customers to continue benefiting from instant rebates through the pandemic restrictions.	Retain, but consolidate with program 80 to make one program focuses on energy efficient appliances. Expand objective reporting to focus on all households, not just low income. Consider adding an objective for light bulbs.
83	LADWP	Encourage Energy Conservation through Pricing	10,000 residential customers on the TOU rate	There was a 38% increase in the time-of-use rate for LADWP electric customers and there continues to be growth into 2020. A separate meter is sometimes required for particular rate incentives.	Program will be retained to encourage customers to shift their energy use from high peak to base peak periods where the demand for energy is typically lower.	LADWP is continuing to promote Time of Use rates to residential customers through the LADWP website.
84	LADWP	Green Power for a Green LA	25,000 households choosing alternative energy sources.	During the cycle LADWP continued to serve "Green Power" customers, who paid a small premium to use renewable energy. In March of 2017, LADWP announced that they had $14.3 million in rebates available to subsidize the cost of installing a solar PV system for their customers. Their program is called the Solar Incentive Program (SIP) . Currently LADWP's own generation mix includes 23% renewable. The Green Power Program purchasee 40,550 MWh of renewable energy for our Green Power customers in 2019. A portion of these costs were offset by LADWP's avoided generation costs. The program began in 1999 and through calendar year 2019, has provided over 1,284,653 MWh of renewable energy to our customers.	Effective, but reporting includes several metrics.	Revise Objective to include: -Percent of renewable energy used by LADWP -Number of customers enrolled in a program to use renewable energy (currently through the "Green Power" program) -Programs to incentive the installation of solar panels -Other related efforts -Green House Gas (GHG) reductions as a metric.

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Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
85	DPW, LADWP, Mayor's Office	Million Trees LA	Distribute free shade trees to residents to increase shade, energy efficiency and clean air in individual homes and multi-family residential properties as part of the Million Trees LA program. Plant trees on public property and along City-controlled parkways, medians and other public right-of-ways with appropriate tree canopy to reduce air pollution, provide cooling through shading, and to improve blighted neighborhoods. CDBG, SCAQMD, Private Donations, LADWP Funds	Million Trees LA was a major objective of a previous administration. The objective of distributing trees was implemented by the City Plants program in partnership with the LA Conservation Corps. In 2019, with the support of a grant from the California Department of Forestry and Fire Protection (CAL FIRE) Urban and Community Forestry Program and USDA Forest Service, the City of Los Angeles released a "First Step" Urban Forest Management Plan (UFMP) which assesses the current urban forest and its management, identifies industry sustainability standards, and outlines a framework for a forthcoming comprehensive Urban Forestry Management Plan.	Effective.	Revise to focus more broadly on urban forest enhancement.
86	DCP, LADWP	Building Design for Sustainability	Guidelines developed and updated; Integrate guidelines into all project reviews.	During 2018 the Urban Design Studio initiated work to revise the City's Citywide Design Guidelines to better integrate several key principals, including climate adapted design. Revised guidelines were adopted and implemented in 2019.	Effective.	Remove, achieved.
87	LADWP	Incentives to Encourage Green Building Solutions in Existing Buildings	Develop green building incentives program for existing buildings.	EETAP was discontinued in 2018. LADWP continues to pay incentives for projects approved prior to the programs end. Commercial customers can continue to participate in CPP for energy efficiency retrofits. Partnership programs with SCG were discontinued as January 1, 2021. Plans for future partnerships are being evaluated. The partnership programs that impact program #86 Residential: Energy Upgrade California Program, Multifamily Direct Therm Savings Program, Energy Upgrade Califnronia Home Upgrade Multifamily Retrofit Program, and the Energy Savings Assistance Program. As the situation around COVID-19 continues to evolve, LADWP is taking action to prioritize the health and safety of our customers and employees Programs assist small buildings (small business direct install), moderate size buildings (energy advantage) and large buildings (LABBC and EETAP, plus new construction projects).	Effective.	Retain.
88	LASAN	Recycle Construction Waste	Establish incentive program for source separation of construction and demolition waste; Establish rebate program for construction and demolition waste taken to a City-certified waste processor; Adopt ordinance to require construction and demolition waste to be taken to a City-certified waste processor.	The Citywide Construction and Demolition (C&D) Waste Recycling Ordinance became effective January 2011. Requires that all mixed C&D waste generated within City limits be taken to City certified C&D waste processors (BOS is responsible).	Not Effective. Most of this program, aside from source separation, was achieved before this update cycle.	Remove.
89	DBS, LADWP, DCP, EAD	Sustainable Building Materials and Practices	Integrate guidelines into project review process; Develop and maintain an outreach website.	The LADBS and LADWP implements the sustainable building materials requirements of the Green Building Code. Guidelines regarding sustainable building materials are integrated into project reviews.	Not Effective, this is an established program.	Revise to demonstrate emerging work programs.
90	LASAN,	Recycling Collection in Residential Development	Provide on-site recycling bins and weekly pickup for all residential developments.	LA Sanitation continues to collect residential recycling for single family homes and small multi-family buildings. Discussions began that would lead to recycling on multiple family and commercial developments.	Effective.	Retain, integrate program to expand multi-family recycling.
91	LADWP	Home Energy Improvement Program	Provide free green assessments to property owners.	LADWP's Home Energy Improvement Program (HEIP) offers free energy efficient upgrades for residential customers and their families, designed to reduce their energy bills by making their homes more energy efficient. Through the program, an assessment of a customer's home is performed by an LADWP trained technician to identify the most appropriate and effective improvements available. The program builds upon the success of a grant-funded home weatherization program, which was instituted by LADWP for a limited period. HEIP assessments were performed throughout this cycle. Prior to the pandemic, 360 project assessments per month were given each year.	Effective.	Retain, consider revising objective.
92	DCP	Planning for Neighborhood Character	10 updated Community Plans; Implementation tools as appropriate.	The Baseline Mansionization and Hillside Ordinance was approved in 2016 to to preserve the unique character of our varied neighborhoods. New development standards were established for hillside and residential communities. These regulations will address the out-of-scale development in single-family zones throughout the City and the related construction impacts in our hillside areas. A subsequent revision to the Baseline Mansionization Ordinance was adopted in 2017. During this cycle the following Community Plans and related implementing ordinances were adopted: Sylmar, West Adams-Baldwin Hills-Leimert, South Los Angeles, Southeast Los Angeles and San Pedro. The following Community Plans are currently in process: Canoga Park-Winnetka-Woodland Hills-West Hills, Reseda-West Van Nuys, Encino-Tarzana, Hollywood, Boyle Heights, Central City, Central City North, Venice, Westchester-Playa del Rey, West Los Angeles, Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass, North Hollywood-Valley Village, Van Nuys-North Sherman Oaks, Harbor-Gateway, Wilmington-Harbor City.	Effective.	Merge with program 95 and revise metric. Consider integrating program 65 on design standards in Community Plans.
93	DCP, DONE	Community and Neighborhood Council Development Review	Duplicate case files provided to CNCs for proposed projects; Notifications to CNCs for filed applications bi-weekly; Case filing activity posted on DCP website bi-weekly	Duplicate case files and early notification were provided to Certified Neighborhood Councils (CNCs) for all proposed projects in their neighborhoods (through the Certified Neighborhood Council Notification Program and the Early Notification System). The Neighborhood Council Liaison position was significantly expanded from 1 to 3 positions by DCP in 2018 to provide community members with a direct point of contact for planning-related policies and issues.	Effective.	Retain, consider altering the objective

