Thank you for joining the meeting, we will begin momentarily.

Please fill out the participation survey in the chat box. You will be automatically muted.

If you are experiencing technical difficulties please email housingelement@lacity.org
Housing Element 2021-2029
Webinar

The Plan to House LA
Wajiha Ibrahim -- City Planning
Jackie Cornejo -- HCID
Housing Element Team

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Stay Engaged During the Webinar

Please offer any comments and questions.

Type comments in “Questions”

Participate in the Poll

OR
Help Us Get to Know You!

Enter your name, neighborhood, and any affiliation in the Questions box.
A Note About the Current Crises

COVID-19 has dramatically altered our way of life and has exacerbated socioeconomic and public health issues we have faced before this pandemic—including poverty, housing insecurity, and inadequate health access. The recent events have shed light on the racial inequities that exist in our communities and throughout the country.

This is an opportunity to think about how our policies and programs result in both long-term and short-term solutions to creating more livable communities, and the importance of having a safe and secure place to live.
Housing Element 2021-2029: The Plan to House LA

Join us for a Community Workshop.

The City of Los Angeles is launching an update to its Housing Element, the plan to identify and meet LA’s housing needs. Over the next year we need your help to plan to house LA.

Learn more about the Housing Element, and how it shapes housing in our city, at an open house meeting.

LEARN MORE & SIGN UP FOR UPDATES AT
https://planningla.org/Plan2HouseLA

CENTRAL - MONDAY, FEBRUARY 24TH
5:00 - 7:30 PM
Pico House
424 North Main Street, 90012

VALLEY - SATURDAY, FEBRUARY 29TH
2:00 - 4:30 PM
Sherman Oaks East Valley Adult Center
5056 Van Nuys Blvd, 91403

SOUTH - WEDNESDAY, MARCH 4TH
6:00 - 8:30 PM
Jim Gilliam Recreation Center
4000 South La Brea Ave, 90006

Upon request, Los Angeles City Planning can facilitate having sign language interpreters, assistive listening devices, and translation between English and other languages available to the public. All requests must be made at least three working days or 72 hours in advance of the event or meeting date. To request accommodations or translation services, or for other questions, please email housingelement@lacity.org.
Agenda

1. What is the Housing Element Update
2. The State of Housing in LA
3. Review 2013-2021 Housing Element
4. Share Your Input
5. Q&A
Partnering Agencies

Which Government Agencies Plan for and Regulate Housing in LA?
Relationship to Other Planning Efforts

**General Plan**

The General Plan is the comprehensive plan for the City of Los Angeles. It lays out our values, sets forth a vision for the type of city we aspire to be, and provides guidance on how the city prepares for and responds to change. Housing is one of 11 current General Plan Elements. The others include:

- Framework
- Land Use
- Air Quality
- Conservation
- Health
- Mobility
- Safety
- Infrastructure
- Noise
- Open Space
- Public Facilities.

**Community Plans**

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

**Zoning**

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

**Consolidated Plan:** Details how federal funding (102 Million in 2019) will be spent to meet goals including neighborhood improvements, creation of affordable housing, assistance to small businesses and support for people living with HIV/AIDS.

**Assessment of Fair Housing Plan:** Identifies fair housing issues and develops strategies to reduce barriers to housing access.
What is the Housing Element and why are we updating it?
State Housing Element Law

- Established in 1969
- Mandatory part of General Plan
- Meant to require jurisdictions to do their “fair share” around planning for adequate affordable housing (RHNA)
- Recognizes that housing is critical need and government and private sector must work together to address it
Background on Affirmatively Furthering Fair Housing (AFFH)

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

A statement of the City’s goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.
What’s Included in the Update?

**Housing Vision**
What would our city look and feel like if we met all our housing goals?

**Housing Landscape**
What are our housing needs? Who is our housing serving? Who is not having their housing needs met.

**Existing Resources & Constraints**
Have we planned to accommodate our needs? What existing housing stock needs to be preserved? What is stopping us from meeting our goals and why?

**Action Plan**
Goals policies and programs to shape future decision making. Programs that will help us realize our vision.
What is the Update Process?

