Thank you for joining the meeting.

The meeting will begin momentarily.
If you are experiencing technical difficulties, call/text Jackie at (323) 761-9751
Housing Element 2021-2029

Housing Production and Construction Innovation Subcommittee
Spring 2020, Meeting 2
May 19, 2020 | 9:00 - 10:30/11:00 a.m.
Welcome and Introductions

9:30 - 9:40 am
Today’s Presenters & Meeting Facilitator

**Primary Contacts**

Blair Smith  
*City Planning*  
[blair.smith@lacity.org](mailto:blair.smith@lacity.org)

Maya Abood  
*Housing and Community Investment*  
[maya.abood@lacity.org](mailto:maya.abood@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 to 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 | 9:00 - 9:10 am
2. Housekeeping, Updates, and Reminders | 9:10 - 9:15 am
3. Review Constraints to Housing | 9:15 - 10:05 am
4. Review Resources and Opportunities | 10:05 - 10:10 am
5. Introduce the Approach to the Inventory of Sites | 10:10 - 10:25 am
6. Review Next Steps | 10:25 - 10:30 am
Major 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
9:10 - 9:15 am
Online Facilitation

These icons will be used to note a discussion opportunity

Type comments in “Questions”

“Raise your hand” to speak
Upcoming Webinar Series
Registration Coming Soon

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

- 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

Please help spread the word!
Identifying Constraints to Housing

9:15 - 10:05 am
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

**Governmental Constraints including:**

- land use/zoning standards
- building codes
- site improvements
- fees / exactions
- processing and permit procedures
- locally adopted regulations 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 affordable housing
- requests to develop housing at lower densities than permitted
Key Constraints We Will Discuss

- Section 1
  - Land Use and Zoning
  - Opposition to Housing

- Section 2
  - Building Code & Other Local Regulations
  - Market Factors
  - Fees
  - Financing

We will break for discussion throughout the presentation.

What other constraints should be assessed?
Considerations & Approach
Summary Of Housing Needs And Our Last Meeting

Los Angeles does **not have enough homes**

Angelenos are **not very housing secure**
(paying far too much, living in overcrowded conditions and making other sacrifices)

**Affordable housing production** has generally increased but well short of goals

Funding for affordable housing is **inadequate**

Affordable housing is **not equitably distributed**

**Population is increasing** again (modestly) and projected to increase faster

**Aging population** and **fewer children**

Housing instability **disproportionately affects woman and people of color**
Approach For Evaluating Constraints

**Goal:**
- Identify local constraints that impede increased housing production
- Acknowledge and addresses the potential for displacement and gentrification
- Be sensitive to power inequities
- Focus on reducing racial disparities
- Identify barriers to sustainable development and environmental justice
- Contextualize housing as part of a broader set of community needs
Approach For Evaluating Constraints

- **Strategy for Analysis:**
  - Focus on constraints in high resource areas
  - Focus on constraints for affordable housing development, affordable housing preservation, and first time homebuyers
  - Prioritize outreach to groups and communities historically excluded from or marginalized by housing policies and planning
  - Be clear about the tensions between “constraints” and “opportunities”
Constraints From One Perspective Can Be Opportunities From Another

<table>
<thead>
<tr>
<th>Land Use / Zoning</th>
<th>Community Opposition</th>
<th>Impact Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Can reduce project feasibility</td>
<td>Can also result in important community benefits like affordable housing, local hire requirements, etc</td>
<td>Can reduce project feasibility</td>
</tr>
<tr>
<td>Can also require/incentivize affordable housing, require open space, etc</td>
<td>Can provide needed funding to community resources</td>
<td></td>
</tr>
</tbody>
</table>
Considerations for Housing Constraints

State Regulatory Limitations

California Environmental Quality Act (CEQA)

Division of Land Requirements (Subdivision)

State Building Code

Ellis Act

Costa-Hawkins

Article 34
Considerations for Housing Constraints

Research: How to Share

The Costs of Affordable Housing Production:
Insights from California’s 9% Low-Income Housing Tax Credit Program

L.A.'s most crowded neighborhoods fear outbreaks: ‘If one of us gets it, we are all going to get it’
Housing Constraints

