



Appendix 0.1

# Summaries of Public Outreach

Housing Element 2021- 2029:

# The Plan to House LA



## Housing Element Update - 2020 Launch / Vision Feedback and Comment Summary

### Introduction

Last October the City of Los Angeles launched the 2021-2029 update to the Housing Element of the General Plan, the Plan to House LA. This plan identifies Los Angeles's housing needs and establishes clear goals and objectives to inform future housing decisions. This update effort must be completed every 8 years and is a collaboration between Los Angeles City Planning (LACP) and the Housing + Community Investment Department (HCIDLA).

The Housing Element update requires vital public and stakeholder input, collected through digital and in person engagement. Between January and July 2020, over 1,800 people clicked, commented, and participated in the initial outreach phase of the Plan to House LA.

### Kick-Off Workshops

Earlier this year the city hosted three in person open house Kick-Off Workshops:

- February 24th - Central LA: Pico House / 424 North Main St.
- February 27th - Valley: Sherman Oaks East Valley Adult Center / 5056 Van Nuys Blvd.
- March 4th - South LA: Jim Gillian Recreation Center / 4000 South La Brea Ave.

Over 150 people attended to learn about the current Housing Element and how it shapes housing outcomes in the City. Attendees asked questions and shared comments in both English and Spanish.

Information presented included:

- The state of housing in Los Angeles;
- Demographics and socio-economic characteristics of City residents;
- Housing characteristics, including affordable housing production information;
- The amount of housing the City of Los Angeles needs to produce based on state housing targets known as the [Regional Housing Needs Assessment \(RHNA\)](#);
- Common constraints to housing production and preservation
- The existing [2013-2021 Housing Element's](#) vision, goals, and objectives.

Housing Element 2021- 2029:

# The Plan to House LA



People who were not able to attend the in-person Workshops were able to access an online workshop that provided the same information, materials, and opportunities to submit feedback. This online tool was launched last March in both [English](#) and [Spanish](#). The online workshop has now been viewed well over 2,200 times.

## Webinars with Live Q&A

In May and June, the city hosted five webinars with live Q&A for the public to participate from the safety of their homes due to the COVID-19 pandemic. Over 300 people attended. Webinars in English were held on May 27th and 30th, and on June 17th. Webinars in Spanish were held on June 9th and 16th. Recordings are available on our website in both [English](#) and [Spanish](#).

## Task Force Subcommittee Meetings

Another public engagement component of the Housing Element update is the Housing Element Task Force. The [63 member Task Force](#) is a diverse group of housing-related professionals and community leaders selected from over 280 applicants. This group assists the City in evaluating the viability and impact of potential new and updated policies related to housing preservation and production, tenants' rights, homelessness prevention, zoning and other important housing-related issues. The Task Force is organized into four subcommittees representing different aspects of the Housing Element:

- Housing Stability and Tenure Subcommittee
- Housing Production and Construction Innovation Subcommittee
- Livability, Sustainability & Resiliency Subcommittee
- Homelessness & Special Needs Subcommittee

The first Task Force meeting was held in [January](#) for members to share ideas that they would like to explore throughout the 2021-2029 Housing Element update. In [April](#), [May](#), and [July](#) the Subcommittees then met to review and discuss:

- Community feedback and key themes that emerged from outreach events
- Ideas for developing a potential vision for housing security, accessibility, production, and livability through the lens of the overarching priorities detailed below.

Housing Element 2021- 2029:

# The Plan to House LA



- Existing housing constraints, such as zoning, permitting processes, financing, construction costs, and housing opposition
- The existing Housing Element methodology for RHNA site selection
- Current housing related policies and implementation programs
- Other topic areas and data for potential study

## Summary of Input Themes and Comments

Through these extensive outreach activities we are able to begin drafting a collective vision for housing in Los Angeles. Participants at all events were asked to share their frustrations with the current housing landscape and their vision for future improvements. This section summarizes the specific feedback and comments received from the public and Task Force during the Launch/Vision phase of the Housing Element Update. Within the comments and feedback, the following common topics emerged:

- **Protecting Renters & Preventing Displacement**
- **Producing More Housing, Especially Affordable Housing**
- **Zoning for Inclusive Communities**
- **Serving the Most Vulnerable**
- **Addressing the Homelessness Crisis**
- **Promoting Livable and Resilient Neighborhoods**
- **Promoting Ownership**

Below, comments are grouped by these key emerging themes that Angelenos expressed interest in exploring. Some of the comments touch on multiple themes and are included more than once. This valuable input will help to guide the development of the Plan to House LA.

## Protecting Renters & Preventing Displacement

Participants repeatedly voiced concerns about displacement and eviction; urging the City to expand renter protections, prevent evictions, establish eviction defense, and protect tenants from displacement due to new acquisition and development. Many commenters said that in order to protect tenants and communities, the City should develop new models for individual and community ownership like land trusts, cooperatives, and homebuyer assistance. Participants were also concerned about affordable housing developments that had expiring

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# The Plan to House LA



affordability protections (covenants) and suggested the City require lifetime covenants and use eminent domain to acquire affordable developments at-risk of converting to market rate.

## **Producing More Housing, Especially Affordable Housing**

Many participants recommended specific strategies the City could use to increase housing production including: increasing zoning capacity, allowing for more “missing middle” housing (smaller multifamily), expanding the areas where housing is allowed, and updating community plans more regularly. There were also suggestions on how to reduce construction costs such as allowing for modular housing, 3D printed homes, container conversions, adaptive reuse, and other new models for home development.

Many participants said that the need for affordable housing is dire and the city should do more to finance and incentivize affordable housing development. Suggestions included: developing new sources of funding, developing a public land bank, establishing affordable housing requirements in all new development (inclusionary zoning), utilizing public land for affordable housing, removing process barriers such as site plan review, and requiring higher percentages of affordable housing in exchange for incentives (like TOC and density bonus).

## **Zoning for Inclusive Communities**

Several participants expressed concern that affordable housing is not available in all communities in the City - particularly in areas like the West Side, Mid City, and the South Valley. They suggested requiring affordable housing to be included in all new developments (inclusionary zoning), eliminating low density zoning, and providing incentives/removing barriers for affordable housing developments to locate in wealthier, resource and job-rich areas of the city.

The issues of historic preservation and community character came up during the outreach sessions. Some participants expressed their desire to promote livable communities, protect single-family neighborhoods, and preserve the character of communities. Other participants voiced frustration that these concerns are used to prevent the development of affordable and multifamily housing in wealthier areas of the City.

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# The Plan to House LA



## **Serving the Most Vulnerable**

Many participants said that more housing needs to be available to people who have special needs or face barriers to accessing housing - including extremely low income households, unhoused populations, individuals with disabilities, seniors, undocumented people, larger families, and lower-income young people.

## **Addressing the Homelessness Crisis**

Many participants had suggestions on how to address homelessness including: developing more permanent housing for unhoused people, incorporating social services with housing, and equitably distributing shelters and permanent supportive housing throughout the City. Several participants stressed the need to conduct more outreach to unhoused residents and many participants voiced concerns about the criminalization of people living on the street.

## **Promoting Resilient and Sustainable Neighborhoods**

There were a lot of suggestions on how housing can contribute to the surrounding neighborhood such as: allowing for more commercial uses in and near residential buildings, increasing street lighting, requiring green space, and requiring amenities like markets and daycares. There was also interest in protecting cultural and historic resources by exploring the expansion of the adaptive reuse ordinance and preserving existing rent stabilized multifamily housing. Some participants also had suggestions for how housing can reduce the city's carbon footprint by requiring sustainable design (i.e. all solar, LEED-certified) and increasing education for homeowners about sustainability.

In addition, participants emphasized re-imagining public safety to ensure that vulnerable populations and renters are able to live in their communities free of harassment and criminalization.

## **Promoting Ownership**

Many participants voiced concerns about the high cost of housing and the inability to purchase a home. Some participants said that preserving single-family housing would increase homeownership opportunities, while others said the city should prioritize denser ownership models such as condominiums. Participants also suggested that alternative ownership models such as land trusts and co-ops could assist lower-income residents and said that the city should continue or expand Home Buyer Programs and other assistance programs for first-time buyers.

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# The Plan to House LA



## Next Steps

Based on the feedback received and the state regulatory requirements for the Housing Element staff will prepare Concepts for the Plan to House LA. The Concepts phase of the outreach process will begin in the Fall of 2020. This phase is an opportunity for the public to review, comment, and help shape the draft Concepts and strategies for the 2021-2029 Housing Element. Outreach will continue throughout the Housing Element Update process and there will be many more opportunities to help identify LA's housing needs. You can learn more about the effort and sign up to get involved [here](#) or email [housing.element@lacity.org](mailto:housing.element@lacity.org) to share any comments and feedback.

## Appendix

### Public Comment

**Note:** This appendix includes a more detailed accounting of comments from the general public received during the launch phase of engagement. Please note these are listed in no particular order.

#### PROTECTING RENTERS & REDUCE DISPLACEMENT

- Expand eviction protections through relocation assistance, eviction defence programs, and other tools
- Ensure residents can stay in their own communities
- Work with LA County to organize an LA County Rent-Registry
- Provide more information on affordable housing inventory
- Financially support non-profits that protect tenants from evictions (i.e. Unidad Coalition, People's Plan)
- Establish a right to counsel provision to ensure that evictions are fair and that protected classes are not being taken advantage of
- Develop protections for renters of units removed by TOC program
- Address vacancy through financial penalties (vacancy tax)
- Use community land trusts to ensure long term affordability for for-sale properties
- Preserve existing affordable housing

Housing Element 2021- 2029:

# The Plan to House LA



- Prohibit discrimination based on family size, age, race, and income
- Establish and enforce discrimination penalties for landlords
- Prohibit discriminatory lending practices
- Prioritize housing for extremely low income households
- Preserve housing for seniors
- Educate property owners about renting to section 8 residents
- Encourage and facilitate local community engagement programs
- Expand housing education and offer in multiple languages
- Provide funding for frequent tenant's rights workshops

## **INCREASING PRODUCTION, ESPECIALLY AFFORDABLE PRODUCTION**

- Produce more market-rate and affordable housing in all areas of the city
- Provide a higher percentage of affordable units in private multi-family developments
- Make market rate housing and newer housing construction within reach of minorities
- Create more moderate/workforce income housing units
- Address missing-middle housing
- Plan for housing needs beyond the 8 year RHNA housing projection period
- Site selection should also consider prioritizing areas for housing (preservation or production) on all-hazards risk - such as liquefaction zones, fault lines, flooding areas, wildfire risk, distance from highways, and urban heat
- Explore how the absence of restrictions and increased land values has affected housing development
- Incentivize homeowners who create ADUs with tax credits
- Provide financial incentives for ADU production (i.e. lower permit costs)
- Remove height restrictions for ADU's
- Allow 3D printed, container conversion, and prefab homes to reduce housing costs
  
- Look at utility constraints and creative ways to facilitate relocation to make housing development cheaper and faster
- Promote different housing typologies for different incomes and lifestyles
  - Allow microunits
  - Allow tiny homes
  - Support co-living developments (i.e. boarding houses)
  - Buy and allow shipping containers to be used for housing on public land

Housing Element 2021- 2029:

# The Plan to House LA



- Allow bungalow courts with no parking
- Allow conversion of stripmall into housing
- Expand RV and trailer parks
- Expand financing programs for all-affordable housing development projects
- Reduce construction costs for developers
- Establish a dedicated source of general funds for affordable housing production
- Divest or use eminent domain to acquire surplus property for use as 100% affordable housing and allow developers to remediate properties
- Create a framework for housing funding priorities
- Collaborate with businesses to produce affordable housing
- Utilize publicly-owned land for all-affordable housing development
- Consider how to facilitate the production of low income condos
- Educate property owners about renting to section 8 residents
- Encourage and facilitate local community engagement programs

## ZONING FOR INCLUSIVE COMMUNITIES

- Develop a mandatory inclusionary housing ordinance, paired with a grassroots neighborhood by neighborhood planning process
- Distribute affordable housing throughout the city
- Establish a housing goal (similar to RHNA) and requires each community plan area to zone for a specific level of housing, including market rate and affordable
- Include affordable housing in high-resource, high-opportunity neighborhoods
- Eliminate single-family zoning in areas with a history of exclusionary racial covenants

## SERVING THE MOST VULNERABLE

- Expand targeted services and early interventions to those at highest risk of homelessness, including: people impacted by the criminal justice system, people at risk of eviction, people with disabilities, and transition-aged-youth
- Provide more senior housing
- Prioritize housing for extremely low income households
- Protect and plan for undocumented residents/immigrants
- Develop affordable housing programs to retain younger residents in LA
- Explore and be aware of poverty in younger generations
- Help seniors age in place

Housing Element 2021- 2029:

# The Plan to House LA



- Prohibit discrimination based on family size, age, race, and income
- Establish and enforce discrimination penalties for landlords
- Prohibit discriminatory lending practices
- Educate property owners about renting to section 8 residents
- Encourage and facilitate local community engagement programs

## ADDRESSING THE HOMELESSNESS CRISIS

- Incorporate social services component of addressing homelessness
- Add language that focuses on the homeless
- End the criminalization of unhoused people
- Increase outreach directly to the homeless
- Conduct outreach to law enforcement and criminal justice agencies regarding homelessness community
- Communicate the public benefits of funding programs to house the homeless
- Educate community about homeless discrimination
- Renovate and upgrade commercial dwellings to house the homeless (adaptive reuse)
- Equally distribute shelters, supportive housing, and any other housing designated for the homeless needs in every Council District/Community Plan Area
- Diversify shelter/housing options

## DESIGNING FOR LIVABILITY

- Increase visibility of community preservation and the importance of livable communities
- Embrace existing buildings, particularly historic ones, as an essential part of our housing stock
- Protect cultural resources
- Preserve the character of low density neighborhoods
- Allow more property tax to flow into the community
- Legalize non-conforming units
- Replace setbacks and parkways with usable space
- Allow more mixed-use buildings
- Require open space, landscaping and preservation of trees in any development
- Keep sidewalks and walkways clear and in good condition
- Consider more retail space at street level
- Facilitate passive, living green buildings, and biophilic design

Housing Element 2021- 2029:

# The Plan to House LA



- Promote local educational programs for sustainable living
- Encourage adaptable, flexible, and sustainable design (i.e. all solar, LEED-certified)
- Give assessments to homeowners on how they can make their homes more sustainable
- Reduce design requirements
- Support design that increases sense of safety and community
- Provide more street lighting

## PROMOTING OWNERSHIP

- Prioritize single-family housing preservation
- Prioritize denser ownership models such as condominiums
- Explore alternative ownership models (Land trusts, Co-ops, etc)
- Review all the things that contribute to the cost of building/owning in LA
- Fund Home Buyer Programs and other assistance programs for first-time buyers
- Focus on programs that will help residents invest and purchase in low-moderate income areas
- Educate single family homeowners about the development potential of their sites, including ADU or potential for a second unit
- Define housing/homeownership equity more clearly

Housing Element 2021- 2029:

# The Plan to House LA



## Housing Element Update - Concepts Phase Outreach Summary

### Introduction

In late 2020 the City launched the **Concepts phase** for the 2021-2029 Housing Element of the General Plan, *The Plan to House LA*. This plan identifies Los Angeles’s housing needs and establishes clear goals and objectives to inform future housing decisions. This update effort must be completed every 8 years and is a collaboration between Los Angeles City Planning (LACP) and the Housing + Community Investment Department (HCIDLA).

This phase of the Housing Element Update focused on the development of six *concepts* used to shape revisions for the current Update. The concepts were drafted based on the feedback City Planning collected during the **Vision phase** of its outreach, as well as considerations from state law and a review of the current Housing Element. The Concepts focus on how the Housing Element should address the most pressing housing-related issues in the City. All six concepts respond to urgent needs including: addressing the housing shortage, advancing racial equity and access to opportunity, and promoting sustainability and resilience.

The six concepts are:



**1. Housing Stability and Anti-Displacement**  
Protect Angelenos—especially persons of color—from indirect and direct displacement, and ensure stability of existing vulnerable communities



**2. Housing Production**  
Increase the production of new housing, particularly affordable housing

Housing Element 2021- 2029:

# The Plan to House LA



### 3. Access to Opportunity

Increase access to opportunities and proactively desegregate the City by planning for more affordable and mixed-income housing in high-resource areas.



### 4. Homelessness

Prevent and end homelessness in a manner that centers human dignity and respect by developing early interventions, significantly expanding permanent housing options, and providing appropriate services and support.



### 5. Built Environment

Design and regulate housing to promote health and well-being, increase access to amenities, contribute to a sense of place, foster community and belonging, and plan for a sustainable future.



### 6. Meeting the Needs of all Angelenos

Build, operate, and maintain welcoming and accessible housing for Angelenos with unique needs, including those with disabilities, large families, older adults, and other people facing housing barriers.

During this phase of the Housing Element Update, Los Angeles City Planning engaged with an unprecedented number of people through several targeted outreach efforts, including three

Housing Element 2021- 2029:

# The Plan to House LA



webinars, a statistically valid poll, and a public survey. Each of these is discussed in more detail below. In addition to these efforts the city held a meeting of the full Task Force, attended 6 Neighborhood Council and alliance meetings, held several smaller stakeholder meetings with community organizations, and posted content across several social media platforms to engage a wide audience.



## Bilingual Webinars

Contextualized the State of Housing in LA and introduced the Concepts & potential implementation strategies.

- The City held three webinars during the fall of 2020, two in [English](#) and one in Spanish reaching an audience of over 260 people.
  - November 10th (English)
  - November 17th (Spanish)
  - November 18th (English)
- Interactive polls were held during each webinar (see below) and followed by a question and answer section.



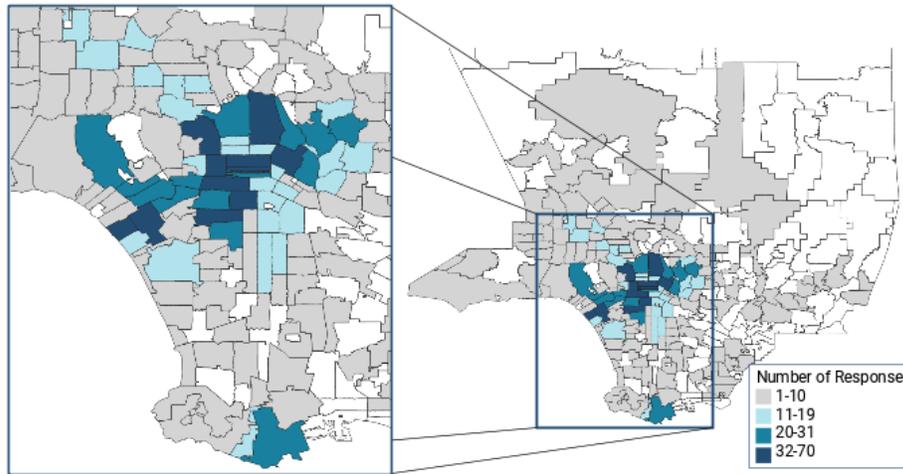


Housing Element 2021- 2029:

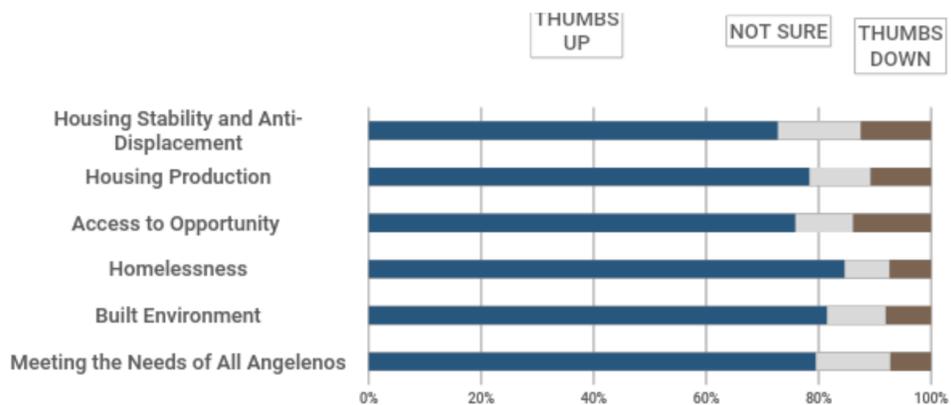
# The Plan to House LA



- 44% of respondents were renters and 3% of respondents were unhoused.
- Most respondents were from Central and West, South-West and North-East LA as visualized below.



- Of the six Concepts, *Homelessness*, *Built Environment*, and *Meeting the Needs of All Angelenos* were ranked as the highest priorities amongst the proposed Concepts, respectively. Each of the six concepts received support from the majority of respondents.



Housing Element 2021- 2029:

# The Plan to House LA



- The majority of respondents were unhappy with the availability of housing in Los Angeles overall, and especially dissatisfied with the availability of affordable housing.
- When asked about different tools to increase the supply of housing respondents demonstrated strong support for tools including adaptive reuse and the use of public lands for housing. Strategies to increase zoning capacity had more mixed responses, with slightly more support for increasing zoning capacity near transit than in neighborhoods previously set aside for single family homes.
- Respondents showed strong support for free legal assistance for eviction defense, opportunity for tenants and community organizations to purchase a building when it goes up for sale, and low/moderate income homebuyer assistance.
- Over 84% of respondents believe that shelters, supportive housing, and services should be available throughout the city. 66% agreed that shelters and supportive housing should be available in all neighborhoods, regardless of local opposition.
- When asked if their home could accommodate an elderly family member or friend with unique needs only about 37% reported that it could. For renters the numbers were even lower, with only about 26% reporting an accessible unit.
- Over 50% of respondents identified outdoor spaces to gather and spend time when asked which amenities are the most important to have onsite in a multi-family building.
- You can see a full summary of survey responses [here](#).



## Statistical Poll

Engaged random sample of Angelenos to assess their opinions on housing related issues and proposed response-strategies.

Housing Element 2021- 2029:

# The Plan to House LA



- City Planning conducted a poll of over 800 city residents from November 5th to 18th, 2020, in both English and Spanish. These polls were conducted by email and text message as well as through the use of a mobile and landline.
- In order to capture a statistically representative cross-section of Angelenos, the poll respondents are consistent with the citywide race/ethnicity, income, household size, renter vs owner, and age demographics of Los Angeles. You can view a [high level summary](#) of the poll results.
- The key takeaways from the Statistical Survey include:
  - 89% of participants indicated that the City should continue its overall strategy of accommodating more housing near jobs, transit, and services
  - 81% of participants stated that protecting tenants' rights is either an extremely or major citywide priority
  - 79% of participants noted that expanding the number of shelters for people experiencing homeless is an extremely high or major priority for the City
  - 75% of participants stated that increasing the supply of affordable housing is a top or high priority, with an additional 8% noting it as somewhat of a high priority
  - 64% of participants responded that increasing the supply of overall housing is a top or high priority, with an additional 14% stating it is somewhat of a high priority



## Educational Video

Explained the current housing crisis in LA, the Housing Element Update, and ways to get involved in an effort to bring new audiences into the housing conversation.

- The animated, minute and a half long educational video was launched on February 18<sup>th</sup>, 2021 on Los Angeles City Planning and Housing + Community Investment's [Youtube Channel](#) and social media platforms.
- The video highlights housing-related issues facing Angelenos and lays a foundation for the intent and capacity of the goals, policies and programs

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# The Plan to House LA



comprising the Housing Element Update.

- Across all platforms this video was viewed thousands of times, generating hundreds of comments and reactions.



## Task Force Meeting

Engaged 63 member Task Force to gather input on Concepts & proposed implementation strategies.

- City Planning held a Zoom session for all Task Force members on October 21, 2020.
- After an initial presentation detailing the Concepts, goals, policies and implementation strategies, members were assigned to virtual “Break out rooms” to enable small group discussions to gather input on the presentation material.



## Stakeholder Meetings

Engaged local groups with the Concepts & gathered input on implementation strategies.

- The Alliance of River Communities(ARC) : **2/2/21**
- South Los Angeles Alliance of Neighborhood Councils (SLAANC): **2/18/21**
- Los Angeles Neighborhood Council Coalition (LANCC) : **3/6/21**
- PLAN Check NC : **3/13/21**
- Harbor Gateway Planning and Land Use Committee : **4/3/21**
- West Valley Neighborhood Alliance on Homelessness : **4/25/21**
- Westside Regional Alliance of Councils (WRAC): **5/2/21**

## Key Findings

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1. People expressed strong support for the Concepts.
2. People support a bold vision, including more housing at all income levels (but particularly for lower income households), strong tenant protections as well as preservation of existing apartment buildings.
3. Respondents support a variety of tools to increase the supply of affordable housing, including expanding incentives and increasing zoning capacity. There is especially strong support for expanding incentives in high opportunity areas, and increasing zoning capacity near public transit infrastructure.
4. Individuals who identify as Black, Latinx or renters are more impacted by housing challenges and more supportive of strategies to increase the supply of affordable and supportive housing.



