
Thank you for joining the meeting.

The meeting will begin momentarily. If you are experiencing technical difficulties, call or email: (619) 952-7375, jnielsen@miq.com



Housing Element 2021-2029

Housing Production and Construction Innovation Subcommittee

Spring 2020, Meeting 1

April 21, 2020 | 9:00 - 11:00 a.m.

LOS ANGELES
CITY PLANNING

Introductions and Housekeeping

9:00 - 9:20 am



Online Facilitation

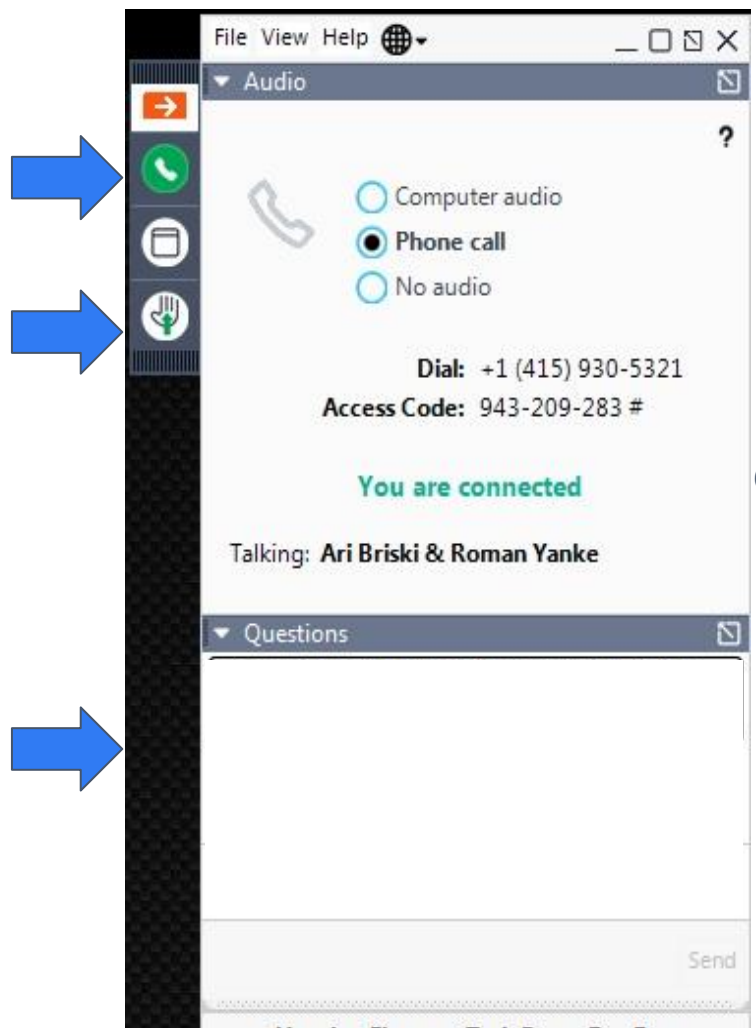
These icons will be used to note a discussion opportunity



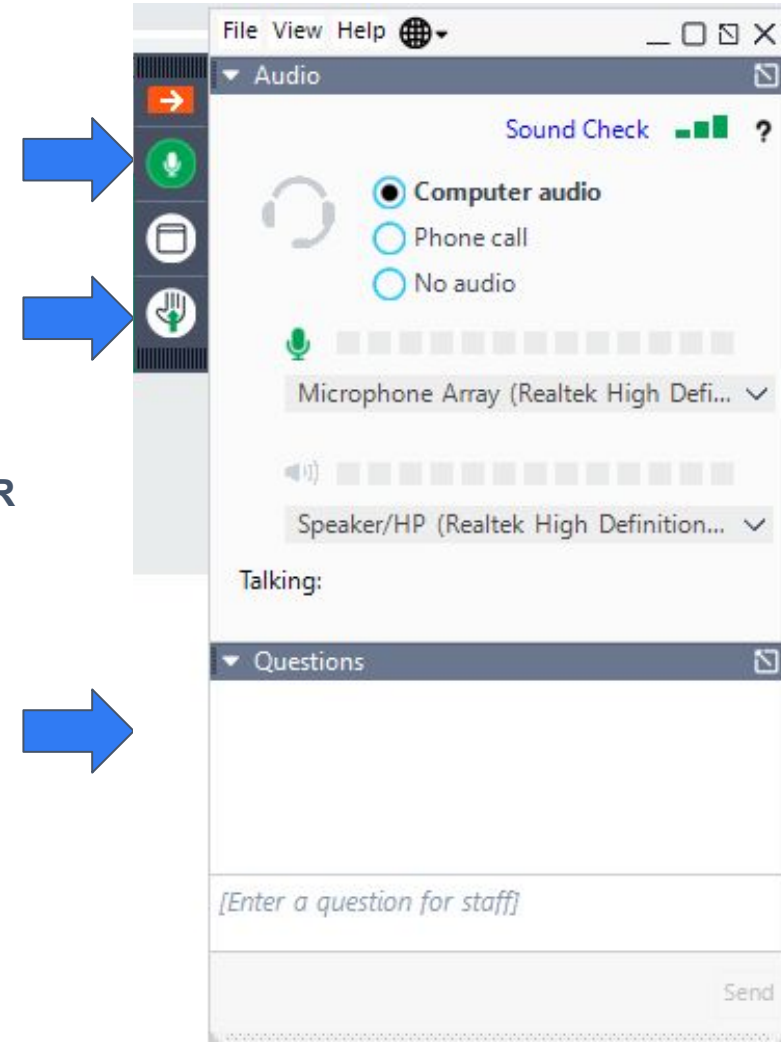
Type comments in "Questions"



"Raise your hand" to speak



OR



Housing Element Team

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Group Introductions



A Note About the Current Crisis

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

Today's Objectives

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

Meeting Agenda

1. **Introductions and Housekeeping** | 9:00 - 9:20 am
2. **Project Status Update and Emerging Themes** | 9:20 - 9:30 am
3. **Subcommittee Structure and Focus** | 9:30 - 9:55 am
4. **Review of Vision, Goals and Objectives** | 9:55 - 10:20 am
5. **Introduction to the Housing Needs Assessment** | 10:20 - 10:50 am
6. **Review Next Steps** | 10:50 - 11:00 am

Expectations for Participation

Purpose and Charge

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

Encourage participation.



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

Expectations for Participation

Attend all meetings (or send an alternate)

Disagree respectfully

Share information with constituencies and community members

Be present: avoid multi-tasking and electronic distractions

Project Status Update & Emerging Themes

9:20 - 9:30 am

Housing Element 2021- 2029:

The Plan to House LA



Join us for a Community Workshop.

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

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



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

<https://planning4la.org/Plan2HouseLA>

CENTRAL - MONDAY, FEBRUARY 24TH

5:00 - 7:30 PM

Pico House

424 North Main Street, 90012

VALLEY - SATURDAY, FEBRUARY 29TH

2:00 - 4:30 PM

Sherman Oaks East Valley Adult Center

5056 Van Nuys Blvd, 91403

SOUTH - WEDNESDAY, MARCH 4TH

6:00 - 8:30 PM

Jim Gilliam Recreation Center

4000 South La Brea Ave, 90008

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

Online Workshop

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



Emerging Themes from Public Workshops & Task Force

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



Subcommittee Structure & Focus

9:30 - 9:55 am

General Plan Obligation

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.

- The General Plan is the **preeminent planning document**, sitting atop the hierarchy of local land use measures. Once adopted, it has binding effect on the locality. **All actions taken by the jurisdiction must be consistent with the general plan.**

Core Components of Housing Element Law

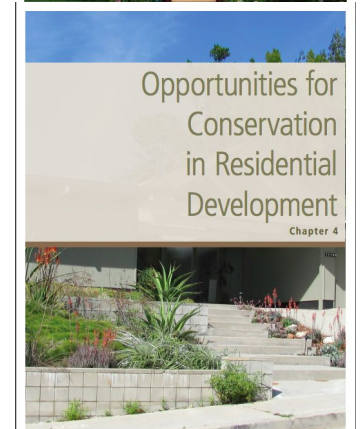
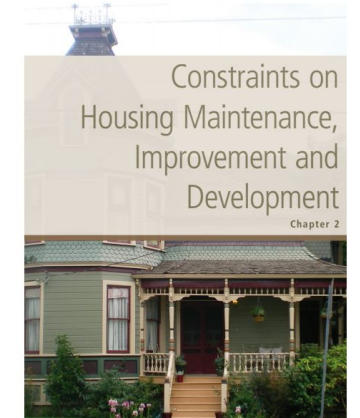
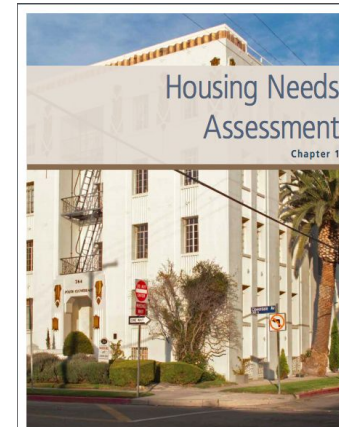
An Analysis of
Existing +
Projected
Housing Needs

Review of
Constraints,
Opportunities, and
Resources

+

Review of
2013-2021 Housing
Element

Statement of goals,
quantified objectives, and
policies



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

Production Specific Components of Housing Element Law

An Analysis of
Existing +
Projected
Housing Needs

+

Inventory of Sites

Analysis of Zoning and the Capacity of the Inventory to Accommodate the RHNA for Each Income Level

- Density and Affordability
- Realistic Site Capacity to Accommodate the RHNA
- Small Sites and Large Sites
- Non-Vacant Sites
- Sites with Current or Past Residential Uses
- Sites IDd in the Past

Analysis of Public Facilities

Housing Production Specific Components of Housing Element Law



Review of
Constraints,
Opportunities, and
Resources

Analysis of Governmental Constraints and Efforts to Remove Them

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

Housing Production Specific Components of Housing Element Law



Review of
Constraints,
Opportunities, and
Resources

Analysis of Non-Governmental Constraints

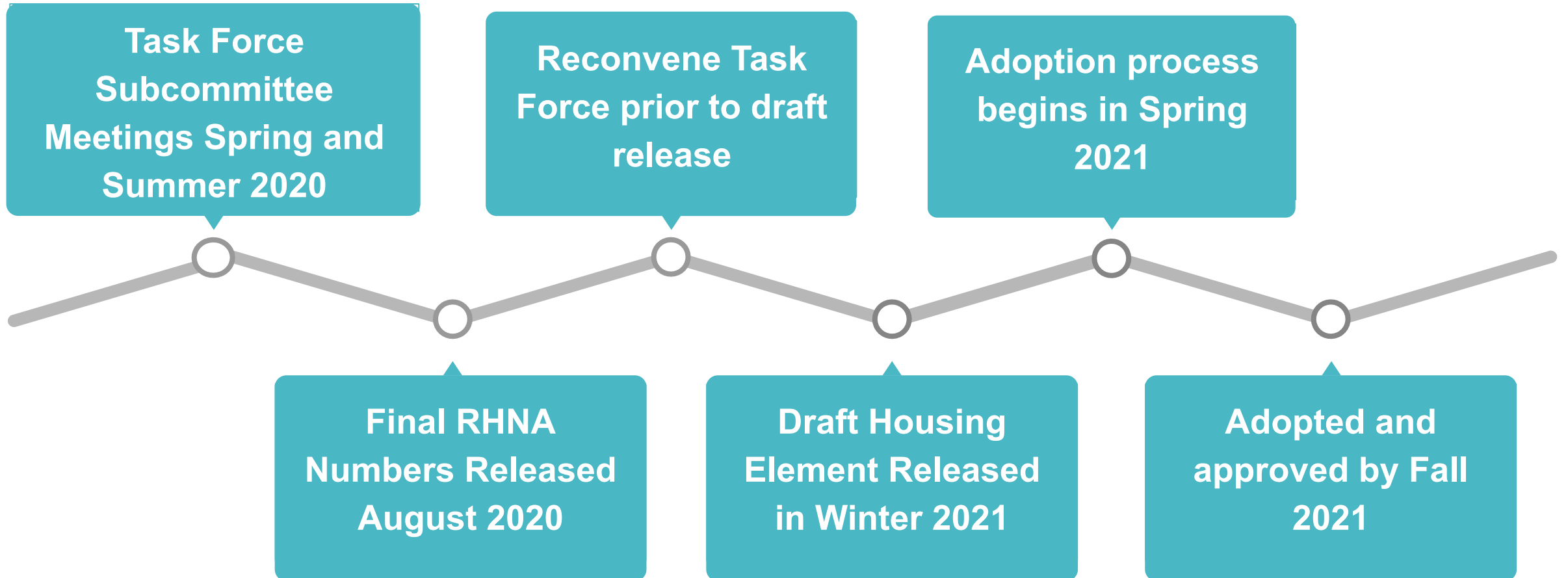
- availability of financing
- the price of land
- the cost of construction
- market forces,
- environmental concerns
- opposition to the preservation, conservation, and development of housing for all economic segments of the community
- requests to develop housing at lower densities than permitted

Subcommittee Major Tasks

Define, Inform and Review:



Project Timeline - Key Task Force Milestones



What is the primary focus of this subcommittee



Increasing
Production



Maximizing
Affordable
Housing
Production



Innovation in
Construction,
Production &
Tenure

Potential Subcommittee Topic Areas

Addressing Zoning & Regulatory Constraints

Maximizing Affordable Housing Production

What Housing Typologies (four-plex, larger units, micro units, etc) Should We Be Prioritizing?

