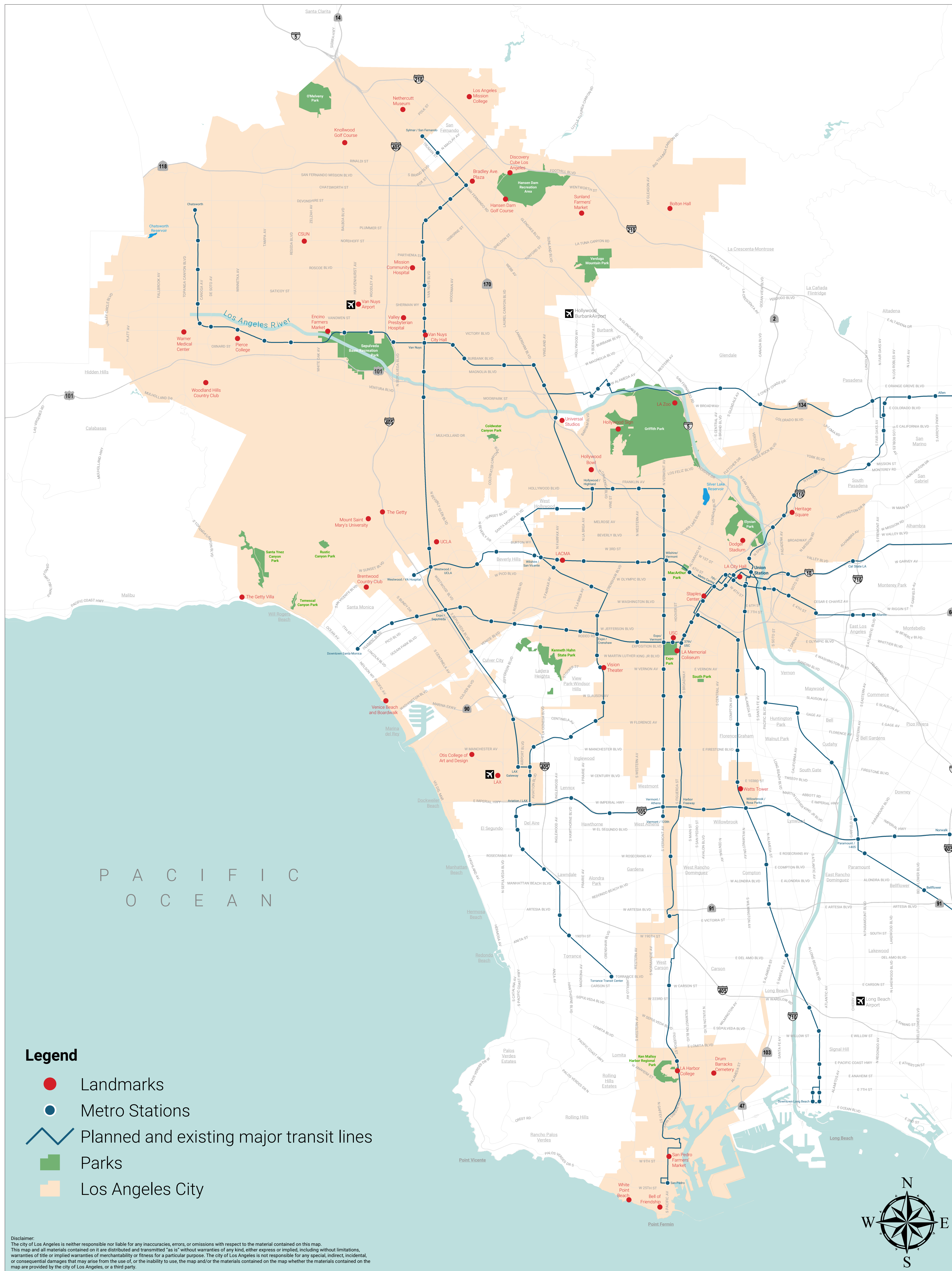


- **Live** Place a **YELLOW DOT** on the map to indicate where you live.
- **Work** Place a **BLUE DOT** on the map to indicate where you work.



WHAT IS THE HOUSING ELEMENT UPDATE?

The Housing Element is our plan to house Los Angeles. Through this update process we determine what our housing needs are and how we will work to address them. Over the next two years we will answer questions that help us to define our housing landscape, list our existing constraints and resources, and make an action plan to achieve our collective vision for housing.

The Housing Element is a state-mandated component of the General Plan, which must be updated every eight years. To be compliant, it must be adopted by October 1, 2021. If it is not updated, there are penalties, including potential loss of state funding for transportation, housing and infrastructure.

What is Included in the Housing Element?



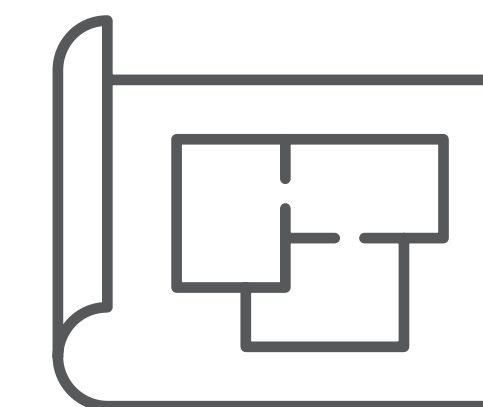
Housing Vision

What would our city look and feel like if we met all of our housing goals?



Housing Landscape

What are our housing needs?
What is stopping us from meeting them?
How effective was our last plan?



Existing Resources & Constraints

Do we have the right mix of land and zoning to accommodate our needs?
What do we have that needs to be preserved?



Action Plan

Goals, policies and programs to share future decision making. Programs that will help us realize our vision.

Which Local Government Agencies Plan for and Regulate Housing in Los Angeles?



Los Angeles City Planning



Housing and Community Investment Department



Housing Authority of the City of Los Angeles



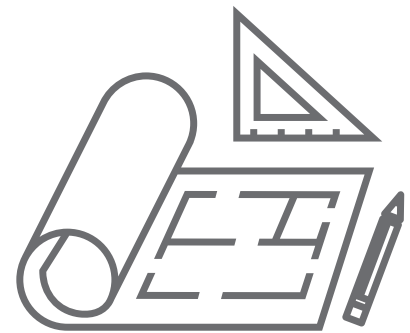
Los Angeles Homeless Services Authority

WHAT IS THE UPDATE PROCESS?



HOW DOES THE HOUSING ELEMENT RELATE TO OTHER PLANNING EFFORTS?

Aside from the Housing Element, there are other related work efforts that affect how the City plans for housing.

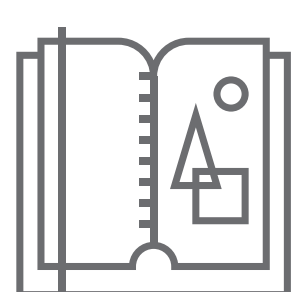


General Plan

The General Plan is the comprehensive plan for the City of Los Angeles. It lays out our values, sets forth a vision for the type of city we aspire to be, and provides guidance on how the city prepares for and responds to change.

Housing is one of 11 current General Plan Elements. The others include:

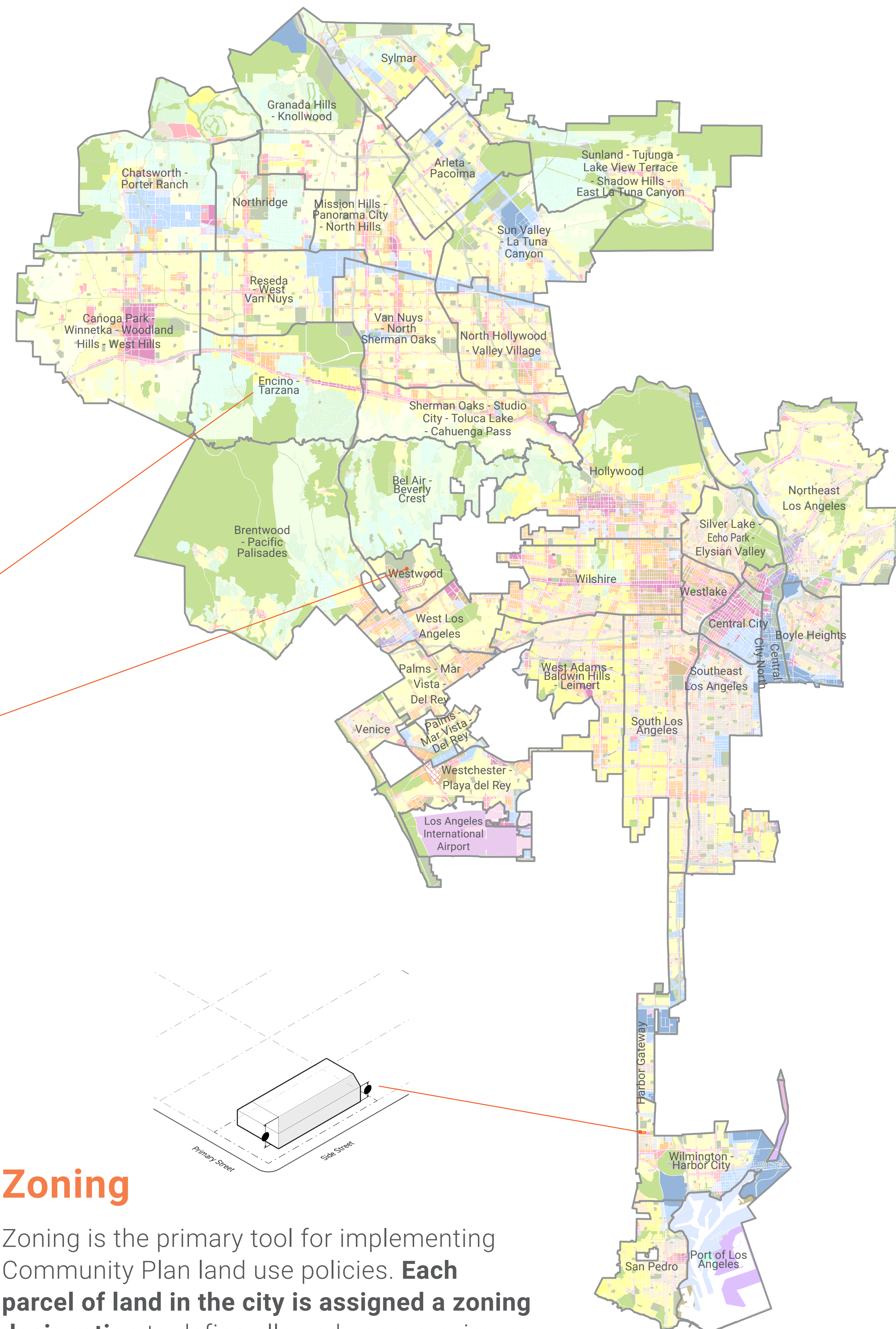
- Framework
- Land Use
- Air Quality
- Conservation
- Health
- Mobility
- Safety
- Infrastructure
- Noise
- Open Space
- Public Facilities.



Community Plans

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

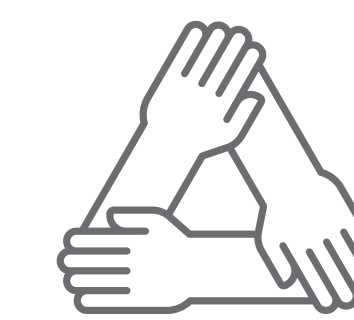
EXAMPLES



Zoning

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

Other Long Range Housing Plans:



Consolidated Plan

In 2019-2020 the federal government allocated approximately **\$102 million** to the City of Los Angeles, via four distinct grants, to fund a spectrum of services and programs that include but are not limited to **neighborhood improvements**, the financing for the **creation of affordable housing** and **shelters for homeless persons**, as well as **assistance to small business owners**. The allocation also includes **housing and supportive services for people living with HIV/AIDS**. The City of Los Angeles Housing + Community Investment Department's (HCIDLA) Consolidated Plan is informed by feedback from the community through public meetings that took place in the Fall. Convenings will be held in mid-March, where HCIDLA staff will provide information on the Mayor's ConPlan spending priorities that take into account, in part, the community feedback collected in the Fall.



