Thank you for joining the meeting.

The meeting will begin momentarily.
If you are experiencing technical difficulties, call/text Cally Hardy at (213)820-4233.
Housing Livability, Sustainability & Resiliency Subcommittee
Spring 2020, Meeting 2
May 28, 2020 | 10:00 am - 12:00 p.m.
Welcome and Introductions

9:00 - 9:10 am
Today’s Presenters & Meeting Facilitator

**Primary Contacts**

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

Jackie Cornejo  
*Housing and Community Investment*  
[jackie.cornejo@lacity.org](mailto:jackie.cornejo@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 remove constraints to housing
   c. Review available resources & opportunities to address constraints
   d. Review opportunities for conservation

2. Introduce the prior approach to the RHNA Inventory of Sites and requirements for the site selection process
Agenda

1. Welcome and Introductions | 10:00 - 10:10 am
2. Housekeeping, Updates, and Reminders | 10:10 - 10:15 am
3. Review Constraints to Housing | 10:15 - 11:05 am
4. Review Opportunities for Conservation | 11:05 - 11:25
5. Introduce the Approach to the Inventory of Sites | 11:25 - 11:50 am
6. Review Next Steps | 11:50 am - 12:00 pm
Major Subcommittee Meeting Topics

Last Month:
- Vision, Goals and Objectives
- Housing Needs Assessment

This Month:
- Housing Barriers & Constraints
- RHNA & Site Selection
- Resources & Opportunities

Next Month:
- Policies & Programs
- Housing Policy Strategies
Housekeeping, Updates, & Reminders

10:10 - 10:15 am
Online Facilitation

These icons will be used to note a discussion opportunity

Type comments in the chat box

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

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

Please help spread the word!
- 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
- Tuesday June 9th, 6:00 - 7:00 pm Spanish language
Identifying Constraints to Housing
10:15 - 11:05 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.
Los Angeles City Planning

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

Required Constraints Analysis Per State Law
GC §§ 65583(a)(5) and (6)
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
# Livability in our Homes, Neighborhoods, and City

<table>
<thead>
<tr>
<th>Homes</th>
<th>Neighborhoods</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Energy use</td>
<td>- Access to health care/food</td>
<td>- Clean air/water</td>
</tr>
<tr>
<td>- Habitable conditions</td>
<td>- Walkability</td>
<td>- Access to jobs</td>
</tr>
<tr>
<td>- Materials consumption</td>
<td>- Access to parks</td>
<td>- Protections against disasters</td>
</tr>
<tr>
<td>- Recycling</td>
<td>- Access to transit</td>
<td>- Green infrastructure</td>
</tr>
<tr>
<td>- Environmental wellness</td>
<td>- Environmental justice</td>
<td>- Climate adaptation and resilience</td>
</tr>
<tr>
<td>- Private open space</td>
<td>- Mix of uses</td>
<td></td>
</tr>
<tr>
<td>- Housing stability</td>
<td>- Economic integration</td>
<td></td>
</tr>
<tr>
<td>- Multigenerational housing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- New housing models</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Approach For Evaluating Constraints

Goal:

- Identify local barriers that impede increased livability and sustainability
- Discuss constraints to housing production in livability context
- Contextualize housing as part of a broader set of community needs
- Acknowledge and address the potential for both positive and negative impacts of housing production on livability and housing stability
- Focus on reducing racial and other disparities
- Identify barriers towards greater environmental justice
Constraints From One Perspective Can Be Opportunities From Another

<table>
<thead>
<tr>
<th>Land Use / Zoning</th>
<th>Impact Fees (example Parks Fee)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Can reduce project feasibility</td>
<td>Can reduce project feasibility</td>
</tr>
<tr>
<td></td>
<td>Can provide needed funding to community resources</td>
</tr>
<tr>
<td></td>
<td>Can also require/incentivize affordable housing, require open space, etc</td>
</tr>
</tbody>
</table>
Considerations for Housing Constraints
Research: How to Share

March 17, 2020 - From the March, 2020 issue

Economic Argument for Historic Preservation: Older Housing is Affordable Housing

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 Related to Housing Production

General Plan (11 Elements)
  Framework Element
  Community Plans

Zoning
  Overall Housing Capacity
  Specific Development Standards

Entitlement Processing / Procedures
Land Use & Zoning

General Plan
Land Use & Zoning

Current Land Use Distribution

Land use patterns focus most new housing in existing multifamily areas, near transit.