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Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
94	DCP	SurveyLA - The Los Angeles Historic Resources Survey	Complete citywide survey; Publish results.	The SurveyLA project finished its surveying of Los Angeles community plan areas for historic and/or culturally significant resources in 2016, including completion of reports for Northeast Los Angeles, Central City and Central City West. It also completed a Field Survey Results Master Report in August 2016. The Report is intended for use as a cover document for all CPA reports and provides detailed information about SurveyLA methodology and further defines terms used in the reports. Significant progress was made in publishing narratives of the Los Angeles' citywide historic context statement. The citywide context was developed as part of SurveyLA and includes nine contexts and over 200 themes and subthemes that served as the evaluation framework for SurveyLA and is now in use for other surveys conducted by both City departments and outside agencies. Context themes are published online (at: http: //preservation.lacity.org/survey/historic-context) as they become available. The Office of Historic Resources continued to work in partnership with the Getty Conservation Institute to add 100% of digital SurveyLA data to HistoricPlacesLA, Los Angeles Historic Resources Inventory. Work to upgrade the system software (Arches) to version 4 will commence in 2019.	Effective.	Revise to shift focus from completing Survey LA to publishing the results and determining how best to implement the findings.
95	DCP	Neighborhood Preservation - Downzoning	Rezone appropriate areas in 10 Community Plans.	16 Community Plan were in process at the end of this cycle. Each update effort includes an inventory of housing stock and an evaluation of which multi-family areas are vulnerable to displacement. Several tools, including downzoning, are being considered to protect this housing stock.	Effective, recommend focusing on the rezoning involved in community plan updates.	Revise and merge with general program under 92 and consolidate zoning designations.
96	DCP	Urban Design Studio	Maintain Urban Design Studio as a division within the DCP; Maintain the Professional Volunteer Program (PVP).	The DCP's Urban Design Studio was maintained and expanded throughout 2018 to include review and advice on residential projects regarding overall project design and sustainable alternatives for public right of way improvements associated with residential projects. In 2018, the DCP expanded the services of the Professional Volunteer Program (PVP) to provide design review services to additional projects. Additionally,the Urban Design Studio adopted a new set of Citywide Design Guidelines during this cycle.	Effective and stable program.	Retain.
97	DCP	Landscape Design	Integrate Landscape Ordinance and Low Impact Development; Ordinance into project review process.	The City continued to capture, treat and infiltrate stormwater and urban runoff by utilizing the recently adopted Low Impact Development Ordinance, as well as additional water conservation measures.	Effective and stable program.	Retain, or integrate into a broader program on code implementation. Consider consolidating with program 81, Stormwater Mitigation.
98	DCP, HCIDLA	Density Bonus	Create 375 non-subsidized very low income units; Create 750 non-subsidized low income units; Create 187 non-subsidized moderate income units; Make revisions to the density bonus provisions in the Code and the Affordable Housing Incentives Program Guidelines.	Discretionary cases continue to be filed for proposed units falling under market rate, ELI, VLI, LI, and moderate income categories.	Effective. Although, it may be helpful to clarify this program's relationship with TOC and reporting metrics (permitted units vs filed units).	Revise to improve reporting metric and updated DB provisions in accordance with current status of DB law. Shift focus to Density Bonus update.
99	DCP, HCIDLA	Downtown Affordable Housing Bonus	300 moderate, 225 low, and 225 very low income affordable units; Study whether program is meeting objectives and ways to make improvements.	Market rate projects continued to take advantage of the provisions of the program. However, very few developers are believed to have received the affordable housing bonus. In 2016 four projects were proposed with a total of 19 units set aside. Affordable housing in the Downtown community plan area will be further incentivized through a revised community benefit system in the updated plan.	Not Effective. Reporting on this program has been unclear.	Revise to improve reporting objective.
100	DCP, HCIDLA	Affordable Housing in the Coastal Zone (Mello Act Implementation)	Adopt amendments to the Zoning Code to implement inclusionary and replacement housing requirements in the Coastal Zone; Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of affordable housing requirements in the Coastal Zone; 45 very low income units; 30 low income units; 50 moderate income units	Work continues to progress toward a public review draft of a permanent ordinance implementing the Mello Act in the Coastal Zone portions of the City of Los Angeles. A draft ordinance was released in 2019.	Amendment to the Zoning Code, Affordable Housing Incentive Guidelines and the Adoption of the Mello Ordinance satisfies the inclusionary and replacement housing needs in the Coastal Zone.	Retain.
101	DCP	Community Level Affordable Housing Programs	Playa Vista: 125 moderate-income for-sale and 83 low-income rental units in Phase 2; Cornfield Arroyo Seco: 20 very low-income and 46 low-income units; Central City West: 500 low-income units; Creation of 10 community plans with affordable housing incentives.	In June 2017, the City Planning Commission (CPC) unanimously recommended approval of the updated South and Southeast Los Angeles Community Plans. A key element of the Plans are the Community Plan Implementation Overlays (CPIOs)- a zoning tool that implements many of the Plans - goals and policies including incentivizing affordable and mixed-income housing around the area's 30 bus and rail stations. The City of Los Angeles approved the Cornfield Arroyo Seco Specific Plan (CASP) on July 2, 2014. One key element of the CASP is the provision of Bonus Floor Area and/or to Transfer Floor Area for projects that provide affordable housing units. During 2018 City Council approved a motion directing the Department of City Planning to study the Cornfield Arroyo Secco Specific Plan and make recommendations of revisions that will better inventive the development of affordable housing. This study is currently underway. Transit Neighborhood Plans along the Expo Line Phase 2 also include affordable housing programs. The Boyle Heights and Downtown Community Plan updates each include affordable housing programs.	Effective.	Revise metrics to allow for monitoring of policy changes and future implementation.
102	DCP, DOD	Reasonable Accommodation	Train City Planning Department staff on processing Reasonable Accommodation requests; Produce and disseminate materials regarding Reasonable Accommodation process; Improve forms and outreach.	DOD continued to provide sign language interpreter services and Communication Access Realtime Translation (CART) reasonable accommodation requests. In addition to the above, DOD provided ADA training and processed requests to provide ADA equipment.	Not Effective. Need to better understand and build out reasonable accommodation entitlements.	Revise. Reporting does not meet with program. Split this into Reasonable Accommodation as a specific entitlement provisions of the zoning code, and reasonable accommodation of people with disabilities trying to access city government (ie sign language, ada at meetings, etc…).