Where Should We Prioritize New Housing?

Enabling a More Equitable Distribution of Affordable Housing

Minimizing Displacement

Replacement/Right of Return Policies/Local Preference Policies

Public Land/Land Trusts/Cooperatives

Homeownership Facilitation

Innovative Housing Typologies and Construction Methods

Special Needs Housing

Which other
topic areas
need to be
considered?



Which other topic
areas need to be
considered?



Review of Vision, Goals and Objectives

AKA Homework Review

9:55 - 10:20 am

Current Housing Element Vision

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

What is a Goal, Objective, Policy & Program?

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

Current Housing Element Goals

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

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

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

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

Current Relevant Goals and Objectives

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

Objective 1.1

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.

Current Relevant Goals and Objectives

Goal 2. 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

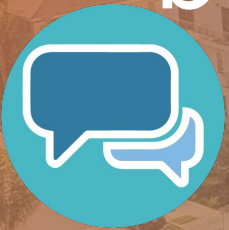
Objective 2.4

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

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



Raise your hand or type
in to “Questions”

Current Relevant Goals and Objectives

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

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Objective 2.5

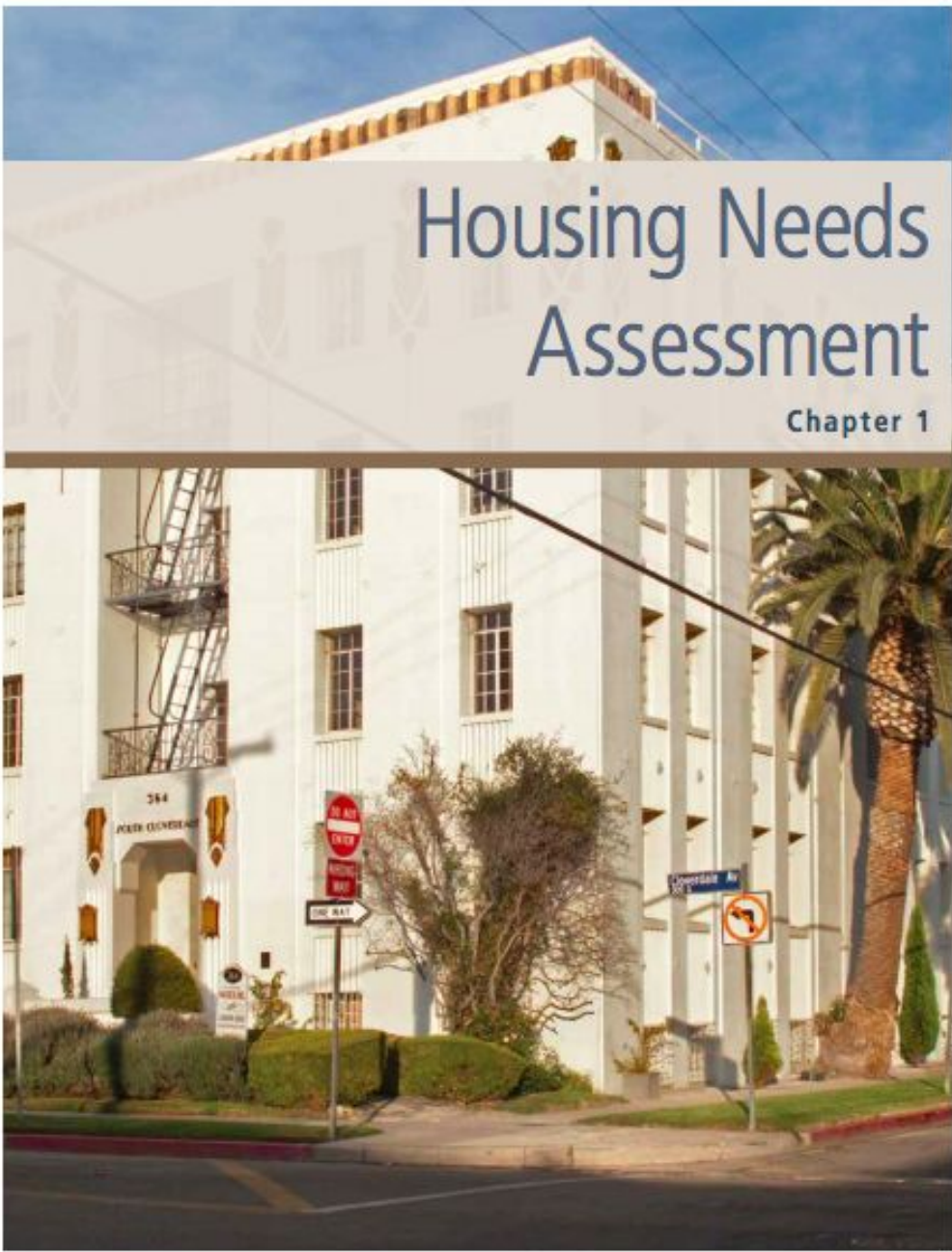
Promote a more **equitable distribution** of affordable housing opportunities throughout the City

Introduction to the Housing Needs Assessment

10:20 - 10:50 am

Housing Needs Assessment

Approach



Housing Needs Assessment

Chapter 1

Housing Needs Assessment

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

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

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

Regional Housing Needs Assessment (RHNA)

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

2021-2029 RHNA Allocation

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

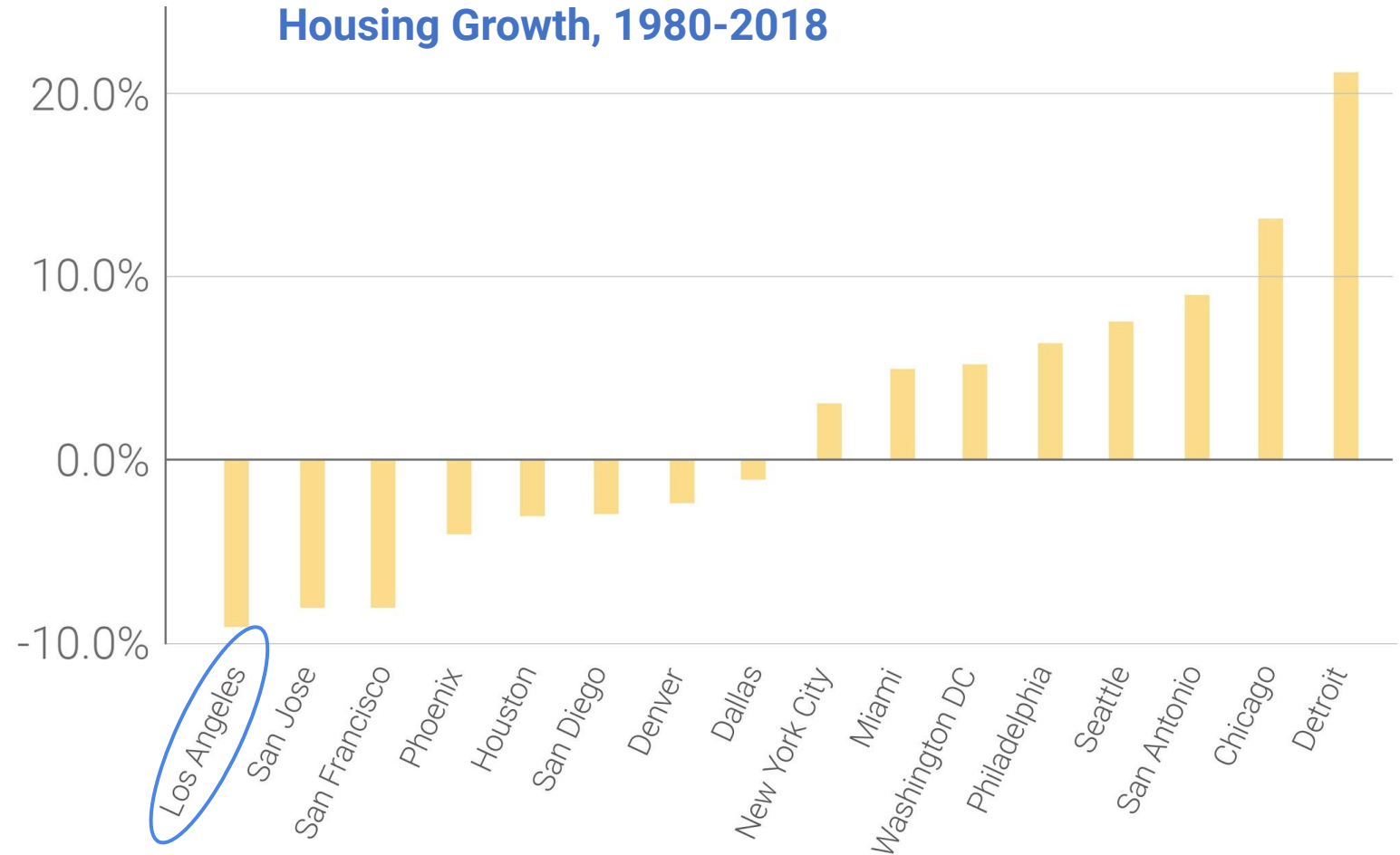
*All LA City 2021-2029 figures are estimated, based on the current draft allocation. A final allocation will be provided in August 2020.

Population Growth Compared to Housing Growth

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

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

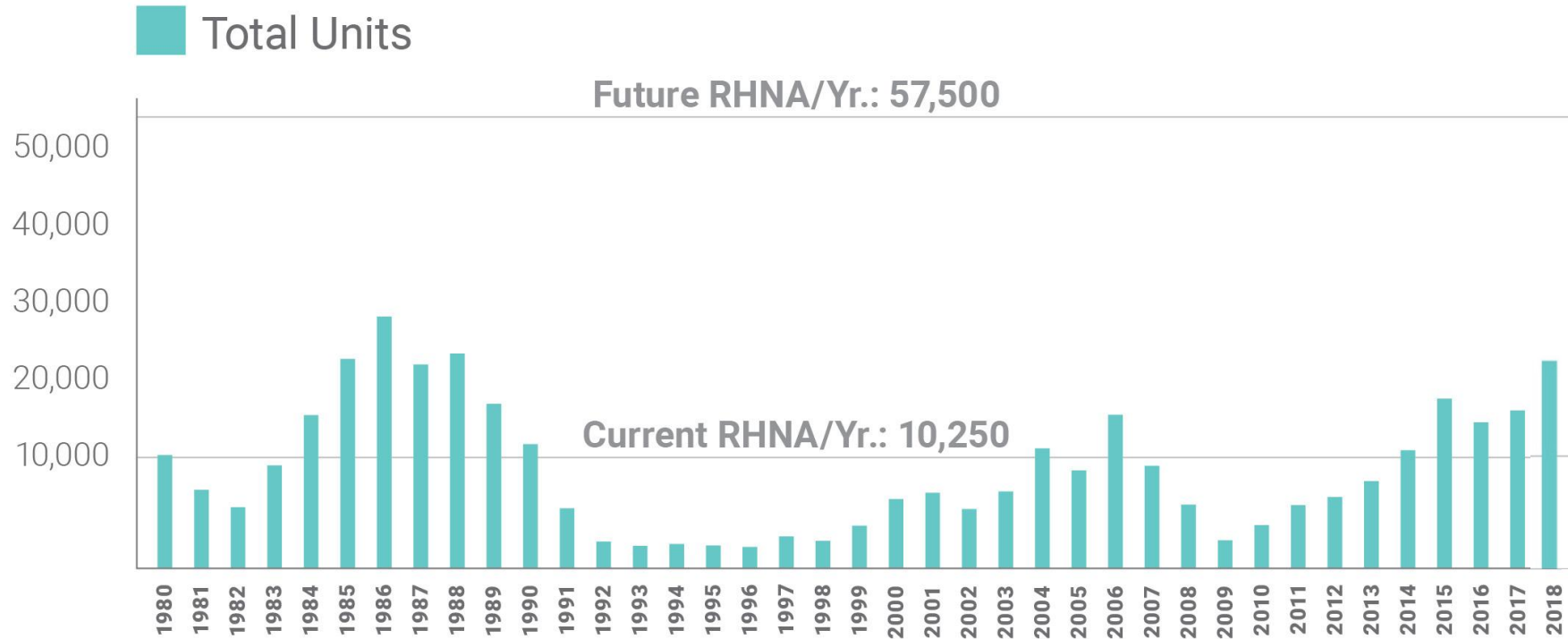
Difference between Population Growth and Housing Growth, 1980-2018



