Thank you for joining the meeting.

The meeting will begin momentarily. If you are experiencing technical difficulties, call Joey at _________. 
Housing Element 2021-2029

Homelessness & Special Needs Subcommittee
Spring 2020, Meeting 1
April 16, 2020 | 3:00 - 5:00 p.m.
Introductions & Housekeeping

3:00 - 3:20 pm
Online Facilitation

These icons will be used to note a discussion opportunity

Type comments in “Questions”

“Raise your hand” to speak
Housing Element Team

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- Roman Yanke  
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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** | 3:00 - 3:20 pm
2. **Project Status Update and Emerging Themes** | 3:20 - 3:30 pm
3. **Subcommittee Structure and Focus** | 3:30 - 3:55 pm
5. **Introduction to the Housing Needs Assessment** | 4:20 - 4:50 pm
6. **Review Next Steps** | 4:50 - 5:00 pm
Expectations for Participation

Purpose and Charge

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

Encourage participation.

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

Any Questions?
Use the Questions tool!
Project Status Update & Emerging Themes

3:20 - 3:30 pm
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

3:30 - 3:40 pm
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)
Special Needs Specific Components of Housing Element Law (§ 65583(a)(7))

Must include analysis of Special Housing Needs of (at least):

- People with Disabilities
- Emergency Shelters & Homeless Persons
- Farmworkers
- Elderly Persons
- Larger Families
- Female-Headed Households

An Analysis of Existing + Projected Housing Needs
Special Needs Specific Components of Housing Element Law (§ 65583(a)(7))

An Analysis of Existing + Projected Housing Needs

Other populations that are sometimes identified as having unique housing needs

- Transition Aged Youth
- Justice-involved/impacted populations
- Veterans
- Domestic Violence Survivors
- LGBTQIA+
Special Needs Specific Components of Housing Element Law (§ 65583(a)(7))

An Analysis of Existing + Projected Housing Needs

Approach: Analyze each group separately including (at least):

- Quantification of persons/households
- Quantification and qualitative description of need
- Identification of resources available to meet the need
- Description of program or policy options for addressing the need
Special Needs Specific Components of Housing Element Law (§ 65583(a)(7))

Analysis of Constraints for:
- Persons with Disabilities
- Transitional and Supportive Housing

Program to Remove Constraints & Provide of Reasonable Accommodations for Housing for Persons with Disabilities

Identification of Zones Permitting Emergency Shelters

Program to Expand Sites for Emergency Shelters and Transitional Housing (if needed)
Affirmatively Furthering Fair Housing

A summary of fair housing issues in the jurisdiction including an assessment of contributing factors

Note: includes all protected groups including source of income, sexual orientation, gender, gender identity, gender expression, or genetic information

An analysis of available federal, state, and local data and knowledge to identify:
- integration and segregation patterns,
- racially/ethnically concentrated poverty,
- disparities in access to opportunity, and
- disproportionate housing needs within the jurisdiction, including displacement risk.

Identification of fair housing priorities and goals

Strategies and actions to implement those priorities and goal
Subcommittee Major Tasks

Define, Inform and Review:

- Vision, Goals and Objectives
- Policies & Programs
- Resources & Opportunities
- RHNA & Site Selection
- Housing Needs Assessment
- Housing Barriers & Constraints
- Housing Policy Strategies
- Draft Plan
Project Timeline - Key Task Force Milestones

- **Task Force Subcommittee Meetings Spring and Summer 2020**
- **Reconvene Task Force prior to draft release**
- **Adoption process begins in Spring 2021**
- **Final RHNA Numbers Released August 2020**
- **Draft Housing Element Released in Winter 2021**
- **Adopted and approved by Fall 2021**
Potential Subcommittee Topic Areas

Defining what we mean by “Special Needs”

Identifying/analyzing housing Needs for those with Special Needs, and an appropriate range of housing solutions to meet need

Shelter & Transitional Housing

Supportive Housing, including geographic distribution

Outreach & Supportive Services

Enforcement of Fair Housing Law

Accessibility and ADA

Eviction Defense for the Housed and Unhoused

Homelessness Prevention

Which other topic areas need to be considered?
Subcommittee Focus

Is “Special Needs & Homelessness” how we want to refer to this subcommittee?