Assessment of Fair Housing Plan

The Assessment of Fair Housing (AFH) Plan **identifies fair housing** issues and develops strategies to **reduce barriers to housing access**. The plan includes goals and strategies to address fair housing issues and contributing factors affecting people of color, large families with children, and persons with disabilities, including:

- Increase affordable housing
- Preserve existing affordable housing
- Prevent displacement of low- and moderate-income residents
- Ensure equal access to housing for persons with protected characteristics, lower income, and homeless residents
- Expand access to opportunity for protected classes
- Increase integration for people with disabilities

HOUSING BY THE NUMBERS

LA's Housing Stock

LA is a City of Renters

37% of units in Los Angeles are occupied by Owners

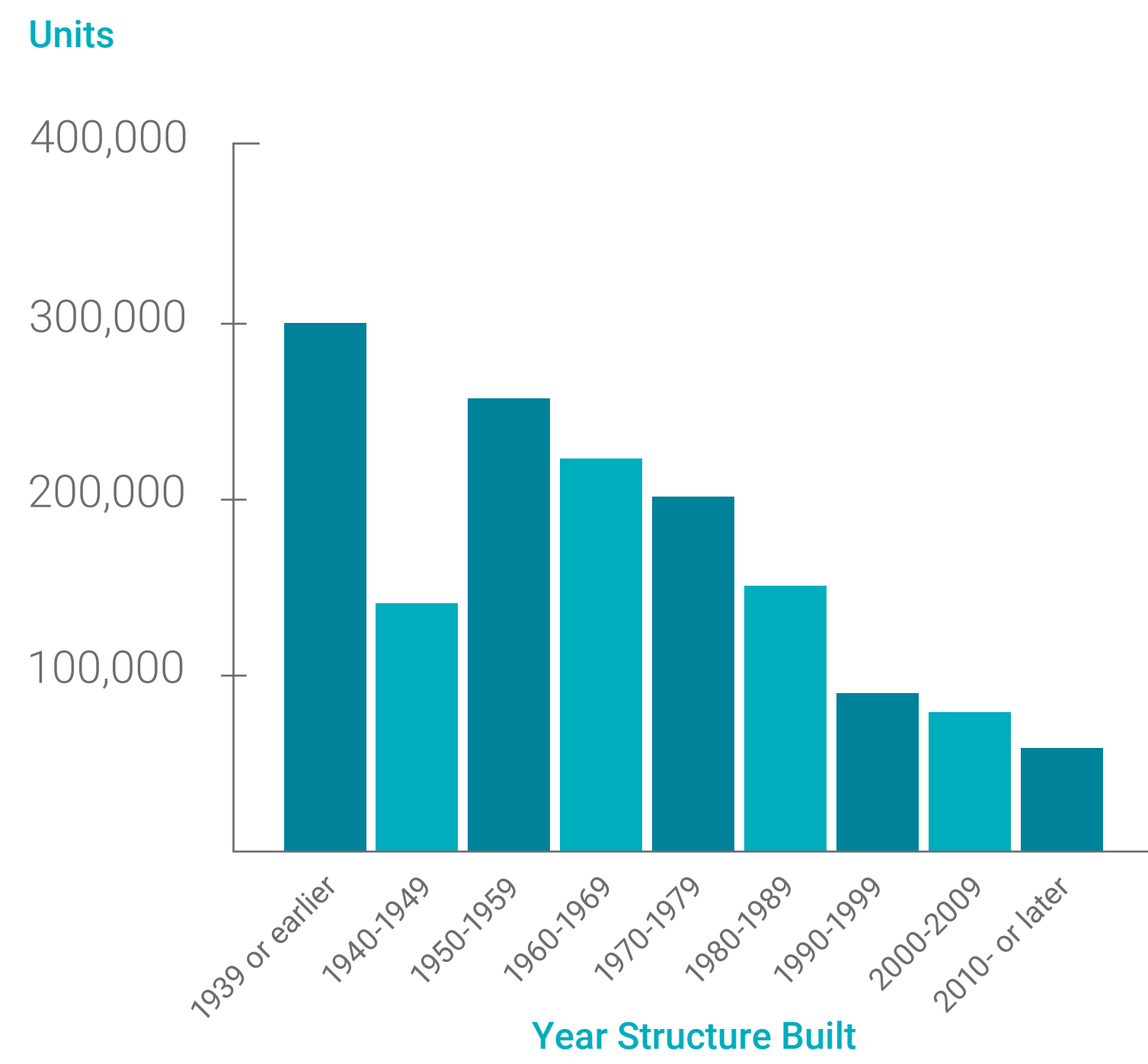
63% of units in Los Angeles are occupied by Renters



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

Age of Housing Units

About 75% of all housing units in Los Angeles were built before 1980.



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

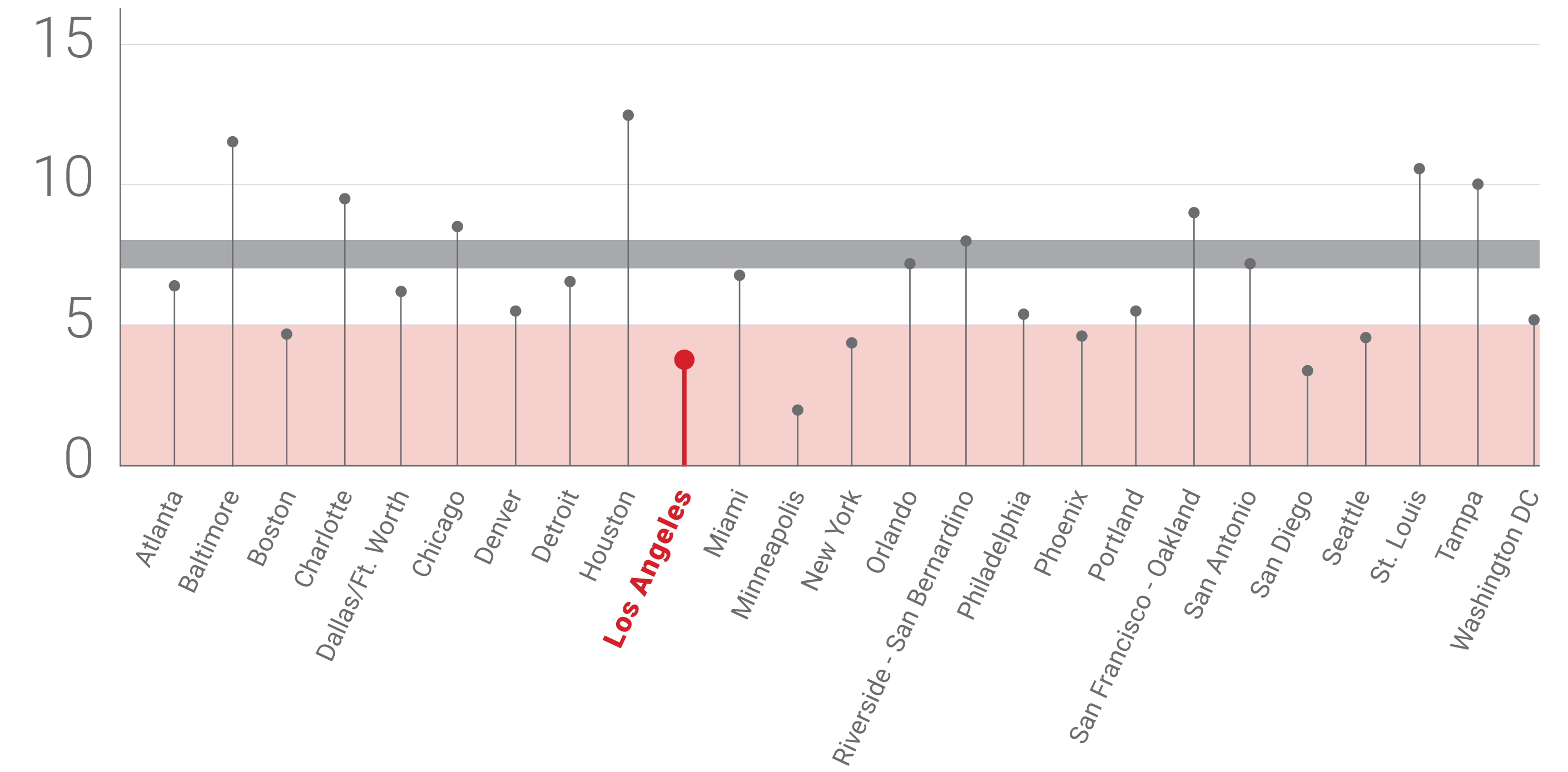
Vacancy Rates

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

The LA region has one of the lowest rental vacancy rates in the Country at 3.9%.

7-8% Healthy
<5% Unhealthy

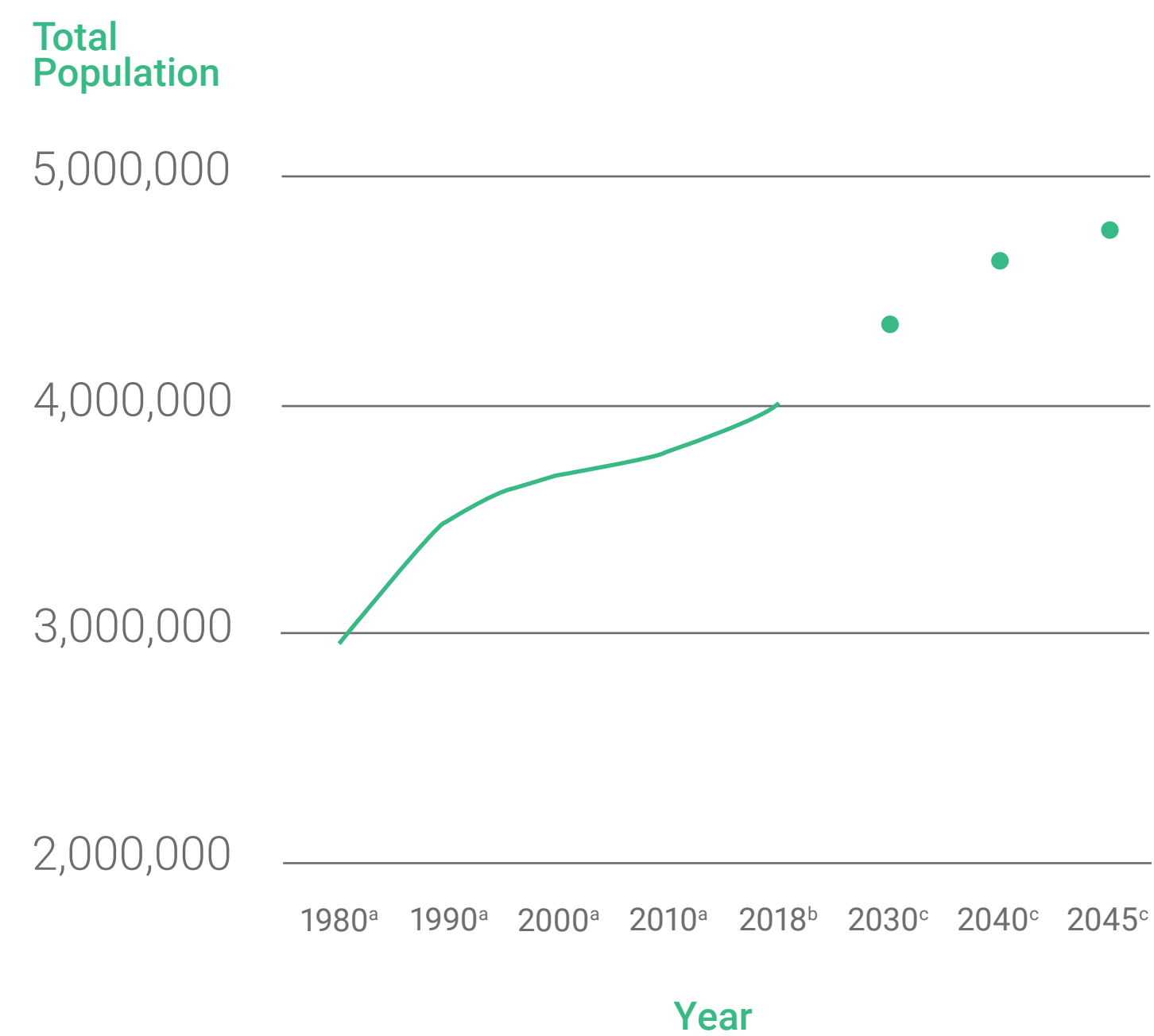
A low vacancy rate signifies that the market is overly competitive, which means prices will increase and many people will have difficulty finding affordable and adequate housing. Most units are vacant during a period of leasing and repairs, and will soon be occupied. A "healthy" vacancy rate is often considered to be between 7-8%, and a rate below 5% generally indicates a shortage of housing.