- **Launch (Winter 2020)**
  - Task Force Kick Off
  - Citywide Workshops

- **Vision (Spring 2020)**
  - Online Engagement
  - Stakeholder Updates

- **Concepts (Fall 2020)**
  - Citywide Concepts Workshop
  - Online Engagement

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

- **Adopt (Summer 2021)**
  - Open House/Public Hearing
  - Adoption Hearing at Commission and City Council

We Need Your Help:
- Learn about the plan update process and share your ideas.
- Visit the City Planning website to share your vision for Housing in Los Angeles.
- Review and comment on draft concepts online or in person.
- Review the Draft Plan and provide comments online.
- Attend a public hearing and share our comments with decision makers.
Understanding the State of Housing in LA
LA’s Housing Stock

LA is a City of Renters

36.8% Owner Occupied
63.2% Renter Occupied

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates
Los Angeles City Planning

The population of Los Angeles is aging and there are fewer families with children than in previous decades.

Demographics

Population Growth Up from Last Decade & Projected to Grow Faster

Angelenos are Aging

Between 2000 and 2018...

The population of seniors ages 55–75 increased 37%

The population of children ages 0-19 declined 16%


*U.S. Census Bureau
* Source: U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates
* SCAI 2000 APPHCSP
Los Angeles City Planning

The LA region has one of the lowest rental vacancy rates in the country at 3.9%, which means the market is overly competitive and prices will increase. This makes finding affordable and adequate housing even more difficult.

Vacancy Rates

Rental Vacancy Rates in 25 Top Metro Areas (3rd Q 2019)

The LA region has one of the lowest rental vacancy rates in the country at 3.9%, which means the market is overly competitive and prices will increase. This makes finding affordable and adequate housing even more difficult.

The City of Los Angeles contains 467 square miles of or 302,596 acres of land. 57% of the land use in Los Angeles allows residential uses.

Of this area allowing residential uses, approximately 70% of the land only allows single family use (plus an ADU and/or a JADU).
Housing Costs in LA out of Whack with Incomes

Almost 6 in 10 Renters in LA Struggle to Afford the Rent

58.9% Overall Rent Burdened
31.1% Severely Rent Burdened
27.8% Rent Burdened
41.0% Not Rent Burdened

LA Has Low Earnings, But High Rents

LA earns like Cleveland, pays the rent like NYC

Data Source: U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates
Los Angeles City Planning

In 2018, the median home sale price was 9.4 times the median household income.

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

<table>
<thead>
<tr>
<th>City</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Los Angeles</td>
<td>45.9%</td>
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<tr>
<td>Miami</td>
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<td>San Diego</td>
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<td>New York</td>
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<td>Honolulu, HI</td>
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<td>San Francisco</td>
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<td>Washington DC</td>
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<td>Houston</td>
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Data Source: JCHS tabulations of US Census Bureau, 2017 American Community Survey 1 Year Estimates and Missouri Census Data Center
Impacts are felt most dramatically among Women and people of color.

**Rent Burden in LA by Race/Ethnicity and Gender**

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

**Homelessness in LA**

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

(Data Source: National Equity Atlas/PolicyLink and the USC Program for Environmental and Regional Equity)
Understanding Affordable Housing

What Does “Affordable” Mean?

Housing Costs < 30% of Income

Rent levels vary by unit based on income, family size and size of the unit. There are four income income categories (see below) incomes fluctuate based on AMI, currently $70,950 in LA

<table>
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<tr>
<th>Less than 30% of the AMI</th>
<th>Between 30% &amp; 50% of the AMI</th>
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<tbody>
<tr>
<td>Extremely Low Income</td>
<td>Very Low Income</td>
</tr>
<tr>
<td></td>
<td></td>
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<tr>
<td>Between 50% &amp; 80% of the AMI</td>
<td>Between 80% &amp; 120% of the AMI</td>
</tr>
<tr>
<td>Low Income</td>
<td>Moderate Income</td>
</tr>
</tbody>
</table>

How Can I Find Affordable Housing?

www.housing.lacity.org

(877) 428-8844 (711 for TTY Assistance)

Did you know that approximately 7 in 10 LA renters live in a unit protected by the RSO? You can see if your unit is protected by texting “RSO” to 1(855)880-7368.
Affordable Housing Types

Affordable housing is provided in a variety of ways, by both the public and private sectors.

<table>
<thead>
<tr>
<th>Public Housing</th>
<th>Supportive Housing</th>
<th>Deed Restricted Affordable Housing</th>
<th>Rent Stabilized</th>
<th>Rental Subsidies &amp; Housing Vouchers</th>
</tr>
</thead>
<tbody>
<tr>
<td>7,000+ Units</td>
<td>6,600+ Units</td>
<td>65,000+ Units</td>
<td>620,000+ Units</td>
<td>60,000+ Units</td>
</tr>
</tbody>
</table>

Owned and operated publically. Families pay no more than 30% of their income for rent.

