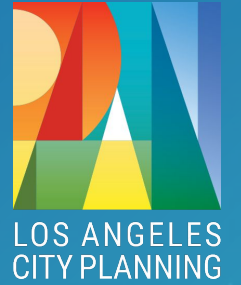

Thank you for joining the meeting.

The meeting will begin momentarily. If you are experiencing technical difficulties, call Ana at 562-271-1434



Housing Element 2021-2029

Housing Stability and Tenure Subcommittee

Spring 2020, Meeting 1

April 15, 2020 | 9:00 - 11:00 a.m.

LOS ANGELES
CITY PLANNING

Welcome and Introductions

9:00 - 9:15 am



Housing Element Team

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Group Introductions



Use question box to type in your name and organization

A screenshot of a software interface. At the top, there is a menu bar with 'File View Help' and a globe icon. Below it is a dark blue header bar with a white arrow icon on the left and a white question mark icon on the right. The main content area is white and contains a telephone handset icon on the left. To its right are three radio button options: 'Computer audio' (unselected), 'Phone call' (selected), and 'No audio' (unselected). Below these options, the text reads 'Dial: +1 (415) 930-5321' and 'Access Code: 943-209-283 #'. In the center, the text 'You are connected' is displayed in green. Below that, it says 'Talking: Ari Briski & Roman Yanke'. At the bottom of the main content area is a dark blue header bar with a white question mark icon on the left and a white question mark icon on the right. Below this is a white text input field with a 'Send' button on the right. A large blue arrow points from the left towards the bottom of the interface, specifically towards the question box area.

A Note About the Current Crisis

- COVID-19 has dramatically altered our way of life and has exacerbated socioeconomic and public health issues we have faced before this pandemic—including poverty, housing insecurity, and inadequate health access.
- This is an opportunity to think about how our policies and programs result in both long-term and short-term solutions to creating more livable communities, and the importance of having a safe and secure place to live.

Today's Objectives

1. Introduce the role of the subcommittee and the year's work plan
2. Review summary of feedback heard to-date
3. Discuss goals & objectives as they relate to the subcommittee topics, and develop a shared vision
4. Introduce Housing Needs Assessment section
 - Help us identify additional housing needs that should be analyzed

Agenda

1. **Welcome and Introductions** | 9:00 - 9:15 am
2. **Housekeeping** | 9:15 - 9:20 am
3. **Project Status Update** | 9:20 - 9:25 am
4. **Subcommittee Structure** | 9:25 - 9:40 am
5. **Emerging Themes** | 9:40 - 9:55 am
6. **Review of Vision, Goals and Objectives** | 9:55 - 10:20 am
7. **Introduction to the Housing Needs Assessment** | 10:20 - 10:50 am
8. **Review Next Steps** | 10:50 - 11:00 am

Housekeeping

9:15 - 9:20 am



Online Facilitation

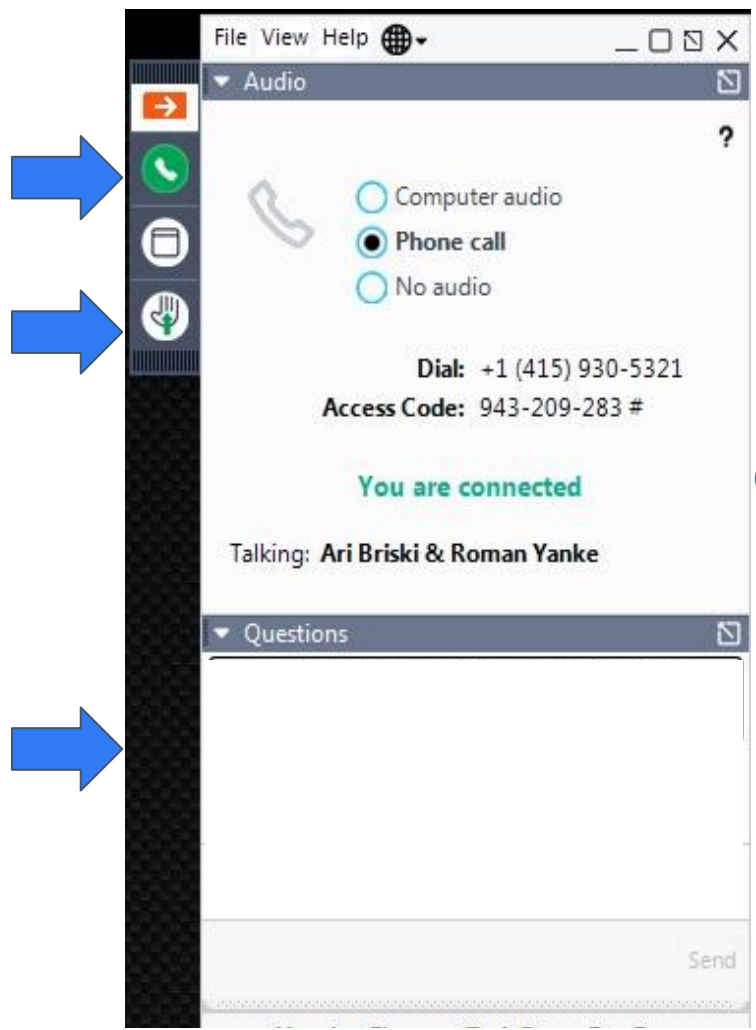
These icons will be used to note a discussion opportunity



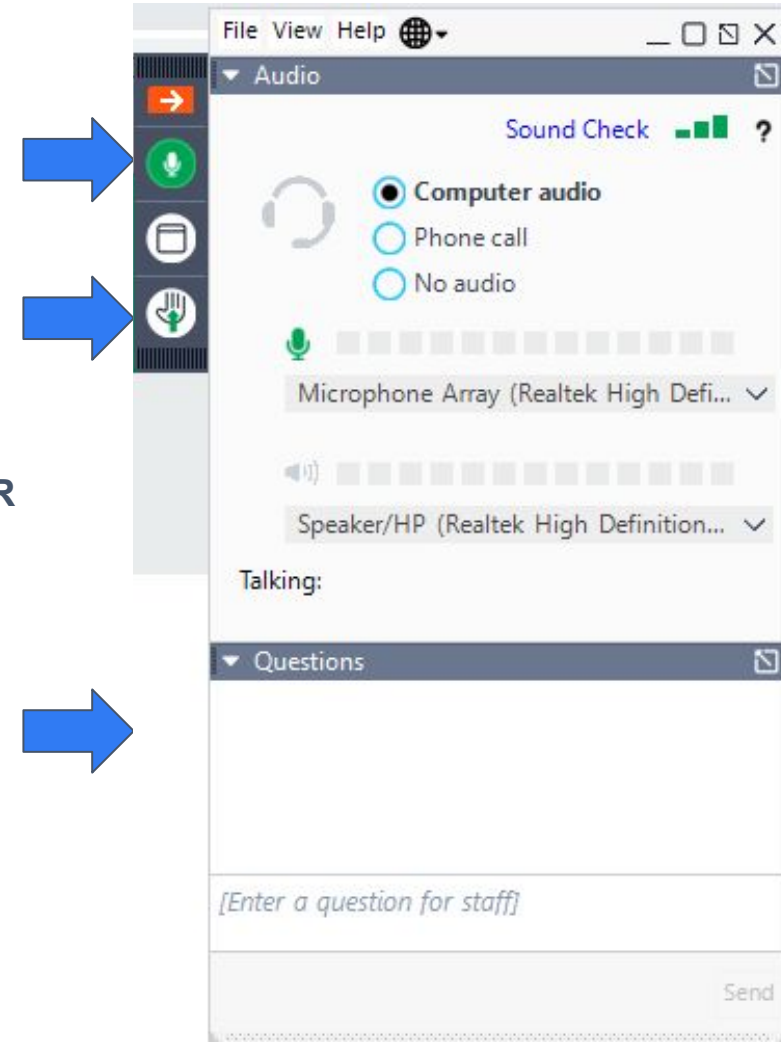
Type comments in "Questions"



"Raise your hand" to speak



OR



Expectations for Participation

Purpose and Charge

Represent a broad constituency in providing input and direction on the 2021-2029 Housing Element.

Encourage participation.



**Any Questions?
Use the Questions tool!**

Expectations for Participation

Attend all meetings (or send an alternate)

Disagree respectfully

Share information with constituencies and community members

Be present: avoid multi-tasking and electronic distractions

Project Status Update

9:20 - 9:25 am

Housing Element 2021- 2029:

The Plan to House LA



Join us for a Community Workshop.

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

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



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

<https://planning4la.org/Plan2HouseLA>

CENTRAL - MONDAY, FEBRUARY 24TH

5:00 - 7:30 PM

Pico House

424 North Main Street, 90012

VALLEY - SATURDAY, FEBRUARY 29TH

2:00 - 4:30 PM

Sherman Oaks East Valley Adult Center

5056 Van Nuys Blvd, 91403

SOUTH - WEDNESDAY, MARCH 4TH

6:00 - 8:30 PM

Jim Gilliam Recreation Center

4000 South La Brea Ave, 90008

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

Online Workshop

[Click Here to Participate in the
Online Workshop](#)



Subcommittee Structure

9:25 - 9:40 am



Core Components of Housing Element Law

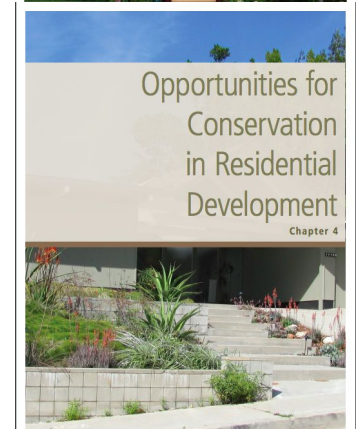
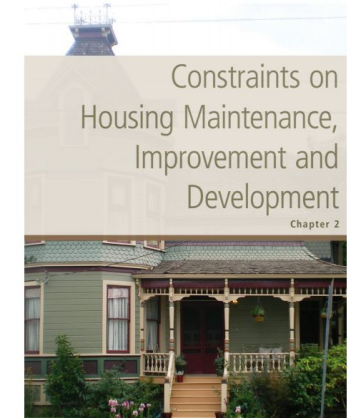
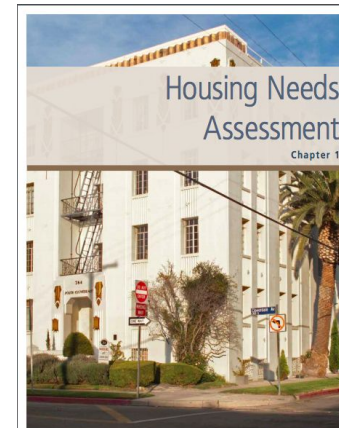
An Analysis of
Existing +
Projected
Housing Needs

