Thank you for joining the meeting.

The meeting will begin momentarily.
If you are experiencing technical difficulties, call/text Jackie at (323) 761-9751
Welcome and Introductions

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

<table>
<thead>
<tr>
<th>Primary Contacts</th>
<th>Meeting Facilitation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cally Hardy</strong></td>
<td><strong>Esmeralda Garcia</strong></td>
</tr>
<tr>
<td><em>City Planning</em></td>
<td><em>MIG</em></td>
</tr>
<tr>
<td><a href="mailto:cally.hardy@lacity.org">cally.hardy@lacity.org</a></td>
<td></td>
</tr>
<tr>
<td><strong>Maya Abood</strong></td>
<td></td>
</tr>
<tr>
<td><em>Housing and Community Investment</em></td>
<td></td>
</tr>
<tr>
<td><a href="mailto:maya.abood@lacity.org">maya.abood@lacity.org</a></td>
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</tr>
</tbody>
</table>
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 | 9:30 - 9:40 am
2. Housekeeping, Updates, and Reminders | 9:40 - 9:45 am
3. Review Constraints to Housing | 9:45 - 10:35 am
4. Review Resources and Opportunities | 10:35 - 10:40 am
5. Introduce the Approach to the Inventory of Sites | 10:40 - 10:55 am
6. Review Next Steps | 10:55 - 11:00 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

9:40 - 9:45 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

9:45 - 10:35 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

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 Housing Stability

- Regulatory limitations on renter protections (eviction, rent gouging, harassment)
- Tenure
- 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>Land Use / Zoning Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Can reduce project feasibility</td>
</tr>
<tr>
<td>Can also require/incentivize affordable housing,</td>
</tr>
<tr>
<td>require open space, etc</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Code Enforcement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Can ensure safe and habitable housing</td>
</tr>
<tr>
<td>Can sometimes lead to evictions of vulnerable</td>
</tr>
<tr>
<td>renters</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Community Opposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Can delay projects</td>
</tr>
<tr>
<td>Can also result in important community benefits</td>
</tr>
<tr>
<td>like affordable housing, local hire requirements,</td>
</tr>
<tr>
<td>etc</td>
</tr>
</tbody>
</table>
Considerations & Existing Conditions
Considerations for Housing Constraints

History of Racist Land Use and Housing Policies

- Redlining
- Restrictive Covenants
- Racial Steering
- Urban Renewal
- Divestment
- Inequitable Zoning
- Predatory Lending & Foreclosure
Considerations for Housing Constraints
Ongoing Racial Segregation & Spatial Inequities
Considerations for Housing Constraints

Power imbalances

Power imbalances often lead to inequitable outcomes that threaten housing stability.

For example, in the eviction process:

- 40% of eviction cases in LA County end in a default judgement because tenants do not have the resources to contest the eviction.

- In October 2017, a Pew Charitable Trust study found that 85% to 90% of landlords across the country have legal counsel in their eviction actions.

- The vast majority of tenants do not have legal representation.
Considerations for Housing Constraints

State Regulatory Limitations

**Ellis Act** - Allows withdrawal of rental units and eviction of RSO tenants

**Costa Hawkins Act** - Limits the City’s ability to enact rent control measures

**Article 34** - State imposed requirement to secure voter approval for low-income housing developments
Approach for Evaluating Constraints from a Stability Perspective

- **Goal:** Identify local solutions to constraints in a way that acknowledges and addresses the potential for displacement and gentrification, that is sensitive to power inequities, and that is focused on reducing racial disparities.

- **Strategy for Analysis:**
  - Geographic analysis of constraints by neighborhood or market area
  - A focus on constraints in high resource areas
  - A 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
Key Constraints we Will Discuss Today
From a Housing Stability Perspective

1. Land Use & Zoning
2. Opposition to Housing
3. Market-Based
4. Building Code & Enforcement
5. Financing

We will break for discussion throughout the presentation
Housing Constraints

Land Use & Zoning
Previously Identified Land Use & Zoning Constraints

1. The General Plan and Zoning (density & development standards)
2. The Division of Land
3. Redevelopment Project Areas (CRA)
4. Entitlement Processing
5. Required On-/Off-Site Improvements
There is little vacant land to build new housing, so new housing may cause displacement.

Zoning and land use play a significant role in creation of new housing.

Accelerated homebuilding is needed to make a meaningful dent in the housing deficit and lower prices.

So a central challenge is to:

- Find ways to build enough housing to meet our needs but also strengthen renter protections, housing stability and minimize displacement.
  - Expand housing replacement and right of first return policies
  - Maximize the number of restricted affordable units
  - Explore new local preference policies
Land Use & Zoning

Current Land Use Distribution

Land use pattern focuses most housing development in existing multifamily areas.

These are also the areas with more RSO housing.
Land Use & Zoning

New Housing, Demolitions & Displacement: Some Available Research

UCLA Lewis Center Study Looking at Sample (104) of Demo Permits for new Multifamily Housing Development, 2014-2016

- 25% of new housing developments were built on vacant or nonresidential parcels
- 75% of housing that is demolished for multifamily housing is single-family
- 13 times as many units were constructed across the city than were demolished

City Planning Analysis of Proposed TOC Projects, October 2017 through December 2019

- 55% of proposed TOC projects would not result in housing demolition; 23% would demolish 1-2 units
- 1,125 units proposed for demolition for TOC projects
- 26,246 units proposed for new TOC projects (5,319 affordable - almost ⅔ unsubsidized)
- 23 times as many units constructed than demolished (4.7 affordable)
- When there’s demolition: 11.8 new units for every unit demolished; 2.4 affordable units
Land Use & Zoning
New Housing, Demolitions & Displacement: Additional Considerations

