



Los Angeles

# HOUSING ELEMENT

---

2021-2029



## ACKNOWLEDGEMENTS

<p><b>MAYOR</b> Eric Garcetti</p> <p><b>CITY COUNCIL MEMBERS</b>  Gil Cedillo. District 1  Paul Krekorian. District 2  Bob Blumenfield. District 3  Nithya Raman. District 4  Paul Koretz. District 5  Nury Martinez. District 6  Monica Rodriguez. District 7  Marqueece Harris-Dawson. District 8  Curren D. Price, Jr. District 9  Mark Ridley-Thomas. District 10  Mike Bonin. District 11  John Lee. District 12  Mitch O'Farrell. District 13  Kevin de León. District 14  Joe Buscaino. District 15</p> <p><b>CITY PLANNING COMMISSION</b>  Samantha Millman, President  Caroline Choe, Vice President  Renee Dake-Wilson, Commissioner  Jenna Hornstock, Commissioner  Helen Leung, Commissioner  Yvette López-Ledesma, Commissioner  Karen Mack, Commissioner  Dana Perlman, Commissioner  Vacant, Commissioner</p> <p><b>DEPARTMENT OF CITY PLANNING</b>  <i>Executive Office</i>  Vincent P. Bertoni, AICP, Director  Kevin Keller, AICP, Executive Officer  Arthi L. Varma, AICP, Deputy Director  Shana M.M. Bonstin, Deputy Director  Vacant, Deputy Director  Lisa M. Webber, AICP, Deputy Director</p> <p><i>Citywide Policy Division</i>  Nick Maricich, Principal City Planner  Matthew Glesne, Senior City Planner  Blair Smith, City Planner  Ari Briski, City Planner  Cally Hardy, City Planning Associate  Betty Barberena, Planning Assistant  Wajiha Ibrahim, Planning Assistant</p>	<p><i>Contributing City Planning Staff</i>  Conni Pallini-Tipton, Senior City Planner  Connie Chauv, City Planner  Nuri Cho, City Planner  Eric Claros, City Planner  Ulises Gonzalez, City Planner  Gabriela Juarez, City Planner  Norali Martinez, City Planning Associate  Jonathan Chiu, Planning Assistant  Rina Lara, Planning Assistant  Roy Samaan, Planning Assistant  Jack Y. Tsao, OSRA II  Yingshi Huang, Student Professional Worker</p> <p><i>Geographic Information Systems</i>  Betty Dong, GIS Chief  Charles Lee, GIS Supervisor II  Gary L Himan, GIS Supervisor I  Timmy Luong, GIS Supervisor I  Jesus Ramos, GIS Supervisor I  Will Buckhout, GIS Specialist  Kory Sirkin, GIS Specialist  Tom Tran, GIS Specialist</p> <p><i>External Affairs</i>  Yeghig Keshishian, Chief External Affairs Officer  Jenna Monterrosa, Senior City Planner  Shakeh Boghoskahanian, Graphics Supervisor I  Arlet Shirvanian, Graphic Designer III  Collette Del Poso, Graphics Designer I  Nora Frost, Public Information Director I  Jaime Espinoza, Planning Associate  Verenice Estrada, Student Professional Worker</p> <p><b>CONSULTANTS</b>  MIG Consulting  FM3 Research  Rincon Consultants, Inc.  Fehr &amp; Peers  Terner Center for Housing Innovation, UC Berkeley  Issi Romem, MetroSight</p>
---	---



**CITY ATTORNEY**

Mike Feuer, City Attorney  
 Kathryn C. Phelan, Deputy City Attorney  
 Oscar Medellin, Deputy City Attorney

**LOS ANGELES HOUSING DEPARTMENT (LAHD)**

(Formerly Housing + Community Investment Department, HCIDLA)

Ann Sewill, General Manager  
 Tricia Keane, Executive Officer  
 Anna Ortega, Interim Assistant General Manager  
 Daniel Huynh, Assistant General Manager  
 Robert Galardi, Acting Director  
 Claudia Monterrosa, (Former) Director, Public Policy + Research  
 Edwin Gipson, Director of Housing  
 Ashley Atkinson, Senior Manager, Accessible Housing Program Performance  
 Nancy Twum-Akwaboah, Housing, Planning & Economic Analyst  
 Maya Abood, Housing, Planning, & Economic Analyst  
 Jackie Cornejo, Housing, Planning + Economic Analyst  
 Sara Wall, Community Housing Programs Manager  
 Marites Cunanan, Sr. Management Analyst II  
 Emma Garcia, Sr. Management Analyst  
 Danielle Thompson, Finance Development Officer  
 Mariano Napa, Finance Development Officer  
 Diego Soler, Intern

