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# Thank you for joining the meeting.

The meeting will begin momentarily.

If you are experiencing technical difficulties,  
call/text Cally Hardy at (213)820-4233.

# Housing Element 2021-2029

Housing Livability, Sustainability & Resiliency Subcommittee

Spring 2020, Meeting 2

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



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# Welcome and Introductions

9:00 - 9:10 am

# Today's Presenters & Meeting Facilitator

## Primary Contacts

**Blair Smith**

*City Planning*

[blair.smith@lacity.org](mailto:blair.smith@lacity.org)

**Jackie Cornejo**

*Housing and Community  
Investment*

[jackie.cornejo@lacity.org](mailto:jackie.cornejo@lacity.org)

## Meeting Facilitation

**Esmeralda Garcia**

*MIG*

# Group Introductions



# Today's Objectives

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

# Agenda

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

# Major Subcommittee Meeting Topics

## Last Month:

Vision,  
Goals and  
Objectives

Housing  
Needs  
Assessment

## This Month:

Housing  
Barriers &  
Constraints

Resources &  
Opportunities

RHNA & Site  
Selection

## Next Month:

Policies &  
Programs

Housing  
Policy  
Strategies



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# Housekeeping, Updates, & Reminders

10:10 - 10:15 am

# Online Facilitation

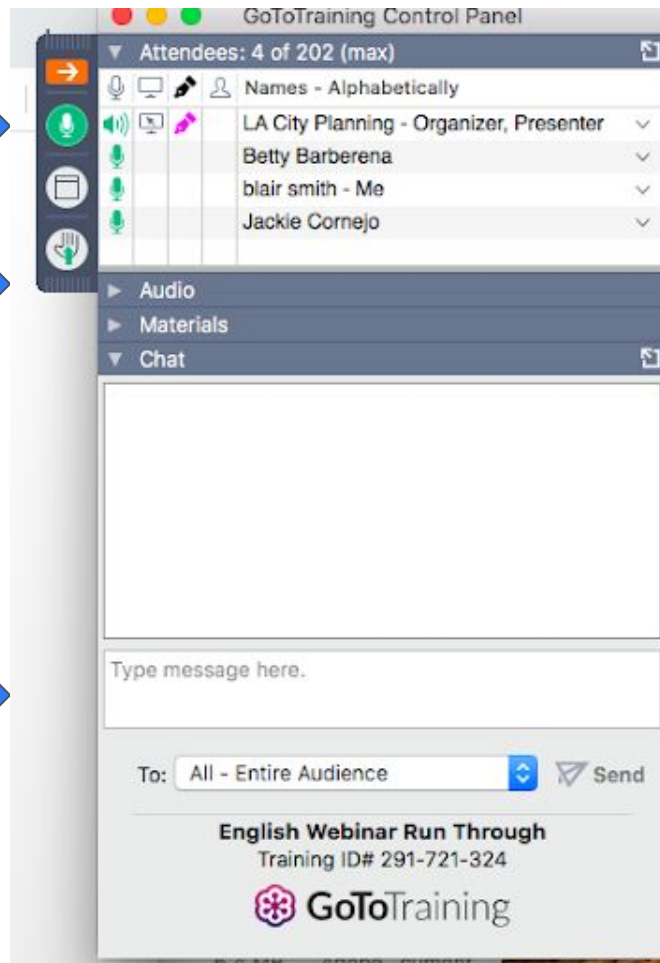
These icons will be used  
to note a discussion  
opportunity



Type comments  
in the chat box



“Raise your  
hand” to  
speak



# Upcoming Webinar Series

*Registration Coming Soon*

Housing Element 2021- 2029:

Attend a Webinar  
with Live Q&A



**Please help spread the word!**

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



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# Identifying Constraints to Housing

10:15 - 11:05 am

# Required Constraints Analysis Per State Law

GC §§ 65583(a)(5) and (6)

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

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

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



# Required Constraints Analysis Per State Law

GC §§ 65583(a)(5) and (6)

## Governmental Constraints including:

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

## Non-Governmental Constraints including:

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

# Key Constraints We Will Discuss

- Section 1

- Land Use and Zoning
- Opposition to Housing

**We will break for discussion  
throughout the presentation**

- Section 2

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

**What other  
constraints  
should be  
assessed?**



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# Considerations & Approach

# Summary Of Housing Needs And Our Last Meeting

Los Angeles does **not have enough homes**

Angelenos are **not very housing secure**  
(paying far too much, living in overcrowded conditions and making other sacrifices)

**Affordable housing production** has  
generally increased but well short of goals

Funding for affordable housing is **inadequate**

Affordable housing is **not equitably distributed**

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

**Aging population** and **fewer children**

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

# Livability in our Homes, Neighborhoods, and City

## Homes

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

## Neighborhoods

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

## City

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



# Approach For Evaluating Constraints

## Goal:

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

# Constraints From One Perspective Can Be Opportunities From Another

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

# Considerations for Housing Constraints

## Research: How to Share

n p r

♥ DONATE



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Heat and Health in American Cities

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

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

## Economic Argument for Historic Preservation: Older Housing is Affordable Housing

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

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# Housing Constraints

*Land Use & Zoning*

# Previously Identified Land Use & Zoning Constraints Related to Housing Production

- General Plan (11 Elements)