Land use patterns impact travel distance, GHG, and community health.
## 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
Open Space

Open Space Requirements:

- Projects with 6+ units
- Based on units and the number of bedrooms
- Can be a combination of private, common, and public space but at least 50% must be commonly accessible

Incentives Offered:

- Density Bonus and TOC offers a 20-25% reduction in the required on site open space

Re-code:

- Exploring allowing more publicly accessible open space, in excess of the 50% threshold.
Historic Preservation

80% of buildings in LA = more than 50 years old

1,180 Historic Cultural Monuments (HCM)

35 Historic Preservation Overlay Zones (HPOZs)

26 National Register (NR) districts

195 Individual National Register (NR) properties

<table>
<thead>
<tr>
<th>TYPE OF RESOURCE</th>
<th># OF PARCELS</th>
<th>% OF PARCELS</th>
<th>% OF AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic-Cultural Monuments (HCM)*</td>
<td>1,180</td>
<td>0.1%</td>
<td>1.0%</td>
</tr>
<tr>
<td>Historic Preservation Overlay Zone (HPOZ)</td>
<td>21,284</td>
<td>2.4%</td>
<td>1.8%</td>
</tr>
<tr>
<td>National Register Listed**</td>
<td>2,302</td>
<td>0.3%</td>
<td>0.3%</td>
</tr>
<tr>
<td>SurveyLA Eligible for Historic Designation***</td>
<td>30,549</td>
<td>3.4%</td>
<td>4.5%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>55,315</td>
<td>6.2%</td>
<td>7.6%</td>
</tr>
</tbody>
</table>

Source: LA Conservancy
Recent Local Efforts To Remove Land Use & Zoning Constraints

- **Long range policy plans**
  - 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 to housing may include concerns about:

- Aesthetics (building design, height, volume)
- Traffic and parking provided
- “Change” opposition to new neighbors
- Infrastructure
- Gentrification and displacement
- 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)
California Environmental Quality Act (CEQA)

**BIOLOGICAL RESOURCES**
- Coastal Zone Management Resources
- Aquatic Wildlife and Essential Fish Habitat
- Invasive Species
- Vegetation and Habitats
- Threatened and Endangered Species

**HUMAN ENVIRONMENT**
- Air Quality
- Community and Recreational Resources
- Cultural Resources
- Environmental Justice
- Existing Infrastructure
- Hazardous, Toxic, and Radioactive Waste
- Noise
- Socioeconomics
- Traffic and Transportation
- Visual and Aesthetic Resources

**PHYSICAL ENVIRONMENT**
- Geology
- Marine Hydrodynamic Effects Including Salinity, Currents, and Tidal Impacts
- Project Area and Climate
- Topology and Soils
- Water and Sediment
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 Livability, Sustainability & Resiliency

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. Building Code Requirements
2. Building Permit and Plan Check Process
3. Required On-/Off-Site Improvements

Potential Constraints

Limited ability to adapt to new building typologies, materials, and construction techniques

Environmental risk areas
Efforts to Address Constraints Related to Building Codes, Public Improvement, and Other Procedures

- Los Angeles Green Building Code (LAGBC)
  - Cool roof rebate
- Brace and Bolt Program
- Soft-story Retrofit Program
- Existing Buildings Energy & Water Efficiency (EBEWE) Program
- Co-location of telecommunication devices
- Case Streamlining
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?
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

Higher land values has resulted in homeownership being out of reach for renters and increasingly for homeowners.

<table>
<thead>
<tr>
<th>2018 Bottom-Tier Price Rank</th>
<th>2018</th>
<th>2017</th>
<th>% Change</th>
<th>Household Income to Afford</th>
<th>Share of Households with Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>1  San Jose-Sunnyvale-Santa Clara, CA</td>
<td>$763,147</td>
<td>$664,853</td>
<td>15%</td>
<td>$168,200</td>
<td>32.0%</td>
</tr>
<tr>
<td>2  San Francisco-Oakland-Hayward, CA</td>
<td>$538,503</td>
<td>$501,002</td>
<td>7%</td>
<td>$121,800</td>
<td>41.4%</td>
</tr>
<tr>
<td>3  Oxnard-Thousand Oaks-Ventura, CA</td>
<td>$437,947</td>
<td>$417,904</td>
<td>5%</td>
<td>$101,000</td>
<td>40.7%</td>
</tr>
<tr>
<td>4  Los Angeles-Long Beach-Anaheim, CA</td>
<td>$435,854</td>
<td>$405,647</td>
<td>7%</td>
<td>$101,000</td>
<td>33.2%</td>
</tr>
<tr>
<td>5  San Diego-Carlsbad, CA</td>
<td>$415,874</td>
<td>$386,431</td>
<td>8%</td>
<td>$96,500</td>
<td>37.6%</td>
</tr>
<tr>
<td>6  Urban Honolulu, HI</td>
<td>$368,828</td>
<td>$356,385</td>
<td>3%</td>
<td>$86,800</td>
<td>47.3%</td>
</tr>
<tr>
<td>7  Seattle-Tacoma-Bellevue, WA</td>
<td>$305,360</td>
<td>$270,919</td>
<td>13%</td>
<td>$73,700</td>
<td>53.6%</td>
</tr>
<tr>
<td>8  Boston-Cambridge-Newton, MA-NH</td>
<td>$291,089</td>
<td>$268,842</td>
<td>8%</td>
<td>$70,700</td>
<td>57.4%</td>
</tr>
<tr>
<td>9  Portland-Vancouver-Hillsboro, OR-WA</td>
<td>$286,416</td>
<td>$266,059</td>
<td>7%</td>
<td>$69,300</td>
<td>49.9%</td>
</tr>
<tr>
<td>10 Denver-Aurora-Lakewood, CO</td>
<td>$280,067</td>
<td>$257,503</td>
<td>9%</td>
<td>$68,400</td>
<td>53.6%</td>
</tr>
</tbody>
</table>

Source: UC Berkeley Terner Center
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

Park Fees

Requires a project to:

- Dedicate land for a park,
- Provide a commonly accessible open space,
- Or pay a fee that will be used to construct, maintain, and improve parks.
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.