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

Demographic Trends

Population Growth Up from Last Decade & Projected to Grow Faster

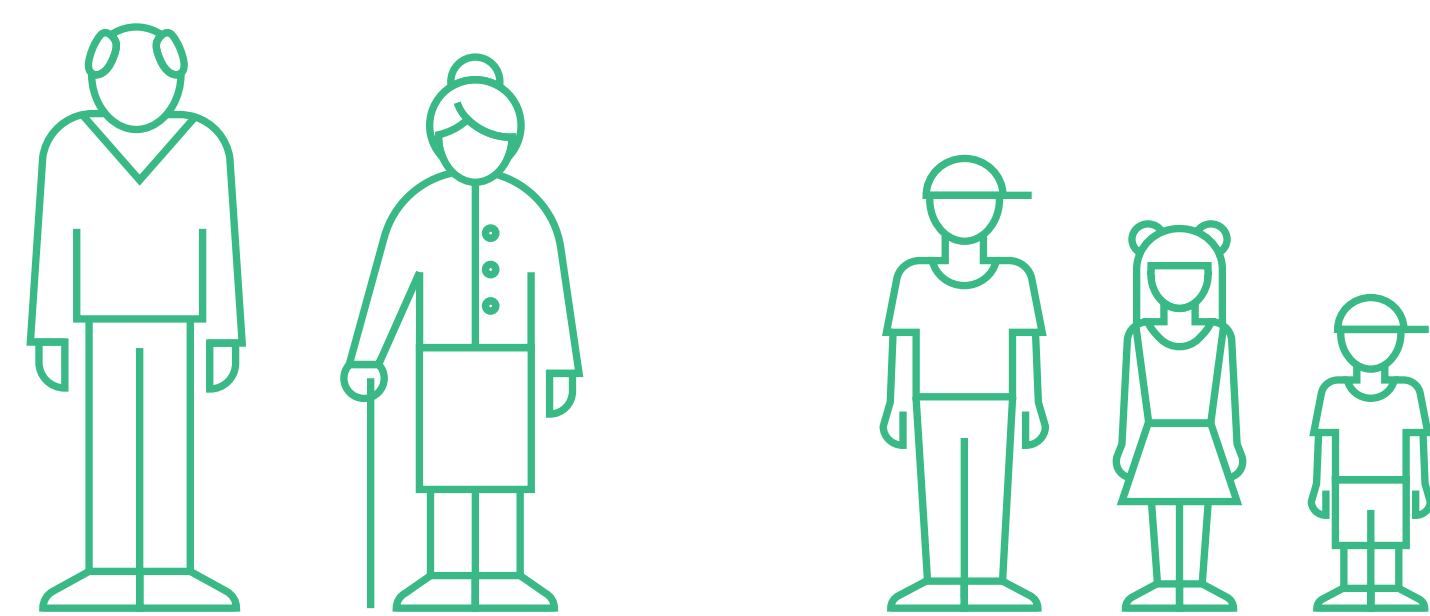


* US Decennial Census
* Source: U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates
* SCA9 2020 RTP/SCS

Angelenos are Aging

The population of Los Angeles is aging and there are fewer families with children than in previous decades.

Between 2000 and 2018...



The population of seniors ages 55-75 increased 37%

The population of children ages 0-19 declined 16%

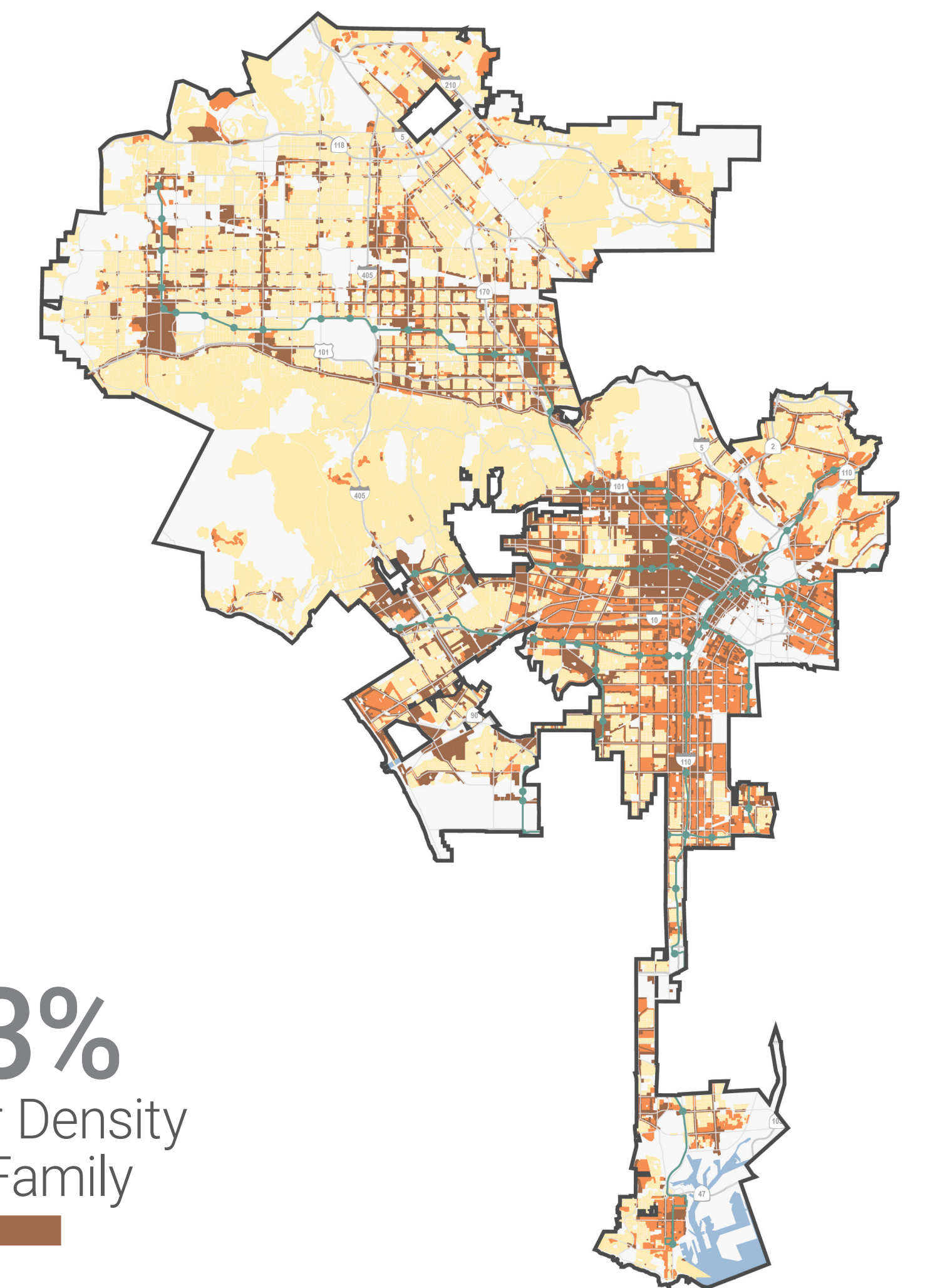
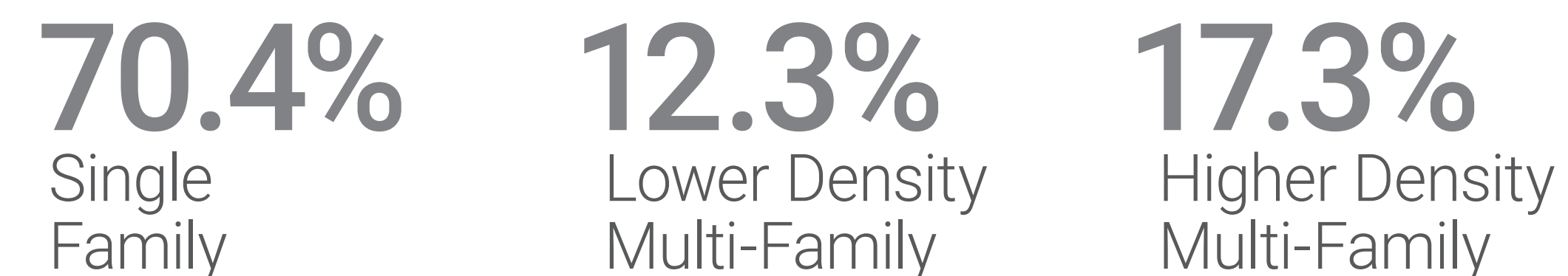
Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates/Bureau of Census, Decennial Census 2000, Summary Tape File2, H30

Citywide Land Use

Percentage of Residential Land Area

The City of Los Angeles contains 467 square miles, or 302,596 acres of land. 57% of the Land Area in Los Angeles allows residential uses.

Of the area allowing residential use, approximately 70% of the land only allows a single-family use (plus an ADU and/or JADU).

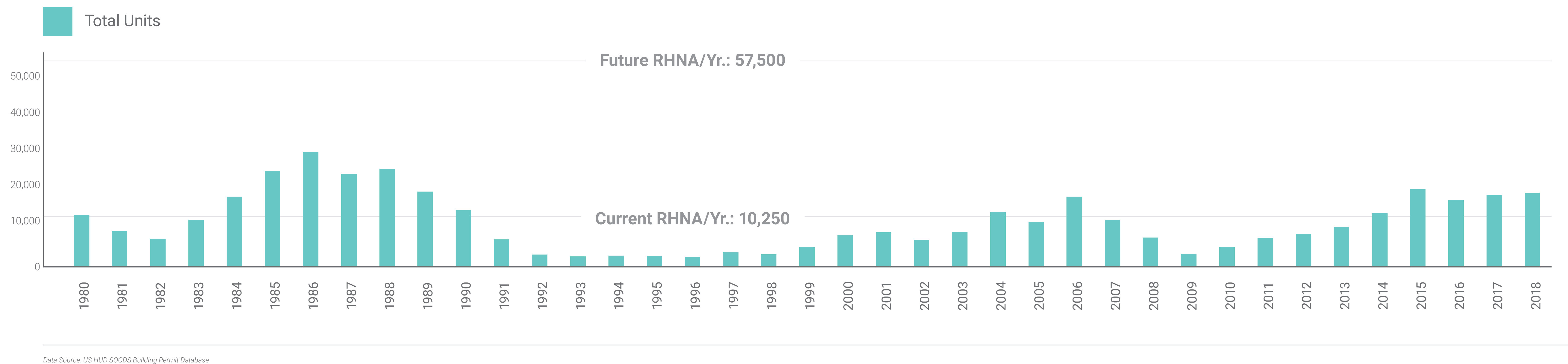


THE HOUSING CRISIS: WHY DOES PLANNING FOR HOUSING MATTER?