Review of
Constraints,
Opportunities, and
Resources

+

Review of
2013-2021 Housing
Element

Statement of *goals,
quantified objectives, and
policies*



*The housing element shall consist of... a statement of **goals, policies, quantified objectives**, financial resources, and scheduled programs for the preservation, improvement, and development of housing (GC 65583)*

Preservation Specific Components of Housing Element Law

Programs to Conserve
Existing Private Market
Affordable Housing

Programs to Preserve
Assisted Affordable
Housing

+

An Analysis of Existing
Assisted Housing
Developments Eligible
For Conversion

Affirmatively Furthering
Fair Housing Strategies*

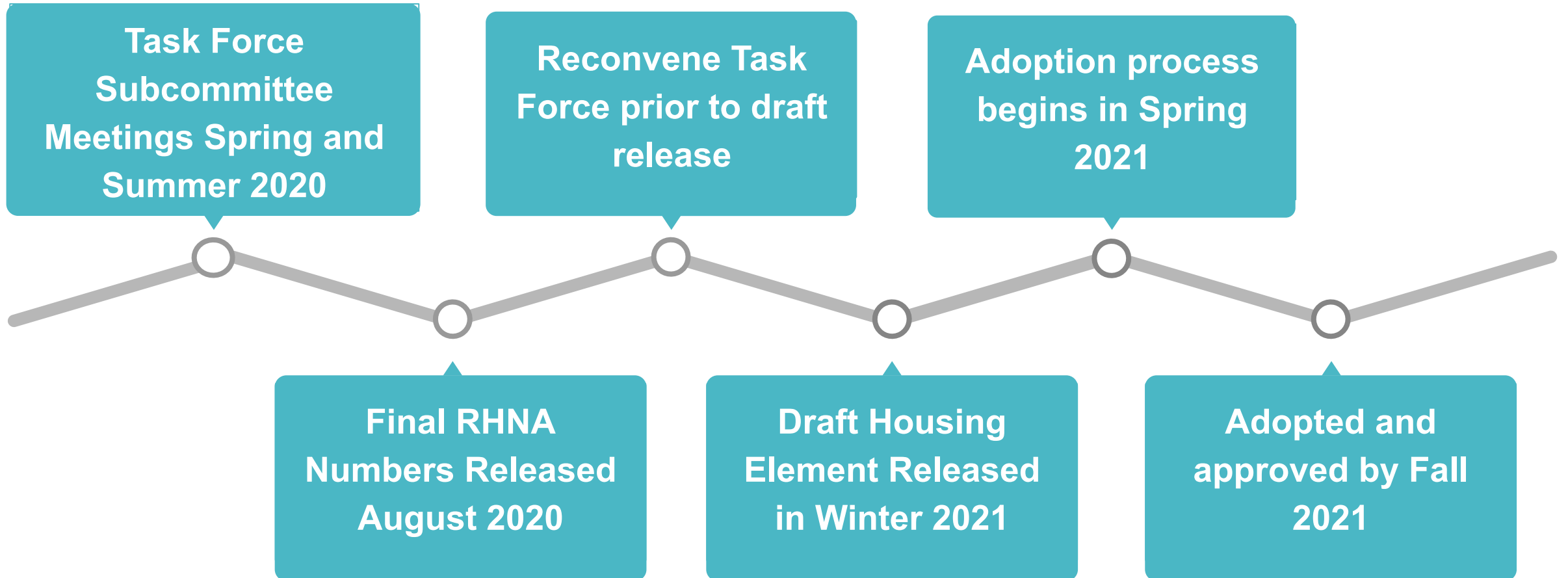
*including protecting
existing residents
from displacement

Subcommittee Major Tasks

Define, Inform and Review:



Project Timeline - Key Task Force Milestones



Emerging Themes

9:40 - 9:55 am

Emerging Themes from Public Workshops & Task Force

- Need to equitably expand and preserve housing across all communities
- Need for a variety of housing types to meet varying needs
- Need for more housing
- Ensure all people are housed
- Ensure housing stability and reduce displacement
- Need for new housing ownership models
- Develop and preserve permanently affordable housing
- Promote sustainable neighborhoods
- Need for more program coordination to help move the unhoused population into permanent homes



What is Housing Stability?

- Affordable housing costs (compared to income)
- Protections from eviction, rent increases, and harassment
- Sufficient space
- Safe and secure conditions
- Stable neighborhoods with social networks and access to amenities and opportunities (jobs, schools, food, health)



Potential Subcommittee Topic Areas

Renter Protections/Enforcement of Fair Housing Law

Eviction Defense for the Housed and Unhoused

Replacement/Right of Return Policies

Affordable Housing Allocation/Local Preference Policies

Affordable Housing Preservation (Deed-restricted and not)

Public Land/Land Trusts/Cooperatives

Homeownership Facilitation

Habitability and Code Enforcement

Which other topic areas need to be considered?



Review of Vision, Goals and Objectives

AKA Homework Review

9:55 - 10:20 am

Current Housing Element Vision

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

What is a Goal, Objective, Policy & Program?

Goal:	A general expression of community values and direction, expressed as ends (not actions).
Objective:	A step toward attaining a goal.
Policy:	A specific statement that guides decision-making and helps implement a vision.
Implementation Program:	A specific action assigned to a responsible agency to accomplish an objective.
Quantified Objective:	A specific end, condition, or state that is a measurable immediate step toward implementing a program.

Current Housing Element Goals

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

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

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

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

Current Relevant Goals and Objectives

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

Objective 1.2

Preserve quality rental and ownership housing for households of all income levels and special needs.

Objective 1.3

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

Objective 1.4

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

Current Relevant Goals and Objectives

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

Objective 3.1

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

Objective 3.2

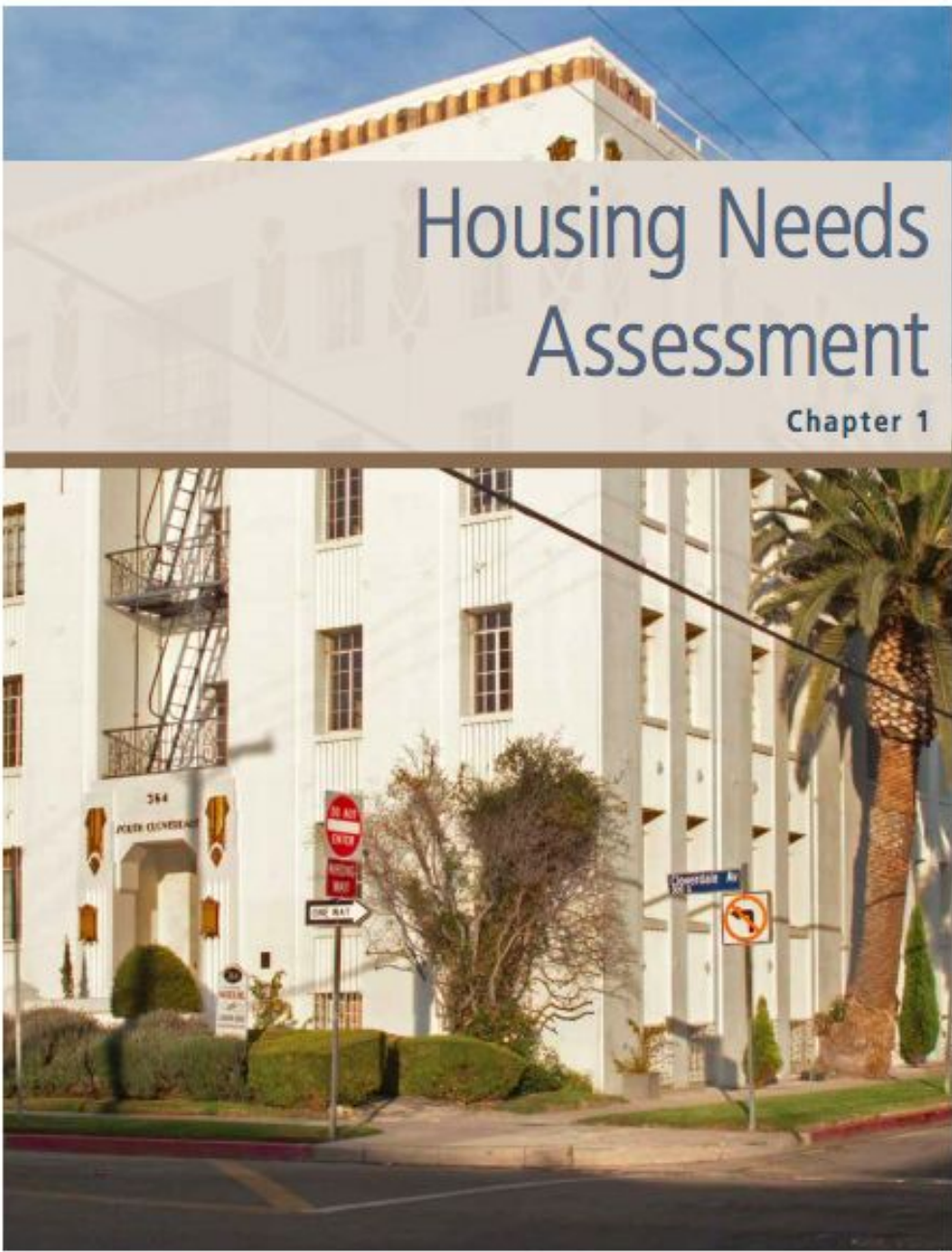
Promote **fair housing practices** and **accessibility** among residents, community stakeholders, and those involved in the production, preservation and operation of housing.



Is a strong vision for housing stability and tenure reflected in our existing Goal and Objectives? What goals and objectives may need an update or to be added?