Data sources: US Census Bureau

RHNA Goals in Context

Housing Units Permitted, Compared to RHNA Goals

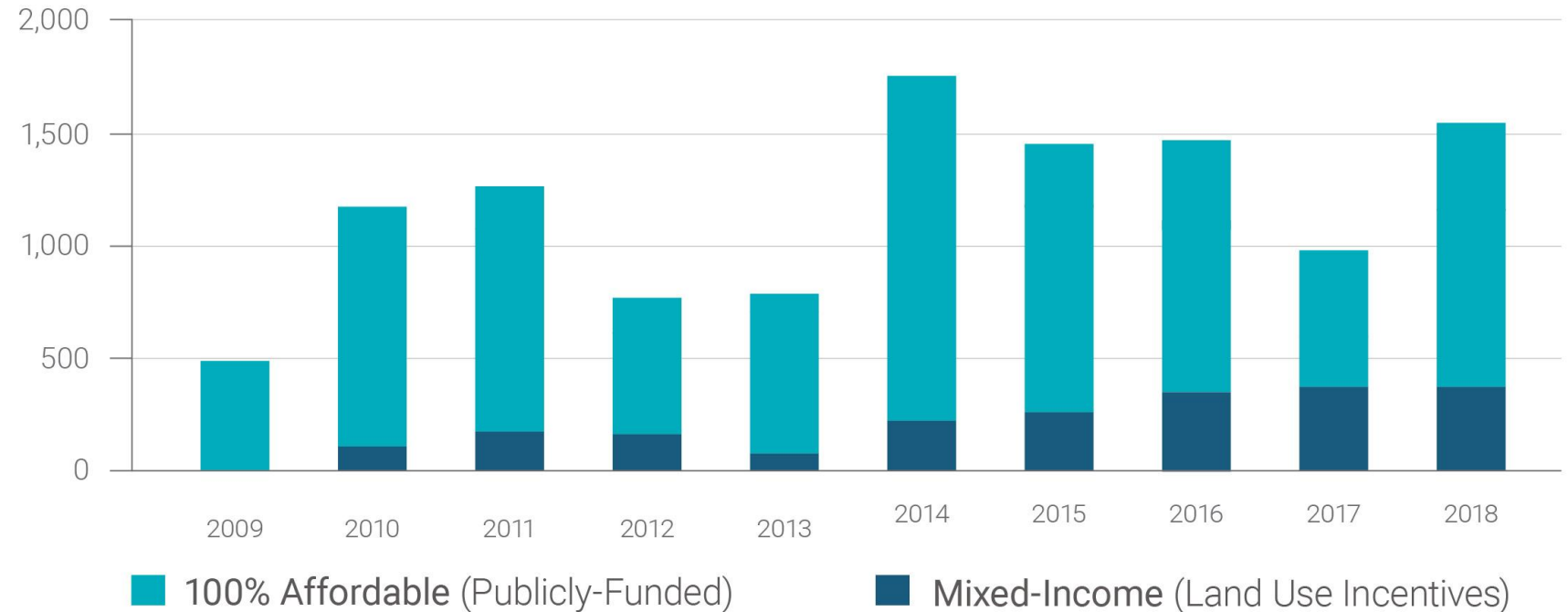


Affordable RHNA Goals in Context

Number of Affordable Units Created 2009-2018

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


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



Housing Needs Assessment

Approach

Approach to Identifying & Analyzing Housing Needs

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



How to Give Feedback

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



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

Estimated Number of Unemployed Persons Living with HIV/AIDS	Shelter Partnership	
Estimated Number of Persons Living with HIV/AIDS who Have Experienced Homelessness	Shelter Partnership	
Estimated Number of Rent-Burdened Persons Living with HIV/AIDS	Shelter Partnership	

g. Persons Experiencing Homelessness

Data Point	Source(s)	Notes
City of LA Point-in-Time Results, 3 Year Period	LAHSA Point-in-Time Count	Broken down by all reporting categories
Map of Areas with Higher Prevalence of Persons Experiencing Homelessness	LAHSA Point-in-Time Count	By Council District
NEW Persons Experiencing Homelessness, by Race/Ethnicity compared to LA City Population	LAHSA Point-in-Time Count, U.S. Census Bureau	
Number of Persons Served through Permanent Supportive Housing programs	LAHSA Point-in-Time Count	
Share of City funding programs dedicated to homeless programs and services	LAHSA, HCID	
Number of emergency shelter beds and transitional housing	LAHSA	

Cally Hardy

Comment
Cancel

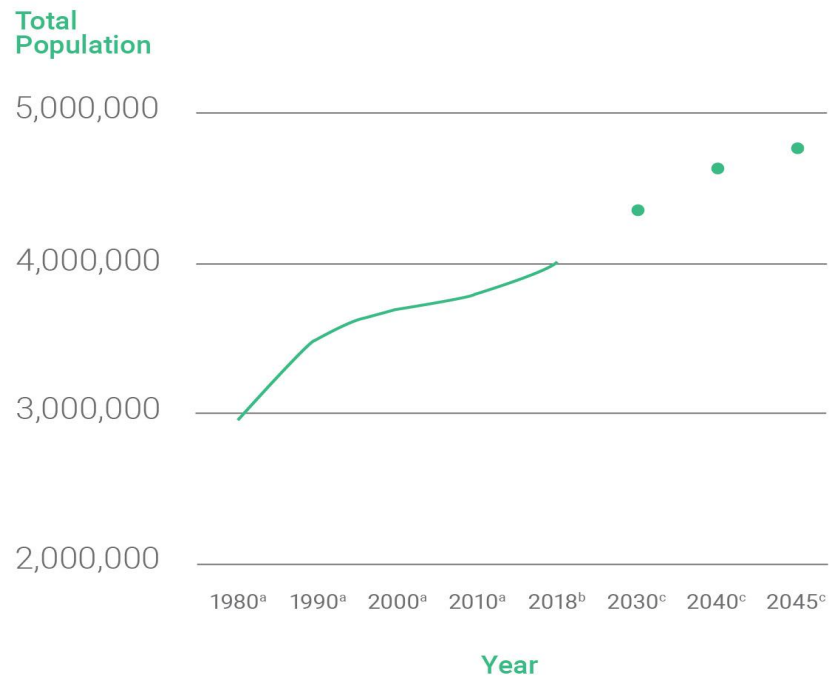
Housing Needs Assessment

Population & Employment

Population Trends

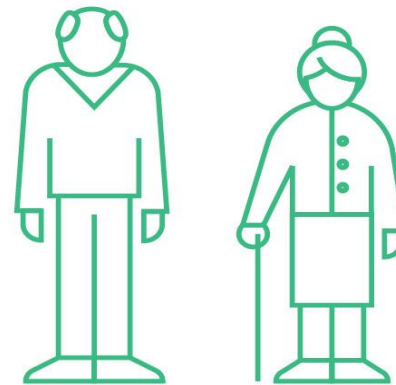
Examples: *Growth, Age*

Population Growth Up from Last Decade & Projected to Grow Faster

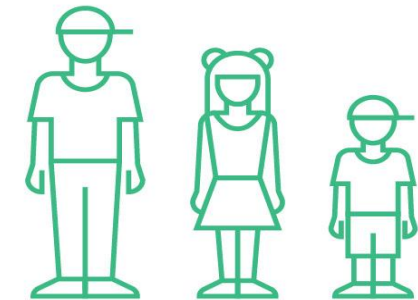


Angelenos are Aging

Between 2000 and 2018...



The population of seniors ages 55–75 increased 37%



The population of children ages 0-19 declined 16%

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

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

Employment Trends

*Examples: **Jobs Composition, Employment Growth***

Jobs with Most Projected Openings in Los Angeles Through 2024

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

Source: CA EDD, Construction Industry Research Board

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

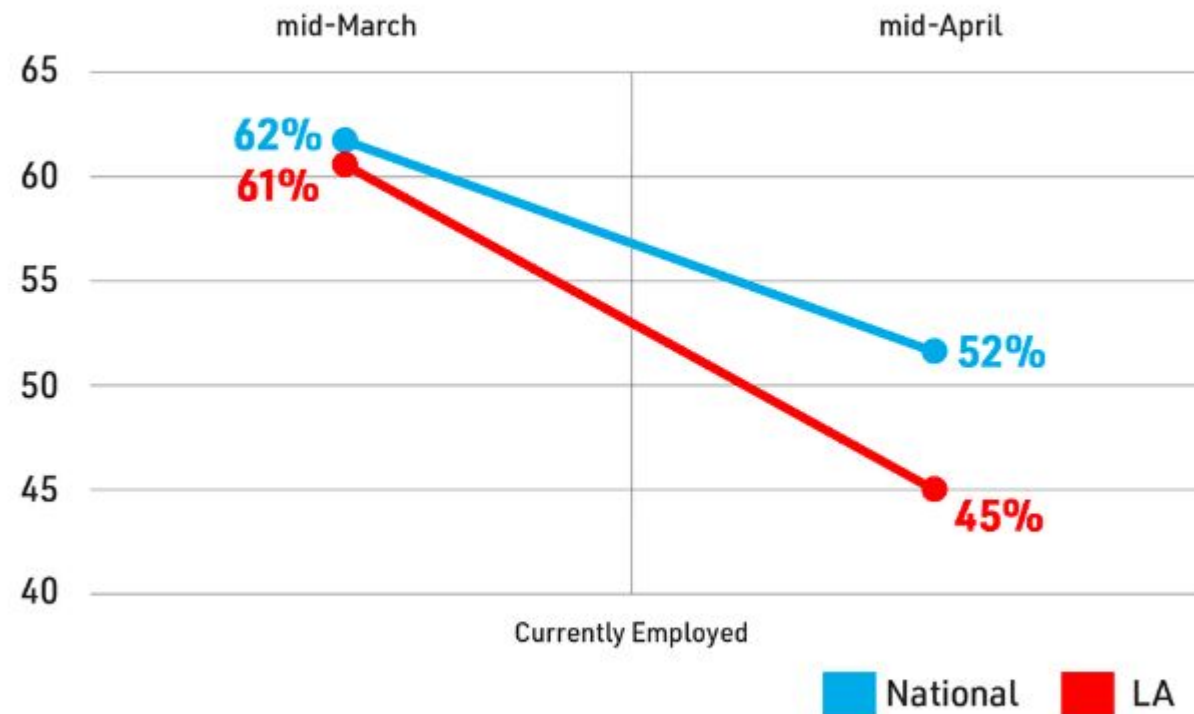
Jobs: **578,000**
Housing: **152,000**

Source: CA EDD, American Community Survey (ACS)

Employment Trends

Examples: *Jobs Loss Related to Covid-19*

Percent of currently employed Americans dips 16%;
even more severe drop in LA county

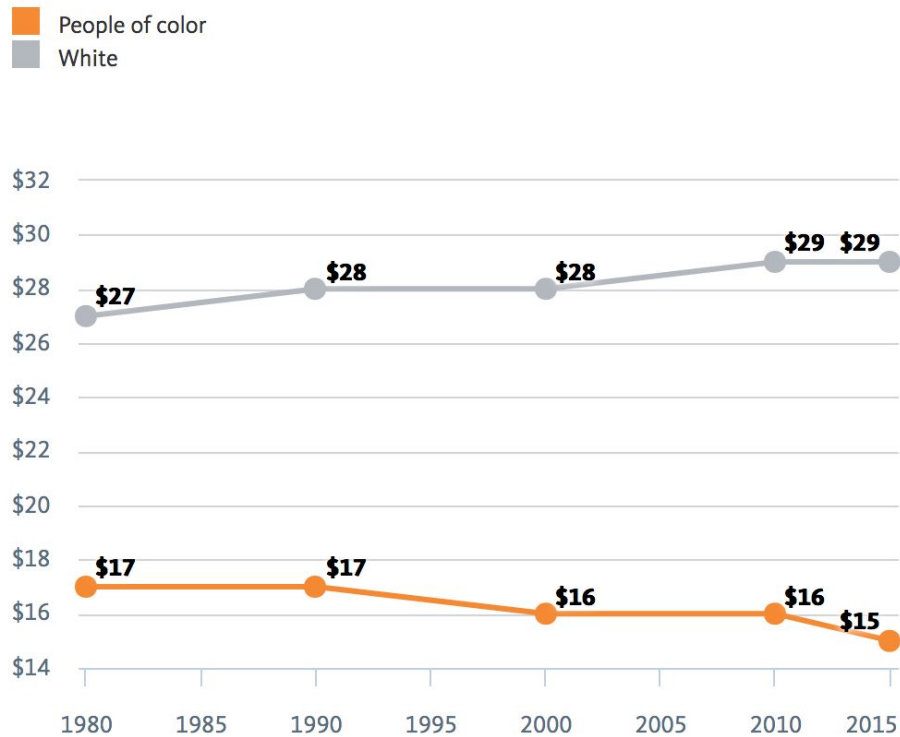


A total of 5,477 adult members of the Understanding Coronavirus in America tracking survey participated in the online survey between March 1 - 14, 2020. The sample included 1,080 residents of Los Angeles County. Participants were members of USC Dornsife Center for Economic and Social Research's Understanding America Study, a probability-based online survey panel recruited using address-based sampling. Margin of sampling error is +/- 2 percentage points for the national sample, and +/- 4 for LA County. More information at Covid19Pulse.USC.edu

