Thank you for joining the meeting.

The meeting will begin momentarily.
If you are experiencing technical difficulties, email Maya.Abood@lacity.org
Welcome and Introductions
3:30 - 3:40 pm
Today’s Presenters & Meeting Facilitator

Primary Contacts

Cally Hardy
City Planning
cally.hardy@lacity.org

Jackie Cornejo
Housing and Community Investment
jackie.cornejo@lacity.org

Meeting Facilitation

Esmeralda Garcia
MIG
Group Introductions
Today’s Objectives

1. Introduce the Constraints, Opportunities and Resources Section
   a. Discuss potential constraints to housing
   b. Discuss some existing efforts remove constraints to housing
   c. Review available resources & opportunities to address constraints

2. Introduce the prior approach to the RHNA Inventory of Sites and requirements for the site selection process
Agenda

1. **Welcome and Introductions** | 3:30 - 3:40 pm
2. **Housekeeping, Updates, and Reminders** | 3:40 - 3:45 pm
3. **Review Constraints to Housing** | 3:45 - 4:35 pm
4. **Review Resources and Opportunities** | 4:35 - 4:40 pm
5. **Introduce the Approach to the Inventory of Sites** | 4:40 - 4:55 pm
6. **Review Next Steps** | 4:55 - 5:00 pm
Subcommittee Meeting Topics

Last Month:
- Vision, Goals and Objectives
- Housing Needs Assessment

This Month:
- Housing Barriers & Constraints
- Resources & Opportunities
- RHNA & Site Selection

Next Month:
- Policies & Programs
- Housing Policy Strategies
Housekeeping, Updates, & Reminders

3:40 - 3:45 pm
Online Facilitation

These icons will be used to note a discussion opportunity

Type comments in the chat box

“Raise your hand” to speak
Upcoming Webinar Series

Housing Element 2021-2029:
Attend a Webinar with Live Q&A

Please help spread the word!

- Wednesday May 27th, 5:00 - 6:00 pm
- Saturday May 30th, 10:00 - 11:00 am
- Tuesday June 2nd, 1:00 - 2:00 pm, Spanish language
- Wednesday June 3rd, 1:00 - 2:00 pm

Registration Details Here
Identifying Constraints to Housing

3:45 - 4:35 pm
Required Constraints Analysis per State Law

GC §§ 65583(a)(5) and (6)

An analysis of potential and actual governmental and nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including:

- Certain housing types including:
  - multifamily rental housing,
  - mobile homes,
  - factory-built housing,
  - housing for agricultural employees,
  - supportive housing, single-room occupancy units,
  - emergency shelters, and
  - transitional housing,
- and housing for persons with disabilities

The analysis shall also demonstrate local efforts to remove constraints.
Required Constraints Analysis per State Law

**GC §§ 65583(a)(5) and (6)**

**Governmental Constraints including:**
- land use/zoning controls
- building codes and their enforcement
- site improvements
- fees and other exactions
- local processing and permit procedures
- locally adopted ordinances that directly impact the cost and supply of residential development

**Non-Governmental Constraints including:**
- availability of financing
- the price of land
- the cost of construction or rehabilitation
- market forces
- environmental concerns
- opposition to the preservation, conservation and development of housing for all economic segments of the community
- requests to develop housing at lower densities than permitted
Identifying Constraints Related to Homelessness and Special Needs Housing

- Lack of accessible housing
- Zoning Code definitions and limitations
- Unwillingness of landlords to comply with state and federal fair housing laws by providing reasonable accommodations and allowing reasonable modifications
- Regulatory limitations on renter protections (eviction, rent gouging, harassment)
- High percentage of renters
- Expiration of at-risk restricted affordable units
- Insufficient resources state and federal assistance
- Unaffordable housing costs
- Income and job stability, including access to jobs
- Access to opportunity, transportation, and amenities
# Constraints from One Perspective Can be Opportunities from Another