**THE PLAN  
TO HOUSE LA**

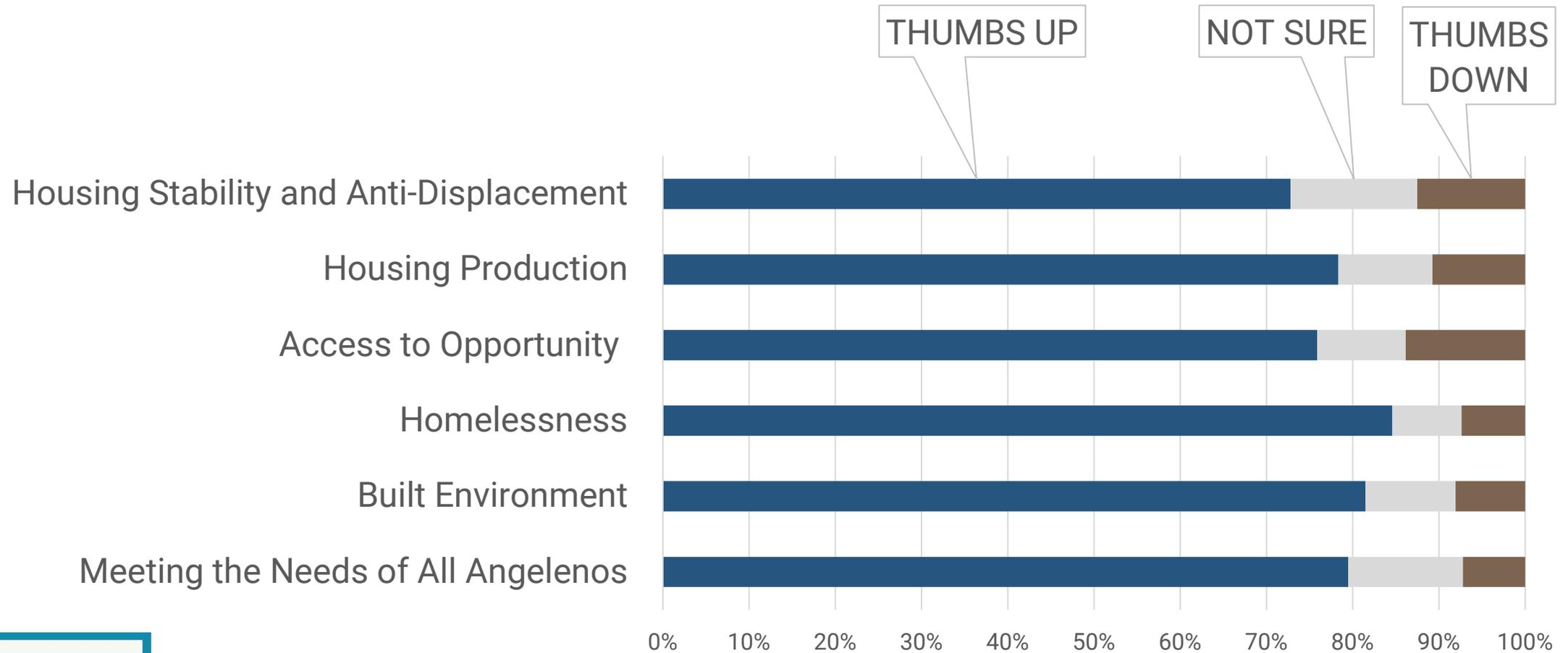
Online Engagement Results  
March 31, 2021



### **About this survey and analysis:**

- Open to anyone from December 18, 2020 – March 15, 2021.
- 1,809 respondents completed at least one section of the survey.
- None of the questions were required, so the number of respondents varies widely from question to question.
- Some results were disaggregated by race/ethnicity or owner/renter. Totals on some of these questions are relatively small as respondents needed to answer both questions.
- The number of respondents (n) for each question is provided.
- Many questions asked for a rating on a scale of 0-10 values summarized as:
  - 0 = Extremely Low agreement/priority
  - 1-3 = Low agreement/priority
  - 4-6 = Unsure/Neutral
  - 7-9 = High agreement/priority
  - 10 = Extremely High agreement/priority

# What Do You Think of Each of The Six Concepts?



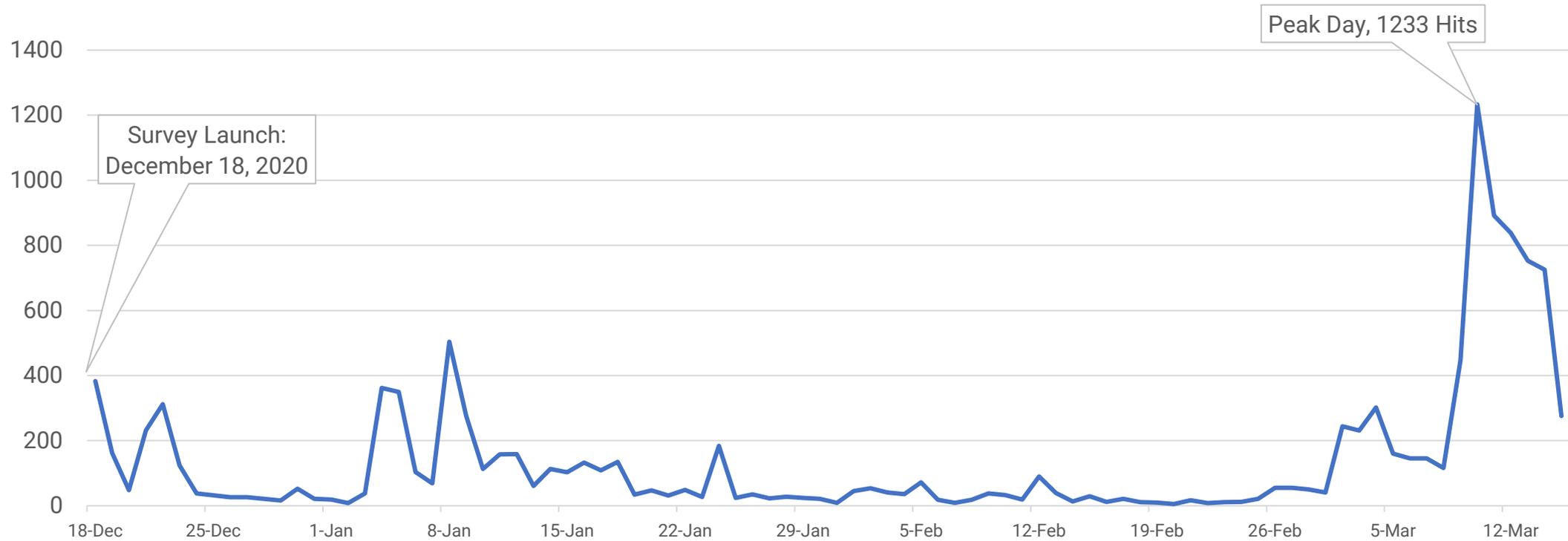
A stylized illustration of a city skyline with various white houses of different heights and shapes. In the background, there are light blue hills and a sky with several blue birds flying. A dark blue rectangular box is centered over the skyline, containing the text 'THE PLAN TO HOUSE LA'.

# THE PLAN TO HOUSE LA

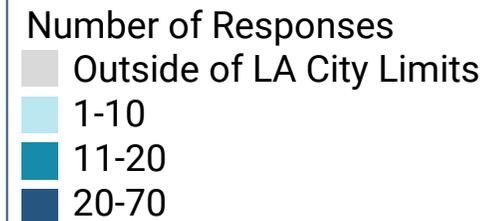
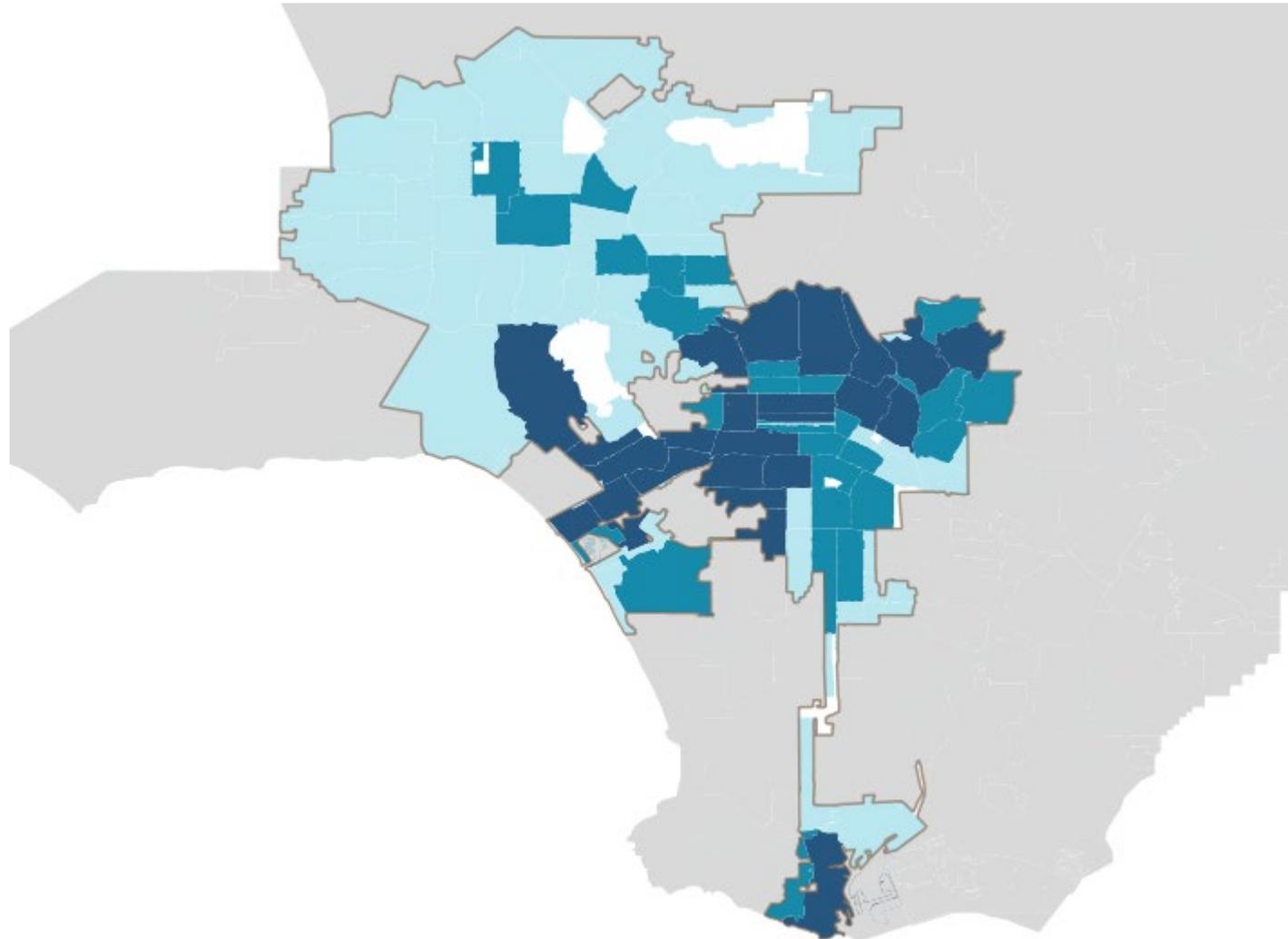
## RESPONDENT PROFILE

# Survey Timeline

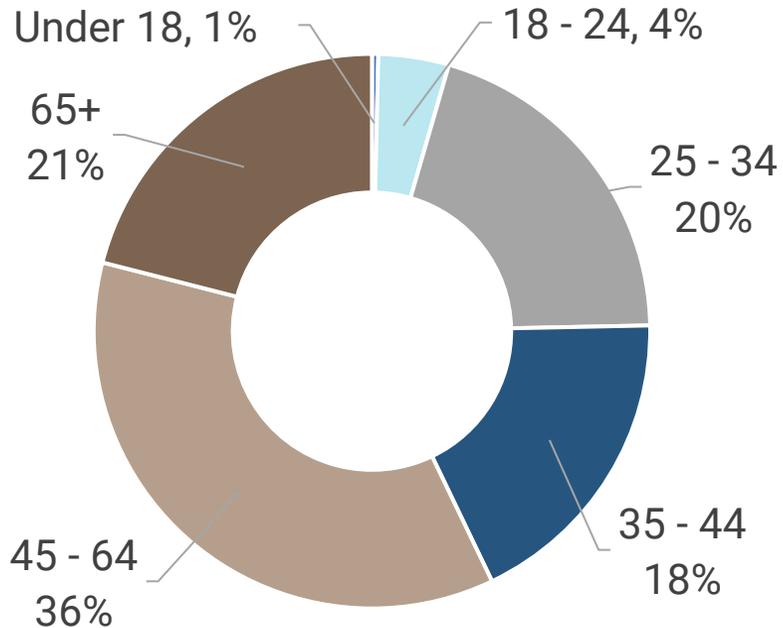
Number of People Who Opened the Survey by Day



# Respondent Zip Codes

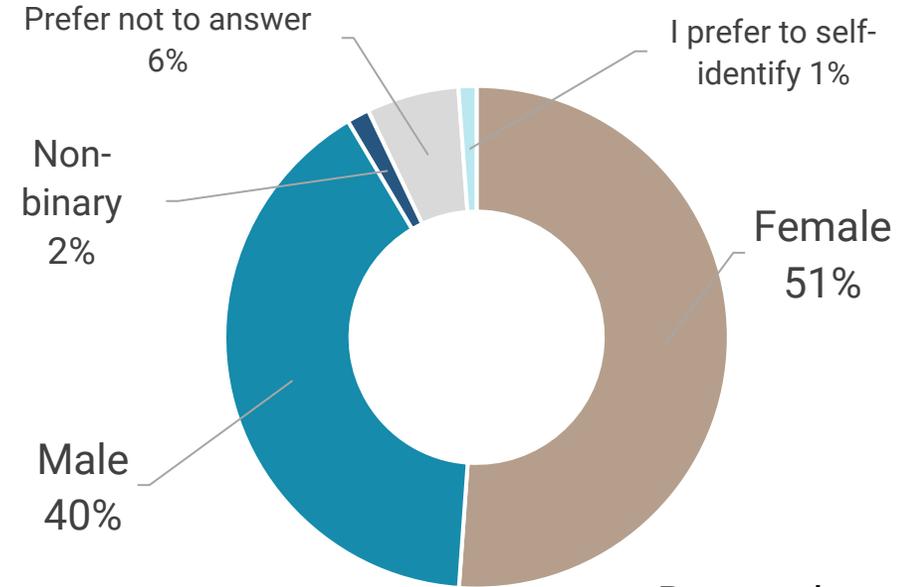


# Age



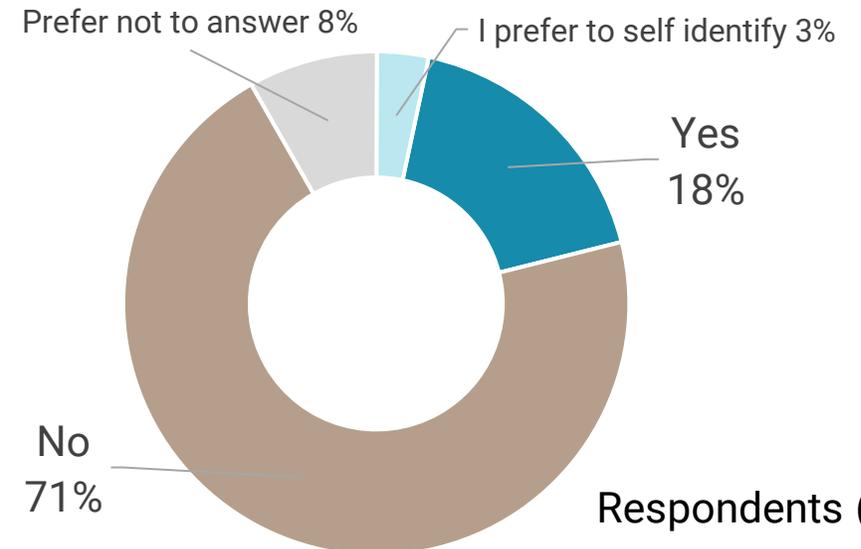
Respondents (n) = 1,366

# Gender Identity



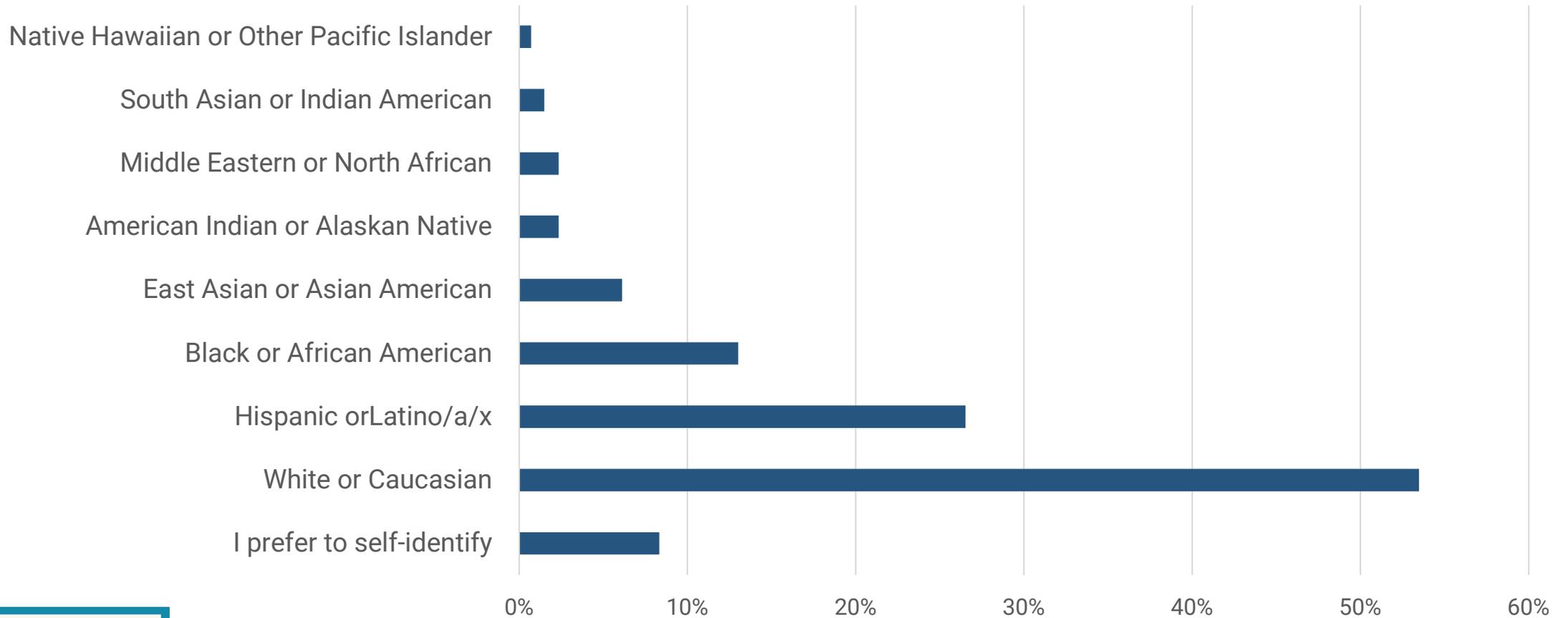
Respondents (n) = 1,369

# Identify as LGBTQ+?



Respondents (n) = 761

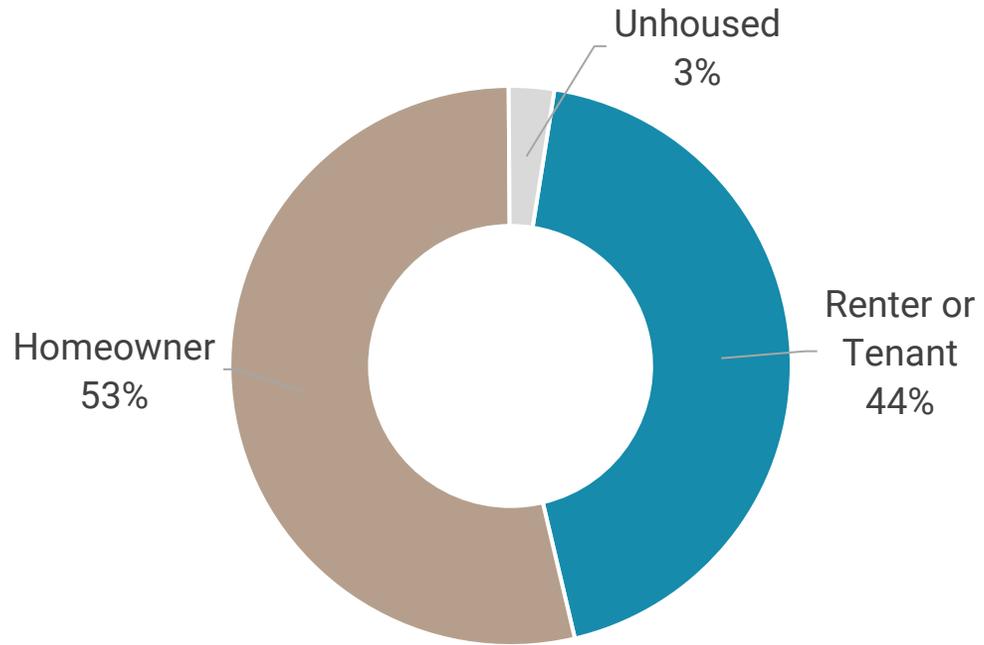
# Race / Ethnicity



\*This question asked respondents to check all that apply. Total will not add to 100%

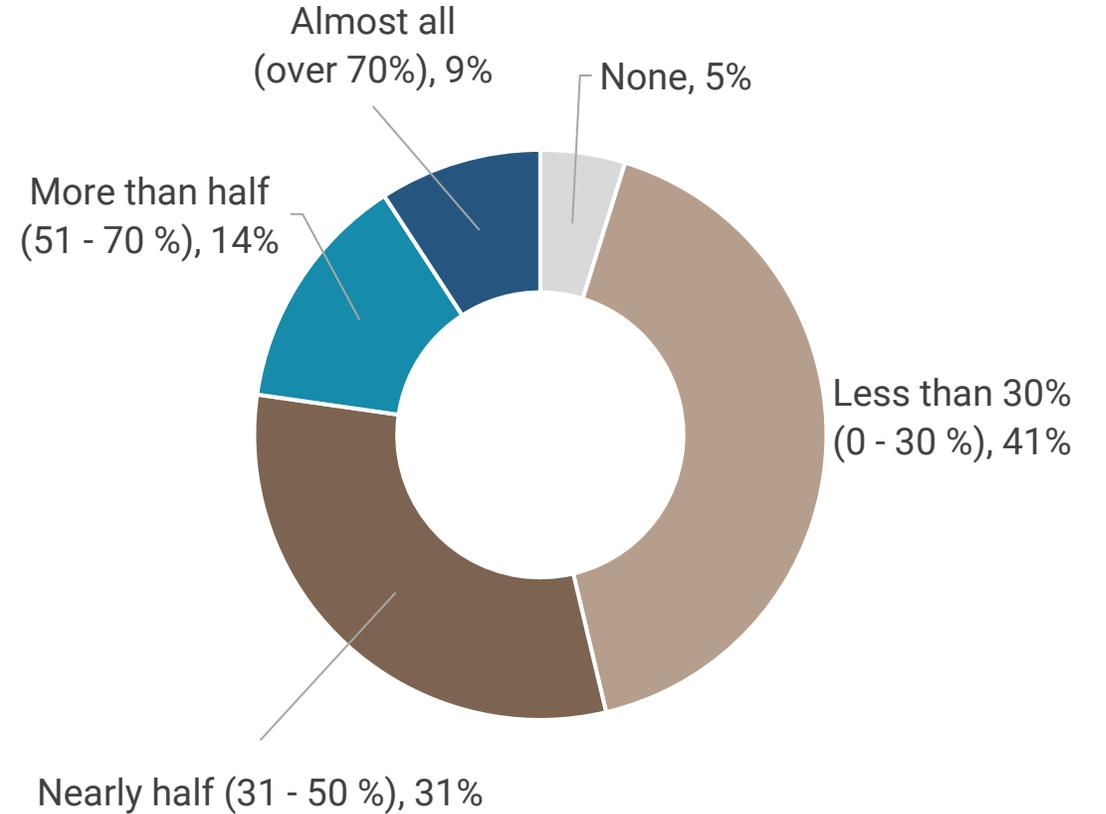
Respondents (n) = 1,406

# Tenancy



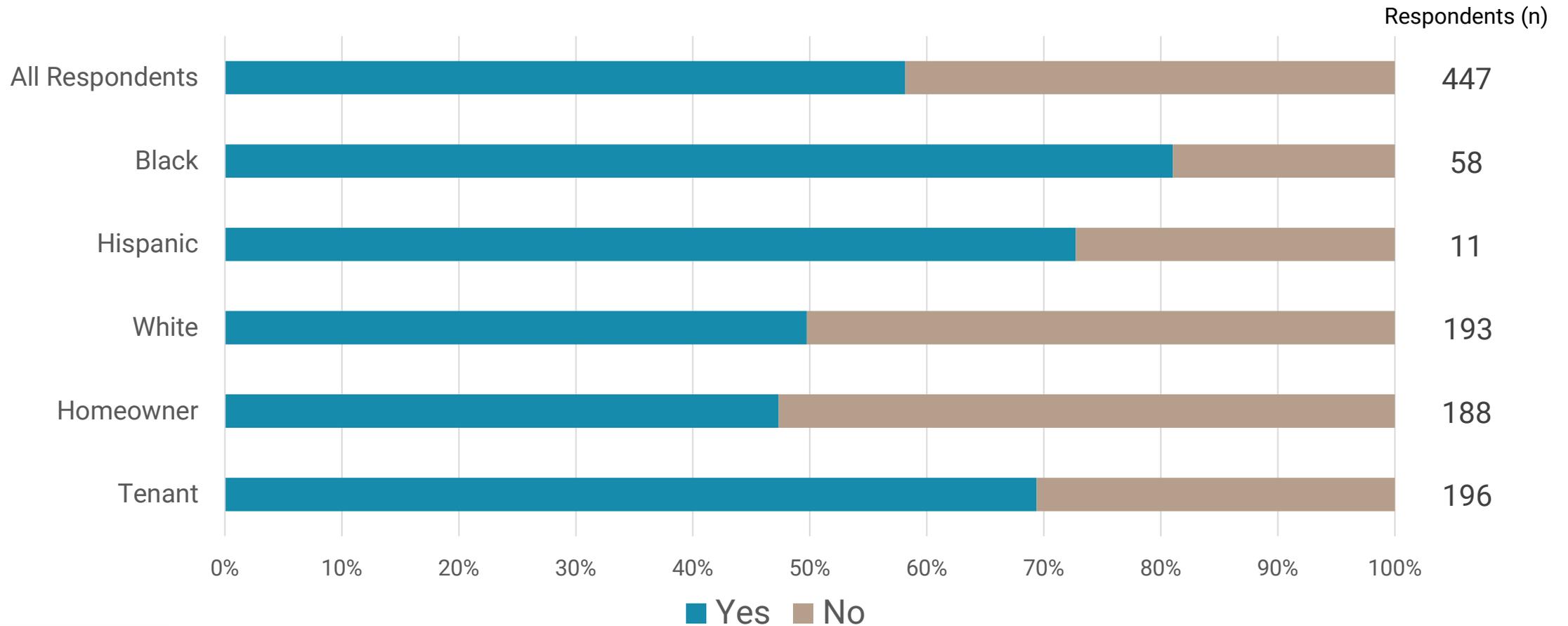
Respondents (n) = 1,583

# % of Income Spent on Housing

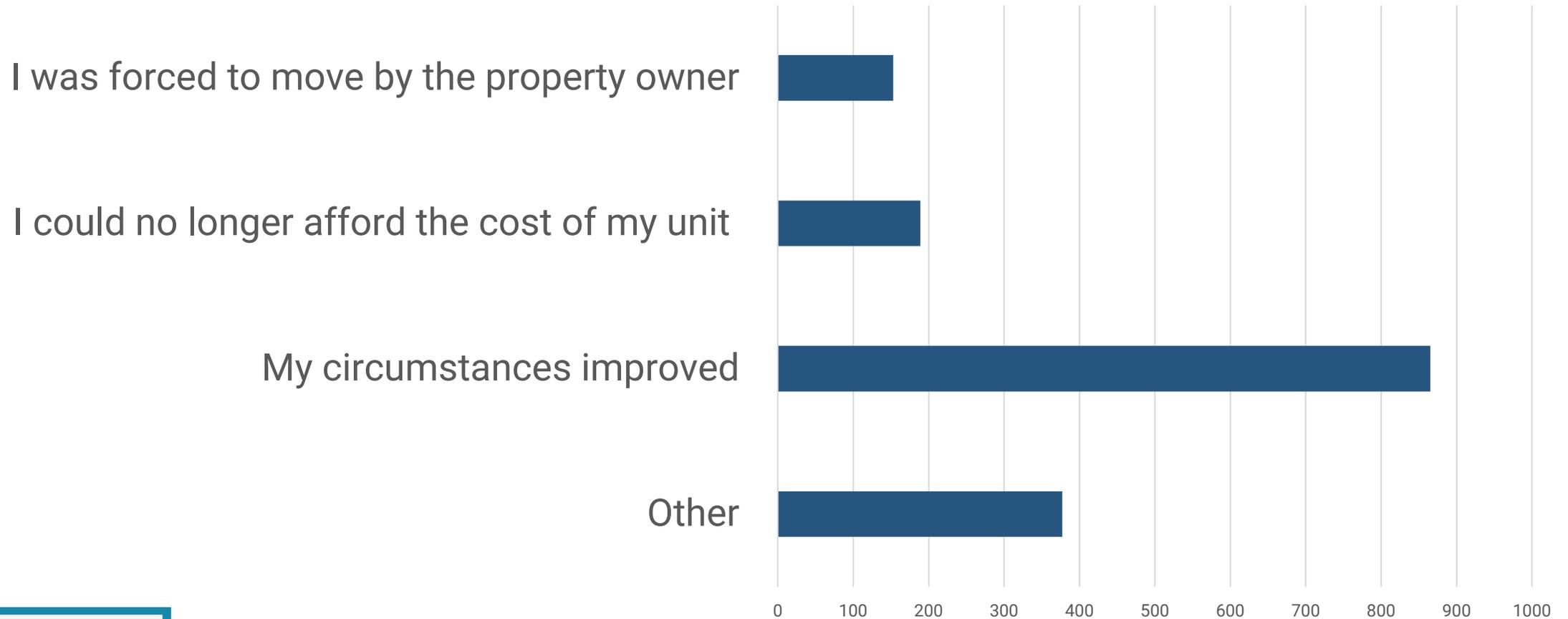


Respondents (n) = 1,460

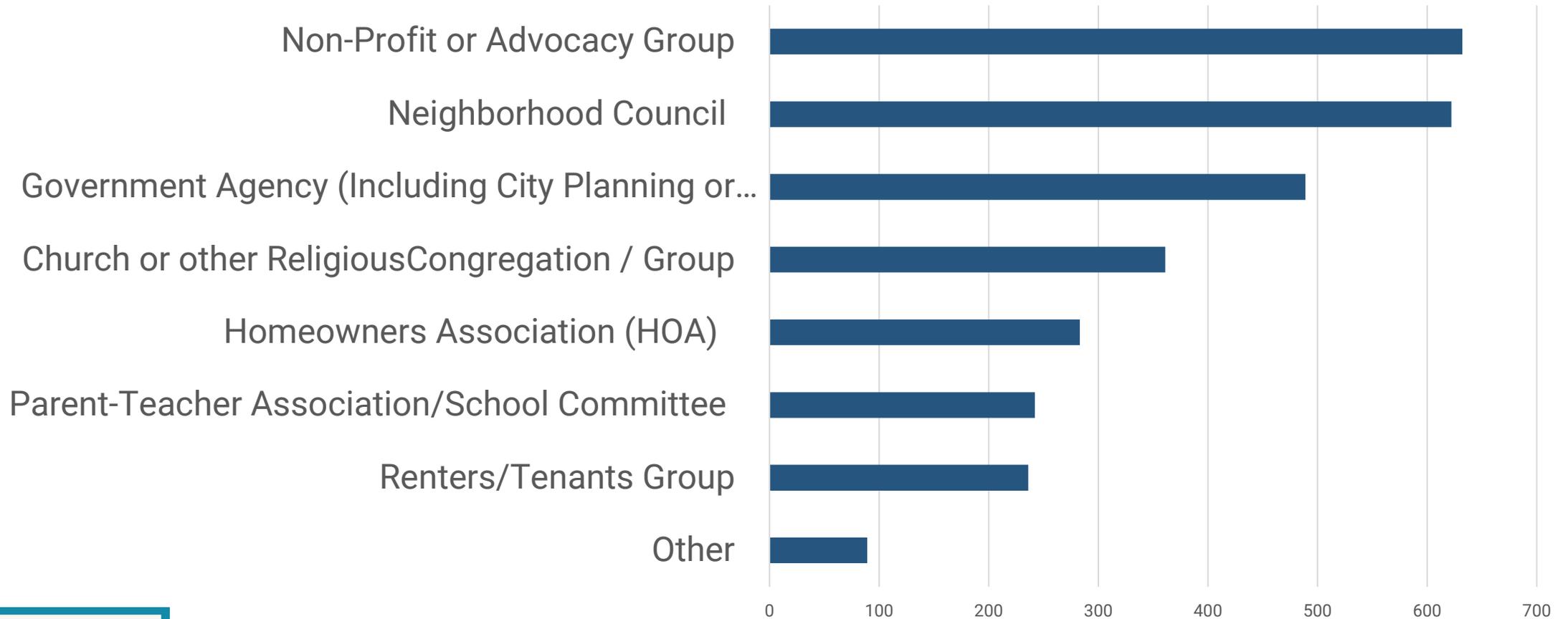
# Have you or someone you are close to ever experienced homelessness, or felt like you were at risk of losing your home?



