Housing Element Update
6th Cycle (2021-2029)

Plan Check NC
February 8, 2020

Blair Smith & Cally Hardy
What is the state of housing in LA?
We are a City of Renters

Owner Occupied
36.30%

Renter Occupied
63.70%
Angelenos Cannot Afford their Homes
Housing Has Not Kept up with Population Growth

Rate of Housing Growth Minus Population Growth, 1980-2010
Effects: Limited Housing Options

1. Pay More

Source: 2000 Census Table H069, ACS Table B25070 via Myers, Park, Mendoza "How Much Worse is Affordability in LA than Before?" USC 2018

2. Commute Further

Source: Census, ACS via Jordan Levine Ca Association of Realtors

3. Crowd In

Zip codes with highest rates of overcrowding
Source: LA Times
...When Options are Exhausted

L.A. County homeless population jumps

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>'11</td>
<td>39,414</td>
</tr>
<tr>
<td>'12</td>
<td></td>
</tr>
<tr>
<td>'13</td>
<td></td>
</tr>
<tr>
<td>'14</td>
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<td>'15</td>
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<tr>
<td>'16</td>
<td></td>
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<tr>
<td>'17</td>
<td></td>
</tr>
<tr>
<td>'18</td>
<td>52,765</td>
</tr>
<tr>
<td>'19</td>
<td>58,936</td>
</tr>
</tbody>
</table>

Source: Los Angeles Homeless Services Authority

Los Angeles Times
And People of Color are Most Affected

A disproportionate number of Black/African-American people and American Indians/Alaskan Natives experience homelessness in LA.
What is the Housing Element?
State Housing Element Law

- Established in 1969
- Mandatory Element of General Plan
- Must be updated every 8 years
- Meant to require jurisdictions to do their “fair share” around planning for adequate affordable housing (RHNA)
- Recognizes that housing is a critical need and government and private sector must work together to address it
- Has been strengthened in recent years
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.

Lead by Los Angeles City Planning and Housing + Community Investment Department
Regional Housing Needs Assessment (RHNA)

Projected Need + Existing Need

(New for this RHNA Cycle)

<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>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>
How we’ve done so far:

<table>
<thead>
<tr>
<th>Income Level</th>
<th>RHNA Allocation by Income Level</th>
<th>Total Units to Date (2014-2018)</th>
<th>Total Remaining RHNA by Income Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low (&lt;50% AMI*)</td>
<td>20,427</td>
<td>4,265</td>
<td>16,162</td>
</tr>
<tr>
<td>Low (51-80% AMI)</td>
<td>12,435</td>
<td>2,588</td>
<td>9,847</td>
</tr>
<tr>
<td>Moderate (81-120% AMI)</td>
<td>13,728</td>
<td>430</td>
<td>13,298</td>
</tr>
<tr>
<td>Above-Moderate (&gt;120% AMI)</td>
<td>35,412</td>
<td>73,387</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total RHNA</strong></td>
<td><strong>82,002</strong></td>
<td><strong>80,670</strong></td>
<td><strong>39,307</strong></td>
</tr>
</tbody>
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*AMI = Area Median Income
# Regional Housing Needs Assessment (RHNA)

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<tr>
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<td>73,387</td>
<td>0</td>
<td>199,726</td>
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*AMI = Area Median Income
Current vision statement

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.
Current 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.
Objectives, policies and programs

GOAL 2: A City in which housing helps to create safe, livable and sustainable neighborhoods.

Objective 2.3
Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources.

Policies:

2.3.1 Streamline entitlement, environmental, and permitting processes for sustainable buildings.

2.3.2 Promote and facilitate reduction of water consumption in new and existing housing.

Programs

80. Financial Incentives to Conserve Water

Provide financial rebates for installing water conserving appliances and systems, such as high-efficiency clothes washers and toilets, and weather-based irrigation controllers.

<table>
<thead>
<tr>
<th>Lead Agency:</th>
<th>LADWP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funding Sources:</td>
<td>LADWP Public Benefit Program</td>
</tr>
<tr>
<td>Objective:</td>
<td>Installation of high efficiency clothes washers in 5,000 households per year.</td>
</tr>
<tr>
<td>Respective Policy:</td>
<td>2.3.2</td>
</tr>
</tbody>
</table>
Housing Element in action: Local $ for affordable housing

- Program #16 of the Housing Element has resulted in:
  - **Measure HHH**, 2016 local election
    - $1.2 billion over 10 years for supportive housing
  - **Affordable Housing Linkage Fee**, 2017
    - $100 million / year for affordable housing
The Housing Element Update Process

6th Cycle (2021-2029)
**PROJECT TIMELINE**

**Launch**
- **Winter 2020**
  - Task Force Kick Off
  - Citywide Introduction
  - Open Houses

**Vision**
- **Spring 2020**
  - Online Engagement
  - Stakeholder Update Meetings

**Concepts**
- **Fall 2020**
  - Citywide Concepts Open Houses
  - Online Engagement

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

**Adopt**
- **Summer 2021**
  - Open House/Public Hearing
  - Adoption Process with Commission Hearings, PLUM/City Council

**Key Events**
- Learn about the plan update process and provide comments
- Visit the City Planning website to share your vision for Housing in Los Angeles
- Review and comment on draft concepts of the Housing Element, online or in person
- Review the Draft Plan and provide comments online
- Attend a public hearing and shepherd plan through the adoption process

**We Need Your Help**
- Review the Draft Plan and provide comments online

**Outreach Focus**
- Key Tasks
- Outreach Focus

**Key Events**
- Launch
- Vision
- Concepts
- Draft
- Adopt
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://planning4la.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, 90008

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
Get involved!

- Sign up for our email list
- Attend a meeting
- Spread the word
- Invite us to attend an event or meeting

LEARN MORE & SIGN UP FOR UPDATES AT
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Questions

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Cally Hardy cally.hardy@lacity.org

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