<table>
<thead>
<tr>
<th>Accessibility Requirements</th>
<th>Building Code Enforcement</th>
<th>Community Opposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Can reduce project feasibility</td>
<td>Helps ensure stock of affordable, accessible housing</td>
<td>Can sometimes lead to evictions of vulnerable renters</td>
</tr>
<tr>
<td>Can ensure safe and habitable housing</td>
<td>Can sometimes lead to evictions of vulnerable renters</td>
<td>Can delay or kill special needs projects</td>
</tr>
<tr>
<td></td>
<td>May result in higher quality projects</td>
<td></td>
</tr>
</tbody>
</table>
Considerations for Housing Constraints

Legal Considerations

**Jones Settlement** - Suspension of prohibition on sleeping on sidewalks or 41.18(d) until the City of LA provides 1,250 units of permanent supportive housing for chronically homeless individuals.

**Voluntary Compliance Agreement (VCA)** - In 2019, City of LA entered into a VCA with HUD to bring City and the Covered Housing Developments into compliance with both physical and programmatic accessibility requirements, establishing the Accessible Housing Program (AcHP).

**Article 34** - State imposed requirement to secure voter approval for low-income housing developments
Some Identified Housing Needs

From Last Meeting

Los Angeles does not have enough homes, and has a shortage of accessible homes.

Angelenos are not very housing secure.

Affordable housing production has generally increased but is well short of goals.

Funding for affordable housing is inadequate.

Affordable housing is not equitably distributed.

Population is increasing again and projected to increase faster.

Aging population and fewer children.

Housing instability disproportionately affects women and people of color.

Housing needs tend to be more acute for members of vulnerable or special needs populations.
Approach to Housing Constraints Analysis

- Identify constraints to affordable housing development, affordable housing preservation, and supportive services for special needs populations
- Identify constraints related to accessing housing and shelter
- Identify constraints related to ADA accessibility
- Identify constraints in high resource areas, and other barriers to opportunity
- Focus on identifying and reducing racial disparities
- Contextualize housing as part of a broader set of community and public health needs
- Prioritize outreach to groups and communities historically excluded from or marginalized by housing policies and planning
Key Constraints We Will Discuss Today

1. Market-Based, including Access to Housing or Shelter
2. Financing/Resources

Discussion Break 1

3. Land Use & Zoning
4. Opposition to Housing

Discussion Break 2

What other constraints should be assessed?
Housing Constraints

Market-Based Constraints & Access to Housing and Shelter
Previously Identified Market-Based Constraints

1. Land costs, including higher costs in high-opportunity areas
2. Construction costs
   a. Materials costs
   b. Labor costs
   c. Financing costs
3. Financing availability
4. Mortgage lending
Additional Market-Based Constraints to Consider

Access to Housing & Shelter

- Barriers to entry to shelter and housing
- Built-in services and support based on targeted populations
- Additional consideration of constraints for persons with disabilities, including provision of reasonable accommodations
- Lease-up procedures and background checks
- Source of income discrimination
- Immigration status
Market-Based Constraints

Land Values and Access to Opportunities

Land values in Highest Resource Areas are 2.6X more expensive than land values in low-resource areas.
Market-Based Constraints
Higher Rent Burdens Correlate with Higher Rates of Homelessness

Higher rates of homelessness correlated with higher average rent burden
(by major metro areas)

Report found that:

In Los Angeles, if the average rent burden were to increase by 2%, approximately 4,227 more people were predicted to fall into homelessness.

Source: Zillow, *Homelessness Rises Faster Where Rent Exceeds a Third of Income*, December 2018
A 2019 study from the Center for Budget and Policy Priorities found that families with children using vouchers tend to live in higher-poverty, low-resource neighborhoods.

**Section 8 listings in L.A. County**

Many housing authorities direct tenants to GoSection8.com. Listings there are mostly in low-income areas.

**Median household income**

- 20K
- $61K county median
- 190K

**2018 Section 8 listings**

- 25
- 250
- 500

Most listings are concentrated in low-income areas such as South L.A.