# The last time you moved housing, what was your reason?



# During the past year I have attended (virtually or in person) a meeting of a...



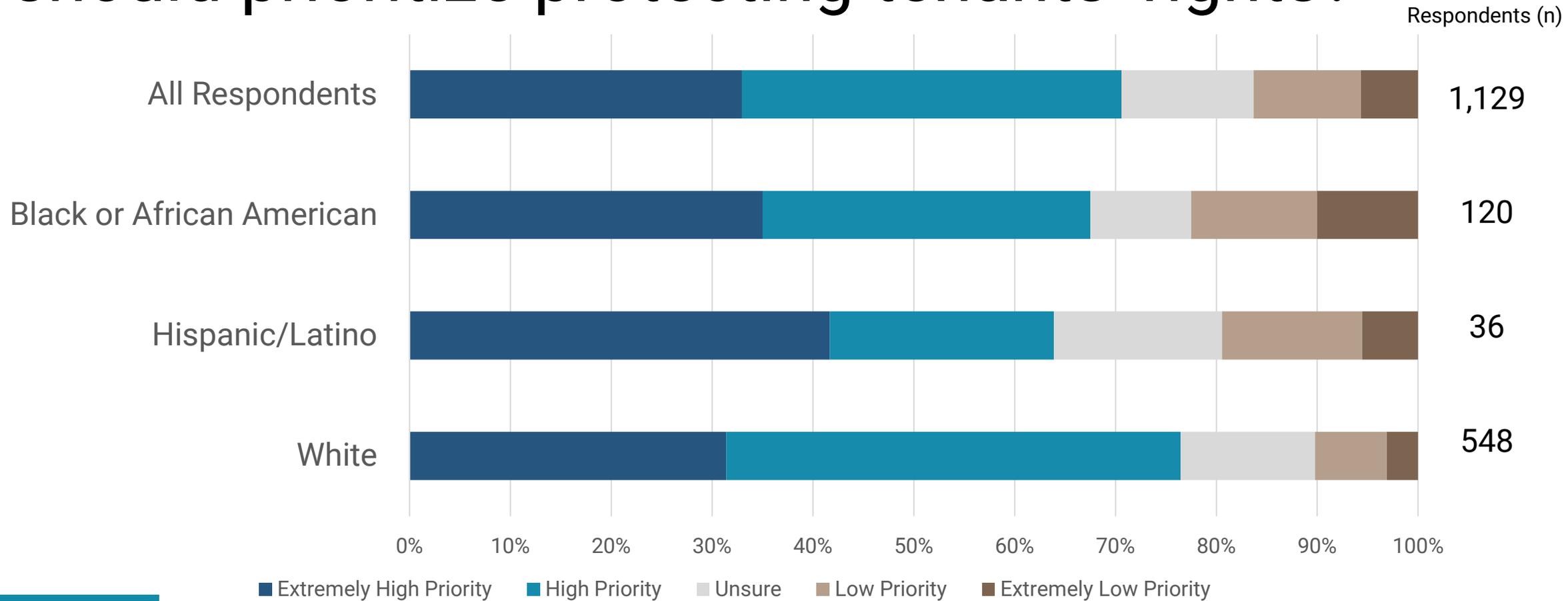
# THE PLAN TO HOUSE LA

## PREVENTING DISPLACEMENT



Respondents (n) = 1,406

# Given that the majority of city residents are renters, how much do you think the city should prioritize protecting tenants' rights?



# In areas facing gentrification and displacement:

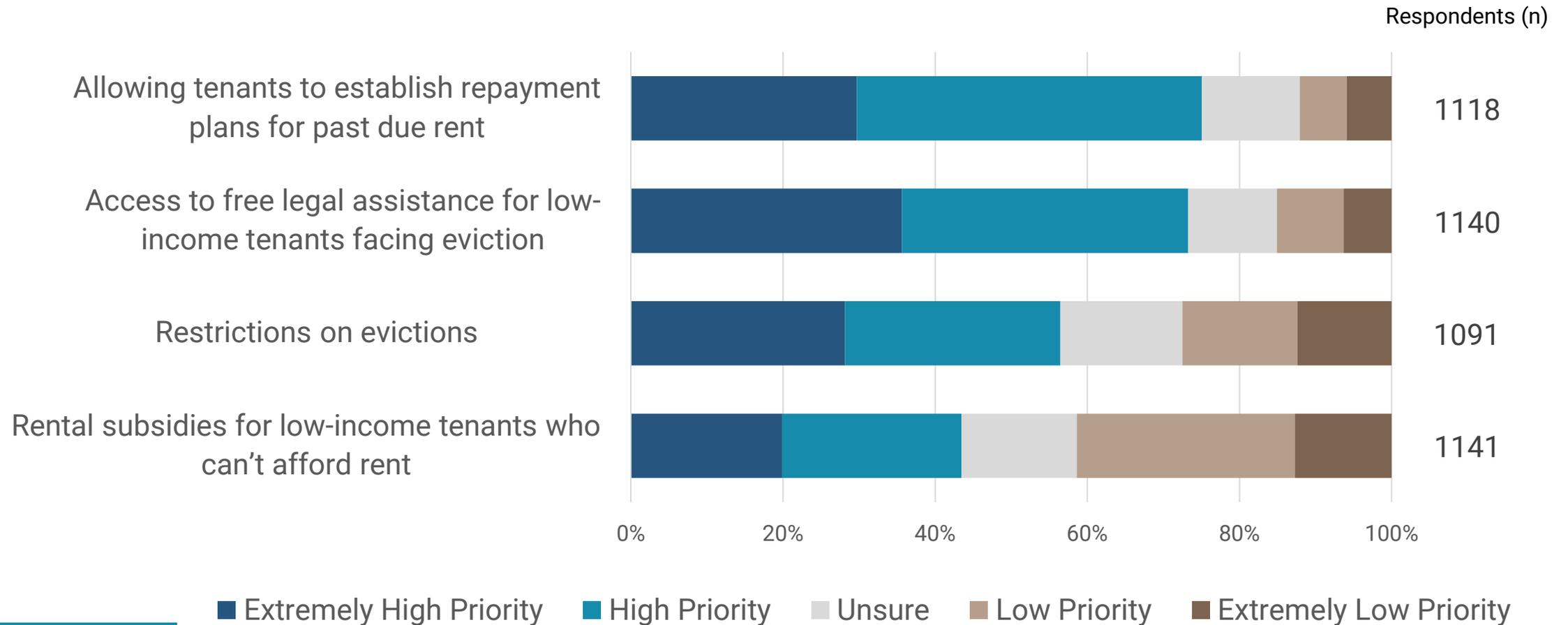
Affordable housing should be available to everyone in need, regardless of where they live.

68%

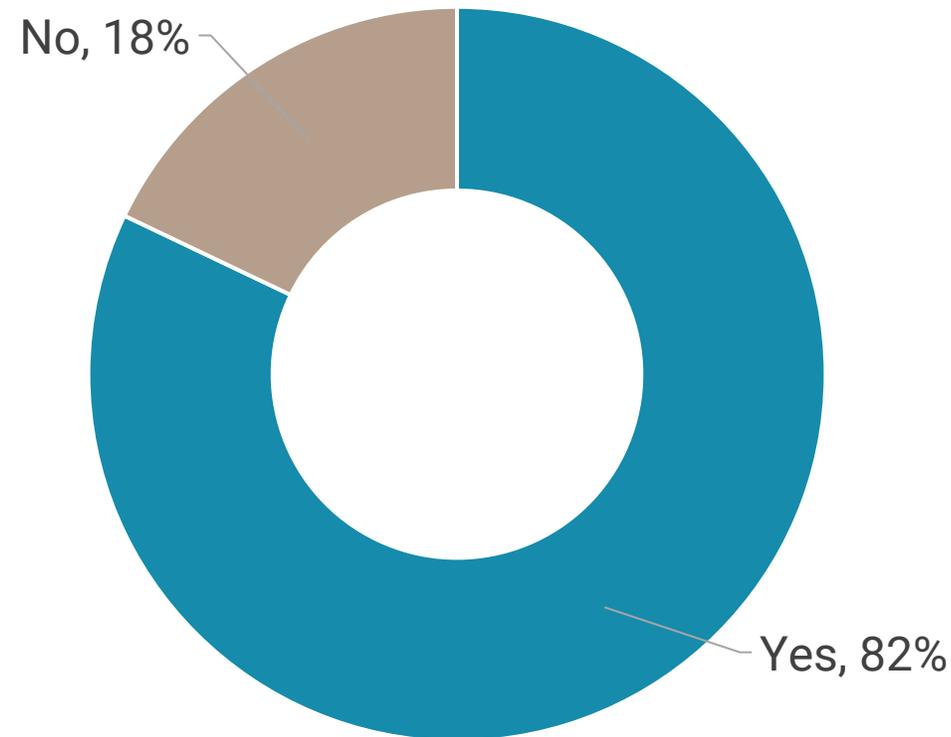
Affordable units should be eligible to *local* residents *first* so they can stay in their community.

19%

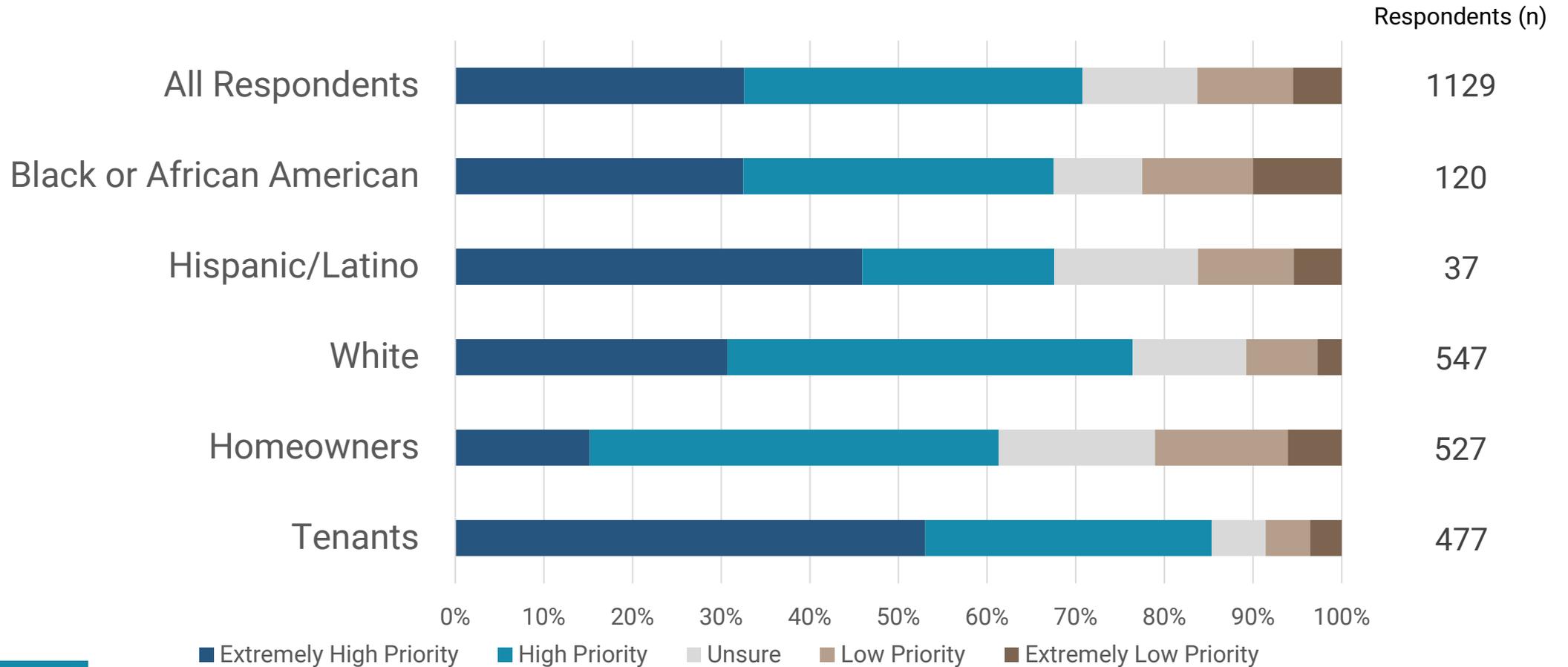
The City of Los Angeles has enacted emergency measures to protect tenants during the Coronavirus Pandemic. Which of the following emergency protections currently in place would you like to see continue after the emergency order has been lifted?



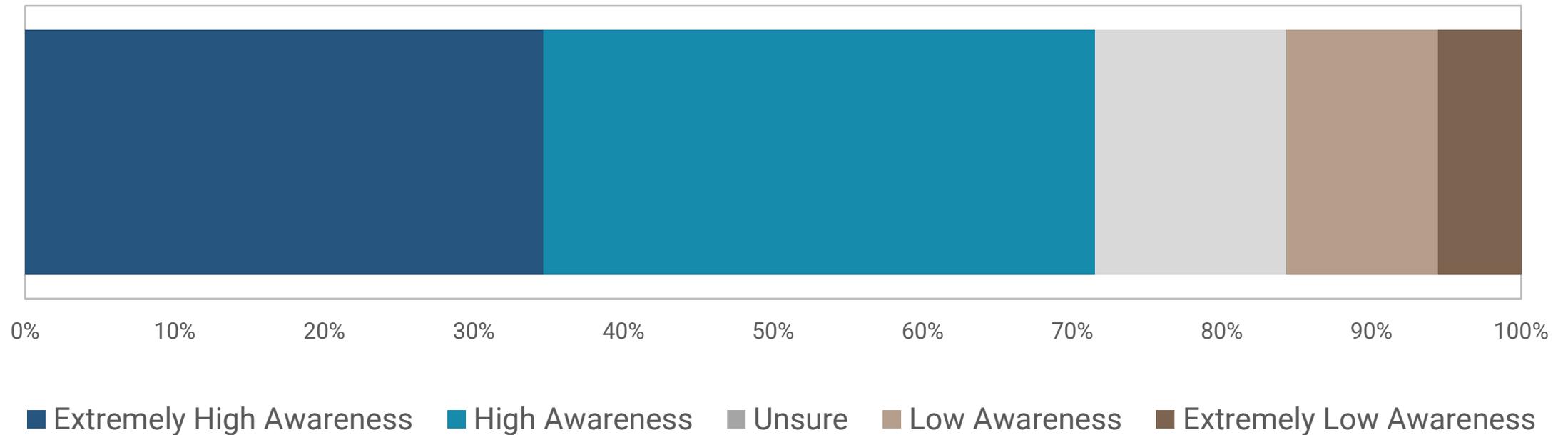
Tenants and community organizations should have the opportunity to purchase apartment buildings when they go up for sale, even if there is no public funding available to assist tenants and organizations in purchasing properties.



The City should assist lower- and moderate-income homebuyers using strategies including: developing innovative types of for-sale housing, providing purchase assistance for first-time homebuyers, and facilitating new models of ownership and other programs.

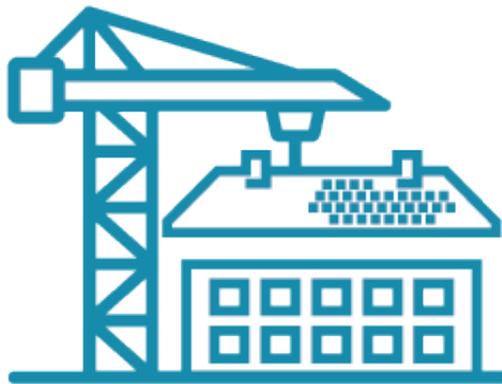


Are you aware that the City of Los Angeles has a Rent Stabilization Ordinance (RSO or “rent control”) that has limits on eviction and rent increases for some units of housing?



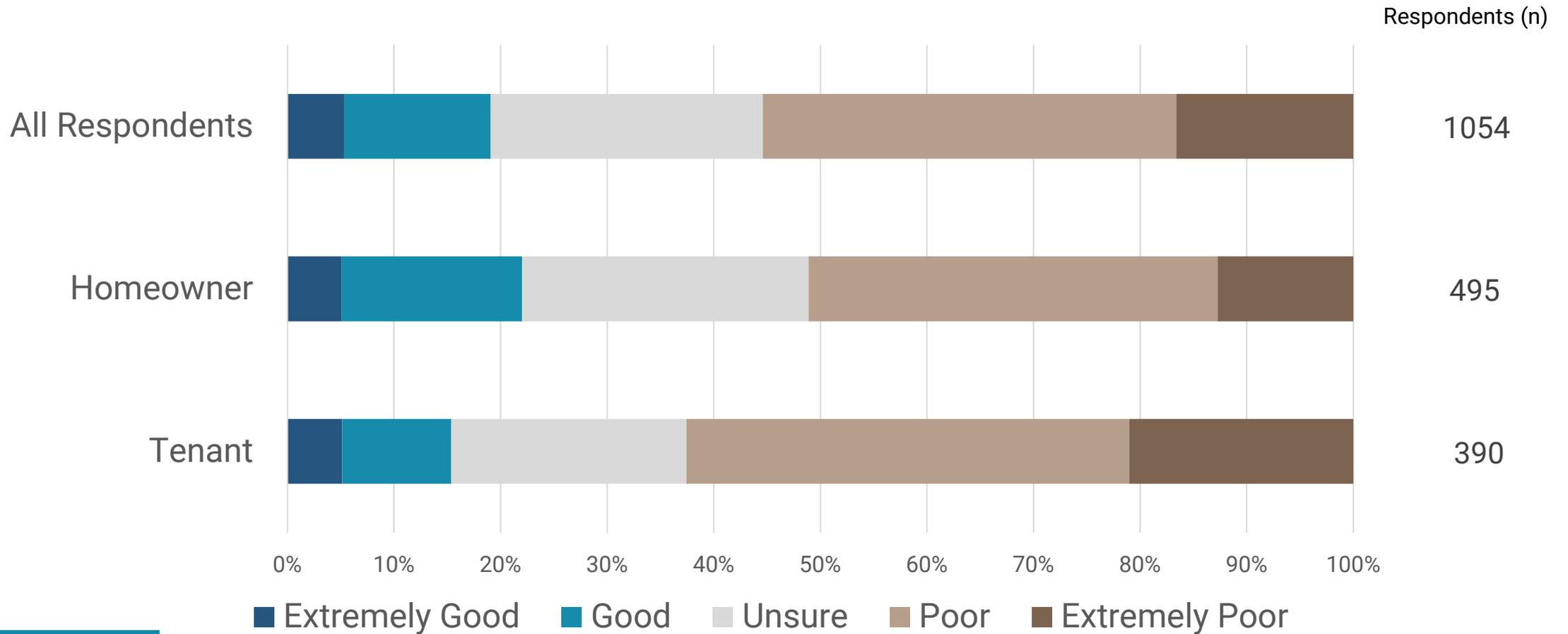
# THE PLAN TO HOUSE LA

## HOUSING PRODUCTION

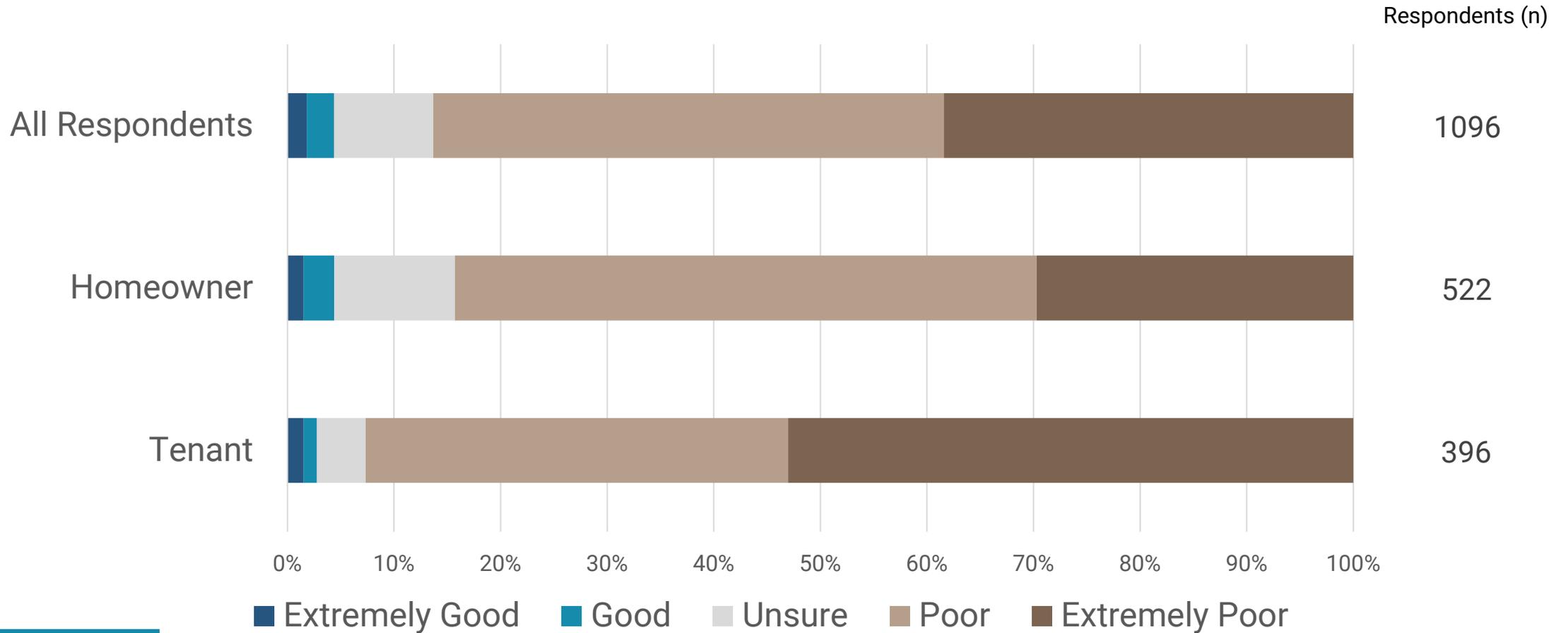


Respondents (n) = 1,158

# How would you rate the availability of housing in LA?



# How would you rate the availability of *affordable* housing in LA?



# How should the City prioritize using the tools below to meet housing needs?

Respondents (n)

Reuse Existing Buildings- The city could make it easier to convert more types of buildings to housing in more areas of the city.

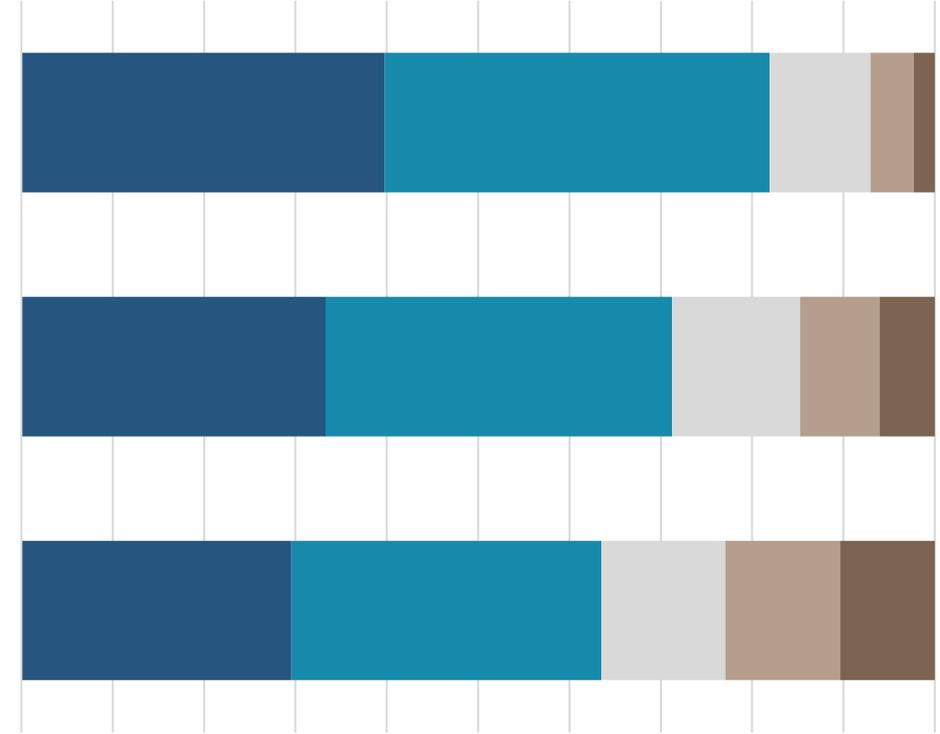
1000

Publicly Owned Land - The City could create a program to relax zoning regulations on publicly owned land to make it easier to build housing.

1014

Inclusionary Zoning - The City could explore a mandatory affordable housing requirement that larger housing projects include affordable housing on site.