A primary goal of the Housing Elements process is to ensure an adequate supply of housing is available at all income levels. This means ensuring that planning and zoning rules adequately accommodate existing and projected housing needs.

Housing Production in Context

Housing Units Permitted, Compared to RHNA Goals



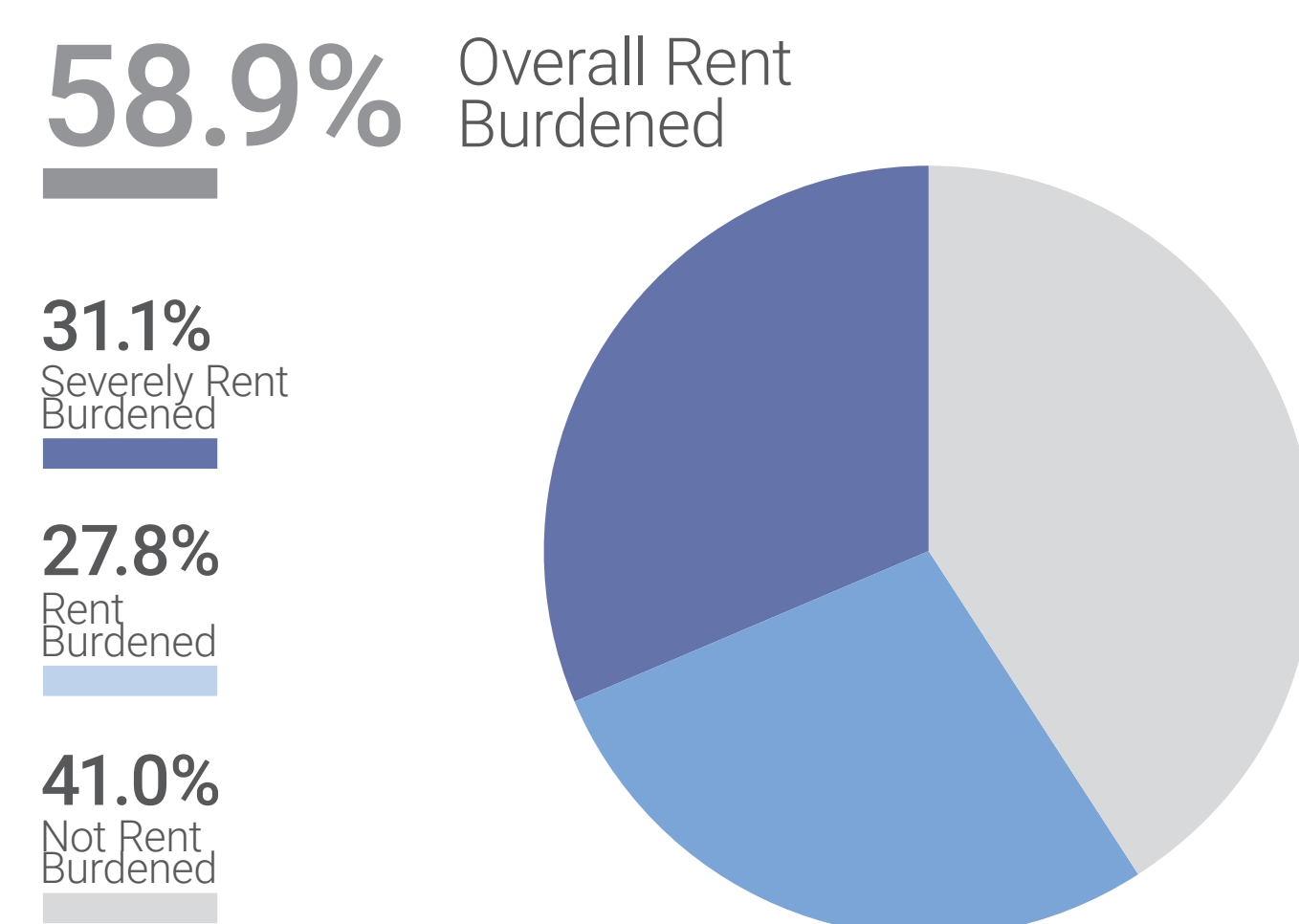
To reach out estimated RHNA target, Los Angeles would need to permit an average of 57,500 unit each year.

Housing Costs are Too High for Incomes

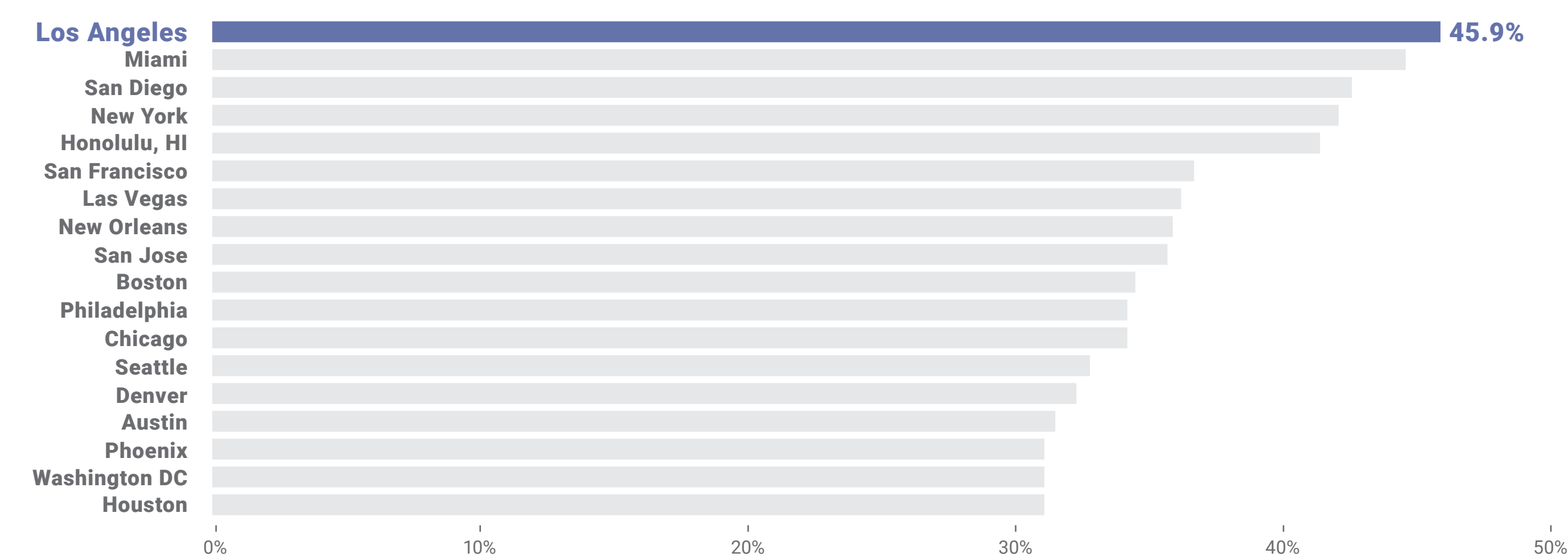
What is Rent Burden?

Rent Burden occurs when a household pays more than 30% of their income on rental housing costs. A Severe Rent Burden is when a household pays more than 50% of income for rental housing.

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



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



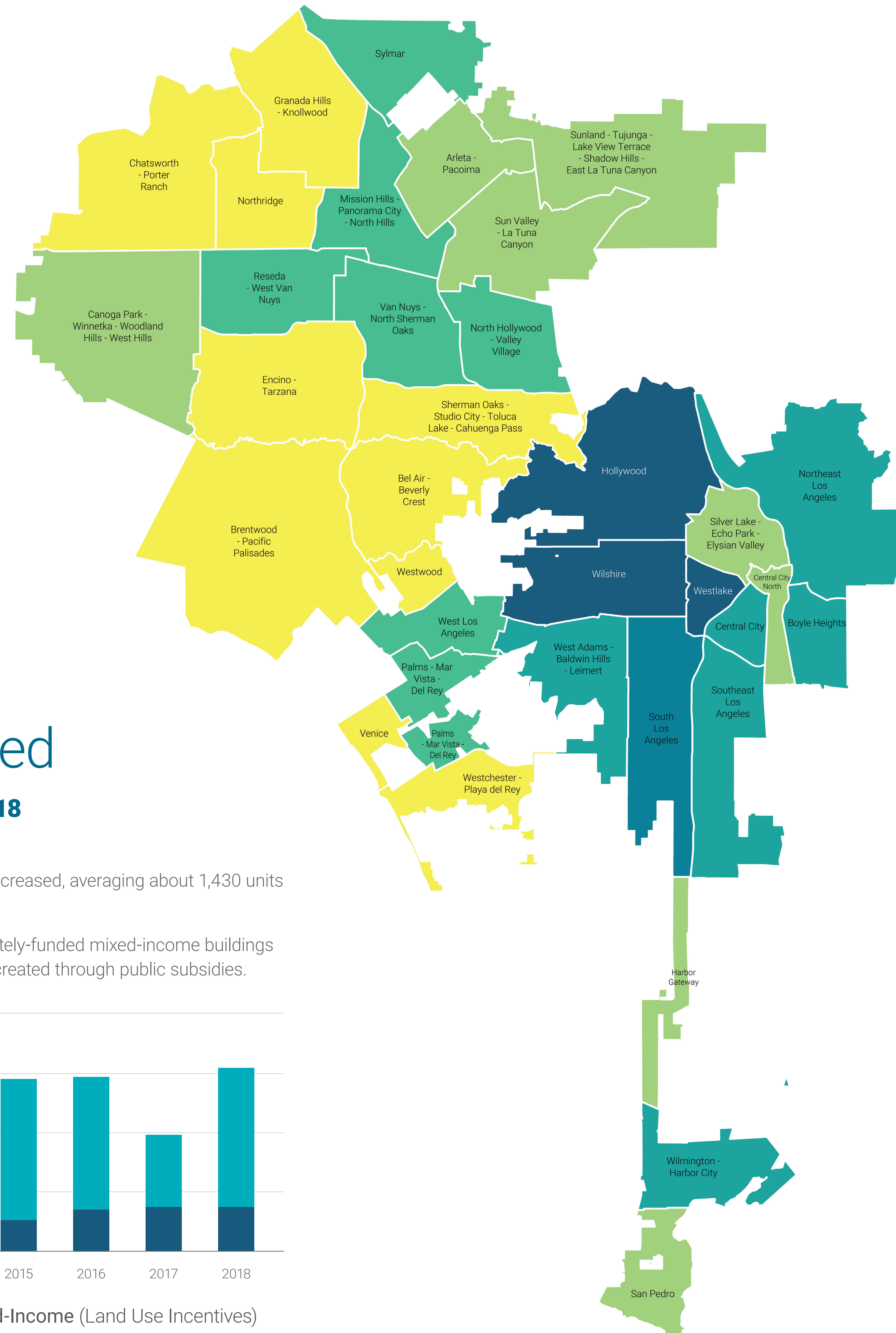
In 2018, the median home sale price was 9.4 times the median household income in LA.

THE HOUSING CRISIS: WHY DOES PLANNING FOR HOUSING MATTER?