  - Framework Element

  - Community Plans

- Zoning

  - Overall Housing Capacity

  - Specific Development Standards

- Entitlement Processing / Procedures



# Land Use & Zoning General Plan



**LAND USE**  
(35 Community Plans)



**AIR QUALITY**



**CONSERVATION**



**HEALTH**



**SAFETY**



**MOBILITY**



**INFRASTRUCTURE  
SYSTEMS**



**OPEN SPACE**



**PUBLIC  
FACILITIES &  
SERVICES**



**NOISE**



**HOUSING**

# Land Use & Zoning

## Current Land Use Distribution

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

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

### Percentage of Residential Land Area

**70.4%**

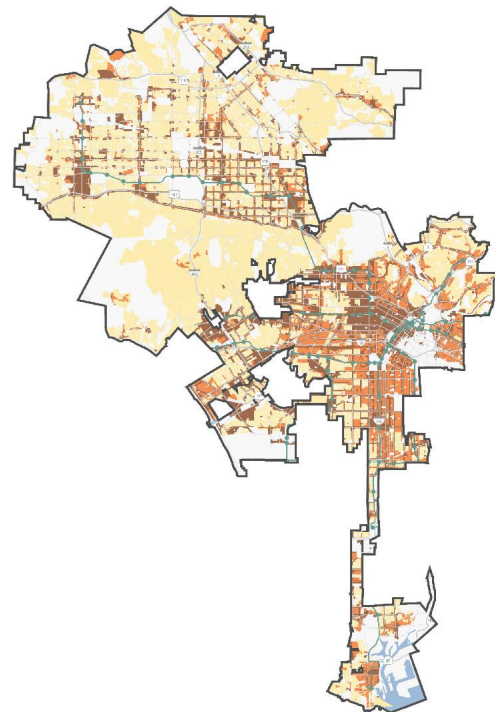
Single  
Family

**12.3%**

Lower Density  
Multi-Family

**17.3%**

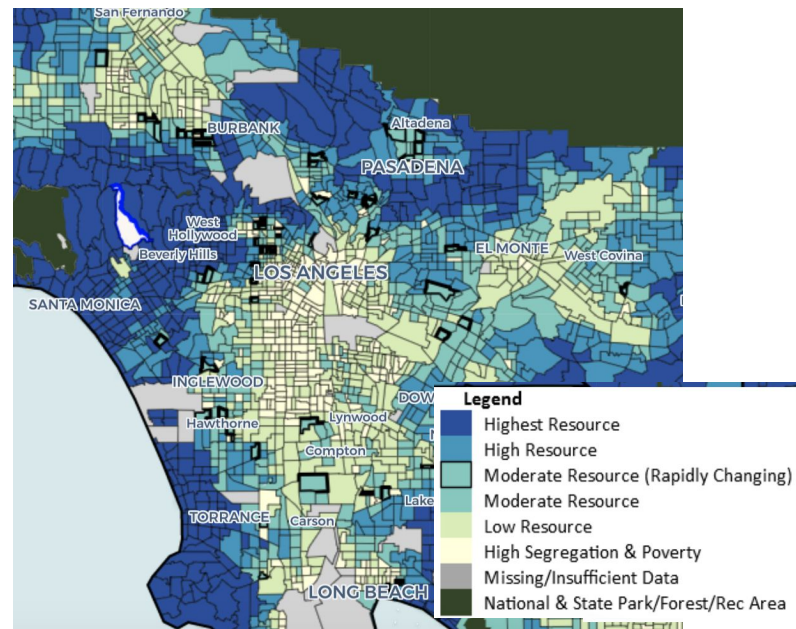
Higher Density  
Multi-Family



# Land Use & Zoning

## Percent of Single Family Parcels by Resource Area

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



# Land Use & Zoning

## Community Plans and Localized Planning Tools

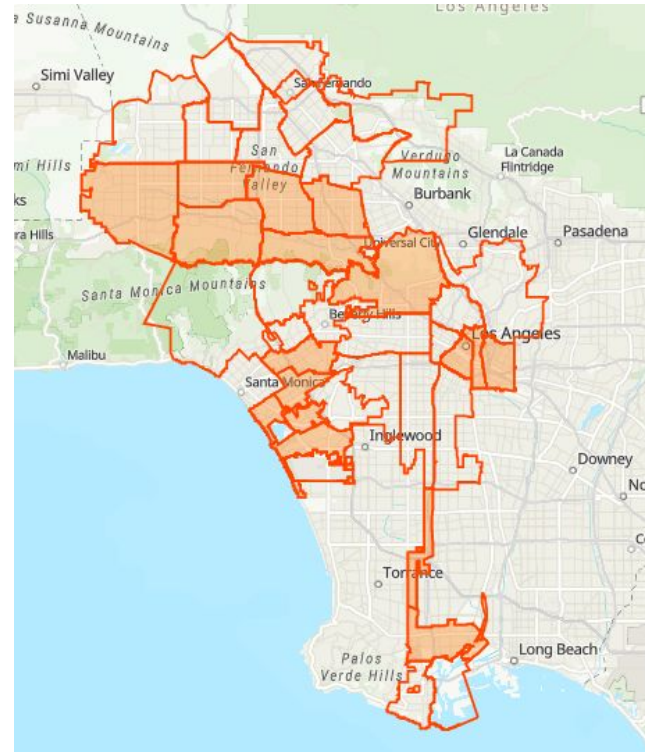
# Community Plans

## Specific Plans

# Community Plan Implementation Overlays (CPIO)

# Community Design Overlays (CDO)

## Historic Preservation Overlay Zones (HPOZ)



# Land Use & Zoning

## Zoning Requirements

Density Limitations