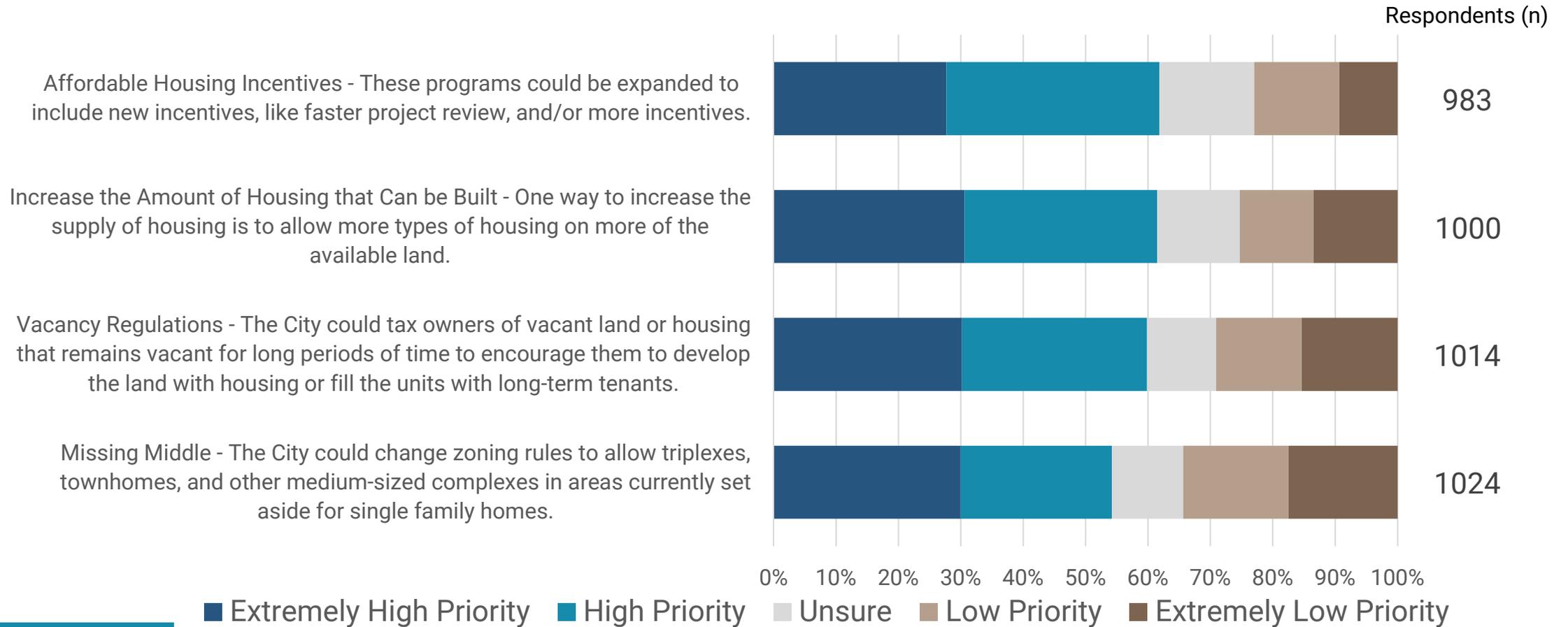
1024



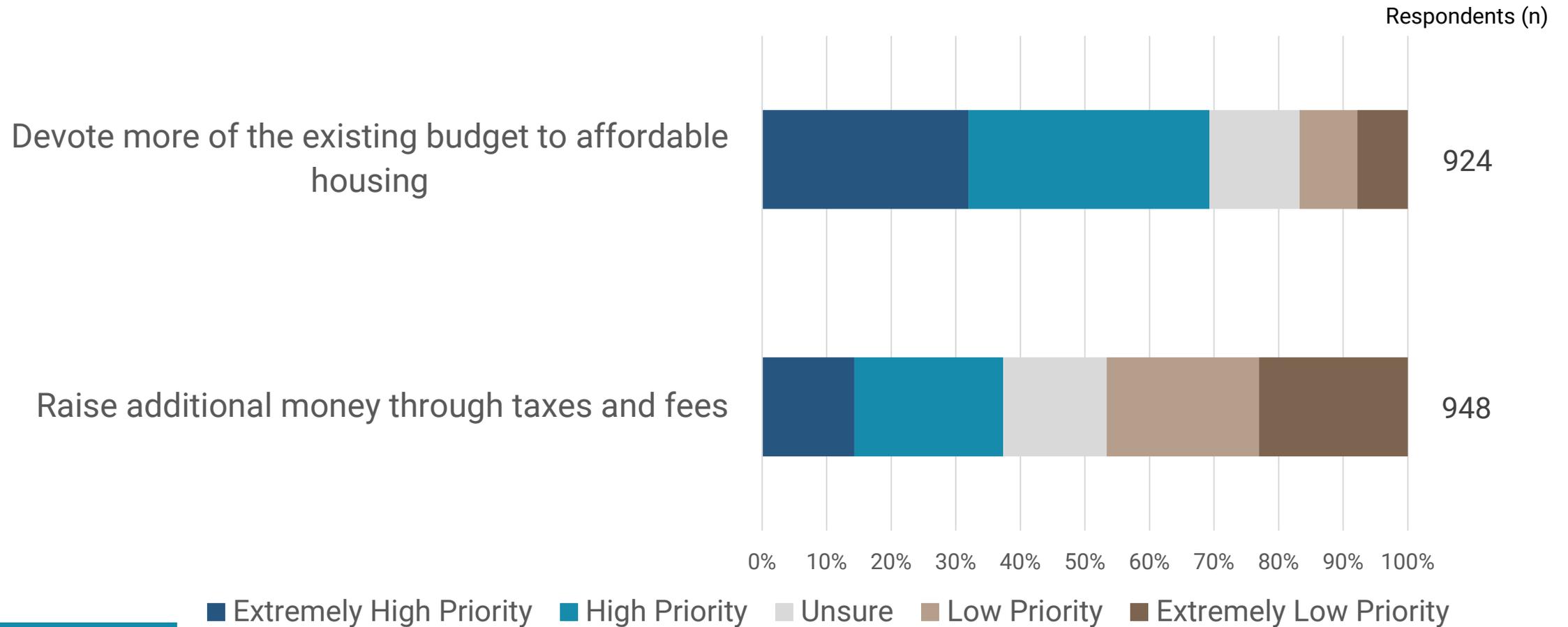
0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

■ Extremely High Priority ■ High Priority ■ Unsure ■ Low Priority ■ Extremely Low Priority

# How should the City prioritize using the tools below to meet housing needs? (continued)



# There is very little public funding available to build affordable housing. The City could:



# THE PLAN TO HOUSE LA

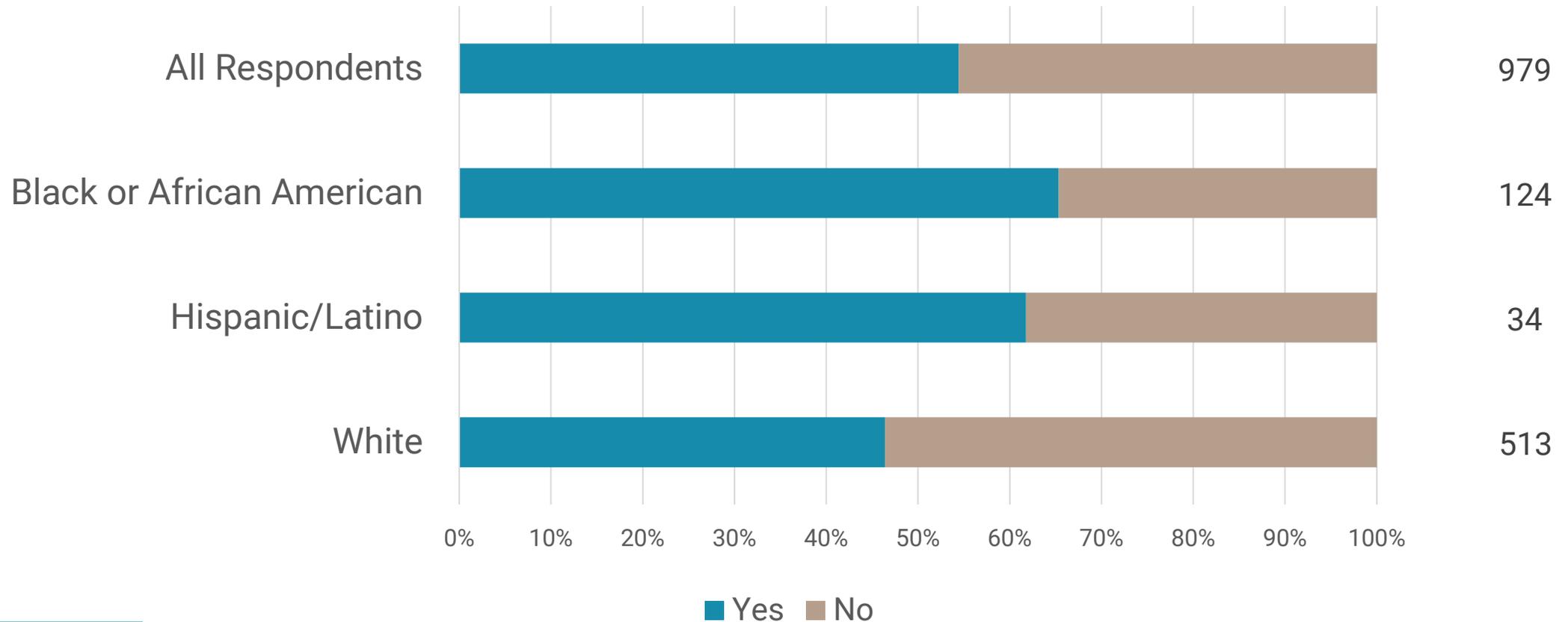
## ACCESS TO OPPORTUNITY



Respondents (n) = 992

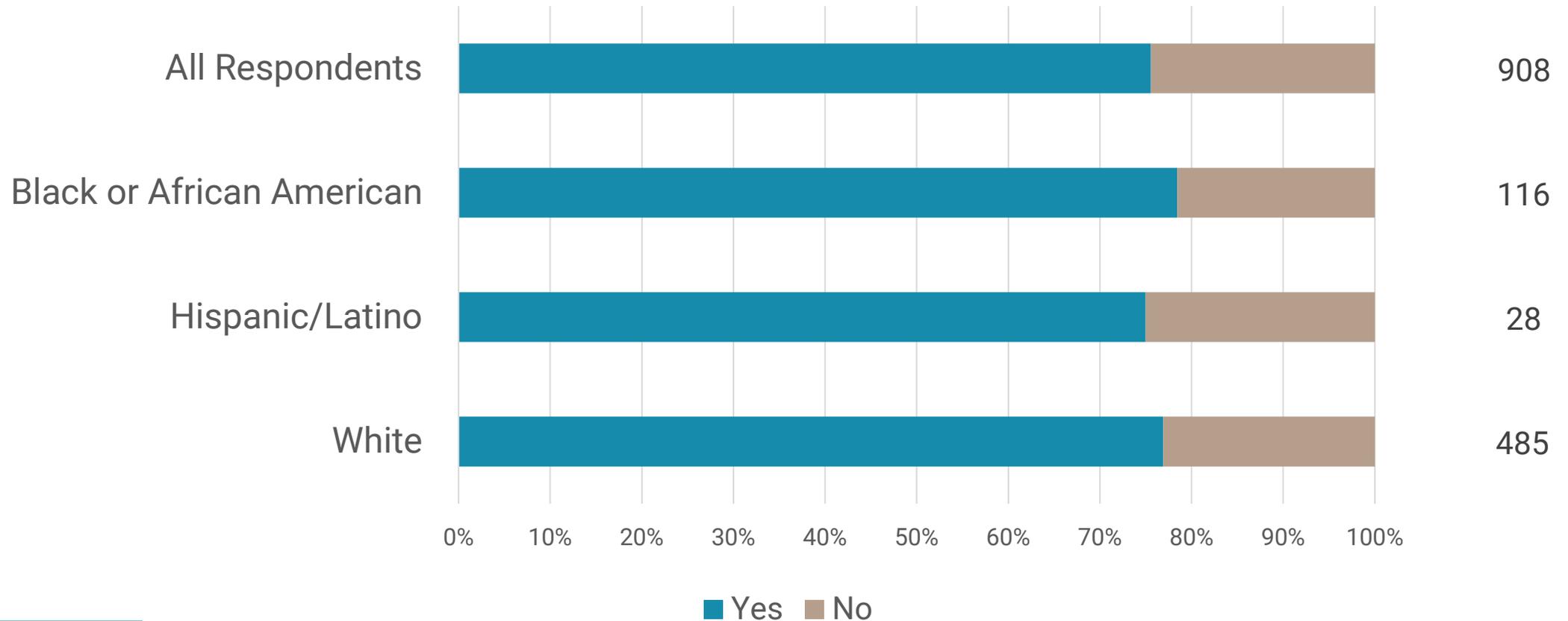
Many people move to improve their access to schools, parks, jobs, or other amenities. Have you considered moving for these reasons but were unable to because of the cost of housing?

Respondents (n)

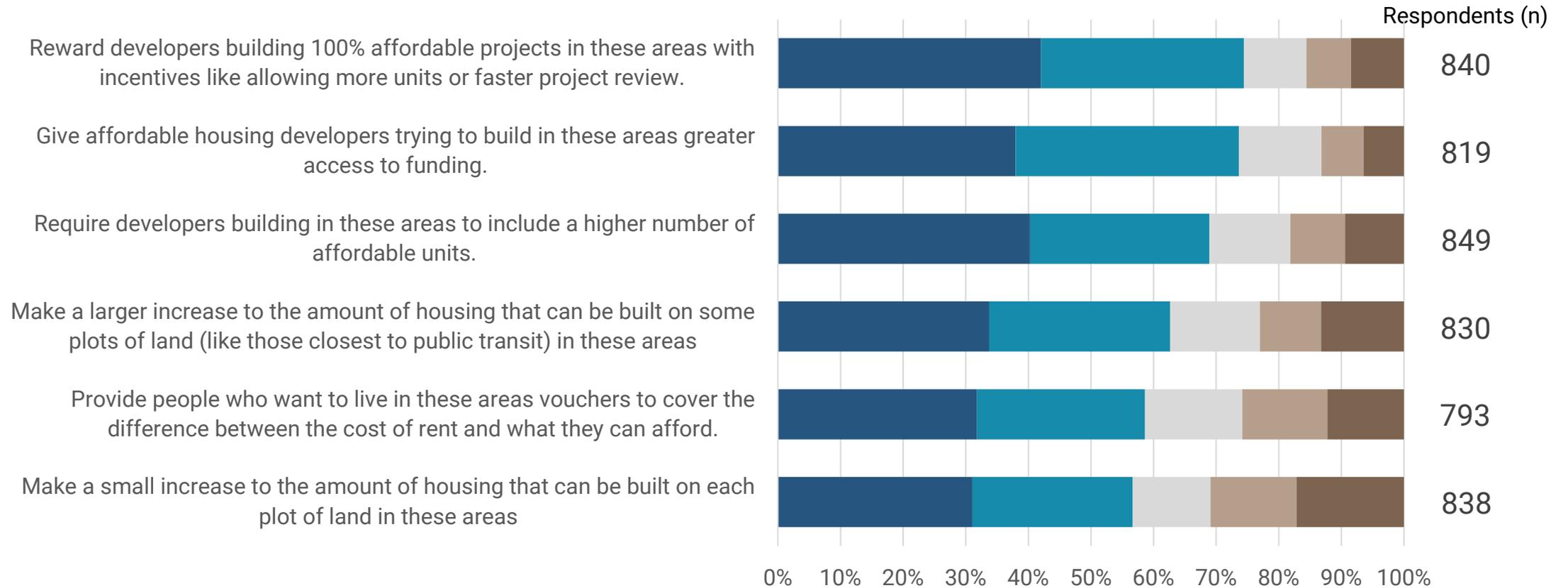


# Should the City establish targets for affordable and market rate units in individual neighborhoods, to ensure a balance of housing types across all communities?

Respondents (n)



# How should the city expand housing in high opportunity areas?



■ Extreme - Strong Support 
 ■ Support 
 ■ Unsure 
 ■ Do Not Support 
 ■ Extreme - Do No Support

# THE PLAN TO HOUSE LA

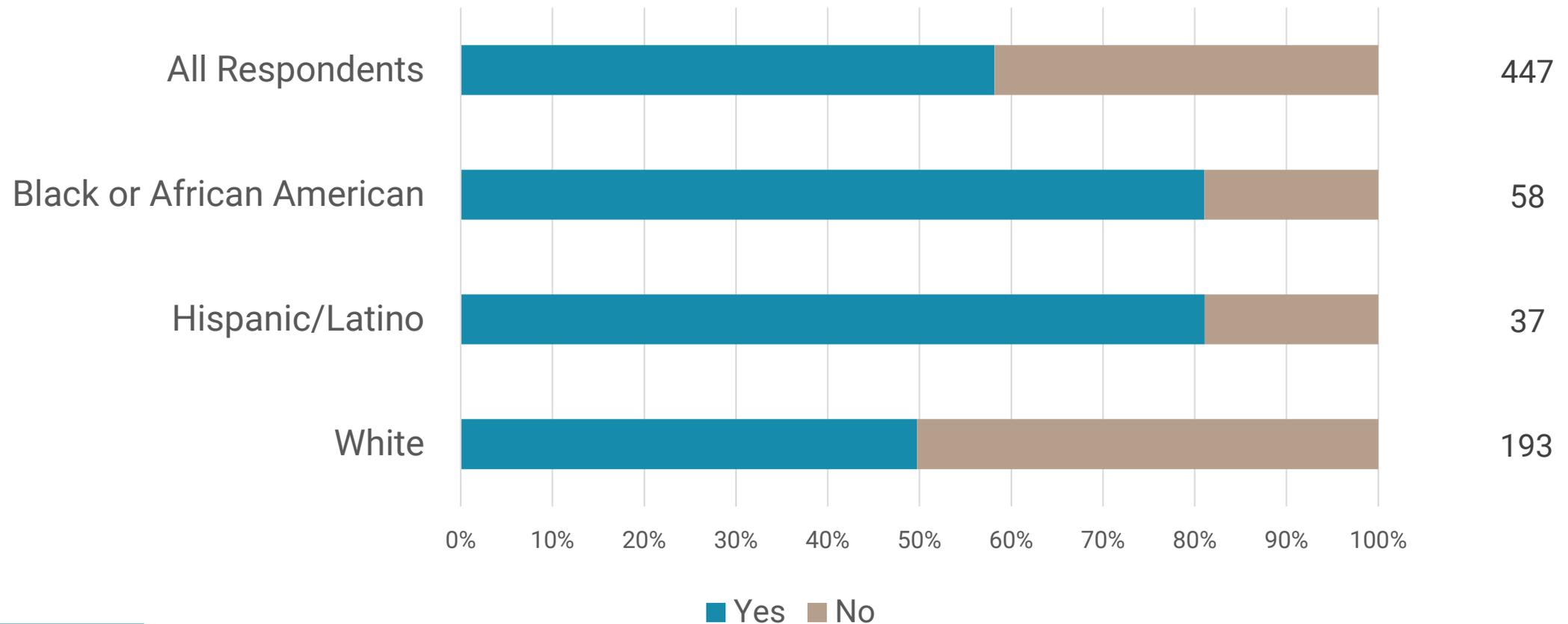
## HOMELESSNESS



Respondents (n) = 1,058

# Do you think shelters, supportive housing, and services should be available throughout the city?

Respondents (n)



If you wanted to assist someone who is currently unhoused or at risk of losing their home, would you know which resources are available to them?

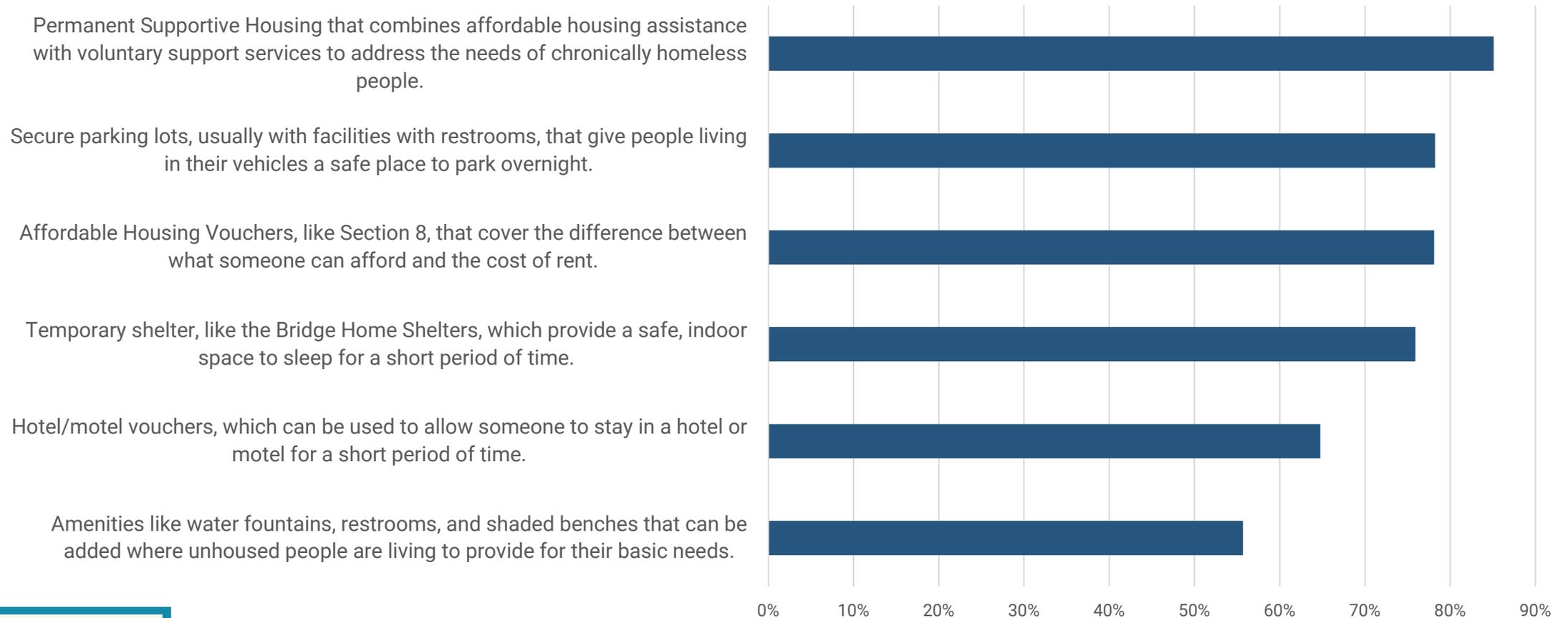
No, not really

57%

Yes! I feel well informed and equipped to help.

26%

# Which of the following do you think the City should provide to assist people experiencing homelessness?



\*This question asked respondents to check all that apply. Total will not add to 100%

Respondents (n) = 914

# Do you think shelters, supportive housing, and services should be available throughout the city?

Shelter and supportive housing construction should be provided in all neighborhoods, regardless of opposition

66%

Shelter and supportive housing construction should be stopped or delayed in response to public opposition

23%

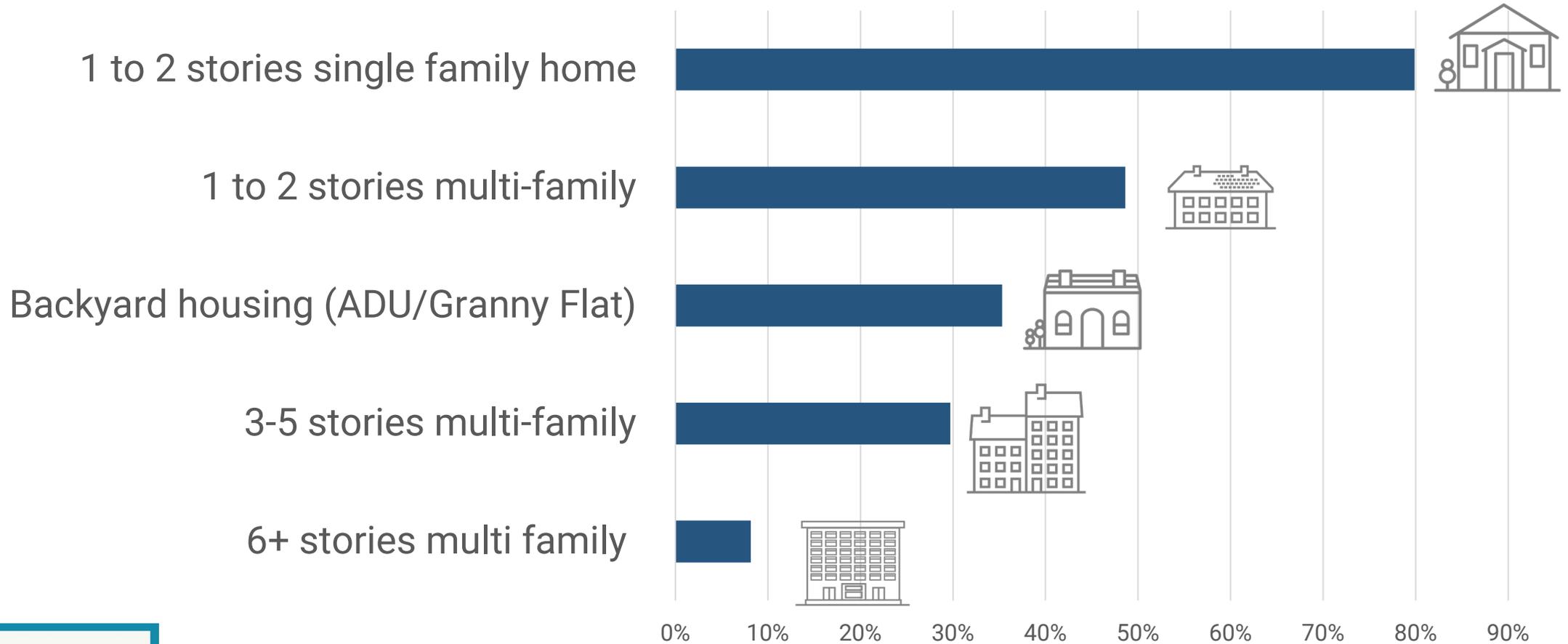
# THE PLAN TO HOUSE LA

## BUILT ENVIRONMENT



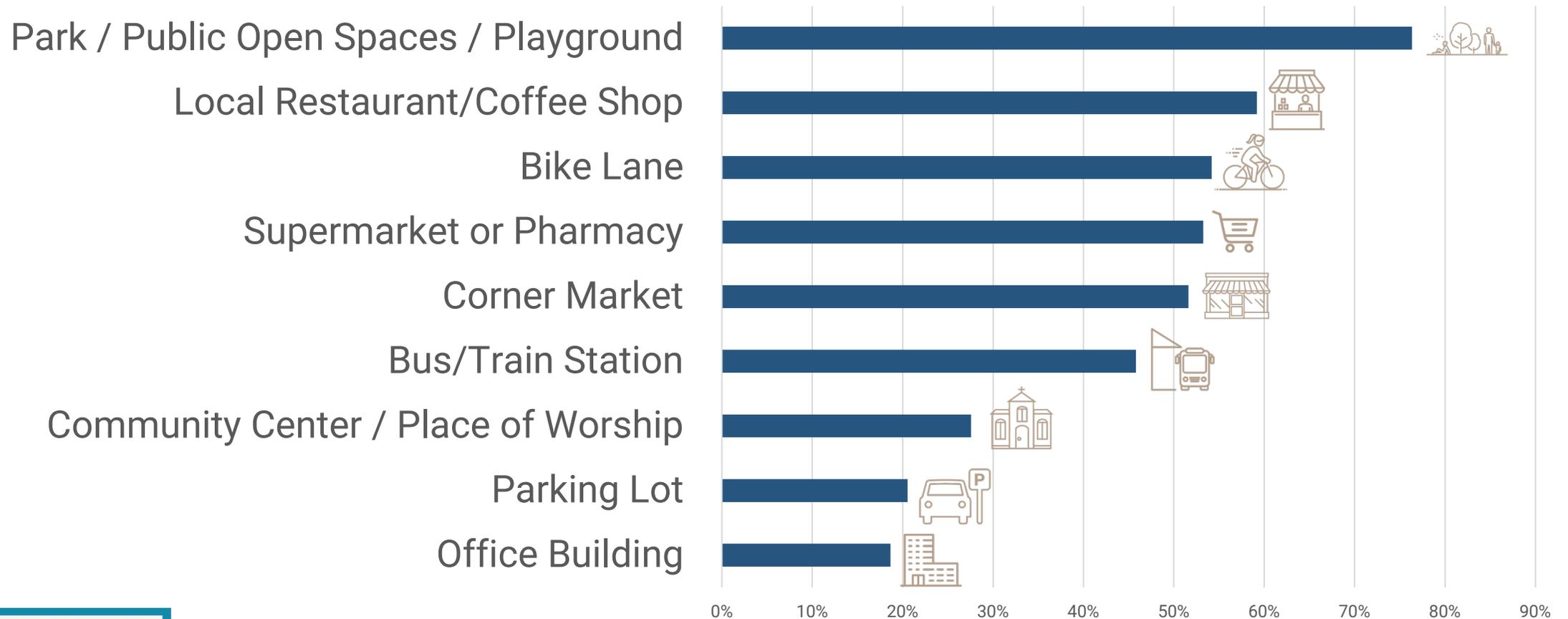
Respondents (n) = 925

# What kind of housing do you have on your block?



\*This question asked respondents to check all that apply. Total will not add to 100%

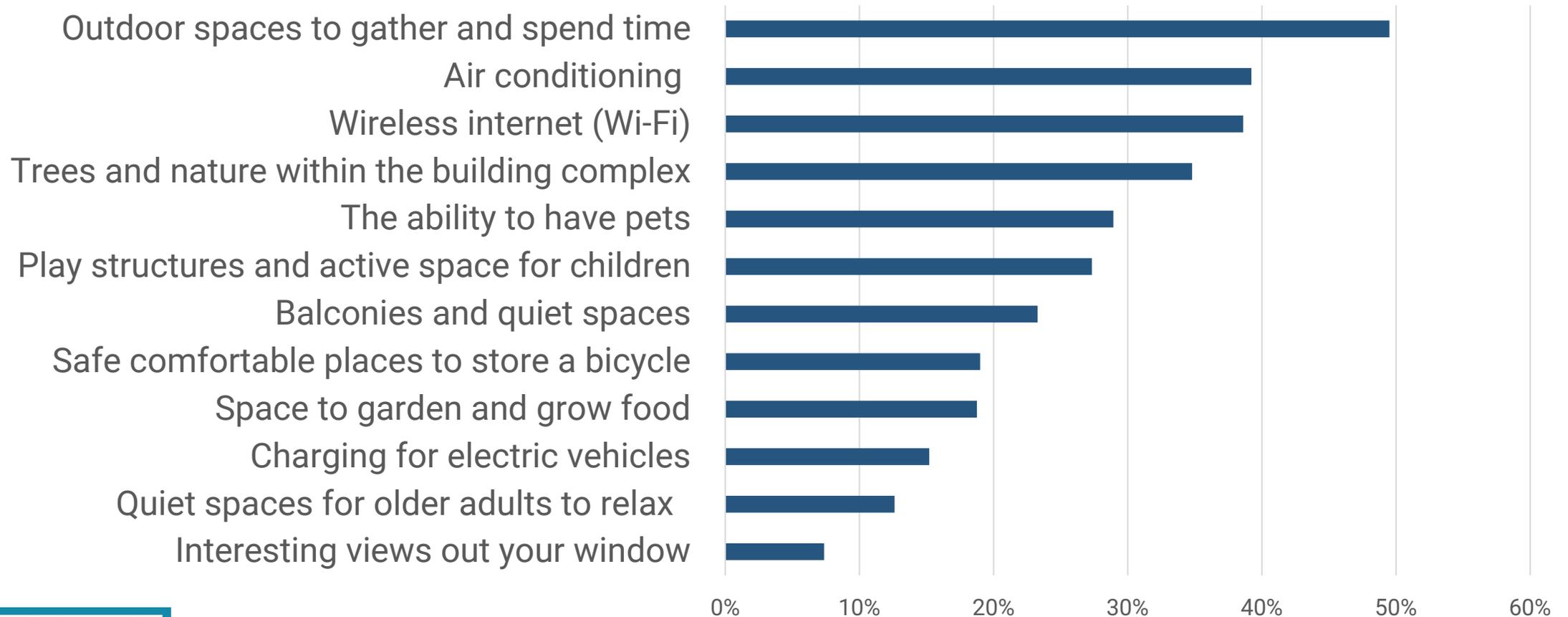
# What kind of amenities do you wish were within a 10-minute walk of your home?