Introduction to the Housing Needs Assessment

10:20 - 10:50 am



Housing Needs Assessment

Chapter 1

Housing Needs Assessment

*The housing element shall consist of an **identification and analysis of existing and projected housing needs...and shall include the following:** (§ 65583(a))*

- Analysis of **Population & Employment Trends** and **Housing Needs Indicators**
- Analysis and Documentation of **Household and Housing Stock Characteristics**
- Analysis of **Special Housing Needs**

*...and the **Regional Housing Needs Assessment (RHNA)***

Regional Housing Needs Assessment (RHNA)

- The state determines our allocation as a SoCal (SCAG) region (now 1.34 million units)
- SCAG allocates the regional number to jurisdictions (by income category) through a RHNA methodology (LA draft = 455,565 units)
- Jurisdictions must show adequate sites zoned for housing, including sites for lower income allocation (30 units/acre)
- Jurisdictions must “upzone” within three years if there are not adequate zoned sites

2021-2029 RHNA Allocation

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

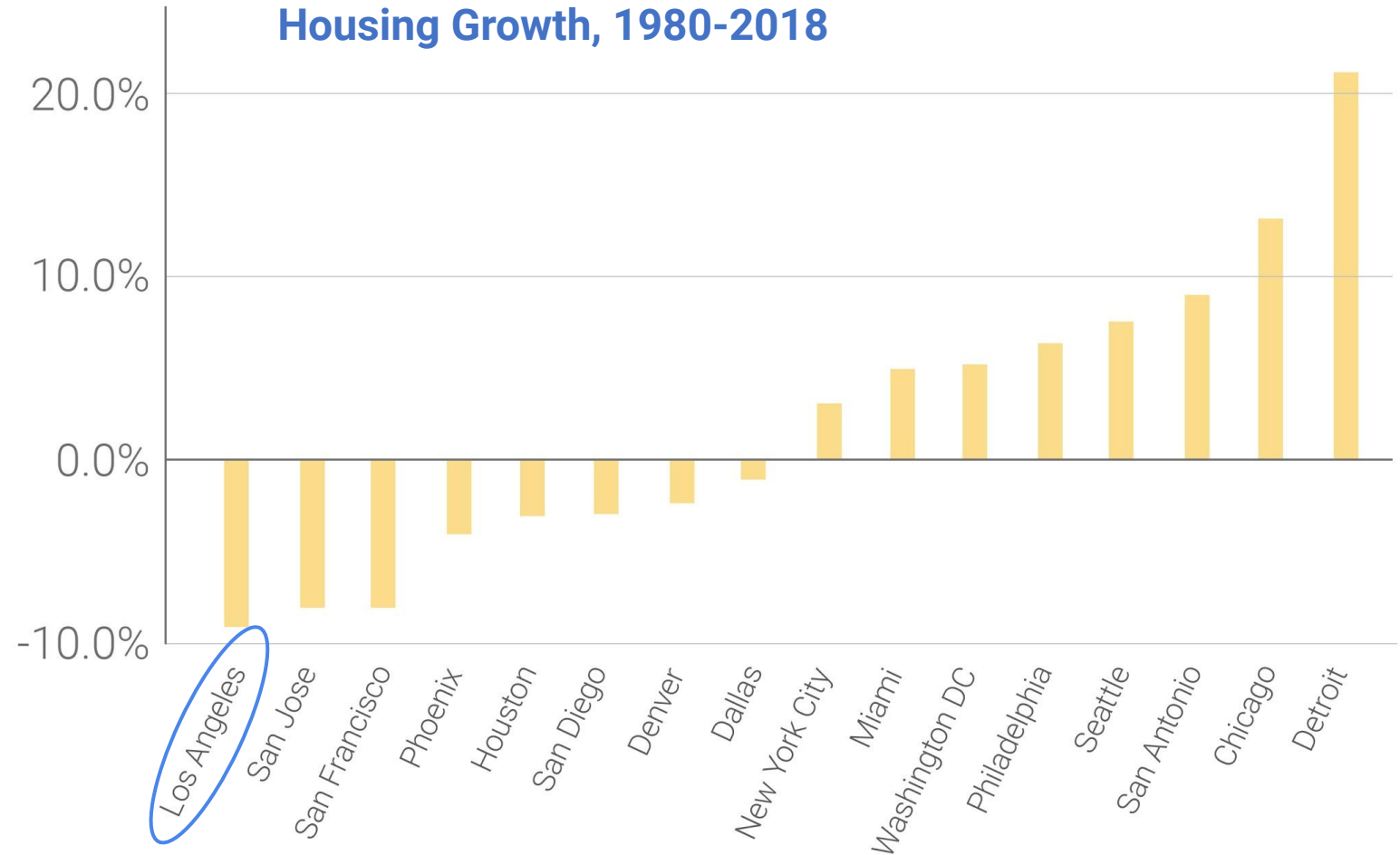
*All LA City 2021-2029 figures are estimated, based on the current draft allocation. A final allocation will be provided in August 2020.

Population Growth Compared to Housing Growth

RHNA is about **planning for adequate housing** for the existing and planned population

Los Angeles has accumulated the **largest housing “deficit”** of the top 20 US cities since 1980.

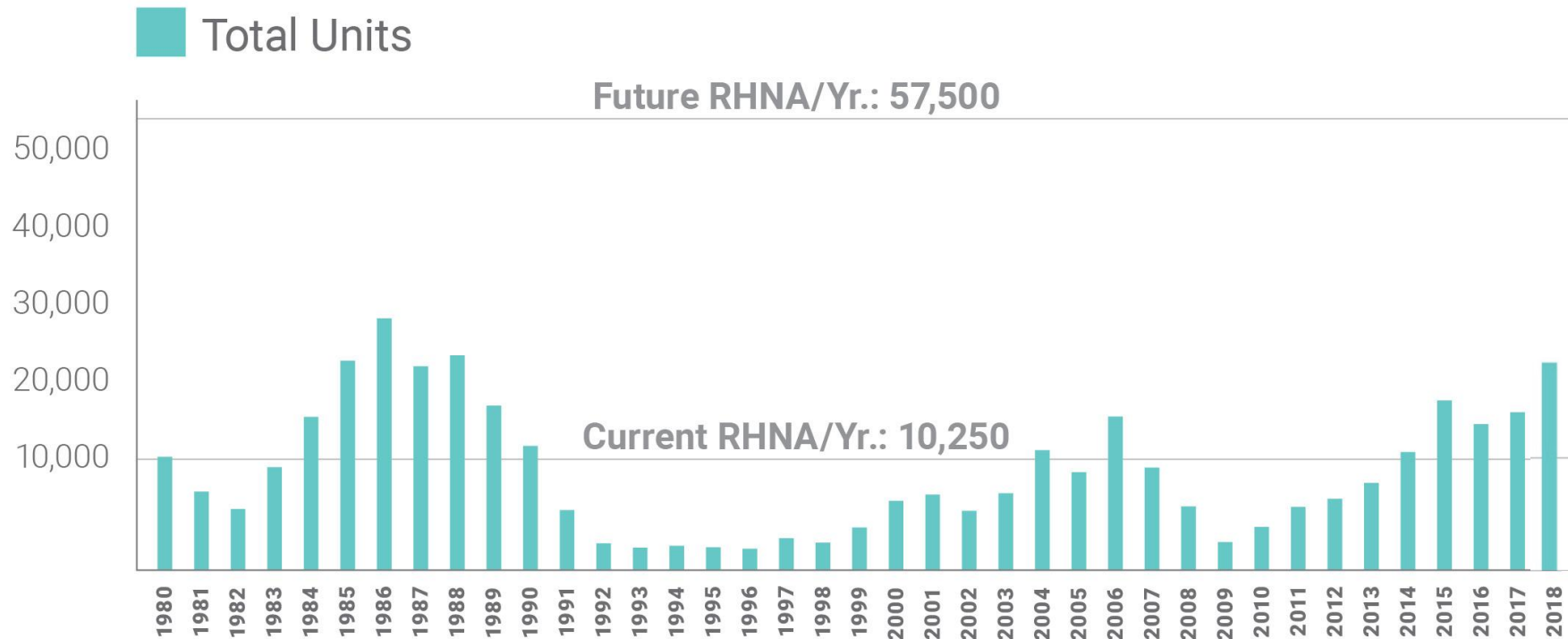
Difference between Population Growth and Housing Growth, 1980-2018



Data sources: US Census Bureau

RHNA Goals in Context

Housing Units Permitted, Compared to RHNA Goals

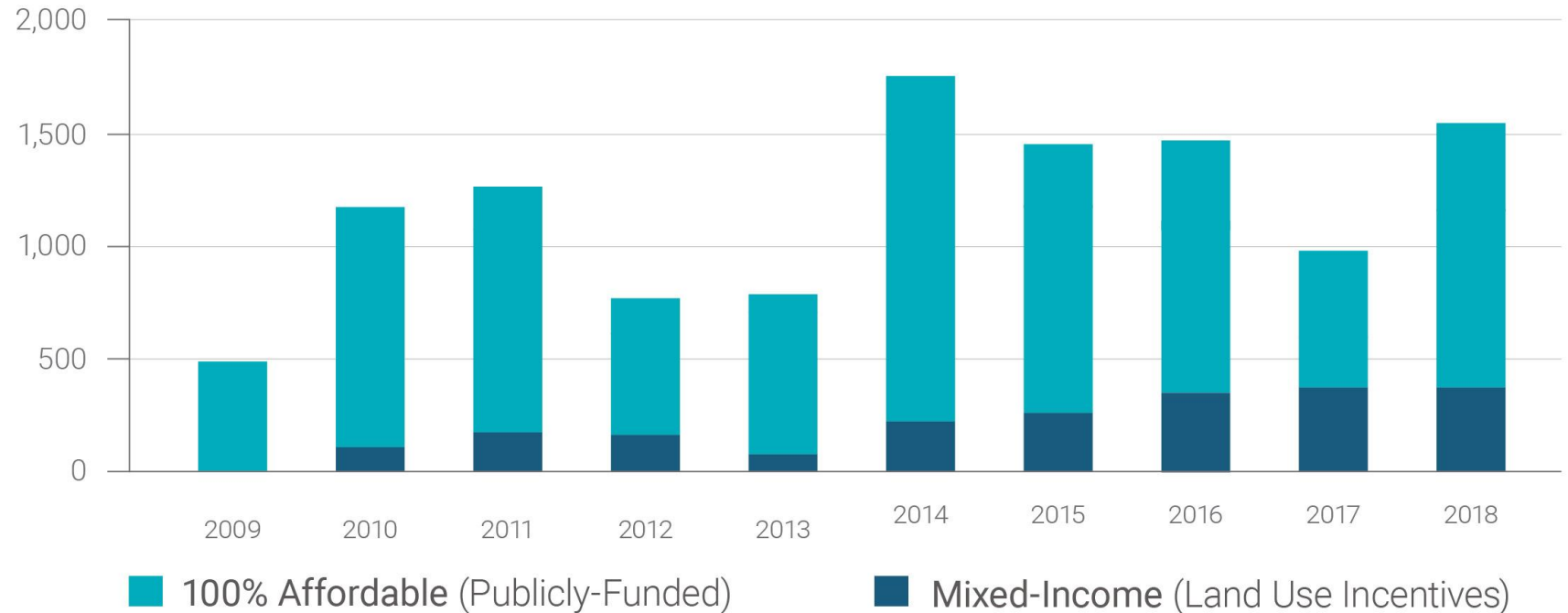


Affordable RHNA Goals in Context

Number of Affordable Units Created 2009-2018

LA has been averaging about **1,100** affordable units a year (closer to **1,450** last 5 years).