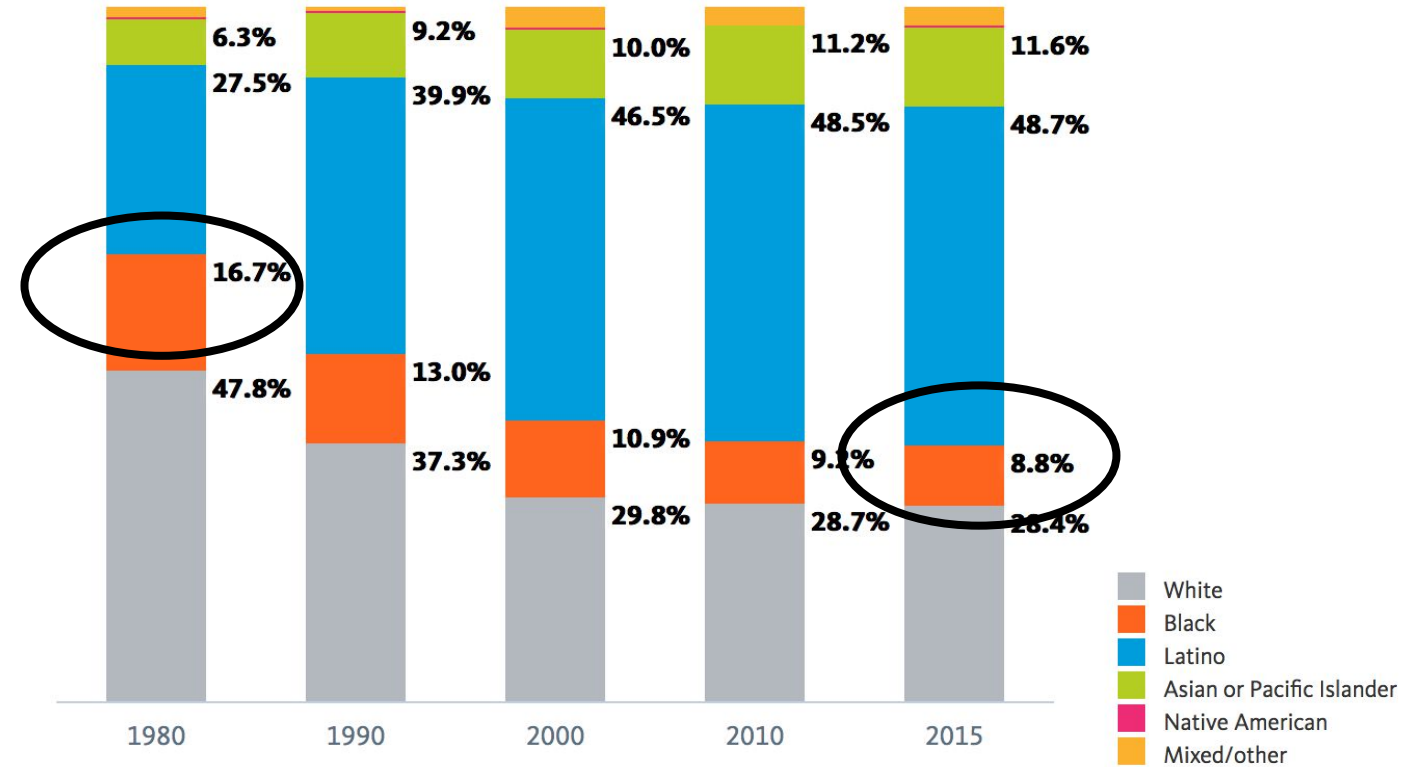
Population & Employment

Examples: *Racial/Ethnic Disparities*

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



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



Population & Employment

Examples of Other Data to Assess

Demographics

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

Employment Trends

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



Housing Needs Assessment

Household characteristics

Household Characteristics

Example: Tenure

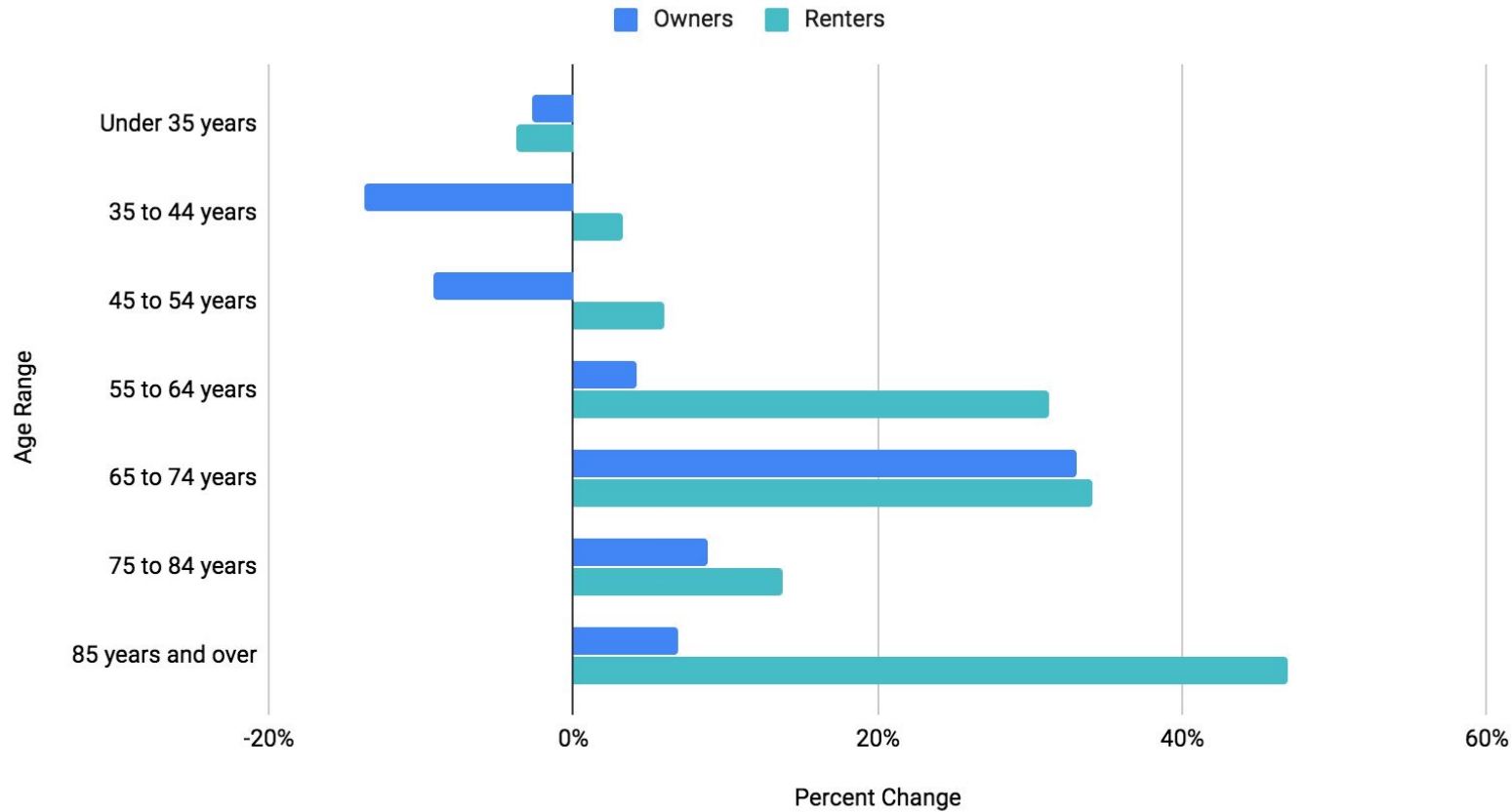


Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

Household Characteristics

Examples: Household Formation

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

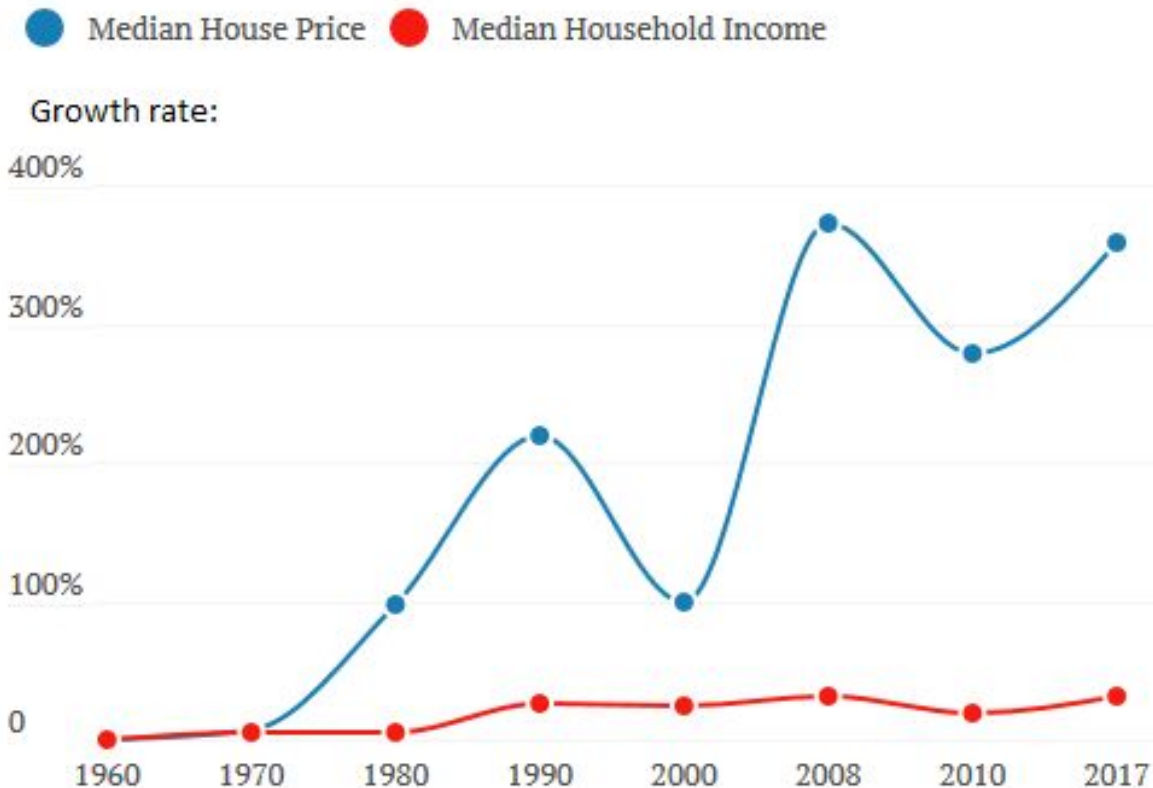


Source: ACS 1-year estimates, 2010 and 2018

Household Characteristics

Example: Trends in Household Income

Los Angeles:

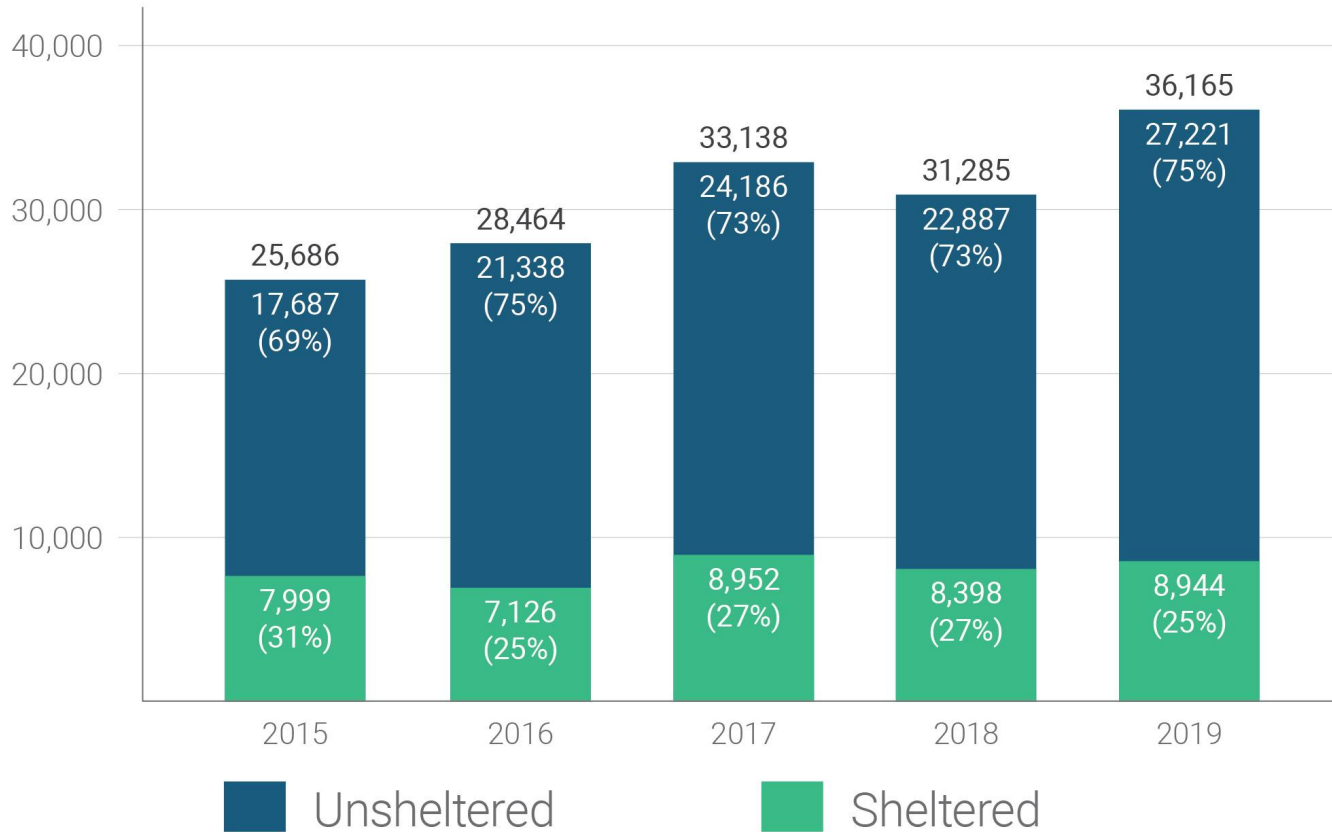


Source: Listwithclever.com. 1960-2000 are from IPUMS and 2008, 2010 and 2017 are from American Community Surveys.

Household Characteristics

Example: Persons Experiencing Homelessness

Rising Homelessness



Source: LAHSA, Point-in-Time Counts

Household Characteristics

Examples of Other Data to Assess



Household Formation & Composition

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

Household Income

- Household income distributions by income category and tenure

Households with Special Needs

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

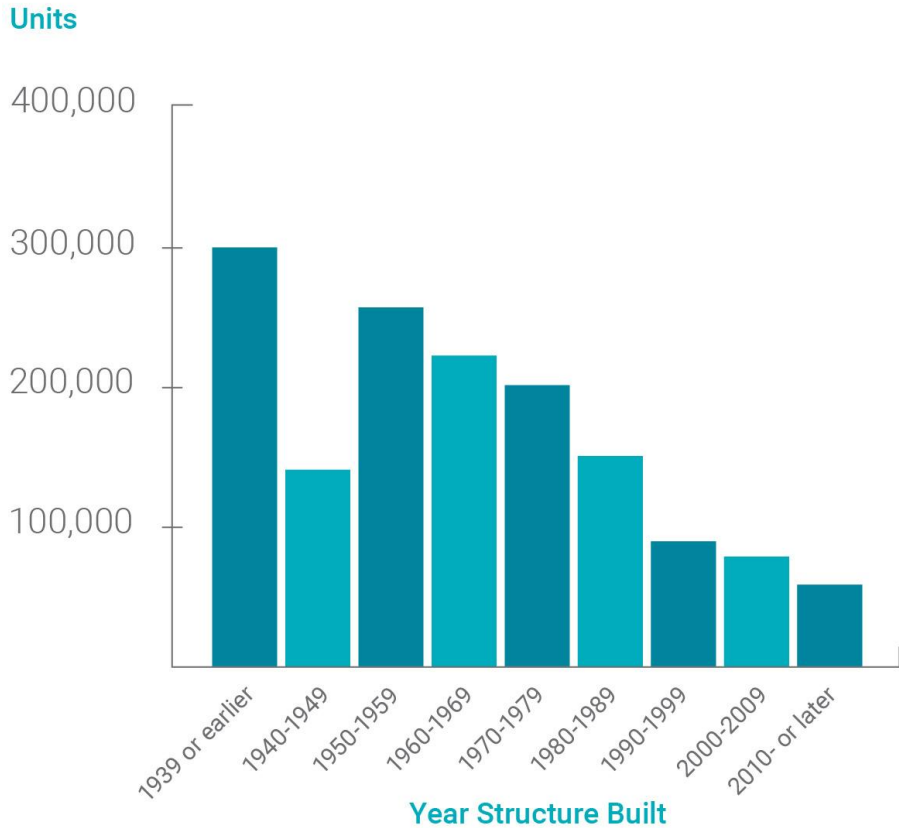
Housing Needs Assessment

Housing Stock Characteristics

Housing Stock Characteristics

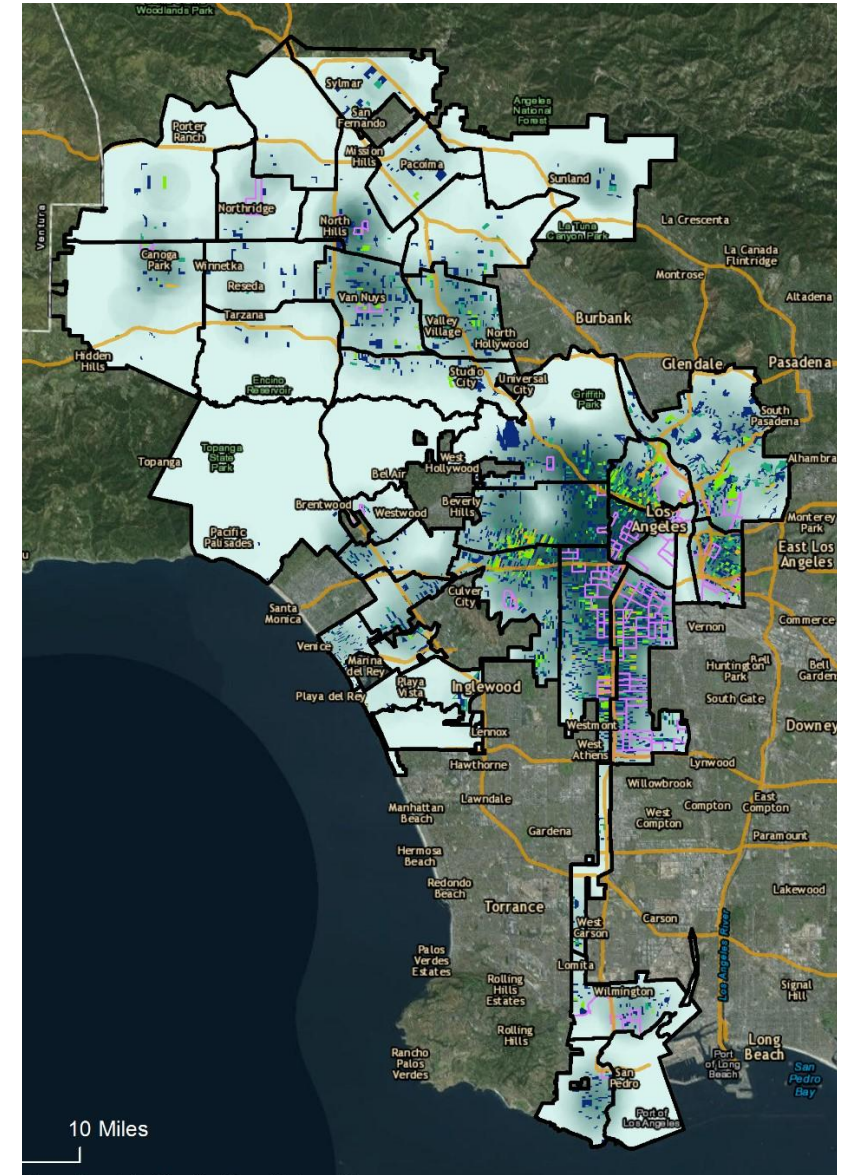
Examples: Age, and Condition

Age of Housing Units



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

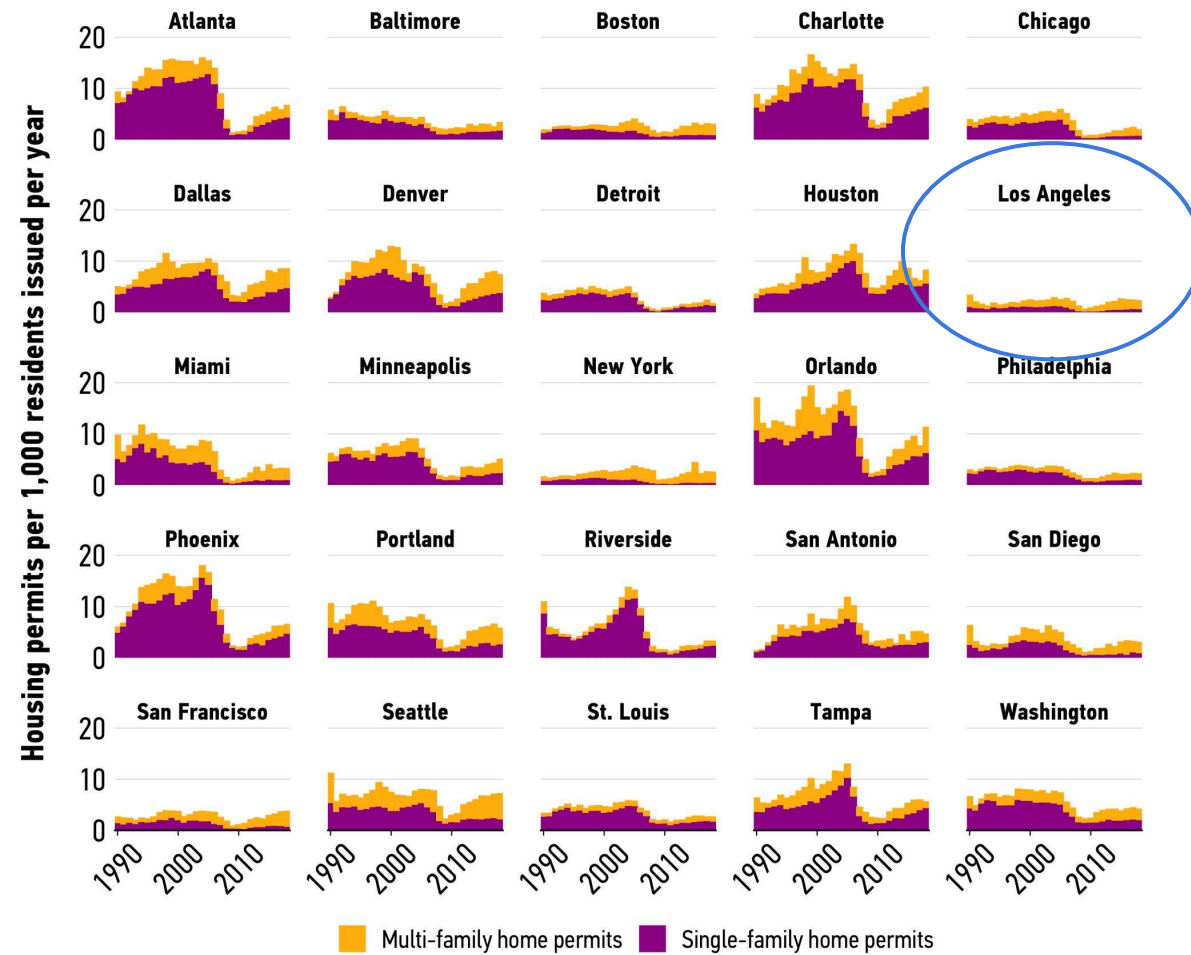
Number of low RISE scoring properties by census tract: SCEP Cycle III