Source: GoSection8.com, 2017 ACS

Ellis Simmons / Los Angeles Times

Note: According to GoSection8.com, the majority of landlords who advertise on its site accept Section 8, however some may not. (Los Angeles Times Graphics)
Recent Local Efforts to Address Constraints Related to Market Conditions & Access to Housing/Shelter

Access to Housing and Shelter

- Reasonable Accommodation Ordinance
- Right to Counsel/Eviction Defense Program (in progress)

Rent Stabilization & Eviction Protections

- RSO & AB 1482 Enforcement
- Local Just Cause Ordinance & Anti-Tenant Harassment Ordinance (in progress)

Reducing Conversion of Rental Housing

- Home-Sharing Ordinance (and enforcement)
- Condo Conversion Regulations
- Residential Hotel Conversion and Demolition Ordinance
Housing Constraints

Funding for Affordable Housing & Preservation of At-Risk Units
Previously Identified Funding Constraints

1. Availability of Public Funding for Housing- Federal, State and Local Sources
2. Homeownership Programs
3. Availability of Rental Subsidies
4. Funding for Homelessness Housing and Prevention
5. Expiring Affordability Covenants
Affordable At-Risk Units

Housing Element law also requires a detailed analysis of at-risk affordable housing buildings including:

- An inventory of at-risk units
- Assessment of conversion risk
- Cost of replacement versus preservation
- List of entities qualified to preserve at-risk apartments
- Financing and subsidy resources for preservation

A program for preserving at-risk properties, including:

- Actions to monitor
- Actions to finance
- Provide technical & reg. assistance to assist tenants.

What can the City do to better assist with the preservation of more assisted housing?
Resources for Homeless Housing & Prevention

Proposition HHH

$1.2 Billion Bond for Supportive Housing (SH)

All funds have been spent

Summary of HHH Pipeline - April 2020

<table>
<thead>
<tr>
<th>Total HHH</th>
<th>Funds Committed</th>
<th>Total HHH Projects</th>
<th>Total Units (Includes Manager Units)</th>
<th>Total SH Units</th>
<th>Total Non SH Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>$999M</td>
<td>$771M</td>
<td>112</td>
<td>7463</td>
<td>5757</td>
<td>1582</td>
</tr>
<tr>
<td>$218M</td>
<td>25</td>
<td>86</td>
<td>1629</td>
<td>1261</td>
<td>4470</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5772</td>
<td>4470</td>
<td>0.4K</td>
</tr>
</tbody>
</table>

Source: HCIDLA Proposition HHH Dashboard
Recent Local Efforts to Address Constraints Related to Funding

Funding for Affordable Housing Production & Preservation
- Affordable Housing Linkage Fee (AHLF)
- Measure HHH and Innovation Challenge
- Implementation of SB 2
- New state funding: AHSC, No Place Like Home, MHP, etc

Funding for Homeless Response & Prevention
- Measure H

Proposed New Local Funding Sources
- Gross Receipts Tax
- Vacancy Tax
Key Constraints We Will Discuss Today

1. Market-Based, including Access to Housing or Shelter
2. Financing/Resources
3. Land Use & Zoning
4. Opposition to Housing

Discussion Break 1

We are here!

Discussion Break 2
Discussion: Housing Constraints
Market-Based & Financing

- In your work, what are constraints related to market conditions or financing you have encountered that need to be addressed through government policy and programs?
Housing Constraints

Land Use & Zoning
Previously Identified Land Use & Zoning Constraints

1. The General Plan and Zoning, including regulations related to:
   a. Use: zoning for a variety of housing types and shelters
   b. Density & development standards
2. The Division of Land
3. Redevelopment Project Areas (CRA)
4. Entitlement Processing
5. Required On-/Off-Site Improvements
Land Use & Zoning
Current Land Use Distribution

Land use patterns focus most housing development in existing multifamily areas.

70% of land area zoned for housing is zoned for single-family only, while 63% of Angelenos are renters.