Height Limitations

FAR Limitations

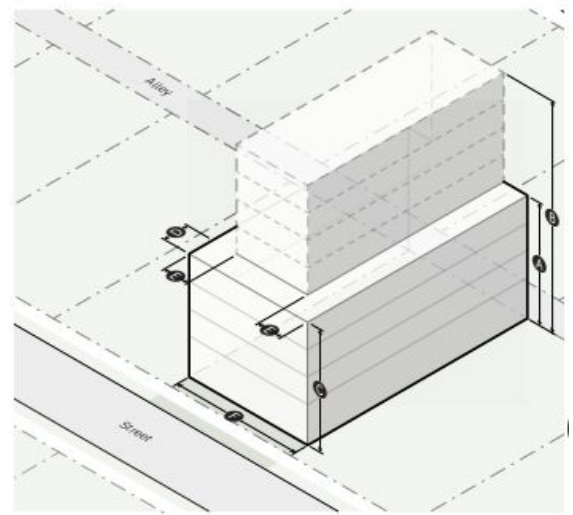
Q & D Conditions

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

1. Lot Parameters



2. Bulk and Mass



# Open Space



## Open Space Requirements:

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

## Incentives Offered:

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

## Re-code:

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



# Historic Preservation

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

1,180 Historic Cultural Monuments (HCM)

35 Historic Preservation Overlay Zones (HPOZs)

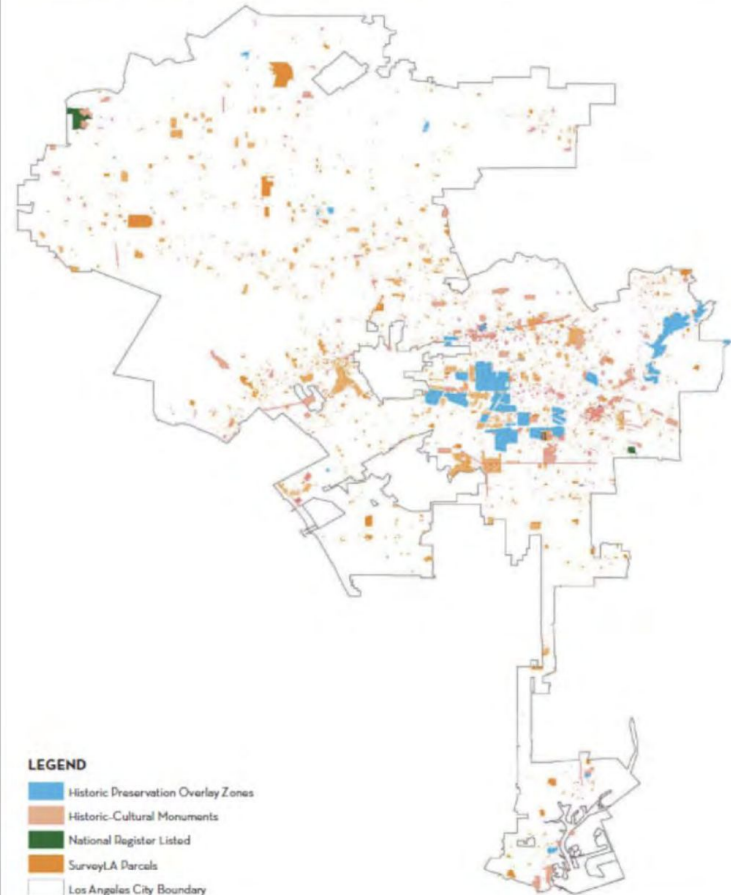
26 National Register (NR) districts

195 Individual National Register(NR) properties

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

Source: LA Conservancy

## HISTORIC RESOURCES IN THE CITY OF LOS ANGELES



# Recent Local Efforts To Remove Land Use & Zoning Constraints

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



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# Housing Constraints

*Opposition to Housing*

# Opposition to Housing Development

## *A new required component of the constraints analysis for this cycle*

Opposition to housing may include concerns about:

