Housing Element Update 2021-2029

TASK FORCE KICK-OFF MEETING
January 22, 2020

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What is the Housing Element?
State Housing Element Law

Established in 1969 as mandatory part of General Plan

Meant to require jurisdictions to do their “fair share” around planning for adequate affordable housing (RHNA)

Recognizes that housing is critical need and government and private sector must work together to address it

Has been strengthened in recent years
What is a Housing Element?

A statement of the City’s goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing

- **State Requirements**
  - Update every 8 years
  - Demonstrate compliance with state housing law

- **City Impacts**
  - Sets housing policy and program direction
  - Used when reviewing projects and policies

- **Interdepartmental Effort**
  - Involvement of all departments
  - Update led by LACP, HCIDLA + Task Force
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 = 460,000 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
The Housing Crisis
Housing affordability crisis

- Unprecedented housing affordability crisis in California
- Impacts all aspects of quality of life, including: schools, access to opportunity, traffic, air quality, access to jobs and amenities
- Local governments subject to increased oversight and scrutiny
- Housing Element Law is one of main state levers (RHNA)

Poll: Homelessness, housing among most serious problems in L.A. County

- Homelessness: 74% Very serious, 21% Serious
- Housing affordability: 60% Very serious, 25% Serious
- Traffic congestion: 58% Very serious, 30% Serious
- Climate change*: 41% Very serious, 24% Serious
- Quality of public schools*: 32% Very serious, 25% Serious
- Taxes: 31% Very serious, 26% Serious
- Immigration*: 29% Very serious, 18% Serious
- Public safety: 22% Very serious, 31% Serious
- Air quality**: 21% Very serious, 31% Serious
- Jobs and economic development**: 19% Very serious, 24% Serious
- Availability of parks and open space**: 15% Very serious, 13% Serious

Source: LA Times
Too many Angelenos cannot afford their homes

Percentage of Households that are Cost Burdened, Largest Metro Areas

Source: JCHS tabulations of US Census Bureau, 2017 American Community Survey 1-Year Estimates and Missouri Census Data Center data.
The crisis is most severe for women of color

Housing burden by tenure, race/ethnicity, and gender: Los Angeles City, CA, Renters, 2015

Source: National Equity Atlas, PolicyLink & USC PERE
Insufficient funding for affordable housing

Los Angeles County lost 70% of State and Federal funding for affordable housing production and preservation from FY 08-09 to FY 17-18.


*FY 2017-2018 does not include No Place Like Home Funding (NPLH) and no funds for the Affordable Housing Sustainable Communities (AHSC) program were awarded.
Effects: Limited housing options

1. Pay More

2. Commute Further

3. Crowd In

Source: 2000 Census Table H069, ACS Table B25070 via Myers, Park, Mendoza “How Much Worse is Affordability in LA than Before?” USC 2018

Source: Census, ACS via Jordan Levine Ca Association of Realtors

Zip codes with highest rates of overcrowding
Source: LA Times
...When options are exhausted

L.A. County homeless population jumps

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
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<tbody>
<tr>
<td>'11</td>
<td>39,414</td>
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<tr>
<td>'18</td>
<td>52,765</td>
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<tr>
<td>'19</td>
<td>58,936</td>
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Source: Los Angeles Homeless Services Authority

Los Angeles Times
The Current Housing Element
5th Cycle (2013-2021)
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.
Current 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.
Objectives, policies and programs

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

Objective 2.3
Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources.

Policies:

2.3.1 Streamline entitlement, environmental, and permitting processes for sustainable buildings.

2.3.2 Promote and facilitate reduction of water consumption in new and existing housing.

Programs

80. Financial Incentives to Conserve Water

Provide financial rebates for installing water conserving appliances and systems, such as high-efficiency clothes washers and toilets, and weather-based irrigation controllers.

<table>
<thead>
<tr>
<th>Lead Agency:</th>
<th>LADWP</th>
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<tbody>
<tr>
<td>Funding Sources:</td>
<td>LADWP Public Benefit Program</td>
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<tr>
<td>Objective:</td>
<td>Installation of high efficiency clothes washers in 5,000 households per year.</td>
</tr>
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<td>Respective Policy:</td>
<td>2.3.2</td>
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Housing Element in action: Local $ for affordable housing

- Program #16 of the Housing Element
- Some key accomplishments:
  - Measure HHH, 2016 local election
    - $1.2 billion over 10 years for supportive housing
  - Affordable Housing Linkage Fee, 2017
    - $100 million / year for affordable housing
- Involved several City departments and extensive community support
Progress since prior Housing Element

Public Initiatives:
- Measure HHH, H and Comprehensive Homeless Strategy
- Measure JJJ