Land Use & Zoning
Previously Identified Land Use & Zoning Constraints

1. General Plan
2. Zoning (Density & Development Standards)
3. Entitlement Processing
4. Required On-/Off-Site Improvements

What other land use and zoning constraints should be identified?
Land Use & Zoning
General Plan
Land Use & Zoning

Current Land Use Distribution

Land use patterns focuses 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

- 70.4% Single Family
- 12.3% Lower Density Multi-Family
- 17.3% Higher Density Multi-Family
## Land Use & Zoning

### Percent of Single Family Parcels by Resource Area

<table>
<thead>
<tr>
<th>HCD Resource Category</th>
<th>Single Family Parcels*</th>
<th>Residential (R) or Commercial (C) Parcels</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highest Resource</td>
<td>162,777</td>
<td>196,427</td>
<td>83%</td>
</tr>
<tr>
<td>High Resource</td>
<td>104,410</td>
<td>131,750</td>
<td>79%</td>
</tr>
<tr>
<td>Moderate Resource</td>
<td>125,158</td>
<td>174,443</td>
<td>72%</td>
</tr>
<tr>
<td>Low Resource</td>
<td>73,619</td>
<td>115,268</td>
<td>64%</td>
</tr>
<tr>
<td>High Segregation &amp; Poverty</td>
<td>20,502</td>
<td>109,833</td>
<td>19%</td>
</tr>
</tbody>
</table>

*For the purposes of this chart, single-family parcels include all zones in which residential uses are restricted to one-family dwellings (as well as accessory dwelling units).
Land Use & Zoning
Community Plans and Localized Planning Tools

Community Plans
Specific Plans
Community Plan Implementation Overlays (CPIO)
Community Design Overlays (CDO)
Historic Preservation Overlay Zones (HPOZ)
Land Use & Zoning

Zoning Requirements

Density Limitations
Height Limitations
FAR Limitations
Q & D Conditions
Site Requirements: Open Space, Setbacks, Yard, Parking, etc
Because of a combination of factors, Zoned Capacity in LA was reduced by approximately 60%.

Since 1980 the City has added very little capacity through zoning.

In recent years, we have allowed significant additional capacity with Density Bonus, TOC, ADU and other bonuses.
Land Use & Zoning

Entitlement Process

Discretionary Housing Development Project Work Flow

Diagram A

**FOOTNOTES:**
1. The Preliminary Application must be filed with City Planning prior to filing an application for a discretionary action.
2. An application may not be a discretionary action and must be filed within 20 days of one date that the Preliminary Application is deemed complete.
3. If the City Planning application is deemed incomplete upon filing, the applicant must submit all missing or incomplete items to City Planning within 30 days of filing to City Planning, subject to
4. Construction of the project must commence within two and one-half years following the date that the project receives final approval.
Recent Local Efforts To Remove Land Use & Zoning Constraints To Encourage Equitable Production

- **Long range policy plans**
  - OurLA 2040
  - Community Plan Updates & Transit Neighborhood Plans
  - Comprehensive Update to the Zoning Code (ReCode LA)

- **Improve processing and strengthened zoning requirements**
  - SB 330

- **Streamlining for affordable housing development**
  - Permanent Supportive Housing (PSH) and Interim Motel Conversion (IMC) Ordinances
  - Implementation of State Law (AB 1763, AB 2162 and SB 35)

- **Land use policies to encourage more affordable housing**
  - TOC Guidelines
  - Affordable Housing Linkage Fee
Housing Constraints

Opposition to Housing
Opposition to Housing Development

*A new required component of the constraints analysis for this cycle*

Opposition appears more common with new development versus preservation and improvement.