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

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

# California Environmental Quality Act (CEQA)

## BIOLOGICAL RESOURCES



Coastal Zone  
Management Resources



Aquatic Wildlife and  
Essential Fish Habitat



Invasive  
Species



Vegetation  
and Habitats



Threatened and  
Endangered Species

## HUMAN ENVIRONMENT



Air Quality



Community and  
Recreational Resources



Cultural  
Resources



Environmental  
Justice



Existing  
Infrastructure



Hazardous, Toxic  
and Radioactive Waste



Noise



Socioeconomics



Traffic and  
Transportation



Visual and  
Aesthetic Resources

## PHYSICAL ENVIRONMENT



Geology



Marine Hydrodynamic  
Effects Including Salinity,  
Currents, and Tidal Impacts



Project Area  
and Climate



Topology  
and Soils



Water and  
Sediment

# Recent local efforts to remove constraints related to opposition

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

# Key Constraints We Will Discuss

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

**What other  
constraints  
should be  
assessed?**



# Discussion: Constraints to Housing Livability, Sustainability & Resiliency

## Section 1

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

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# Housing Constraints

***Building Codes, Public  
Improvement and Other  
Procedures***

# Previously Identified Constraints

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

## Potential Constraints

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

Environmental risk areas

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





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

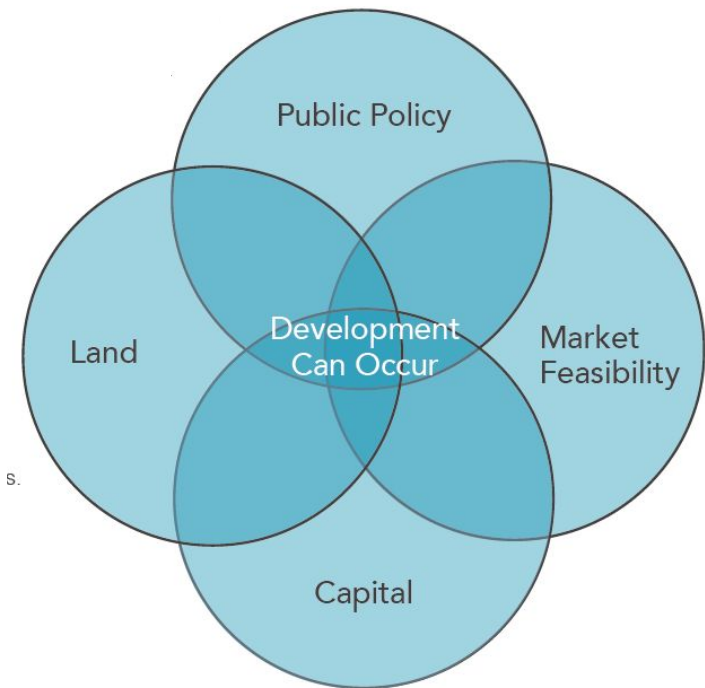
- Los Angeles Green Building Code (LAGBC)
  - Cool roof rebate
- Brace and Bolt Program
- Soft-story Retrofit Program
- Existing Buildings Energy & Water Efficiency (EBEWE) Program
- Co-location of telecommunication devices
- Case Streamlining

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# Housing Constraints

***Market-Based Constraints***

# Previously Identified Market-Based Constraints



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

**What other market-based constraints should be identified?**



# Market Based Constraints

## Per Unit Costs

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

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

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

# Market Based Constraints

## Land Values

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

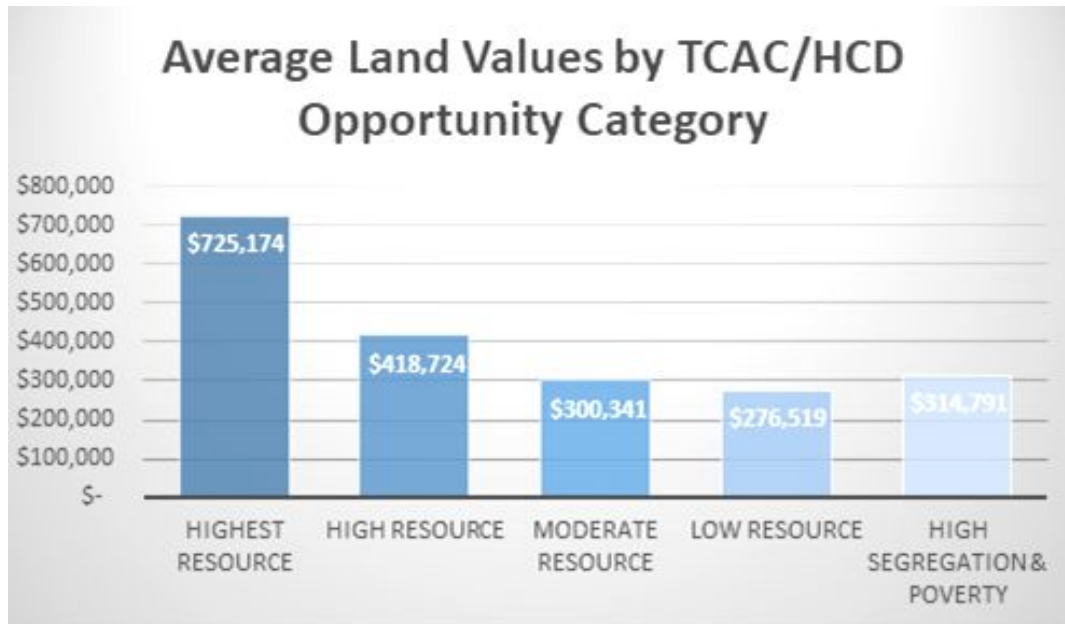
Table 2. Top 10 and Bottom 10 Metro Areas for 2018 Bottom-Tier Home Prices