\*This question asked respondents to check all that apply. Total will not add to 100%

Respondents (n) = 742

# Which amenities do you think are most important to have onsite in a multi-family building? Check your top three options.



\*This question asked respondents to check all that apply. Total will not add to 100%

Respondents (n) = 818

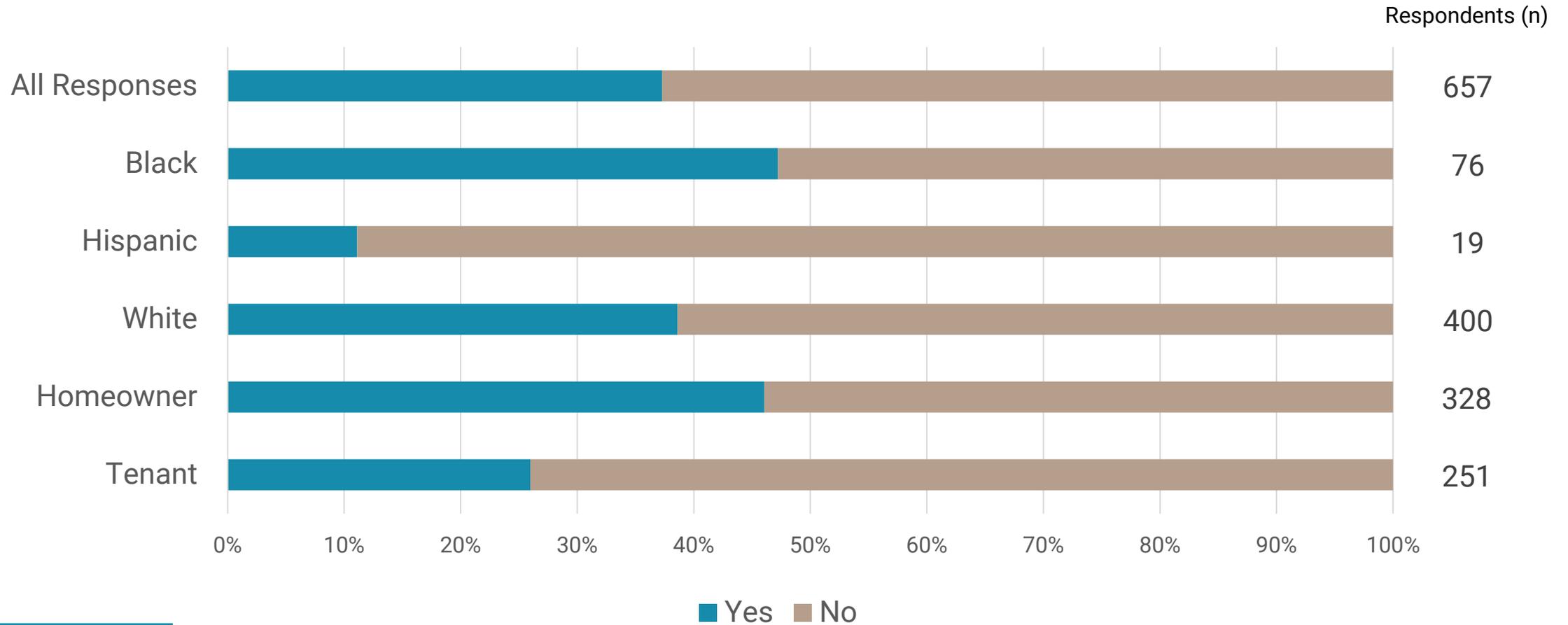
# THE PLAN TO HOUSE LA

MEETING THE NEEDS OF ALL ANGELENOS



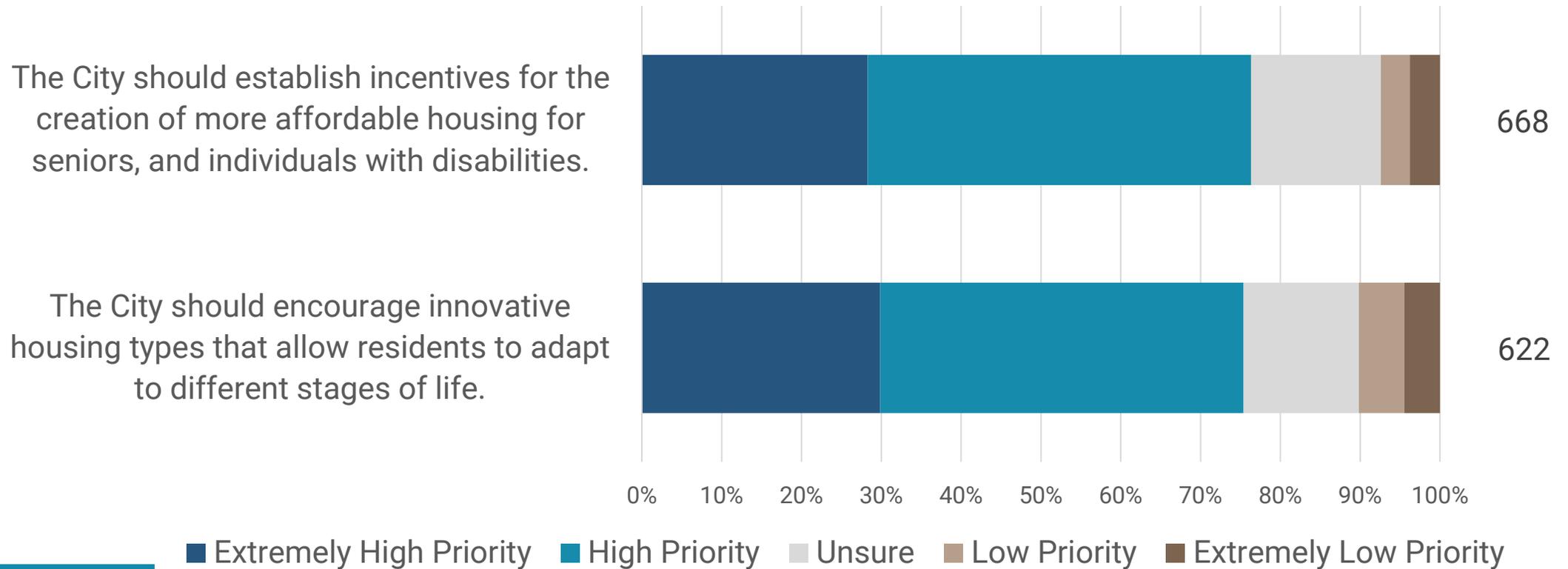
Respondents (n) = 775

# Could your home accommodate an elderly family member or friend with unique needs?



# How do you think the City should prioritize using the tools below?

Respondents (n)



■ Extremely High Priority ■ High Priority ■ Unsure ■ Low Priority ■ Extremely Low Priority

# How do you think the City should prioritize using the tools below? (continued)

Respondents (n)

The City should expand vouchers (rental subsidies) and rental assistance (help finding an affordable apartment) for people with unique needs, including those with disabilities, large families, older adults, and other people facing housing barriers.

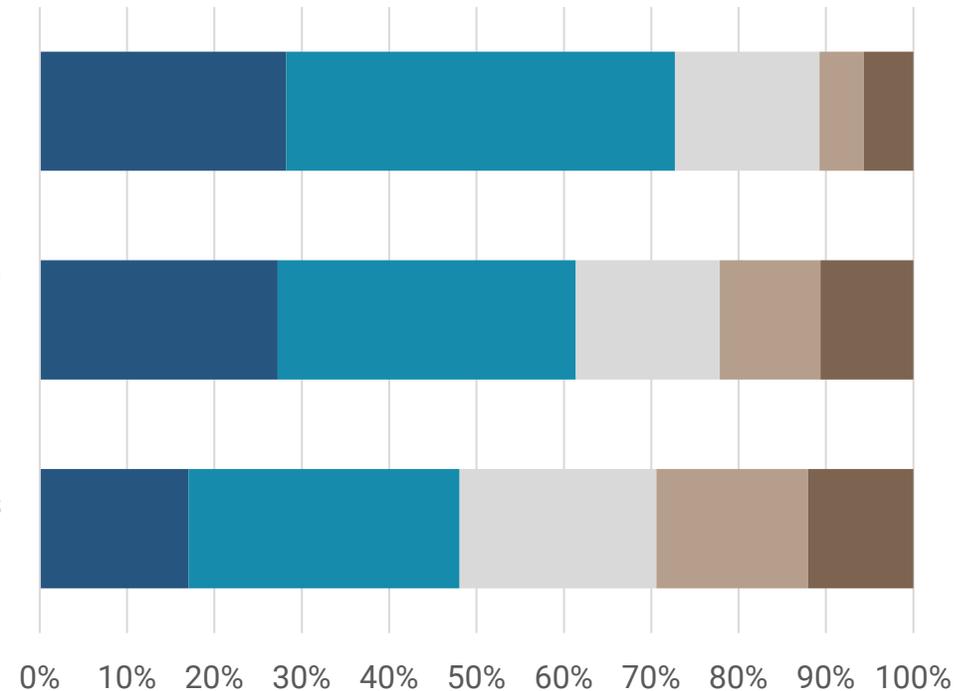
670

The City should explore ways to prevent housing discrimination against individuals who have been involved in the criminal justice system.

668

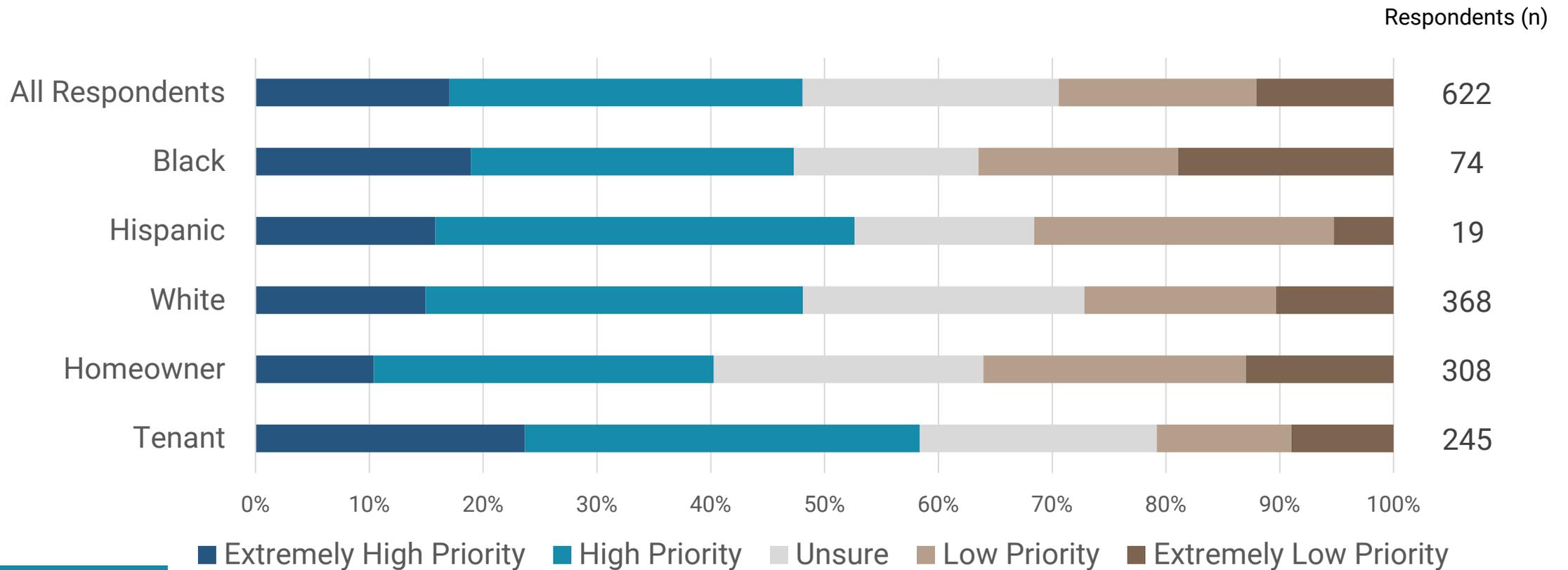
The City should encourage the development of 4-5 bedrooms rentals to better support large families.

622

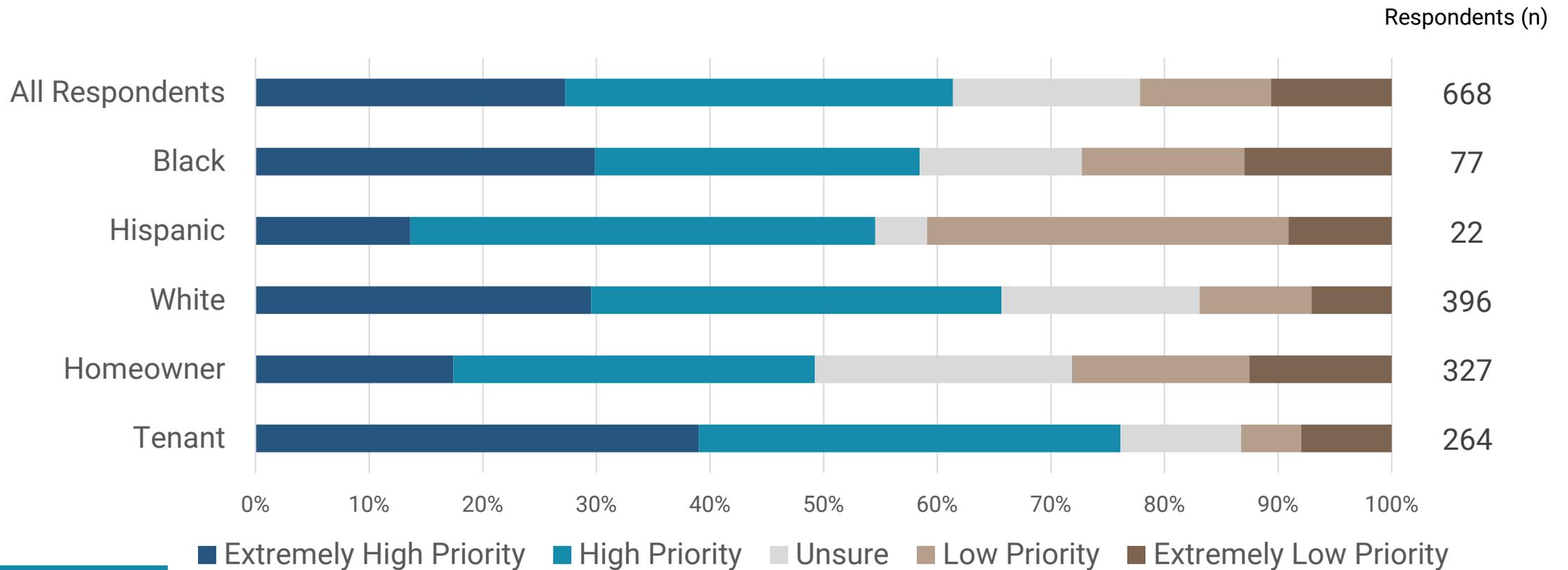


■ Extremely High Priority ■ High Priority ■ Unsure ■ Low Priority ■ Extremely Low Priority

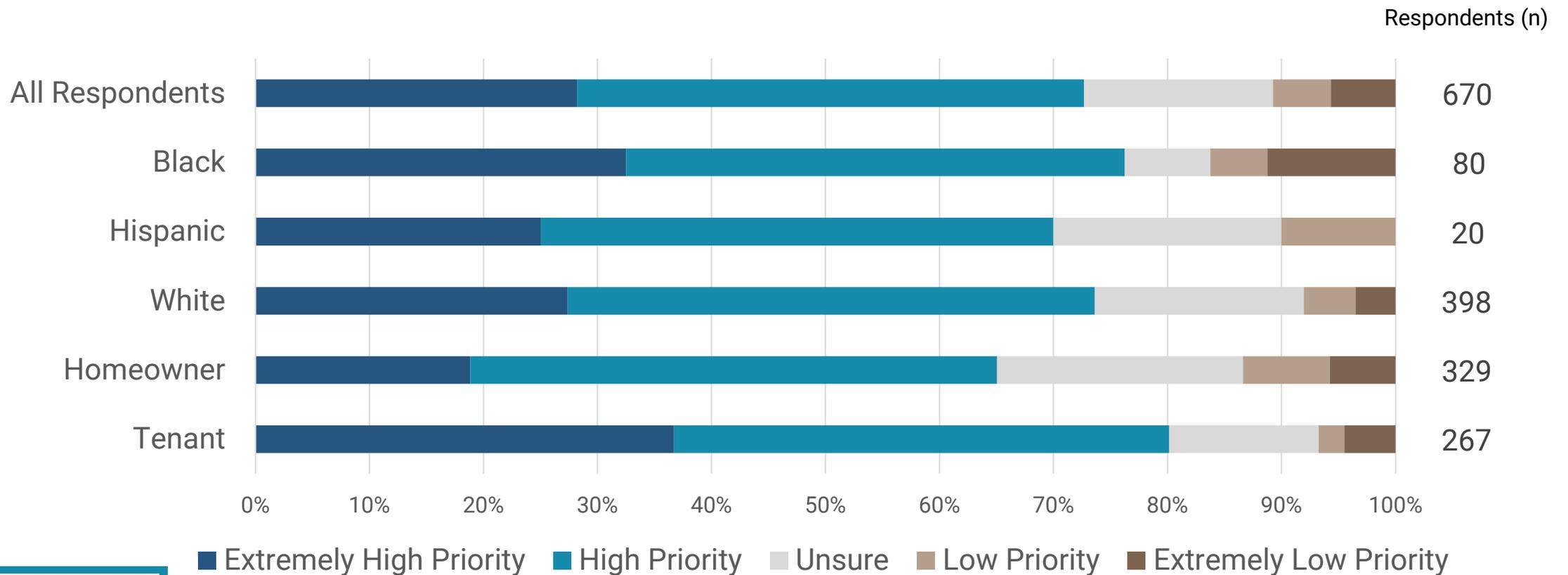
# The City should encourage the development of 4-5 bedrooms rentals to better support large families.



# The City should explore ways to prevent housing discrimination against individuals who have been involved in the criminal justice system.



The City should expand vouchers (rental subsidies) and rental assistance (help finding an affordable apartment) for people with unique needs, including those with disabilities, large families, older adults, and other people facing housing barriers.



A stylized illustration of a city skyline with various house shapes in white and light blue. In the upper right, there are blue birds flying against a light blue sky with soft, rounded hills in the background. A dark blue rectangular box is centered in the upper half of the image, containing the text.

# THE PLAN TO HOUSE LA



**CITY OF LOS ANGELES HOUSING ISSUES SURVEY**  
**320-911 WT**  
**N=803**  
**MARGIN OF SAMPLING ERROR ±4.0% (95% CONFIDENCE LEVEL)**  
**A/B SPLIT SAMPLE**  
**CONSULTANT EXECUTION DRAFT. NOT FOR PUBLICATION. CA GOV'T CODE 6254.**

Hello, I'm \_\_\_\_\_ from an independent opinion research company. **(IF RESPONDENT REPLIES IN SPANISH, FOLLOW THE PROCEDURE FOR HANDING OFF TO A SPANISH-SPEAKING INTERVIEWER.)** I am not trying to sell you anything or ask for a donation of any kind. We are conducting a public opinion survey about issues that may concern residents in the City of Los Angeles. All responses to the survey are strictly confidential and you will not be identified in any way. May I please speak to \_\_\_\_\_? **(YOU MUST SPEAK TO THE NAME LISTED. VERIFY THE PERSON LIVES AT THE ADDRESS LISTED, OTHERWISE TERMINATE.) (IF NOT AVAILABLE, ASK WHEN IT WOULD BE CONVENIENT TO CALL AGAIN.)**

**(ONLY ASKED ON TELEPHONE)**

A. Before we begin, I need to know if I have reached you on a cell phone, and if so, are you in a place where you can talk safely without endangering yourself or others?

Yes, cell and can talk safely ----- 68%  
 Yes, cell but cannot talk safely----- **TERMINATE**  
 No, not on cell----- 32%  
**(DON'T READ) DK/NA/REFUSED----- TERMINATE**

B. And, do you currently live in the City of Los Angeles?

Yes ----- 100%  
 No----- **TERMINATE**  
**(DON'T READ) DK/NA/REFUSED ----- TERMINATE**

C. Which zip code do you live in? **(DO NOT READ OPTIONS) (TERMINATE IF REFUSED TO STATE, DON'T KNOW OR NOT ONE OF THE CITY OF LOS ANGELES ZIP CODES)**

**THE FOLLOWING QUESTIONS ARE JUST TO MAKE SURE EVERYONE IS REPRESENTED.**

1. To make sure everyone is represented in this survey, please tell me with which racial and/or ethnic category you most identify yourself: Latino or Latina, African American or Black, White or Caucasian, Asian or Pacific Islander, or some other ethnic or racial group?

Latino/Latina ----- 45%  
 African American/Black-----9%  
 White/Caucasian ----- 29%  
 Asian or Pacific Islander ----- 10%  
 Other group **(PLEASE SPECIFY\_\_\_\_\_)** -----4%  
**(DON'T READ) Prefer not to answer -----3%**

2. And again, just to make sure that everyone is represented in this survey, can you please tell me in what year you were born?

2002-1996 (18-24)	9%
1995-1991 (25-29)	12%
1990-1986 (30-34)	14%
1985-1981 (35-39)	9%
1980-1976 (40-44)	8%
1975-1971 (45-49)	7%
1970-1966 (50-54)	8%
1965-1961 (55-59)	8%
1960-1956 (60-64)	6%
1955-1946 (65-74)	8%
1945 or earlier (75 & over)	6%
(DON'T READ Prefer not to say)	3%

3. What is your gender? Are you (ROTATE) [ ] male, [ ] female or non-binary?

Male	49%
Female	49%
Non-binary	1%
(DON'T READ) Prefer not to say	1%

**NOW, THE FOLLOWING QUESTIONS ARE ABOUT ISSUES FACING CITY OF LOS ANGELES RESIDENTS.**

4. Next, I would like to ask you about some of the issues facing the City of Los Angeles. Thinking of all the priorities that City government needs to address, how would you rate each of the following issues as priorities? Please use a scale from 0 to 10 where 0 means it should not be a priority at all and 10 means it should be the absolute top priority. You can choose any number from 0 to 10. (RANDOMIZE)

	MEAN	NOT A PRIORITY										TOP PRIORITY		(DK)
		0	1	2	3	4	5	6	7	8	9	10		
[ ]a. Increasing the supply of housing overall	7.7	3%	1%	2%	2%	3%	10%	6%	8%	13%	9%	42%	1%	
[ ]b. Increasing the supply of affordable housing	8.3	4%	2%	1%	1%	2%	7%	3%	5%	9%	8%	58%	1%	
[ ]c. Protecting tenants' rights	8.1	2%	2%	1%	2%	3%	8%	3%	9%	12%	6%	50%	1%	

The State of California has recently strengthened its requirements for cities to plan for more housing, including more affordable housing, in a manner that promotes neighborhoods with equal housing opportunity for all individuals. With these new requirements from the state, the City of Los Angeles is required to develop a plan for the creation of over 450,000 new housing units over the next 8 years. The next questions are about how you think the City should plan for more housing to achieve those goals.

5. Which of the following do you personally believe is the housing type most needed in the City of Los Angeles? Is it **(ROTATE TOP-TO-BOTTOM)**  single-family homes,  small apartment or condominium buildings with less than ten units,  medium-sized apartment or condominium buildings with 10 to 50 units, or  large apartment or condominium buildings of more than 50 units? **(IF “DON’T KNOW/NA” ON FIRST CHOICE, SKIP SECOND CHOICE QUESTION AND CODE “DK” FOR SECOND CHOICE.) (IF SAYS “NONE” IN FIRST CHOICE, CODE “NONE” IN SECOND CHOICE.) (IF UNWILLING TO CHOOSE, BUT SAYS “ALL”, CODE “ALL” IN FIRST AND “NO ANSWER” IN SECOND.)**

And which of the remaining three housing types would be your choice for the second-most needed housing type in the City of Los Angeles? **(READ THE REMAINING CHOICES IF ASKED BY RESPONDENT)**

	<u>1<sup>st</sup></u> <u>CHOICE</u>	<u>2<sup>ND</sup></u> <u>CHOICE</u>
Single-family homes-----	23%	15%
Small apartment buildings-----	15%	21%
Medium-sized apartment buildings-----	27%	23%
Larger apartment buildings-----	12%	11%
<b>(DON’T READ)</b> None-----	2%	20%
<b>(DON’T READ)</b> All-----	15%	2%
<b>(DON’T READ)</b> DK/NA-----	6%	7%

6. If you knew that medium and large apartment buildings could support more affordable housing units and that single-family homes and small apartment buildings would not be likely to include affordable units, which would be your first choice? Is it **(ROTATE TOP-TO-BOTTOM)**  single-family homes,  small apartment or condominium buildings with less than ten units,  medium-sized apartment or condominium buildings with 10 to 50 units, or  large apartment or condominium buildings of more than 50 units?