Housing Stock Characteristics

Examples: *Production*

Housing permits per capita issued, 1990-2018



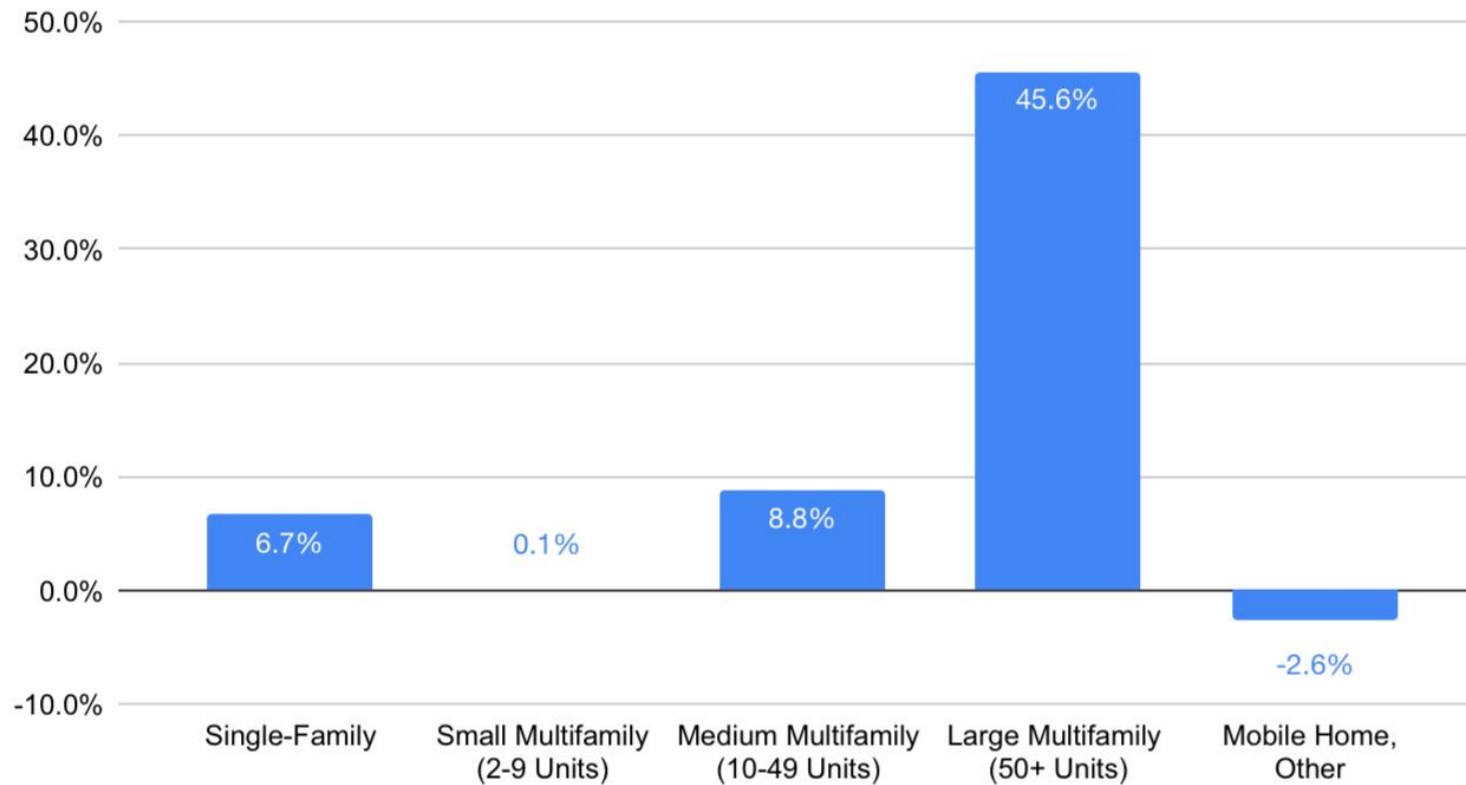
Source: Apartment List (David H. Montgomery / CityLab)



Housing Stock Characteristics

Example: *Type and Size*

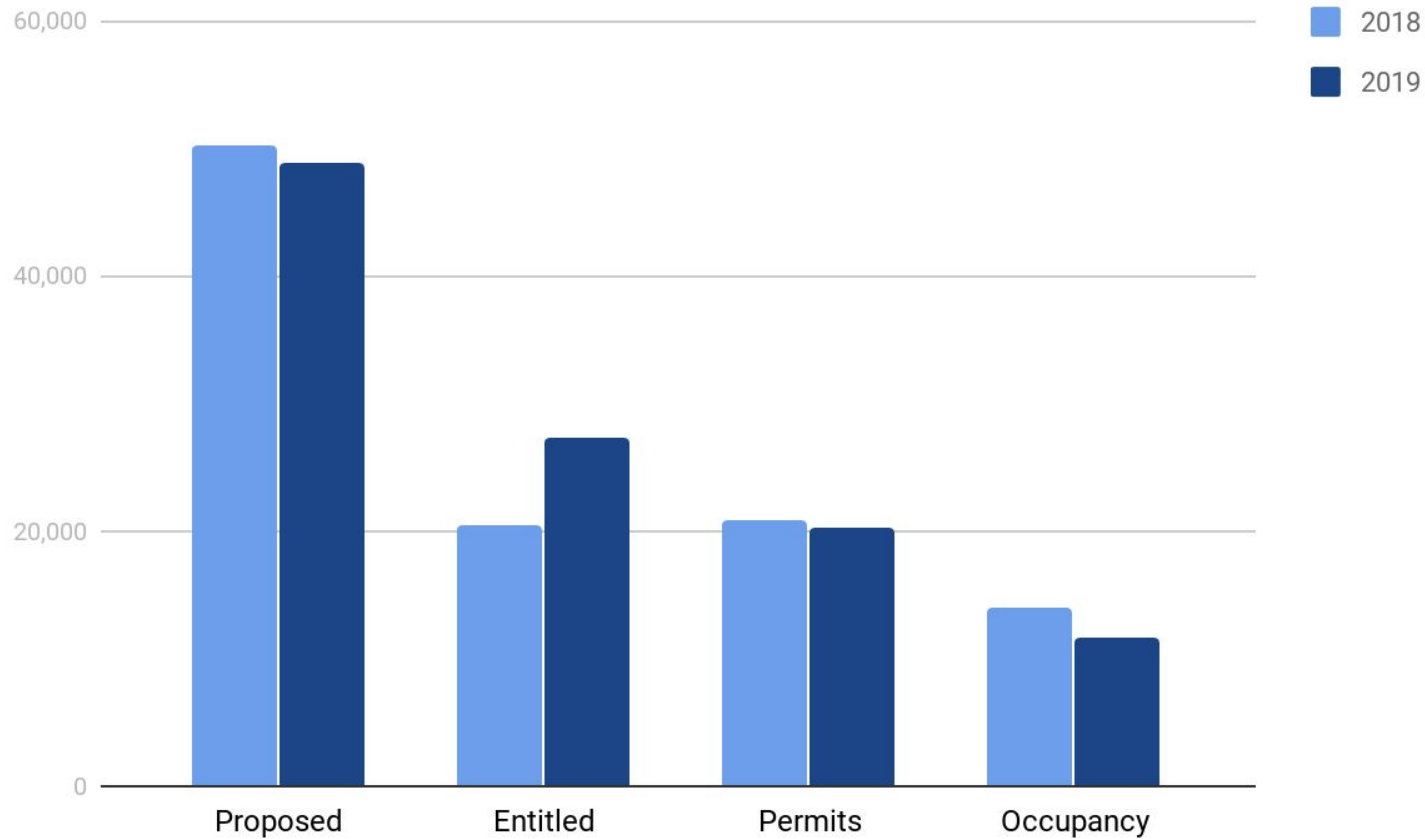
Percent Change in Housing Units by Building Type, 2000* to 2018**



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

Housing Stock Characteristics

Example: Production Pipeline

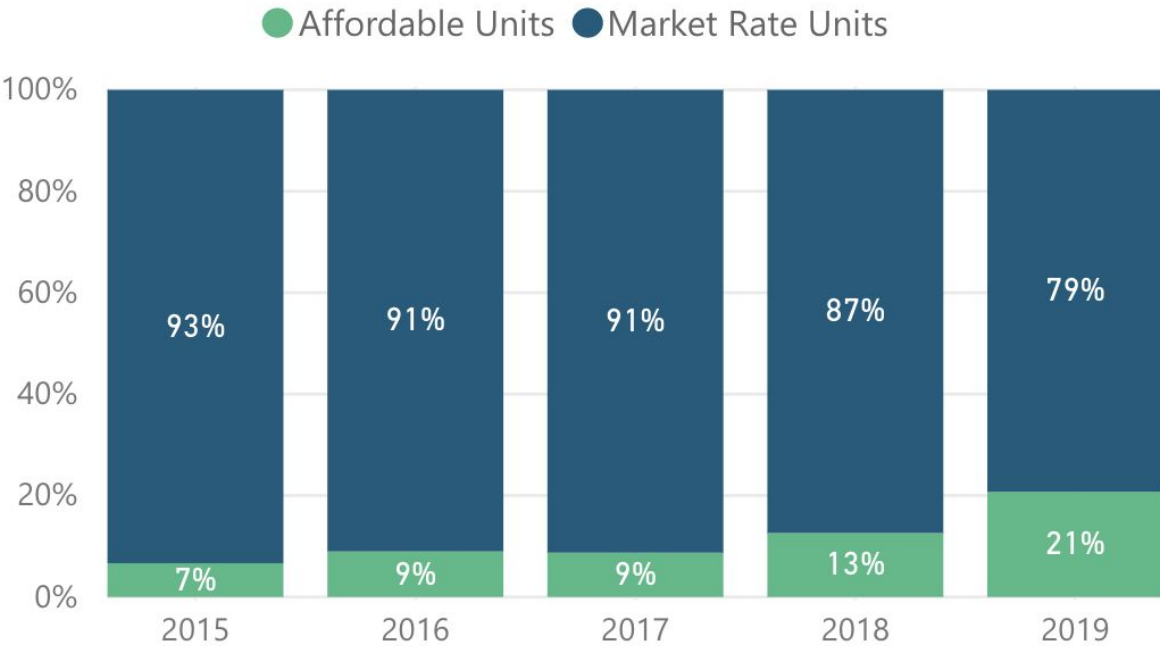


	2018	2019
Proposed	50,279	48,895
Entitled	20,515	27,352
Permits	20,831	20,329
Occupancy	13,895	11,725

Housing Stock Characteristics

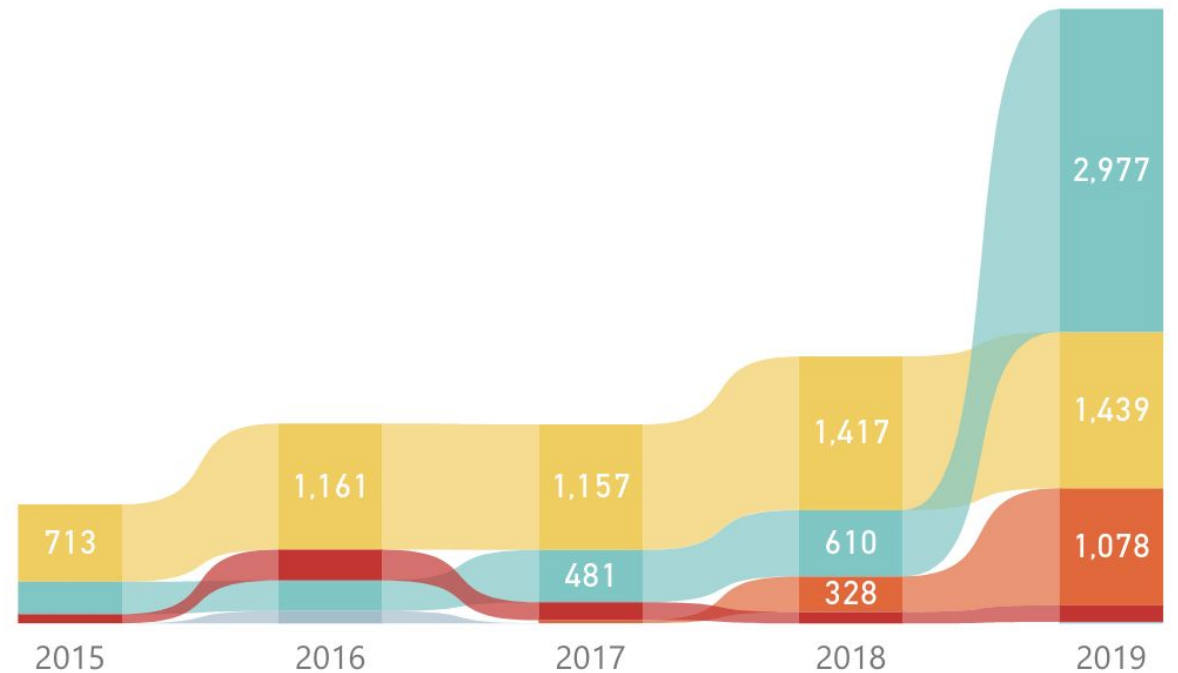
Example: *Affordable Housing Discretionary Approvals*

Percentage of Approved Affordable Units by Year



Approved Affordable Units by Income Level

Extremely Low Very Low Low Moderate General Affordable





Housing Stock Characteristics

Examples of Other Data to Assess

Housing Growth, Type and Size

- Change in housing units by tenure
- Change in population and housing units
- Change in production by income
- Permitted units by structure type (SF / MF)
- Proposed units, approved units, permitted units, and built units
- Tenure by size of structure, unit size

