
Thank you for joining the meeting.

The meeting will begin momentarily.
If you are experiencing technical difficulties,
email Maya.Abood@lacity.org



Housing Element 2021-2029

Homelessness & Special Needs Subcommittee

Spring 2020, Meeting 2

May 21, 2020 | 3:30 - 5:00 p.m.

LOS ANGELES
CITY PLANNING

Welcome and Introductions

3:30 - 3:40 pm



Today's Presenters & Meeting Facilitator

Primary Contacts

Cally Hardy

City Planning

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Jackie Cornejo

*Housing and Community
Investment*

jackie.cornejo@lacity.org

Meeting Facilitation

Esmeralda Garcia

MIG

Group Introductions



Today's Objectives

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

Agenda

1. **Welcome and Introductions** | 3:30 - 3:40 pm
2. **Housekeeping, Updates, and Reminders** | 3:40 - 3:45 pm
3. **Review Constraints to Housing** | 3:45 - 4:35 pm
4. **Review Resources and Opportunities** | 4:35 - 4:40 pm
5. **Introduce the Approach to the Inventory of Sites** | 4:40 - 4:55 pm
6. **Review Next Steps** | 4:55 - 5:00 pm

Subcommittee Meeting Topics

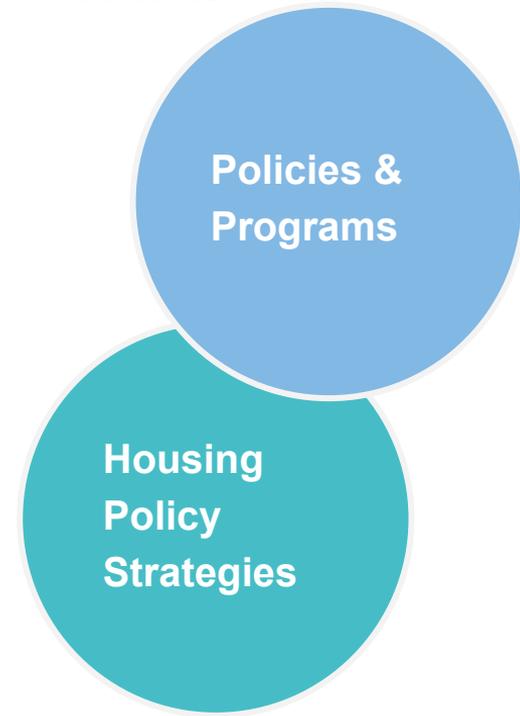
Last Month:



This Month:



Next Month:



Housekeeping, Updates, & Reminders

3:40 - 3:45 pm

Online Facilitation

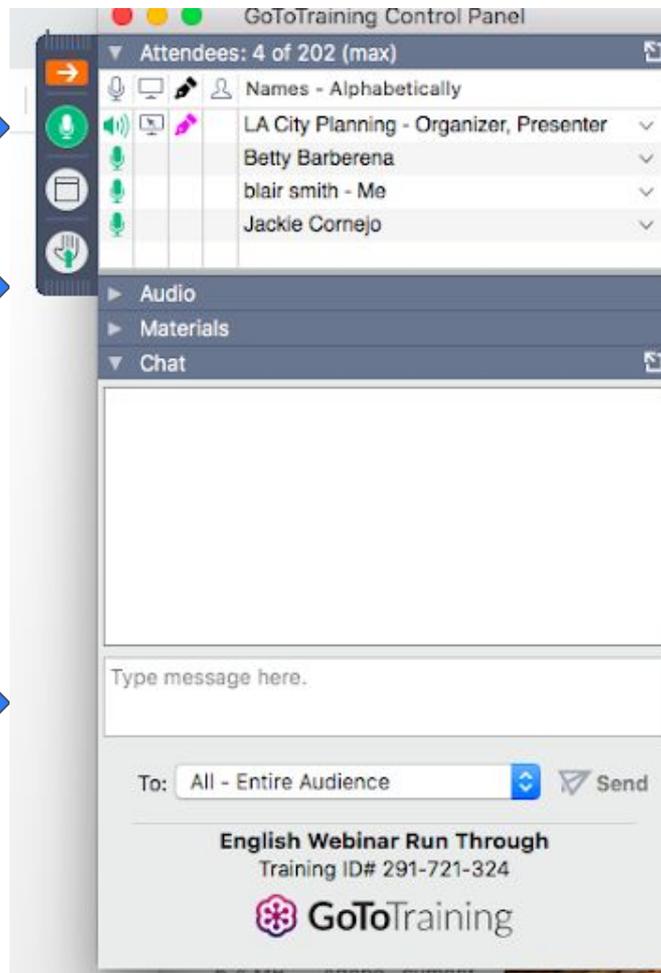
These icons will be used to note a discussion opportunity



Type comments in the chat box



“Raise your hand” to speak



Upcoming Webinar Series

Housing Element 2021- 2029:
Attend a Webinar
with Live Q&A



Please help spread the word!

[Registration Details Here](#)

- Wednesday May 27th, 5:00 - 6:00 pm
- Saturday May 30th, 10:00 - 11:00 am
- Tuesday June 2nd, 1:00 - 2:00 pm, *Spanish language*
- Wednesday June 3rd, 1:00 - 2:00 pm

Identifying Constraints to Housing

3:45 - 4:35 pm



Required Constraints Analysis per State Law

GC §§ 65583(a)(5) and (6)

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

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

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

Required Constraints Analysis per State Law

GC §§ 65583(a)(5) and (6)

Governmental Constraints including:

- land use/zoning controls
- building codes and their enforcement
- site improvements
- fees and other exactions
- local processing and permit procedures
- locally adopted ordinances that directly impact the cost and supply of residential development

Non-Governmental Constraints including:

- availability of financing
- the price of land
- the cost of construction or rehabilitation
- market forces
- environmental concerns
- opposition to the preservation, conservation and development of housing for all economic segments of the community
- requests to develop housing at lower densities than permitted

Identifying Constraints Related to Homelessness and Special Needs Housing

- Lack of accessible housing
- Zoning Code definitions and limitations
- Unwillingness of landlords to comply with state and federal fair housing laws by providing reasonable accommodations and allowing reasonable modifications
- Regulatory limitations on renter protections (eviction, rent gouging, harassment)
- High percentage of renters
- Expiration of at-risk restricted affordable units
- Insufficient resources state and federal assistance
- Unaffordable housing costs
- Income and job stability, including access to jobs
- Access to opportunity, transportation, and amenities

What other constraints should be assessed?



Constraints from One Perspective Can be Opportunities from Another

Accessibility Requirements

Can reduce project feasibility

Helps ensure stock of affordable, accessible housing

Building Code Enforcement

Can ensure safe and habitable housing

Can sometimes lead to evictions of vulnerable renters

Community Opposition

Can delay or kill special needs projects

May result in higher quality projects

Considerations for Housing Constraints

Legal Considerations

Jones Settlement - Suspension of prohibition on sleeping on sidewalks or 41.18(d) until the City of LA provides 1,250 units of permanent supportive housing for chronically homeless individuals.

