Thank you for joining the meeting.

The meeting will begin momentarily. If you are experiencing technical difficulties, call Ana at 562-271-1434.
Housing Element 2021-2029

Housing Stability and Tenure Subcommittee
Spring 2020, Meeting 1
April 15, 2020 | 9:00 - 11:00 a.m.
Welcome and Introductions

9:00 - 9:15 am
Housing Element Team

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Group Introductions

Use question box to type in your name and organization
A Note About the Current Crisis

- 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.
- 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.
Today’s Objectives

1. Introduce the role of the subcommittee and the year’s work plan
2. Review summary of feedback heard to-date
3. Discuss goals & objectives as they relate to the subcommittee topics, and develop a shared vision
4. Introduce Housing Needs Assessment section
   ➔ Help us identify additional housing needs that should be analyzed
Agenda

1. **Welcome and Introductions** | 9:00 - 9:15 am
2. **Housekeeping** | 9:15 - 9:20 am
3. **Project Status Update** | 9:20 - 9:25 am
4. **Subcommittee Structure** | 9:25 - 9:40 am
5. **Emerging Themes** | 9:40 - 9:55 am
7. **Introduction to the Housing Needs Assessment** | 10:20 - 10:50 am
8. **Review Next Steps** | 10:50 - 11:00 am
Housekeeping

9:15 - 9:20 am
Online Facilitation

These icons will be used to note a discussion opportunity

Type comments in “Questions”

“Raise your hand” to speak
Expectations for Participation

Purpose and Charge
Represent a broad constituency in providing input and direction on the 2021-2029 Housing Element.

Encourage participation.

Any Questions?
Use the Questions tool!

Expectations for Participation
Attend all meetings (or send an alternate)
Disagree respectfully
Share information with constituencies and community members
Be present: avoid multi-tasking and electronic distractions
Project Status Update

9:20 - 9:25 am
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
Online Workshop

Click Here to Participate in the Online Workshop
Subcommittee Structure

9:25 - 9:40 am
The housing element shall consist of... a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing (GC 65583)
Preservation Specific Components of Housing Element Law

- Programs to Conserve Existing Private Market Affordable Housing
- Programs to Preserve Assisted Affordable Housing
- An Analysis of Existing Assisted Housing Developments Eligible For Conversion
- Affirmatively Furthering Fair Housing Strategies*

*including protecting existing residents from displacement
Subcommittee Major Tasks

Define, Inform and Review:

- Vision, Goals and Objectives
- Policies & Programs
- Resources & Opportunities
- RHNA & Site Selection
- Housing Needs Assessment
- Housing Barriers & Constraints
- Housing Policy Strategies

Draft Plan
Project Timeline - Key Task Force Milestones

- Task Force Subcommittee Meetings Spring and Summer 2020
- Reconvene Task Force prior to draft release
- Adoption process begins in Spring 2021
- Final RHNA Numbers Released August 2020
- Draft Housing Element Released in Winter 2021
- Adopted and approved by Fall 2021
Emerging Themes

9:40 - 9:55 am
Emerging Themes from Public Workshops & Task Force

- Need to equitably expand and preserve housing across all communities
- Need for a variety of housing types to meet varying needs
- Need for more housing
- Ensure all people are housed
- Ensure housing stability and reduce displacement
- Need for new housing ownership models
- Develop and preserve permanently affordable housing
- Promote sustainable neighborhoods
- Need for more program coordination to help move the unhoused population into permanent homes
What is Housing Stability?

- Affordable housing costs (compared to income)
- Protections from eviction, rent increases, and harassment
- Sufficient space
- Safe and secure conditions
- Stable neighborhoods with social networks and access to amenities and opportunities (jobs, schools, food, health)
Potential Subcommittee Topic Areas

- Renter Protections/Enforcement of Fair Housing Law
- Eviction Defense for the Housed and Unhoused
- Replacement/Right of Return Policies
- Affordable Housing Allocation/Local Preference Policies
- Affordable Housing Preservation (Deed-restricted and not)
- Public Land/Land Trusts/Cooperatives
- Homeownership Facilitation
- Habitability and Code Enforcement

Which other topic areas need to be considered?
Review of Vision, Goals and Objectives
AKA Homework Review
9:55 - 10:20 am
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.
# What is a Goal, Objective, Policy & Program?

