Thank you for joining the meeting.

The meeting will begin momentarily. If you are experiencing technical difficulties, call Ana at (562) 217-1434.
Housing Element 2021-2029

Livability, Sustainability & Resiliency Subcommittee
Spring 2020, Meeting 1
April 23, 2020 | 9:00 - 11:00 a.m.
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
Presenters Today

Blair Smith
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Jackie Cornejo
Housing and Community Investment
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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
4. Review of Vision, Goals and Objectives | 3:55 - 4:20 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
9:20 - 9:30 pm
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 housing4element@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 - 9:40 pm
What is Livability?

**Partners for Livable Communities**

**Definition:**

Livability is the sum of the factors that add up to a community's quality of life— including the built and natural environments, economic prosperity, social stability and equity, educational opportunity, and cultural, entertainment and recreation possibilities.

**Livability in our Homes, Neighborhoods and and City:**

- **Health:** environmental wellness, clean air, access to health care services
- **Safety:** habitable conditions, protections against disasters, reduce likelihood of crime
- **Sustainability**
- **Directing growth towards where it makes sense**
- **Green building materials and infrastructure**
- **Mobility:** walkable, bikeable + access to transit
- **Open Space:** private and public
- **Mixed-income and mixed-use**
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)
Livability and Sustainability Specific Components of Housing Element Law

An Analysis of Existing + Projected Housing Needs

Inventory of Sites to Meet RHNA

Analysis of the Zoning and 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 ID'd in the Past

Analysis of Public Facilities
Livability and Sustainability Specific Components of Housing Element Law

SB 375 (2008) Consistency
- SB 375 is a state effort to coordinate land use and transportation planning to reduce greenhouse gases (GHG)
- Regions must create a plan every 4 years to meet GHG reduction targets called Sustainable Communities Strategies (SCS)
- RHNA must be consistent with the SCS

An Analysis of Existing + Projected Housing Needs
Livability and Sustainability Specific Components of Housing Element Law

An Analysis of Opportunities for Energy Conservation with Respect to Residential Development

- Planning and Land Use
  - Land use patterns
  - Development Standards
- Promoting Green Building and Energy Efficiency Standards
- Conservation Incentives
  - Water
  - Power
Livability and Sustainability Specific Components of Housing Element Law

Review of Constraints, Opportunities, and Resources

Analysis of Governmental Constraints and Efforts to Remove Them

Analysis of Non-Governmental Constraints
Subcommittee Major Tasks

Define, Inform and Review:

- Vision, Goals and Objectives
- Housing Needs Assessment
- Resources & Opportunities
- RHNA & Site Selection
- Policies & Programs
- 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

- Urban Design
- Historic Preservation
- Green Building and Opportunities for Conservation
- Climate Adaptation and Resilience
- Green Space
- Infrastructure
- Transit / Mobility
- Disaster preparedness
- Habitability and Code Enforcement
- Preservation of rent-stabilized units - incentives for maintenance and improvement of existing housing stock
- Environmental justice

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

AKA Homework Review
9:55 - 9:20 pm
Context: General Plan Consistency

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 the 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.
Relation to Other City Plans

General Plan

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

Housing is one of 11 current General Plan Elements. The others include:
- Framework
- Land Use
- Air Quality
- Conservation
- Health
- Mobility
- Safety
- Infrastructure
- Noise
- Open Space
- Public Facilities.

Community Plans

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

Zoning

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

Other Long Range Housing Plans:

Consolidated Plan

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

Assessment of Fair Housing Plan

The Assessment of Fair Housing (AFH) Plan identifies fair housing issues and develops strategies to reduce barriers to housing access. The plan includes goals and strategies to address fair housing issues and contributing factors affecting people of color, large families with children, and persons with disabilities, including:
- Increase affordable housing
- Preserve existing affordable housing
- Prevent displacement of low- and moderate-income residents
- Ensure equal access to housing for persons with protected characteristics, lower income, and homeless residents
- Expand access to opportunity for protected classes
- Increase integration for people with disabilities
Sustainability Goals
LA Sustainability Plan 2019