Voluntary Compliance Agreement (VCA) - In 2019, City of LA entered into a VCA with HUD to bring City and the Covered Housing Developments into compliance with both physical and programmatic accessibility requirements, establishing the Accessible Housing Program (AcHP).

Article 34 - State imposed requirement to secure voter approval for low-income housing developments

Some Identified Housing Needs From Last Meeting

Los Angeles does **not have enough homes**,
and has a **shortage of accessible homes**

Angelenos are **not very housing secure**

Affordable housing production has
generally increased but well short of goals

Funding for affordable housing is **inadequate**

Affordable housing is **not equitably
distributed**

Population is increasing again and
projected to increase faster

Aging population and **fewer children**

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

Housing needs tend to be **more acute** for
members of **vulnerable or special needs
populations**

Approach to Housing Constraints Analysis

- Identify constraints to affordable housing development, affordable housing preservation, and supportive services for special needs populations
- Identify constraints related to accessing housing and shelter
- Identify constraints related to ADA accessibility
- Identify constraints in high resource areas, and other barriers to opportunity
- Focus on identifying and reducing racial disparities
- Contextualize housing as part of a broader set of community and public health needs
- Prioritize outreach to groups and communities historically excluded from or marginalized by housing policies and planning

Key Constraints We Will Discuss Today

1. Market-Based, including Access to Housing or Shelter
2. Financing/Resources

Discussion Break 1

3. Land Use & Zoning
4. Opposition to Housing

Discussion Break 2

What other constraints should be assessed?





Housing Constraints

***Market-Based Constraints &
Access to Housing and Shelter***

Previously Identified Market-Based Constraints

1. Land costs, including higher costs in high-opportunity areas
2. Construction costs
 - a. Materials costs
 - b. Labor costs
 - c. Financing costs
3. Financing availability
4. Mortgage lending

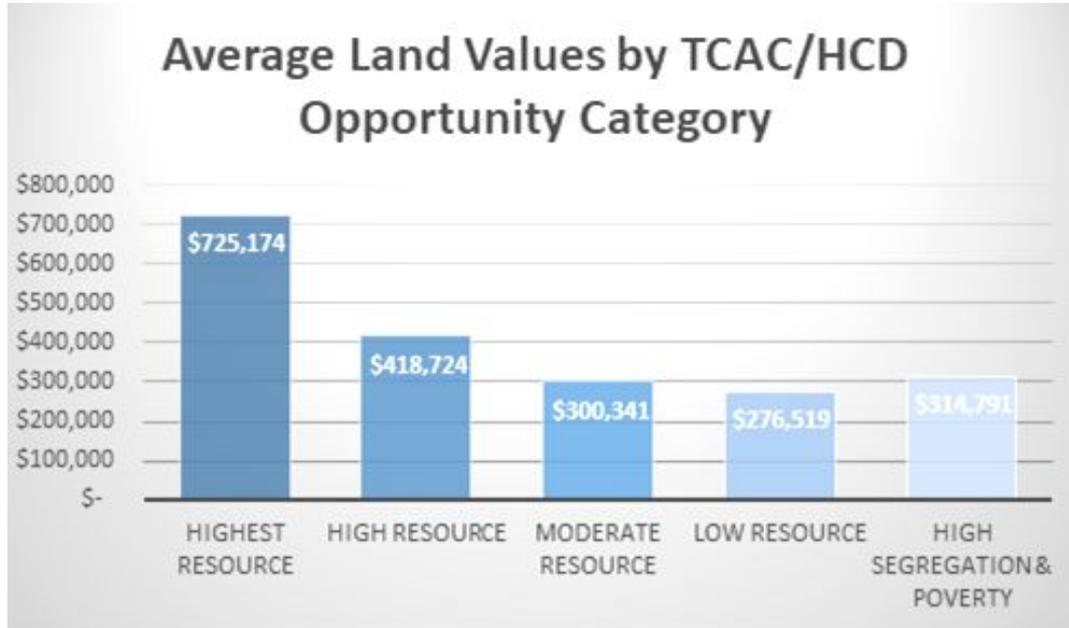
Additional Market-Based Constraints to Consider

Access to Housing & Shelter

- Barriers to entry to shelter and housing
- Built-in services and support based on targeted populations
- Additional consideration of constraints for persons with disabilities, including provision of reasonable accommodations
- Lease-up procedures and background checks
- Source of income discrimination
- Immigration status

Market-Based Constraints

Land Values and Access to Opportunities

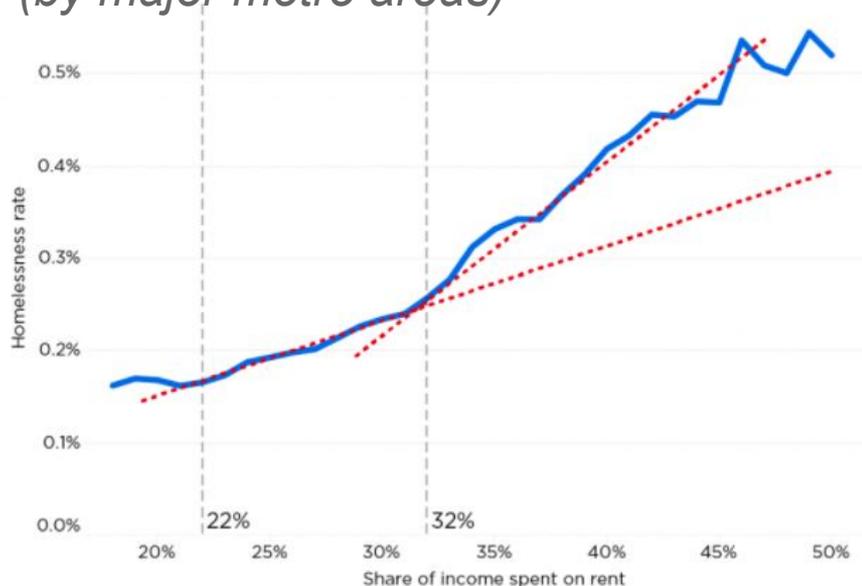


Land values in Highest Resource Areas are 2.6X more expensive than land values in low-resource areas

Market-Based Constraints

Higher Rent Burdens Correlate with Higher Rates of Homelessness

Higher rates of homelessness correlated with higher average rent burden
(by major metro areas)



Report found that :

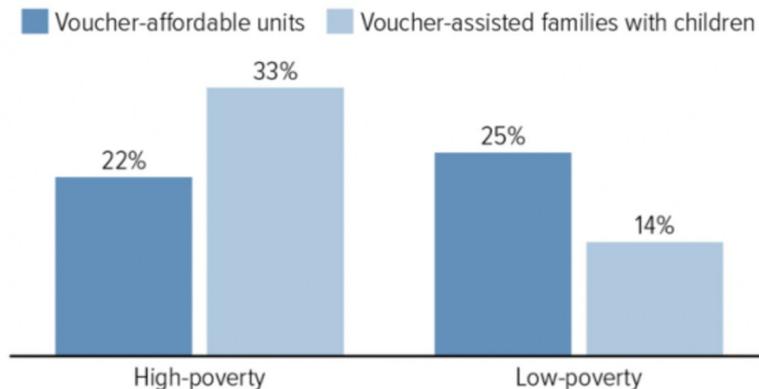
In Los Angeles, if the average rent burden were to **increase by 2%**, approximately **4,227 more people** were predicted to fall into homelessness.