Demolitions

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

Tenure

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

Age and Condition

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

Housing Needs Assessment

Housing Needs Indicators

Housing Needs Indicators

Examples: Rent Burden, Median Housing Costs v. Earnings

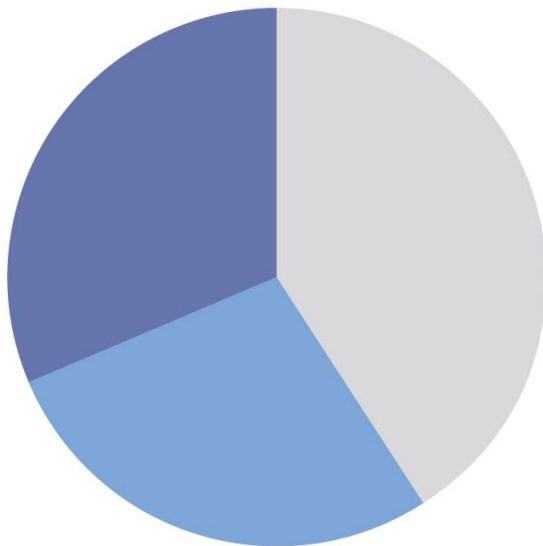
Almost 6 in 10 Renters in LA Struggle to Afford the Rent

58.9% Overall Rent Burdened

31.1% Severely Rent Burdened

27.8% Rent Burdened

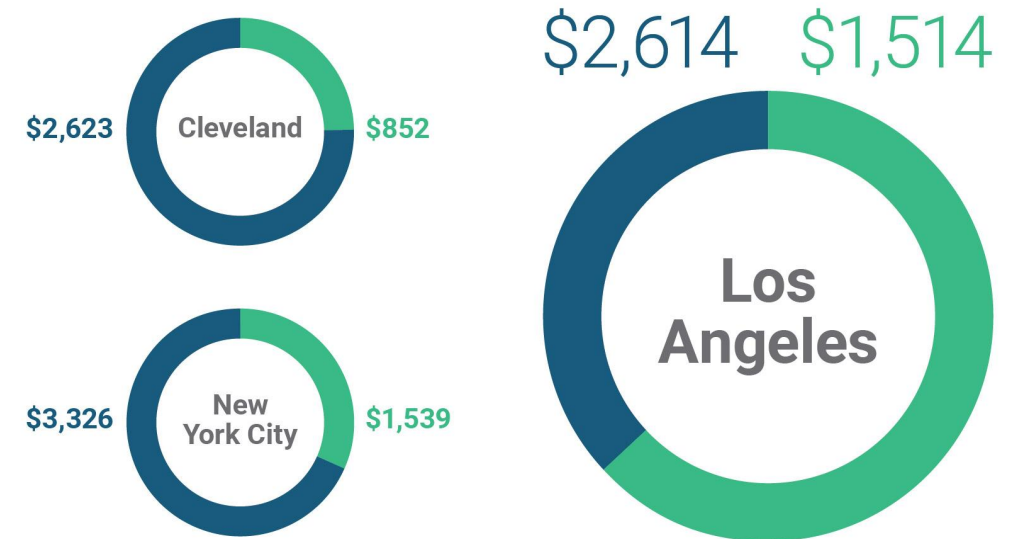
41.0% Not Rent Burdened



LA Has Low Earnings, But High Rents

LA earns like Cleveland, pays the rent like NYC

■ Median Earnings
■ Median Housing Costs

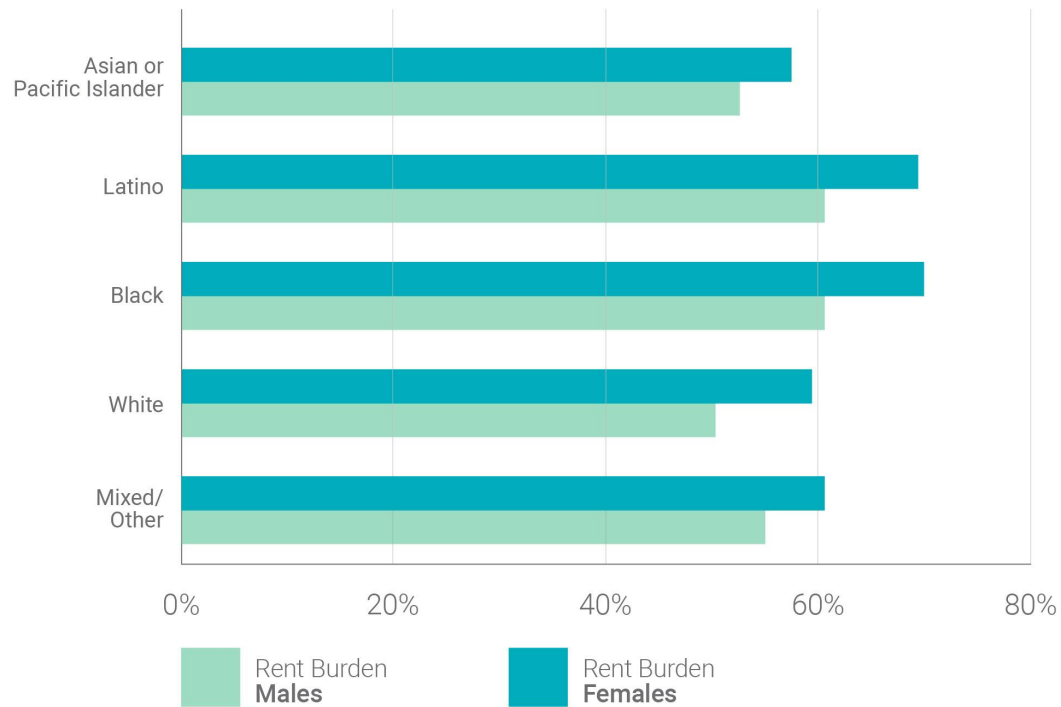


LA has a higher percentage of cost burdened households than any other major American city

Housing Needs Indicators

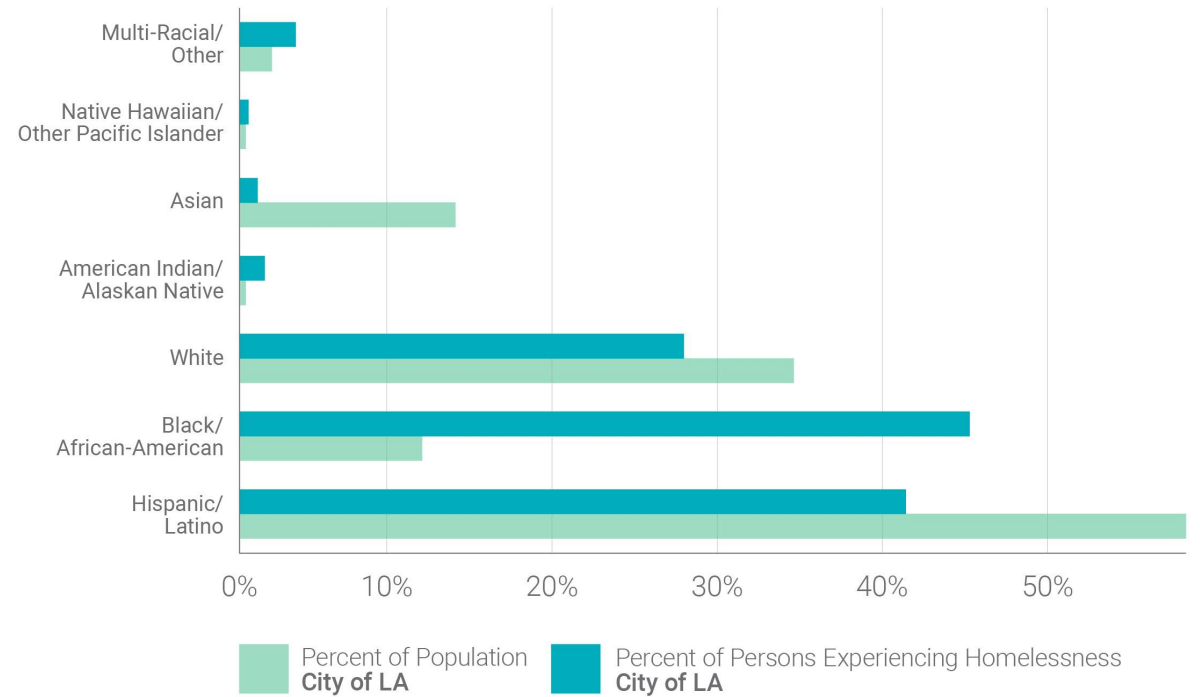
Example: Rent Burden & Rates of Homelessness (by Race/Ethnicity & Gender)