If yes, what do we mean by “special needs”?

Are there particular populations you are interested in focusing on?

Which other topic areas need to be considered by this subcommittee?
Review of Vision, Goals and Objectives

AKA Homework Review

3:55 - 4:20 pm
Current Housing Element Vision

It is the overall housing vision of the City of Los Angeles to create \textit{for all residents} a city of \textit{livable} and \textit{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 \textit{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?

<table>
<thead>
<tr>
<th><strong>Goal:</strong></th>
<th>A general expression of community <strong>values</strong> and direction, expressed as ends (not actions).</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective:</strong></td>
<td>A <strong>step</strong> toward attaining a goal.</td>
</tr>
<tr>
<td><strong>Policy:</strong></td>
<td>A specific <strong>statement</strong> that guides decision-making and helps implement a vision.</td>
</tr>
<tr>
<td><strong>Implementation Program:</strong></td>
<td>A specific <strong>action</strong> assigned to a responsible agency to accomplish an objective.</td>
</tr>
<tr>
<td><strong>Quantified Objective:</strong></td>
<td>A specific end, condition, or state that is a <strong>measurable</strong> immediate step toward implementing a program.</td>
</tr>
</tbody>
</table>
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 4.** A City committed to **preventing** and **ending homelessness**

**Objective 4.1**
Provide an adequate supply of **short-term and permanent housing and services** throughout the City that are appropriate and meet the specific needs of all persons who are homeless or at risk of homelessness.

**Objective 4.2**
Promote **outreach and education** to: homeless populations; residents; community stakeholders; health, social service and housing providers and funders; criminal justice system agencies; and, communities in which facilities and services may be located.
Current Relevant Goals and Objectives

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

Objective 3.1
Ensure that housing opportunities are accessible to all residents without discrimination on the basis of race, sex, national origin, color, religion, sexual orientation, marital status, familial status, age, disability (including HIV/AIDS), and student status.

Objective 3.2
Promote fair housing practices and accessibility among residents, community stakeholders, and those involved in the production, preservation and operation of housing.
Is a strong vision for homelessness and special needs reflected in our existing Goal and Objectives? What goals and objectives may need an update or to be added?
Introduction to the Housing Needs Assessment

4:20 - 4:50 pm
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

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

*All LA City 2021-2029 figures are estimated, based on the current draft allocation. A final allocation will be provided in August 2020.
Los Angeles has accumulated the largest housing deficit of the top 20 US cities. Population has grown by 35% while housing has grown by 26%, resulting in a 9% difference.

Rhona 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.
RHNA Goals in Context

Housing Units Permitted, Compared to RHNA Goals

Future RHNA/Yr.: 57,500
Current RHNA/Yr.: 10,250

Data Source: US HUD SOCO2S Building Permit Database
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
Housing Needs Assessment

Population & Employment
Population Trends

Examples: Growth, Age

Population Growth Up from Last Decade & Projected to Grow Faster

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>2,000,000</td>
</tr>
<tr>
<td>1990</td>
<td>3,000,000</td>
</tr>
<tr>
<td>2000</td>
<td>4,000,000</td>
</tr>
<tr>
<td>2010</td>
<td>5,000,000</td>
</tr>
<tr>
<td>2020</td>
<td>Projected</td>
</tr>
<tr>
<td>2030</td>
<td>Projected</td>
</tr>
<tr>
<td>2040</td>
<td>Projected</td>
</tr>
<tr>
<td>2045</td>
<td>Projected</td>
</tr>
</tbody>
</table>

