Thank you for joining the meeting.

The meeting will begin momentarily. If you are experiencing technical difficulties, call or email: (619) 952-7375, jnielsen@mig.com
Housing Element 2021-2029

Housing Production and Construction Innovation Subcommittee
Spring 2020, Meeting 1
April 21, 2020 | 9:00 - 11:00 a.m.
Introductions and Housekeeping

9:00 - 9:20 am
Online Facilitation

These icons will be used to note a discussion opportunity

Type comments in “Questions”

“Raise your hand” to speak
Housing Element Team

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Group Introductions
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
Meeting Agenda

1. **Introductions and Housekeeping** | 9:00 - 9:20 am
2. **Project Status Update and Emerging Themes** | 9:20 - 9:30 am
3. **Subcommittee Structure and Focus** | 9:30 - 9:55 am
5. **Introduction to the Housing Needs Assessment** | 10:20 - 10:50 am
6. **Review Next Steps** | 10:50 - 11:00 am
Expectations for Participation

Purpose and Charge

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

Encourage participation.

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

Any Questions?
Use the Questions tool!
Project Status Update & Emerging Themes

9:20 - 9:30 am
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
Online Workshop

Click Here to Participate in the Online Workshop
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
Subcommittee Structure & Focus
9:30 - 9:55 am
General Plan Obligation

General Plan

The General Plan is the comprehensive plan for the City of Los Angeles. It lays out our values, sets forth a vision for the type of city we aspire to be, and provides guidance on how the city prepares for and responds to change.

Housing is one of 11 current General Plan Elements. The others include:

- Framework
- Land Use
- Air Quality
- Conservation
- Health
- Mobility
- Safety
- Infrastructure
- Noise
- Open Space
- Public Facilities.

- The General Plan is the preeminent planning document, sitting atop the hierarchy of local land use measures. Once adopted, it has binding effect on the locality. All actions taken by the jurisdiction must be consistent with the general plan.
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)
Production Specific Components of Housing Element Law

An Analysis of Existing + Projected Housing Needs

Inventory of Sites

Analysis of Zoning and the Capacity of the Inventory to Accommodate the RHNA for Each Income Level
- Density and Affordability
- Realistic Site Capacity to Accommodate the RHNA
- Small Sites and Large Sites
- Non-Vacant Sites
- Sites with Current or Past Residential Uses
- Sites IDd in the Past

Analysis of Public Facilities
Housing Production Specific Components of Housing Element Law

Review of Constraints, Opportunities, and Resources

Analysis of Governmental Constraints and Efforts to Remove Them
- land use/zoning controls
- building codes
- site improvements,
- fees and other exactions
- local processing and permit procedures
- locally adopted ordinances that directly impact the cost and supply of residential development
Housing Production Specific Components of Housing Element Law

Review of Constraints, Opportunities, and Resources

Analysis of Non-Governmental Constraints

- availability of financing
- the price of land
- the cost of construction
- 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
Subcommittee Major Tasks

Define, Inform and Review:

- Vision, Goals and Objectives
- Housing Needs Assessment
- Resources & Opportunities
- RHNA & Site Selection
- Policies & Programs
- 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
What is the primary focus of this subcommittee

- Increasing Production
- Maximizing Affordable Housing Production
- Innovation in Construction, Production & Tenure
Potential Subcommittee Topic Areas

Addressing Zoning & Regulatory Constraints
Maximizing Affordable Housing Production
What Housing Typologies (four-plex, larger units, micro units, etc) Should We Be Prioritizing?
Where Should We Prioritize New Housing?
Enabling a More Equitable Distribution of Affordable Housing
Minimizing Displacement
Replacement/Right of Return Policies/Local Preference Policies
Public Land/Land Trusts/Cooperatives
Homeownership Facilitation
Innovative Housing Typologies and Construction Methods
Special Needs Housing

Which other topic areas need to be considered?
Review of Vision, Goals and Objectives