Percentage of Residential Land Area

- **Single Family:** 70.4%
- **Lower Density Multi-Family:** 12.3%
- **Higher Density Multi-Family:** 17.3%

*Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates*
Land Use & Zoning
Zoning for Different types of Housing & Shelter

Multifamily Housing, including Supportive Housing (SH) & Transitional Housing (TH)
- SH and TH are permitted anywhere that residential uses are permitted (SB 2)

Shelters for the Homeless (including Emergency Shelters)
- Regulations differ among types of emergency shelters (City-owned sites vs. charitable organizations)
- By-right provisions for non-emergency shelters are much more limited

Eldercare Facilities (Requires Conditional Use Permit)
- Includes Alzheimer’s/Dementia Care Housing, Assisted Living Care Housing, Senior Independent Housing and Skilled Nursing Care Housing

Safe Parking
- Temporary use of existing parking lots permitted for safe parking
Land Use & Zoning

Discretionary Housing Development Project Workflow
Land Use & Zoning
“By-Right” vs. Discretionary Approvals

Pre-HHH analysis of recent supportive housing developments found that the majority required discretionary planning action.

- Many developments also provided 49 units or less, to avoid discretionary Site Plan Review threshold.

Supportive Housing Developments Completed, 2008 to 2016

- Discretionary Approval: 61.7%
- By-Right Approval: 38.3%
Recent Local Efforts to Remove Constraints Related to Land Use & Zoning

Streamlining for affordable housing development and shelters
- Permanent Supportive Housing (PSH) and Interim Motel Conversion (IMC) Ordinances
- Emergency Shelter Ordinance (2017 and 2019)
- Implementation of AB 1763, AB 2162 and SB 35

Land use incentives to encourage more affordable housing
- TOC Guidelines
- New Community Plans & Transit Neighborhood Plans
- Affordable Housing Linkage Fee

Other Code Changes to Reduce Housing Barriers
- Definition of “family” in LAMC 12.03
- Reasonable Accommodation Ordinance
Housing Constraints

Opposition to Housing Development
Opposition to Housing Development

A new required component of the constraints analysis for this cycle

Opposition to affordable housing and special needs housing is often rooted in racism, classism, and ableism

Opposition to housing may also include or make reference to concerns about:

- Displacement
- Aesthetics
- Traffic
- Lack of other community benefits
- Environmental concerns

Must analyze the impact of opposition to housing development on the number of units that are able to be produced (including on a site-specific level)
Recent Local Efforts to Remove Constraints Related to Opposition to Housing and Shelter

Community Education & Grassroots Support
- Everyone In Campaign
- Grassroots organizing and pro-housing advocacy groups

Government Accountability
- 222 Pledge
- Fair Share Report, CF 19-0416 (in progress)

Streamlining for Affordable Housing Development
- Permanent Supportive Housing Ordinance
- Implementation of AB 2162 and SB 35
- TOC Guidelines
Key Constraints We Will Discuss Today

1. Market-Based, including Access to Housing or Shelter
2. Financing/Resources

Discussion Break 1

3. Land Use & Zoning
4. Opposition to Housing

Discussion Break 2
Discussion: Housing Constraints
Land Use/Zoning & Opposition to Housing

• In your work, what are constraints related to land use/zoning and community opposition you have encountered that need to be addressed through government policy and programs?
• What additional constraints should be analyzed or emphasized?
Identifying Resources & Opportunities

4:35 - 4:40 pm
Potential Resources & Opportunities

- Public funding
- Public land
- Land use opportunities
- Strong network of affordable housing developers
- Strong network of organizations that provide outreach, services, & education to tenants, landlords, and unhoused residents

Map of Publicly-Owned Land

Source: LA Controller Property Panel
Local Affordable Housing Funding

Local funding available for affordable housing has decreased, but is beginning to pick up and may increase further with the Affordable Housing Linkage Fee and SB 2 funds.
Faith-Based Properties for Housing Development

LA County Faith-Based Sites, by TCAC Opportunity Area

San Fernando Valley Potentially Developable Faith-Based Parcels, with Zoning overlay

Source: Terner Center, Mapping the Potential and Identifying the Barriers to Faith-Based Housing Development, May 2020
Looking forward to Solutions...