Market-Based Constraints

Voucher Utilization

Metropolitan Voucher-Assisted Families More Likely to Live in High-Poverty Areas, Less Likely to Live in Low-Poverty Areas, Relative to Affordable Units

Share in high-and low-poverty metropolitan neighborhoods

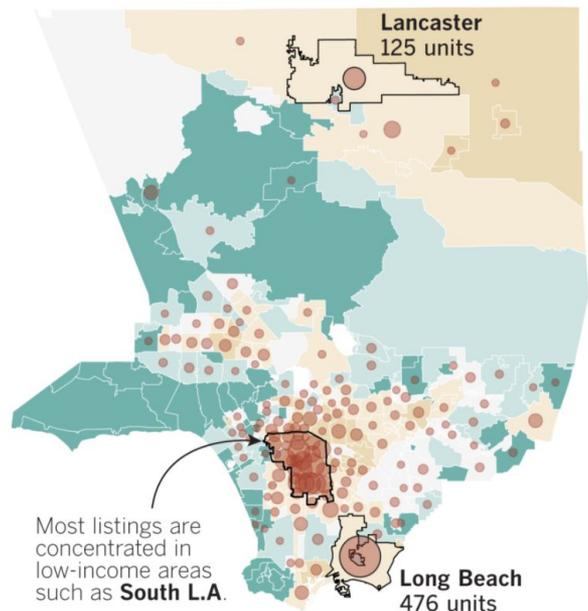
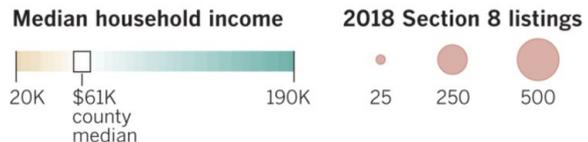


Note: High-poverty neighborhoods are Census tracts with a poverty rate of 30% or more. Low-poverty neighborhoods have a poverty rate of less than 10%.

Source: CBPP/PRRAC analysis of the 2012-2016 American Community Survey, 2016 Department of Housing and Urban Development (HUD) Small Area Fair Market Rents, and 2017 HUD administrative data.

Section 8 listings in L.A. County

Many housing authorities direct tenants to GoSection8.com. Listings there are mostly in low-income areas.



Source: GoSection8.com, 2017 ACS Ellis Simani / Los Angeles Times

Note: According to GoSection8.com, the majority of landlords who advertise on its site accept Section 8, however some may not. (Los Angeles Times Graphics)

Recent Local Efforts to Address Constraints Related to Market Conditions & Access to Housing/Shelter

Access to Housing and Shelter

- Reasonable Accommodation Ordinance
- Right to Counsel/Eviction Defense Program (in progress)

Rent Stabilization & Eviction Protections

- RSO & AB 1482 Enforcement
- Local Just Cause Ordinance & Anti-Tenant Harassment Ordinance (in progress)

Reducing Conversion of Rental Housing

- Home-Sharing Ordinance (and enforcement)
- Condo Conversion Regulations
- Residential Hotel Conversion and Demolition Ordinance



Housing Constraints

*Funding for Affordable Housing
& Preservation of At-Risk Units*

Previously Identified Funding Constraints

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

Affordable At-Risk Units

Housing Element law also requires a detailed analysis of at-risk affordable housing buildings including:

- An inventory of at-risk units
- Assessment of conversion risk
- Cost of replacement versus preservation
- List of entities qualified to preserve at-risk apartments
- Financing and subsidy resources for preservation

A program for preserving at-risk properties, including:

- Actions to monitor
- Actions to finance
- Provide technical & reg. assistance to assist tenants.

What can the City do to better assist with the preservation of more assisted housing?

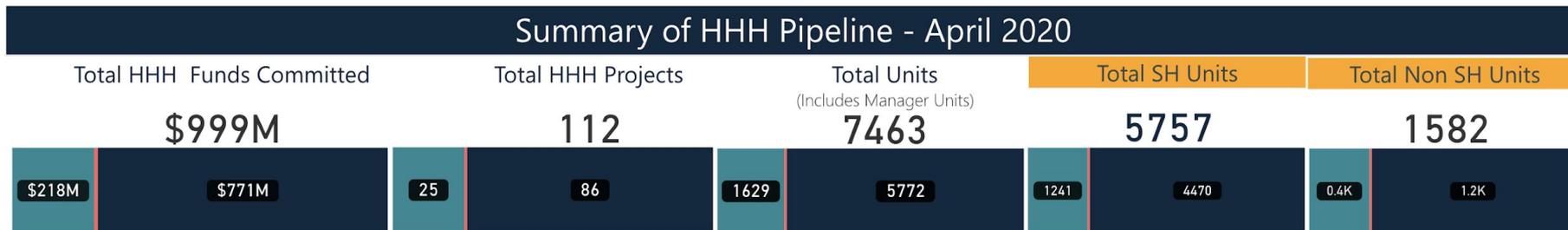


Resources for Homeless Housing & Prevention

Proposition HHH

\$1.2 Billion Bond for Supportive Housing (SH)

All funds have been spent



Source: HCIDLA Proposition HHH Dashboard

Recent Local Efforts to Address Constraints Related to Funding

Funding for Affordable Housing Production & Preservation

- Affordable Housing Linkage Fee (AHLF)
- Measure HHH and Innovation Challenge
- Implementation of SB 2
- New state funding: AHSC, No Place Like Home, MHP, etc

Funding for Homeless Response & Prevention

- Measure H

Proposed New Local Funding Sources

- Gross Receipts Tax
- Vacancy Tax

Key Constraints We Will Discuss Today

1. Market-Based, including Access to Housing or Shelter
2. Financing/Resources

Discussion Break 1



We are here!