Opposition to housing may include concerns about:

- Gentrification and displacement
- Aesthetics
- Project labor agreements and local hire requirements
- 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

- **Community Education & Grassroots Support**
  - Everyone In Campaign
  - Plan Check NC

- **Government Accountability**
  - 222 Pledge
  - *(pending)* Fair Share Report (CF 19-0416)

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

- Section 1
  - Land Use and Zoning
  - Opposition to Housing

- Section 2
  - Building Code & Other Local Regulations
  - Market Factors
  - Fees
  - Financing

What other constraints should be assessed?
Discussion: Constraints to Housing Production

Section 1

• 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?
• How can we address the tensions between constraints and opportunities related to land use?
Housing Constraints

Building Codes, Public Improvement and Other Procedures
Previously Identified Constraints

1. Green Building Code Requirements
2. Building Permit and Plan Check Process

Potential Constraints

1. Limited ability to adapt to new building typologies, materials, and construction techniques
2. Inconsistencies in plan check and inspections (field plan check corrections)

What other Building Codes, Public Improvement and Other Procedures constraints should be identified?
Local Efforts to Address Constraints Related to Building Codes

- Development Services Case Management
- Parallel Design and Permitting for Qualifying Affordable Housing Projects
- ED 13
- Electronic Plan Review Los Angeles (ePlanLA)
Housing Constraints

Market-Based Constraints
Previously Identified Market-Based Constraints

- Land costs, including higher costs in high-opportunity areas
- Construction costs
  - Materials costs
  - Labor costs
  - Financing costs
- Financing availability
- Mortgage lending

What other market-based constraints should be identified?
Los Angeles City Planning

UC Berkeley’s Terner Center recently found that Prevailing Wage, Underground Parking, Elevators, sustainable design, and development fees add approximately $160K in per unit costs for affordable housing projects.

Each funding source also adds a per unit cost of over $6K.

Market Based Constraints

Land Values

Land Acquisition costs across the state remain relatively stable.

Hard construction costs, as mentioned on the last slide, have seen significant per unit increases.

Berkeley Terner Center, “LIHTC Construction”
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.
Efforts to Address Market Constraints

- Use City & other publicly owned land
- Transit investment
- Value Capture, TOC and Density Bonus
- Linkage Fee
- Innovation challenges (eg HHH Challenge)
Housing Constraints

Fees
Fees on Housing Production

**Administrative Fees** that fund direct services for processing the necessary permits for a project:

- Planning entitlements
- Building permits
- Plan check
- Clearances
- Inspections

**Impact Fees** fees which are used to fund physical infrastructure

- Schools
- Sewer
- NEW: Parks
- NEW: Affordable Housing Linkage Fee

What other fee constraints should be identified?
Development Impact Fees

Los Angeles used to have very few/low impact fees in most areas

Now ranks about average in CA

Fees for multifamily are higher than fees for single-family

Local Efforts to Address Fee Constraints

Administrative Fee Subsidies
Development Services Case Management (for affordable)

Fee Policy Considerations
Geographic (Market) Considerations
Exemptions/Waivers
Fee Multiplier (Per Unit vs. Per Square Feet)
Housing Constraints

Funding for Affordable Housing
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

What other funding constraints should be identified?
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.
Funding for Affordable Housing
Challenges of Combining Various Funding Sources

**SOURCES OF FUNDS**

**PERMANENT**

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
<th>Int Cost</th>
<th>Int Rate</th>
<th>Term (Yr)</th>
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<tr>
<td>Tax-Exempt Permanent Loan</td>
<td>7,910,600</td>
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<td>1.62%</td>
<td>35</td>
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<tr>
<td>HCD-AHSC</td>
<td>9,313,141</td>
<td>3.00%</td>
<td>1.62%</td>
<td>55</td>
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<td>HCDCLA - HHH</td>
<td>12,000,000</td>
<td>3.00%</td>
<td>1.79%</td>
<td>55</td>
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<tr>
<td>Accrued/Deferred Interest</td>
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<td>0.00%</td>
<td>0.00%</td>
<td>55</td>
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<tr>
<td>FHLB - AHP</td>
<td>1,460,250</td>
<td>0.00%</td>
<td>0.00%</td>
<td>55</td>
</tr>
<tr>
<td>HCD - MtP</td>
<td>10,202,610</td>
<td>3.00%</td>
<td>1.62%</td>
<td>55</td>
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<tr>
<td>HCD - IIG</td>
<td>250,000</td>
<td>0.00%</td>
<td>0.00%</td>
<td>55</td>
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<tr>
<td>Deferred Developer Fee</td>
<td>161,715</td>
<td>0.00%</td>
<td>0.00%</td>
<td>55</td>
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</table>