**PROJECT PARTNER AGENCIES****HOUSING AUTHORITY OF THE CITY OF LOS ANGELES (HACLA)**

Ann Lynch, Quality Control Manager  
 Jenny Scanlin, Chief Strategic Development Officer  
 Patricia Mendoza, Assistant Director

**LOS ANGELES HOMELESS SERVICES AUTHORITY (LAHSA)**

Rita Noorzay, Sr. Project Manager  
 Bryan Brown, Project Manager  
 Alexander Visotzky, Associate Director  
 Jeffrey Proctor, Associate Director

**LA SANITATION**

Colette Monell, Environmental Specialist  
 Nuna Tersibashian, Environmental Supervisor  
 Azya Jackson, Environmental Engineer  
 Deborah Deets, Landscape Architect

**CITY ADMINISTRATIVE OFFICE (CAO)**

Blair Miller, Project Coordinator  
 Meg Barclay, City Homelessness Coordinator  
 Helene Rotolo, Management Analyst

**DEPARTMENT OF AGING (DoA)**

Mariella Freire-Reyes, Sr Management Analyst  
 Jennifer Ware, Sr Management Analyst  
 Laura Trejo, General Manager

**DEPARTMENT OF DISABILITY (DOD)**

Geoffrey Straniere, Project Manager  
 Stephen Simon, Executive Director

**DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT(DONE)**

Semee Park, Project Coordinator  
 Jose Galdamez, Project Coordinator

**DEPARTMENT OF PUBLIC WORKS (DPW) -**

*Street Services (STREETS)*  
 Colette Monell, Environmental Specialist  
 Nuna Tersibashian, Environmental Supervisor  
 Rachel O'Leary, Intern

*Bureau of Sanitation (LASAN)*  
 Colette Monell, Environmental Specialist  
 Nuna Tersibashian, Environmental Supervisor  
 Melinda Bartlett, Environmental Affairs

**EMERGENCY MANAGEMENT DEPARTMENT (EMD)**

Crisanta Gonzalez, Emergency Management Coordinator  
 Carol Parks, Assistant General Manager  
 Patrick Munongo, Emergency Management Coordinator

**DEPARTMENT OF TRANSPORTATION (LADOT)**

Rubina Ghazarian, Supervising Transportation Planner



<p><b>DEPARTMENT OF BUILDING AND SAFETY (DBS)</b>  Carolynn Nepomuceno Juacalla,  Structural Engineering Associate  Charmie Huynh, Assistant Deputy  Supervisor  Frank Lara, Director of Government and  Community Relations</p> <p><b>DEPARTMENT OF WATER AND POWER (LADWP)</b>  Theresa Kim, Civil Engineering Associate  Delon Kwan, Manager  Jin Hwang, Civil Engineering Associate  Alvin Bautista, Manager</p>	<p><b>MAYOR'S OFFICE</b>  Amy Anderson, (former) Chief Housing  Officer  Azeen Khanmalek, Director of Affordable  Housing Production  Laura Krawczyk, Planning and  Development Manager  Theadora Trindle, Planning &amp;  Development Manager</p>



## HOUSING ELEMENT TASK FORCE

Task Force Members	
Full Name or Organization	
A Community of Friends	Kaiser Permanente
A. Lenise Kouture, Empowerment Congress	Koreatown Immigrant Workers Alliance (KIWA)
West Neighborhood Development Council	LA Community Action Network (LA CAN)
AARP	LA Family Housing
Abode Communities	Laisa Caldwell, Housing Authority of the City of Los Angeles (HACLA) - Resident Advisory Council
Abundant Housing LA	Legal Aid Foundation of Los Angeles
Affordable Living for the Aging	Liberty Hill Foundation
AIA Los Angeles	Local Initiatives Support Corporation (LISC)
Alliance for Community Transit - Los Angeles (ACT-LA)	Los Angeles Area Chamber of Commerce
Alliance of Californians for Community Empowerment (ACCE)	Los Angeles Conservancy
Armbruster Goldsmith & Delvac, LLP	Los Angeles Tenants Union
Building Industry Association	Lucille Floresta, Sylmar Neighborhood Council
California Apartment Association	Neighborhood Legal Services of Los Angeles County
California Community Foundation	National Resources Defense Council (NRDC)
California Home Builders	Pacific Urbanism
Carl Cade, Market Rate Developer	PATH Ventures
Cathy Wayne, Bel Air Beverly Crest Neighborhood Council and Laurel Canyon Association	Public Counsel
CDTech	Renee Dake Wilson, Former City Planning Commissioner, Architect
Central City Association of Los Angeles	Southern California Association of Nonprofit Housing (SCANPH)
Clifford Beers Housing, Inc.	Standard Communities
Craig Lawson & Co., LLC	Steinberg Hart
Crenshaw Subway Coalition	Strategic Actions for a Just Economy
Disability Rights California	Three6ixty
Downtown Women's Center	Tomas Steidl, Architect
East LA Community Corporation	UCLA Lewis Center for Regional Policy Studies
Enterprise Community Partners	United Way
Esperanza Community Housing Corporation	Universal Standard Housing
First 5 LA	USC Price Center for Social Innovation
Greater Watts Development Corporation	Venice Community Housing
Grounded Solutions Network	Walker Wells, Sustainability and Green Building Advisor
Housing Rights Center	Weingart Center Association
Inner City Law Center	
James Wen, City of Los Angeles	
Transgender Advisory Council	
Jane Demian, Eagle Rock Neighborhood Council	