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103	OCA	Office of the City Attorney Dispute Resolution Program (DRP)	Refer and resolve 20 housing-related disputes.	The DRP continues providing comprehensive dispute resolution services including information, referral, conciliation, mediation, facilitation and consultation services. The DRP reviews Rent Stabilization Ordinance (RSO) case files, contacts the parties (landlord and tenant) involved in the dispute, and invites them to resolve their conflict through mediated dialogue in lieu of prosecution.	Effective.	Retain, consider revising objective.
104	HCIDLA	Citywide Fair Housing Program	Receive 7,310 fair housing inquiries annually; Resolve 413 fair housing investigations annually; Conduct 67 fair housing training sessions annually; Train 35 new fair housing testers annually; Maintain the Housing/Predatory Lending Hotline	On average, HRC received 8,046 general housing inquiries. 182 fair housing investigations were resolved. This is a subset of investigations that were undertaken. 56 fair housing training sessions conducted. 21 new fair housing testers trained. Some of these numbers are slightly below the targeted objective. This is likely because the reporting for some years did not include the full calendar year, featuring instead 8 month periods in 2015 and 2017. The Lending Hotline remain active throughout the reporting period, fielding calls about mortgage foreclosures, fraud, high cost loans, mortgage rates, and other types of lending questions.	Effective, determine why it's sometimes challenging to report on the full calendar year. Consider expanding to include SB 329 anti-discirimation protections	Retain and continue as a 3rd party contractor. Increase focus on source-of-income discrimination
105	HACLA, HCID	Housing Information	Establish a consolidated housing information database on the City's website; Update available Section 8 Voucher units online.	The City's housing agencies continue to forward information on affordable housing projects to socialserve.com housing locator service. HACLA has also partnered with www.Gosection8.com, to provide rental listing service. Listings are available to voucher holders seeking residential dwellings in the private market (see http://hacla.gosection8.com/)/ The City also participates in making information available for the Housing.LACounty.gov website, including the launch in 2018 of a new database for landlords who have units available for housing voucher holders.	Effective, but it seems there is no longer a need for an LA City Portal. Information is better served through other websites, real estate websites for private homes and gosection8 for section 8.	Merge with Program 44, which deals with providing the vouchers, consider including advertising units available to voucher holders in that program.
106	HCIDLA	RSO Tenant/Landlord Outreach and Education Program	Develop mechanism to ensure disclosure; 120 public presentations will be conducted annually, including Property Management Training Program presentations, community presentations, landlord/tenant workshops and drop-in sessions, and fair housing clinics.	In 2015 RSO property status started to be listed on ZIMAS. In 2017, a new mobile text application to research RSO status of properties was developed. In 2018, RSO Outreach & Education efforts were expanded with Phase II of the Home for LA Renters campaign which focused on RSO transit-oriented advertisements on public transit sites including bus shelters, DASH and Metro buses, Metro Subway stations. RSO materials were expanded to include Korean. Banners & posters were posted at over 100 City offices and facilities including libraries, Recreation Centers, HCIDLA offices and Family Source Centers. Throughout this reporting period an average of 231 public presentations and meetings were held each year. Staff also continued to assist individuals with questions over the Rent/Code hotline and in person.	Effective, but update program and objectives to emphasize outreach to tenants	Retain, expand to include the development of an online workshop program
107	HCIDLA	Fair Housing Research	Conduct studies to evaluate the level of housing discrimination in Los Angeles City. Comply with the HUD requirement for an Analysis of Impediments to Fair Housing Choice (AI) study to be conducted approximately every five years as a condition of receiving Consolidated Plan grant funds. Develop action items per results of studies.; Complete the AI; Identify and implement action items	in 2015 HUD Published it's AFFH final rule for juridictions and public housing authorities. In 2016 HCIDLA and the Housing Authority of the City of Los Angeles (HACLA) agreed to collaborate on submitting a joint AFH Plan to HUD in June 2017. HCIDLA carried out the City's procurement process and released an RFP to solicit responses from qualified applicants to assist in the development of the City's first AFH. A contractor was selected in August 2017 and an orientation meeting between HCIDLA, HACLA and the contractor was held after receiving approval from City Council and Mayor to execute a contract. During the early portion 2017, with assistance from its AFH contractor, the City developed a resident and stakeholder survey for Los Angeles residents and service providers to complete and provide answers to their fair housing experiences and concerns. More than 6,000 City resident surveys were completed by City of L.A. residents. In addition, staff from HCIDLA and HACLA collaborated with CDC and HACoLA in hosting focus groups under four different topic areas totaling 12 meetings. The City posted the draft AFH Plan for a 45-day public comment period. In addition, a two-hour public forum was held in the evening to present the key objectives and status of the AFH, as well as solicit verbal and written comments from attendees. Three months after the City submitted its final AFH Plan to HUD in fall 2017, HUD published a new rule suspending the submission of AFHs until after October 2020. This suspension includes HUD's discontinuance of reviewing AFHs that were under review at that time, HUD ceased any rendering of acceptance, deemed acceptance, or non-acceptance determination. As a result, the City of L.A.'s AFH did not receive any determination from HUD, however, many of the key goals and strategies that were set by the City's AFH progressed forward by being incorporated into the City's Five-Year 2018-2023 Consolidated Plan. In addition, the AFFH research will be incorporated into this update of the Housing Element.	The Fair Housing Research Program was effective since the objective was to assess housing discrimination in the City, this premise aligns with the City's intent to provide fair access to everyone who needs housing and increase affordable housing options in general.	Revise - The program should be modified for the next Housing Element to reflect the passage of state law, AB 686, which created new requirements for all state and local agencies to ensure that local laws, programs and activities affirmatively further fair housing (AFFH). As such, the state law supports and requires cities like Los Angeles to carry out a more robust and strategic plan to AFFH by drafting an Assessment of Fair Housing (AFH) Plan, not the previous HUD required Analysis of Impediments to Fair Housing Choice (AI) study.
108	DoA	Housing Legal Services for Seniors	Assist 200 seniors with legal advice each year.	Citywide legal services are available at 16 Multipurpose Senior Centers (MPC) to assist seniors in various legal issues including housing related laws, landlord/tenant disputes, government benefits, nursing home law and powers of attorney, but detailed annual reporting was not available.	Effective.	Retain, clarify reporting.
109	HCIDLA	Domestic Violence Shelter Program	Provide 1,500 individuals with access to public services annually; Maintain 580 shelter and transitional beds annually for domestic violence victims.	Each year an average of 1,410 people were assisted through the City's Domestic Violence Shelter Operations Program. The City of Los Angeles procures this service and partners with nonprofit services providers to ensure that survivors can access shelter and services in a client-based, confidential manner.	Effective.	Retain.
110	HCIDLA	HOPWA Emergency Shelter and Transitional Housing Program	1,589-2,162 housing subsidies per year.	Each year an average of 1,100 people were provided with housing subsidies through the HOPWA program. The City of Los Angeles procures this service and partners with nonprofit services providers to ensure that persons living with HIV/AIDS have access to information and services in a client-based, confidential and holistic manner.	Effective.	Merge with other HOPWA programs (105, 110, 117, 126 and 136).