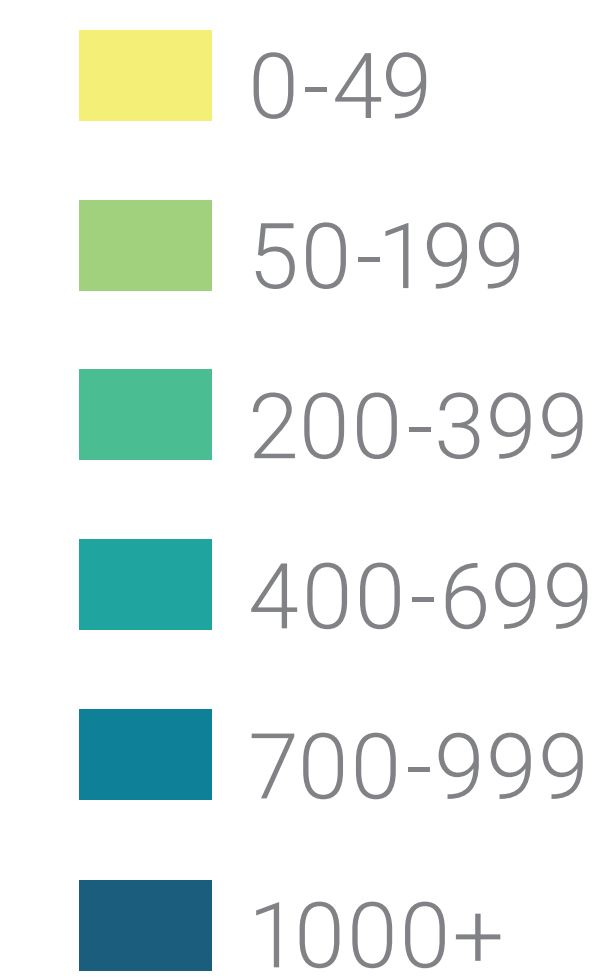
Affordable Housing

New Affordable Housing Units 2008-2018

The majority of affordable housing units are being constructed in the central and south regions of Los Angeles. In some Community Plan Areas, like Boyle Heights and Westlake, most new affordable units are developed through 100% affordable, publicly subsidized projects. In others, like Brentwood - Pacific Palisades and Palms - Mar Vista - Del Rey, the majority of affordable units are developed through mixed-income developments that result from land use incentive programs, such as TOC.



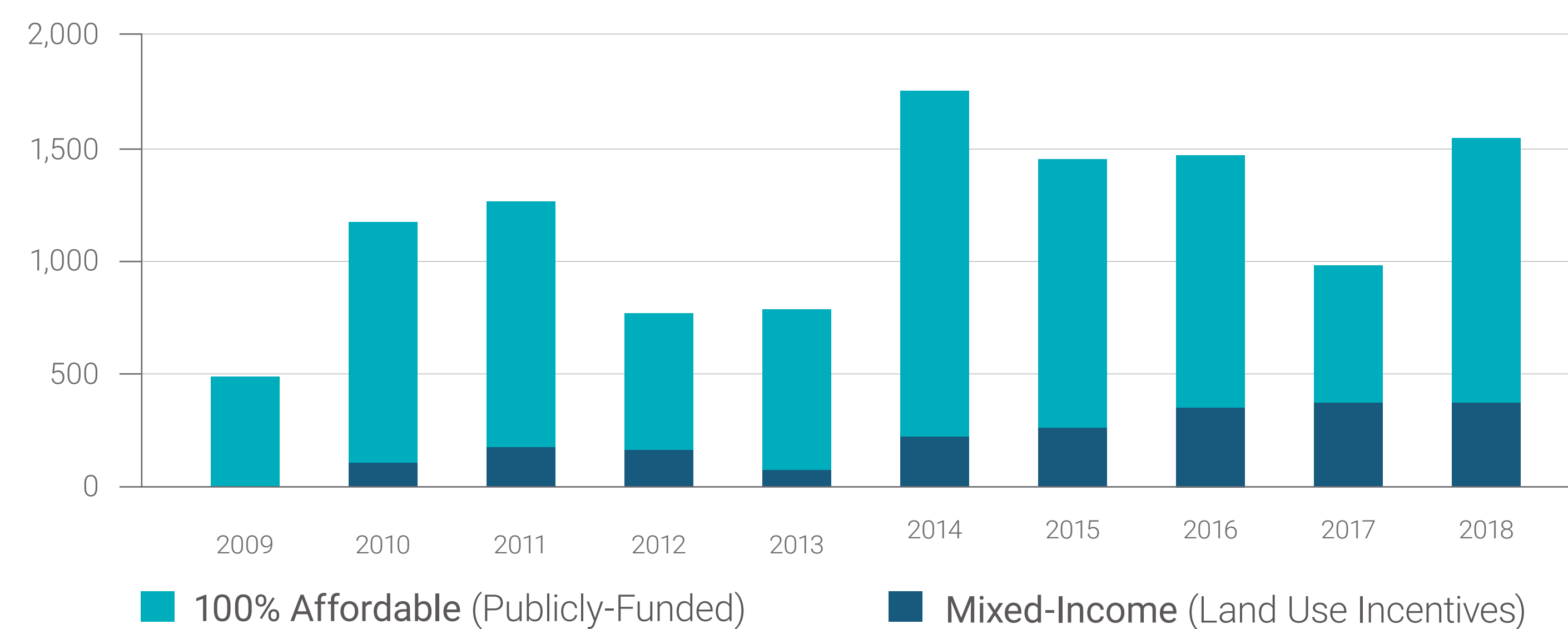
New Affordable Housing Units 2009-2018



Production has Increased

Number of Affordable Units Created 2009-2018

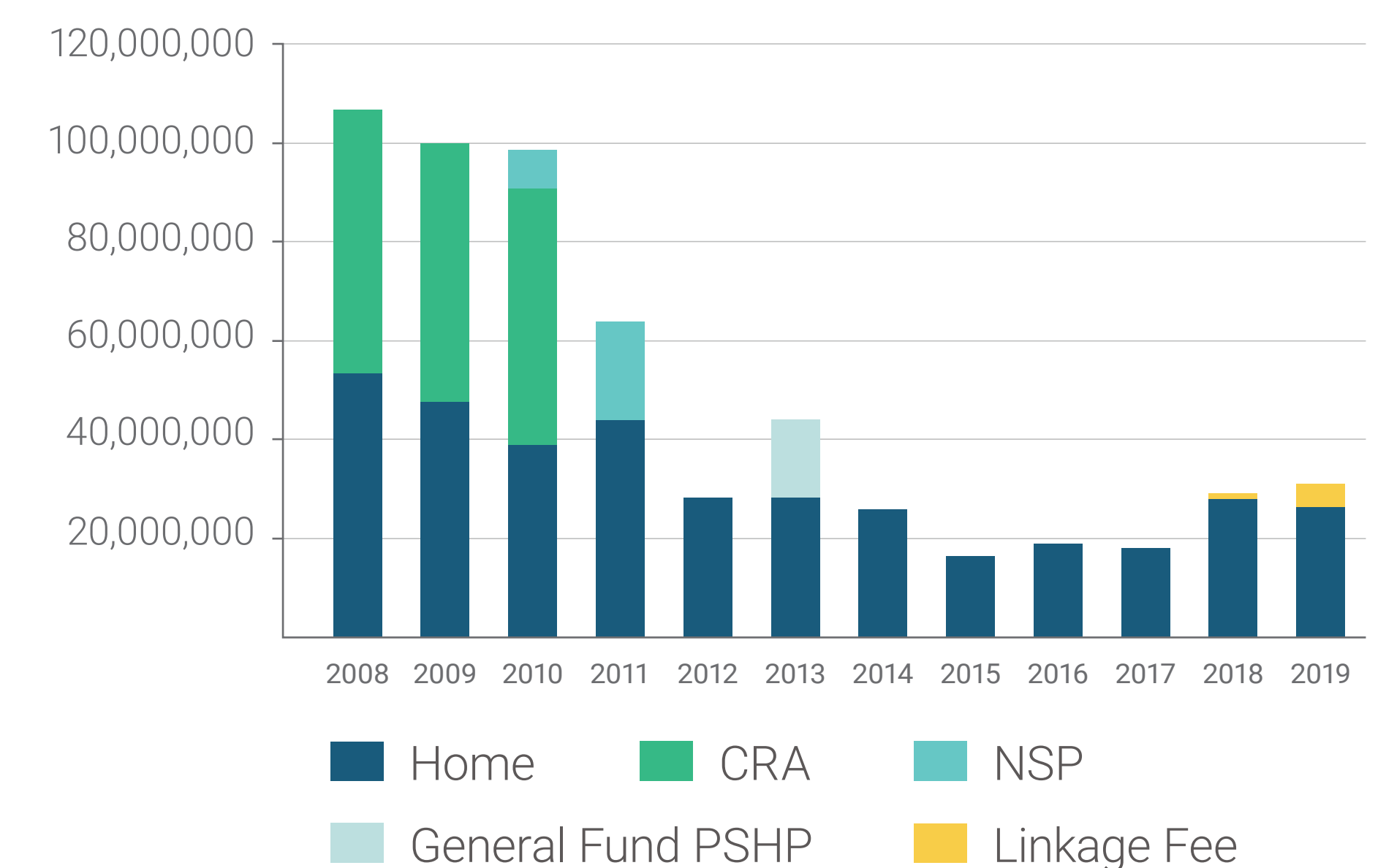
- The number of permitted affordable housing units has generally increased, averaging about 1,430 units in the last five years, compared to 889 the prior five years.
- Approximately 2 in 10 affordable housing units are created in privately-funded mixed-income buildings as a result of land-use incentives, while approximately 8 in 10 are created through public subsidies.



Funding has Declined

Affordable Housing Trust Fund Funding, 2013-2019

Funding for housing production in Los Angeles city has decreased by 72% since 2008 due to cuts in federal funding and the loss of the redevelopment funding in California.

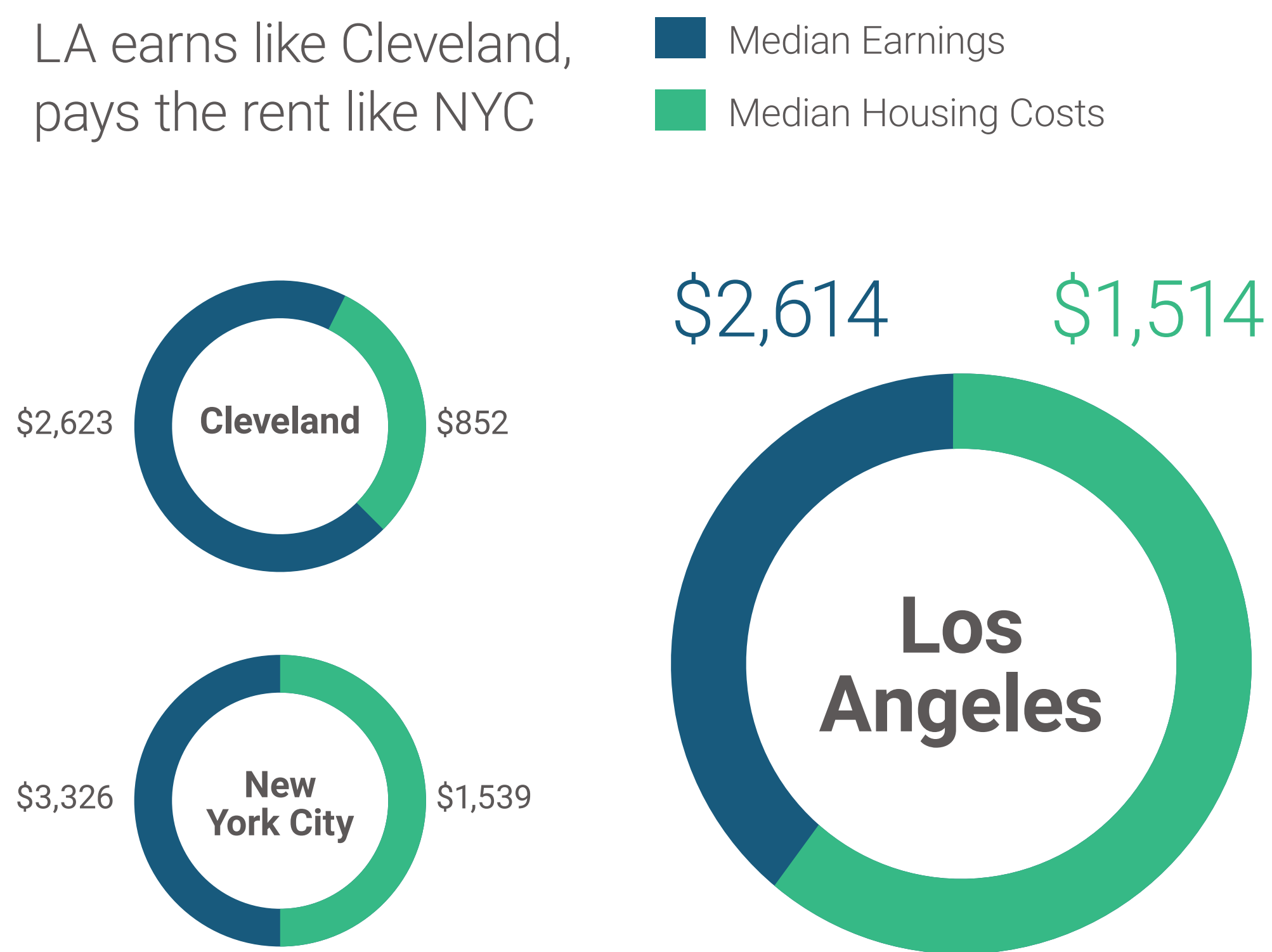


Funding Source for Los Angeles' Affordable Housing Trust Fund (AHTF)

THE HOUSING CRISIS: WHY DOES PLANNING FOR HOUSING MATTER?

