

Housing Element 2021- 2029:

The Plan to House LA



What does the *Plan to House LA* Do?

To respond to the increasing housing pressures facing Los Angeles, the Housing Element Update presents goals, objectives, policies and programs centered in racial equity, environmental justice, and resilience pertaining to housing access, preservation, stability, and production. Together, these goals, objectives, policies and programs comprise the City’s housing action plan for the 2021-2029 planning period.

The Plan creates a new set of “citywide housing priorities” that are integrated into many key objectives and policies relating to housing production and preservation. These priorities specifically address:

- **Addressing the Housing Shortage:** Increase the production of new housing, particularly affordable housing.
- **Advancing Racial Equity & Access to Opportunity:** Proactively address racial and economic segregation in the city by creating housing opportunities that address historic patterns of discrimination and exclusion.
- **Preventing Displacement:** Protect Angelenos—especially persons of color—from indirect and direct displacement, and ensure stability of existing vulnerable communities.
- **Promoting Sustainability & Resilience and Environmental Justice through Housing:** 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 protect residents from existing and future environmental impacts.

Specific strategies and programs associated with these priorities are described below.

Addressing the Housing Shortage

The Plan encourages production of equitable and affordable housing options that address the housing shortage.



Key Objective and Policy Changes

- Plan for ample housing to meet existing and projected needs (*Policies 1.1.1, 1.1.2*)
- Account for existing housing needs when planning by developing and incorporating a buffer above household projections (*Policy 1.1.3*)
- Prioritize the development of new affordable housing in all communities, particularly those that currently have fewer affordable units (*Policy 1.2.10*)
- Rezone for affordable housing densities in every geography (*Policy 1.1.7*)
- Maximize affordable housing in different market area, allow a mix of incomes and ensure a net gain of affordable housing (*Policies 1.2.1, 1.2.6*)
- Serve those with the lowest incomes (*Policies 1.2.1, 1.2.8*)
- Explore the feasibility of requiring longer affordability terms (*Policy 1.2.8*)
- Introduce more flexible zoning and incentives for existing lower density residential areas to provide missing middle housing (*Policy 1.1.8*)
- Facilitate a range of different housing types to address the City's diverse households (*Policy 1.2.2*)
- Flexibility for affordable housing in project review and planning (*Policy 1.2.9*)

Key Programs:

- Update Growth strategy to better align with citywide equity goals (Framework)(*Program 50*)
- Expand/improve local affordability programs (DTLA, CPIOs, TOC, DB 2.0) (*Programs 48, 81, 125*)
- Repeated selected inventory sites will receive by-right processing if 20% of the units are affordable (*Program 46*)
- Expedite + streamline affordable housing (*Programs 54, 55*)
- Explore smaller lot sizes + easier lot splits and permit small subdivisions (*Program 3*)

- Require higher levels of affordable housing and other community benefits for projects that receive major entitlements (*Program 7*)
- Expand public land development for affordable housing (*Program 15*)
- Pursue new models and approaches to developing affordable housing on public land (*Program 16*)
- Establish new revenue sources for redevelopment tools (*Program 66*)
- Explore options for generating funds locally for affordable housing, including a progressive real estate documentary transfer tax, vacancy/empty land tax or speculation/flipping tax (*Program 20*)
- Expand mobile homes, RVs and tiny homes (*Program 26*)
- Encourage the utilization of alternatives to current parking standards that lower the cost of housing, support GHG and VMT goals and recognize the emergence of shared and alternative mobility (*Program 21*)
- Facilitate housing innovation (*Program 12, 59, 64, 65*)



Advancing Racial Equity & Access to Opportunity

The Plan ensures equity is at the core of the City’s policies around housing.

The Plan prioritizes an equitable distribution of affordable housing across all neighborhoods of the City, with a focus on increasing Affordable

Housing in Higher Opportunity Areas* and in ways that further Citywide Housing Priorities. (*Policy 1.1.6*)

The Plan acknowledges the harms of historic racial, ethnic, and social discrimination of the past and present and proposes proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing, increase place-based strategies to encourage community revitalization and protect existing residents from displacement.

Key Objective and Policy Changes

- Allocate housing targets across Community Plan Areas (*Policy 1.1.6*)
- Rezone for affordable housing densities in every geography (*Policy 1.1.7*)

- Prioritize housing capacity, resources, policies and incentives to include affordable housing in residential development, particularly near transit, jobs, and in higher opportunity areas (*Policy 1.3.1*)
- Explore the feasibility of inclusionary zoning (*Policy 1.2.6*)
- Integrate anti-displacement strategies in land use and planning (*Policy 1.1.9*)
- Prioritize underrepresented voices, through programs, planning, and outreach efforts (*Policies 1.1.10, 1.3.3*)
- Facilitate equal opportunities in rental, for sale, lending, and the receipt of housing vouchers (*Policy 4.1.1*)
- Eliminate housing barriers and assist populations experiencing discrimination (*Policy 4.1.4*)
- Expand ownership models that increase the ability for households to attain homeownership (*Policy 2.2.1*)
- Develop strategies that support current homeowners in retaining their homes, protect tenants from eviction if a property is foreclosed, and prevent neighborhood instability resulting from foreclosures (*Policy 2.2.2*)
- Partner with homeowners and community organizations, especially in communities of color, to expand knowledge and dialogue about land use regulations and individual and community equity (*Policy 2.2.4*)