# TABLE OF CONTENTS

## ES. Executive Summary

- Introduction
- Housing Crisis in Los Angeles
- Housing Element: Process and Purpose
- Summary of Public Engagement
- Summary of the Plan to House LA
- Regional Housing Needs Assessment (RHNA) Summary

## Chapter 1. Housing Needs Assessment

- Introduction ..... 1-2
- Population Characteristics ..... 1-3
- Income and Employment ..... 1-11
- Household Characteristics ..... 1-17
- Households with Special Needs ..... 1-20
- Housing Stock Characteristics ..... 1-28
- Housing Costs and Overcrowding ..... 1-38
- Regional Housing Needs Assessment ..... 1-49
- Affirmatively Further Fair Housing. .... 1-53

## Chapter 2. Constraints On Housing Maintenance, Improvement, and Development

- Introduction ..... 2-1
- Constraints Overview ..... 2-2
- Constraints for Housing for People with Disabilities and Special Needs. .... 2-9
- Analysis of Preservation of At-Risk Units. .... 2-11

## Chapter 3. Opportunities for Conservation in Residential Development

- Introduction. .... 3-1
- Comprehensive Plans. .... 3-2
- Targeted Initiatives. .... 3-4
- Water Management Plans. .... 3-8
- Residential and Commercial Rebate Programs for Efficient Appliances. .... 3-8



- Greenhouse Gas Reduction Strategies. . . . . 3-9

## Chapter 4. Adequate Sites for Housing

- RHNA Allocation and Target Capacity for Adequate Sites Inventory. . . . . 4-3
- Adequate Sites Inventory . . . . . 4-5
- Identification of Rezoning Need . . . . . 4-26
- Affirmatively Furthering Fair Housing (AFFH) Analysis . . . . . 4-27

## Chapter 5. Review of the 2013-2021 Housing Element

- Progress in Meeting the Regional Housing Needs Assessment Allocation . . . 5-3
- Review Of 2006-2014 Housing Element Goals, Objectives and Policies . . . . 5-5

## Chapter 6. Housing Goals, Objectives, Policies, and Programs

- Background . . . . . 6-1
- What is a Goal, Policy, Objective and Program?. . . . . 6-2
- Citywide Vision and Housing Priorities. . . . . 6-4
- Key Definitions. . . . . 6-4
- Goals, Objectives, Policies. . . . . 6-5
- Programs . . . . . 6-15

## APPENDICES

- 0.1 Summaries of Public Outreach (Launch Phase, Concepts Phase)
- 2.1 Governmental, Non-Governmental, and Constraints for People with Disabilities
- 2.2. Preservation of At Risk Units
- 2.3 Generalized Summary of Zoning Regulations
- 2.4 Summary of Case Filing and Building Permitting Fees
- 2.5 Coastal Zone Building Activity Data 1982-2021
- 2.6 Summary of Total Number of Affordable Housing Units and Restricted Units
- 2.7 Expiration of Affordable Housing Restriction Unit Analysis
- 2.8 At-Risk Expiring Affordable Housing Inventory October 1, 2021 to September 30, 2031
- 2.9 List of Qualified Non-Profit Housing Development Entities
- 4.1 Inventory of Adequate Sites for Housing
- 4.2 Pipeline Development - Public Land
- 4.3 Pipeline Development - Private Development
- 4.4 Additional AFFH Data Analysis



- 4.5 Land Use (Table C)
- 4.6 Technical Appendix - Regression Methodology
- 4.7 Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing  
Need (Table B) - Coming Soon
- 5.1 Evaluation of 2013-2021 Goals, Policies, Objectives, and Programs
- 6.1 Lead and Supporting Agencies



# Executive Summary

## A. Introduction to the Plan to House LA

The City of Los Angeles has experienced the most severe housing crisis of any major city in the United States for some time now. With a wave of evictions threatening to further increase Los Angeles' homeless count and potentially move more families deeper into poverty, the devastating ways in which our housing crisis exacerbates existing disparities has become all too clear. The critical need for greater housing stability, affordability, equity and opportunity have never been more important.