Appendix 5.1 - Evaluation of Programs

Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
111	LAHSA	Emergency Shelter and Transitional Housing Facilities	483 existing emergency shelter beds funded annually; 1,740 existing transitional housing beds funded annually.	During this reporting period an average of 3,467 emergency shelter beds and 2654 transitional shelter beds were funded annually. 2016 marked the beginning of a trend away from transitional housing as an effective intervention for all homeless populations with the exception of transition age youth. A greater emphasis was placed on the Housing First model in which the priority is to rapidly match persons with permanent housing resources and place them in PH as quickly as possible.	This program was effective.	Revise objective numbers.
112	LAHSA	Overnight Shelter (Winter Shelter and Year-Round Shelter)	871 temporary shelter beds year round; 1,335 temporary winter shelter beds.	Due to COVID-19 response, LAHSA is delayed in reporting for this period. However, the overall progress of the program has continued to service persons in need to overnight beds throughout the year as well as weather activated/augmented beds.	This program has been effective.	Revise to clarify differences between program 112 and 111.
113	HCIDLA, LAHSA, Mayor's Office	New Resources for Rental Assistance	Increase the funding base for rental assistance for homeless households and households at high risk of homelessness.	Ballot Measures H and HHH were passed in November 2016 providing significant new resources for rental assistance. More recently, the Mayor's Innovation Team launched the LA ADU Accelerator Program to provide financial incentives to homeowners who rent an Accessory Dwelling Unit (ADU) to residents in need. The pilot program, funded by a grant from Bloomberg Philanthropies with a financial match from the City, is open to homeowners with an existing ADU or to those who build one new. The program focuses on serving vulnerable seniors and continue to offer subsidies to supplement the affordable rents.	Overall, the program has been effective though there are inconsistencies between the program and the objective making it challenging to measure its performance. Rental assistance remains a critical issue but is subject to funding.	There are inconsistencies between the program and the objective. Work with LAHSA to create a revised program that reflects current and future work efforts. Create an additional program to address rental assistance shortage and homelessness prevention.
114	LAHSA, HCIDLA	Family Solutions System	Initiated seven regional Family Solution Systems throughout the Los Angeles CoC; Serve approximately 1,200 homeless and at- risk persons per year.	The Homeless Family Solution System (HFSS) aligned with the Coordinated Entry System for Adults and Youth and renamed itself to Coordinated Entry System (CES) for Families. CES for Families is designed to utilize both centralized and decentralized access points to quickly identify and move families experiencing homelessness into more stable housing situations. The Family Solution Centers (FSC) operate as the ¿front door¿ to the homeless system serving families in LA County. Each FSC utilizes a standardized screening, triage, and assessment process to help connect families to the housing intervention that best meets their needs.	Effective.	Retain, but consider simplifying acronyms to reduce confusion between different program names and acronyms.
115	HCIDLA, HACLA, LAHSA	Veterans Affairs Supportive Housing (VASH)	Maintain 1,000 housing vouchers for formerly homeless Veterans.	During this cycle HACLA maintained an allocation of 4,195 HUD VASH vouchers on average per year. LAHSA assists the VA along with several other partners in providing HMIS data to ensure full capture of utilization and effect of VASH vouchers in reducing veteran homelessness, including the support of incentives to encourage landlords to accept vouchers. LAHSA supports the dashboard tracking system which tracks performance for veteran housing services with VASH placements and performance included in that data. Increased data sharing and transparency will allow LA to better track trends and needs and overcome barriers by making systematic changes. LAHSA has worked with the VA to integrate VASH resources into CES, starting with project-specific pilots that match vacancies in permanent supportive housing to Veterans experiencing homelessness countywide.	Effective.	Revise reporting objective to 3,000.
116	LAHSA, HCIDLA	Job Training and Placement for Homeless Individuals	Provide educational/vocational training and employment placement/retention services to 1000 homeless persons annually.	LAHSA subcontractors who provide rapid re-housing services are required to support participants with obtaining employment services. In 2018 12% of rapid re-housing participants saw an income increase through either benefits increases or employment. LAHSA subcontractors have entered into MOU's with the the LA R.I.S.E. program workforce program to link 50 program participants to supported employment opportunities, with the goal of increasing program participation in future years. Los Angeles County has convened a countywide taskforce to examine job training and placement programs for persons experiencing homelessness and to come up with strategies to increase future resources and outcomes.	Effective, but difficult to report on.	Revise to improve reporting metric.
117	HCIDLA	HOPWA Supportive Services for Persons Living with HIV/AIDS	Provide between 4,618-6,613 clients with supportive services annually.	During this cycle the HOPWA program provided supportive services to an average of 3,931 average clients via various programs per year.	Effective, but reporting could be consolidated.	Merge HOPWA programs (105, 110, 117, 126 and 136).
118	HACLA	Rental Assistance for Homeless Households	Maintain 4,000 Housing Choice Vouchers to homeless individuals or households	he Housing Authority of the City of Los Angeles (HACLA) has committed permanent supportive housing (PSH) assistance to almost 19,000 households of formerly homeless and chronically homeless individuals and families through the following rental assistance subsidy programs: Homeless Program (4111 vouchers), Tenant-Based Supportive Housing Program (800 vouchers), Permanent Supportive Housing Project-Based Voucher Program (3269 units), HUD-VASH Program (4615), Homeless Veterans Initiative (500), Continuum of Care (Shelter Plus Care) Program (4382 vouchers), Moderate Rehabilitation Single Room Occupancy (SRO) Program (1107 units). HACLA has a Waiting List Limited Preference for homeless and chronically homeless. The voucher allocation is approximately 4,911 tenant-based vouchers.	Effective, but reporting could be consolidated.	Merge. The reporting for this program is covered in other programs, namely the programs on rehousing the homeless and programs on the allocation of Section 8 vouchers.
119	HACLA, LAHSA	Rental Assistance for Homeless Households with Disabilities	Maintain housing for 2,400 homeless households with disabilities annually.	HACLA has approximately 3,500 units of supportive housing allocated for the homeless with debilitating conditions.	Effective, but could be consolidated with PSH supportive housing reporting.	Merge with other programs on units maintained by HACLA. Remove LAHSA.
120	HCIDLA	HOPWA Housing Development for Persons Living with HIV/AIDS	Financing commitment to, at minimum, 10 units per year dedicated to serving persons living with HIV/AIDS and their families.	The HOPWA program continued to provide services (program 117) but was unable to provide a financing commitment for units.	Not Effective.	Merge HOPWA programs (105, 110, 117, 126 and 136).