Key Programs:

- Focus RHNA required rezoning in higher opportunity areas (Program 121)
- Pursue the creation of a community housing needs assessment process that allocates the citywide RHNA to Community Plan Areas based on a methodology that reflects citywide priorities (Program 49)
- Update Growth Strategy (Framework) to better align with citywide equity goals (Program 50)
- Expand access to opportunity through Community Plans (Program 65)
- Explore inclusionary zoning (Programs 81, 126)
- Affirmatively Further Fair Housing (AFFH) (Programs 123, 124)
- Education on housing topics including: growth, discriminatory housing practices, housing need, mixed use and mixed-income neighborhoods (Program 67)
- Expand individual and community ownership opportunities (Programs 1, 2, 4)
- Strategies for preserving naturally occurring affordable housing (NOAH) (Program 30)
- Provide resolution to illegal housing discrimination through a Citywide Fair Housing Program (Program 84)
- Affordable Housing Accessible Housing Program (AcHP) ensures that people with disabilities have equal opportunity to rent, use, and enjoy housing (Program 8)
- Provide rental assistance to very low-income families in the form of vouchers to expand their access to opportunity areas (*Program 41*)

Preventing Displacement and Ensuring Housing Stability

The Plan elevates tenant protections and affordable housing preservation to provide greater housing stability for Angelenos — especially persons of color. (Goal 2)



Key Objective and Policy Changes

- Strengthen renter protections, prevent displacement and increase the stock of affordable housing (*Objective 2.1*)
- Integrate anti-displacement strategies into production related objectives (*Objective 1.1 and 1.2*)
- Strengthen the protection of tenants rights, housing enforcement, and legal assistance (*Policy 2.1.4*)
- Expand right of first refusal and ensure a no net loss of affordable units (*Policy 2.1.5*)
- Promote acquisition and extension of expiring covenants (*Policy 2.1.5*)
- Limit short-term rentals, residential conversions to hotels and vacancies (*Policy 2.1.6*)
- Develop local anti-displacement strategies with big investments (*Policy 2.1.7*)
- Expand individual and community ownership opportunities (*Policy 2.2.1*)
- Prioritize wealth generation and education resources for underserved communities (*Policy 2.2.3*)
- Protect communities, especially communities of color, from predatory lending, land acquisition, speculative real estate transactions (*Policy 2.2.5*)

Key Programs

- Expand and improve the Affordable Housing Registry (*Program 8*)
- Extend the Eviction Defense Program (*Program 88*)
- Expand housing replacement + right to return to more types of projects (*Program 29*)
- Apply no net loss and replacement policies to all sites on the Sites Inventory (*Program 46*)
- Explore the adoption of a just cause ordinance (*Program 85*)
- Adopt a City Tenant Anti-Harassment Ordinance. Conduct outreach and education to inform the public on what constitutes tenant harassment (*Program 86*)

- Strengthening enforcement of Ellis Act/RSO (*Program, 87*)
- Preserve units “at-risk” of becoming unaffordable (*Program 27*)
- Facilitate the opportunity to purchase for community members and tenants (COPA/TOPA) (*Program 90*)
- Incentivize shared equity models and community land trusts (*Program 4*)
- Develop anti-displacement strategy studies (*Program 122*)



Promoting Sustainability & Resilience and Environmental Justice through Housing

The Plan orients housing around health and well-being by increasing access to amenities, contributing to a sense of place and belonging, and fostering livable, resilient and sustainable communities.

Key Objective and Policy Changes

- Use design to create a sense of place, promote health and promote racially and socially inclusive neighborhoods. (Objective 3.1)
- Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options. (Objective 3.2)
- Promote disaster and climate resilience in citywide housing efforts. (Objective 3.3)
- Provide incentives to support the preservation of historic residential structures. (Policy 3.1.1)
- Establish development standards that promote positive health outcomes for the most vulnerable communities and populations. (Policy 3.1.6)
- Promote new multi-family housing, particularly Affordable and mixed income housing, in areas near transit, jobs and Higher Opportunity Areas (Policy 3.2.2)
- Promote affordable and mixed-income housing near transit and jobs to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions. (*Policy 3.2.2*)