**CONSTRUCTION**

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
<th>Int Rate</th>
<th>Term (Mo.)</th>
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</thead>
<tbody>
<tr>
<td>Tax-Exempt Construction Loan</td>
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<td>24</td>
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<tr>
<td>HCD-AHSC</td>
<td>0</td>
<td>3.00%</td>
<td>24</td>
</tr>
<tr>
<td>HCDCLA - HHH</td>
<td>12,000,000</td>
<td>3.00%</td>
<td>24</td>
</tr>
<tr>
<td>Accrued/Deferred Interest -</td>
<td>0</td>
<td>0.00%</td>
<td>24</td>
</tr>
<tr>
<td>FHLB - AHP</td>
<td>1,460,250</td>
<td>0.00%</td>
<td>24</td>
</tr>
<tr>
<td>HCD - MtP</td>
<td>0</td>
<td>3.00%</td>
<td>24</td>
</tr>
<tr>
<td>HCD - IIG</td>
<td>250,000</td>
<td>0.00%</td>
<td>24</td>
</tr>
<tr>
<td>Costs Deferred Until Conversion</td>
<td>2,167,506</td>
<td>0.00%</td>
<td>24</td>
</tr>
<tr>
<td>Deferred Developer Fee</td>
<td>161,715</td>
<td>0.00%</td>
<td>24</td>
</tr>
</tbody>
</table>

**Capital Contributions**

- General Partner: 0
- Limited Partners: 1,937,449

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**One Project, 19 Funding Sources**

How PEP Housing put together its latest development

By MARY STOMPE

KENTFIELD, CALIF. — If someone had told me that PEP Housing would be building a 13-unit seniors housing development here with 19 sources of funding on a parcel the size of a postage stamp (0.38 acres) and seven years in the making, I would have told them that was insanity. Kentfield, an affluent community with a median family income of $154,673 and a median home value of $907,300, is situated about 30 minutes north of San Francisco in Marin County.

Working with the county of Marin on a surplus piece of property obtained when an old hospital was redeveloped, PEP Housing went to work on a project that would have views of Mount Tamalpais, a living roof, and an idyllic suburban setting. Scheduled to finish construction in December, the $6.3 million Toussin Senior Apartments is Kentfield’s first newly constructed affordable housing development.

Because the property will feature project-based Sec. 8 units, applicants will come from the Marin Housing Authority, which has more than 1,000 seniors on its waiting list for affordable housing and a wait of approximately 11 years.
Funding Constraints
Amenity Scoring for Affordable Projects

- Affordable housing programs score projects based on proximity to amenities - including transit, grocery stores and parks
- Over \( \frac{1}{3} \) of “high amenity” parcels are located in high segregation/high poverty area

<table>
<thead>
<tr>
<th>Category</th>
<th>Parcels</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highest Resource</td>
<td>8122</td>
<td>12%</td>
</tr>
<tr>
<td>High Resource</td>
<td>7461</td>
<td>11%</td>
</tr>
<tr>
<td>Moderate Resource</td>
<td>16088</td>
<td>24%</td>
</tr>
<tr>
<td>Low Resource</td>
<td>9676</td>
<td>15%</td>
</tr>
<tr>
<td>High Segregation &amp; Poverty</td>
<td>24138</td>
<td>36%</td>
</tr>
<tr>
<td>N/A or Missing Data</td>
<td>967</td>
<td>1%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>66452</td>
<td>100%</td>
</tr>
</tbody>
</table>
Recent local efforts to address funding constraints

- **Funding for Affordable Housing Production & Preservation**
  - Affordable Housing Linkage Fee (AHLF)
  - Measure HHH
  - 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

- Section 1
  - Land Use and Zoning
  - Opposition to Housing

- Section 2
  - Building Code & Other Local Regulations
  - Market Factors
  - Fees
  - Financing

What other constraints should be assessed?
Discussion: Constraints to Housing Production

Section 2

• In your work, what are constraints related to permitting, market conditions, or financing you have encountered that need to be addressed through government policy and programs?
Identifying Resources & Opportunities

10:05 - 10:10 am
Potential Resources and Opportunities

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

Map of Publicly Owned Land

Source: LA Controller Property Panel
Looking forward to Solutions...