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

Source: UC Berkeley Turner Center

# Market Based Constraints

## Land Values and Access to Opportunities



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

# Efforts to Address Market Constraints

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

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# Housing Constraints

*Fees*



# Fees on Housing Production

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

- Planning entitlements

- Building permits

- Plan check

- Clearances

- Inspections

**Impact Fees** fees which are used to fund physical infrastructure

- Schools

- Sewer

- NEW: Parks

- NEW: Affordable Housing Linkage Fee

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



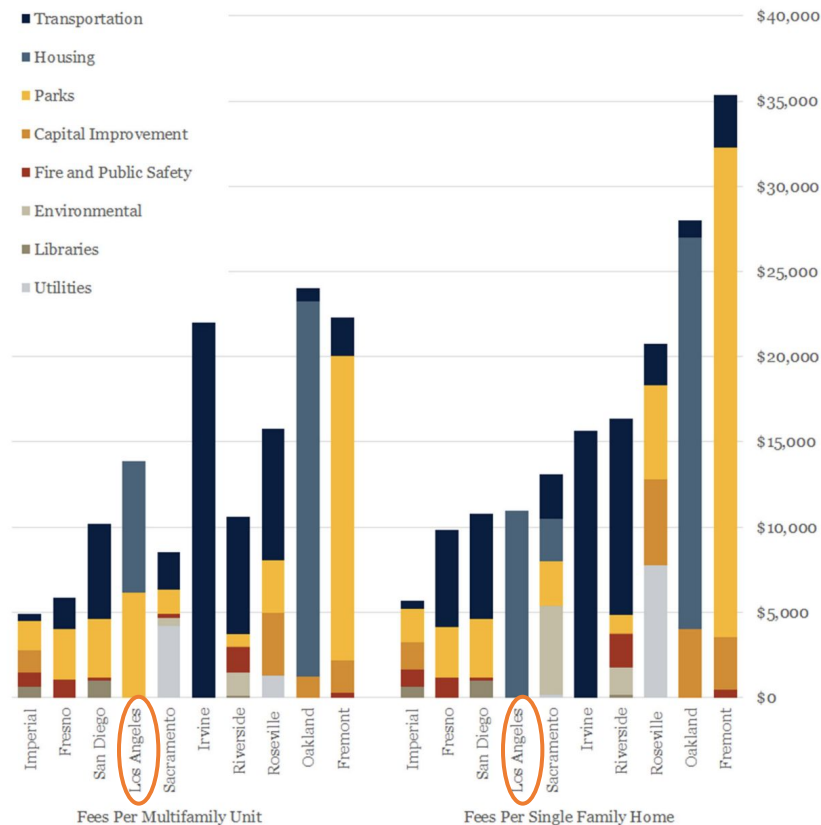
# Development Impact Fees

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

Now ranks about average in CA

Fees for multifamily are higher than fees for single-family

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



# Park Fees

Requires a project to:

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



# Local Efforts to Address Fee Constraints

## Administrative Fee Subsidies

Development Services Case Management (for affordable)

## Fee Policy Considerations

Geographic (Market) Considerations

Exemptions/Waivers

Fee Multiplier (Per Unit vs. Per Square Feet)

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# Housing Constraints

*Funding for Affordable Housing*

# Previously Identified Funding Constraints

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

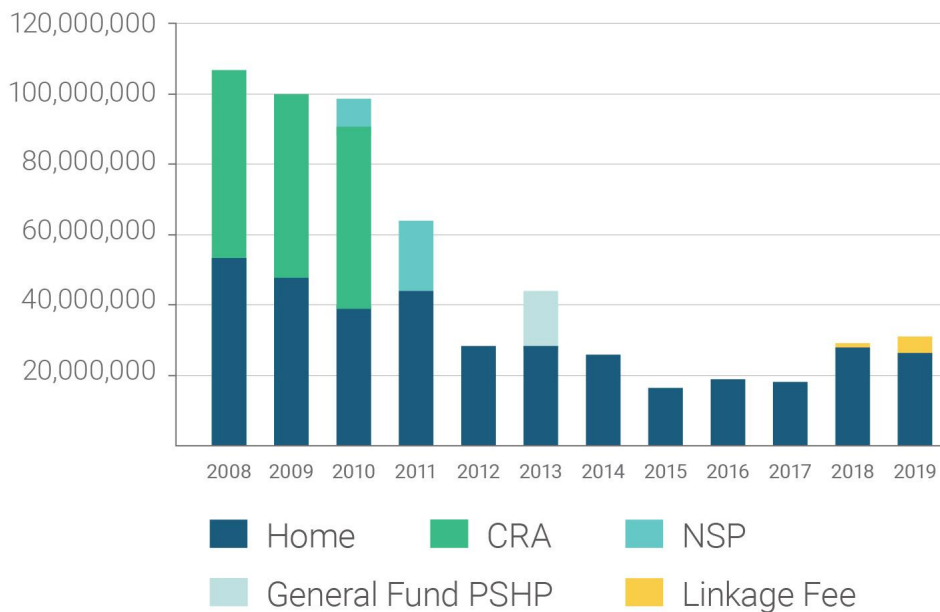
**What other  
funding  
constraints  
should be  
identified?**



# Local Affordable Housing Funding

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

## Affordable Housing Trust Fund Funding, 2013-2019





# Funding Constraints

## Amenity Scoring for Affordable Projects

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

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

# Recent local efforts to address funding constraints

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

# Key Constraints We Will Discuss

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

**What other  
constraints  
should be  
assessed?**



# Discussion: Constraints to Livability, Sustainability & Resiliency

## Section 2

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



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# Opportunities for Conservation in Residential Development

11:05 - 11:25 am

# Chapter Overview

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

# Reducing Consumer Use of Energy and Water

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

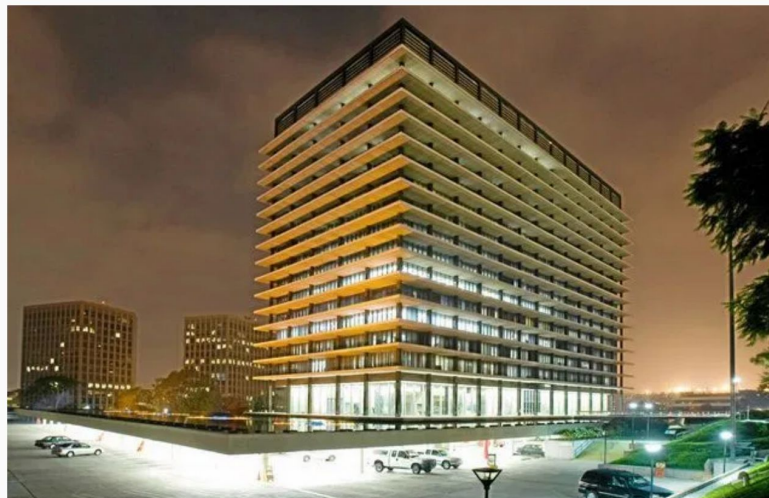
# Specific Strategies/Resources for Low-Income Households

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

## NEWS

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

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



Ad closed by **criteo**.