3. Land Use & Zoning
4. Opposition to Housing

Discussion Break 2

Discussion: Housing Constraints

Market-Based & Financing



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



Housing Constraints

Land Use & Zoning

Previously Identified Land Use & Zoning Constraints

1. The General Plan and Zoning, including regulations related to:
 - a. Use: zoning for a variety of housing types and shelters
 - b. Density & development standards
2. The Division of Land
3. Redevelopment Project Areas (CRA)
4. Entitlement Processing
5. Required On-/Off-Site Improvements

Land Use & Zoning

Current Land Use Distribution

Land use patterns focus most housing development in existing multifamily areas

70% of land area zoned for housing is zoned for single-family only, while 63% of Angelenos are renters



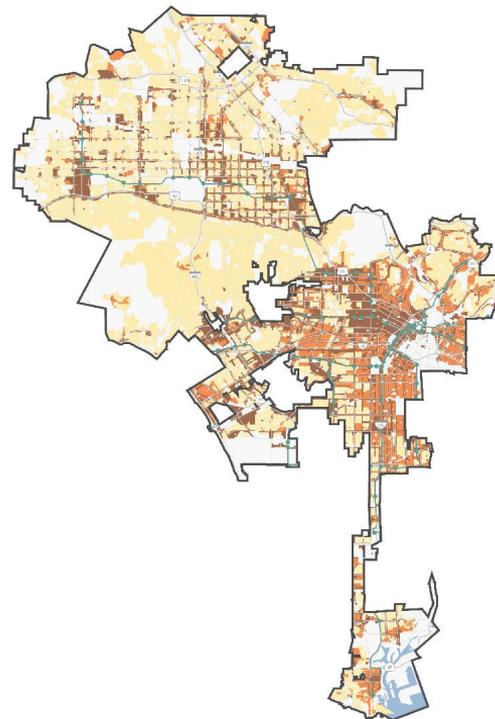
Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

Percentage of Residential Land Area

70.4%
Single Family

12.3%
Lower Density Multi-Family

17.3%
Higher Density Multi-Family



Land Use & Zoning

Zoning for Different types of Housing & Shelter

Multifamily Housing, including Supportive Housing (SH) & Transitional Housing (TH)

- SH and TH are permitted anywhere that residential uses are permitted (SB 2)

Shelters for the Homeless (including Emergency Shelters)

- Regulations differ among types of emergency shelters (City-owned sites vs. charitable organizations)
- By-right provisions for non-emergency shelters are much more limited

Eldercare Facilities (Requires Conditional Use Permit)

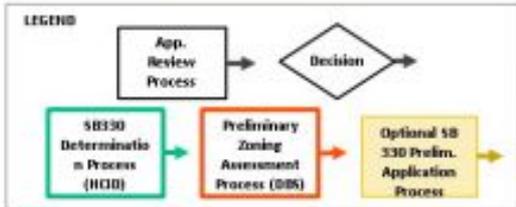
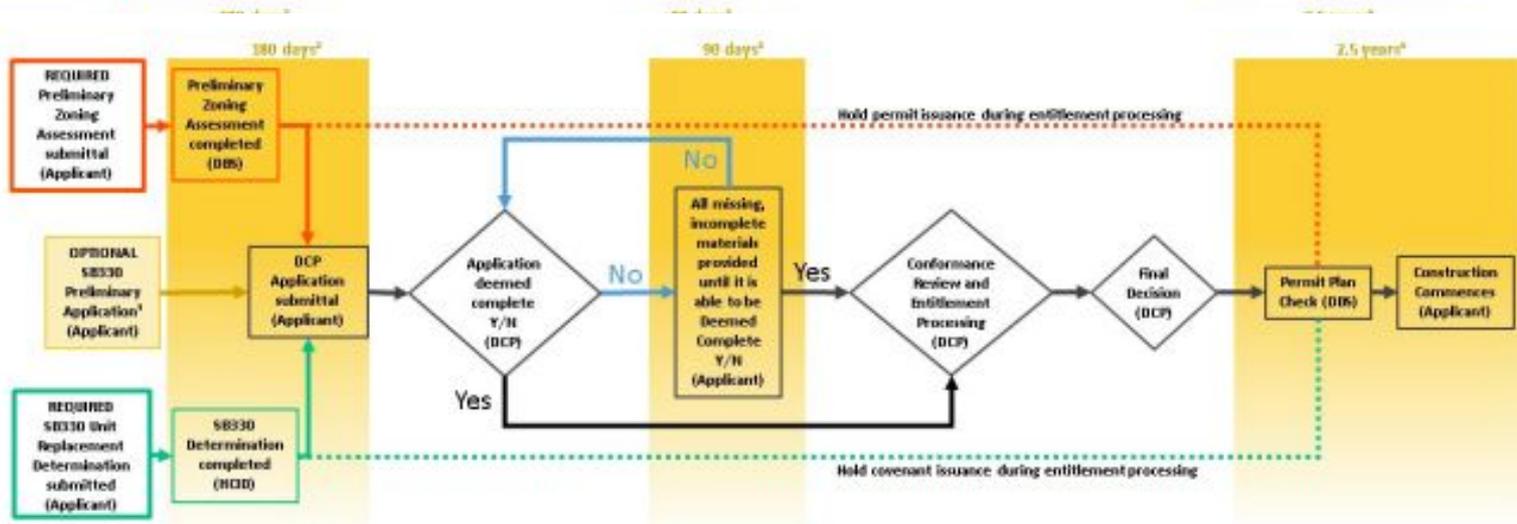
- Includes Alzheimer's/Dementia Care Housing, Assisted Living Care Housing, Senior Independent Housing and Skilled Nursing Care Housing

Safe Parking

- Temporary use of existing parking lots permitted for safe parking

Land Use & Zoning

Discretionary Housing Development Project Workflow



FOOTNOTES

1. The Preliminary Application must be filed with City Planning prior to filing an application for a discretionary action.
2. An application filed with City Planning for a discretionary action must be filed within 180 days of the date that the Preliminary Application is deemed complete.
3. If the City Planning application is deemed incomplete after filing, the applicant must submit all missing or incomplete items to City Planning within 90 days of being notified in writing by City Planning staff.
4. Construction of the project must commence within two and one-half years following the date that the project receives final approval.