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%

## Employment Trends

**Examples:** Jobs Openings, Employment Growth

### Jobs with Most Projected Openings in Los Angeles Through 2024

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

### Median Earnings

<table>
<thead>
<tr>
<th></th>
<th>Median Earnings</th>
</tr>
</thead>
<tbody>
<tr>
<td>With Disability</td>
<td>$21,984</td>
</tr>
<tr>
<td>No Disability</td>
<td>$30,882</td>
</tr>
</tbody>
</table>

Source: American Community Survey (ACS), 2018

Source: CA EDD, Construction Industry Research Board
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**

36.8% Owner Occupied

63.2% Renter Occupied

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

**Example: Special Needs Populations**

<table>
<thead>
<tr>
<th>Subpopulation</th>
<th>Persons/Households</th>
<th>% of Citywide Population/Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seniors (65+)</td>
<td>512,427</td>
<td>12.80%</td>
</tr>
<tr>
<td>Seniors with Disabilities</td>
<td>184,743</td>
<td>4.70%</td>
</tr>
<tr>
<td>People with Disabilities (16-64)</td>
<td>185,963</td>
<td>4.70%</td>
</tr>
<tr>
<td>Large Families (5 or more persons)#</td>
<td>169,062</td>
<td>4.30%</td>
</tr>
<tr>
<td>Single Female-headed Households w/ Related Children**</td>
<td>118,279</td>
<td>9.0%</td>
</tr>
<tr>
<td>Persons living with HIV/AIDS**</td>
<td>27,000</td>
<td>0.70%</td>
</tr>
<tr>
<td>Homeless Persons***</td>
<td>36,165</td>
<td>0.90%</td>
</tr>
<tr>
<td>Farm workers</td>
<td>5,760</td>
<td>0.10%</td>
</tr>
</tbody>
</table>

*Source: 2018 ACS 1-year estimate (unless noted); * 2010 Census; ** Estimate by AIDS Coordinator Office, City of Los Angeles; *** 2019 LAHSA Greater Los Angeles Homeless Count; Notes: # indicates the data point is for Households, not Permits;
Household Characteristics

Example: Persons Experiencing Homelessness

Rising Homelessness

<table>
<thead>
<tr>
<th>Year</th>
<th>Unsheltered</th>
<th>Sheltered</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>25,686 (69%)</td>
<td>7,999 (31%)</td>
</tr>
<tr>
<td>2016</td>
<td>21,338 (75%)</td>
<td>7,126 (25%)</td>
</tr>
<tr>
<td>2017</td>
<td>24,186 (73%)</td>
<td>8,952 (27%)</td>
</tr>
<tr>
<td>2018</td>
<td>22,887 (73%)</td>
<td>8,398 (27%)</td>
</tr>
<tr>
<td>2019</td>
<td>27,221 (75%)</td>
<td>8,944 (25%)</td>
</tr>
</tbody>
</table>

2019 Homeless Count, LA, LAHSA

- Persons on the street: 9.2%
- Persons in tents: 31.5%
- Persons in RVs/Campers: 10.4%
- Persons in vans: 17.1%
- Persons in cars: 9.9%
- Persons in makeshift shelters: 21.8%
Household Characteristics

Example: Rates of Homelessness (by Race/Ethnicity)

![Homelessness in LA graph]

Data Source: National Equity Atlas/PolicyLink and the USC Program for Environmental and Regional Equity
## Household Characteristics