• What are other opportunities to address housing needs and barriers?
Inventory of Sites & Site Selection Process

4:40 - 4:55 pm
Inventory of Sites: Background

Important law to combat exclusionary zoning practices that perpetuate inequality and segregation

Jurisdictions must identify sites to accommodate RHNA (Sites Inventory)

Required to zone sites at high enough densities to make the development of affordable housing feasible

If insufficient sites existing to accommodate the RHNA (at all income levels), must rezone within 3 years
Inventory of Sites: Major Components

A Site-Specific Land Inventory. The inventory must identify suitable sites for housing development, including vacant sites and sites with redevelopment potential, and it must include:

- analysis of the zoning, and
- public infrastructure available to these sites

The analysis must also demonstrate the prospect for actual development of sites with existing uses and any environmental factors that would make the site unsuitable.
New Requirements for Site Selection

**Added scrutiny.** Sites must be available and any non-vacant sites must be demonstrated to have realistic development potential.

**Non-vacant sites presumed to have impediments.** Presumption that an existing use will impede development.

**Stricter requirements for small (< ½ acre) and large (> 10 acres) sites.** To use for lower-income RHNA, must demonstrate history of AH development on sites of these sizes.

**Realistic Capacity.** Must demonstrate realistic capacity, not necessarily maximum density.

**Stronger infrastructure requirements.** Must be served by water, sewer, and “dry” utilities.

**Reuse of Sites.** Sites from prior cycles may only be used if rezoned to permit 20% lower-income inclusionary by-right.
...And Possible Additional Changes

**AB 725 (Wicks): Identification of “Missing Middle” Sites**

Would require that at least 25% of the moderate-income and above moderate-income RHNA be allocated to sites with zoning that allows at least 2 units, but no more than 35 du/acre.

**AB 3122 (Santiago): Emergency Shelters, Transitional Housing, Supportive Housing**

Would require that the sites inventory include analysis of potential sites available for emergency shelters, temporary housing, and supportive housing.

**SB 1138 (Wiener): Emergency Shelters**

Would amend criteria related to identification of zones that allow emergency shelters by-right to allow sites zoned for industrial use, if adequate services and amenities are available.
## 2021-2029 Draft RHNA Allocation

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

*All LA City 2021-2029 figures are estimated, based on the current draft allocation. A final allocation will be provided in August 2020.*
What does Site Selection Mean for a Site?

Site Selection is a reflection of existing site conditions

What it means:
- An indicator that the site, based on the zoning compared to existing conditions, is reasonably expected to redevelop with more housing.
- It does not mean the site will redevelop or is targeted for growth by the Housing Element.
Site selection can help us reflect on our existing zoning

Is zoning creating a barrier to meeting our housing needs in general?

Is zoning creating a barrier to producing affordable housing?

Is zoning creating a barrier in high resource areas of the City?

Is zoning contributing to patterns of economic and racial segregation?
Existing Site Selection Methodology

1. Ensure sites permit residential use without zone change

2. Ensure sites are suitable for new residential development

3. Calculate realistic capacity
   a. Sites with density of 30 du/acre or greater count towards lower-income allocation
Existing Site Selection Methodology, in Detail

1. Ensure sites permit residential use without zone change

- Eliminate industrially zoned land, open space, and other non-residential zones
- Evaluate sites with split zoning
- Eliminate sites with specific conditions (HPOZ, Specific Plan, HCMs, Mills Act, Q/D conditions) unless closer analysis shows they do not limit residential density
2. Ensure sites are suitable for new residential development

- Eliminate single-family sites located in hillside area
- Exclude sites smaller than 1,000 sq. ft.
- Use building permit analysis to demonstrate why infill sites with existing uses are likely to redevelop
- Exclude sites with buildings constructed within prior 20 years
Existing Site Selection Methodology, in Detail

3. Calculate Realistic Capacity

- Calculate allowable density based on FAR for commercial (C) zones or zoned density for residential (R) zones
- Apply “conversion factors” to reflect likely share of C zones that will be developed as housing
- Subtract existing units to calculate net capacity
- Exclude sites which do not have net capacity greater than 3x the number of existing units
- Exclude sites with less than 5 units net capacity
### Inventory of Sites: Current Example