- Where tenants go when they are displaced
- The demographics of tenants who are displaced vs those who move in
- The rents for demolished units compared with new units
- The distribution of demolition permits across the city
- The impact of new development in neighborhoods experiencing gentrification and displacement pressures
Recent local efforts to remove land use & zoning constraints while addressing housing stability

- **Streamlining for affordable housing development**
  - Permanent Supportive Housing (PSH) and Interim Motel Conversion (IMC) Ordinances
  - 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

- **RSO & affordable housing replacement requirements, including**
  - Implementation of TOC Guidelines and Density Bonus
  - Implementation of SB 330
  - Home-Sharing Ordinance (protection of RSO)
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

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

- **Streamlining for affordable housing development**
  - Permanent Supportive Housing Ordinance
  - Implementation of AB 2162 and SB 35
  - TOC Guidelines

Housing + Community Investment Department

Los Angeles City Planning
Discussion: Constraints to Housing Stability

**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?

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

Market-Based Constraints
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
Market Based Constraints

Example - Speculative Investment & Unfair Business Practices

Speculative investment aimed at “repositioning properties” may exacerbate inequitable market conditions by:

- Not adding to the supply of housing
- Driving up rents and home prices
- Taking units off the market
- Holding units vacant
- Evicting long-time tenants

This adds to the housing shortage and leads to volatile market conditions that put tenants, homebuyers, and local economies at risk
Local Efforts to Address Market Constraints

- **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 & Enforcement
  - Condo Conversion Regulations
  - Residential Hotel Conversion and Demolition Ordinance
Housing Constraints

Building Codes & Enforcement
Previously Identified Building Code Constraints

1. Green Building Code Requirements
2. Building Permit and Plan Check Process
3. Non-Conforming Uses

Other Constraints to Consider

1. Code enforcement and compliance issues from a tenant and landlord perspective
2. Challenges lower-income homeowners face in addressing maintenance issues
3. The impact of code enforcement & nuisance abatement on displacement
Local efforts to address constraints related to building codes & enforcement

- **General Code Enforcement**
  - Systematic Code Enforcement Program (SCEP)
  - Building and Safety Inspections
  - Public Health Inspections
  - Seismic Retrofit Program

- **Habitability Programs to Reduce Displacement**
  - Requirements for Tenant Habitability Plans
  - Rent Escrow Account Program (REAP)
  - Unpermitted Dwelling Unit (UDU) Ordinance
  - Handyworker program
Discussion: Constraints to Housing Stability

Market-Based & Building Codes

• In your work, what are constraints related to market conditions or code enforcement you have encountered that need to be addressed through government policy and programs?
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?
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
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
# Resources for Homeless Housing and 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 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>112</td>
<td>7463</td>
<td>5757</td>
<td>1582</td>
</tr>
</tbody>
</table>

Source: HCIDLA Proposition HHH Dashboard
Discussion: Constraints to Housing Stability

• What additional constraints should be analyzed or emphasized?
• What resonated with you?
Identifying Resources & Opportunities

10:35 - 10:40 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
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

10:40 - 10:55 am
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

If insufficient sites existing to accommodate the RHNA (at all income levels), cities must rezone within 3 years
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.

A Program to Make Sites Available for Lower Income Housing & Farmworker Housing “By Right.”
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 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>
</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>
</tr>
<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>
<td>Mission Hills - Panorama City - North Hills</td>
<td>Community Commercial</td>
</tr>
<tr>
<td>2638001034</td>
<td>1964</td>
<td>Shopping Center (Neighborhood)</td>
<td>[Q]C2-1-CDO</td>
<td>No</td>
<td>0.9</td>
<td>0.18</td>
<td>Mission Hills - Panorama City - North Hills</td>
<td>Community Commercial</td>
</tr>
<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>
</tr>
<tr>
<td>2638001038</td>
<td>1956</td>
<td>Stores</td>
<td>[Q]C2-1-CDO</td>
<td>No</td>
<td>1</td>
<td>0.22</td>
<td>Mission Hills - Panorama City - North Hills</td>
<td>Community Commercial</td>
</tr>
<tr>
<td>2638001039</td>
<td>1959</td>
<td>Shopping Center (Neighborhood)</td>
<td>[Q]C2-1-CDO</td>
<td>No</td>
<td>1.3</td>
<td>0.27</td>
<td>Mission Hills - Panorama City - North Hills</td>
<td>Community Commercial</td>
</tr>
<tr>
<td>2638001040</td>
<td>1952</td>
<td>Shopping Center (Neighborhood)</td>
<td>[Q]C2-1-CDO</td>
<td>No</td>
<td>0.9</td>
<td>0.20</td>
<td>Mission Hills - Panorama City - North Hills</td>
<td>Community Commercial</td>
</tr>
<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>
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<td>No</td>
<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 - Pacolma</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>
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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>
<td>179.6</td>
</tr>
<tr>
<td>Chatsworth</td>
<td>76</td>
<td>860</td>
<td>164</td>
</tr>
<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>
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<tr>
<td>North Hollywood</td>
<td>1,193</td>
<td>8,726</td>
<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>
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<tr>
<td>Palms - Mar Vista</td>
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### CPA with Sites

<table>
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<tr>
<th>CPA</th>
<th>Sites</th>
<th>Net Units</th>
<th>Acres</th>
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<tr>
<td>Reseda</td>
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<td>San Pedro</td>
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<td>Silverlake - Echo Park</td>
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<td>1,729</td>
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<td>144</td>
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<td>443</td>
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<td>690</td>
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<td>Van Nuys</td>
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<td>West Adams</td>
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<tr>
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</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

10:55 - 11:00 am
Next Meeting: **June 10, 2020** | **9:30 - 11:00 a.m.**

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

Share Suggestions: Constraints Chapter

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