• Thinking about these constraints, is there anything that immediately jumps out as an opportunity to remove these constraints?
Inventory of Sites & Site Selection Process

10:10 - 10:25 am
Inventory of Sites: Background

- Important law to combat exclusionary zoning practices that perpetuate inequality and segregation
- The law requires cities to zone sites at high enough densities to make the development of affordable housing feasible
- The city must identify these sites (Sites Inventory)
- If insufficient sites existing to accommodate the RHNA (at all income levels), cities 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>
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</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 site 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
Existing Site Selection Methodology, in Detail

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>
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</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>
</tr>
<tr>
<td>2638001033</td>
<td>1966</td>
<td>Restaurant Lounge Tavern</td>
<td>[Q]C2-1-CDO</td>
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<td>[Q]C2-1-CDO</td>
<td>No</td>
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<td>0.18</td>
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<td>Private School</td>
<td>[Q]C2-1-CDO</td>
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<td>1956</td>
<td>Stores</td>
<td>[Q]C2-1-CDO</td>
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<td>Shopping Center (Neighborhood)</td>
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<td>No</td>
<td>1.3</td>
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<td>2638001040</td>
<td>1952</td>
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<td>No</td>
<td>0.9</td>
<td>0.20</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>
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</tr>
<tr>
<td>2638001042</td>
<td>1954</td>
<td>Shopping Center (Neighborhood)</td>
<td>[Q]C2-1-CDO</td>
<td>No</td>
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<td>0.37</td>
<td>Mission Hills - Panorama City - North Hills</td>
<td>Community Commercial</td>
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</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 - Pacoima</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>
</tr>
<tr>
<td>Boyle Heights</td>
<td>593</td>
<td>2,805</td>
<td>157.8</td>
</tr>
<tr>
<td>Brentwood</td>
<td>64</td>
<td>1,211</td>
<td>222.2</td>
</tr>
<tr>
<td>Canoga Park</td>
<td>402</td>
<td>60,750</td>
<td>883.5</td>
</tr>
<tr>
<td>Central City</td>
<td>443</td>
<td>17,893</td>
<td>123.3</td>
</tr>
<tr>
<td>Central City North</td>
<td>453</td>
<td>11,490</td>
<td>179.6</td>
</tr>
<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>
</tr>
<tr>
<td>Granada Hills</td>
<td>27</td>
<td>240</td>
<td>49.3</td>
</tr>
<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>
</tr>
<tr>
<td>Mission Hills</td>
<td>214</td>
<td>3,872</td>
<td>225</td>
</tr>
<tr>
<td>North Hollywood</td>
<td>1,193</td>
<td>8,726</td>
<td>329.5</td>
</tr>
<tr>
<td>Northeast Los Angeles</td>
<td>425</td>
<td>6,018</td>
<td>276.4</td>
</tr>
<tr>
<td>Northridge</td>
<td>124</td>
<td>350</td>
<td>79.4</td>
</tr>
<tr>
<td>Palms - Mar Vista</td>
<td>721</td>
<td>9,263</td>
<td>237.3</td>
</tr>
</tbody>
</table>

## CPA Sites Summary

<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>
</tr>
<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>
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<tr>
<td>South Los Angeles</td>
<td>1,729</td>
<td>6,405</td>
<td>386</td>
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<tr>
<td>Southeast Los Angeles</td>
<td>1,691</td>
<td>8,405</td>
<td>413.5</td>
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<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>
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<tr>
<td>Van Nuys</td>
<td>444</td>
<td>2,542</td>
<td>254.3</td>
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<tr>
<td>Venice</td>
<td>190</td>
<td>907</td>
<td>46.4</td>
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<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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<tr>
<td>Westchester</td>
<td>371</td>
<td>12,645</td>
<td>291.7</td>
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<td>Westlake</td>
<td>1,853</td>
<td>39,506</td>
<td>500</td>
</tr>
<tr>
<td>Westwood</td>
<td>170</td>
<td>1,261</td>
<td>46.1</td>
</tr>
<tr>
<td>Wilmington</td>
<td>22</td>
<td>241</td>
<td>30.8</td>
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<tr>
<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

10:25 - 10:30 am
Next Meeting: **June 10, 2020 | 9:30 - 11:00 a.m.**

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.

Review: Existing Programs (Chapter 6)

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

HousingElement@lacity.org