Deed restricted affordable with supportive services. Can be built publicly or privately, usually by non-profits that manage the project after construction.

Units that are legally set aside for people with low incomes. Can be provided publicly, or privately through land use incentives.

Units with some level of price control that is guaranteed to the tenant. Currently regulated in LA by the RSO and AB 1482.

A voucher that allows a qualified tenant to rent a market rate unit by covering the difference between rent and 30% of their income.
Local funding was increasing with the passage of the Affordable Housing Linkage Fee Ordinance. COVID-19 has impacted construction activity, creating uncertainty for predicting future revenues.
Affordable Unit Production has Increased

Number of Affordable Units Created 2009-2018

- 100% Affordable (Publicly-Funded)
- Mixed-Income (Land Use Incentives)
Affordable Housing

New Affordable Housing Units 2008-2018

- The majority of affordable housing units are being constructed in Central and South LA through 100% affordable, publicly subsidized projects, and/or land-use incentive programs such as the Transit Oriented Communities (TOC) program.
- Affordable housing has not reached all neighborhoods.
Regional Housing Needs Assessment (RHNA)

What are our new RHNA Numbers?

<table>
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<th></th>
<th>2013-2021 Allocation</th>
<th>2021-2029 Draft Allocation</th>
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</thead>
<tbody>
<tr>
<td>Units in SCAG Region:</td>
<td>421,137</td>
<td>1,341,827</td>
</tr>
<tr>
<td>Units in Los Angeles:</td>
<td>82,002</td>
<td>*463,682</td>
</tr>
<tr>
<td>Affordable Units in Los Angeles:</td>
<td>46,590</td>
<td>*263,956</td>
</tr>
</tbody>
</table>

*All LA City 2021-2029 figures are estimated, based on the current draft allocation methodology. A final allocation will be provided in August 2020.

What is our RHNA Progress To-Date?

Total RHNA Allocation by Income Level

- Total Units to Date (2014–2018)
  - *AMI = Area Median Income
  - Very Low (<50% AMI*): 20,427
  - Low (51-80% AMI*): 4,265
  - Moderate (81-120% AMI*): 12,435
  - Above Moderate (>120% AMI*): 20,427
  - Affordable: 430

73,387
How Much Housing do we Need to Plan For?

Housing Units Permitted, Compared to RHNA Goals

To reach our estimated RHNA target, Los Angeles would need to permit an average of 57,000 units each year.
Review 2013-2021
Housing Element
It is the overall housing vision of the City of Los Angeles to create for all residents a city of livable and sustainable neighborhoods with a range of housing types, sizes and costs in proximity to jobs, amenities and services. In keeping with decades of federal Housing Acts and the Universal Declaration of Human Rights that declared housing as a human right, the City will work towards ensuring that housing is provided to all residents.
<table>
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<tr>
<th><strong>Goal:</strong></th>
<th>A general expression of community <strong>values</strong> and direction, expressed as ends (not actions).</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective:</strong></td>
<td>A <strong>step</strong> toward attaining a goal.</td>
</tr>
<tr>
<td><strong>Policy:</strong></td>
<td>A specific <strong>statement</strong> that guides decision-making and helps implement a vision.</td>
</tr>
<tr>
<td><strong>Implementation Program:</strong></td>
<td>A specific <strong>action</strong> assigned to a responsible agency to accomplish an objective.</td>
</tr>
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</table>
2013-2021 Housing Element Goals

- **Goal 1.** A City where housing *production* and *preservation* result in an adequate supply of ownership and rental housing that is safe, healthy, and affordable to people of all income levels, races, ages, and suitable for their various needs.

- **Goal 2.** A city in which housing helps to create *safe, livable, and sustainable neighborhoods.*

- **Goal 3.** A City where there are housing opportunities for all *without discrimination.*

- **Goal 4.** A City committed to *preventing* and *ending homelessness*
Goal 1: Housing Production and Preservation

Goal 1. A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy, and affordable to people of all income levels, races, ages, and suitable for their various needs.

Objective 1.1
Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Objective 1.3
Forecast and plan for changing housing needs over time in relation to production and preservation needs.