Single-family homes-----	14%
Small apartment buildings-----	12%
Medium-sized apartment buildings-----	35%
Larger apartment buildings-----	26%
<b>(DON’T READ)</b> None-----	3%
<b>(DON’T READ)</b> All-----	5%
<b>(DON’T READ)</b> DK/NA-----	5%

(RESUME ASKING ALL RESPONDENTS)

7. Next, I am now going to mention a list of policies that the City of Los Angeles could include as part of its plan for more housing and equal housing opportunity. Knowing that not all actions can be taken at once, for each one, please tell me how much of a priority you think it should be to include that policy in the plan: is it an extremely high priority, a major priority, minor priority or not much of a priority at all? (RANDOMIZE)

	<u>EXT HIGH PRIOR</u>	<u>MAJOR PRIOR</u>	<u>MINOR PRIOR</u>	<u>NOT MUCH A PRIOR</u>	<u>(DON'T READ) DK/NA</u>	<u>EXT HIGH/ MAJOR</u>
[ ]a. Promoting more affordable rental housing -----	45%	32%	15%	7%	2%	77%
[ ]b. Promoting more affordable means of homeownership and support for first-time homeowners -----	45%	30%	17%	6%	1%	76%
[ ]c. Establishing incentives for the creation of more affordable housing for seniors and individuals with disabilities -----	43%	33%	17%	5%	3%	75%
[ ]d. Creating new sources of funding to build affordable housing -----	41%	31%	14%	10%	4%	72%
[ ]e. Reducing regulations to help housing get built faster and at a lower cost -----	31%	27%	22%	16%	5%	58%
[ ]f. Encouraging the building of more housing in areas near public transit, with more job opportunities, high-performing schools, parks, and other amenities -----	41%	35%	15%	6%	3%	76%
[ ]g. Providing all renters facing eviction the right to a lawyer to assist them, which would be free of charge to all low-income residents -----	35%	27%	20%	15%	3%	62%
[ ]h. Giving tenants and community organizations the opportunity to purchase apartment buildings if they go up for sale -----	28%	31%	25%	11%	5%	60%
[ ]i. Allowing small-scale duplexes, triplexes and fourplexes in areas currently set-aside for single-family homes -----	24%	29%	26%	15%	6%	53%
[ ]j. Charging a fee to owners of homes that are vacant on a long-term basis to encourage them to be rented out -----	23%	23%	23%	27%	4%	46%
[ ]k. Planning for more affordable housing in areas of Los Angeles where housing is currently more expensive to increase opportunities to live in those areas -----	37%	27%	21%	13%	2%	64%

<u>EXT HIGH PRIOR</u>	<u>MAJOR PRIOR</u>	<u>MINOR PRIOR</u>	<u>NOT A PRIOR</u>	<u>(DON'T READ) DK/NA</u>	<u>EXT HIGH/ MAJOR</u>
-------------------------------	------------------------	------------------------	----------------------------	-----------------------------------	--------------------------------

**(ASK SPLIT SAMPLE A ONLY)**

[ ]l.	Allowing apartment buildings and affordable housing in areas of the City that have mostly single-family homes <u>and are near public transportation, jobs, parks and high-performing schools</u> -----	33%-----	32%-----	17%-----	15%-----	4%-----	65%
[ ]m.	Requiring all developers of new housing to contribute either affordable housing units or fees towards building affordable housing-----	44%-----	28%-----	16%-----	11%-----	1%-----	72%
[ ]n.	Creating a website where people can apply to rent available affordable housing-----	47%-----	30%-----	14%-----	7%-----	3%-----	77%
[ ]o.	Expanding the number of available shelters for people experiencing homelessness -----	53%-----	26%-----	10%-----	9%-----	2%-----	79%
[ ]p.	Encouraging new housing designs, such as micro-units which have a one-room living space including seating, a bed, a bathroom, storage, and a kitchenette, and which are faster and less expensive to build and more affordable to rent or buy -----	29%-----	32%-----	23%-----	13%-----	3%-----	61%

**(ASK SPLIT SAMPLE B ONLY)**

[ ]q.	Allowing apartment buildings and affordable housing in areas of the City that have mostly single-family homes -----	20%-----	26%-----	29%-----	21%-----	4%-----	46%
[ ]r.	Requiring all developers of new housing to ensure that the buildings include affordable housing units -----	45%-----	33%-----	11%-----	10%-----	2%-----	78%
[ ]s.	Protecting tenants from housing that is unsafe and not fit for people to live in-----	54%-----	27%-----	13%-----	6%-----	0%-----	81%
[ ]t.	Prioritizing the construction of supportive housing for people experiencing homelessness -----	43%-----	33%-----	13%-----	8%-----	3%-----	76%
[ ]u.	Encouraging new approaches to housing construction such as a modular homes, which are built in a factory, brought to their location and then assembled by a builder, making it faster and less expensive to build and more affordable to rent or buy -----	28%-----	33%-----	24%-----	10%-----	5%-----	61%

**(RESUME ASKING ALL RESPONDENTS)**

8. Next, please tell me whether you agree or disagree with each of the following statements. **(IF AGREE/DISAGREE, ASK: “Is that strongly (AGREE/DISAGREE) or just somewhat?”)**  
**(RANDOMIZE)**

	<u>STR</u> <u>AGREE</u>	<u>SMWT</u> <u>AGREE</u>	<u>SMWT</u> <u>DISAG</u>	<u>STR</u> <u>DISAG</u>	<u>(DK/NA)</u>	<u>TOTAL</u> <u>AGREE</u>	<u>TOTAL</u> <u>DISAG</u>
[ ]a. The City should continue its overall strategy of planning for more housing in areas close to jobs, transit and services-----	56%	33%	4%	4%	3%	89%	8%
[ ]b. Every neighborhood should have to include housing that supports people who have been experiencing homelessness-----	35%	28%	15%	19%	4%	63%	34%
[ ]c. I feel excluded from living in some neighborhoods in LA because of the cost of housing there-----	51%	24%	8%	13%	3%	76%	21%

**(ASK SPLIT SAMPLE A ONLY)**

[ ]d. The City’s housing strategy should ensure all areas of the City plan for and build their fair share of affordable housing, <u>including your neighborhood</u> -----	50%	30%	6%	11%	4%	79%	17%
[ ]e. Property owners should be able to tear down a single-family home and replace it with a small apartment building -----	20%	33%	17%	23%	8%	52%	40%

**(ASK SPLIT SAMPLE B ONLY)**

[ ]f. The City housing strategy should ensure all areas of the City plan for and build their fair share of affordable housing -----	53%	29%	6%	10%	3%	81%	16%
[ ]g. Property owners should be able to add up to four additional housing units on their own property-----	27%	34%	12%	17%	10%	61%	29%

**(RESUME ASKING ALL RESPONDENTS)**

9. Next, as you may know, some older apartment buildings are covered by rent control. If the owner of one of these buildings is considering replacing it with a newer building, which of the following do you think should be the City's policy? Please choose the one that comes closest to your opinion, even if it is hard to do so. **(ROTATE)**

- Allow rent-controlled apartment buildings to be replaced with new buildings that include more units of affordable housing, even if some tenants have to move -----43%
- OR
- Preserve existing rent-controlled apartment buildings so tenants do not have to move, even if it means less affordable housing overall -----45%
- (DON'T READ)** Don't know-----12%

10. I am now going to mention some other pairs of opposing options related to affordable housing. After each pair of options you hear, please choose the one that comes closest to your opinion, even if it is hard to do so. Here is the first one... **(ROTATE PAIRS AND ROTATE BETWEEN PAIRS)**

[ ]a. **(FIRST/NEXT)** Would you rather:

- Allow new housing to be built in your neighborhood that is taller than existing buildings if it includes units affordable to lower-income households -----45%
- OR
- Require any new housing that is built in your neighborhood to be the same scale as existing housing, regardless of the amount of new affordable housing it includes -----47%
- (DON'T READ)** Don't know-----7%

[ ]b. **(FIRST/NEXT)** Would you rather create affordable housing by:

- Putting requirements on and creating incentives for private housing developers to include affordable housing in any new buildings they build -----67%
- OR
- Raising new public funding through taxes and fees so the City can fund affordable housing -----24%
- (DON'T READ)** Don't know-----9%

11. Next, I'm going to read you a list of facts about the amount of housing in the City of Los Angeles. For each one I mention, please tell me how concerned you are about that fact: extremely concerned, very concerned, somewhat concerned or not too concerned. (RANDOMIZE)

	<u>EXT CONC</u>	<u>VERY CONC</u>	<u>SMWT CONC</u>	<u>NOT TOO CONC</u>	<u>(DK/NA)</u>	<u>EXT/VERY</u>
[ ]a. Over 70 percent of the land in the City of LA that is used for housing is set aside for single-family homes only.-----	24%	21%	26%	23%	6%	45%
[ ]b. Over the last decade, approximately 1,000 units of affordable housing has been created each year for the hundreds of thousands of residents who struggle to afford the cost of housing.-----	32%	29%	23%	11%	6%	60%
[ ]c. Because of lack of housing, many Angelenos are moving further away from their jobs and driving long distances to work, which contributes to traffic and air pollution.-----	43%	27%	18%	9%	3%	70%
[ ]d. It costs about five hundred thousand dollars to build a unit of affordable housing in the City of Los Angeles.-----	34%	22%	22%	17%	6%	56%
[ ]e. If we do not increase the areas where housing can be built, the City will not be able to fully address the need for affordable housing.-----	35%	27%	22%	11%	5%	62%

**(SPLIT SAMPLE A ONLY)**

[ ]f. Housing production in the City of LA has declined each decade since the 1950s.-----	30%	27%	24%	13%	6%	57%
[ ]g. The LA region has the second-lowest rental vacancy rates of any metro area in the country, which makes finding affordable and adequate housing extremely difficult.-----	38%	28%	20%	9%	4%	66%
[ ]h. Over the last forty years, the City of LA ranks last of the top 25 cities in the U-S in terms of building enough housing to keep up with population growth since 1980.-----	35%	27%	22%	11%	5%	62%
[ ]i. Almost six-in-ten renters in LA struggle to afford the cost of rent.-----	50%	24%	17%	6%	3%	75%

**(SPLIT SAMPLE B ONLY)**

[ ]j. About 85 percent of the housing in the City of LA was built over 30 years ago.-----	22%	22%	24%	27%	4%	44%
[ ]k. Housing in LA is overcrowded. Our area has the highest number of adults per housing unit in the country.-----	36%	24%	23%	11%	5%	61%

	<u>EXT</u>	<u>VERY</u>	<u>SMWT</u>	<u>NOT</u>		
	<u>CONC</u>	<u>CONC</u>	<u>CONC</u>	<u>TOO</u>	<u>(DK/NA)</u>	<u>EXT/</u>
				<u>CONC</u>		<u>VERY</u>

**(SPLIT SAMPLE B ONLY; CONTINUED)**

[ ]l.	Historically in Los Angeles, where people could choose to live was restricted by race. Today, the official restrictions have been lifted but neighborhoods retain a pattern of racial segregation.-----	36%-----	23%-----	19%-----	18%-----	3%-----	59%
[ ]m.	The lack of affordable, adequate housing in the City of LA is a major cause of the homelessness crisis in our community.-----	45%-----	26%-----	14%-----	10%-----	4%-----	72%

**(RESUME ASKING ALL RESPONDENTS)**

12. Now that you have heard more, I'd like to ask you a question that you responded to earlier: thinking of all the priorities that City government needs to address, how would you rate each of the following as priorities? Please use a scale from 0 to 10 where 0 means it should not be a priority at all and 10 means it should be the absolute top priority. You can choose any number from 0 to 10. **(RANDOMIZE)**

	<u>MEAN</u>	<u>NOT A PRIORITY</u>										<u>TOP PRIORITY</u>		<u>(DK)</u>
		<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>		
[ ]a.	Increasing the supply of housing overall -----	<b>7.9</b>	4%--	2%--	1%--	2%--	2%	4%	5%	8%	18%	11%	41%	2%
[ ]b.	Increasing the supply of affordable housing -----	<b>8.2</b>	4%--	2%--	1%--	1%--	2%	5%	2%	7%	15%	11%	48%	1%
[ ]c.	Protecting tenants' rights-----	<b>8.1</b>	3%--	1%--	2%--	1%--	2%	6%	5%	8%	16%	10%	45%	1%

**THESE ARE MY FINAL QUESTIONS. THEY ARE JUST FOR STATISTICAL PURPOSES.**

13. Do you own your home or do you rent it?

Own-----38%  
 Rent-----59%  
**(DON'T READ)** DK/NA/Refused -----3%

14. Do you currently own residential property that you rent to other people? **(IF YES, ASK: “Is your residential rental property located in the City of Los Angeles?”) (IF RESPONDENT SAYS, THEY HAVE RESIDENTIAL RENTAL PROPERTY IN THE CITY OF LOS ANGELES AND ALSO ELSE WHERE, CODE 1 – YES, CITY OF LOS ANGELES) (IF THEY SAY NOT CITY OF LOS ANGELES, BUT SAY COUNTY OF LOS ANGELES OR ELSE WHERE, CODE 2 – NOT CITY OF LOS ANGELES)**

Yes, City of Los Angeles ----- 10%  
 Yes, Not City of Los Angeles -----2%  
 No----- 86%  
**(DON'T READ) DK/NA/Refused -----2%**

15. How many people live in your home, including yourself?

1 ----- 20%  
 2 ----- 37%  
 3 ----- 14%  
 4 ----- 14%  
 5 or more ----- 12%  
**(DON'T READ) DK/NA/Refused -----3%**

16. Thinking about your personal financial situation over the next few months, do you feel confident or uneasy you will be able to meet the cost of **(IF RENT: “rent”) (IF OWN: “your mortgage”) (IF DK/NA: “housing”)?** If the question does not apply to you, you can tell me that instead. **(IF CONFIDENT/UNEASY, ASK: “Is that very (CONFIDENT/UNEASY) or just somewhat?”)**

Very confident----- 39%  
 Somewhat confident----- 26%  
 Somewhat uneasy ----- 14%  
 Very uneasy ----- 14%  
 Does not apply/no answer ----- 8%

17. I don't need to know the exact amount, but I am going to read you some categories for household income. Please stop me when I have read the category including what you think the total combined income for all the people in your household will be before taxes in 2020?

\$25,000 and under ----- 10%  
 \$25,001 - \$50,000----- 14%  
 \$50,001 - \$75,000----- 21%  
 \$75,001 - \$100,000 ----- 18%  
 \$100,001 - \$150,000----- 13%  
 More than \$150,000 ----- 12%  
**(DON'T READ) Refused ----- 12%**

THANK YOU VERY MUCH FOR YOUR TIME AND ATTENTION TO MY QUESTIONS.

LANGUAGE BY OBSERVATION:

English ----- 85%
Spanish----- 15%

COUNCIL DISTRICT

1----- 6%
2----- 7%
3----- 8%
4----- 7%
5----- 7%
6----- 7%
7----- 6%
8----- 6%
9----- 6%
10----- 8%
11----- 7%
12----- 6%
13----- 6%
14----- 6%
15----- 7%

LA CITY ZONE

West Valley----- 14%
East Valley----- 20%
Westside/Hills----- 14%
East LA----- 12%
South----- 20%
Downtown----- 13%
Harbor----- 7%

MODE OF INTERVIEW

Online----- 61%
Telephone----- 39%

SPLIT SAMPLE

A----- 51%
B----- 49%

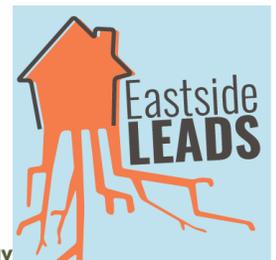
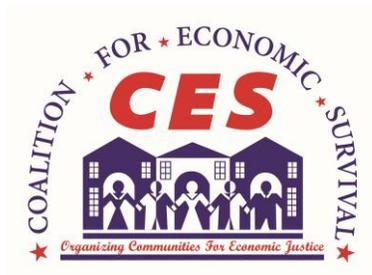


# HOUSING ELEMENT FOCUS GROUP REPORT

Compiled by Rasik Hussain  
Edited by Jessa McCormack, Jennifer Delwood

August 2021

In collaboration with:



**Disclaimer:** The following was read to every attendee before every workshop

*This workshop is a forum to provide your comments on the Draft Housing Element Update. This is not a forum to submit comments to the City on the Draft EIR that is currently in a public circulation period. If you want to submit comments on the adequacy of the Draft EIR or provide suggested mitigation measures or alternatives and have those become part of the Final EIR, please submit those by email to [housingelement@lacity.org](mailto:housingelement@lacity.org) or in writing to Cally Hardy, Department of City Planning, 200 N. Spring Street, Room 750, Los Angeles, CA 90012, before 5:00 p.m. on Tuesday, September 7, 2021. Comments made at this forum will be transmitted to the Departments of City Planning and Housing + Community Investment as comments on the Draft Housing Element, but will not be included in the Final EIR. If you have questions about the Draft EIR or the EIR process or how to submit comments on the Draft EIR, you may call Cally Hardy at (213) 978-1643 or email [housingelement@lacity.org](mailto:housingelement@lacity.org).*

# Table of Contents

<b>The Focus Groups</b>	3
<b>Recommendations and Common Themes</b>	4
<b>Focus Group Summaries</b>	6
<b>CES Focus Group</b>	7
<b>Links</b>	7
<b>Meeting Summary and Major Themes</b>	8
<b>LA CAN Focus Group</b>	10
<b>Links</b>	10
<b>Meeting Summary and Major Themes</b>	10
<b>SAJE Focus Group</b>	12
<b>Links</b>	12
<b>Meeting Summary and Major Themes</b>	12
<b>Eastside LEADS Focus Group</b>	14
<b>Links</b>	14
<b>Meeting Summary and Major Themes</b>	14
<b>Appendix</b>	16
<b>Exhibit 1 - CES Participant Comments and Meeting Notes</b>	16
<b>Exhibit 2 - LA CAN Participant Comments and Meeting Notes</b>	31
<b>Exhibit 3 - SAJE Participant Comments and Meeting Notes</b>	36
<b>Exhibit 4 - Eastside LEADS Participant Comments and Meeting Notes</b>	39
<b>Exhibit 5 – Outreach Materials</b>	42

## Housing Element Focus Group Report

August 31, 2021

The purpose of this project was to capture feedback on the 2021 – 2029 Draft Housing Element Update from low-income and traditionally underrepresented tenants.<sup>1\*</sup> To capture the feedback, four tenant focus groups were organized by four different community-based organizations (CBOs), representing different neighborhoods across Los Angeles. Liberty Hill subcontracted with the following groups: Strategic Actions for a Just Economy (SAJE), Coalition for Economic Survival (CES), Los Angeles Community Action Network (LA CAN), and Eastside LEADS. The presentation materials were developed by SAJE with input from the Los Angeles Housing Department and the other partners. The curriculum was designed to cover a basic introduction into city planning practices, the history of discriminatory planning policy, an introduction to the 2013 – 2021 Housing Element, and to provide the tenants an opportunity to give feedback on the 2021 - 2029 Draft Housing Element. SAJE tailored the curriculum to a popular audience by including definitions of commonly used planning terms, such as zoning, area median income, and other technical processes like the Regional Housing Needs Assessment (RHNA). Each organization was also encouraged to modify the curriculum to suit the needs of their community members. A copy of the presentation is included under each organization's *Links* section in the Appendix, followed by a summary of the focus group comments and notes from each focus group.

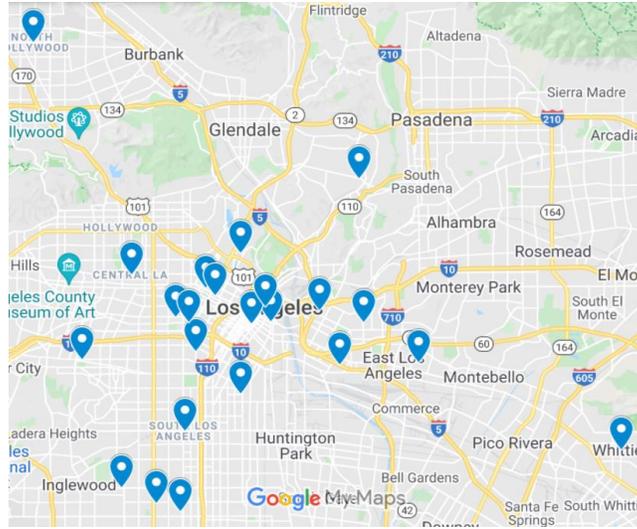
### The Focus Groups

Sample outreach material was provided to each CBO (Exhibit 5), but outreach and marketing were conducted by each organization to their specific community. The organizations recruited between 10 to 20 members for each focus group. One focus group was held with monolingual Spanish speakers. The other three focus groups were provided with interpretation services from Liberty Hill Foundation to hold bilingual meetings in English and Spanish. The participants agreed to provide their names and zip codes. All focus groups were conducted virtually via Zoom. Figure 2 provides an overview of participant neighborhoods.

**Figure 1. Schedule of Focus Groups**

Coalition for Economic Survival (CES)	August 12, 2021 at 6PM
Los Angeles Community Action Network (LA CAN)	August 17, 2021 at 4PM
Strategic Actions for a Just Economy (SAJE)	August 19, 2021 at 4PM
Eastside LEADS	August 23, 2021 at 4PM

<sup>1\*</sup>*In order to avoid any confusion, the participants were given instructions prepared by the City Attorney's Office (which can be found in both Exhibit 5 and the disclaimer given at the beginning of this document) which informed them that the focus groups were intended to cover the contents of the Draft Plan and if they had comments on the Draft Environmental Impact Report, they would have to be submitted separately.*



**Figure 2. Distribution of Focus Group Participants across Los Angeles.** Focus group participants were from Central, South, and East Los Angeles, all areas that are traditionally underrepresented in community engagement for the Housing Element.

## Recommendations and Common Themes

Major common themes and recommendations based on comments provided by tenants at the focus groups are listed below. Each focus group has also been individually summarized in greater detail in the Appendix.

- **Recommendation #1: Tailor housing to the needs of Extremely Low Income and Very Low Income tenants that are most vulnerable to homelessness.**

A common theme that emerged from the focus groups was the lack of emphasis on housing for tenants classified as very low and extremely low income based on their AMI. The tenants in the focus groups were shown the U.S. Department of Housing and Urban Development (HUD) income classifications for a family of 4. A tenant at the LA CAN focus groups remarked that learning that earning around \$90,000 placed a family of 4 in the low-income category in Los Angeles was discouraging. It made them feel as if adequate housing was unattainable. Participants noted that developers continue to build unaffordable market rate housing in their neighborhoods and the Draft Housing Element Update called for a significant number of moderate and above moderate housing units. On the other hand, Chapter 1 of the Draft Housing Element Update calls for the construction of 115,978 very low-income and extremely low-income housing units combined. Based on the feedback from the focus groups, we recommend increasing the housing goals for extremely low-income and very low-income renters.

Figure 3. HUD 2021 Income Classifications

2021 US HUD Income Limits for Households, Los Angeles County				
Income Limit Category	Persons in Family			
	1	2	3	4
Extremely Low Income	\$24,850	\$28,400	\$31,950	\$35,450
Very Low Income	\$41,400	\$47,300	\$53,200	\$59,100
Low Income	\$66,250	\$75,700	\$85,150	\$94,600

Source: US Housing and Urban Development, 2021

Tenants also noted the need for diverse types of housing. Chapter 6 of the Draft Housing Element Update mentions several programs that offer innovative housing solutions, such as the development of Small Lot Subdivisions. We recommend allocating more funding to these innovative programs and including requirements for extremely low-income and very-low income housing. These programs should also not be concentrated in certain areas of Los Angeles. Tenants noted the need for affordable housing in all areas of the city. One participant from Eastside LEADS’s focus group remarked on the crowded nature of areas like Downtown LA and the need for more affordable housing in other parts of the city. Expanding the reach of affordable housing would have a positive effect on tenant families, potentially exposing them to better schools and job opportunities. In addition, the affordable housing should be an appropriate unit size to accommodate families. We recommend building housing in resource rich areas where tenants and families can level the playing field and combat historical inequalities.

- **Recommendation #2: Prevent displacement by continuing to pass and implement a range of tenant protections to keep tenants housed while supporting community-led housing solutions like Community Land Trusts to build long-term housing stability.**

A lack of focus on deeply affordable housing has led to some tenants being pushed out of neighborhoods where they have lived for years. Many tenants have experienced varying levels of harassment from aggressive and predatory landlords. A 2019 UCLA study<sup>2</sup> noted that there have been over 500,000 evictions filed in Los Angeles County since 2010. While the eviction moratoriums enacted during the COVID-19 pandemic have stemmed the tide, an eviction flood is a major concern once eviction protections expire. The City of Los Angeles has become increasingly unaffordable, a point echoed across all four focus groups, and contributes to potential harassment or other predatory behaviors

<sup>2</sup> Bonett, G., McKeon, K., et al (June 2019.) *Priced Out, Pushed Out, Locked Out: How Permanent Tenant Protections Can Help Communities Prevent Homelessness and Resist Displacement in Los Angeles County*. Accessed August 2021. <http://www.publiccounsel.org/tools/assets/files/1188.pdf>

from property owners. In LA CAN's focus group, one participant noted that rents are far outpacing income and they can't afford to only spend one third of their income on rent. Other participants remarked on how they noticed many new developments in their area, but they could not afford any of them. The economic precarity experienced by tenants means they are consistently close to missing rent, and that incentivizes property owners to look for higher income tenants. One of the Citywide Housing Priorities mentioned in Chapter 6 of the Housing Element is "Preventing Displacement". We believe this is critically important and the evidence from the focus groups suggests many low-income tenants believe the same. In order to meet this goal, we recommend the Housing Element include support for increased tenant protections and continued implementation of existing tenant protections, like the recently passed Tenant Anti-Harassment Ordinance.

Based on the focus groups, there is also a need for long-term housing stability in the neighborhoods most at risk of displacement. Community Land Trusts allow the community to maintain ownership of land and keep any housing built on it affordable for many generations to come. The Draft Housing Element Update does mention CLTs as an innovative solution, but more concrete support from local government is required to help grow CLTs to the scale required of our current housing crisis. One possible way to do this is by incorporating a Community Land Trust model that supports homeowners and facilitates resales to future low- and moderate-income families.

- **Recommendation #3: Increase quality of life in low-income communities by planning for more green space, public transit, and other amenities.**

There is a lack of green space in historically disadvantaged neighborhoods, especially when compared to more affluent areas of Los Angeles. This theme was repeated across the focus groups, especially from those tenants with families. Access to green space is a key quality of life indicator and a community amenity, but the Draft Housing Element mentions green space only once. Our recommendation would be to ensure new developments, especially low-income units, have easy access to green space. Tenants also mentioned several other community amenities they feel are lacking in their communities, including good schools, access to public transit, etc. Access to good schools and other quality of life improvements can be produced by spreading affordable housing across the city.

### **Focus Group Summaries**

This section reviews the participants and presentation materials from each focus group, followed by a summary of comments from major discussion questions. More detailed notes on each focus group can be found in the Appendix. Note that discussion questions varied slightly by group to allow facilitators to ask questions in a way that is most appropriate for their community.

## CES Focus Group

Meeting Time: Thursday, 8/12/21, 6-8pm

Facilitators: Carlos Aguilar, John Parks, Salma Rojas

Attendees (community members):

- Saul Guzman: 91601, Toluca Terrace
- Elsa Becerra: 90026, Echo Park
- Francisca Dominguez: 90006, Pico Union
- Anani Venegas: 90006, Pico Union
- Rosario Uluan: 90006, Pico Union
- Emma DeLoya: 90042, Highland Park
- Elmer Fuentes: 90026, Echo Park
- Ana Campos: 90026, Echo Park
- Lupe Solorio: 90006, Pico Union
- Elsa Julian: 90057, Westlake
- Eva Hernandez: 90026, Echo Park
- Marta Hernandez: 90057, Westlake
- Minerva Bojorquez: 90044, South LA
- Larissa Cruz: 90057, Westlake
- Mirna Corballo: 90057, Westlake
- Elsa Dominguez: 90006, Pico Union
- Brian Morataya: 90026, Echo Park
- Lucía Ramirez: 90006, Pico Union
- Raul Hernandez: 91037
- Petronila Corina: 90011, 27<sup>th</sup> Street Historic District
- Elvira Rincon: 90026, Echo Park

Demographics:

- Latinx: 100%
- Average yearly income of participants is about \$30,000
- 75% have children under 18yrs old
- 10% are senior/retired
- No diagnosed mental health issues were shared but 90% shared experiencing and self-treating high levels of stress, anxiety and some depression due to pandemic difficulties and challenges they have faced. Tenants have also shared that their children are also struggling with similar emotional, psychological and physical effects related to pandemic challenges.
- 80% or participants are not formally employed. They work and get paid in cash.
- No disabilities shared.
- 100% are long-term renters with at least 15yr residency in Rent Stabilized housing.
- 90% identify they experience housing instability due to low wages and uncertain employment. Most feel they are one missed paycheck away from being displaced. They do not have enough to save for emergencies.