Rent Burden in LA by Race/Ethnicity and Gender



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

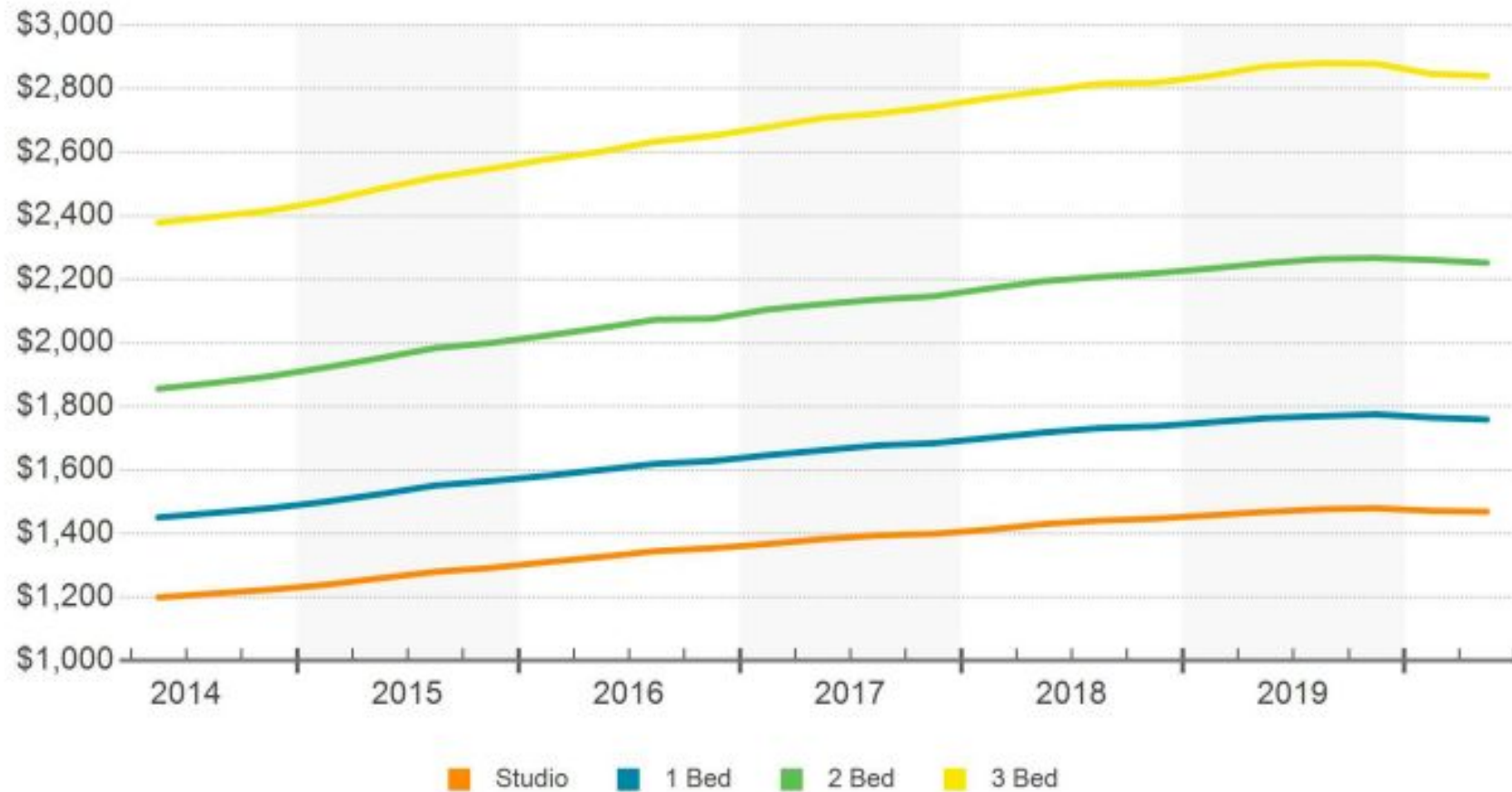
Homelessness in LA



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

Housing Stock Characteristics

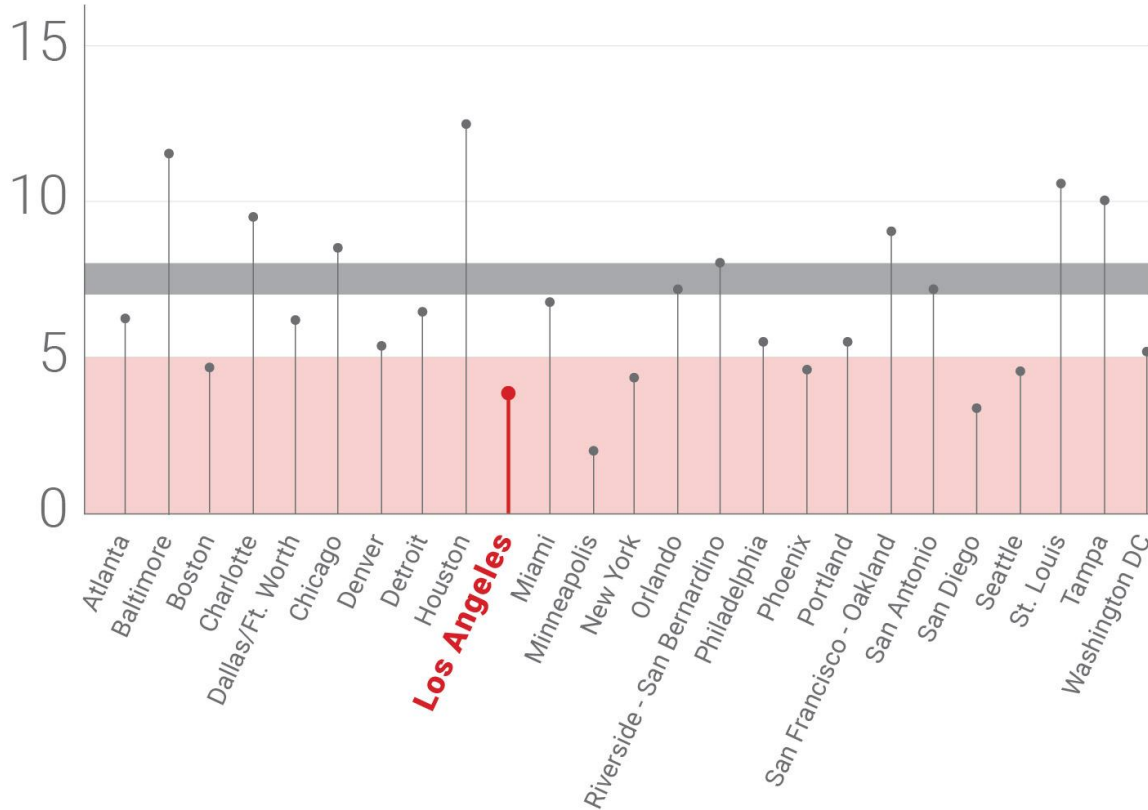
Example: Rent Per Unit By Bedroom

MARKET RENT PER UNIT BY BEDROOM

Housing Needs Indicators

Example: *Vacancy*

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



7-8%
Healthy

<5%
Unhealthy

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

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

Housing Needs Indicators

Example: *Displacement Index*

HCIDLA Sample of Displacement Index

Used for the Eviction Defense Report Back includes:

HCID Data

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

Market Data

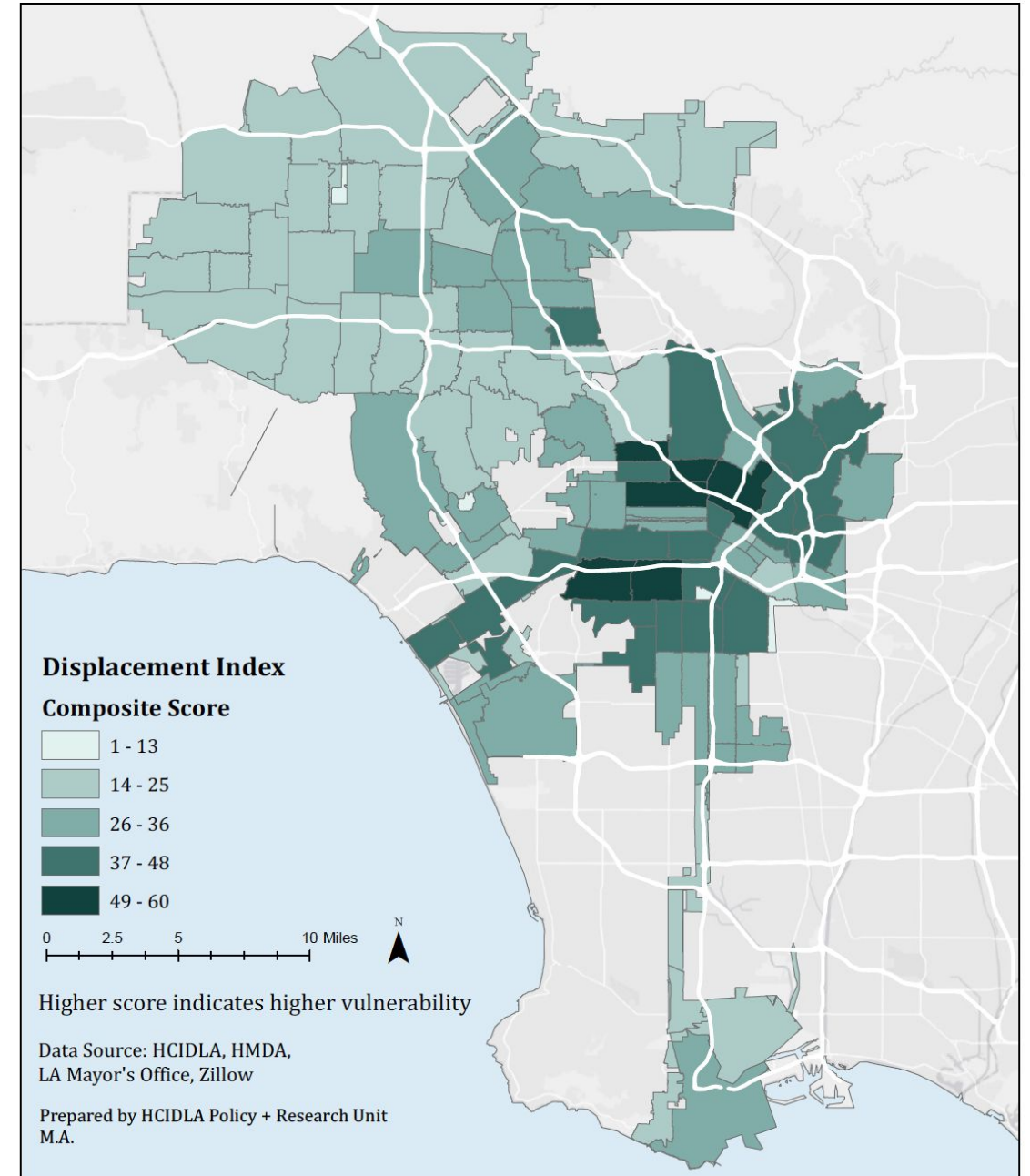
- Percent Change in Rents
- Percent Change in Home Values

Demographic Change

- Percent change in White homebuyers
- Neighborhood Index Change Score

Other Indicators

- Proximity to current and future rail





Housing Needs Indicators

Examples of Other Data to Assess

Housing Costs

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

Foreclosures

Displacement & Evictions

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

Affordable Housing

- Rental costs (size, bedrooms, location, access)
- Expiring covenants; estimated costs to preserve expiring units
- Voucher payment standards; public housing rents

Overcrowded Units

Fair Housing Inquiries, Violations & Discrimination

Relocation assistance for displaced tenants

Housing Needs Assessment

Recap & Discussion

Discussion of Housing Needs Assessment



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

Review Next Steps

10:50 - 11:00 am

Next Meeting: **May 19, 2020** | 9:00 - 10:30 a.m.

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

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

Before Next Meeting

**Share
Suggestions:
Housing Needs
Assessment**

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

**Review:
Constraints
(Chapter 2)**

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

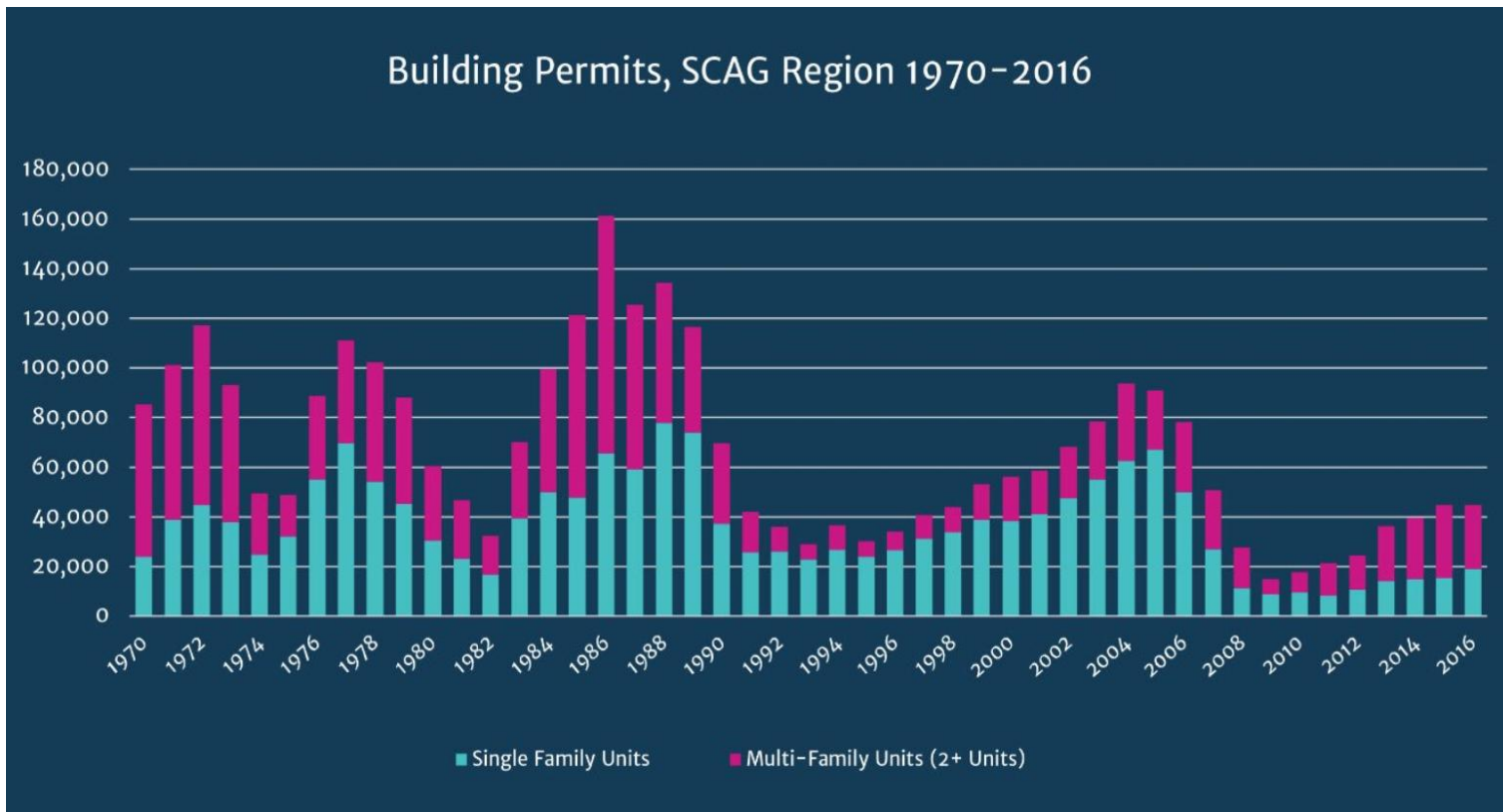
**Review:
Inventory of Sites
(Chapter 3)**

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

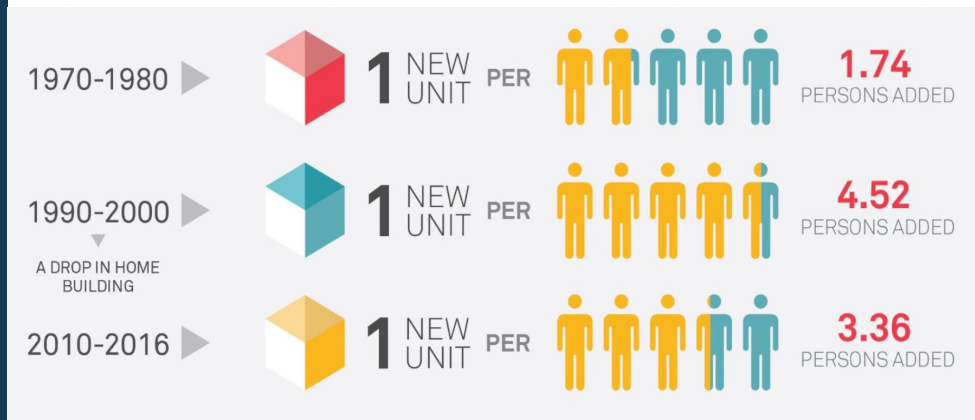
Thank you!

HousingElement@lacity.org

The Southern California (SCAG) Region has Millions more People but Building Far Fewer Units



The Number of Homes per Person Added has Dropped Significantly Since the 1970s



Housing Need Greatest at Lower Income Levels