The new RHNA goal will require about **32,000** units per year affordable to moderate income or lower.



Housing Needs Assessment

Approach

Approach to Identifying & Analyzing Housing Needs

- **Collaborate** with the Task Force and public
 - Use **quantitative** and **qualitative** approaches
 - Use **disaggregated data** whenever possible to analyze need by:
 - Geography
 - Demographics (race/ethnicity, gender, age, income, etc.)
 - Ability (households with special needs)
 - Tenure (renter/owner/unhoused)
 - Household size & composition
 - Analyze the needs of the **current** and **future** population
 - **Adapt** to changing social and economic conditions
- 
- Use analysis to develop a **cohesive narrative** that informs the goals, objectives, strategies, and programs and links the Housing Element with other City plans
 - Link the narrative and data with the **resources and constraints** chapter



How to Give Feedback

1. Comment on overall approach and individual data points during this presentation
2. Review and add comments to chapter outline and data index (Google Doc will be shared after this meeting)
3. Email HousingElement@lacity.org if you'd like to take an even deeper dive

Later this year: Review and add comments or suggested edits to the draft plan

B. Household Characteristics

1. Household Formation

Data Point	Source(s)	Notes
Change in Renter and Owner Households, by Age, 10-year period	U.S. Census Bureau	
Change in Average Household Size	U.S. Census Bureau	

2. Household Size

Data Point	Source(s)	Notes
Average Household Size	U.S. Census Bureau	Comparative to State, Nation, and within communities in LA

3. Household Composition

Data Point	Source(s)	Notes
Household Composition by Type of Households	U.S. Census Bureau	
Household Composition by Number of Persons	U.S. Census Bureau	

4. Household Income

Data Point	Source(s)	Notes
Annual Household Income Distribution	U.S. Census Bureau	
Median Renter Household Income, 10-Year Comparison	U.S. Census Bureau	
Household Income Distributions by Income Category, Renters &	U.S. Census Bureau	



Cally Hardy

Comment
Cancel

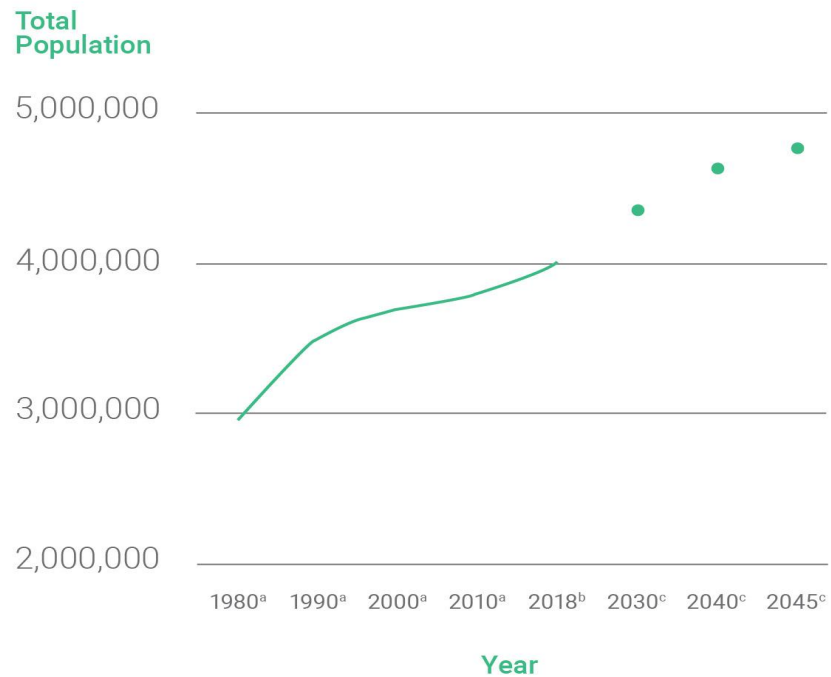
Housing Needs Assessment

Population & Employment

Population Trends

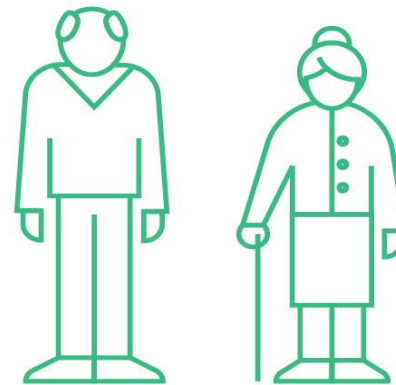
Examples: *Growth, Age*

Population Growth Up from Last Decade & Projected to Grow Faster

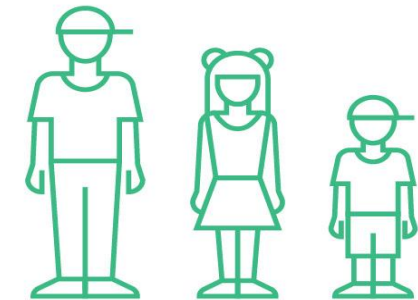


Angelenos are Aging

Between 2000 and 2018...



The population of seniors ages 55–75 increased 37%



The population of children ages 0-19 declined 16%

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

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates/Bureau of Census, Decennial Census 2000, Summary Tape File2, H30

Employment Trends

*Examples: **Jobs Openings, Employment Growth***

Jobs with Most Projected Openings in Los Angeles Through 2024

Occupational Title	Median Hourly Wage
Personal Care Aides	\$11.78
Combined Food Preparation and Serving Workers, Including Fast Food	\$11.54
Cashiers	\$11.63
Waiters and Waitresses	\$12.06
Retail Salespersons	\$12.17
Laborers and Freight, Stock, and Material Movers, Hand	\$12.73
Office Clerks, General	\$15.66
Stock Clerks and Order Fillers	\$12.41
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	\$14.50
Security Guards	\$13.33

Source: CA EDD, Construction Industry Research Board

LA County Job Growth vs Housing Growth, 2010-2018:

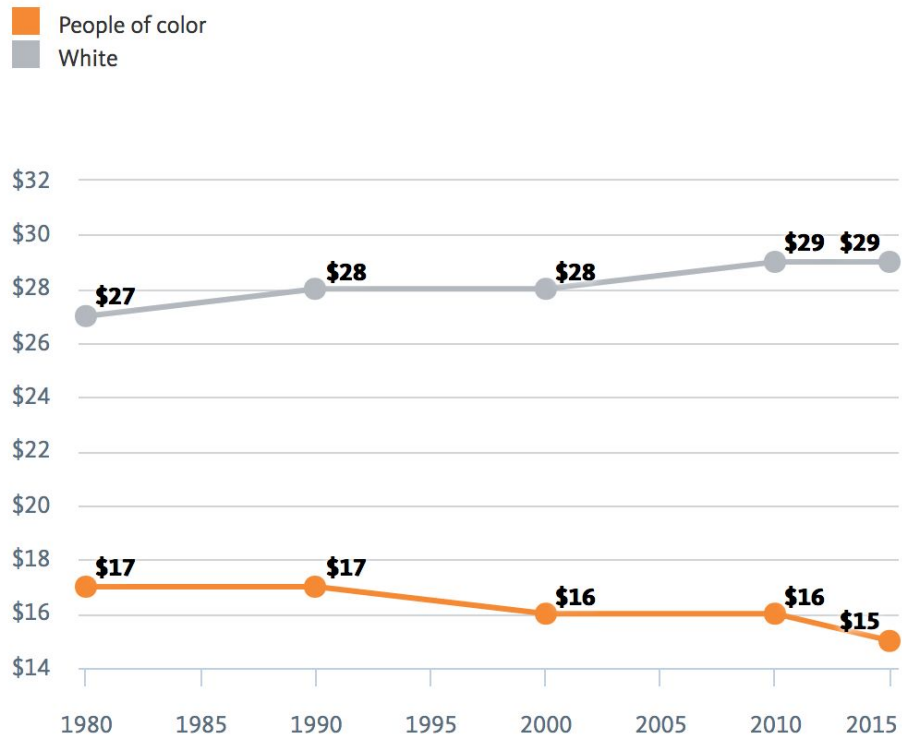
Jobs: **578,000**
Housing: **152,000**

Source: CA EDD, American Community Survey (ACS)