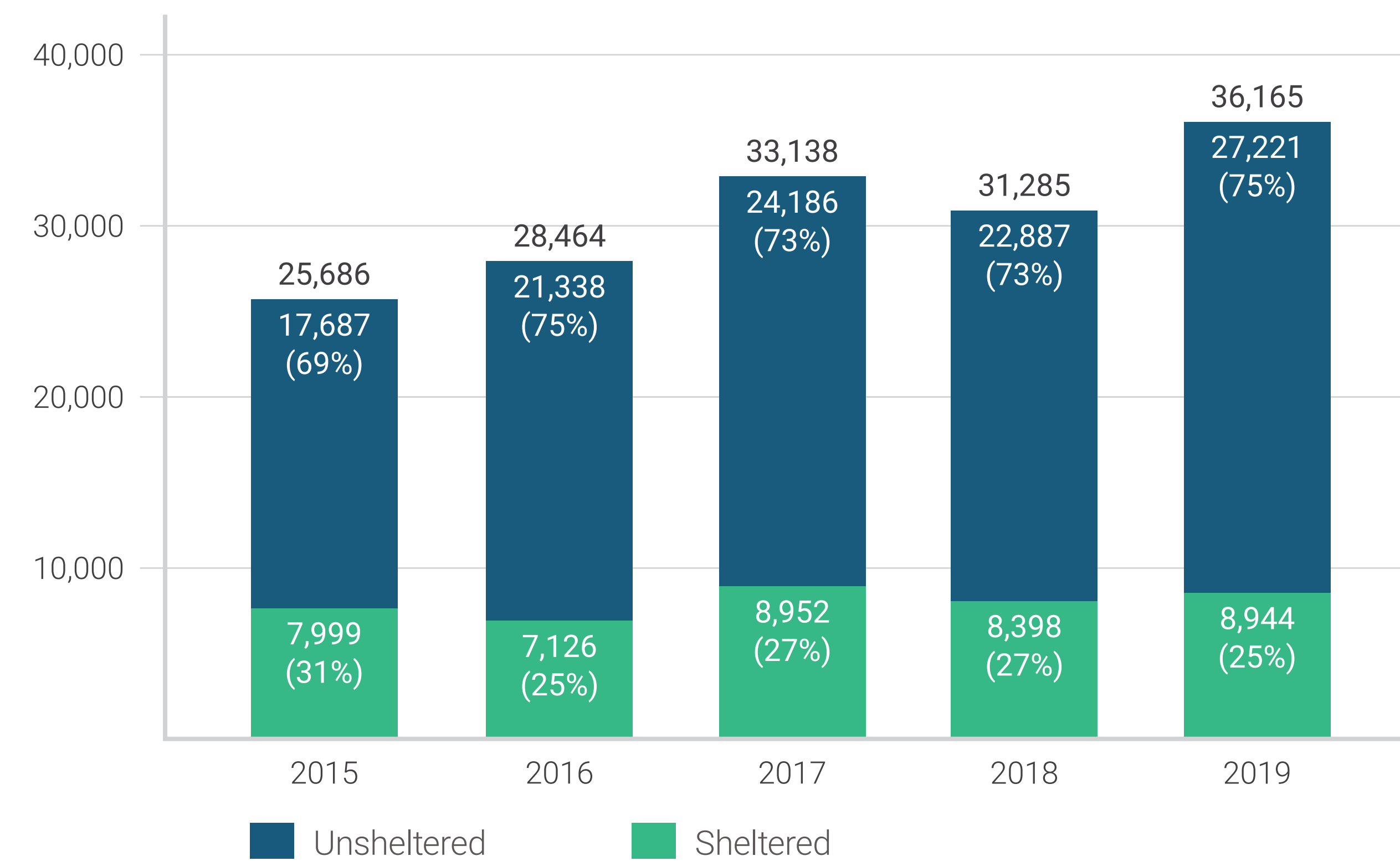
Housing Costs Have Far Outpaced Wages

LA Has Low Earnings, But High Rents



The Effects of the Housing Crisis are Severe

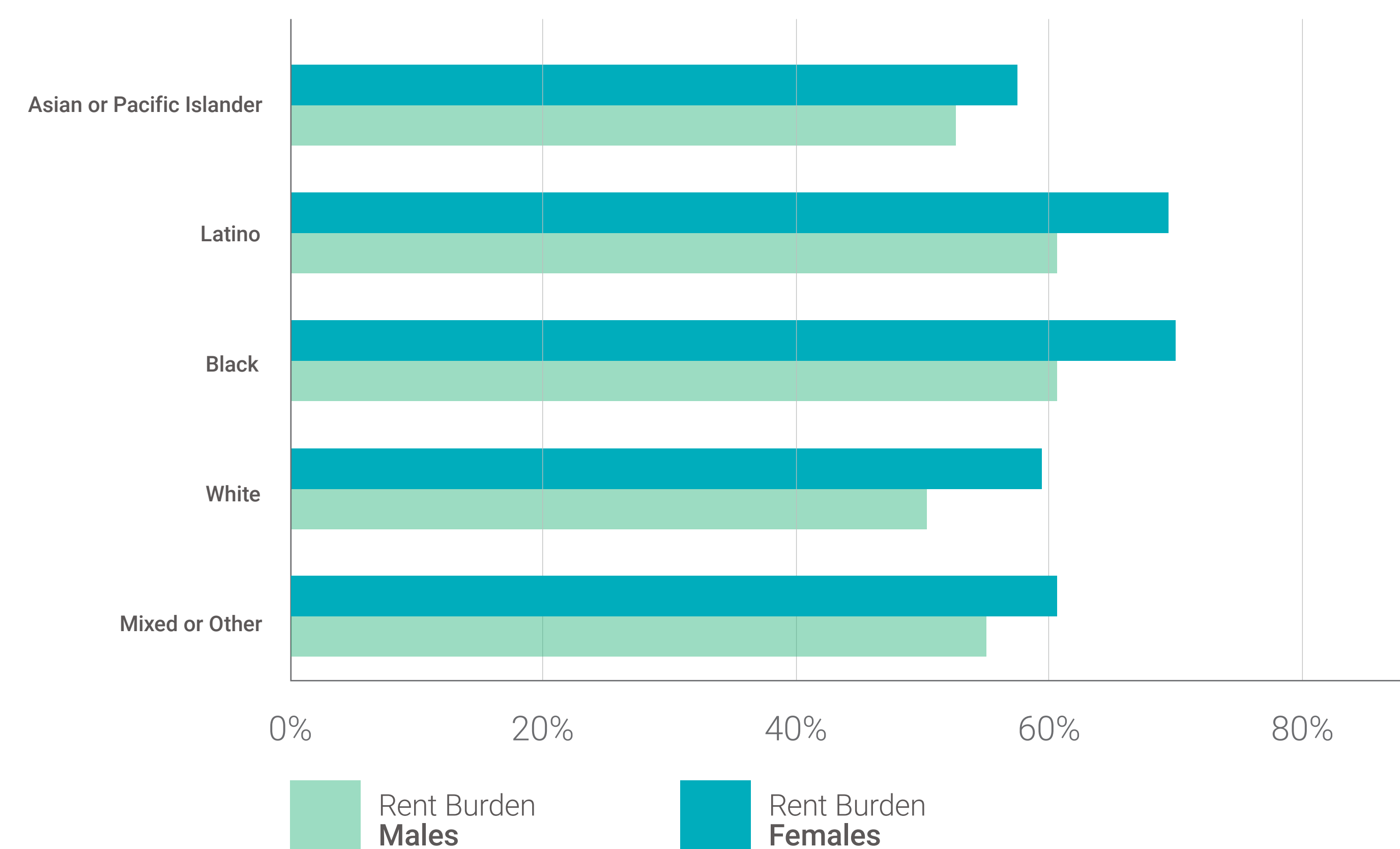
Rising Homelessness



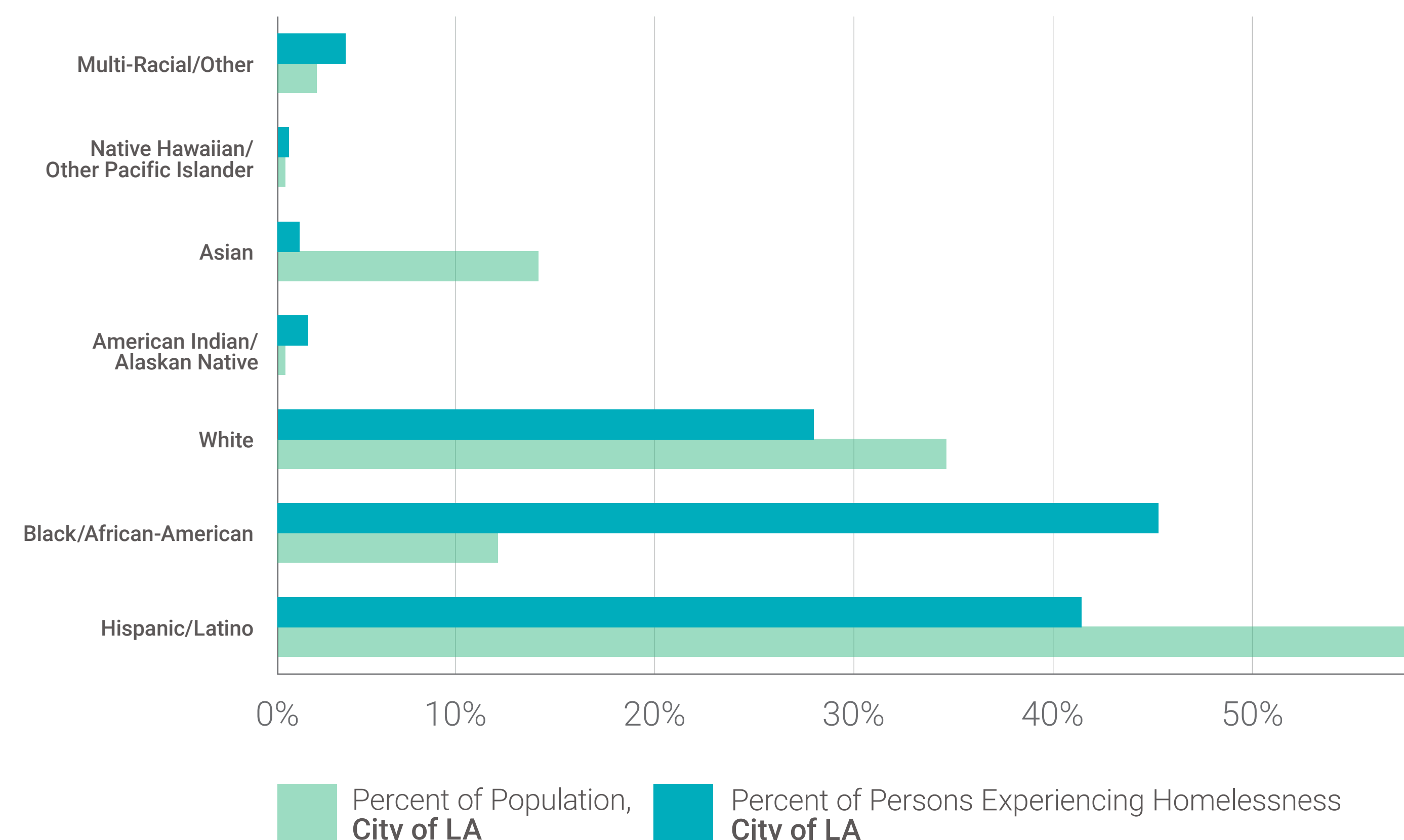
Source: LAHSA, Point-in-Time Counts

The Impacts are Felt the Most Dramatically Among Women and People of Color

Rent Burden in LA by Race/Ethnicity and Gender



Homelessness in LA



UNDERSTANDING HOUSING TYPES

How is the Government Involved in the Preservation, Improvement and Production of Housing?