**Clean and Healthy Buildings**
Reduce building energy use per sq.ft. for all types of buildings 22% by 2025

**Housing and Development**
Ensure 57% of new housing units are built within 1,500 feet of transit by 2025

**Mobility and Transportation**
Increase the percentage of all trips made by walking, biking, micro-mobility or transit to at least 35% by 2025; 50% by 2035; and maintain at least 50% by 2050

**Environmental Justice**
Improve CalEnviroScreen indicators for lowest 10% by an average of 25% by 2025

Reduce childhood asthma-related emergency room visits

---

**Recycle**
100% of Waste Water by 2035

**Plant**
90,000 trees by 2021

**Divert**
100% of waste from landfills by 2050

**NET ZERO BY 2050**
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?

<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 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 livability, sustainability and resiliency reflected in our existing Goal and Objectives? What goals and objectives may need an update or to be added?
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
Introduction to the Housing Needs Assessment

10:20 - 10:50 am
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)
Housing Needs Assessment

Background 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>Total Units in Los Angeles</td>
<td>82,002</td>
<td>*455,565</td>
</tr>
</tbody>
</table>

### By Income Category

<table>
<thead>
<tr>
<th>Income Category</th>
<th>2013 - 2021 Allocation</th>
<th>2021 - 2029 *Draft Allocation</th>
</tr>
</thead>
<tbody>
<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 since 1980.

Population has grown by 35% while housing has grown by 26% → that's a 9% difference.

CA Cities are bottom 3 (LA, SJ, SF)

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

- Total Units

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.
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>4,500,000</td>
</tr>
<tr>
<td>2030</td>
<td>5,000,000</td>
</tr>
<tr>
<td>2040</td>
<td></td>
</tr>
<tr>
<td>2045</td>
<td></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 Composition, 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>

## 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 5,437 adult members of the Understanding Coronavirus in America tracking survey participated in the online survey between March 3 – 16, 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

## Demographic Characteristics

**Example: Regional vs National Food Security**

<table>
<thead>
<tr>
<th>LA County Households</th>
<th>Food Insecurity</th>
<th>Very Low Food Security</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percent</td>
<td>Estimated #</td>
<td>Percent</td>
</tr>
<tr>
<td>29.2%</td>
<td>561,000</td>
<td>11.3%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>US Households*</th>
<th>Percent</th>
<th>Estimated #</th>
<th>Percent</th>
<th>Estimated #</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.8%</td>
<td></td>
<td></td>
<td>4.3%</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Households with Children</th>
<th>Food Insecurity</th>
<th>Very Low Food Security</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Percent</td>
<td>Estimated #</td>
</tr>
<tr>
<td>27.7%</td>
<td>223,000</td>
<td></td>
</tr>
<tr>
<td>No</td>
<td>30.4%</td>
<td>338,000</td>
</tr>
</tbody>
</table>

Los Angeles County Health Survey, 2015
US Census 2013
## Demographic Characteristics

*Example: Households with Food Insecurity*

<table>
<thead>
<tr>
<th>Gender</th>
<th>Percent</th>
<th>Estimated #</th>
<th>Percent</th>
<th>Estimated #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>29.2%</td>
<td>499,000</td>
<td>46.4%</td>
<td>1,565,000</td>
</tr>
<tr>
<td>Female</td>
<td>57.9%</td>
<td>687,000</td>
<td>53.6%</td>
<td>1,810,000</td>
</tr>
<tr>
<td>Age Group</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18-29</td>
<td>25.2%</td>
<td>299,000</td>
<td>29.9%</td>
<td>1,009,000</td>
</tr>
<tr>
<td>30-49</td>
<td>38.4%</td>
<td>456,000</td>
<td>35.9%</td>
<td>1,212,000</td>
</tr>
<tr>
<td>50-64</td>
<td>25.3%</td>
<td>300,000</td>
<td>19.4%</td>
<td>654,000</td>
</tr>
<tr>
<td>65 or over</td>
<td>11%</td>
<td>131,000</td>
<td>14.8%</td>
<td>500,000</td>
</tr>
</tbody>
</table>

*Based on Los Angeles County Health Survey, 2015*
### Demographic Characteristics