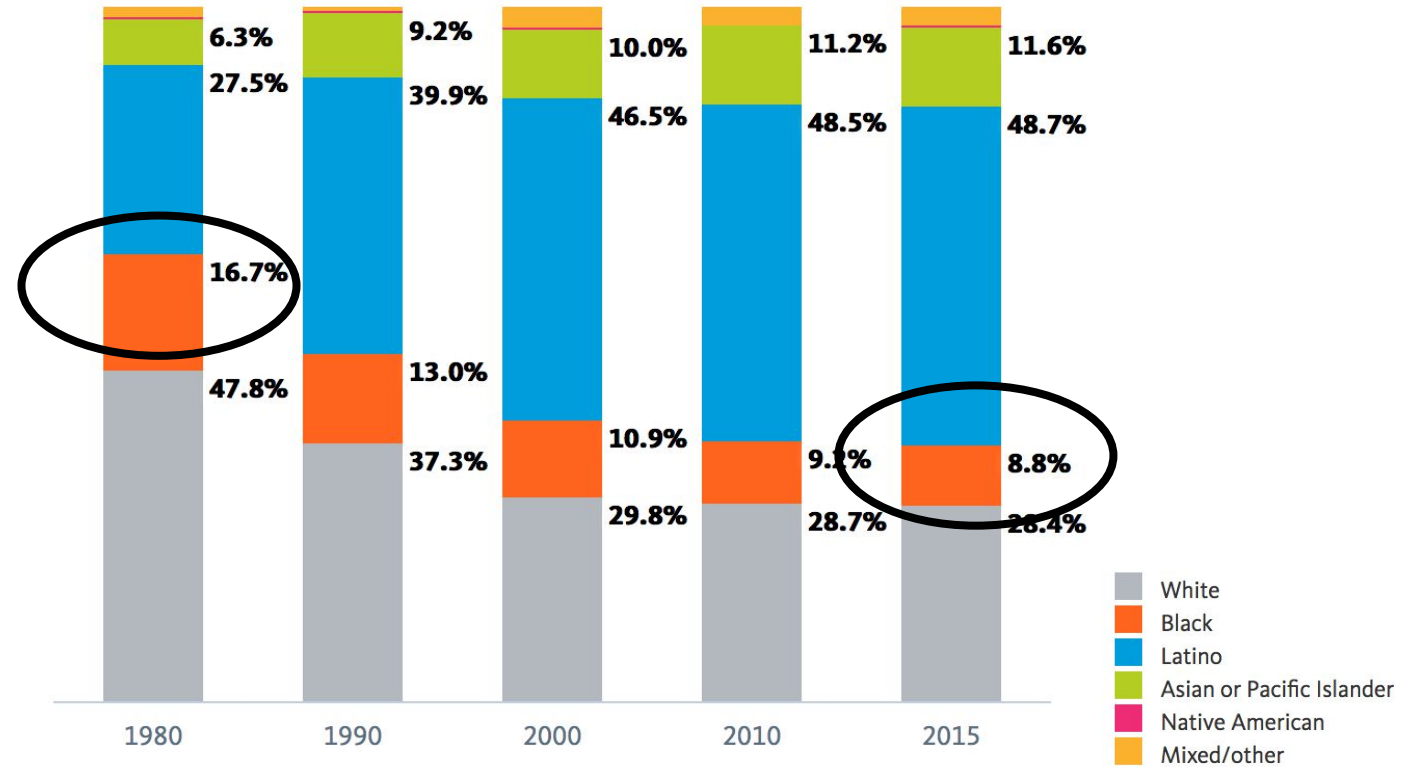
Population & Employment

Examples: *Racial/Ethnic Disparities*

Median hourly wage by race/ethnicity: Los Angeles City, CA, 1980-2015



Racial/ethnic composition: Los Angeles City, CA, 1980-2015



Population & Employment

Examples of Other Data to Assess

Demographics

- Race / Ethnicity Trends
- Population trends by neighborhood
- Segregation Patterns

Employment Trends

- Projected Workers by Income Categories
- Jobs/Housing balance throughout the city



Housing Needs Assessment

Household characteristics

Household Characteristics

Example: Tenure

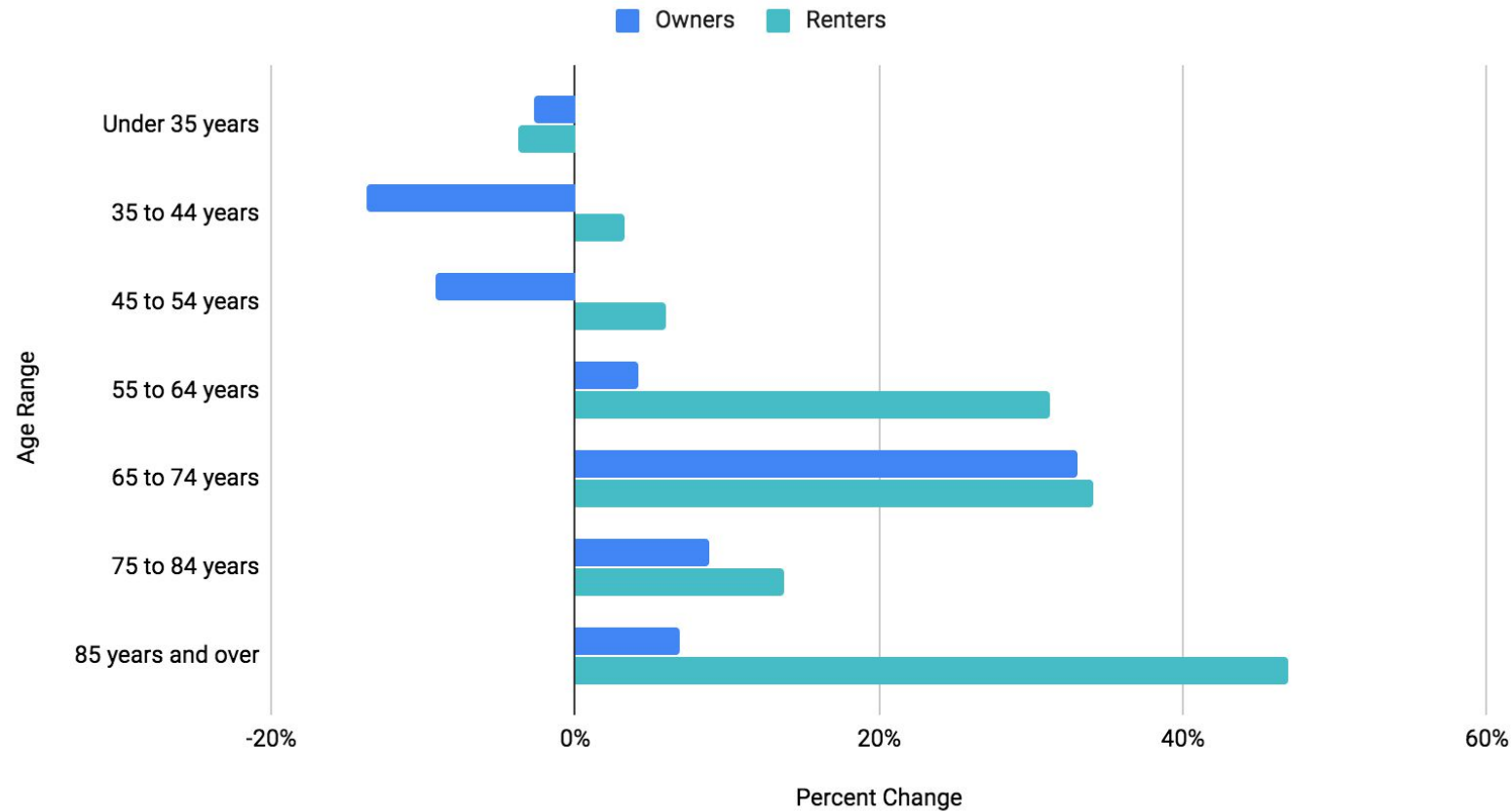


Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

Household Characteristics

Examples: Household Formation

Change in Owner and Renter Households, by Age 2010-2018

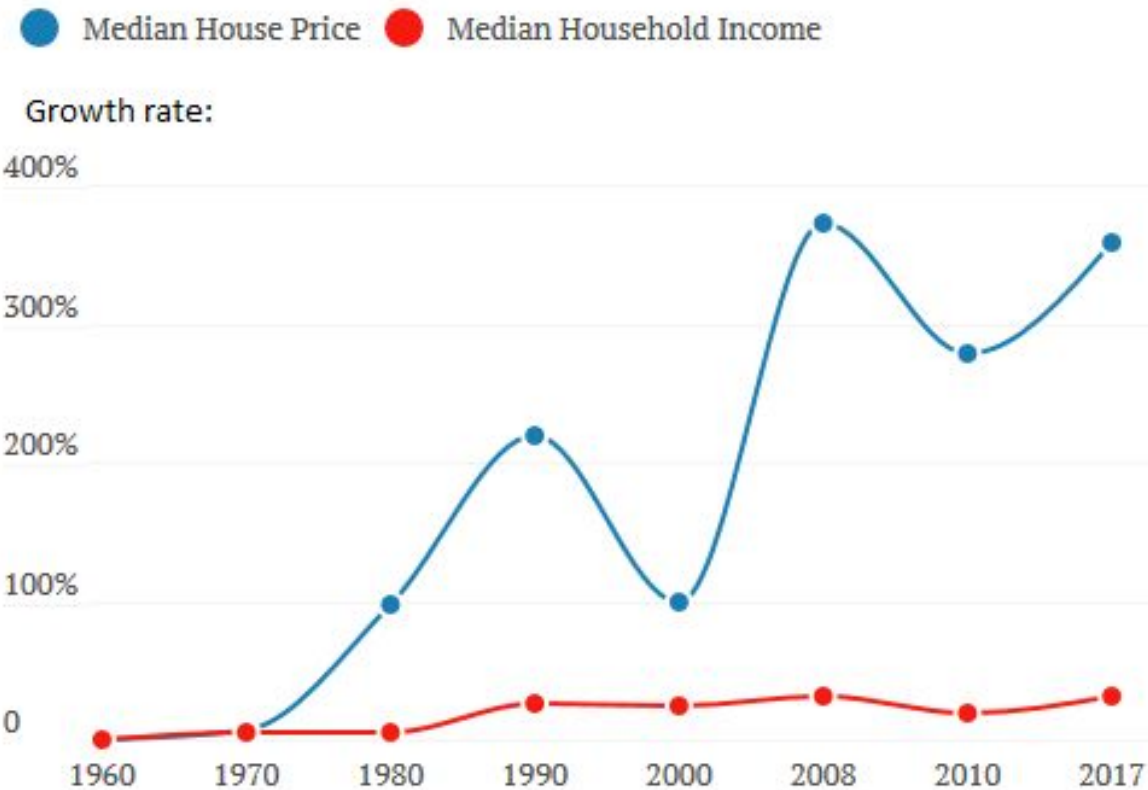


Source: ACS 1-year estimates, 2010 and 2018

Household Characteristics

Example: Trends in Household Income

Los Angeles:

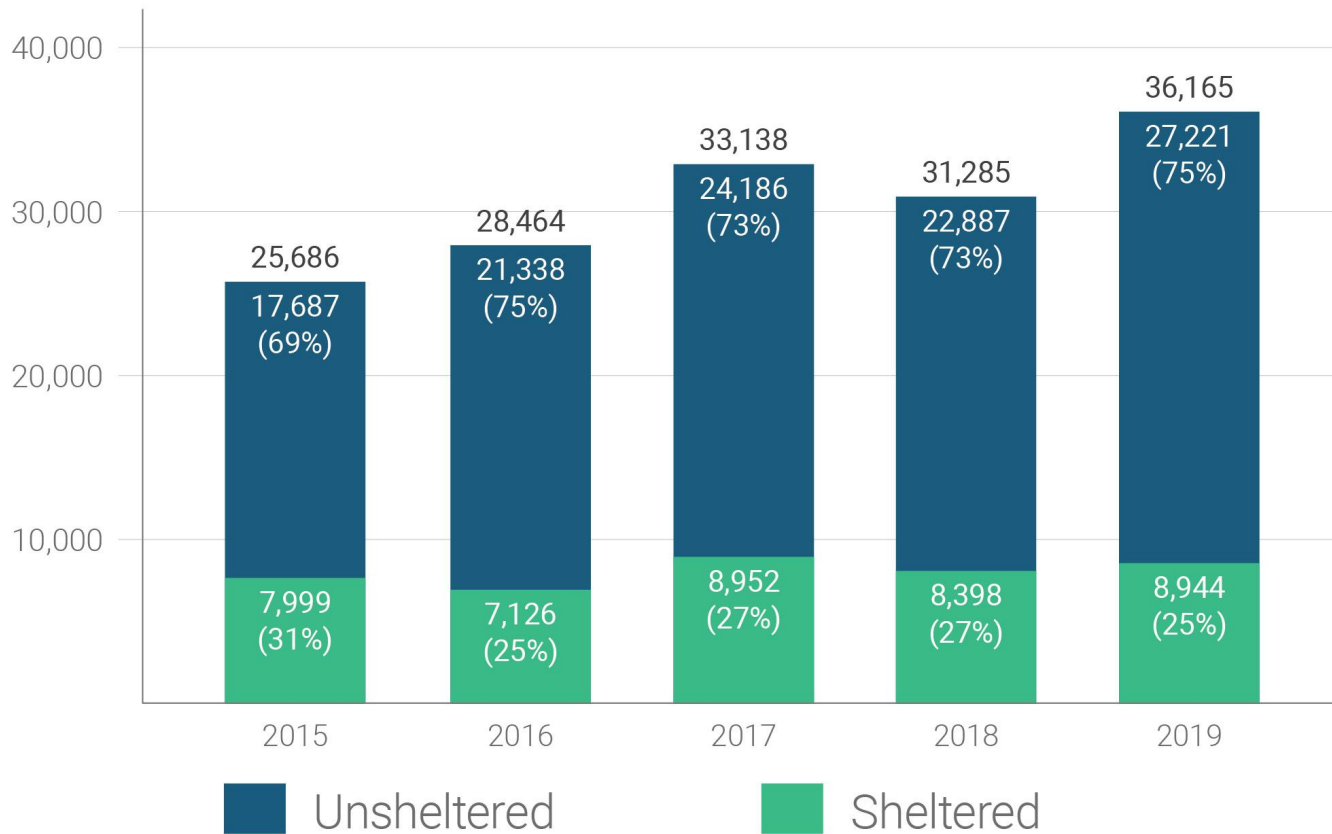


Source: Listwithclever.com. 1960-2000 are from IPUMS and 2008, 2010 and 2017 are from American Community Surveys.

Household Characteristics

Example: Persons Experiencing Homelessness

Rising Homelessness



Source: LAHSA, Point-in-Time Counts

Household Characteristics

Examples of Other Data to Assess



Household Formation & Composition

- Change in average household size
- Household composition by type and size

Household Income

- Household income distributions by income category and tenure

Households with Special Needs

- Seniors
- Persons with disabilities
- Large households
- Families with female heads of households
- Persons living with HIV/AIDS
- LGBTQ households
- Foster youth
- Persons experiencing homelessness