- Regulating housing to protect tenants and ensure safe living conditions.
- Funding or requiring affordable housing.
- Funding and regulating interim housing options such as shelters, bridge housing and crisis housing.
- Providing rental assistance for eligible tenants.

What Does “Affordable” Mean?

Housing is considered “affordable” if a household is spending no more than 30% of its income towards housing costs. While some people can find affordable housing at the market rate, many need access to a unit that is deed restricted at an affordable cost.

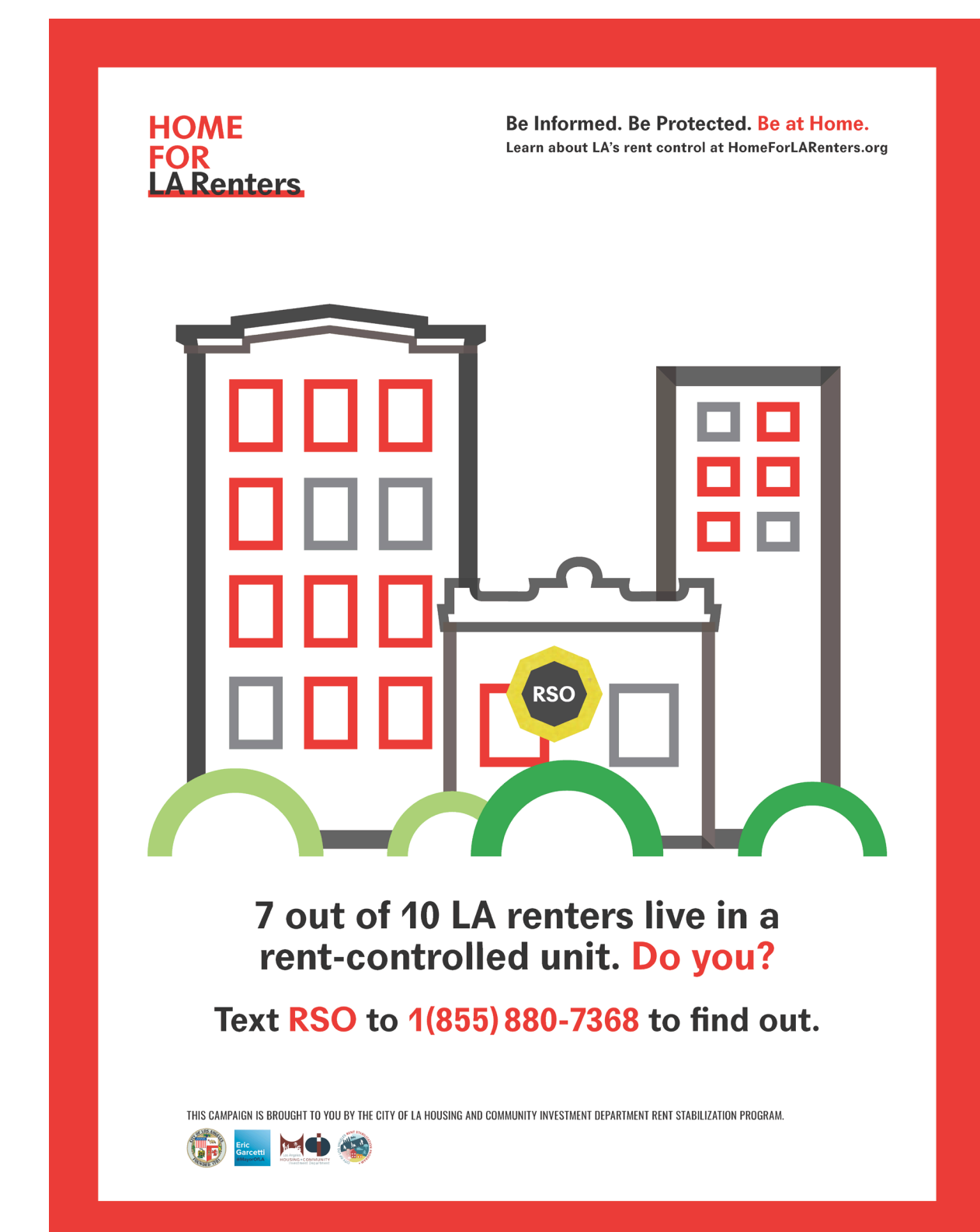
Affordable rent levels for deed restricted affordable housing vary based on the household’s income category, family size, and the size of the unit. Income categories fluctuate each year in relation to the county’s current Area Median Income (AMI). In Los Angeles, the current AMI is \$70,950. The most common income categories are:

<p>Less than 30% of the AMI</p> <p>Extremely Low Income</p>	<p>Between 30% & 50% of the AMI</p> <p>Very Low Income</p>
<p>Between 50% & 80% of the AMI</p> <p>Low Income</p>	<p>Between 80% & 120% of the AMI</p> <p>Moderate Income</p>

How Can I Find Affordable Housing?

The City and County maintain a free online affordable housing listing service at www.housing.lacity.org, or by calling toll free during weekday hours at (877) 428-8844 (or by dialing 7-1-1 for TTY assistance). If you see a new building nearing completion, you may also call the property manager to inquire whether there are available affordable units for lease.

Did you know that approximately 7 in 10 LA renters live in a unit protected by the RSO? You can see if your unit is protected by texting “RSO” to 1(855)880-7368.



UNDERSTANDING AFFORDABLE HOUSING TYPES

Affordable housing is provided in a number of ways. State Housing Element law recognizes that the government and private sector work together to provide safe, decent and affordable housing for all. Protections and affordability levels vary across different types of housing.

Public Housing 7,000+ Units	Supportive Housing 6,600+ Units	Deed Restricted Affordable Housing 65,000+ Units	Rent Stabilized 620,000+ Units	Rental Subsidies & Housing Vouchers 60,000+ Units
 <p>Affordable housing that is owned and operated by a local housing authority, such as HACLA. Families in public housing pay no more than 30% of their income for rent.</p>	 <p>A type of deed restricted affordable housing that integrates social services, providing support for people with disabilities, addiction, or mental health issues, including those who are formerly homeless, exiting institutional settings, and veterans. These types of developments can be built publicly or privately, usually by non-profit organizations that manage the housing after construction.</p>	 <p>Affordable housing that provides below market housing costs to people with low incomes, persons with disabilities, and/or seniors. Most deed-restricted affordable housing has long-term, 55-year, affordability requirements. Deed restricted units may exist in:</p> <ul style="list-style-type: none"> Publically funded affordable housing projects (usually 100% affordable), <p>or</p> <ul style="list-style-type: none"> Privately funded mixed-income projects whereby a portion of the units are income/rent restricted as a result of land use incentive programs such as Density Bonus or Transit Oriented Communities (TOC). In recent years, an increasing number of affordable units have been provided through incentive programs. For example, roughly 20% of units proposed through the TOC Program are affordable. 	 <p>In Los Angeles, there are both local and State rent stabilization programs. Rent stabilization is a form of rent control that limits annual rent increases, but allows landlords to reset the rent level when a new tenant moves in.</p> <p>Rent Stabilization Ordinance (RSO) 620,000+ Units</p> <p>The RSO limits annual rent increases for current tenants and sets additional restrictions and requirements on the eviction and replacement process. The RSO covers most rental properties rented for more than 30 days that have more than one unit, if they were constructed before October 2, 1978. It also applies to units built to replace demolished RSO units.</p> <p>AB 1482 136,000+ Units</p> <p>A new state law became effective on January 1, 2020, which extended rent stabilization to units in buildings that are more than 15 years old and are not subject to the RSO. In LA, the bill caps annual rent increases to 8.3%.</p>	 <p>The City and County administer several rental assistance and rapid rehousing programs such as Section 8 Housing Choice Vouchers and Flexible Housing Subsidy Pool. These programs provide income-qualified tenants with rental subsidies or vouchers to make up the difference between what they can afford based on paying 30% of their income towards rent and utilities, and the fair market rent for a rental unit. The tenant must find a private landlord willing to accept the voucher and there are limits on how much rent the voucher can cover.</p>