**Example: Racial/Ethnic Disparities**

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>Estimated #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Latino</td>
<td>799,000</td>
</tr>
<tr>
<td>White</td>
<td>174,000</td>
</tr>
<tr>
<td>African American</td>
<td>130,000</td>
</tr>
<tr>
<td>Asian</td>
<td>78,000</td>
</tr>
<tr>
<td>Native Hawaiian and Other Pacific Islander</td>
<td>N/A</td>
</tr>
<tr>
<td>American Indian/Alaskan Native</td>
<td>N/A</td>
</tr>
</tbody>
</table>

- **Based on Los Angeles County Health Survey, 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

- 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

Examples: Household Formation

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

Age Range
- Under 35 years
- 35 to 44 years
- 45 to 54 years
- 55 to 64 years
- 65 to 74 years
- 75 to 84 years
- 85 years and over

Percent Change

Source: ACS 1-year estimates, 2010 and 2018
In Los Angeles, the median house price increased 358% since 1960, adjusted for inflation, while the median household income rose only 32%. In other words, house prices increased 11 times faster than household incomes.

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>17,687 (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>

Source: L.A.S.A. Point-in-Time Count
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

Year Structure Built

Units

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

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

Examples: Historic Resources

Los Angeles has 1206 individually designated sites, known as Historic Cultural Monuments.

The City has 35 Historic Districts known as Historic Preservation Overlay Zones (HPOZ). HPOZs represent 2.4% of all parcels in the City but are 5% of all units under rent control.
Housing Stock Characteristics

Example: Type and Size

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

- Single-Family: 6.7%
- Small Multifamily (2-9 Units): 0.1%
- Medium Multifamily (10-49 Units): 8.8%
- Large Multifamily (50+ Units): 45.6%
- Mobile Home, Other: -2.6%

Housing Stock Characteristics

**Example:** New Housing Located Near Transit

Percentage of New Housing Permitted Near Transit, 2001-2018
Population Density: Food Access

Low-income census tracts where a significant number or share of residents is more than ½ or 1 mile from the nearest supermarket.

- ½ mile from supermarket
- 1 mile from supermarket

USDA Food Map
Park and Open Space Access

Population Density of Census Blocks within 1/2 Mile of a Park or Open Space (2010)
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

$2,614 $1,514

Los Angeles

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

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

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

Rent Burden in LA by Race/Ethnicity and Gender

- Asian or Pacific Islander
- Latino
- Black
- White
- Mixed/Other

Homelessness in LA

- Multi-Racial/Other
- Native Hawaiian/Other Pacific Islander
- Asian
- American Indian/Alaskan Native
- White
- Black/African-American
- Hispanic/Latino

Data Source: National Equity Atlas/PolicyLink and the USC Program for Environmental and Regional Equity
Housing Needs Indicators

Example: Vacancy

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.

Housing Needs Indicators

Example: Overcrowding

Most Severely Overcrowded: MSAs
Metropolitan Areas Over 500,000 (2018)

Overcrowded housing across L.A. County
Lower-income ZIP Codes in South and Central Los Angeles are among the most crowded in the nation. Crowding is defined as more than one person per room in a housing unit.

Percentage Crowded
- 0%
- 10%
- 20%
- 30%

NOTE: Based on ZIP Code tabulation areas. U.S. Census Bureau
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

[Map showing displacement index scores with color legend and a note: Higher score indicates higher vulnerability.]

Data Source: HCIDLA, HMDA, LA Mayor’s Office, Zillow
Prepared by HCIDLA Policy + Research Unit M.A.
Housing Needs Indicators

Example: Commute Times

LA Commuters Spend The Most Time Stuck In Traffic

Hours of extra travel time due to traffic congestion in U.S. cities in 2016

<table>
<thead>
<tr>
<th>City</th>
<th>Extra Travel Time (Hours)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Los Angeles</td>
<td>170</td>
</tr>
<tr>
<td>Seattle</td>
<td>152</td>
</tr>
<tr>
<td>San Francisco</td>
<td>150</td>
</tr>
<tr>
<td>San Jose</td>
<td>144</td>
</tr>
<tr>
<td>Miami</td>
<td>132</td>
</tr>
<tr>
<td>Honolulu</td>
<td>132</td>
</tr>
<tr>
<td>New York</td>
<td>129</td>
</tr>
<tr>
<td>Portland</td>
<td>129</td>
</tr>
<tr>
<td>Atlanta</td>
<td>129</td>
</tr>
<tr>
<td>Washington D.C.</td>
<td>126</td>
</tr>
</tbody>
</table>