Report this ad

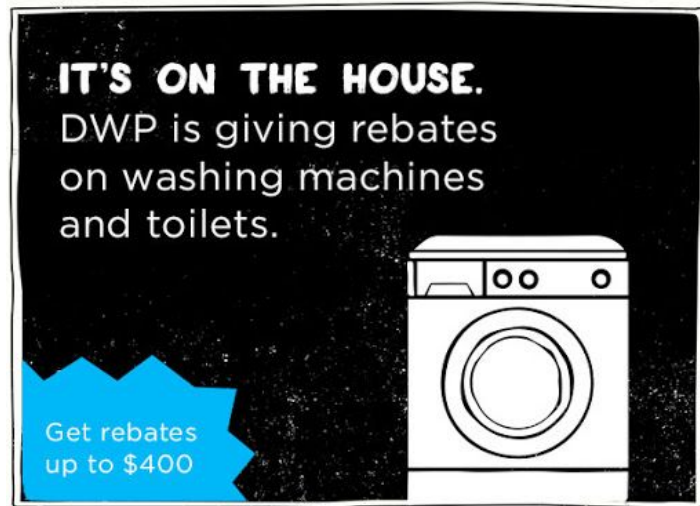
Ad choices



# Reducing Consumer Use of Water

## Water Conservation Methods

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



# Reducing Consumer Use of Energy

## Renewable Energy

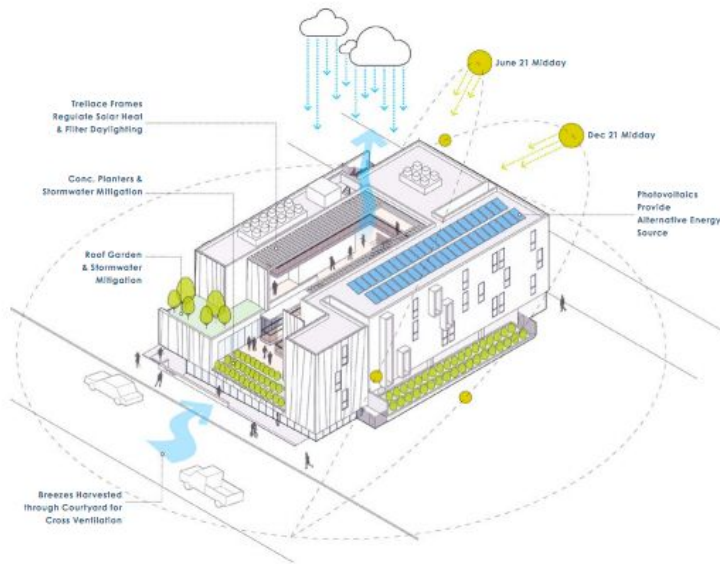
- LADWP's goal is to reduce energy use by 15% by 2020.
  - Refrigerator Exchange Program,
  - Attic Insulation Rebate,
  - Residential Energy Efficiency Loan Program
- Green New Deal
  - 55% renewable energy by 2025, 80% renewable energy by 2036, and 100% renewable energy by 2045.
- On-Site Energy Generation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

### LADWP Power Resources (Calendar Year 2017)

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

# Sustainable Development: Planning and Land Use

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



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

# Sustainable Development

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





# Looking forward to Solutions...

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

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# Inventory of Sites & Site Selection Process

11:25 - 11:50 am



# Inventory of Sites: Background

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

## Inventory of Sites for Housing

Chapter 3



# Inventory of Sites: Major Components

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

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

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



# New Requirements for Site Selection

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

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

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

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

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

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

# ...And Possible Additional Changes

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

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

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

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

## **SB 1138 (Wiener): Emergency Shelters**

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

# 2021-2029 Draft RHNA Allocation

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

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

# What does Site Selection Mean for a Site?

**Site Selection is a reflection of existing site conditions**

## **What it means:**

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

# Site selection can help us reflect on our existing zoning

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

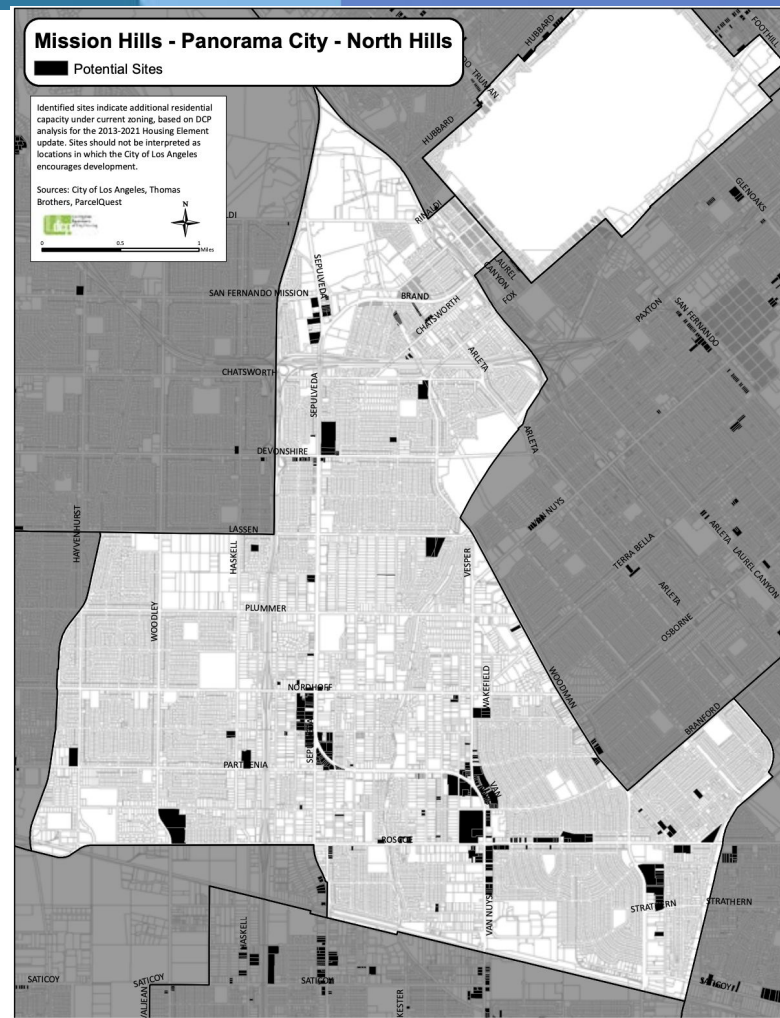
Is zoning creating a barrier to **producing affordable housing**?