Appendix 5.1 - Evaluation of Programs

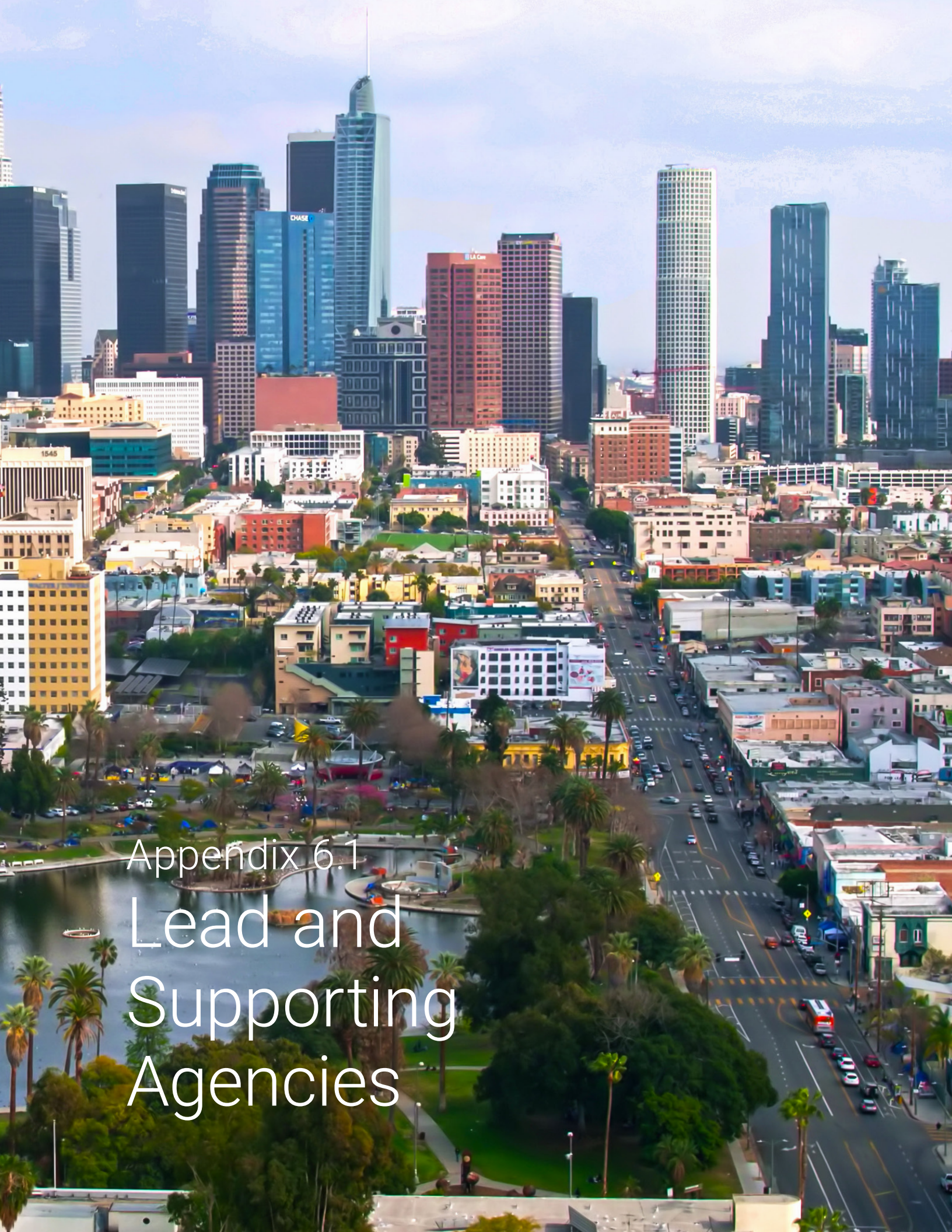
Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
121	LAHSA, HCIDLA, HACLA, Mayor's Office,	Resources for Housing Serving the Mentally Ill	Pursue funding towards permanent housing units for homeless mentally ill annually.	The Los Angeles County Department of Health Services (DHS), in collaboration with other governmental partners and the Conrad N. Hilton Foundation, launched a new supportive housing rental subsidy program called the Flexible Housing Subsidy Pool (FHSP). As of fiscal year 2017, over $40 million has been invited in the FHSP. Funding is expected to provide housing subsidies for at least 2,400 persons, who will be linked with wraparound, intensive case management services to support them in their transition to permanent housing and to achieve long-term housing stability.	This program is difficult to report on because funding is often shared between multiple types of PSH. The HHH Unit was created to oversee the development of supportive housing under the Proposition HHH initiative. The mentally ill population is one among many served by the construction of HHH units. The CAO oversees other elements of the Comprehensive Homeless Strategy in the City, including work with LAHSA to maintain services for this population.	Revise to improve reporting metric.
122	LAHSA	Permanent Supportive Housing For Homeless Persons	Maintain 1,477 permanent supportive housing units for homeless households annually.	On average 9,545 beds in 7,150 units of Permanent Supportive Housing were supported each year. It is unclear if these beds were set aside for homeless individuals.	PSH is effective, but the reporting on this program is confusing.	Merge with all PSH programs, it's likely difficult to report on which were set aside for homeless populations. Also clarify if reporting on the of beds/units maintained or # built.
123	County of Los Angeles Department of Health Services	Access to Housing for Health Program (AHH)	Assist approximately 70 persons per year.	The County DMH runs the Countywide Housing, Employment and Education Resource Development (CHEERD) Division provides a range of housing services and resources for homeless consumers that includes housing subsidies through the Section 8 Housing Choice Voucher Program and Shelter Plus Care Program; financial assistance for rental assistance, household goods and eviction prevention through the Countywide Housing Assistance Program; and temporary shelter through the Specialized Shelter Bed Program. In addition, the CHEERD Division provides capital development funding and operating subsidies for the creation of new permanent supportive housing throughout Los Angeles County.	Not effective to report on a county program.	Remove.
124	LAHSA, Mayor's Office, HCIDLA	Homeless Housing and Services Coordination	Citywide and sub-regional plans to reduce and end homelessness adopted by the City Council; Regular reports on financial management; Regular reports on contract management and program implementation; Report on applicability of Standards for Excellence criteria being developed by Home for Good.	The Los Angeles Continuum of Care (LA CoC) Coordinating Council plays a big role in Homeless Housing and Services Coordination. This Council is comprised of representatives from all 8 Service Planning Areas (SPAs) in the LA CoC. During this cycle the group met monthly with attendees from service providers, City and County government departments and other stakeholders. In addition, there were three CoC Quarterly SPA meetings. On average, there were 24 attendees per meeting in each SPA. Finally, LAHSA has been an active participant in meetings hosted by the City and County of Los Angeles strategic planning efforts to address homelessness In February 2016, the City and County of Los Angeles took a historic joint effort to address homelessness regionally. The approval and adoption of the Los Angeles County Recommended Strategies to Combat Homelessness and the Los Angeles City Comprehensive Homeless Strategy served as a focused starting point for a coordinated effort to address the growing issue of homelessness in Los Angeles. in 2018 The Mayor set up a Unified Homelessness Response Center in the City's Emergency Operations Center, putting all critical City Departments (along with partners like the Los Angeles Homeless Services Authority and Metro) at the same table to respond to the crisis together — proactively and in real-time — with services and engagement with the goal of bringing people indoors. Throughout this cycle there were regular Coordinating Council meetings and Special meetings hosted and facilitated by LAHSA. During each meeting, there was at least one SPA Representative present or on the phone to represent each SPA in Los Angeles, as well as other attendees including City and County government, and LAHSA representatives "The Los Angeles Continuum of Care (LA CoC) Coordinating Council plays a big role in Homeless Housing and Services Coordination. This Council is comprised of representatives from all 8 Service Planning Areas (SPAs) in the LA CoC. During this cycle the group met monthly with attendees from service providers, City and County government departments and other stakeholders. In addition, there were three CoC Quarterly SPA meetings. On average, there were 24 attendees per meeting in each SPA. Finally, LAHSA has been an active participant in meetings hosted by the City and County of Los Angeles strategic planning efforts to address homelessness. In February 2016, the City and County of Los Angeles took a historic joint effort to address homelessness regionally. The approval and adoption of the Los Angeles County Recommended Strategies to Combat Homelessness and the Los Angeles City Comprehensive Homeless Strategy served as a focused starting point for a coordinated effort to address the growing issue of homelessness in Los Angeles. In 2018, the Mayor set up a Unified Homelessness Response Center in the City's Emergency Operations Center, putting all critical City Departments (along with partners like the Los Angeles Homeless Services Authority and Metro) at the same table to respond to the crisis together — proactively and in real-time — with services and engagement with the goal of bringing people indoors. Throughout this cycle there were regular Coordinating Council meetings and Special meetings hosted and facilitated by LAHSA. During each meeting, there was at least one SPA Representative present or on the phone to represent each SPA in Los Angeles, as well as other attendees including City and County government, and LAHSA representatives. "	This program is effective, appropriate, and required by the local and federal government. The City of Los Angeles, as a partner in a joint powers authority created to address homelessness, receives formula/entitlement grant funds annually and as a condition of receiving and administering these funds must plan and coordinate with LAHSA.	Retain, consider moving the reporting objectives to 125, so this program focuses on coordination and the 125 focuses on reporting. Currently reporting gets lost in this program.