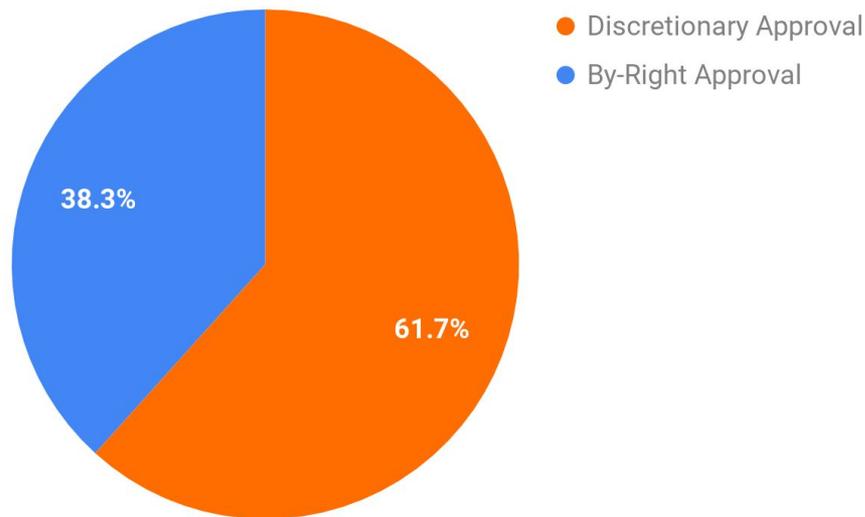
Land Use & Zoning

“By-Right” vs. Discretionary Approvals

Pre-HHH analysis of recent supportive housing developments found that the majority required discretionary planning action

- Many developments also provided 49 units or less, to avoid discretionary Site Plan Review threshold

Supportive Housing Developments Completed, 2008 to 2016



Recent Local Efforts to Remove Constraints Related to Land Use & Zoning

Streamlining for affordable housing development and shelters

- Permanent Supportive Housing (PSH) and Interim Motel Conversion (IMC) Ordinances
- Emergency Shelter Ordinance (2017 and 2019)
- Implementation of AB 1763, AB 2162 and SB 35

Land use incentives to encourage more affordable housing

- TOC Guidelines
- New Community Plans & Transit Neighborhood Plans
- Affordable Housing Linkage Fee

Other Code Changes to Reduce Housing Barriers

- Definition of “family” in LAMC 12.03
- Reasonable Accommodation Ordinance



Housing Constraints

*Opposition to Housing
Development*

Opposition to Housing Development

A new required component of the constraints analysis for this cycle

Opposition to affordable housing and special needs housing is often rooted in racism, classism, and ableism

Opposition to housing may also include or make reference to concerns about:

- Displacement
- Aesthetics
- Traffic
- Lack of other community benefits
- Environmental concerns

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

Recent Local Efforts to Remove Constraints Related to Opposition to Housing and Shelter

Community Education & Grassroots Support

- Everyone In Campaign
- Grassroots organizing and pro-housing advocacy groups

Government Accountability

- 222 Pledge
- Fair Share Report, CF 19-0416 (in progress)

Streamlining for Affordable Housing Development

- Permanent Supportive Housing Ordinance
- Implementation of AB 2162 and SB 35
- TOC Guidelines

Key Constraints We Will Discuss Today

1. Market-Based, including Access to Housing or Shelter
2. Financing/Resources

Discussion Break 1

3. Land Use & Zoning
4. Opposition to Housing

Discussion Break 2



We are here!

Discussion: Housing Constraints

Land Use/Zoning & Opposition to Housing



- In your work, what are constraints related to land use/zoning and community opposition you have encountered that need to be addressed through government policy and programs?
- What additional constraints should be analyzed or emphasized?

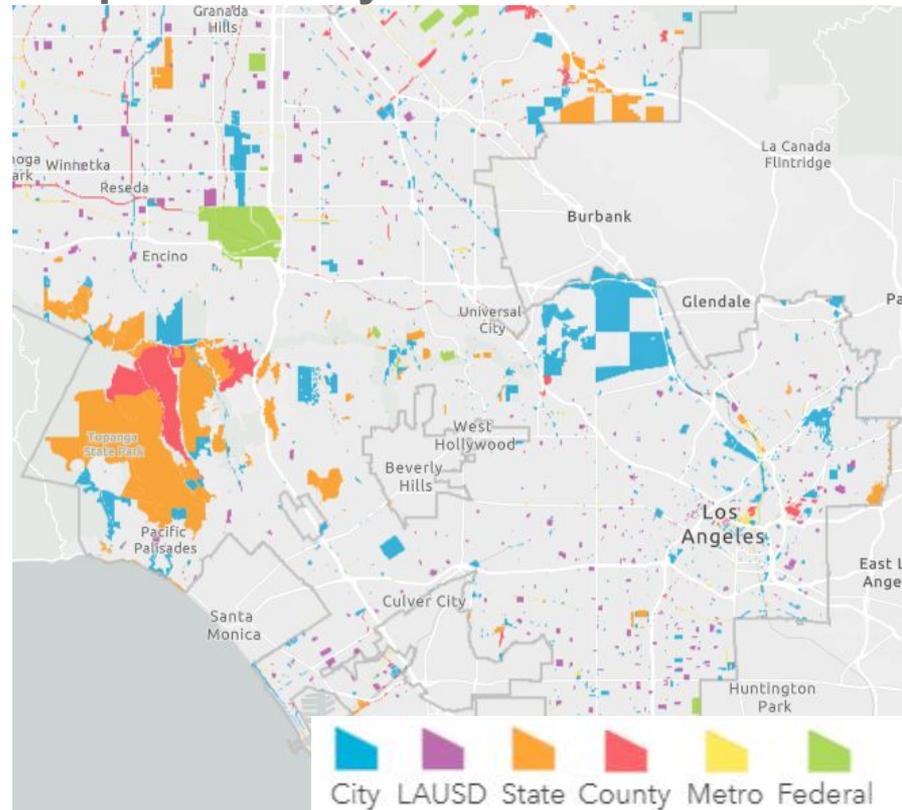
Identifying Resources & Opportunities

4:35 - 4:40 pm

Potential Resources & Opportunities

- Public funding
- Public land
- Land use opportunities
- Strong network of affordable housing developers
- Strong network of organizations that provide outreach, services, & education to tenants, landlords, and unhoused residents

Map of Publicly-Owned Land

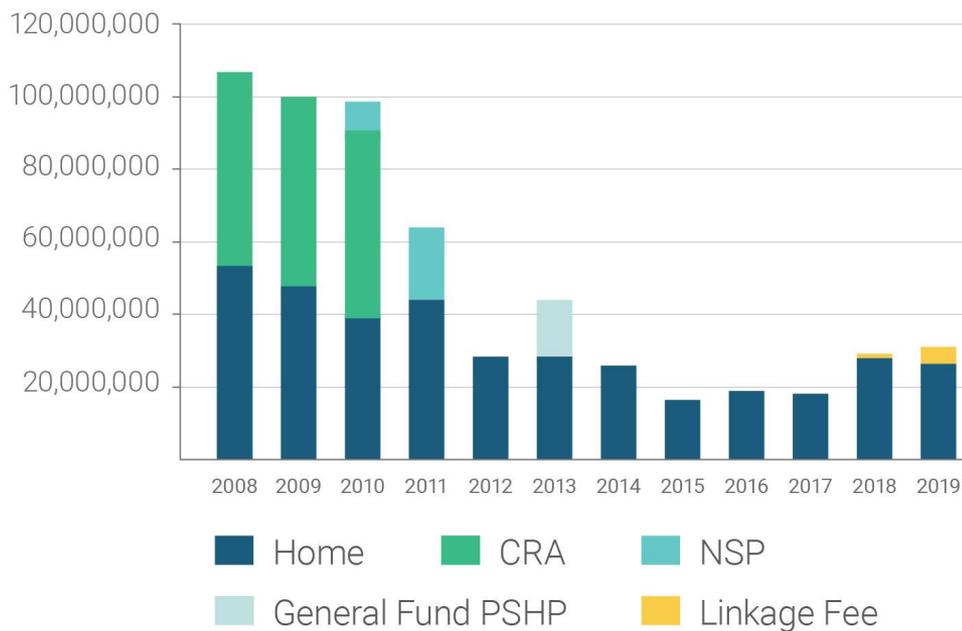


Source: [LA Controller Property Panel](#)