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

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

# Existing Site Selection Methodology

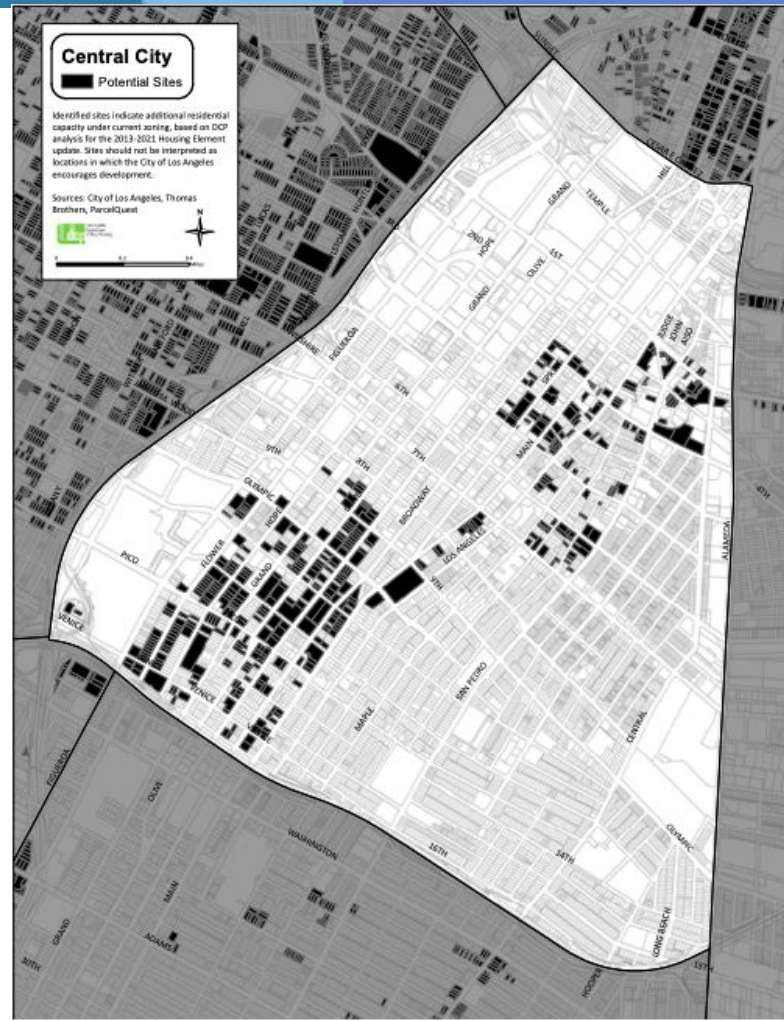
1. **Ensure sites permit residential use without zone change**
2. **Ensure site are suitable for new residential development**
3. **Calculate realistic capacity**
  - a. Sites with density of 30 du/acre or greater count towards lower-income allocation



# Existing Site Selection Methodology, in Detail

## 1. Ensure sites permit residential use without zone change

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



## 2. Ensure sites are suitable for new residential development

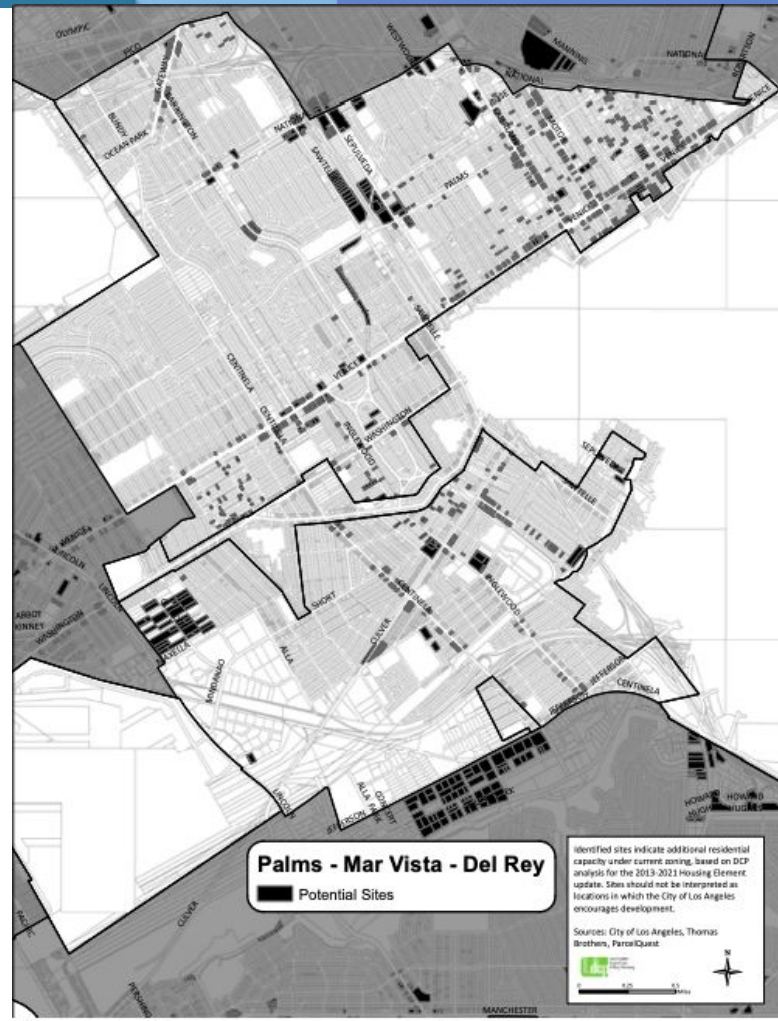
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# Existing Site Selection Methodology, in Detail