## Links

Presentation	<a href="https://docs.google.com/presentation/d/1WC5fgwpC2AMZXfimR45kjN3QTaR3Z7bKCfi3S3SC_gs/edit?usp=sharing">https://docs.google.com/presentation/d/1WC5fgwpC2AMZXfimR45kjN3QTaR3Z7bKCfi3S3SC_gs/edit?usp=sharing</a>
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Activity 1	<a href="https://jamboard.google.com/d/1PwYMw6cu7mQstmaNpYj-9SSMIBqGH8sCqyQmOO8vU_8/edit?usp=sharing">https://jamboard.google.com/d/1PwYMw6cu7mQstmaNpYj-9SSMIBqGH8sCqyQmOO8vU_8/edit?usp=sharing</a>
Activity 2	<a href="https://jamboard.google.com/d/1_DzOR5ZMszPQ_9B6n5653uFqGXbbRuk0zyXgw3Wt-mA/edit?usp=sharing">https://jamboard.google.com/d/1_DzOR5ZMszPQ_9B6n5653uFqGXbbRuk0zyXgw3Wt-mA/edit?usp=sharing</a>

## Meeting Summary and Major Themes

This focus group was held with only monolingual Spanish speakers. The presentation was split into five sections:

1. Housing Element + Zoning Intro-- What is the housing situation in our communities?
2. Income: Why do we think that LA is not affordable?
3. Housing Elements of 2013-2020: Policies, implementation-- Thoughts & opinions on how this was implemented?
4. Housing Element Plan for next Cycle 2021-2029; Shortcomings-- What would make LA fair & affordable for you
5. Identified Housing Barriers & Rezoning-- What do people think about the zoning areas?

The major themes of the comments on each section are as follows:

1. *Housing Element + Zoning Intro*: Participants expressed frustration with the fact that landlords behave aggressively with them and seem to face no repercussions. They also expressed concern that the housing being built in their communities was not affordable. Tenants also noted that many of them did not know which council district they lived in, which made it difficult to know where to go with their concerns.
2. *Income*: The participants noted that rents continued to rise faster than their wages can keep up.
3. *Housing Element of 2013-2020*: Participants noted that approximately \$90,000 as a marker for low income was surprising. They remarked that if they were making \$90,000 they would not be struggling. \$90,000 was not low income in their view. The new construction in the participants' neighborhoods are not affordable for them. It pushes out tenants who have lived in a neighborhood for years. Tenants noted that they hear about the government mandating that affordable housing be a part of new developments, but they do not know how to access these new affordable housing units. Rent in these new buildings is very high, almost unaffordable, in some cases for small inadequate apartments. Even in neighborhoods with no new construction, tenants noted that the rents remain high. The tenants are being squeezed from every direction. Children are affected because they cannot focus on school, they are forced to help support the family. Landlords also refuse to update old apartments even in rent controlled buildings.
4. *Housing Element Plan for the next Cycle 2021 – 2029*: The definitions of low income need to be changed to actually reflect the participant's economic situation. Affordable housing also needs to be distributed all over the city instead of being concentrated in one area. Adequate parking also needs to be zoned for each area. The need for more parks and green spaces was also noted.
5. *Identified Housing Barriers & Zoning*: The facilitators moderated an activity for the participants. The facilitators presented the tenants with 5 aspects of the Housing Element

and asked each tenant individually which was the most important. The tenants voted for at least two options on which was the most important to them.

- a. Making sure affordable housing exists in all parts of the city: 10 votes
- b. Strong anti-displacement protections for tenants: 9 votes
- c. Creating deeply affordable housing near transit and jobs: 1 vote
- d. Preserve existing affordable housing: 7 votes

## LA CAN Focus Group

Meeting Time: Tuesday, 8/17/21, 4-6pm

Facilitators: Ashley Elias & Maritza Cruz

Interpreter: Leonardo Vilchis-Zarate

Attendees (community members):

- Vianey Renteria: 90042, Highland Park
- Vanesa Vasquez: 90033, Boyle Heights
- Angela Denise Birdsong: 90305, Inglewood
- Lorraine Chris: 90013, Skid Row
- Clemente Leon: 90016, West Adams
- Edgar Leon: 90047, South LA
- Yamileth Linares: 90047, South LA
- George Herod: 90014, Downtown LA
- Ignacio Aguas: 90013, Skid Row
- Lydia Trajo: 90013, Skid Row
- Neli Carmona: 90016, West Adams
- Aracely Cano: 90057, Westlake
- Saeromy Sage Bak: 90006, Pico Union

Demographics:

- Latinx: 61.54%
- African American: 30.77%
- Asian: 7.7%
- Average income was estimated at \$30,000
- 30% of attendees had at some time experienced homelessness

## Links

Meeting Recording	<a href="https://drive.google.com/file/d/1hodKkopQ3Y6WQYWP7CXhFp8bHask_8f4/view?usp=sharing">https://drive.google.com/file/d/1hodKkopQ3Y6WQYWP7CXhFp8bHask_8f4/view?usp=sharing</a>
Presentation	<a href="https://docs.google.com/presentation/d/1WC5fgwpC2AMZXfimR45kjN3QTaR3Z7bKCfi3S3SC_gs/edit?usp=sharing">https://docs.google.com/presentation/d/1WC5fgwpC2AMZXfimR45kjN3QTaR3Z7bKCfi3S3SC_gs/edit?usp=sharing</a>

## Meeting Summary and Major Themes

The presentation was split into five sections:

1. Housing Element + Zoning Intro-- What is the housing situation in our communities?
2. Income: Why do we think that LA is not affordable?
3. Housing Elements of 2013-2020: Policies, implementation-- Thoughts & opinions on how this was implemented?
4. Housing Element Plan for next Cycle 2021-2029; Shortcomings-- What would make LA fair & affordable for you
5. Identified Housing Barriers & Rezoning-- What do people think about the zoning areas?

The major themes of the comments on each section are as follows;

1. *Housing Element + Zoning Intro*: The lack of affordable housing was a chief concern among the attendees. They did not feel that enough was being done to prevent the rise in homelessness. One attendee pointed out the lack of boarder housing<sup>3</sup> and noted that some people simply need a room to themselves. Another attendee noted that there is no support for tenants who get sick and cannot work. They lose their apartment and are forced into homelessness. People noted the lack of accountability for landlords and the traumatic toll displacement can have on a person.
2. *Income*: Low wages are cited as a major factor of the lack of housing affordability. 1/3 of a person's income going towards housing is not attainable anymore. People are unable to save money and accumulate enough money to buy a house or save for a rainy day. Tenants noted that people are leaving Los Angeles because they have been priced out. The pandemic exacerbated this problem. There needs to be more access to resources for people who don't have family that can help them when they are on the streets.
3. *Housing Elements of 2013-2020*: Attendees noted that \$90,000 is too high a figure to judge low income. It creates a sense that people will never escape the cycle of poverty. There needs to be a system of accountability for the city to make them meet these targets. The theme of the system being designed for them to fail was brought up. Particularly the criminal justice system which has torn up families. Multiple attendees noted that they knew of a lot of spaces which could be utilized for housing, but were not being utilized for affordable housing. They noted that housing should be focused towards all low income individuals and not just moderate income individuals.
4. *Housing Element Plan for next Cycle 2021-2029*: One attendee remarked that there is a large stadium being built, but not housing. The theme of landlords not being held responsible was repeated. Landlords do not maintain apartments yet force tenants to adhere to multiple rules. Increasing the percentage of affordable housing in every building was suggested. Tenants also expressed a desire to come together and work more on these issues.
5. *Identified Housing Barriers + Rezoning*: Having homes be close to good schools is very important. Environmental factors should also be considered. The city should be forced to rezone certain locations for affordable housing, particularly on the Westside. There is also a stigma around homeless people that needs to be addressed. Programs like Project Roomkey do not go far enough and can be confusing to navigate.

<sup>3</sup> The tenant did not define this term but we assume this to mean boarding houses where a tenant can rent a single room, sometimes used as a space for those transitioning out of homelessness.

## SAJE Focus Group

Meeting Time: 8/19/2021

Facilitators: Araceli Amezquita, Favian Gonzalez, Hermes Padilla, Kaityln Quackenbush, Noah Warton

Interpreters: Margarita de la Torre, Nancy Gallardo

Attendees (community members<sup>4</sup>):

- Vicenta Martinez: Central LA
- Yadhira Carbajal: Whittier
- Rafael Lopez: North Hollywood
- Fabiola Carillo: South LA
- Pilar Galvez: South Central
- Nancy Gallardo: LA
- Silvia Coss: Westlake
- Betty Rivera: Pico Union
- Orinio Opinaldo: South LA
- Milagro Umanzor: South Central
- Elizabeth Martinez: Central LA
- Rosa Ramirez: South LA
- Carmen Castro: LA
- Georgina: Westlake
- Sandra Guzman: South LA
- Veronica Arias: LA
- Guadalupe Villegas: South Central LA

Demographics:

- Latinx: 95%
- Other: 5%
- Age range 20- 65,
- Low-income: 95%
- 90% of attendees experienced housing instability

## Links

Meeting Recording	<a href="https://drive.google.com/drive/folders/1NtfeV6IieczUQCrgQrnnXW8XtfCLO9Gq?usp=sharing">https://drive.google.com/drive/folders/1NtfeV6IieczUQCrgQrnnXW8XtfCLO9Gq?usp=sharing</a>
Presentation	<a href="https://docs.google.com/presentation/d/1WC5fgwpC2AMZXfimR45kjN3QTaR3Z7bKCfi3S3SC_gs/edit?usp=sharing">https://docs.google.com/presentation/d/1WC5fgwpC2AMZXfimR45kjN3QTaR3Z7bKCfi3S3SC_gs/edit?usp=sharing</a>
Activity 1	<a href="https://jamboard.google.com/d/14WX8IHnjFJnIziR9k_hlTiFt9IanHDqL9zuyp4moWak/edit?usp=sharing">https://jamboard.google.com/d/14WX8IHnjFJnIziR9k_hlTiFt9IanHDqL9zuyp4moWak/edit?usp=sharing</a>
Activity 2	<a href="https://jamboard.google.com/d/14WX8IHnjFJnIziR9k_hlTiFt9IanHDqL9zuyp4moWak/edit?usp=sharing">https://jamboard.google.com/d/14WX8IHnjFJnIziR9k_hlTiFt9IanHDqL9zuyp4moWak/edit?usp=sharing</a>

## Meeting Summary and Major Themes

<sup>4</sup> Participants were asked where in Los Angeles they lived instead of zip code.

The presentation was split into 4 sections with discussion questions, space for comment, and activities interspersed throughout. Most of the participant comments came from the discussion questions and the activities. They are summarized below.

*What do you see? What do you think about this? What did you see in your community over the last 8 years? Does it coincide with what we see in these charts -- the city produced a lot of market rate; not a lot of affordable housing? Do you think more affordable housing is needed in LA than what was produced in the last 8 years?*

- Participants noted that the city had historically not considered the input of people of color.

*What would make LA fair and affordable for you?*

- Participants noted that rent prices were unaffordable for many people. They also noted the need for healthier environmental factors, like healthier food options, better schools. The need for more public transportation was also mentioned.

*Questions/Thoughts on zoning/rezoning and affordable housing*

- Participants noted that the AMI classifications don't reflect reality. The power of big developers was also mentioned, especially USC. Participants noted that USC was the source of a lot of displacement in South LA. Participants noted that it seemed that big developers did not receive enough pushback from the city when it came to certain parts of Los Angeles. Affordable housing should be spread around the city instead of being concentrated in areas like South LA.

*Questions/Thoughts about programs for anti-displacement/tenant protections*

- Participants do not see enough support from the city or from their councilmembers. It feels as if developers and landlords have most of the support.

*What would you like to see in your neighborhood? Does it require changing the zoning?*

- Participants mentioned the importance of green space and the lack of green space in their neighborhoods. Participants also noted that zoning laws have a discriminatory history which must be addressed. It seemed to them that zoning laws don't apply to large developers who seek to gentrify their neighborhoods. Current zoning laws did not seem adequate to deal with the housing problem.

*Of the following goals of the HE, which are most important, which are less important?*

- Making sure there is enough deeply affordable housing was the most important aspect according to most of the participants. The proximity of housing to transit was less important.

## Eastside LEADS Focus Group

Meeting Time: 8/19/2021 - 3:30

Facilitators: Pamela Agustin-Anguiano, Cinthia Gonzalez, Natalie Godinez

Interpreters: Annette Mendez, Nancy Gallardo

Attendees (community members):

- Ismael Castro, The Wellness Center: 90033, Boyle Heights
- Mercedes Arce: 90033, Boyle Heights
- Eva Garcia: 90033, Boyle Heights
- Edith Aguilar: 90063, City Terrace
- Mayra Simmons: 90022, East LA
- Jasmine Perez: 90022, East LA
- Ruby Rivera, InnerCity Struggle: 90023, Boyle Heights
- Alicia Ortiz: 90063, City Terrace
- Elijah Flores: 90033, Boyle Heights
- Juan Carlos Cruz, ELACC: 90033, Boyle Heights
- Fevi Sanchez: 90033, Boyle Heights
- Amanda Fitz: 90023, Boyle Heights
- Tania Ramon: 90023, Boyle Heights

Demographics:

- Latino: 100%
- LGBTQ: 27.27%
- 9 attendees are the head of households that earn less than 50% AMI in LA County
  - 6 of those attendees' households earn less than 30% AMI

## Links

Presentation	<a href="https://docs.google.com/presentation/d/1pnwaiMdfaCyCLxvg3Cvj_vfzyKVktRMJRTwDtmIcX34/edit?usp=sharing">https://docs.google.com/presentation/d/1pnwaiMdfaCyCLxvg3Cvj_vfzyKVktRMJRTwDtmIcX34/edit?usp=sharing</a>
Activity 1	<a href="https://docs.google.com/presentation/d/1pnwaiMdfaCyCLxvg3Cvj_vfzyKVktRMJRTwDtmIcX34/edit?usp=sharing">https://docs.google.com/presentation/d/1pnwaiMdfaCyCLxvg3Cvj_vfzyKVktRMJRTwDtmIcX34/edit?usp=sharing</a>

## Meeting Summary and Major Themes

The presentation was split into 5 sections with discussion questions, space for comment, and activities interspersed throughout. The participant comments are summarized below.

*What is the housing situation in your community?*

- Participants agreed that that rent was climbing disproportionate to their wages and that there is a lack of affordable housing.

*Thoughts on current zoning practices*

- Affordable housing construction is not sufficient for the needs of families in the participants' neighborhood. Even services like the East LA Community Corporation cannot adequately house people. There are too many requirements in some cases and families end up homeless. Even if families do get housing often the unit size is too small to accommodate families. Housing needs to be adequate and affordable for families.

*Is the Eastside a product of racist planning practices?*

- The participants said yes.

*Do you see more development as you get closer to DTLA?*

- There was a strong feeling that affordable housing should be developed everywhere, not just in East LA or DTLA. There is construction in DTLA but it is not affordable. It seems like low income communities are getting pushed farther and farther from downtown.

*What did you see in your community in the last eight years?*

- Participants noted a rise in homelessness with rising rents being a primary cause.

*Thoughts on where to build more housing?*

- Participants noted that although more housing was being built in DTLA the housing is not affordable. The housing must be appropriate for the community. A desire for more green space was also mentioned.

*What would you like to see in your neighborhood? Does it require a change in zoning? Do you think your goals can be achieved with the current zoning laws?*

- Participants wanted an end to the homelessness crisis in the city. They wanted more green spaces and community gardens. They also wanted more social services along with affordable housing in order to curb gang violence. Participants noted that they see many empty lots in their neighborhoods, presumably zoned for non-housing purposes. The current zoning laws are not adequate.

*What are the most/least important goals of the housing element to you?*

- Making sure there is enough deeply affordable housing (4)
- Making sure affordable housing exists in all parts of the city (2)
- Strong anti-displacement protections for tenants (3)
- Creating deeply affordable housing (2)
- Preserve existing affordable housing (1)
- We ran out of time for participants to note their least important aspects.

## Appendix

### **Exhibit 1 - CES Participant Comments and Meeting Notes**

Music in background. Sent message to participants in waiting room that we will be with them shortly.

Meeting Started at promptly at 6pm

Slide 1 (Intro Carlos, John, Salma)

Explained why we are hosting this event.

Intro Message: The Planning Department of the City of Los Angeles is working with the Coalition for Economic Survival because it wants the participation and input of the community to provide recommendations on the plan for the future of our city. Tenants today have a great opportunity to help guide local development plans with insight as to what is really needed now and what should be factored in for the future of each of our neighborhoods in the City of L.A.

Slide 2 (Carlos)

#### **Welcome & Housekeeping**

Carlos: Asked if there were any tenants present that needed English translation. Informed tenants that all slides were in both English and Spanish. No tenant requested English translation. All tenants are Spanish Monolingual Speakers.

Introductions of Presenters Carlos, John, and Salma followed by tenant intros and zip codes they represent.

#### ***List of Participants with Zip Code:***

Saul Guzman: 91601

Elsa Becerra: 90026

Francisca Dominguez: 90006

Anani Venegas: 90006

Rosario Uluan: 90006

Emma DeLoya: 90042

Elmer Fuentes: 90026

Ana Campos: 90026

Lupe Solorio: 90006

Elsa Julian: 90057

Eva Hernandez: 90026

Marta Hernandez: 90057

Minerva Bojorquez: 90044

Larissa Cruz: 90057

Mirna Corballo: 90057

Elsa Dominguez: 90006

Brian Morataya: 90026

Lucía Ramirez: 90006

Raul Hernandez: 91037

Petronila Corina: 90011

Elvira Rincon: 90026

Slide 3 (Carlos)

### **Zoom Setup**

Gave Information

Tenants were ok with the setup and muted themselves for the presentation.

Slide 4 (Salma)

### **Community Agreements**

Went over Rules and Process Information

Tenants were ok with rules proposed.

Slide 5 English Slide-Not applicable.

Slide 6 (Salma)

### **“Purpose of the Workshop”**

Read entire statement

Tenants were ok with the statement. No questions.

Slide 7 (Salma)

### **Goals of the Workshop**

Discussed the importance of community engagement and participation today. Also, informed tenants that the discussion will be to gather input from the community on the Housing Element Plan discussed in this presentation.

Tenants thanked staff for the opportunity to join but had no questions.

Slide 8 (Salma)

### **What else do you want to learn?**

Mirna Corballo: The tenants would like to know if there have been changes to tenants' rights. Also, she wants to know what future changes there will be to benefit tenants to help against the kind of negative actions and attitudes that owners have been taking where they live.

Carlos: That is a great point. We will go over some new protections towards the end of the presentation that will help in dealing with tenant harassment by landlord.

Slide 9 (John)

### **Agenda**

Went over Agenda items for the presentation.

Tenants were ok with the agenda proposed.

Slide 10 (John)

### **Where We Live**

Mapped out where we Live and asked participants to share what CD they lived in.

Rosario Uluan: Some tenants did not know what CD they are in, including myself until recently. It is important to know who represents us so we can go to them when we need support.

Most tenants did not know what CD they were in. Provided CD info to each participant via zoom chat as staff looked up each address.

Slide 11 (John)

### **Your City Councilmember**

We showed tenants the councilmember list and shared what members represented each CD.

Some tenants had heard some of the names but were not really familiar with them. Tenants shared that they did not have much interaction with councilmembers.

Slide 12 (John)

### **City Departments**

Highlighted Planning Department and Housing Departments as key to making decisions on what is built in their neighborhoods.

Most tenants were not familiar with Planning Department but some were very familiar with Housing Department due to tenant advocacy work done with them throughout the years.

Slide 13 (John)

### **City Council Committees**

Highlighted the Planning and Land Use committee and Housing committee and asked tenants to notice if their representative was within those committees. It is important for tenants to know who are decision-makers so they know who to hold accountable.

Slide 14 (Carlos)

### **What is the housing situation in our communities?**

Elmer: A lot of construction but not what they need. Not enough apartments at their income level. My own experience is owners are getting away with abusing tenants with no penalty.

Minerva: A lot of people like me are leaving or being evicted and can't find housing nearby.

Elvira: See myself and others having aggressive owners wanting to kick us out. They don't care I have small children and no place to go.

Slide 15 (Carlos)

### **L.A. County is Not Affordable**

Carlos spoke about the lack of affordability of our neighborhoods. As well we discussed that this lack of affordability is due to soaring rents but it is made worse by the fact that salaries have not risen in comparison.

We showed the graphic of what it would take to afford an apartment on the salary.

Elmer: You can't live like this. Not possible to make those types of rents with our jobs. Crisis affects our children too even though we might not realize it. Not fair for them to be worrying about adult things like rent and housing.

Slide 16 English No Present

Slide 17 (Carlos)

### **Housing Crisis in L.A.**

We discussed how LA is the most unaffordable city in the entire country. And the way that LA is compared to other cities.

All tenants agreed that this was what they felt and understood and felt that City officials did not understand how hard it was to keep their housing with little income.

Slide 18 (Salma)

### **The Housing Element**

Introduced Housing Element

Slide 19 (Salma)

### **What do these words mean?**

We had volunteers read the definitions to interact with the words.

Slide 20 (Salma)

### **What do these words mean?**

We also had volunteers to read the definition to interact with the words.

Slide 21 (Carlos)

### **Types of Plans Used to Guide Development**

Explained the general plan, community, specific plans and how they connect with each other

Slide 22 (Carlos)

### **General Plan**

Shared info on what is purpose and objectives of General Plan

Slide 23 English No Present

Slide 24 (Carlos)

### **What is the Housing Element?**

Explained the purpose and importance of this plan.

Slide 25 (Salma)

### **Why does the City have a Housing Element?**

Elsa B: It is important to know what is important to know about what is being built around us for our children and where they can play and go. It is important to know what the future of our neighborhoods are going to be.

Rosario: It is important to work as a community. I don't even know who my council member is and they need our input in their plans because it is our homes and livelihoods. As well, it helps us to learn more to exercise our rights and have our rights heard.

Mirna: The people in charge in the government and of certain cities. I live in District 13. We tried to go to the councilmember but he didn't want to see us. It is so important that cities have a plan like in all life. They need to work hard to give people housing that is dignified and affordable. The city needs to do this to help the community and to do this in the plan. They all need to work to help people who are low-income. I have 26 years of living here so we don't pay that much rent but new people pay 2 thousand which is the same as me.

Elsa B: Elemento de vivienda es importante porque debemos de saber donde vivimos y que esta al rededor de nosotros y que se debe hacer alrededor de uno. (Housing Element is important because we have to know where we live and what are our surroundings, and what should be done around us.)

Slide 26 English No Present

Slide 27 (Salma)

### **Why Update the Housing Element?**

Provided the information on the slide.

Slide 28 English No Present

Slide 29 (Carlos)

### **But what do we mean by affordable housing?**

Discussed the information on the slide. Discussed the different types of incomes to be considered low-income etc. especially for a family of 4 people. Emphasizing that this is what the government views as low income. Describe what area median income is and how that factors into the formula. Discussed the need to revise the type of language referencing "affordable housing."

Lucia: I don't know anyone who makes 90K! If I made that I would not be struggling.

Ana: We need to really focus on people with greatest need like those that are on WIC and other government assistance programs. You know they are in fact struggling. Why can't city focus on helping them have housing?

Emma: I don't believe that is low income in my view.

Slide 30 (John)

### **Where can Housing Be Built?**

Provided information on slide and definitions

Slide 31 (John)

### **Zoning**

Provided information on slide and various zoning IDs as well as their definitions

Slide 32 (John)

### **Analogy of Zoning: Homemade Soup**

Provided analogy of zoning being like a recipe for delicious homemade soup and what ingredients are needed to make the perfect soup with the right mix.

Slide 33 (John)

### **Review of Different Zones**

Went over zones and designated colors on slide and definitions

Slide 34 (John)

### **Review of Different Zones**

Went over additional zones and color designations on slide and definitions

Slide 35 (Salma)

### **Zoning, Racism and Segregation**

General overview of racism in planning and introduced the practice of redlining.

Slide 36 (Salma)

### **Restrictive Covenants**

Detailed explanation of Racial Covenants and how this was applied in the city. Historically in Eagle Rock and other parts of the city.

Slide 37 (Salma)

### **Pollution and Redlining**

Explaining the relation between pollution and redlining. Definition of redlining and how it affects us today. Discussing the relation of the 2 maps.

Slide 38 (Salma)

### **Restrictive Covenants**

Detailed explanation of the information of the slide and the historical nature of these issues.

Slide 39 (John)

### **Urban Renewal**

Detailed explanation of freeways and contamination

Slide 40 (John)

### **Affordable Housing Permitted**

Affordable housing concentration in center of L.A.

What would you like to see? What could improve your neighborhoods?

Slide 41 (Carlos)

### **Housing Element 2013-2020**

Shared why it is important to take a look back at historical injustices and fight against these racist policies.

Slide 42 (Carlos)

### **Housing Production Needed**

Explaining the division of RHNA. And the requirement to comply with RHNA. Need for 82k units.

Slide 43 (Carlos)

### **Actual Produced**

Explaining what was actually constructed. And how many of the units were actually above moderate. And how this did not satisfy the need for the city.

Slide 44 (Carlos)

### **Thoughts?**

What would the tenants like to see in their neighborhood?

Francisca: There have been many constructions and changes to my neighborhood. And many of the apartments are not for community members. Someone on a minimum wage salary, they can't afford it. Maybe for people who have an advanced job they can. There have been many good changes but the prices are crazy. We are seeing that with a lack of change in the last plan, nothing has been done for regular people. The new people who are able to move in are scraping by to pay rent.

Minerva: I live in South Central. The neighborhood is not safe. I don't see new constructions but I know the rents are very high. The neighborhood is not good. I had Ellis eviction from Koreatown and now live in South LA. Where we used to live, I never found a place to go with my kids. We are making so many sacrifices to be here. Now we pay more than double what I used to pay in rent. It is so hard for my children. Where am I going to go when the rents are so high? Somewhere worse and smaller like now. It is not possible. I also see effect of past years where people are being forced out of their neighborhoods and into other neighborhoods. We lose our support networks. We then have to compete for limited resources in an area we barely know and all that causes tension, racial tension. We have experienced that.

Carlos: I understand and agree that people should not be put in a situation where you are fighting for limited resources and space when there are other parts of the City that have space and resources that can alleviate the crisis. Planners do need to think how not meeting the goals for housing can create greater tension in underserved communities.

Carlos: Do we need Low-income or Very-low income?

Elmer: We are being displaced by the same plans! The bad thing with this plan is it actually displaces our communities. We need more of very low income. Building for higher incomes is what is causing owners to evict us.

Ana: We are learning so much from you all. We had 16 years living where we were and we had seen that our neighbors were leaving. We even saw that kids would need to leave high school to help pay for rent for their families. We need more very low income. What kind of education are our kids going to have if children have to worry about being displaced and have to pay for rent. Because it's about our families which means our communities. It is not just about our housing. It is about so much more.

Ema: We want to stay in the area where we are. It is crazy to see that owners are remodeling other apartments but ours are not. We want to stay here. The new owners do not want to make repairs. I feel that the laws have changed because owners do not want to respect our rights because we are paying less. The laws seem to have changed in favor of the owners and the City is only looking to do big developments that they get money from.

Elvira: I am from 90026, there are so many new buildings. But these buildings are not for us. I heard on TV that the government will build these affordable units. But I don't see that in any of the buildings that are being built around us. But where are they? I want some answers about where these new units that are supposed to be for us are. There are so many new buildings in Echo Park. I have no idea where these units are for low income persons.

Brian Montonoya: I live in Echo Park and there are so many buildings that are for just rich people. And these buildings don't have parking so it takes away the parking for my neighborhood. And I have to go to the city to get my parking passes. Why is the city allowing for no parking in new buildings when we need our street parking?

Rosario: I know that a lot of us have problems but in my opinion, it is that being united is how we achieve these things. But where do we complain and how do we change these things?