AKA Homework Review

9:55 - 10:20 am
Current Housing Element Vision

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><strong>Goal:</strong></th>
<th>A general expression of community <strong>values</strong> and direction, expressed as ends (not actions).</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective:</strong></td>
<td>A <strong>step</strong> toward attaining a goal.</td>
</tr>
<tr>
<td><strong>Policy:</strong></td>
<td>A specific <strong>statement</strong> that guides decision-making and helps implement a vision.</td>
</tr>
<tr>
<td><strong>Implementation Program:</strong></td>
<td>A specific <strong>action</strong> 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 <strong>measurable</strong> 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 1.1 Produces an adequate supply of rental and ownership housing in order to meet current and projected 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 2.** A city in which housing helps to create **safe, livable, and sustainable neighborhoods.**

**Objective 2.1**
Promote **safety and health** within neighborhoods.

**Objective 2.2**
Promote **sustainable neighborhoods** that have mixed-income housing, jobs, amenities, services and transit.

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

**Objective 2.4**
Promote **livable neighborhoods** with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.

**Objective 2.5**
Promote a more **equitable distribution** of affordable housing opportunities throughout the City.
Is a strong vision for housing production, construction and innovation reflected in our existing Goal and Objectives? What goals and objectives may need an update or to be added?
## 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.*

<table>
<thead>
<tr>
<th>Objective 1.1</th>
<th>Objective 1.2</th>
<th>Objective 1.3</th>
<th>Objective 1.4</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Produce</strong> an adequate supply of rental and ownership housing in order to meet current and projected needs.</td>
<td><strong>Preserve</strong> quality rental and ownership housing for households of all income levels and special needs.</td>
<td><strong>Forecast and plan</strong> for changing housing needs over time in relation to production and preservation needs.</td>
<td>Reduce <em>regulatory and procedural barriers</em> to the production and preservation of housing at all income levels and needs.</td>
</tr>
</tbody>
</table>
Goal 2. A city in which housing helps to create **safe, livable, and sustainable neighborhoods**.

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**Objective 2.5**
Promote a more **equitable distribution** of affordable housing opportunities throughout the City
Introduction to the Housing Needs Assessment

10:20 - 10:50 am
Housing Needs Assessment Approach
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.

**Difference between Population Growth and Housing Growth, 1980-2018**

Los Angeles City Planning

Population Growth Compared to Housing Growth

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Population Growth Compared to Housing Growth

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RHNA Goals in Context

Housing Units Permitted, Compared to RHNA Goals

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

Data Source: US HUO SDCO2 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
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>1990</td>
<td>3,000,000</td>
</tr>
<tr>
<td>2000</td>
<td>4,000,000</td>
</tr>
<tr>
<td>2010</td>
<td>5,000,000</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 Composition, 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)
Employment Trends

Examples: Jobs Loss Related to Covid-19

Percent of currently employed Americans dips 16%; even more severe drop in LA county

A total of 5,477 adult members of the Understanding Coronavirus in America tracking survey participated in the online survey between March 1 – 16, 2020. The sample included 1,080 residents of Los Angeles County. Participants were members of USC Dornsife Center for Economic and Social Research’s Understanding America Study, a probability-based online survey panel recruited using address-based sampling. Margin of sampling error is +/-2 percentage points for the national sample, and +/-4 for LA County. More information at Covid19Pulse.USC.edu
Population & Employment

Examples: Racial/Ethnic Disparities
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*

- **Owner Occupied**: 36.8%
- **Renter Occupied**: 63.2%

*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

- **Under 35 years**
- **35 to 44 years**
- **45 to 54 years**
- **55 to 64 years**
- **65 to 74 years**
- **75 to 84 years**
- **85 years and over**