City Initiatives:
- Mayor Garcetti’s Executive Directives 13, 16, 19, 24
- Affordable Housing Linkage Fee
- Permanent Supportive Housing (PSH) Ordinance
- Interim Motel Conversion Ordinance
- Home-Sharing Ordinance
- Unapproved Dwelling Unit (UDU) Ordinance
- Accessory Dwelling Unit (ADU)
- Value Capture Ordinance
- Bridge Housing (A Bridge Home)
- Community Plans and Transit Neighborhood Plans Rezoning
- Tenant Protections: Ellis Act/RSO, Source of income anti-discrimination
Annual Progress Report (APR)

- Due to the State in April of each year
- Tracks City’s progress on each Program of the Housing Element
- Tracks City’s progress towards meeting RHNA goals (number of housing units permitted)
- Since 2018, includes listing of every housing project proposed, approved and finalized in the CY

### Table D

<table>
<thead>
<tr>
<th>Name of Program</th>
<th>Objective</th>
<th>Timeframe in H.E.</th>
<th>Status of Program Implementation</th>
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<tbody>
<tr>
<td>Secured Unit (Sixty-Four Unit) Process</td>
<td>30 secured units in one annually. Identify development standards and code requirements that pose compliance challenge in second and process. Adapt amendments to the Zoning Code to alleviate challenges.</td>
<td>2013-2021</td>
<td>With the adoption of AB 2506, the City adopted the new Annexory Dwelling Unit (ADU) ordinance. The City Planning Commission approved a revised draft ordinance in November 2018 and the ordinance is currently under consideration for City Council. Until it is adopted, the City will rely on state law. With the passage of the state ADU law, ADU permits have significantly increased in recent years. The City has issued approximately 117 ADU permits applications in 2018, compared to 2,334 permits in 2017 and 8,317 permits in 2015.</td>
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<tr>
<td>Update the Los Angeles Building Code</td>
<td>Adopt the most recent version of the CBC when released.</td>
<td>2013-2021</td>
<td>No update for 2018. The building code was updated in 2017.</td>
</tr>
<tr>
<td>Zoning and Neighborhood Implementation Tools for Mixed Use Development</td>
<td>1,086 housing units in mixed use developments; identify targets in all Community Plans; Adopt density of appropriate.</td>
<td>2013-2021</td>
<td>In 2018, two Community Plan Implementation Overlays (CPIO) were enacted, which included new for-fourth use zones along transit with commercial corridors. Also in 2018, 2,338 units were proposed in 21 mixed-use centers. 2,505 units were approved in 9 mixed-use centers. Work continued on the Transit Neighborhood Plan program, which is also creating new mixed-use zones to protect jobs and housing near key transit lines.</td>
</tr>
<tr>
<td>Residential &quot;Cap&quot; for Housing near Transit and/or with Affordability Housing Units</td>
<td>Increase the cap credits provided for affordable housing units.</td>
<td>2013-2021</td>
<td>In January 2017, the DOT issued new Traffic Studies Guidelines, which included new thresholds of financial participation for residential or mixed-use developments that include Affordable Housing Units based on the total number of and type of dwelling units approved as affordable.</td>
</tr>
<tr>
<td>Transit-Oriented District Stations</td>
<td>Complete Transit Neighborhood Plans (TNPs) for 24 transit stations.</td>
<td>2013-2021</td>
<td>The draft Exposition Corridor Transit-Oriented Plan continued through the adoption process in 2018 and is now pending final approval. Transit planning along the Orange Line continued, with the Orange Line station area plans being integrated into the upcoming Southwest Valley community plan update effort. Plans for these stations along the Purple Line extension went through the EIR process during 2018. Finally, the Downtown Community Plan update includes plans for the existing transit stations and new transit stations associated with the Regional Connector project.</td>
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| Targeting Growth in Community Plan Areas | Identify targeted growth areas and incorporate appropriate land use designations in 12 Community Plans. Complete Transit Neighborhood Plans | 2013-2021 | Each of the 17 Community Plans being updated in 2018 include targeted growth areas to incorporated land use designations to achieve regional and local growth objectives. Similarly, the Transit Neighborhood plans being considered in 2018 include recommendations on how to appropriately consider growth along transit.
### Progress on housing goals (RHNA) 2014-2018

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Units Permitted 2014-2018</th>
<th>Units Remaining to Meet RHNA</th>
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<tbody>
<tr>
<td>Very Low</td>
<td>4,265</td>
<td>16,162</td>
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<tr>
<td>Low Income</td>
<td>2,588</td>
<td>9,847</td>
</tr>
<tr>
<td>Moderate</td>
<td>430</td>
<td>13,298</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>73,387</td>
<td>0</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>80,670</strong></td>
<td><strong>39,307</strong></td>
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The Housing Element Update Process
6th Cycle (2021-2029)
Housing Element structure

1. ID existing and projected housing needs
2. Address constraints (maintenance & development)  
   a. Resource inventory ($, land, tools, groups, etc.)
3. Inventory of sites (RHNA)
4. Opportunities for conservation
5. Review and revise policies and programs
6. List of goals, objectives, policies and programs
New requirements