Key Programs

- Encourage the utilization of alternatives to current parking standards that lower the cost of housing, support GHG and VMT goals and recognize the emergence of shared and alternative mobility (Program 21)
- Expand opportunities for adaptive reuse (Program 13)
- Promote historic preservation incentives especially for low-income homeowners (Program 43)
- Incorporate development and design standards to promote pedestrian safety and preserve architectural context (Program 58)
- Incentivize and facilitate innovative housing types such as co-living, tiny homes, micro-units, adaptive reuse, ADUs, modular etc. (Program 62)
- Promote ADU development and missing middle standard plans (Program 63)
- Develop a low-rise infill housing research and design initiative to demonstrate how innovative design can increase housing supply, build agency, prevent displacement, and reduce overcrowding. (Program 59)
- Develop an international building exhibition (IBA) to create an evidence-based toolkit to inform future housing policy (Program 12)
- Enable redevelopment of brownfields sites (Program 14)
- Provide grants and education for property owners to keep properties lead safe and healthy (Program 35)
- Prepare disaster resilience and recovery programs (Program 53)
- Facilitate temporary housing during disaster response (Program 113)
- Provide outreach and training for emergency preparedness and response (Program 114)
- Improve housing and ecology to respond to unique ecological needs of the City and respond to the climate crisis (Program 79)
- Offer energy efficiency and water conservation upgrade opportunities for residential customers (Program 76)
- Establish building design and materials guidelines for sustainable housing (Program 74)
- Continue recycling collection in residential development (Program 75)
- Expand the urban canopy through City Plants (Program 73)
- Establish land use and building code policies to support aging in place and special needs housing (Program 11)
- Continue the handyworker program to improve safety, security and comfort for older adults. (Program 23)

Preventing and Ending Homelessness

The Plan addresses the harms of historic racial, ethnic, and social discrimination of the past and present to foster racially and socially inclusive neighborhoods that provide appropriate homelessness prevention services and support.



Key Objective and Policy Changes

- Provide adequate supply of short-term and permanent housing in addition to supportive services throughout the City (*Objective 5.1*)
- Increase outreach and education relating to homelessness to various groups, communities and stakeholders. (*Objective 5.2*)
- Expand housing, shelter, and supportive services for the homeless and special needs populations in all communities (*Policy 5.1.6*)
- Reduce zoning and other regulatory barriers to the placement and operation of housing and services for the unhoused. (*Policy 5.1.5*)
- Implement a housing-first approach and coordinate service provision (*Policy 5.1.4*)
- Ensure there are a enough temporary and permanent housing options (*Policy 5.1.1*)
- Facilitate prevention to reduce re-entry into homelessness (*Policy 5.1.2*)
- Expand supportive services and provide outreach (*Policy 5.1.3*)
- Identify and remove barriers to permitting, preserving, and expanding licensed community care facilities (*Policy 5.1.5*)

Key Programs

- Coordinate biennial homeless count and survey of sheltered and unsheltered homeless persons (*Program 111*)
- Establish comprehensive homeless strategy to combat homelessness (*Program 92*)
- Strengthen coordinated entry system to effectively place homeless persons into housing and/or services (CES) (*Program 109*)
- Increase Street Outreach partners to identify and assess needs of people living in unsheltered locations and connect them to services (United Homeless Response)

Center) (*Program 19*)

- Expand homelessness prevention and rapid re-housing program (HPRP) to serve homeless persons (*Program 99*)
- Adopt amendments to zoning code to remove restrictions for health-based residential facilities (*Program 116*)
- Adopt amendments to zoning code to facilitate by-right siting of shelter and transitional housing facilities (*Program 115*)
- Elevate problem solving program to train staff in navigating a housing crisis (*Program 95*)
- Finance the construction and maintenance of Permanent Supportive Housing for Homeless Persons (*Program 18*)
- Provide assistance and referrals to callers seeking social service programs for homeless services (*Program 118*)
- Provide technical assistance to homeless housing providers (*Program 120*)
- Establish outreach curriculum for neighborhood awareness of special needs housing (*Program 119*)
- Provide assistance for homeless persons in accessing housing and services (*Program 117*)
- Establish a homeless management information systems (HMIS) data collection (*Program 112*)
- Monitor new resources and services for the homeless (*Program 110*)
- Develop homeless housing and services coordination (No Wrong Door) efforts to reduce and end homelessness (*Program 108*)
- Provide permanent supportive housing for homeless persons (*Program 18*)
- Provide rental assistance for homeless households with disabilities (Homekey) (*Program 105*)
- Provide rental assistance for homeless households (*Program 104*)
- Provide job training and placement for homeless individuals (*Program 101*)
- Maintain supportive housing vouchers for formerly homeless veterans (*Program 100*)
- Develop a family solutions system to expedite the delivery of housing and other supportive services to homeless families (*Program 98*)
- Provide overnight shelter facilities year round, especially in the winter months (*Program 97*)
- Provide emergency shelter and transitional housing facilities (*Program 96*)