*Example: Persons Experiencing Homelessness, Health/Disability Indicators*

<table>
<thead>
<tr>
<th>Health/Disability Indicator</th>
<th>Sheltered</th>
<th>Unsheltered</th>
<th>Total</th>
<th>Prevalence in 18 and over Homeless Pop. (%)</th>
<th>Percent Change 2018-2020</th>
<th>Significant Difference 2018-2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Substance Use Disorder</td>
<td>478</td>
<td>4,410</td>
<td>4,888</td>
<td>15%</td>
<td>+3%</td>
<td>No</td>
</tr>
<tr>
<td>HIV/AIDS</td>
<td>237</td>
<td>630</td>
<td>867</td>
<td>3%</td>
<td>+47%</td>
<td>No</td>
</tr>
<tr>
<td>Serious Mental Illness</td>
<td>1,375</td>
<td>7,410</td>
<td>8,785</td>
<td>27%</td>
<td>+12%</td>
<td>No</td>
</tr>
<tr>
<td>Developmental Disability</td>
<td>945</td>
<td>2,134</td>
<td>3,079</td>
<td>9%</td>
<td>+75%</td>
<td>Yes</td>
</tr>
<tr>
<td>Physical Disability</td>
<td>1,035</td>
<td>5,060</td>
<td>6,095</td>
<td>19%</td>
<td>+39%</td>
<td>Yes</td>
</tr>
</tbody>
</table>

2019 Homeless Count: Health and Disability Indicators
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
- Persons experiencing homelessness
- Farmworkers
- *LGBTQIA+ households
- *Transition aged youth
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
Housing Stock Characteristics

Example: Proposition HHH-Funded Supportive Housing Units

Unit Count in Supportive Housing, by Target Population

<table>
<thead>
<tr>
<th>Target Population</th>
<th>Unit Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Individuals</td>
<td>2703</td>
</tr>
<tr>
<td>Seniors</td>
<td>1308</td>
</tr>
<tr>
<td>Veterans</td>
<td>1204</td>
</tr>
<tr>
<td>Families</td>
<td>1159</td>
</tr>
<tr>
<td>Other Homeless</td>
<td>365</td>
</tr>
<tr>
<td>Transition Age Youth</td>
<td>208</td>
</tr>
<tr>
<td>Mentally Ill</td>
<td>202</td>
</tr>
<tr>
<td>Survivors of DV &amp; Sex Trafficking</td>
<td>132</td>
</tr>
<tr>
<td>Individuals with HIV/AIDS</td>
<td>1</td>
</tr>
<tr>
<td>Developmentally Disabled</td>
<td>1</td>
</tr>
</tbody>
</table>

Source: HCIDLA, Supportive Housing Dashboard (as of 1-27-2020)
Housing Stock Characteristics

Example: **Accessible Units**

The Accessible Housing Shortage Exists In Many Metropolitan Areas

The Percentage of Each Metro's Homes That Are Accessible

6% of homes in the LA Metro area are accessible for people with disabilities

Source: US Census Bureau, 2011 American Housing Survey
Housing Stock Characteristics

Examples of Other Data to Assess

Housing Growth, Type and Size
- Change in Housing Units By Tenure
- Tenure by size of structure, unit size
- Housing affordable to special needs populations
- Accessible housing

Tenure
- Renter-occupied units
- *New* Racial data of homebuyers (HMDA)

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

Supportive Housing, Transitional Housing, Emergency Shelters

Demolitions

Code Enforcement Data (i.e. RISE, REAP)
Housing Needs Assessment

Housing Needs Indicators
Housing Needs Indicators

Examples: *Rent Burden*

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

Rent as a percent of income for householder 65 years and over (LA City)

Rental cost as a percent of income

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

Example: *Fair Market Rent Limits*

Housing Choice Voucher holders (Section 8) are typically limited to HUD Fair Market Rent limits.
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

**Affordable Housing**
- Rents
- Expiring covenants; estimated costs to preserve expiring units
- Voucher payment standards; public housing rents

**Foreclosures**

**Displacement & Evictions**
- Ellis Act evictions
- Tenant clinic and legal service provider data

**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

4:50 - 5:00 pm
Next Meeting: **May 21, 2020 | 3:30 - 5:00 p.m.**

- **Constraints on Housing Maintenance, Improvement and Development (Chapter 2)**
- **Inventory of Sites: Site Selection Methodology (Chapter 3)**
Before Next Meeting

Share Suggestions: Housing Needs Assessment

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

Review: Constraints (Chapter 2)

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

Review: Inventory of Sites (Chapter 3)

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

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