Objective 1.4
Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.
Examples of Programs

Creative Solutions to Generate Affordable Housing and Housing Preservation

LA adopted several land use programs to increase the production of affordable housing including:

- **Permanent Supportive Housing and Interim Motel Conversion Ordinance** (2018),
- **Affordable Housing Linkage Fee** (2018)

Los Angeles also adopted the **Home Sharing Ordinance** (2018) to ensure that permanent housing is not being converted to short term rentals and a **revision of the Rent Stabilization Ordinance (RSO)** (2017) to strengthen tenant protections.
## Current Relevant Goals and Objectives

**Goal 2.** A city in which housing helps to create **safe, livable, and sustainable neighborhoods**.

<table>
<thead>
<tr>
<th>Objective 2.1</th>
<th>Objective 2.2</th>
<th>Objective 2.3</th>
<th>Objective 2.4</th>
<th>Objective 2.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Promote safety and health within neighborhoods</td>
<td>Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit</td>
<td>Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources</td>
<td>Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City</td>
<td>Promote a more equitable distribution of affordable housing opportunities throughout the City</td>
</tr>
</tbody>
</table>
Examples of Programs
*Design and Innovation*

Los Angeles continues to promote housing typologies that allow for context sensitive development. Specifically,

- The **Accessory Dwelling Unit Ordinance** built off recent state legislation to allow rental housing in the backyards of single-family and multi-family homes. Also known as “in-law units.”

- Finally, a new set of **Citywide Design Guidelines** set the stage for more sustainable and attractive development that considers pedestrian-first design and climate adaptation.
Current Relevant Goals and Objectives

Goal 3. A City where there are housing opportunities for all without discrimination.

Objective 3.1
Ensure that housing opportunities are accessible to all residents without discrimination on the basis of race, sex, national origin, color, religion, sexual orientation, marital status, familial status, age, disability (including HIV/AIDS), and student status.

Objective 3.2
Promote fair housing practices and accessibility among residents, community stakeholders, and those involved in the production, preservation and operation of housing.
Examples of Programs

Fair Housing and Rental Protections

- The City of LA has contracted with the Housing Rights Center (HRC) for the last 15 years to enforce fair housing complaints for a citywide fair housing program.
  - The contract with HRC has been expanded to include new protections for renters with rental assistance vouchers, and that there have been several efforts to update the RSO and enforce AB 1482.
- **Source of Income Anti-Discrimination Ordinance** adopted in 2019 and Governor Newsom signed **SB 329** into law effective January 1, 2020.
Current Relevant Goals and Objectives

Goal 4. A City committed to preventing and ending homelessness

Objective 4.1
Provide an adequate supply of short-term and permanent housing and services throughout the City that are appropriate and meet the specific needs of all persons who are homeless or at risk of homelessness.

Objective 4.2
Promote outreach and education to: homeless populations; residents; community stakeholders; health, social service and housing providers and funders; criminal justice system agencies; and, communities in which facilities and services may be located.
Examples of Programs

Measure HHH

- In 2016 Los Angeles voters approved Measure HHH, a $1.2 billion bond to build supportive housing (SH) for homeless residents and residents at-risk of homelessness throughout the city.

- As of December 2019, Measure HHH has expended $1 billion to fund the development of 112 projects including 7,484 total housing units (5,773 supportive housing units and 1,587 affordable units).
Poll: Do you agree with these goals?

- **Goal 1.** A City where housing *production* and *preservation* result in an adequate supply of ownership and rental housing that is safe, healthy, and affordable to people of all income levels, races, ages, and suitable for their various needs.

- **Goal 2.** A city in which housing helps to create *safe, livable, and sustainable neighborhoods*.

- **Goal 3.** A City where there are housing opportunities for all *without discrimination*.

- **Goal 4.** A City committed to *preventing* and *ending homelessness*
How to Share your Feedback!

Click Here to Access the Online Workshop
Los Angeles City Planning and the Housing + Community Investment Department recently kicked off an update to the City's Housing Element.

The Housing Element is a state mandated component of the City’s General Plan which must be updated every eight years. The Update identifies the City’s housing needs and establishes a plan to address them.
The Plan to House LA
Housing Element Update 2021-2029

Get involved!

LEARN MORE & SIGN UP FOR UPDATES AT
https://planning4la.org/Plan2HouseLA

Sign up for our email list

Attend a virtual workshop

Share your input

Spread the word
Questions?

Please complete the demographic survey linked in the chat box.