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Goal:</strong></td>
<td>A general expression of community values and direction, expressed as ends (not actions).</td>
</tr>
<tr>
<td><strong>Objective:</strong></td>
<td>A step toward attaining a goal.</td>
</tr>
<tr>
<td><strong>Policy:</strong></td>
<td>A specific statement that guides decision-making and helps implement a vision.</td>
</tr>
<tr>
<td><strong>Implementation Program:</strong></td>
<td>A specific action assigned to a responsible agency to accomplish an objective.</td>
</tr>
<tr>
<td><strong>Quantified Objective:</strong></td>
<td>A specific end, condition, or state that is a measurable immediate step toward implementing a program.</td>
</tr>
</tbody>
</table>
Current 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*.
Current Relevant Goals and Objectives

**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 1.2**
*Preserve* quality rental and ownership housing for households of all income levels and special 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.
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.
Is a strong vision for housing stability and tenure reflected in our existing Goal and Objectives? What goals and objectives may need an update or to be added?
Introduction to the Housing Needs Assessment

10:20 - 10:50 am
Housing Needs Assessment

The housing element shall consist of an identification and analysis of existing and projected housing needs...and shall include the following: (§ 65583(a))

- Analysis of Population & Employment Trends and Housing Needs Indicators
- Analysis and Documentation of Household and Housing Stock Characteristics
- Analysis of Special Housing Needs

...and the Regional Housing Needs Assessment (RHNA)
Regional Housing Needs Assessment (RHNA)

- The state determines our allocation as a SoCal (SCAG) region (now 1.34 million units).
- SCAG allocates the regional number to jurisdictions (by income category) through a RHNA methodology (LA draft = 455,565 units).
- Jurisdictions must show adequate sites zoned for housing, including sites for lower income allocation (30 units/acre).
- Jurisdictions must “upzone” within three years if there are not adequate zoned sites.
# 2021-2029 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.
Population Growth Compared to Housing Growth

RHNA is about planning for adequate housing for the existing and planned population.

Los Angeles has accumulated the largest housing “deficit” of the top 20 US cities since 1980.
RHNA Goals in Context

Housing Units Permitted, Compared to RHNA Goals

Future RHNA/Yr.: 57,500
Current RHNA/Yr.: 10,250

Data Source: US HUD SCOS Building Permit Database
LA has been averaging about 1,100 affordable units a year (closer to 1,450 last 5 years).

The new RHNA goal will require about 32,000 units per year affordable to moderate income or lower.
Housing Needs Assessment

Approach
Approach to Identifying & Analyzing Housing Needs

- **Collaborate** with the Task Force and public
- Use **quantitative** and **qualitative** approaches
- Use **disaggregated data** whenever possible to analyze need by:
  - Geography
  - Demographics (race/ethnicity, gender, age, income, etc.)
  - Ability (households with special needs)
  - Tenure (renter/owner/unhoused)
  - Household size & composition
- Analyze the needs of the **current** and **future** population
- **Adapt** to changing social and economic conditions
- Use analysis to develop a **cohesive narrative** that informs the goals, objectives, strategies, and programs and links the Housing Element with other City plans
- Link the narrative and data with the **resources and constraints** chapter
How to Give Feedback

1. Comment on overall approach and individual data points during this presentation

2. Review and add comments to chapter outline and data index (Google Doc will be shared after this meeting)

3. Email HousingElement@lacity.org if you’d like to take an even deeper dive

Later this year: Review and add comments or suggested edits to the draft plan
Housing Needs Assessment

Population & Employment
Population Trends

Examples: Growth, Age

Population Growth Up from Last Decade & Projected to Grow Faster

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>2,000,000</td>
</tr>
<tr>
<td>2000</td>
<td>4,000,000</td>
</tr>
<tr>
<td>2018</td>
<td>5,000,000</td>
</tr>
<tr>
<td>2040</td>
<td></td>
</tr>
<tr>
<td>2045</td>
<td></td>
</tr>
</tbody>
</table>

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%

Employment Trends

Examples: Jobs Openings, Employment Growth

Jobs with Most Projected Openings in Los Angeles Through 2024

<table>
<thead>
<tr>
<th>Occupational Title</th>
<th>Median Hourly Wage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personal Care Aides</td>
<td>$11.78</td>
</tr>
<tr>
<td>Combined Food Preparation and Serving Workers, Including Fast Food</td>
<td>$11.54</td>
</tr>
<tr>
<td>Cashiers</td>
<td>$11.63</td>
</tr>
<tr>
<td>Waiters and Waitresses</td>
<td>$12.06</td>
</tr>
<tr>
<td>Retail Salespersons</td>
<td>$12.17</td>
</tr>
<tr>
<td>Laborers and Freight, Stock, and Material Movers, Hand</td>
<td>$12.73</td>
</tr>
<tr>
<td>Office Clerks, General</td>
<td>$15.66</td>
</tr>
<tr>
<td>Stock Clerks and Order Fillers</td>
<td>$12.41</td>
</tr>
<tr>
<td>Janitors and Cleaners, Except Maids and Housekeeping Cleaners</td>
<td>$14.50</td>
</tr>
<tr>
<td>Security Guards</td>
<td>$13.33</td>
</tr>
</tbody>
</table>