<table>
<thead>
<tr>
<th>APN</th>
<th>Year Built</th>
<th>Current Use</th>
<th>Zone</th>
<th>30 du/ac (Y/N)</th>
<th>Net Units</th>
<th>Acres</th>
<th>CPA</th>
<th>General Plan Land Use Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>2638001003</td>
<td>1950</td>
<td>Shopping Center (Regional)</td>
<td>[Q]C2-1-CDO</td>
<td>No</td>
<td>0.8</td>
<td>0.17</td>
<td>Mission Hills - Panorama City - North Hills</td>
<td>Community Commercial</td>
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<tr>
<td>2638001033</td>
<td>1966</td>
<td>Restaurant Lounge Tavern</td>
<td>[Q]C2-1-CDO</td>
<td>No</td>
<td>1</td>
<td>0.21</td>
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<td>Community Commercial</td>
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<tr>
<td>2638001034</td>
<td>1964</td>
<td>Shopping Center (Neighborhood)</td>
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<td>No</td>
<td>0.9</td>
<td>0.18</td>
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<td>Community Commercial</td>
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<tr>
<td>2638001035</td>
<td>1969</td>
<td>Private School</td>
<td>[Q]C2-1-CDO</td>
<td>No</td>
<td>1.3</td>
<td>0.28</td>
<td>Mission Hills - Panorama City - North Hills</td>
<td>Community Commercial</td>
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<tr>
<td>2638001038</td>
<td>1956</td>
<td>Stores</td>
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<td>No</td>
<td>1</td>
<td>0.22</td>
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<td>Community Commercial</td>
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<tr>
<td>2638001039</td>
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<td>No</td>
<td>1.3</td>
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<td>Mission Hills - Panorama City - North Hills</td>
<td>Community Commercial</td>
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<tr>
<td>2638001040</td>
<td>1952</td>
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<td>No</td>
<td>0.9</td>
<td>0.20</td>
<td>Mission Hills - Panorama City - North Hills</td>
<td>Community Commercial</td>
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<tr>
<td>2638001041</td>
<td>1954</td>
<td>Bank / Savings and Loan</td>
<td>[Q]C2-1-CDO</td>
<td>No</td>
<td>0.8</td>
<td>0.18</td>
<td>Mission Hills - Panorama City - North Hills</td>
<td>Community Commercial</td>
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<tr>
<td>2638001042</td>
<td>1954</td>
<td>Shopping Center (Neighborhood)</td>
<td>[Q]C2-1-CDO</td>
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<td>1.2</td>
<td>0.37</td>
<td>Mission Hills - Panorama City - North Hills</td>
<td>Community Commercial</td>
</tr>
</tbody>
</table>

See Appendix H: Inventory and Maps of Parcels Available for Housing by Community Planning Area
# Inventory of Sites: Existing Housing Capacity by Community Plan Area (CPA)