Source: TomTom Traffic Index, 2017
Housing Needs Indicators

Example: *Transportation Method*

Source: National Household Travel Survey (2017)
Housing Needs Indicators

Example: Transportation costs

Source: Center for Neighborhood Technology (CNT)
Housing Needs Indicators

*Example: Jobs Accessibility*

Source: Center for Neighborhood Technology (CNT)
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
- Costs
- 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

10:50 - 11:00 pm
Next Meeting: May 28, 2020 | 10:00 - 11:30 a.m.

- Constraints on Housing Maintenance, Improvement and Development (Chapter 2)
- Inventory of Sites: Site Selection Methodology (Chapter 3)
- Analysis of Opportunities for Energy Conservation with Respect to Residential Development (Chapter 4)
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).

- **Review: Opportunities for Energy Conservation (Chapter 4)**
  Review Opportunities for Energy Conservation in Chapter 4 of the current HE.
Thank you!

HousingElement@lacity.org
Housing Needs Indicators

*Example: Overcrowding*

Most Severely Overcrowded: MSAs
Metropolitan Areas Over 500,000 (2018)
US Comparison: LA Metro Area Lags in Production

Every major U.S. metro is building less housing

Average housing permits issued per 1,000 residents

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

<table>
<thead>
<tr>
<th>Period</th>
<th>New Units Per Person</th>
<th>Persons Added</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970-1980</td>
<td>1</td>
<td>1.74</td>
</tr>
<tr>
<td>1990-2000</td>
<td>1</td>
<td>4.52</td>
</tr>
<tr>
<td>2010-2016</td>
<td>1</td>
<td>3.36</td>
</tr>
</tbody>
</table>
Housing Need Greatest at Lower Income Levels

Los Angeles County Needs 516,946 More Affordable Rental Homes

Lowest Income Households are Disproportionately and Severely Cost Burdened

Source: California Housing Partnership analysis of 2017 PUMS data using adapted NLHIC methodology.

*Cost burdened households spend 30% or more of their income towards housing costs. Severely cost burdened households spend more than 50%.
# 2019 Production Pipeline Summary

## Building Permits Issued by Affordability Summary

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Current Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td></td>
</tr>
<tr>
<td>Deed Restricted</td>
<td>864</td>
</tr>
<tr>
<td>Non-Deed Restricted</td>
<td>0</td>
</tr>
<tr>
<td>Low</td>
<td></td>
</tr>
<tr>
<td>Deed Restricted</td>
<td>391</td>
</tr>
<tr>
<td>Non-Deed Restricted</td>
<td>0</td>
</tr>
<tr>
<td>Moderate</td>
<td></td>
</tr>
<tr>
<td>Deed Restricted</td>
<td>72</td>
</tr>
<tr>
<td>Non-Deed Restricted</td>
<td>0</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>19002</td>
</tr>
<tr>
<td>Total Units</td>
<td>20329</td>
</tr>
</tbody>
</table>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals.

## 2018 vs 2019

LA Livability Goals

1. Develop inviting + accessible transit areas
2. Reinforce walkability, bikeability & wellbeing
3. Nurture neighborhood character
4. Bridge the past and future
5. Produce great green streets
6. Generate public open space
7. Stimulate public open space
8. Stimulate sustainability + opportunity for all
9. Emphasize early implementation, simple process + maintainable long-term solutions
10. Ensure connections
Housing Element 2021-2029

Livability, Sustainability & Resiliency Subcommittee
Spring 2020, Meeting 1
April 23, 2020 | 10:00 - 12:00 p.m.

LOS ANGELES CITY PLANNING
Is a strong vision for livability, sustainability and resiliency 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”
Housing Needs Indicators

Example: Access to Open Space

Park Acreage per 1,000 People, by Community Plan Area