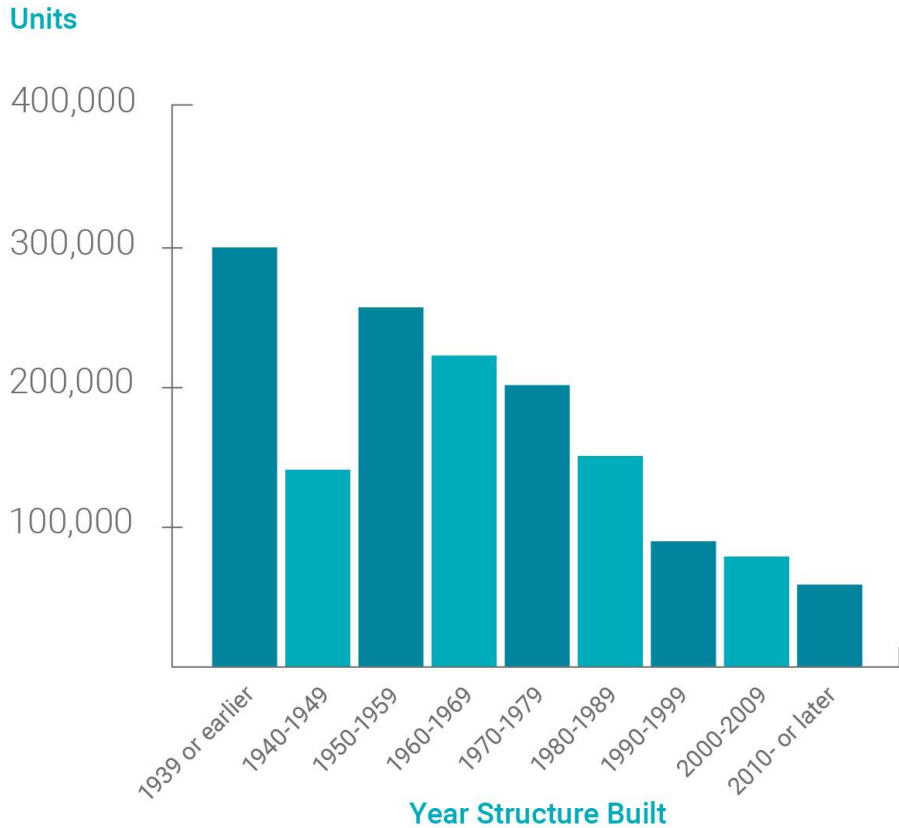
Housing Needs Assessment

Housing Stock Characteristics

Housing Stock Characteristics

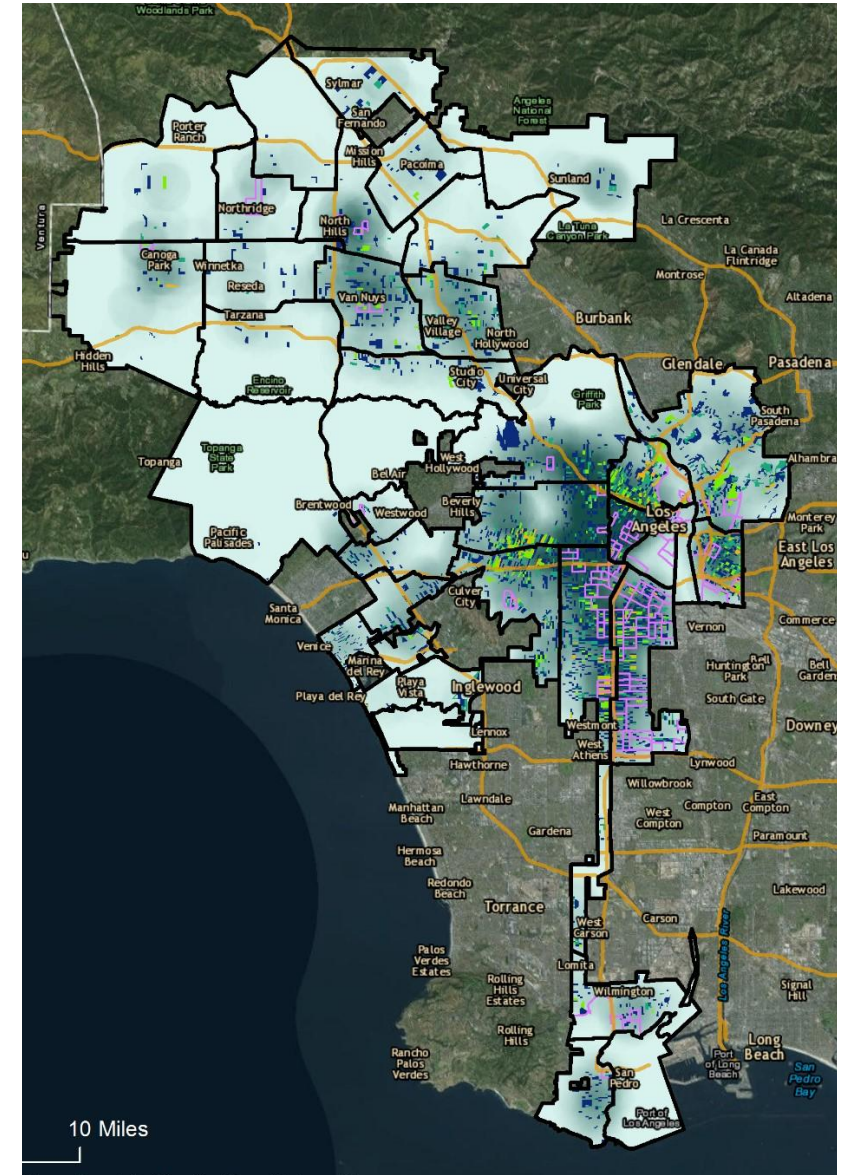
Examples: Age, and Condition

Age of Housing Units



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

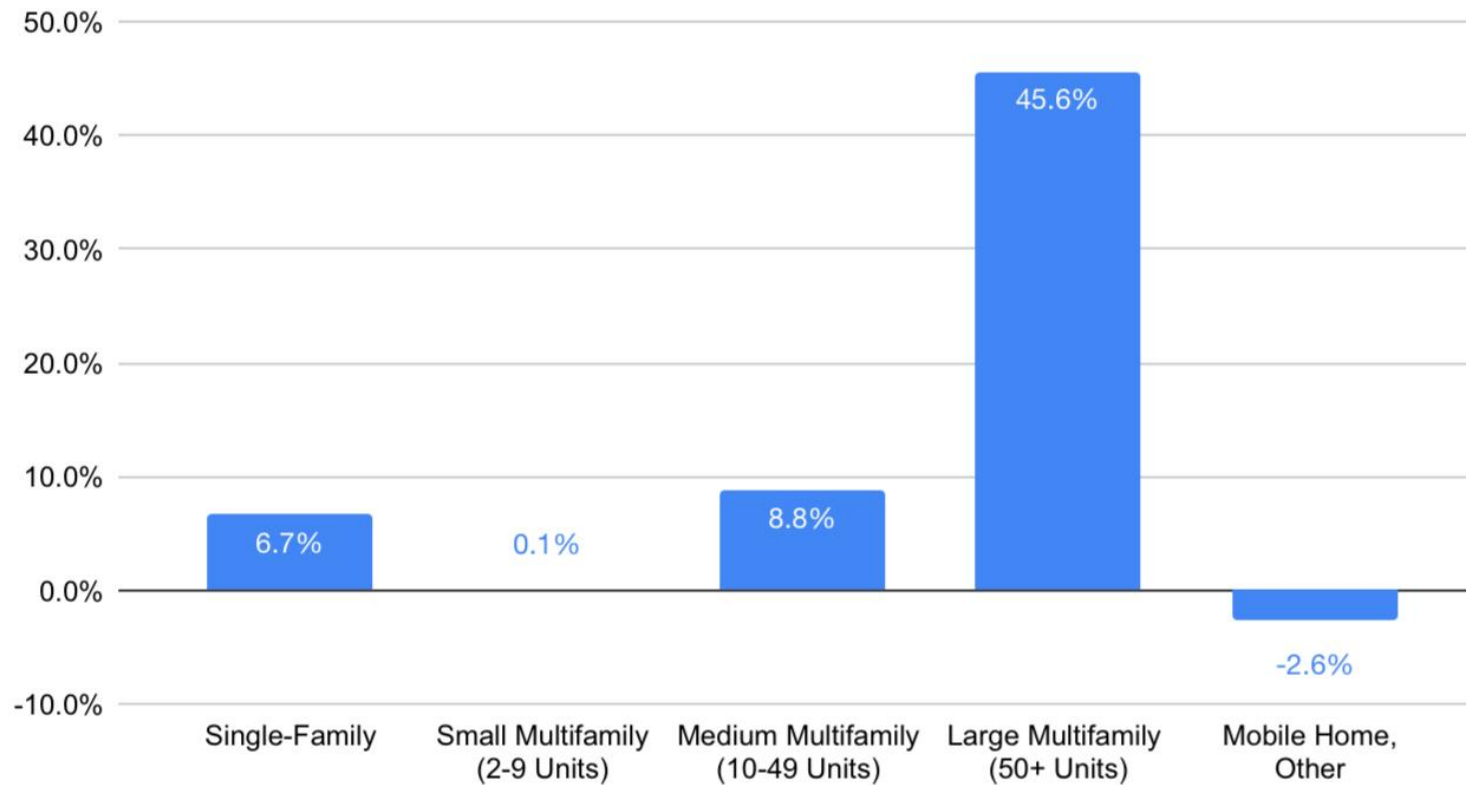
Number of low RISE scoring properties by census tract: SCEP Cycle III



Housing Stock Characteristics

Example: *Type and Size*

Percent Change in Housing Units by Building Type, 2000* to 2018**



Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates/Bureau of Census, Decennial Census 2000, Summary Tape File2, H30



Housing Stock Characteristics

Examples of Other Data to Assess

Housing Growth, Type and Size

- Change in Housing Units By Tenure
- Permitted units by structure type (SF / MF)
- Tenure by size of structure, unit size

Demolitions

Code Enforcement Data (i.e. RISE, REAP)

Tenure

- Renter-occupied units
- **New* Racial data of homebuyers (HMDA)*
- **New* Shifts in ownership (including increases in corporate ownership)*

Age and Condition

- Age of housing stock, by tenure
- Units lacking complete facilities

Housing Needs Assessment

Housing Needs Indicators

Housing Needs Indicators

Examples: Rent Burden, Median Housing Costs v. Earnings

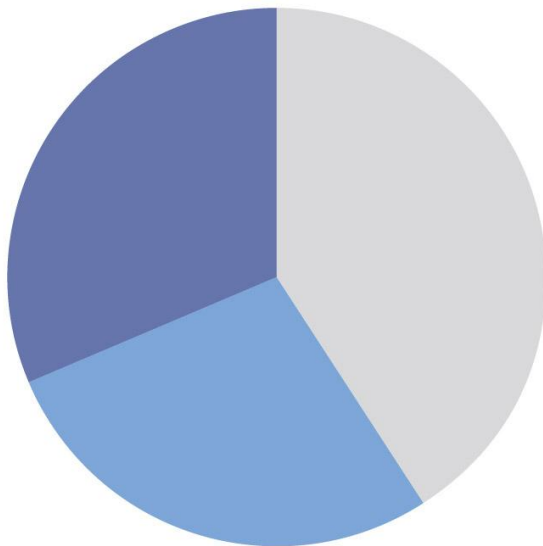
Almost 6 in 10 Renters in LA Struggle to Afford the Rent

58.9% Overall Rent Burdened

31.1% Severely Rent Burdened

27.8% Rent Burdened

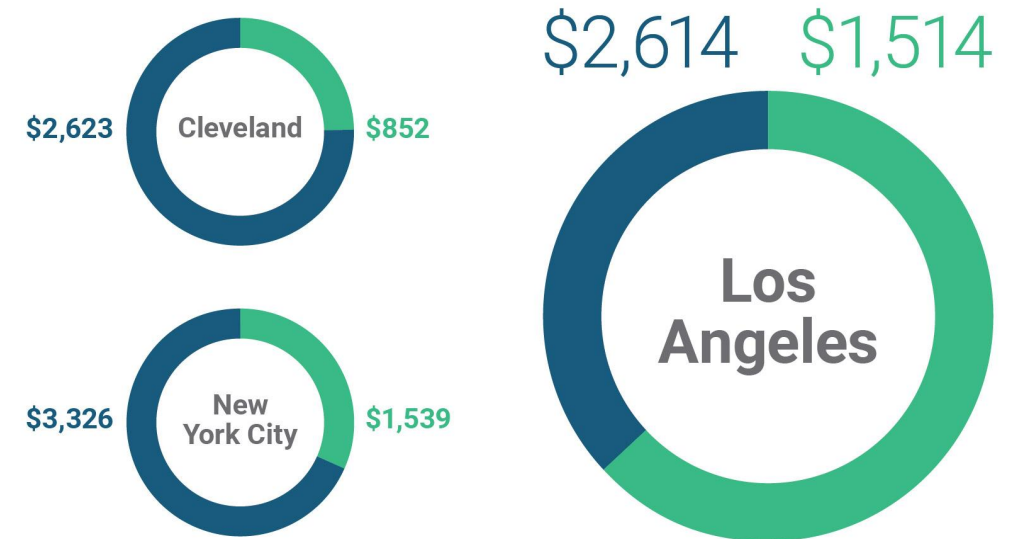
41.0% Not Rent Burdened



LA Has Low Earnings, But High Rents

LA earns like Cleveland, pays the rent like NYC

■ Median Earnings
■ Median Housing Costs

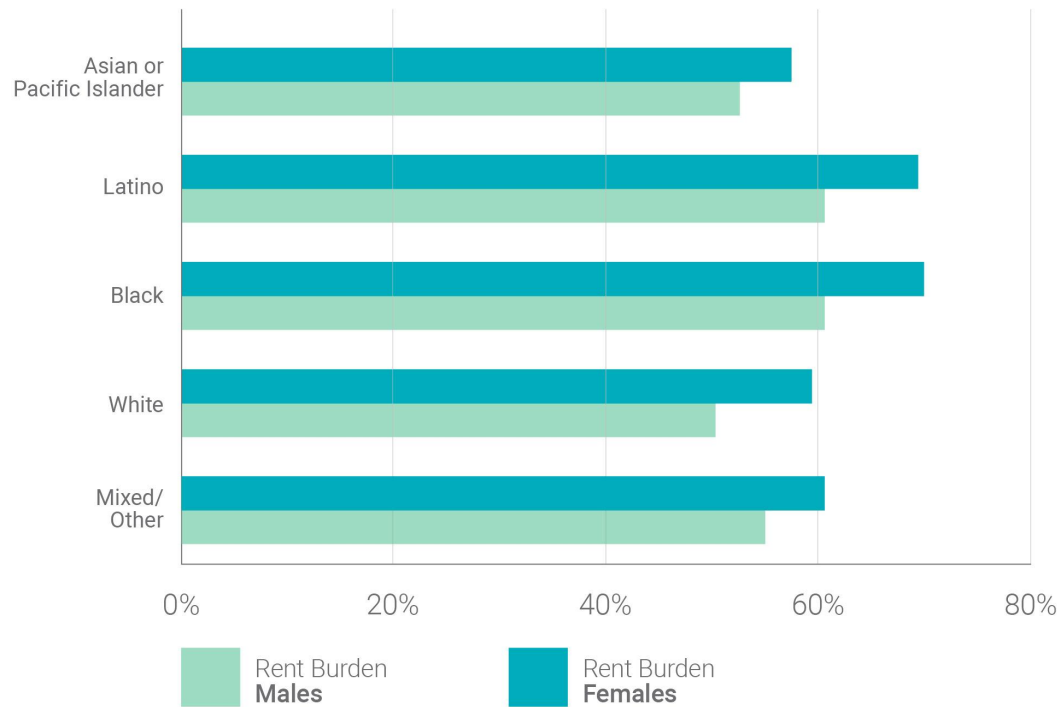


LA has a higher percentage of cost burdened households than any other major American city

Housing Needs Indicators

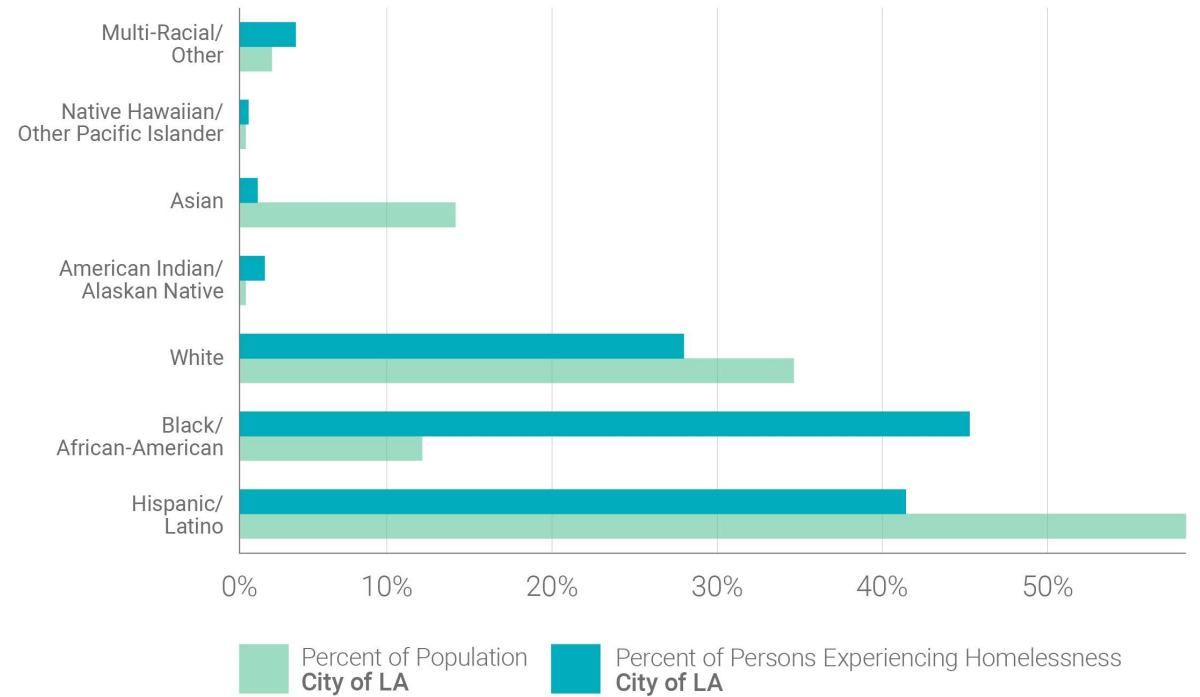
Example: Rent Burden & Rates of Homelessness (by Race/Ethnicity & Gender)