Appendix 5.1 - Evaluation of Programs

Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
125	Mayor's Office, LAHSA	Access New Resources and Services for the Homeless	Periodic reports on legislative and budgetary initiatives.	In late 2014 the City Council bundled a number of housing related motions requesting reports on policy initiatives to address affordable housing into one unified motion. In 2015 the City Council voted to commit $12.4 million for emergency relief to get homeless people off the streets before the anticipated El Niño winter storms. This includes $10 million in short-term rent subsidies for veterans and other homeless people, and $1.7 million for emergency shelter beds. It marks the first time in city history that general fund dollars have been used for homeless aid. In addition, the City made an initial investment of $2.9M in F/Y 15-16 to scale up the Coordinated Entry System by increasing outreach workers to find homeless residents and place into a housing placement pipeline. This funding also supported CES administrative staff positions. Mayor Garcetti's 2018-19 budget includes $431 million dollars to take on the crisis, including a $20 million Crisis and Bridge Housing Fund that is the crux of his A Bridge Home plan. Mayor Garcetti also pushed for state funding to help accelerate the work of ending the homelessness crisis. The successful effort resulted in an additional $166 million in state funding to Los Angeles for homeless services and housing.	Effective, though the reporting is often different form the program objective.	Retain, consider absorbing reporting requirements from 124 but expand to include state and federal coordination and monitoring of funding/legislation.
126	HCIDLA	Housing and Services Planning for Persons Living with HIV/AIDS	Regularly updated plan for the use of HOPWA grant funds.	This program is still in progress.	Effective, but repetitive of other HOPWA programs.	Merge with HOPWA programs (105, 110, 117, 126 and 136).
127	LAHSA, Mayor's Office	City Homeless Coordinator	Periodic reports on homeless housing and service delivery and recommendations for improvement.	During this Cycle Mayor Garcetti appointed Meg Barclay as the City Homelessness Coordinator and Monthly Homelessness Cabinet meetings were held each month. Much of the reporting was focused on the Homelessness Count from program 128.	Effective, but repetitive of program 128.	Merge with programs 128 and 137.
128	LAHSA	Biennial Homeless Count	Biennial count and survey of sheltered and unsheltered homeless persons residing in the Los Angeles CoC area.	In 2017 the homeless count transitioned from a bi-annual to annual program. The total number of homeless individuals in the City of Los Angeles has fluctuated during this cycle. In 2016 the number increased 11%, in 2017 it increased 20%, in 2018 it decreased 6%.	Effective.	Retain, but consolidate with 127 and 137, so the objectives include completing the count, making recommendations based on the count, and using the count as a way to educate the public through reporting and volunteer engagement.
129	LAHSA	Homeless Management Information Systems (HMIS) Data Collection	All providers receiving City funding shall participate in HMIS.	LAHSA on a yearly basis updates the Housing and Services Inventory that gets submitted to HUD. LAHSA launched a new HMIS in the Spring of 2017, promoting the benefits of the user-friendly interface, its automated features, and reporting capabilities via HMIS User Forums to encourage HMIS participation among homeless service providers. As a result, the HMIS bed coverage rate has increased to 64% as of June 2018. In response to the unprecedented growth of partners participating in HMIS, LAHSA has taken on a number of initiatives to provide tools and resources to help providers with data collection, analysis and reporting. LAHSA also recently expanded HMIS participation to non-traditional homeless partners to foster care coordination which helps obtain a comprehensive report on available resources in the Los Angeles Continuum. LAHSA is collaborating with internal and external partners on HMIS customizations to improve data collection in the context of coordinated entry and homeless street outreach.	This program was effective.	Retain, add bed coverage rate as a reporting objective.
130	EMD, EOO, DRP, HCIDLA	Temporary Housing Facilities for Disaster Response	120 sites available throughout the City within 24 hours of a natural disaster.	Los Angeles did not experience a major disaster event that required temporary housing until the COVID pandemic in 2020. During the COVID-19 pandemic, which is a public health disaster, the City quickly created shelters - not temporary housing - for vulnerable homeless residents at City recreation centers and is participating in the State's Project Room Key program established for the same purpose. This is shelter, not temporary housing, but is serving an important purpose and also providing 'lessons learned' and best practices for future disasters.	This program was effective, however it requires an update on COVID strategy Project roomkey, etc.	Retain, consider revising objective. This program should be maintained, perhaps without specific numbers. The City of Los Angeles, working with LAHSA and the State, should analyze Covid 19 emergency shelter operations to identify lessons learned, best practices, mistakes to avoid in the future, and more. How to staff, how to keep everyone safe, the entire effort has been a huge lift and should influence future planning and practice.
131	EMD, EOO, HCIDLA, All	Outreach and Training for Emergency Preparedness and Response	4 fairs during Emergency Preparedness Month annually; 2 Neighborhood Preparedness Ambassadors Trainings annually; Outreach to neighborhood and community groups as requested.	There were efforts to coordinate Regional Disaster Housing Planning activities during the early years of this Housing Element cycle, but reporting on this objective has not been consistent in recent years.	This program has not been reported on consistently and is likely ineffective.	Revise to focus on outreach activities of EMD.
132	DCP	Zoning and Development Standards for Homeless Housing	Adopt amendment to zoning code to facilitate by-right siting of shelter and transitional housing facilities.	The Emergency Homeless Shelter Ordinance was adopted in March 2016, making it easier to site and develop homeless housing during a state of emergency. The Ordinance was amended in 2017 to further expedite the establishment of emergency shelters and make the process to declare a shelter crisis easier. in 2018 The City Council adopted two new zoning code amendments on that will facilitate by-right siting of supportive housing and transitional housing. The Permanent Supportive Housing Ordinance built on State Density Bonus law to establish a new administrative clearance process for qualifying projects. The Interim Motel Conversion Ordinance created a by-right approval process that allows existing motels and hotels to be retrofitted and used for supportive housing and transitional housing, so long as a contract is in place with a local public agency to provide the supportive and/or transitional housing.	Effective	Retain.