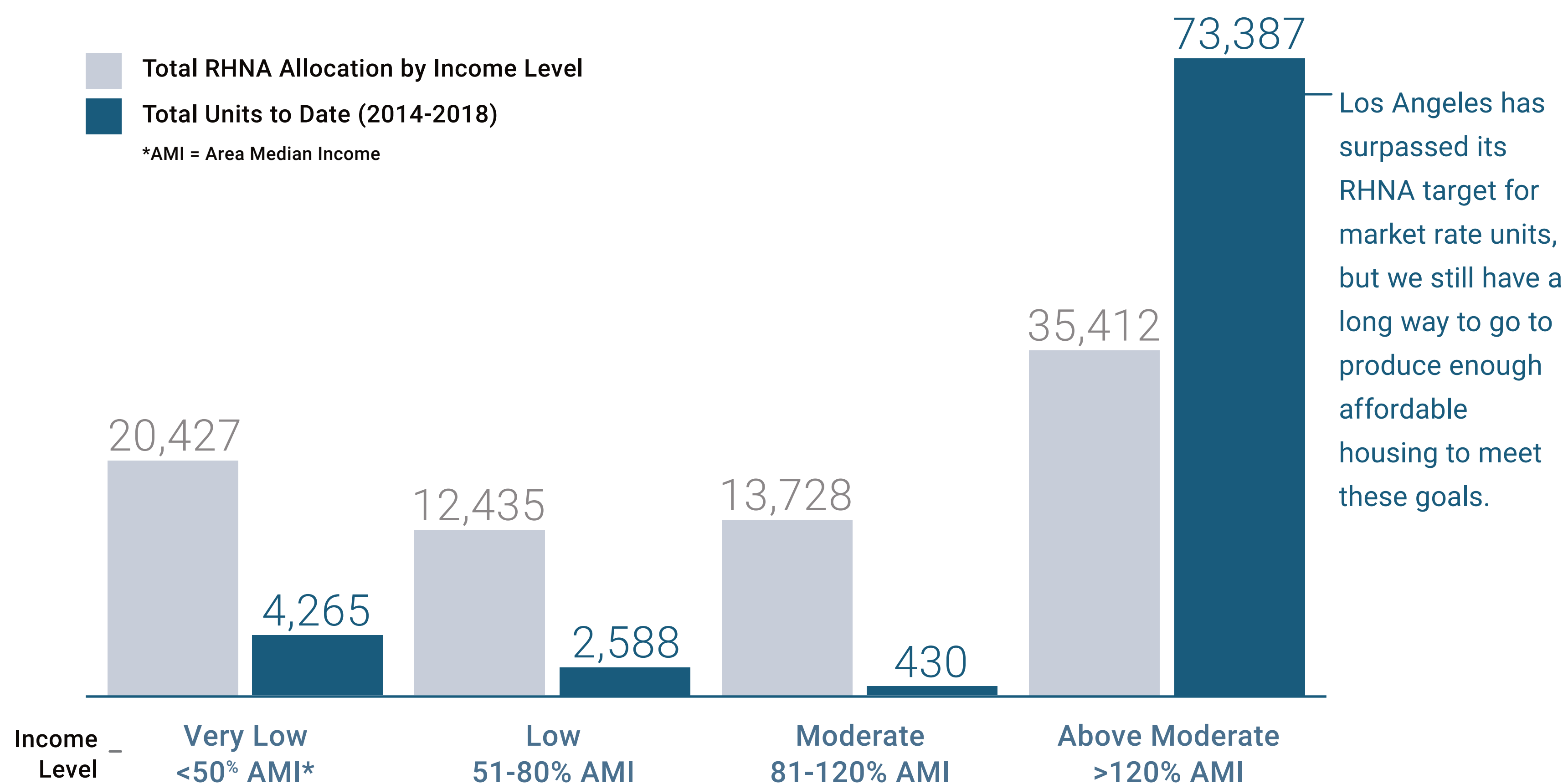
THE REGIONAL HOUSING NEEDS ASSESSMENT



A centerpiece of Housing Element law is the requirement that cities identify adequate zoning capacity to meet existing and projected housing needs. The number of housing units each city must plan to accommodate during the 8 year period is called **The Regional Housing Needs Assessment (RHNA) allocation.**

What is our RHNA Progress To-Date?

During the 5th Cycle Housing Element (2013-2021), the City had a RHNA Goal of permitting 82,002 new units by October, 2021. This is broken down by income categories, into 46,590 affordable units and 35,412 above moderate-income (market-rate) units.



What Factors Determine the RHNA Allocation?

The RHNA allocation accounts for both projected need (which includes factors like new births, people moving here for new jobs and so on) and existing need (which includes people already living here in substandard housing, like overcrowded units or on the streets).

What is "Zoning Capacity"?

Every parcel of land in the City of Los Angeles has rules about what can be built there, and how much of that use is allowed. This is called zoning. Most land in Los Angeles allows housing, but the number of units and size of the building is usually limited by zoning. Through the RHNA process we need to look at zoning regulations across the entire city and demonstrate that we have the existing capacity to reach our RHNA target without changing our zoning rules.

What are our New RHNA Numbers?

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

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

REVIEW THE 2013-2021 HOUSING ELEMENT

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

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 Housing Element objectives, policies and programs are organized under four goals.

These goals set the blueprint for how the City works to meet its housing vision. This includes an array of programs to create sustainable, mixed-income neighborhoods across the City.

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.

What is a goal, objective, policy and program?

Goal: a general expression of community values and direction, expressed as ends (not actions).

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

Objective: a specific end, condition, or state that is a measurable intermediate step toward attaining a goal.

Example: Promote fair housing practices and accessibility.

Policy: a specific statement that guides decision-making and helps implement a vision.

Example: 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.

Program: A specific action assigned to a responsible agency to accomplish an objective.

Example: HCIDLA's Rent Stabilization Ordinance (RSO) Tenant/Landlord Outreach Program.

How do these goals tie into the state requirements?

State law requires each jurisdiction to do their "fair share" to plan for housing by demonstrating adequate zoning capacity to meet their RHNA allocation.

Beyond that, all Housing Elements must Affirmatively Further Fair Housing by proactively addressing systemic issues such as residential segregation, housing cost burden, and unequal access to educational and employment opportunities. This includes an obligation to increase access to areas of high opportunity for lower-income residents.

Cities must also incorporate environmental justice into all elements of the General Plan. Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

GOAL 1: HOUSING PRODUCTION & PRESERVATION

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 1.1

Produce an adequate supply of rental and ownership housing in order to meet current and projected 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.



Housing Element in Action: Key Accomplishments To-Date

Creative Solutions to Generate Affordable Housing and Housing Preservation

LA Adopted several land use programs to increase the production of affordable housing including: the Value Capture Ordinance (2018), the Permanent Supportive Housing and Interim Motel Conversion Ordinances (2018), the Affordable Housing Linkage Fee (2018) and the Transit Oriented Communities (TOC) program (2017). Los Angeles also adopted the Home Sharing Ordinance (2018) to ensure that permanent housing is not being converted to short term rentals and a revision of the Rent Stabilization Ordinance (RSO) (2017) to strengthen tenant protections.



GOAL 2: SAFE, LIVABLE & SUSTAINABLE NEIGHBORHOODS

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

Objective 2.1

Promote safety and health within neighborhoods.

Objective 2.2

Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.

Objective 2.3

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

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.

Objective 2.5

Promote a more equitable distribution of affordable housing opportunities throughout the city.

Housing Element in Action: Key Accomplishments To-Date

Design and Innovation

Los Angeles continues to promote housing typologies that allow for context sensitive development. The revised Small Lot Subdivision Design Guidelines elevated the aesthetic of small lot projects, while the Accessory Dwelling Unit ordinance built off recent state legislation to legalize a historic Los Angeles housing typology. Amendments to the Baseline Hillside and Mansionization Ordinances were approved to prevent out of scale development in low density areas. Finally, a new set of Citywide Design guidelines set the stage for more sustainable and attractive development that considers pedestrian-first design and climate-adaptation.



GOAL 3: HOUSING OPPORTUNITIES FOR ALL WITHOUT DISCRIMINATION

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, ancestry, sex, national origin, color, religion, sexual orientation, marital status, family 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.

Housing Element in Action: Key Accomplishments To-Date

Fair Housing and Rental Protections

The Southern California Housing Rights Center receives an average of 8,046 fair housing inquiries every year, offering counseling, mediation, and investigation into complaints.

Unlike most other cities in California, many tenants in Los Angeles are protected by a form of rent stabilization, under the City's Rent Stabilization Ordinance (RSO). The city has worked to empower residents with more information on which units are protected, and what those protections mean. Advisements were posted on public transit and in public spaces like libraries and parks during 2018.



GOAL 4: PREVENTING AND ENDING HOMELESSNESS

A City committed to preventing and ending homelessness.

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.

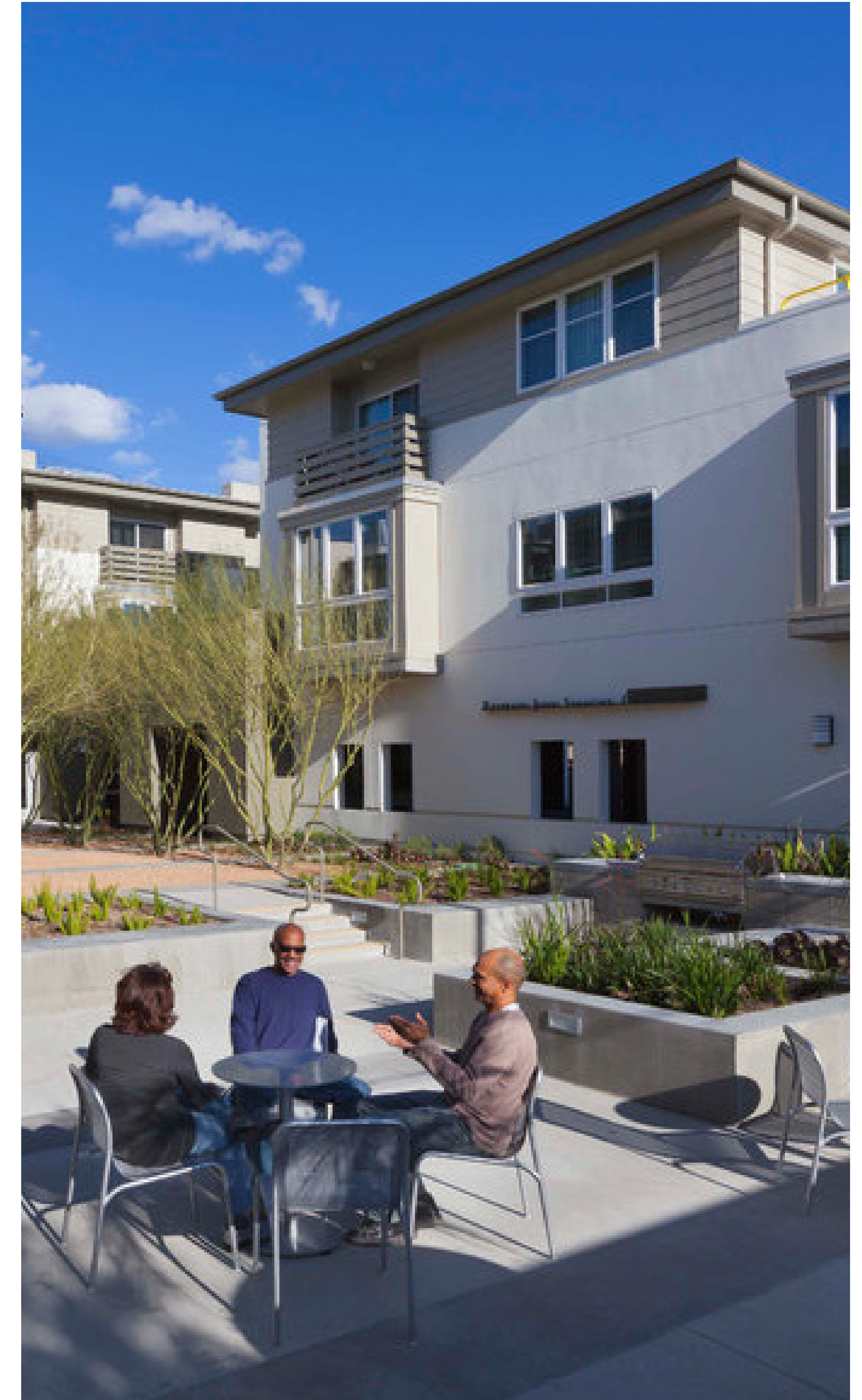
Objective 4.2

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.

Housing Element in Action: Key Accomplishments To-Date

Measure HHH

In 2016, Los Angeles voters approved Measure HHH, a \$1.2 billion bond to build supportive housing (SH) for homeless residents and residents at-risk of homelessness throughout the city. As of December 2019, Measure HHH has expended \$1 billion to fund the development of 112 projects including 7,484 total housing units (5,773 supportive housing units and 1,587 affordable units).



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.



GOAL 1: HOUSING PRODUCTION & PRESERVATION

**Do You Agree
With This Goal?**

**What Kind of Policies and Programs Should be
Added or Better Emphasized to Reach this Goal?**



GOAL 2: SAFE, LIVABLE & SUSTAINABLE NEIGHBORHOODS

**Do You Agree
With This Goal?**

**What Kind of Policies and Programs Should be
Added or Better Emphasized to Reach this Goal?**

GOAL 3:

HOUSING OPPORTUNITIES FOR ALL WITHOUT DISCRIMINATION

**Do You Agree
With This Goal?**

**What Kind of Policies and Programs Should be
Added or Better Emphasized to Reach this Goal?**



GOAL 4: PREVENTING AND ENDING HOMELESSNESS

**Do You Agree
With This Goal?**

**What Kind of Policies and Programs Should be
Added or Better Emphasized to Reach this Goal?**