## 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)

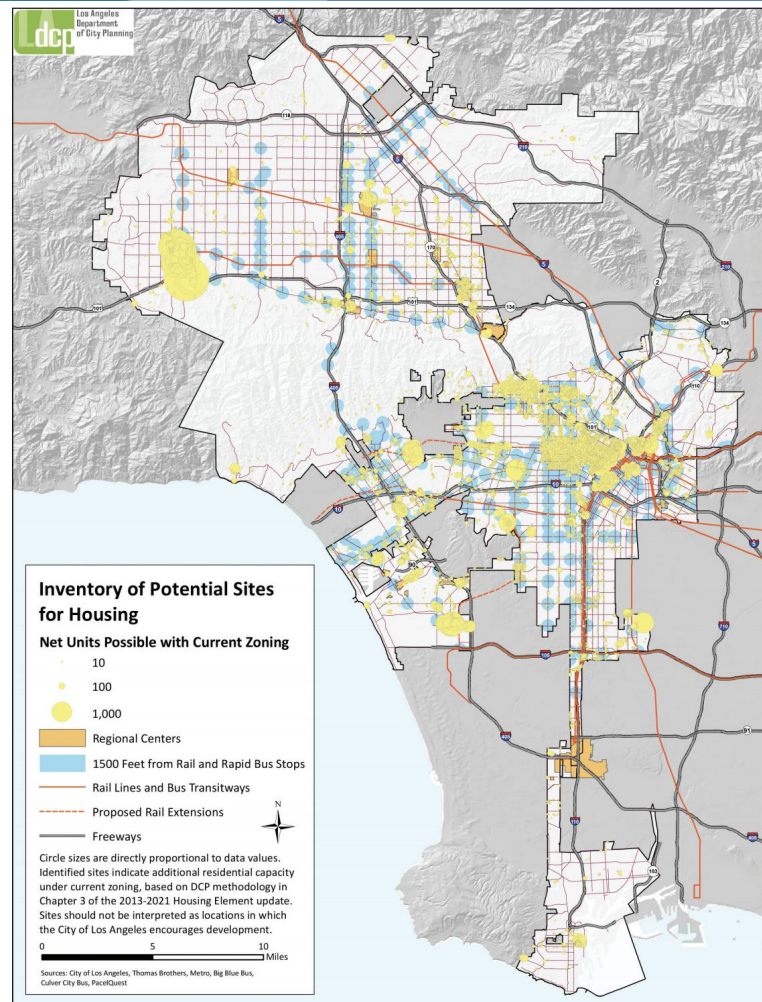
Summary of Sites with Housing Capacity by Community Plan Area

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
<b>TOTAL</b>	<b>21,336</b>	<b>308,052</b>	<b>8,554.3</b>

# 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

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

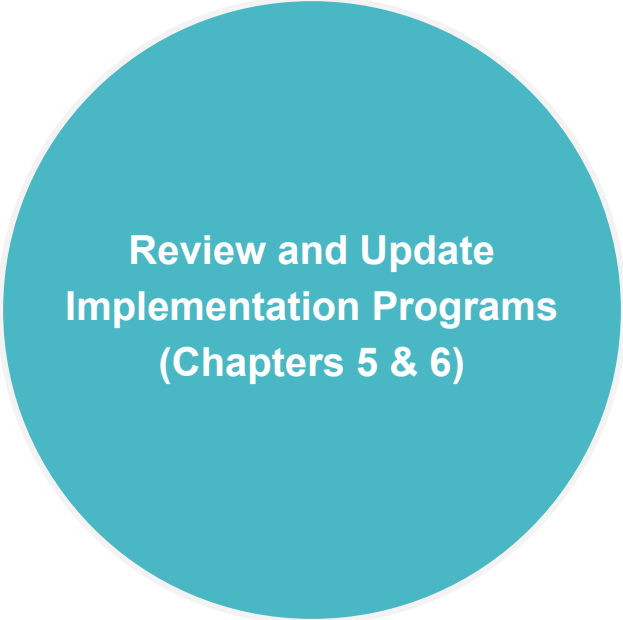
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# Next Steps

11:50 am - 12:00 pm




# Next Meeting: **Date Coming Soon**



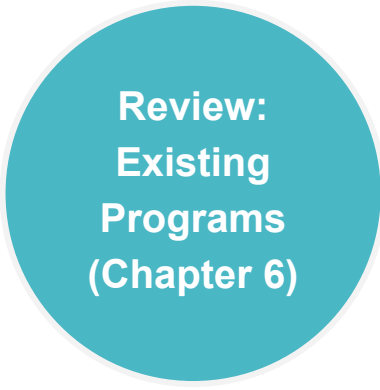
**Review and Update  
Implementation Programs  
(Chapters 5 & 6)**

# Before Next Meeting

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**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.*

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

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



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# Thank you!

[HousingElement@lacity.org](mailto:HousingElement@lacity.org)