133	DCP	Zoning for Health Facilities	Adopt amendment to Zoning Code to remove restrictions on locations of public health and treatment program facilities.	In 2014 City Council formed an Ad Hoc committee on Community Care Facilities, but the committee stopped meeting before an ordinance could be passed.	Not effective.	Remove, but incorporate language about promoting community care facilities in other land use objectives.

Appendix 5.1 - Evaluation of Programs

Program Number	Lead / Reporting Department(s)	Program Title	Objective	Progresss	Effectiveness	Appropriateness / Next Steps
134	LAHSA	Assistance for Homeless Persons in Accessing Housing and Services	Continue funding 1 organization to reach 300 or more homeless individuals; Explore expanding outreach funding to community based organizations within the City.	LAHSA continues to serve as the largest single outreach and engagement program in the City and County of Los Angeles. The focus of the HET is to engage people experiencing homelessness and connect them to the services needed to obtain and maintain permanent housing. To accomplish this, the HET continues to work closely with the Departments of Mental Health (DMH), Health Services (DHS), Public Health (DPH), and Public Social Services (DPSS). In 2018, LAHSA's HET also expanded its partnership with LAPD and LASAN, called the HOPE project, through the addition of one new team whose focus area is the LA River and its immediate surroundings. HOPE is a collaborative effort between the three departments to expand outreach to the homeless residents of the City of Los Angeles. While the program continues to service homeless residents in LA, there is a need to clarify the objective.	While this program has been effective, there are challenges with reporting and the objective and its metrics require clarification.	Revise objective to solidify metrics for reporting.
135	DOD	Computerized Information Center/Informatio n & Referrals for Persons with Disabilities	Assist 150 or more clients seeking homeless services and housing resource referrals annually.	The Computerized Information and Referral Center continued to provide direct referrals to the City Attorney's Dispute Resolution Program (DRP) for landlord/tenant disputes. The Majority of CIC housing disputes were referred to the Eviction Center and to the Housing Rights Center due to the immediate crisis and time. In addition to the above, DOD provided ADA training, Fair Housing and ADA equipment to participants throughout this cycle.	Effective, but referrals seemed to focus on both dispute resolution and homelessness services.	Revise to capture DOD referrals to dispute resolution in addition to homelessness services.
136	HCIDLA	HOPWA Centralized Countywide Housing Information Services Clearinghouse	Assist between 25,140-36,000 clients seeking HIV/AIDS housing information annually.	The HOPWA program provided an average of 43,556 people with housing information and referrals each year.	This program has been effective but should be consolidated with other HOPWA programs.	Merge with other HOPWA programs.
137	LAHSA	Neighborhood Awareness of Special Needs Housing	Establish outreach curriculum; Pursue funding for training program.	LAHSA continues to host the Community Information Sessions whose purpose is to educate and inform members of the community on homeless related issues. Through presentations and question and answer breakout sessions, community members are encouraged to ask questions and learn more about the state of homelessness in Los Angeles. Community Information Sessions are held in each of the 8 Service Planning Areas, bi-annually during the months of April and September, typically run for an hour and a half, and are held at centrally located locations during evening hours or on the weekend so that community members can attend. in 2018, LAHSA partnered with Everyone In and Homeful LA from for the Weekend to End Homelessness to conduct 22 events throughout the County of Los Angeles to help educate the community on the issue of homelessness, local volunteer opportunities, and taking tours of permanent supportive housing programs/shelters in their community. This event will be held annually in August.	This program is effective and should be continued.	Retain
138	DCP, LAHSA	Homeless Needs Outreach	Disseminate information about the housing needs of special needs populations to 2,000 people.	Through our Community Plan update program the Department of City Planning works to identify the housing needs of special needs populations. During this cycle this was especially relevant to the Downtown Community Plan update, which evaluated the needs of the Skid Row community and continues to integrate those needs into the wider community plan update effort.	This program has been effective, but could be consolidated with other Community Planning programs. LAHSA should be removed as a reporting agency.	Merge with other programs on community plan updates.
139	LAHSA	Technical Assistance to Homeless Housing Providers	Technical assistance provided to 20 providers annually	Throughout the reporting cycle LAHSA provided technical assistance to emergency, transitional and permanent housing providers. In 2016, LAHSA formed a Capacity Building and Technical Assistance Working Group to address the growing demand for technical assistance among homeless service providers. In 2018, LAHSA's Data Management Department provided training on Contract Performance Reports (CPR) and developed program-specific and reporting tutorial videos for Emergency Shelter, Transitional Housing, and Permanent Supportive Housing programs to improve data collection and quality in HMIS. LAHSA continues to lead the Centralized Training Academy, a countywide training and education resource that provides consistent access to training opportunities in a number of areas relevant to staff working in the homeless services industry. LAHSA also continues to engage local technical assistance providers for support with leading the annual CoC Program NOFA competition, program analysis and development, and policy development.	This program is effective, though reporting usually focused on programs instead of number of providers changed.	Retain, consider revising objective.