LA County Job Growth vs Housing Growth, 2010-2018:

Jobs: 578,000
Housing: 152,000

Source: CA EDD, American Community Survey (ACS)
Population & Employment

Examples: Racial/Ethnic Disparities

Median hourly wage by race/ethnicity: Los Angeles City, CA, 1980-2015

<table>
<thead>
<tr>
<th>Year</th>
<th>People of color</th>
<th>White</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>$17</td>
<td>$27</td>
</tr>
<tr>
<td>1985</td>
<td>$17</td>
<td>$28</td>
</tr>
<tr>
<td>1990</td>
<td>$16</td>
<td>$28</td>
</tr>
<tr>
<td>1995</td>
<td>$16</td>
<td>$29</td>
</tr>
<tr>
<td>2000</td>
<td>$15</td>
<td>$29</td>
</tr>
<tr>
<td>2005</td>
<td>$16</td>
<td>$29</td>
</tr>
<tr>
<td>2010</td>
<td>$16</td>
<td>$29</td>
</tr>
<tr>
<td>2015</td>
<td>$16</td>
<td>$29</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>White</th>
<th>Black</th>
<th>Latino</th>
<th>Asian or Pacific Islander</th>
<th>Native American</th>
<th>Mixed/other</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>47.8%</td>
<td>16.7%</td>
<td>13.0%</td>
<td>11.2%</td>
<td>28.7%</td>
<td>8.8%</td>
</tr>
<tr>
<td>1990</td>
<td>37.3%</td>
<td>13.0%</td>
<td>11.2%</td>
<td>28.7%</td>
<td>8.8%</td>
<td>20.1%</td>
</tr>
<tr>
<td>2000</td>
<td>29.8%</td>
<td>10.9%</td>
<td>13.0%</td>
<td>48.5%</td>
<td>6.8%</td>
<td>8.8%</td>
</tr>
<tr>
<td>2010</td>
<td>28.7%</td>
<td>9.1%</td>
<td>11.6%</td>
<td>48.7%</td>
<td>5.6%</td>
<td>8.8%</td>
</tr>
<tr>
<td>2015</td>
<td>28.7%</td>
<td>8.8%</td>
<td>11.6%</td>
<td>48.7%</td>
<td>5.6%</td>
<td>8.8%</td>
</tr>
</tbody>
</table>
Population & Employment

Examples of Other Data to Assess

Demographics

- Race / Ethnicity Trends
- Population trends by neighborhood
- Segregation Patterns

Employment Trends

-Projected Workers by Income Categories
- Jobs/Housing balance throughout the city
Housing Needs Assessment

Household characteristics
Household Characteristics

Example: *Tenure*

36.8% **Owner Occupied**

63.2% **Renter Occupied**

*Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates*
Household Characteristics

Examples: Household Formation

Change in Owner and Renter Households, by Age 2010-2018

Source: ACS 1-year estimates, 2010 and 2018
Los Angeles City Planning

In Los Angeles, the median house price increased 358% since 1960, adjusted for inflation, while the median household income rose only 32%. In other words, house prices increased 11 times faster than household incomes:


Household Characteristics

Example: *Trends in Household Income*

**Los Angeles:**

- Median House Price
- Median Household Income

Growth rate:

- 400%
- 300%
- 200%
- 100%
- 0%

Household Characteristics

Example: **Persons Experiencing Homelessness**

### Rising Homelessness

<table>
<thead>
<tr>
<th>Year</th>
<th>Unsheltered</th>
<th>Sheltered</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>25,686 (69%)</td>
<td>7,999 (31%)</td>
</tr>
<tr>
<td>2016</td>
<td>28,464 (75%)</td>
<td>7,126 (25%)</td>
</tr>
<tr>
<td>2017</td>
<td>33,138 (73%)</td>
<td>8,952 (27%)</td>
</tr>
<tr>
<td>2018</td>
<td>31,285 (73%)</td>
<td>8,398 (27%)</td>
</tr>
<tr>
<td>2019</td>
<td>36,165 (75%)</td>
<td>8,944 (25%)</td>
</tr>
</tbody>
</table>

Source: LAHSA, Point-in-Time Counts
Household Characteristics

Examples of Other Data to Assess

Household Formation & Composition
- Change in average household size
- Household composition by type and size