Rent Burden in LA by Race/Ethnicity and Gender



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

Homelessness in LA

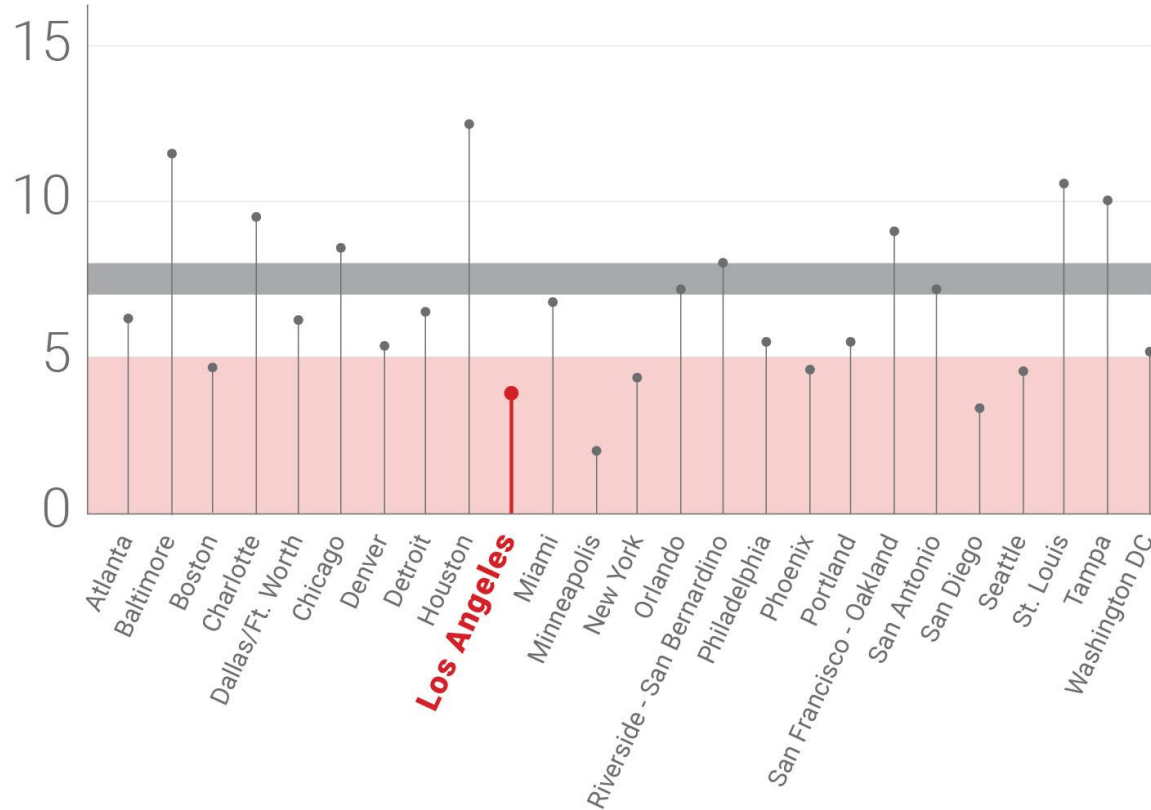


Data Source: National Equity Atlas/PolicyLink and the USC Program for Environmental and Regional Equity.

Housing Needs Indicators

Example: *Vacancy*

Rental Vacancy Rates in 25 Top Metro Areas (3rd Q 2019)



7-8%
Healthy

<5%
Unhealthy

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

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

Housing Needs Indicators

Example: *Displacement Index*

HCIDLA Sample of Displacement Index

Used for the Eviction Defense Report Back includes:

HCID Data

- Ellis Evictions
- Tenant Buyouts/Cash for Keys
- RSO Eviction complaints
- RSO Rent increase complaints

Market Data

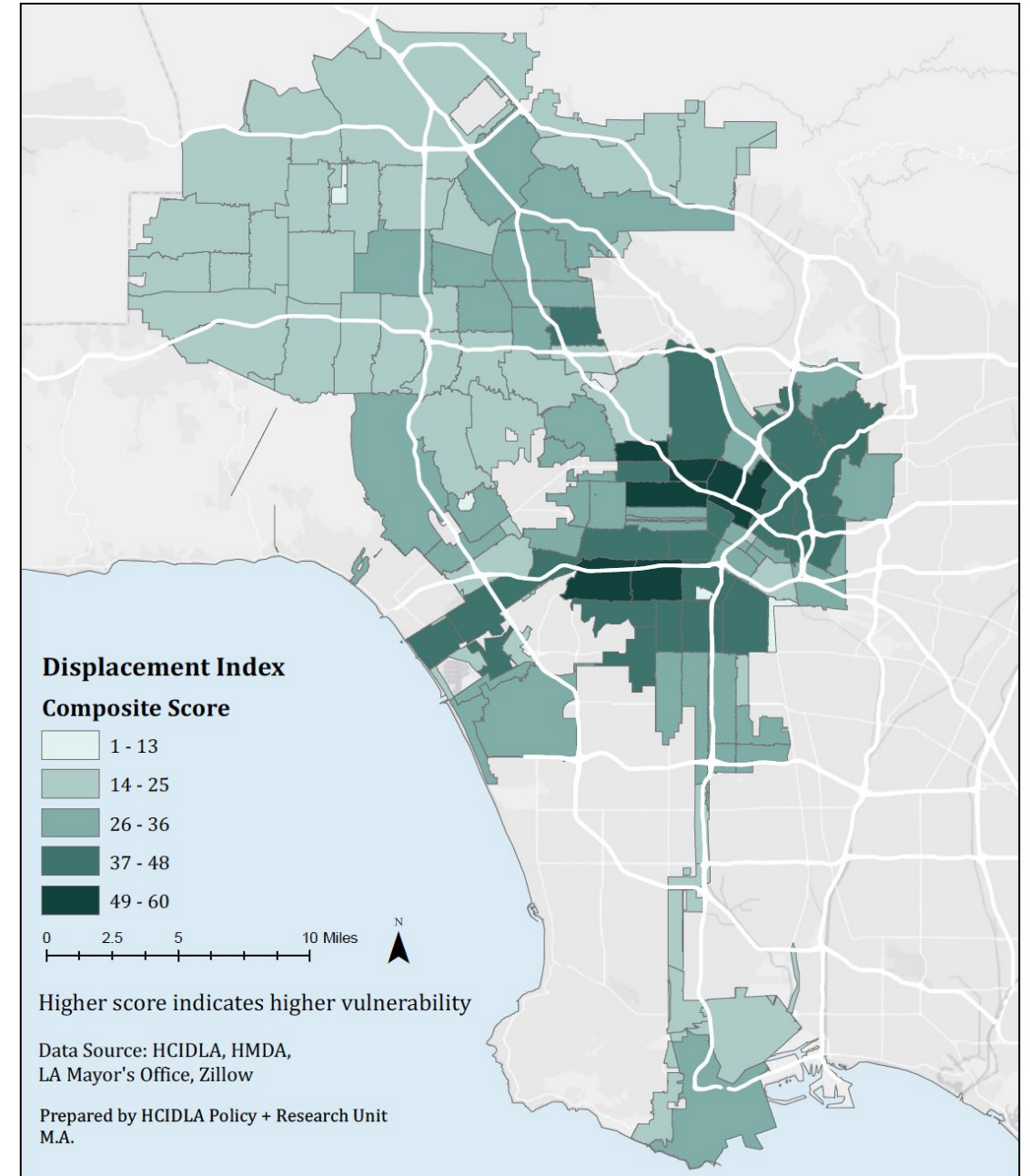
- Percent Change in Rents
- Percent Change in Home Values

Demographic Change

- Percent change in White homebuyers
- Neighborhood Index Change Score

Other Indicators

- Proximity to current and future rail





Housing Needs Indicators

Examples of Other Data to Assess

Housing Costs

- Median sales and rents, by subarea
- Income needed to afford rent; affordable rental rate based on median income
- Cost burden, by tenure and income

Foreclosures

Displacement & Evictions

- Ellis Act evictions
- Tenant clinic and legal service provider data

Affordable Housing

- Costs
- Expiring covenants; estimated costs to preserve expiring units
- Voucher payment standards; public housing rents

Overcrowded Units

Fair Housing Inquiries, Violations & Discrimination

Relocation assistance for displaced tenants

Housing Needs Assessment

Recap & Discussion

Discussion of Housing Needs Assessment



- What are some **initial takeaways** about housing needs you think are important to focus on?
- Is there anything else we should consider as an **overall approach** to the needs analysis, or **other data needs**?

Review Next Steps

10:50 - 11:00 am

Next Meeting: **May 13, 2020** | 9:30 - 11:00 a.m.

**Constraints on Housing
Maintenance, Improvement
and Development
(Chapter 2)**

**Inventory of Sites: Site
Selection Methodology
(Chapter 3)**

Before Next Meeting

**Share
Suggestions:
Housing Needs
Assessment**

A Google Doc will be shared with the chapter outline and a complete list of data to be collected. Please review and add comments.

**Review:
Constraints
(Chapter 2)**

Review Chapter 2 of the current HE (Constraints on Housing Maintenance, Improvement and Development).

**Review:
Inventory of Sites
(Chapter 3)**

Review site selection methodology in Chapter 3 of the current HE (Inventory of Sites for Housing).

Thank you!

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