Local Affordable Housing Funding

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

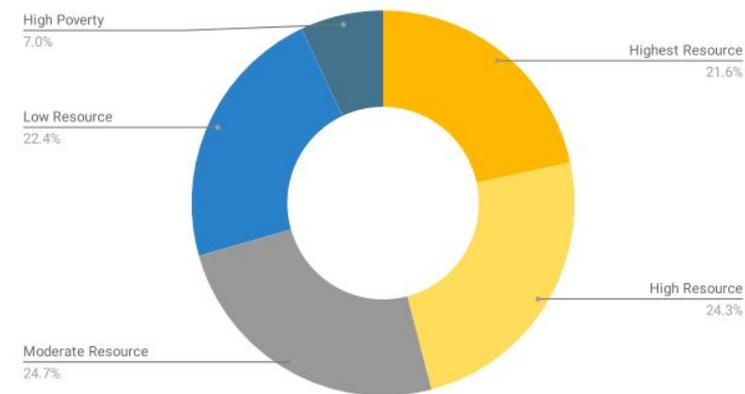
Affordable Housing Trust Fund Funding, 2013-2019



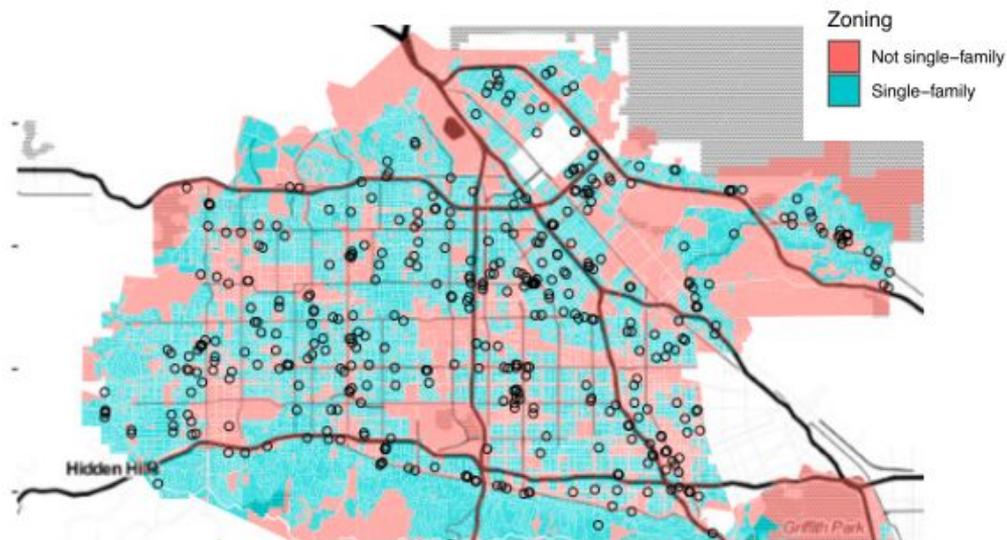
Funding Source for Los Angeles' Affordable Housing Trust Fund (AHTF)

Faith-Based Properties for Housing Development

LA County Faith-Based Sites, by TCAC Opportunity Area



San Fernando Valley Potentially Developable Faith-Based Parcels, with Zoning overlay



Source: Turner Center, [Mapping the Potential and Identifying the Barriers to Faith-Based Housing Development](#), May 2020

Looking forward to Solutions...



- What are other opportunities to address housing needs and barriers?



Inventory of Sites & Site Selection Process

4:40 - 4:55 pm

Inventory of of Sites: Background

Important law to combat exclusionary zoning practices that perpetuate inequality and segregation

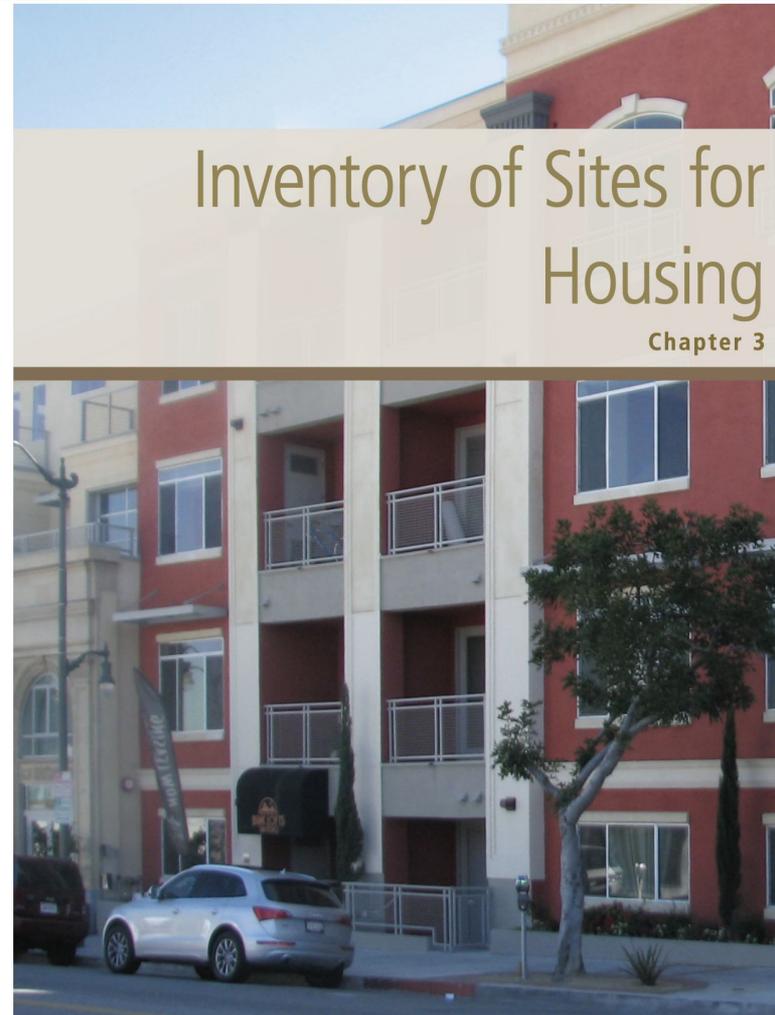
Jurisdictions must identify sites to accommodate RHNA (Sites Inventory)

Required to zone sites at high enough densities to make the development of affordable housing feasible

If insufficient sites existing to accommodate the RHNA (at all income levels), must rezone within 3 years

Inventory of Sites for Housing

Chapter 3



Inventory of Sites: Major Components

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

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

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

New Requirements for Site Selection

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

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

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

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

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

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

...And Possible Additional Changes

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

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

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

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

SB 1138 (Wiener): Emergency Shelters

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

2021-2029 Draft RHNA Allocation

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

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

What does Site Selection Mean for a Site?