Household Income
- Household income distributions by income category and tenure

Households with Special Needs
- Seniors
- Persons with disabilities
- Large households
- Families with female heads of households
- Persons living with HIV/AIDS
- LGBTQ households
- Foster youth
- Persons experiencing homelessness
Housing Needs Assessment

Housing Stock Characteristics
Housing Stock Characteristics

**Examples: Age, and Condition**

### Age of Housing Units

<table>
<thead>
<tr>
<th>Year Structure Built</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1939 or earlier</td>
<td>400,000</td>
</tr>
<tr>
<td>1940-1949</td>
<td>300,000</td>
</tr>
<tr>
<td>1950-1959</td>
<td>200,000</td>
</tr>
<tr>
<td>1960-1969</td>
<td>100,000</td>
</tr>
<tr>
<td>1970-1979</td>
<td>100,000</td>
</tr>
<tr>
<td>1980-1989</td>
<td>100,000</td>
</tr>
<tr>
<td>1990-1999</td>
<td>100,000</td>
</tr>
<tr>
<td>2000-2009</td>
<td>100,000</td>
</tr>
<tr>
<td>2010 or later</td>
<td>100,000</td>
</tr>
</tbody>
</table>

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

Number of low RISE scoring properties by census tract: SCEP Cycle III
Housing Stock Characteristics

Example: **Type and Size**

Percent Change in Housing Units by Building Type, 2000* to 2018**

Housing Stock Characteristics

Examples of Other Data to Assess

**Housing Growth, Type and Size**
- Change in Housing Units By Tenure
- Permitted units by structure type (SF / MF)
- Tenure by size of structure, unit size

**Demolitions**

**Code Enforcement Data (i.e. RISE, REAP)**

**Tenure**
- Renter-occupied units
- *New* Racial data of homebuyers (HMDA)
- *New* Shifts in ownership (including increases in corporate ownership)

**Age and Condition**
- Age of housing stock, by tenure
- Units lacking complete facilities
Housing Needs Assessment

Housing Needs Indicators
Housing Needs Indicators

Examples: Rent Burden, Median Housing Costs v. Earnings

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
Housing Needs Indicators

Example: *Rent Burden & Rates of Homelessness* (by Race/Ethnicity & Gender)

**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
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.
Housing Needs Indicators

Example: **Displacement Index**

HCIDLA Sample of Displacement Index

Used for the Eviction Defense Report Back includes:

**HCID Data**
- Ellis Evictions
- Tenant Buyouts/Cash for Keys
- RSO Eviction complaints
- RSO Rent increase complaints

**Market Data**
- Percent Change in Rents
- Percent Change in Home Values

**Demographic Change**
- Percent change in White homebuyers
- Neighborhood Index Change Score

**Other Indicators**
- Proximity to current and future rail

---

**Displacement Index**

Composite Score
- 1 - 13
- 14 - 25
- 26 - 36
- 37 - 48
- 49 - 60

Higher score indicates higher vulnerability

Data Source: HCIDLA, HMDA, LA Mayor’s Office, Zillow
Prepared by HCIDLA Policy + Research Unit M.A.
Housing Needs Indicators

Examples of Other Data to Assess

**Housing Costs**
- Median sales and rents, by subarea
- Income needed to afford rent; affordable rental rate based on median income
- Cost burden, by tenure and income

**Affordable Housing**
- Costs
- Expiring covenants; estimated costs to preserve expiring units
- Voucher payment standards; public housing rents

**Foreclosures**

**Displacement & Evictions**
- Ellis Act evictions
- Tenant clinic and legal service provider data

**Overcrowded Units**

**Fair Housing Inquiries, Violations & Discrimination**

**Relocation assistance for displaced tenants**
Housing Needs Assessment

Recap & Discussion
Discussion of Housing Needs Assessment

- What are some initial takeaways about housing needs you think are important to focus on?
- Is there anything else we should consider as an overall approach to the needs analysis, or other data needs?
Review Next Steps

10:50 - 11:00 am
Next Meeting: **May 13, 2020 | 9:30 - 11:00 a.m.**

- **Constraints on Housing Maintenance, Improvement and Development (Chapter 2)**
- **Inventory of Sites: Site Selection Methodology (Chapter 3)**
Before Next Meeting

Share Suggestions: Housing Needs Assessment

A Google Doc will be shared with the chapter outline and a complete list of data to be collected. Please review and add comments.

Review: Constraints (Chapter 2)

Review Chapter 2 of the current HE (Constraints on Housing Maintenance, Improvement and Development).

Review: Inventory of Sites (Chapter 3)

Review site selection methodology in Chapter 3 of the current HE (Inventory of Sites for Housing).
Thank you!

HousingElement@lacity.org