Lupe Solorio: Debe haber viviendas que puedan vivir los de extremadamente bajo recursos y los de bajo recursos. Tiene que haber de todo en una comunidad para que prospere. Necesitamos un balance. (There must be housing where people with extremely low income and with low income can live. There must be all kinds of people in a community for it to prosper. We need balance.)

Slide 45 (Carlos and Salma,)

### **1st Activity**

Completed the activity in a wider group setting. We did not do the breakout rooms because it would be too much since most participants don't have tech capacity. We had the group share and staff put their input on the activity board.

Slide 46 **Break**

Asked tenants if they were doing ok and if they were still with us as we moved forward. All said Yes!

Slide 47 (John)

### **What is the Plan for Next Cycle?**

Read intro to next segment

Slide 48 (John)

### **What is the Plan for Next Cycle?**

Explained information in the Slide

Slide 49 (John)

### **Proposed Units for Future**

Explained Information in the Slide

Slide 50 (John)

### **How much housing to plan for?**

Explained Information in the Slide

Slide 51 (Salma)

**Shortfall of Adequately Zoned Sites**

Discussed the shortfalls in production of affordable housing in the city.

Slide 52 (Salma)

**Site Selection**

Explained the disparity in areas for production of affordable housing in the center of the city.

Slide 53 (Salma)

**Questions/Discussion**

Leaving questions open for people who haven't participated.

Tenants agreed that there should be access to affordable housing in all parts of the City of Los Angeles.

Ana: Will these apartments be for "Low income" or "Extremely low income" we need more of the latter than of low income.

Elsa: We are supposedly talking about "low income" but my building is Rent Control and they have remodeled the new apartments and for us old renters they haven't made these changes. I feel that the city is not responding to me. Where is the support from the city for people of real low income? We are feeling marginalized not just by soaring rents but from a lack of resources and support from the Housing Department.

Ema: How do we become involved in this process? Has the city already renewed the Housing element? Should I call my councilmember? Why have decisions been made without our input?

Carlos: acknowledged tenant concerns and encouraged continued participation in process to make sure their voice is heard. Shared CES would encourage Planning Dept to reach out to tenants more often in spaces like today.

Slide 54 (Carlos)

**Housing Element 2021-2029**

Introduced next segment proposing discussion on potential policy solutions to ensure more affordable housing.

Slide 55 (Carlos)

**What would make LA Fair and Affordable?**

Ana: The city needs to evaluate the reality of the situation. For example, we are very low income but there are people who have less. They need to take that into account and what people actually make. It needs to be for very low income.

Elsa: They need to have the new buildings to put enough parking for all of the apartments. As well, they need to make buildings that don't disrupt our communities. It is a necessity that all of the apartments have sufficient parking.

Lupe: Affordable housing needs to be distributed all over the city not only in parts where poor end up separated.

Elsa J: More local stores so we can buy and work there.

Larissa: More Parks and open areas

Slide 56 English No present

Slide 57 (Carlos)

**Identified housing Barriers**

Slide 58 (Carlos)

**Questions/Discussion**

Slide 59 (John)

**Rezoning**

Discussed information on the slide.

Slide 60 (John)

**Rezoning Goals and Needs**

Discussed information on the slide.

Slide 61 (John)

### **City Rezoning Objectives**

Discussed information on the slide.

Slide 62 (John)

### **Higher Opportunity Areas**

Discussed information on the slide.

Slide 63 (John)

### **Potential Rezoning Areas**

Discussed information on the slide.

Slide 64 English No Present

Slide 65 (John)

### **Potential Rezoning Areas**

Discussed information on the slide.

Slide 66 (Carlos)

### **Questions/Discussion**

Slide 67 (Salma)

### **Preservation**

Discussed information on the slide. Emphasized the need for housing preservation.

Slide 68 (Salma)

### **Strong Protections**

Discussed information on the slide. Described the need for strong tenant protections and other anti-displacement measures.

Slide 69 (Salma/Carlos)

### **Questions/Discussion**

Elvira Rincon: El gobierno dice que exige que construyan vivienda de bajos o extremadamente bajos recursos. Por qué los que están construyendo no lo son? (The government says it is a requirement to build housing for those with low or extremely low income. Why is it that the housing being built is not like that?)

Slide 70 (**Break**)

Acknowledged presentation was taking longer than proposed. Told participants that if they had to leave, we understood. All tenants present said they were enjoying presentation and wanted to keep going.

Slide 71 (Salma/Carlos)

## **Activity 2**

We had the event on an open platform. CES staff assisted participants with putting their choices in option selected.

The presenters asked each tenant individually which was the most important. The tenants voted for at least two options on which was the most important to them.

Option 2 MAKING SURE AFFORDABLE HOUSING EXISTS IN ALL PARTS OF THE CITY: 10 votes

Option 3 STRONG ANTI-DISPLACEMENT PROTECTIONS FOR TENANTS: 9 votes

Option 4 CREATING DEEPLY AFFORDABLE HOUSING NEAR TRANSIT & JOBS: 1 vote

Option 5 PRESERVE AFFORDABLE HOUSING: 7 votes

Can it be achieved with current zoning laws?:

Ana: We can't achieve this because there hasn't been enough pressure from us. They haven't had the push from the community. We need to be the push for them to change.

Elsa: We have as much value as any other person. We are the push for the government to make these changes.

Minerva: They definitely need to change the plans. They are not thinking about the others that cannot pay these rents. It will be impossible to make these units because the units are not for people who are extremely low income.

Francisca: We need to unite to change these laws by uniting. We need to ask that they modify this law. But also we need to make sure that they achieve these goals and be vigilant that they do.

Diohema Deloya: primero necesitamos conocer las leyes y proceso de decisiones y luego participar en ellas. (First, we have to know the laws and the decision process, and then participate in it.)

Slide 72 (Carlos)

## **Next Steps**

Discussed information on the slide. Explaining the timeline and how tenants can participate in this process.

Slide 73 (Carlos)

**Implementation**

Initiated discussion on topic on the slide.

Slide 74 (Carlos)

**What's next for you?**

Discussed information on the slide. Explaining how tenants can contribute to this plan and the ways in which tenants can share this information with their family. And the ways in which to involve the community,

Slide 75

**Thank you/Goodbye**

Lupe Solorio (90006) to Everyone:

Thank you. Great presentation.

From Eva Hernandez (90026) to Everyone: Good night. Thank you for all the information. See you at the next meeting.

From Elmer y Anna (90026) to Everyone:

We are thankful for this valuable information. It was very interesting. We learned new terms that the City uses and know what it means to them and how it may be different from our interpretation. We need to include more the specific term "extremely low income" when we are demanding affordable housing so there can really be real affordable housing for us. Great historical information on racist policies. Great work on presenting team CES!

From Martha Hernandez (90057) to Everyone:

Thank you for the information shared.

From Larissa Cruz (90057) to Everyone: 08:32 PM

Thank you so much for this important information!☐☐♀

Asked tenants for permission to take screenshot of session participants. Remaining tenants approved taking of snapshot.

## Exhibit 2 - LA CAN Participant Comments and Meeting Notes

- Housing Element + Zoning Intro-- What is the housing situation in our communities?
  - Person 1: Lack of affordable housing
    - There's no affordable housing for people who are houseless, just living on SSI/social security check is not enough to pay for housing
    - It's unfair & hope they do something about it-- no one should have to sleep in that situation (homelessness); people have a right to have a roof over their heads & sleep safer than this
    - Many years ago, used to have boarder housing where ppl can rent a room & most ppl don't want responsibility of a full house; many people would like to simply have a room to live in-- a lot of senior citizens & kids who don't have parents anymore can't just run to family & find shelter anymore
    - I think they should build boarder houses again bc just need a room-- people on the streets have basically made a room for themselves when they are houseless
    - Worked in shelter for 15 years, most of ppl coming to homeless shelter were women who were kicked out of their house by men bc won't have sex w the men (gender violence) despite they are cooking, cleaning
    - What happens when you get sick? Rent is so high, body broke down & there's nothing you can do-- cruel that they can get kicked out despite working hard & doing everything right but they get sick & body breaks down on you→ You're out on the streets
    - Lack of accountability of landlords; easy to evict tenants
  - Person 2:
    - Communities have made tiny homes which is a good start but not good long-term solution bc not solution to the problem-- we need more affordable housing to help ppl who are houseless
  - Person 3: Gentrification, capitalism
    - Seen evolve in LA-- a lot of ppl of color lost their homes bc of gentrification & capitalism
    - Lost their homes bc went into bankruptcy-- a lot of banks confiscated their properties & left folks
    - Some families moved to Inland Empire where it's more affordable bc LA is not affordable
    - Housing is a human right
    - Gentrification & developers coming in & pushing out marginalized ppl
  - Person 4: Displacement
    - Formerly houseless; didn't purchase a tent before when was houseless bc wanted a bathroom
    - Ppl who have tents-- there is a stereotype around ppl living in tents or homeless shelter

- If only make GR, then have to basically pay entire check to rent<sup>5</sup>
  - Limited amount of options for ppl given their trauma
  - Displacement is a traumatic experience, even if it was “your fault,” it is always traumatic to be forced to move from your home
  - There’s tons of SRO’s-- but not appropriate for certain folks who have health conditions
- Person 5:
  - Apartments being built in LA w/o parking spaces & rent is too high for ppl which in the future can cause homelessness
- Income: Why do we think that LA is not affordable?
  - Person 1: Once you pay your rent, you have no money left
  - Person 2:
    - Cost of living in LA is the highest in this country
    - Very few houseless ppl in East Coast bc there are more homeless shelters compared to LA
    - Ppl are moving out of LA during pandemic bc cost of living are too high
    - Capitalism plays a great part in making LA unaffordable
    - Hear that folks are one paycheck removed from being houseless bc high rent costs-- wages are too low so can’t save enough for health crisis or health emergency
  - Person 3:
    - Don’t have livable wages-- if we have livable wages, then can pay rent so that rent takes up 1/3 of wages
    - Capitalism-- to the point where pushing out a demographic that can’t be able to live anywhere based on the current livable wages
    - 3 basic needs: food, clothing, shelter
  - Person 4: Not enough resources available
    - Not everyone has family to go to that can help pay rent/pitch in or live with; some ppl don’t have anyone to turn to-- a lot of ppl don’t have family members or help-- it’s an unbalanced situation-- what do they do, what about them?
  - Person 5: A lot of undocumented ppl don’t have access to resources/affordable housing
    - In my community, not always easy for undocumented folks to have access; sometimes left w/o eating in order to pay for rent
    - If housing isn’t affordable, it’s hard to get all the things we need to live a healthy lifestyle
    - Have to sacrifice necessities like food to pay for rent

<sup>5</sup> The tenant did not define the term here, but we assume they were speaking about General Relief.

- Highlights: Need for higher/more sustainable wages, accessibility of resources for ppl who don't have help/family & access to affordable housing
- Housing Elements of 2013-2020: Policies, implementation-- Thoughts & opinions on how this was implemented?
  - Person 1:
    - Need to come together & talk about what we can do make a difference in the housing situation in LA
  - Person 2:
    - \$90,000 is low income for a family→ This is way too high
    - Don't know ppl who have qualifications to get a \$90,000 job-- creates a feeling that ppl will never leave
    - Companies paying less than \$15/hr & very disappointing to see that most of the housing is for ppl making more than \$90,000/year
    - How do we place accountability on the city to uphold their promise/the plan?
  - Person 3:
    - Systemic ill-- the system was designed for us to fail
    - System needs to be reformed
    - Single parent household's w kids-- how difficult it is
    - Criminal justice system has broken up families & that is really evident
    - Houseless families-- that shouldn't be so-- really heartbreaking, is a systemic ill
    - We should reimagine the system; need to dismantle the system
    - Heart goes out to single parent households, mothers with kids who are houseless
  - Person 4:
    - They have the money to do it; professional singers & athletes make millions of dollars a year to sing a song & throw a ball-- what do they do with all that money? They should be required to help others who can't afford anything, can barely afford food
    - System is all wrong
    - They have the land to do affordable housing
    - Rent has increased so much in the past 50 years; nowadays parents can't even help kids make a move
  - Person 5:
    - There are more empty units than houseless ppl-- the housing exists
  - Person 6:
    - Caltrans homes-- so many individuals were displaced and the homes are just sitting there empty and they don't allow those who were displaced to move back in

- Highlights: Need for more affordable housing geared towards all low income folks, not just moderate income folks
- Person 7:
  - A lot of dead space in LA-- these owners are at fault bc these spaces could be utilized for housing
  - Space in Salvation Army is still unoccupied-- not housing ppl in Skid Row, what's going on there? Dormant land in LA not being used for housing houseless ppl/creating affordable housing
  - The owners are capitalizing-- property could have been used for housing
- Housing Element Plan for next Cycle 2021-2029; Shortcomings; What would make LA fair & affordable for you?
  - Person 1:
    - Seen the city build big stadiums but not more affordable housing
    - Should someone else do this if city can't do this appropriately
    - Landlords don't live up to expectations of making the apartments livable; they impose so many rules on tenants and yet they don't make the apartments livable-- don't fix walls, etc.
    - Folks living in homes that have extremely high rents where they don't have the appropriate standard of living; apartments dirty, filthy, infested inside-- living on the street or doorway may not be as dirty & filthy as these apartments
    - Landlords don't want to give tenants opportunities
  - Person 2:
    - Educating folks on their rights & protections against evictions
  - Person 3: Need to protect rent controlled housing
    - Need affordable housing near public transit, parks, grocery stores, etc.
  - Person 4:
    - A percentage of available units in every building should be allocated to lower income. We need to redefine the meaning of low income as well because when you look for jobs in the 90K bracket, it's upper management and director level positions or highly skilled
  - Person 5:
    - The neighborhood you live in determines the rent you pay so that has to be considered as a factor
- Identified Housing Barriers & Rezoning-- What do people think about the zoning areas?
  - Person 1
    - Mothers with children & school districts are extremely important-- a lot of kids are being bussed to diff schools bc of the areas but the most important is the housing & the schooling

- Person 2
  - Think outside the box-- look at land trusts, eco homes, going green, public housing
  - Environmental concerns important too-- where we build can have an effect on our health
  - Health is related to our housing & where we build affordable housing
- Person 3
  - The Westside is not open to having low income housing in their area-- part of it is changing the mindset of people
  - The first time came to LA CAN was invited by Adam Reiss-- born & raised in LA but had no idea what LA CAN was
  - Saw that LA CAN was in Skid Row-- as came to LA CAN more & more-- whether low income or houseless, everyone has same basic needs-- food, shelter, clothing
  - If ppl not exposed to houseless ppl, don't have to change your thinking & don't have to engage-- requires certain level of engagement to change mindset/perspective of ppl on Westside who don't want to add more affordable housing units
  - Have to change the mindset of ppl who carry certain stereotypes of ppl who live on the street & ppl who are low income
- Person 4
  - 20-30 years ago, there weren't enough shelters for houseless women
  - Difficult for homeless ppl to live in LA
  - Middle & upper class ppl don't know how to interact w houseless ppl
  - LA CAN has done so much for the Skid Row community
- Person 5
  - I think we also need to find a way to hold the city accountable and that they're doing what they need to do
  - Rezoning areas seem applicable & potential but city needs to be more accountable-- folks who live in those zoning areas need to be part of that planning process
- Person 6
  - In the same street, seeing that there are empty, dirty buildings & down the street new buildings just built-- what about those existing buildings & ppl living there?
- Person 7
  - Programs in place-- currently living in Project Roomkey-- issue is they create the programs but don't have solutions for ppl who are extreme low income
  - Project Roomkey has diff service providers-- had to work with 3 diff service providers & through 1, was finally able to get housing but it's temporary & now hearing that might lose housing & go back to a shelter which is traumatic to move again-- the instability of housing
  - Was initially living in Skid Row at the beginning of pandemic
  - All want is a room
  - A lot of accessibility issues to housing

## Exhibit 3 - SAJE Participant Comments and Meeting Notes

Part 1 - Intro and Background

Part 2 - Intro to Housing Element

Part 3 - Review of Current Housing Element

Discussion Q: What do you see? What do you think about this? What did you see in your community over the last 8 years? Does it coincide with what we see in these charts -- the city produced a lot of market rate; not a lot of affordable housing? Do you think more affordable housing is needed in LA than what was produced in the last 8 years?

- Person 1: It's not fair. The Latino community is not good at lifting its voice. The Latino community needs to lift its voice and get involved. We have not figured out how to fight for our rights
- Person 2: Council people don't help people of color
- Breakout rooms (Activity 1)

Part 4 - Review how tenants can engage/contribute

Questions/Thoughts

- Person 1: Who will it favor? The number of housing, who will it favor?
  - Kaitlyn: It will be broken down by income level, Very Low Income people will have 115,978 units, Low Income will have some, Moderate Income will have some, etc.<sup>6</sup>
- What would make LA fair and affordable for you?
  - Person 1: Lower the rent price
  - Person 2: Free public transportation
  - Person 3: Community schools, for the children to grow together
  - Person 4: Healthy food
  - Person 5: Free clinics, accessible clinics. Being able to be afford to live in homes near transportation
- Questions/Thoughts on Zoning/rezoning and affordable housing
  - Person 1: In my area they are building a lot of student housing and displacing residents. The city just lets them. How come we can't get the rental prices lower? The people in my area make around \$30,000 but the low income is \$56,000. The classifications don't reflect reality.
    - USC wants my church, St. Agnes and I worry that they may try to rezone it to try and get rid of it. The city does what USC wants. Need to go to places where they don't have affordable housing and rezone in more affluent areas. I feel that the big developers and USC always get their way. I feel that they are going to take St. Agnes as well.
  - Person 2: It is very hard when minors live in areas that are not green. It is also very hard for seniors to live in the apartments in these areas as well. It gets very hot. Is it possible to rezone these areas to get more green spaces?

<sup>6</sup> Refers to the housing targets on Slide 54 of the presentation.

- Questions/Thoughts about programs for anti-displacement/tenant protections
  - Person 1: One landlord, Palmer, is suing the city for tenant rights. How will that affect this program?
    - Kaitlyn: It is extremely unlikely he will win his suit, because of the rental assistance program.
    - Person 1: Why can't we get a bill to stop gentrifying landlords building in our communities?
  - Person 2: I don't think it's fair for USC to take out Hispanic people for USC. How can the council members help us? Why are they not helping us?
  - Person 1: I've fought with USC in this community. The council people always side with USC and Triple-Link and other landlords. Marqueece Harris-Dawson was an activist until he was elected. Now he won't do anything for us.
- Breakout rooms (activity #2)
  - What would you like to see in your neighborhood? Does it require changing the zoning?
    - Person 1: More parking
    - Person 2: More trees and green spaces. There are no trees in Los Angeles. You can't plant trees in parking lots.
    - Favian: Can you rezone a hospital as homes?
    - Person 2: We should build affordable housing around the hospital. There is a vacant lot in my neighborhood and affordable housing could be built there. I understand how zoning affects the empty lots
  - Of the following goals of the HE, which are most important, which are less important?
    - More important
      - Making sure there is enough deeply affordable housing
        - 3
      - Making sure affordable housing exists in all parts of the city
        - 1
      - Strong anti-displacement protections for tenants
      - Creating deeply affordable housing
      - Preserve existing affordable housing
    - Less Important
      - Making sure there is enough deeply affordable housing
      - Making sure affordable housing exists in all parts of the city
      - Strong anti-displacement protections for tenants
        - 1

- Creating deeply affordable housing
  - Preserve existing affordable housing
- Can the goals be achieved with current zoning?
  - Person 1: No
- Favian: My group thought it was really important to have green space in their communities. There is a lot of green space in other communities. But in the end it's about how land is zoned.
- Hermes: My group also wanted more green space and less corporate spaces. My group thought that making sure there is enough affordable housing is important. Housing close to transpo is less important. Objectives cannot be reached with current zoning laws. Corporations, like USC, don't follow the zoning laws. They can just do what they want. Zoning laws have an exclusionary history, we need to fight to reach our objectives. It's one thing how the law is written and another how it is implemented and followed.

## Exhibit 4 - Eastside LEADS Participant Comments and Meeting Notes

### I. Intro to Housing Element

- A. Housing element is a document required by the state.
- B. For ESL members, will focus on how the housing element impacts their community (East LA, Boyle Heights)
- C. Districts: CD1, CD14, CD1
- D. Reviewed which City of LA departments are involved in Housing Element (Planning, LAHD), and which City Council Committees are involved (PLUM, Housing)
- E. What is the housing situation in your community?
  - 1. Person 1: The rents are very high, and there are lots of people who cannot afford to live in an apartment so they have to live in other places, like their car.
  - 2. Person 2: We have to lower rent. I don't understand - if you were going to buy a house, [the monthly payment] is the same as renting.
  - 3. Chat 1: las rentas después van hacer inalcanzables (the rent is just going to keep getting higher and higher and out of reach for families)
  - 4. Chat 2: lack of affordable housing
- E. Reviewed rent burden + overcrowding statistics

### II. Intro to Zoning

- A. Reviewed definitions + different types of plans (general, community, etc.)
- B. Reviewed AMI in LA City (approx \$60k)
- C. Eastside LEADS has seen, in their organizing, that even ELI doesn't cover a lot of our members
- D. Thoughts on current zoning practices
  - 1. Person 1: Families are put into such small houses and they cannot live in a healthy way. Housing should be for families, it is very difficult right now. The type of construction available is not sufficient for families. We have to be careful when we build affordable housing that the housing is adequate.
  - 2. Person 2: I've seen people who live in ELACC (East LA Community Corporation). I lived in those buildings and the apartment was very small, I felt suffocated. But I've seen other friends who get better houses. I've also seen people who don't meet the requirements and they end up homeless. The ELACC people say the apartments are not adequate for some of these people, but is living in a car better? The conditions placed by the governments are too cumbersome sometimes. The housing can also be too expensive, people working two jobs cannot afford it. There should be a plan for rapid emergency housing so people don't end up on the street.
    - 1. Pam's recap: Is the housing element considering families that need to rent? There are too many restrictions on affordable housing. There should be plans for rapid emergency housing so there is no time on the street.
  - 2. Chat: cómo buscar alternativas de viviendas o poner alto!!!! a los altos precios de vivienda porque desgraciadamente. no esta al alcance de las familias más sublimes y

menos en nuestras comunidades (How do we look for alternative housing option or put a Stop to high rents because unfortunately families cannot afford it).

3. Facilitator recap: What we want is housing that is accessible to our current resident's wages AND that can accommodate large families. Also reduce the restrictions to applying to affordable housing units.

B. Is the Eastside a product of racist planning practices?

1. Yes

C. Do you see more development as you get closer to DTLA?

1. Person 1: DTLA is very saturated, they should develop more in the mountains where the environment is also much cleaner.
2. Cinthia: I've lived in Boyle Heights my whole life, I've seen many old buildings be converted into studios and lofts and they ask for so many requirements. These buildings are not so affordable, as you go more into East LA I see more affordable housing. But overall I see more gentrification in DTLA. These areas also see more pollution from airports and freeways. Housing is a struggle all over the city
  1. Cinthia got a "+1" from another participant
2. Person 2: Cities outside of the US have more wealth concentrated in cities. It seems that there is a movement to move more wealth into the inner city in the US now. How do you minimize the collateral damage of gentrification? In NYC they can't build out, so they build up. But in LA communities oppose tall buildings in their neighborhood. Affordable housing needs to be all over the city and county, not just in one particular community. Gentrification and "revitalization" are the policies that change our community. LA is becoming like cities in other parts of the world, where poor and low-income people are pushed to the outside of the city. This is the reverse of what is it now. How can we prevent the collateral damage from gentrification and revitalization? We need AH throughout the ENTIRE county, including Santa Monica and the Westside. we need housing for workers that fuel our economy.
3. Person 3: Corporations have invaded our communities, they buy buildings and build apartments, but they are not affordable for most low income communities.

## II.About the past housing element

A. What did you see in your community in the last 8 years?

1. Chat 1: Vimos muchos desalojos, familias en la calle, gente desalojada, unidades siendo sacadas del mercado, cambi6 de dueños, rentas más caras, no trabajo, gente que ya no puede pagar sus rentas, etc. (a lot of evictions, families on the streets, homeless folks, units being taken off the market, change of owners, higher rents, no work, people who can no longer pay the rent, etc.)
2. Chat 2: asi es alicia nuestra comunidades pobres son las que estan sufriendo mas esto (that's right, Chat 1, our poor communities are the ones that suffer)
3. Chat 3: mucha jente viviendo en las calles (a lot of people living on the streets)

## II.Break

## III.2021-2029 Housing Element Plan

A. Thoughts on where to build more housing

1. Person 1: DTLA has more housing now, but there are more homeless people as well. I know people who had businesses but they were converted and they lost the building. There is a lot of gentrification, the housing that has been built is too expensive. I haven't seen a positive change in downtown. The changes look pretty, but it has not been beneficial. Housing has to be appropriate for the existing community.
2. Chat: Queremos ver: Más áreas verdes dentro y fuera de nuestras casas, crear nuestras huertas en pequeño, frutas y verduras orgánicas, viviendas sanas, etc con picas y buenos trabajos, programas educativos, salud, etc. (We want to see more green spaces in homes and outside of our homes. Community gardens where fruits and vegetables can grow. Healthy housing with good jobs, good education programs, health programs, etc.)

II. Activities

A. <https://jamboard.google.com/d/1hW1Y-mqw1SR52aUgJxi0V36qtgK3S4aoM1SXFgGPcHU/edit?usp=sharing>

B. What would you like to see in your neighborhood? Does it require changing the zoning?

1. Room 1

1. Person 1: I would like to see less people homeless and living on the street - it's very sad. Even though there are places for them to stay, we need more.
2. Person 2: I want to see more green spaces and community gardens, that way we can grow our own food and feed our people. We need housing but we need community gardens, too.
3. Person 3: I'd like to see less gang activity in our community. There's a fine line between making sure we provide affordable housing but we also want to see more services for people so that they don't turn to other things.
4. We want to see: More green areas inside and outside our homes, create our small gardens, organic fruits and vegetables, healthy homes, etc. with pikes and good jobs, educational programs, health, etc.
5. Chat: lo que quiero ver más es servicios de limpieza para las calles porque mi consejero se enfoca más en otras partes de su distrito que en mi parte, y también servicios de childcare para mamás que trabajan y no tienen quien pueda cuidar sus hijos. (What I want to see more of is street cleaning services because my City Councilmember focuses more on other parts of his district than my part (CD14), and also childcare services for working moms who don't have someone to take care of their children.)

B. What are the most/least important goals of the Housing Element to you?

1. More important

1. Making sure there is enough deeply affordable housing (4)
2. Making sure affordable housing exists in all parts of the city (2)
3. Strong anti-displacement protections for tenants (3)
4. Creating deeply affordable housing (2)

5. Preserve existing affordable housing (1)
2. Less Important
    1. Making sure there is enough deeply affordable housing
    2. Making sure affordable housing exists in all parts of the city
    3. Strong anti-displacement protections for tenants
    4. Creating deeply affordable housing
    5. Preserve existing affordable housing
- B. Do you think your goals can be achieved with the current zoning laws?
1. No. I live next to an empty lot that belongs to the city - zoned for an electric company. I think my neighbor would look and feel safer if we have more shared spaces
  2. I don't think so but we will be pushing hard to make these things happen. Community power!
  3. No because I don't know what is needed to make sure that they successfully follow the housing element plan.

## Exhibit 5 – Outreach Materials

Example social media posts:



Be Part of the  
Process!  
Help change LA  
Housing Policy!

Join us for a focus group on City of LA's Housing Element.  
Contact: Organization Email  
Date: August xx, 2021

This workshop is a forum to provide your comments on the Draft Housing Element Update. This is not a forum to submit comments to the City on the Draft EIR that is currently in a public circulation period. If you want to submit comments on the adequacy of the Draft EIR or provide suggested mitigation measures or alternatives and have those become part of the Final EIR, please submit those by email to [housingelement@lacity.org](mailto:housingelement@lacity.org) or in writing to Cally Hardy, Department of City Planning, 200 N. Spring Street, Room 750, Los Angeles, CA 90012, before 5:00 p.m. on Tuesday, September 7, 2021. Comments made at this forum will be transmitted to the Departments of City Planning and Housing + Community Investment as comments on the Draft Housing Element, but will not be included in the Final EIR. If you have questions about the Draft EIR or the EIR process or how to submit comments on the Draft EIR, you may call Cally Hardy at (213) 978-1643 or email [housingelement@lacity.org](mailto:housingelement@lacity.org).