Site Selection is a reflection of existing site conditions

What it means:

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

Site selection can help us reflect on our existing zoning

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

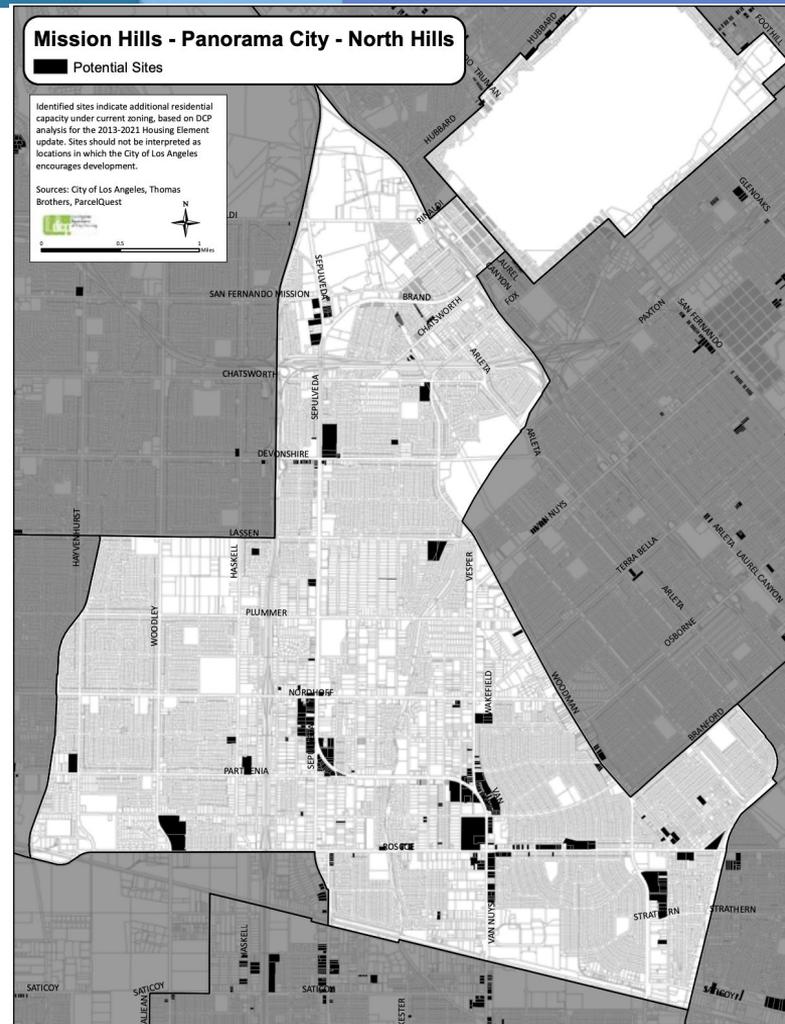
Is zoning creating a barrier to **producing affordable housing**?

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

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

Existing Site Selection Methodology

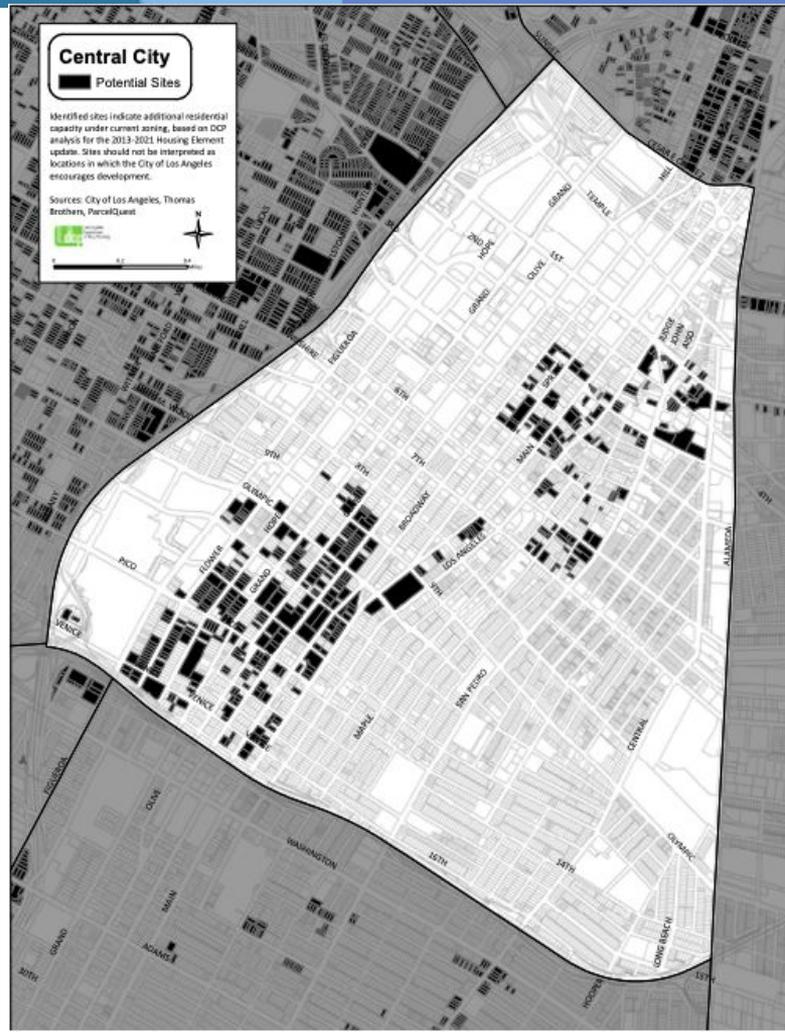
1. **Ensure sites permit residential use without zone change**
2. **Ensure sites are suitable for new residential development**
3. **Calculate realistic capacity**
 - a. Sites with density of 30 du/acre or greater count towards lower-income allocation