*Source: ACS 1-year estimates, 2010 and 2018*
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: **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</td>
<td>7,999 (31%)</td>
</tr>
<tr>
<td>2016</td>
<td>28,464</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 Count
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>1950-1949</td>
<td></td>
</tr>
<tr>
<td>1960-1959</td>
<td></td>
</tr>
<tr>
<td>1970-1969</td>
<td></td>
</tr>
<tr>
<td>1980-1979</td>
<td></td>
</tr>
<tr>
<td>1990-1989</td>
<td></td>
</tr>
<tr>
<td>2000-2009</td>
<td></td>
</tr>
<tr>
<td>2010 or later</td>
<td></td>
</tr>
</tbody>
</table>

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

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

Examples: *Production*

![Chart showing housing permits per capita issued, 1990-2018 for various cities.](chart.png)

Source: Apartment List (David H. Montgomery / CityLab)
Housing Stock Characteristics

**Example: Type and Size**

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

![Bar chart showing percent change in housing units by building type.](source)

Housing Stock Characteristics

Example: *Production Pipeline*

<table>
<thead>
<tr>
<th>Category</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed</td>
<td>50,279</td>
<td>48,895</td>
</tr>
<tr>
<td>Entitled</td>
<td>20,515</td>
<td>27,352</td>
</tr>
<tr>
<td>Permits</td>
<td>20,831</td>
<td>20,329</td>
</tr>
<tr>
<td>Occupancy</td>
<td>13,895</td>
<td>11,725</td>
</tr>
</tbody>
</table>
Housing Stock Characteristics

Example: **Affordable Housing Discretionary Approvals**

**Percentage of Approved Affordable Units by Year**

- 2015: 93% Affordable, 7% Market Rate
- 2016: 91% Affordable, 9% Market Rate
- 2017: 91% Affordable, 9% Market Rate
- 2018: 87% Affordable, 13% Market Rate
- 2019: 79% Affordable, 21% Market Rate

**Approved Affordable Units by Income Level**

- Extremely Low
- Very Low
- Low
- Moderate
- General Affordable

- 2015: 713
- 2016: 1,161
- 2017: 1,157
- 2018: 1,417
- 2019: 2,977
Housing Stock Characteristics

Examples of Other Data to Assess

**Housing Growth, Type and Size**
- Change in housing units by tenure
- Change in population and housing units
- Change in production by income
- Permitted units by structure type (SF / MF)
- Proposed units, approved units, permitted units, and built units
- 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 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

- **Los Angeles**
  - Median Earnings: $2,614
  - Median Housing Costs: $1,514
- **Cleveland**
  - Median Earnings: $2,623
  - Median Housing Costs: $852
- **New York City**
  - Median Earnings: $3,326
  - Median Housing Costs: $1,539

LA has a higher percentage of cost burdened households than any other major American city

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

Homelessness in LA

Data Source: National Equity Atlas/PolicyLink and the USC Program for Environmental and Regional Equity
Housing Stock Characteristics

Example: *Rent Per Unit By Bedroom*

**MARKET RENT PER UNIT BY BEDROOM**

Data source CoStar
Housing Needs Indicators

Example: **Vacancy**

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
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**
- Rental costs (size, bedrooms, location, access)
- 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 19, 2020** | **9:00 - 10:30 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
The Southern California (SCAG) Region has Millions more People but Building Far Fewer Units

Building Permits, SCAG Region 1970–2016

The Number of Homes per Person Added has Dropped Significantly Since the 1970s

- **1970-1980**
  - 1 NEW UNIT PER 1.74 PERSONS ADDED
- **1990-2000**
  - A DROP IN HOME BUILDING
  - 1 NEW UNIT PER 4.52 PERSONS ADDED
- **2010-2016**
  - 1 NEW UNIT PER 3.36 PERSONS ADDED
Housing Need Greatest at Lower Income Levels

Los Angeles County Needs 516,946 More Affordable Rental Homes

Lowest Income Households Are Disproportionately and Severely Cost Burdened

Source: California Housing Partnership analysis of 2017 PUMS data using adapted NLACH methodology.

*Cost burdened households spend 30% or more of their income towards housing costs. Severely cost burdened households spend more than 50%.