- New Regional Housing Need Allocation (RHNA) Framework
- Considers existing need in addition to projected need
- Actual RHNA housing production now relevant (per SB 35)
- New Requirements for RHNA Site Selection (AB 1397)
- Must retain enough sites under RHNA
- More penalties for non-compliance (AB 101, AB 72)
  • Including state funding for infrastructure, transportation, and housing
- **Must Affirmatively Further Fair Housing (AFFH) Opportunities** (AB 686)
The starting point: Higher housing goals (RHNA)

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<tr>
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<th>2013-2021 Allocation</th>
<th>2021-2029 *Draft Allocation</th>
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<tbody>
<tr>
<td>Units in SCAG Region:</td>
<td>412,137</td>
<td>1,341,827</td>
</tr>
<tr>
<td>Units in Los Angeles:</td>
<td>82,002</td>
<td>*463,682</td>
</tr>
<tr>
<td>Affordable Units in Los Angeles:</td>
<td>46,590</td>
<td>*263,956</td>
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</table>
Background on Affirmatively Furthering Fair Housing (AFFH)

- Rooted in federal Fair Housing Act and the struggle for racial equity and civil rights
- Required by both federal and state law
- Prohibits discrimination based on race, color, religion, national origin, sex, disability, family status, sexual orientation, gender identity, source of income, medical condition, age, genetic information, ancestry, and marital status
- Requires jurisdictions to proactively advance the goals of the fair housing act
How can we proactively address fair housing?

- Overcome historic patterns of segregation
- Enable integrated living patterns
- Reduce disparities in access for different protected classes
- Respond to the disproportionate housing needs of different protected classes
- Transform racially and ethnically concentrated areas of poverty into areas with greater access to opportunity
How can the Housing Element achieve these goals?

- Identify and address zoning barriers in high resource areas
- Incentivize affordable housing in high resource area
- Include meaningful community engagement that reaches neighborhoods and groups that have historically been excluded
## Project timeline

### 2020

**January - March:** Task Force launches, kick-off Open Houses, announce to Mayor and Council
**January - May:** Staff drafting and research, interdepartmental and task force review
**August:** Final RHNA Allocation
**Early Fall:** Concepts open house / workshops
**Winter:** Release First Draft

### 2021

**January - March:** Community open house / public hearings
**June:** Committee and Council Review of Draft
**September:** HCD review of draft / findings of compliance
**October:** Adoption of Final Housing Element
Public outreach and engagement requirements

“The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.”

Government Code Sec. 65583(c)(7)
OUTREACH PROCESS

**Key Events**

**Launch**
- Winter 2020
  - Task Force Kick Off
  - Citywide Introduction
  - Open Houses

**Vision**
- Spring 2020
  - Online Engagement
  - Stakeholder Update Meetings

**Concepts**
- Fall 2020
  - Citywide Concepts Open Houses
  - Online Engagement

**Draft**
- Winter 2021
  - Draft 2021-2029 Housing Element Shared Online

**Adopt**
- Summer 2021
  - Open House/Public Hearing
  - Adoption Process with Commission Hearings, PLUM/City Council

**We Need Your Help**

- Learn about the plan update process and provide comments
- Visit the City Planning website to share your vision for Housing in Los Angeles
- Review and comment on draft concepts of the Housing Element, online or in person
- Review the Draft Plan and provide comments online
- Attend a public hearing and shepherd plan through the adoption process
What is your role?

- Participate in subcommittee meetings
- Review Goals, Objectives, Policies and Programs
- Provide guidance and recommendations for additional and/or amended housing policy to include in HE Update
- Share any implementation programs that should be included
- Provide feedback on housing needs assessment and constraints
- Review final draft
- Help spread the word!
## Subcommittee structure

### Guiding Principles and Values:
- **Equity**
- **Environmental Justice**
- **Affirmatively Furthering Fair Housing**

### Table:

<table>
<thead>
<tr>
<th>Production &amp; Innovation</th>
<th>Preservation &amp; Tenants’ Rights</th>
<th>Livability, Sustainability &amp; Resiliency</th>
<th>Homelessness &amp; Special Needs</th>
</tr>
</thead>
</table>
| - Zoning & regulatory constraints  
   - Construction  
   - Innovative housing typologies | - Renter protections  
   - Replacement policies  
   - Management of affordable housing stock | - Urban design  
   - Historic preservation  
   - Green building  
   - Climate adaptation | - Shelter & transitional housing  
   - Supportive housing  
   - Outreach & supportive services  
   - Fair Housing  
   - Senior & disabled |
Tentative meeting schedule (2020) & next steps

Meeting Schedule

- Task Force – a total of 3 meetings
  • January, June, December

- Subcommittees – approximately 4-5 meetings each (bi-monthly)
  • March, May, July, October, November (as needed)

- Kick-Off Open Houses
  • Late February / early March

Next Steps

- Coordinate with Staff to report subcommittee preference

- Additional work to be assigned between meetings
Thank you

General Questions / Comments: HousingElement@lacity.org

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