Affordable Housing Trust Fund Funding, 2013-2019

Funding Source for Los Angeles Affordable Housing Trust Fund (AHTF)
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 Livability, Sustainability & Resiliency

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?
Opportunities for Conservation in Residential Development

11:05 - 11:25 am
Chapter Overview

- The chapter must identify opportunities for **water and energy conservation** in residential developments, including:
  - Conservation efforts being made by the City of Los Angeles
  - Building design and land-use planning initiatives which contribute to conservation, such as:
    - Green building programs,
    - The promotion of infill projects and mixed-use development
    - Transit-oriented sustainable development.
Reducing Consumer Use of Energy and Water

- California Green Building Code
- Los Angeles Green Building Code
- Energy Efficiency Methods
  - Cap and Trade
  - Case Processing Initiatives (Permit expediting for LEED projects)
  - Efficient Appliances
  - Home Energy Audit
- Influencing Hours of Use (Peak rate billing)
- Passive Solar Design
- Landscaping
- Recycling
- Gateway to Green (G2G)
Specific Strategies/Resources for Low-Income Households

- Affordable Housing and Sustainable Communities (AHSC) program
- LADWP outreach grant
- Federal Low-Income Home Energy Assistance Program (LIHEAP)
- State’s Low-Income Weatherization Program
Reducing Consumer Use of Water

Water Conservation Methods

- Efficient appliances
- Mandatory Water Conservation
- Greywater
- Recycled Water
- Storm Water Runoff
- Rainwater Harvesting
- Turf Replacement Program
Reducing Consumer Use of Energy

Renewable Energy

- LADWP’s goal is to reduce energy use by 15% by 2020.
  - Refrigerator Exchange Program,
  - Attic Insulation Rebate,
  - Residential Energy Efficiency Loan Program
- Green New Deal
  - 55% renewable energy by 2025, 80% renewable energy by 2036, and 100% renewable energy by 2045.
- On-Site Energy Generation
- EV Parking

<table>
<thead>
<tr>
<th>LADWP Power Resources (Calendar Year 2017)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renewable Energy*</td>
</tr>
<tr>
<td>30%</td>
</tr>
<tr>
<td>Natural Gas</td>
</tr>
<tr>
<td>Nuclear</td>
</tr>
<tr>
<td>Large Hydroelectric</td>
</tr>
<tr>
<td>Coal</td>
</tr>
<tr>
<td>Other/Unspecified Sources of Power</td>
</tr>
</tbody>
</table>
*Renewable energy sources include biomass & waste (1%), geothermal (4%), small hydroelectric (4%), solar (11%), and wind (10%).
Sustainable Development: Planning and Land Use

- Transit Oriented Districts/Transit Neighborhood Plans
- Transit Oriented Communities
- Citywide Design Guidelines
- Modified Parking Requirements Ordinance
- Bike Parking Ordinance
- Clean Up Green Up (CUGU)
- Adaptive Reuse Ordinance
- SB35
Sustainable Development

- Development Standards / Performance Standards
  - Los Angeles Green Building Code
  - Green Streets Standard Plans
Looking forward to Solutions...

- What other opportunities for conservation of water and energy should we explore? What opportunities should we explore to create more sustainable communities?
- What efforts have worked well? What efforts need more development?
Inventory of Sites & Site Selection Process

11:25 - 11:50 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>
</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><strong>By Income Category</strong></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>
</tr>
<tr>
<td>2638001042</td>
<td>1954</td>
<td>Shopping Center (Neighborhood)</td>
<td>[Q]C2-1-CDO</td>
<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 - 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>
</tr>
<tr>
<td>Encino - Tazana</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>
</tr>
<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 with Housing Capacity

<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>
</tr>
<tr>
<td>South Los Angeles</td>
<td>1,729</td>
<td>6,405</td>
<td>386</td>
</tr>
<tr>
<td>Southeast Los Angeles</td>
<td>1,691</td>
<td>8,405</td>
<td>413.5</td>
</tr>
<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>
</tr>
<tr>
<td>Van Nuys</td>
<td>444</td>
<td>2,542</td>
<td>254.3</td>
</tr>
<tr>
<td>Venice</td>
<td>190</td>
<td>907</td>
<td>46.4</td>
</tr>
<tr>
<td>West Adams</td>
<td>1,456</td>
<td>8,368</td>
<td>417.3</td>
</tr>
<tr>
<td>West Los Angeles</td>
<td>629</td>
<td>10,862</td>
<td>268.6</td>
</tr>
<tr>
<td>Westchester</td>
<td>371</td>
<td>12,645</td>
<td>291.7</td>
</tr>
<tr>
<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>
</tr>
<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

11:50 am - 12:00 pm
Next Meeting: Date Coming Soon

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