Existing Site Selection Methodology, in Detail

1. Ensure sites permit residential use without zone change

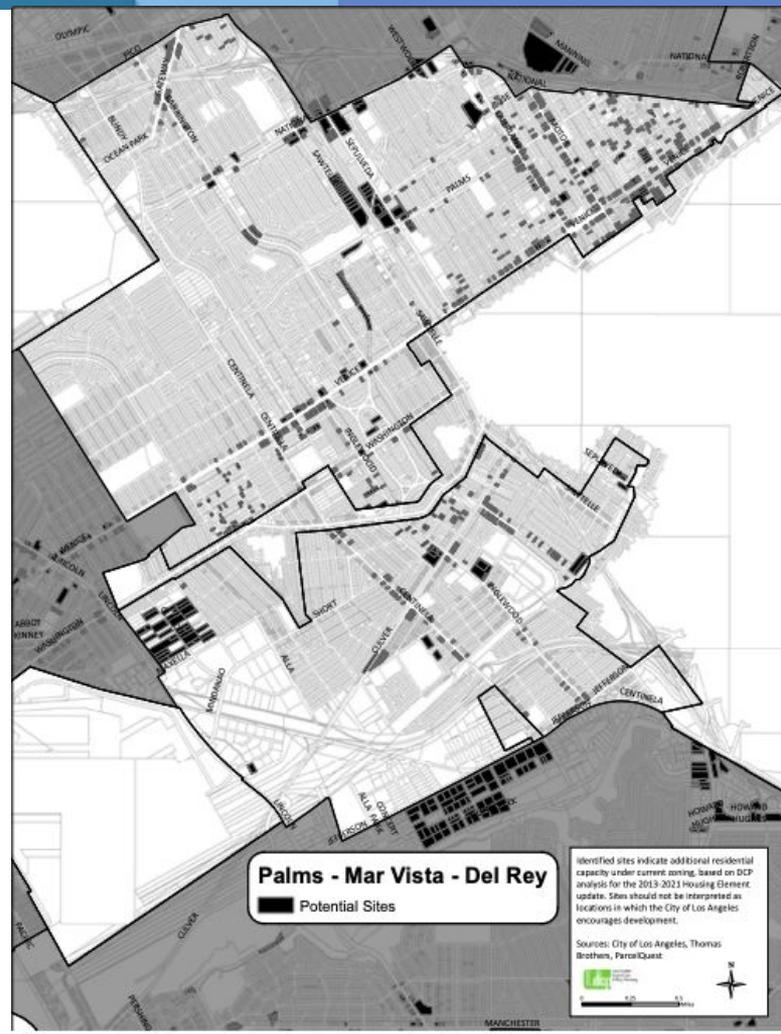
- Eliminate industrially zoned land, open space, and other non-residential zones
- Evaluate sites with split zoning
- Eliminate sites with specific conditions (HPOZ, Specific Plan, HCMs, Mills Act, Q/D conditions) unless closer analysis shows they do not limit residential density



Existing Site Selection Methodology, in Detail

3. Calculate Realistic Capacity

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



Inventory of Sites: Current Example

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

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

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

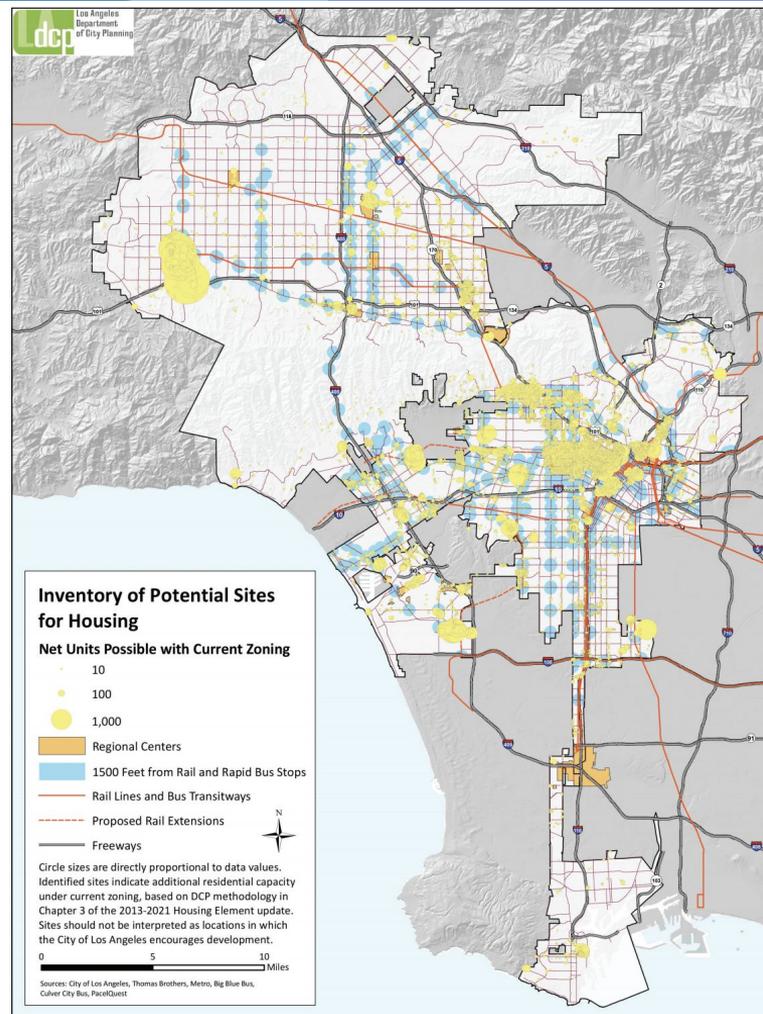
Summary of Sites with Housing Capacity by Community Plan Area

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

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

Existing Sites

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



Discussion: 6th Cycle Methodology



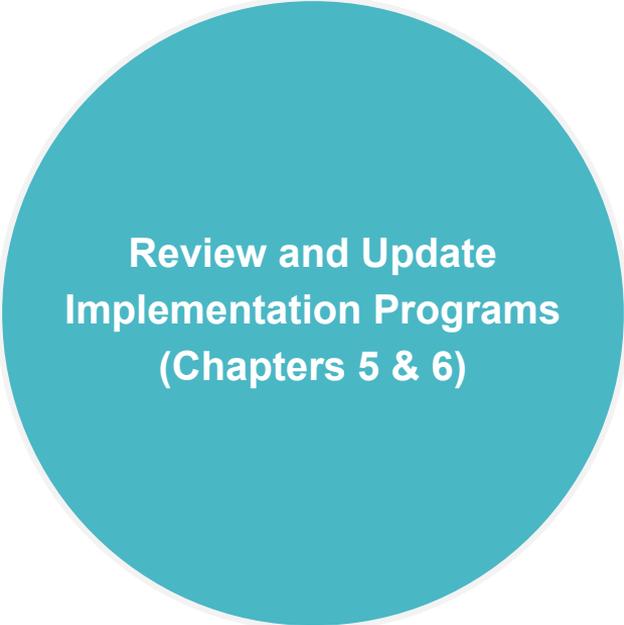
- Any questions about the process?
- Are there other factors we should consider?

Next Steps

4:55 - 5:00 pm



Next Meeting: **Date to be confirmed**



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

Before Next Meeting

**Share
Suggestions:
Constraints
Chapter**

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

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

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

Thank you!

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