Appendix 6.1

Lead and Supporting Agencies

Appendix 6.1 - Lead and Supporting Agencies

The following is a list of City Department/Agencies that are involved in implementing the Housing Element along with their respective City functions.

Chief Administrative Officer of Los Angeles (CAO): provides internal and centralized services to the Mayor, City Council, and City departments. The primary work activities of the CAO include: budget, grants, and financial analysis; debt management and investor relations; employee relations; asset management; municipal facilities and physical plant; capital project oversight and; disaster grant administration.

Civil + Human Rights and Equity Department (LA Civil Rights): Is focused on reducing bias and injustices while leveling the playing field through equity initiatives, upward mobility programming, and work with Equity and Empowerment (E^2), the Human Relations Commission, the Commission on the Status of Women, and the Commission on Civil Rights.

Economic & Workforce Development Department (EWDD): Partners with agencies and service providers throughout Los Angeles to offer economic, social and employment opportunities for individuals, families, and neighborhoods in need.

Department of City Planning (DCP): Prepares and maintains a General Plan for the development of the City; implements the General Plan utilizing a variety of tools, including the development and application of zoning regulations, urban design, and the division of land.

Department on Disability (DOD): Conducts strategic management and builds partnerships for education, advocacy, training, research and improved service delivery for the benefit of persons with disabilities, providers of essential resources, and policymakers.

Department of Neighborhood Empowerment (DONE): Promotes public participation in government and helps make government more aware of local needs by creating and

supporting a citywide system of grass-roots, independent and participatory neighborhood councils.

Department of Public Works (DPW): Designs, constructs and maintains streets and public works improvements such as bridges, rights of way, sewers and storm drains, lighting facilities and landfills owned by the City; designs and constructs public buildings belonging to the City; collects and disposes of refuse, recyclables and yard trimmings; collects and treats wastewater.

Emergency Management Department (EMD): Provides citywide management program leadership, continuity, and direction to enable the City of Los Angeles to respond to, recover from, and mitigate the impact of natural or manmade disasters.

General Services Department (GSD): Purchases, manages and maintains City buildings and other facilities, equipment, and supplies for City departments. Provides support services, including security, communication, parking, mail, copying and publishing, recycling, and vehicles.

Housing Authority of the City of Los Angeles (HACLA): Provides affordable housing and supportive services through funding from the United States Department of Housing and Urban Development, including conventional public housing, Section 8 rental assistance, and job training, job placement, and educational, cultural, and recreational programs. Partners with other City and State agencies, non-profit foundations, community-based organizations, and private developers to provide affordable housing and supportive services.

Los Angeles Housing Department (LAHD) (formerly Housing + Community Investment Department (HCIDLA)): Develops and implements citywide affordable housing policy which promotes the production and preservation of affordable housing in the City; supports safe and livable neighborhoods through promotion, development and preservation of decent, safe and affordable housing; administers the City's Rent Stabilization Ordinance (RSO).

Information Technology Agency (ITA): Provides an information technology infrastructure and systems that are reliable long-term, viable and secure. Improves the dissemination of public service information through the expanded use of communications, computing technology, and effective telecommunications oversight.

Los Angeles Department of Building and Safety (LADBS): Implements the Building, Zoning, Plumbing, Mechanical, and Electrical codes, as well as Engineering, Energy, and Disabled Access regulations, and local and State laws for construction and maintenance of commercial, industrial, and residential buildings.

Los Angeles Department of Transportation (LADOT): Delivers services to increase safety and facilitate the flow of traffic along major City streets; manages the DASHand Commuter Express bus lines; regulates taxicab franchises and medical transportation companies; enforces on-street parking and manages public parking facilities. With other agencies, plans transportation improvements on freeways, rail lines, city streets, bicycle and pedestrian facilities.

Los Angeles Department of Water and Power (LADWP): Delivers reliable and safe water and electricity supplies to approximately 3.8 million residents and businesses in Los Angeles. Promotes water conservation efforts and explores recycling and other alternatives to meet increased demand. Reduces pollution and promotes energy efficiency through a variety of initiatives, such as hydrogen-powered fuel cell power plants and increasing the use of renewable energy.

Los Angeles Homeless Services Authority (LAHSA): Supports, creates and sustains solutions to homelessness in Los Angeles County by providing leadership, advocacy, and planning. Manages Federal, State, and City funds for providing shelter, housing and services to homeless persons in Los Angeles County.

Los Angeles Mayor's Office: Serves as the Chief Executive of the City, responsible for preparing the City budget and for running the day-to-day operations of the City. Submits proposals and recommendations to the Council. Approves or vetoes ordinances passed by the Council, and is active in the enforcement of the City's ordinances.

Office of the Chief Legislative Analyst (CLA): Provides analyses and advice to the 15-member City Council to insure the cost effective implementation of City legislation, policies and initiatives. Initiates major financing and capital improvement enterprises on behalf of the City, and advises on legislation at the State and Federal levels.

Office of the City Attorney (OCA): Serves as the chief legal advisor and prosecutor for the City of Los Angeles. Administers a number of citywide crime prevention initiatives focused on preserving the quality of life throughout Los Angeles' neighborhoods.