## Summary of Sites with Housing Capacity by Community Plan Area

<table>
<thead>
<tr>
<th>CPA</th>
<th>Sites</th>
<th>Net Units</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arleta - Pacolima</td>
<td>92</td>
<td>308</td>
<td>47.6</td>
</tr>
<tr>
<td>Bel Air - Beverly Crest</td>
<td>39</td>
<td>241</td>
<td>115.7</td>
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<tr>
<td>Boyle Heights</td>
<td>593</td>
<td>2,805</td>
<td>157.8</td>
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<tr>
<td>Brentwood</td>
<td>64</td>
<td>1,211</td>
<td>222.2</td>
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<tr>
<td>Canoga Park</td>
<td>402</td>
<td>60,750</td>
<td>883.5</td>
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<tr>
<td>Central City</td>
<td>443</td>
<td>17,893</td>
<td>123.3</td>
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<tr>
<td>Central City North</td>
<td>453</td>
<td>11,490</td>
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<tr>
<td>Chatsworth</td>
<td>76</td>
<td>860</td>
<td>164</td>
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<tr>
<td>Encino - Tarzana</td>
<td>181</td>
<td>1,355</td>
<td>224.4</td>
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<tr>
<td>Granada Hills</td>
<td>27</td>
<td>240</td>
<td>49.3</td>
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<tr>
<td>Harbor Gateway</td>
<td>168</td>
<td>1,346</td>
<td>77.5</td>
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<tr>
<td>Hollywood</td>
<td>2,024</td>
<td>24,185</td>
<td>662.1</td>
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<tr>
<td>Mission Hills</td>
<td>214</td>
<td>3,872</td>
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<tr>
<td>North Hollywood</td>
<td>1,193</td>
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<td>329.5</td>
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<tr>
<td>Northeast Los Angeles</td>
<td>425</td>
<td>6,018</td>
<td>276.4</td>
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<tr>
<td>Northridge</td>
<td>124</td>
<td>350</td>
<td>79.4</td>
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<tr>
<td>Palms - Mar Vista</td>
<td>721</td>
<td>9,263</td>
<td>237.3</td>
</tr>
</tbody>
</table>

## CPA Sites with Housing Capacity

<table>
<thead>
<tr>
<th>CPA</th>
<th>Sites</th>
<th>Net Units</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reseda</td>
<td>168</td>
<td>1,344</td>
<td>107.4</td>
</tr>
<tr>
<td>San Pedro</td>
<td>190</td>
<td>4,137</td>
<td>92.4</td>
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<tr>
<td>Sherman Oaks</td>
<td>283</td>
<td>2,895</td>
<td>150.3</td>
</tr>
<tr>
<td>Silverlake - Echo Park</td>
<td>476</td>
<td>3,732</td>
<td>148.2</td>
</tr>
<tr>
<td>South Los Angeles</td>
<td>1,729</td>
<td>6,405</td>
<td>386</td>
</tr>
<tr>
<td>Southeast Los Angeles</td>
<td>1,691</td>
<td>8,405</td>
<td>413.5</td>
</tr>
<tr>
<td>Sun Valley</td>
<td>254</td>
<td>1,267</td>
<td>144</td>
</tr>
<tr>
<td>Sunland - Tujunga</td>
<td>47</td>
<td>443</td>
<td>65.6</td>
</tr>
<tr>
<td>Sylmar</td>
<td>105</td>
<td>690</td>
<td>123.1</td>
</tr>
<tr>
<td>Van Nuys</td>
<td>444</td>
<td>2,542</td>
<td>254.3</td>
</tr>
<tr>
<td>Venice</td>
<td>190</td>
<td>907</td>
<td>46.4</td>
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<tr>
<td>West Adams</td>
<td>1,456</td>
<td>8,368</td>
<td>417.3</td>
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<tr>
<td>West Los Angeles</td>
<td>629</td>
<td>10,862</td>
<td>268.6</td>
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<td>Westchester</td>
<td>371</td>
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<td>500</td>
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<td>241</td>
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<td>Wilshire</td>
<td>4,019</td>
<td>51,490</td>
<td>1,014.2</td>
</tr>
</tbody>
</table>

**TOTAL**                  | 21,336| 308,052    | 8,554.3|
Existing Sites

- 21,400 sites (10,200 lower income)
- 308,000 total units of capacity
- 85% of units are within ½ mile of transit
- 41% of the sites have housing on them
- 35% of sites are in High Segregation & Poverty Areas
Discussion: 6th Cycle Methodology

• Any questions about the process?
• Are there other factors we should consider?
Next Steps

4:55 - 5:00 pm
Next Meeting: Date to be confirmed

Review and Update Implementation Programs (Chapters 5 & 6)
Before Next Meeting

A shared doc will be sent out with the chapter outline for the Review of Constraints, Opportunities & Resources. Please review and add comments.

Share Suggestions: Constraints Chapter

Review: Existing Programs (Chapter 6)

Review existing Implementation Programs in Chapter 6 of the current HE.
Thank you!

HousingElement@lacity.org