The 2021-2029 Housing Element of the General Plan (The *Plan to House LA*) presents a vision where housing in Los Angeles is ample and affordable, where tenants and affordable housing are protected and preserved and where proactive efforts are made to reverse the legacies of discriminatory and racist policies.

In that regard, the *Plan to House LA* offers an important opportunity to center racial and social equity and to directly address the severe housing disparities and patterns of exclusion that continue to shape who can live where. It reflects a commitment to providing housing initiatives that expand and preserve our affordable housing stock, encourage greater access to housing, minimize the displacement of vulnerable residents, and reform policies and practices that have negatively impacted Angelenos, particularly Communities of Color, including Indigenous, Black, Latinx, and Asian communities.

This Housing Element updates the previous (2013-2021) Housing Element, keeping its general structure in place, while making changes to reflect evolving needs, priorities, resources, and conditions in the City.

Loving Los Angeles means facing the bitter truth about our past that maps of our city were drawn to protect the wealth of white people and destroy the wealth of Black people and other people of color. Redlining and exclusionary zoning resulted in a city where today black and Mexican origin families hold 1/90th of the wealth of white families on average, it's a city where Black people are overrepresented among those experiencing homelessness by a factor of four, and where Latino homelessness accounts for the greatest jump of newly homeless Angelenos.

- Mayor Garcetti, State of the City 2021



## B. Background - The Housing Crisis in Los Angeles

Los Angeles is one of the most dynamic cities in the world. However, with its continued growth and economic success has come increasing challenges relating to the need for more affordable housing and support to help homeless Angelenos off the street and into homes. Simply put, over the past 40 years, Los Angeles has welcomed more people without adding enough places for them to live. While the City has made significant progress in the last eight years, much more needs to be done to achieve the kind of City Angelenos have made clear they desire. Housing is key to this vision.

It is a cliché to say that the City of Los Angeles is in a housing crisis. However, the negative impacts resulting from the severe misalignment of housing costs and incomes in this City are hard to overstate. Angelenos pay more of their income on housing, live in more overcrowded conditions, and have the highest rates of unsheltered homelessness of any city in the country. Almost half of all households struggle to pay their rent and mortgage, with more than a third of renters spending half their paycheck on rent<sup>1</sup>. Many workers in the City are forced to live far from their jobs, which worsens commute times, our air quality and greenhouse gas emissions.

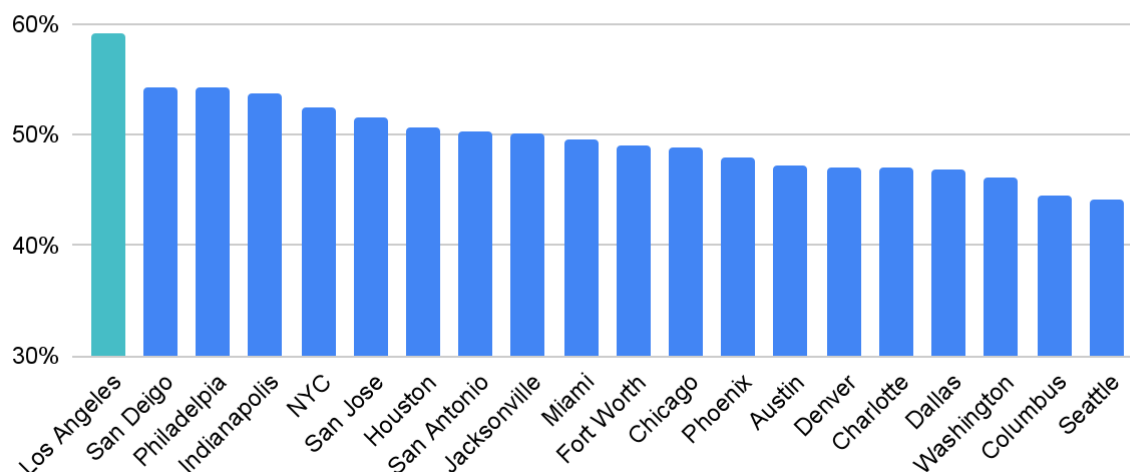
---

<sup>1</sup> 2019 American Community Survey



**Chart ES.1**

## Los Angeles has a Higher Percentage of Rent Burdened Households than other Major US Cities



American Community Survey; 2019: ACS 5-Year Estimates

While rising housing costs impact all segments of the housing market, it is particularly dire for those with low incomes, the unhoused, and those with special housing needs. These populations frequently face discrimination, health conditions, lack of transportation, and unemployment that exacerbate difficulties in accessing permanent housing. Despite significant advances in housing individuals that may have lost their home, and providing for special needs, homelessness continues to increase as people are losing their housing faster than new housing can be provided and obtained.

Displacement pressures are intensifying and Angelenos (particularly families with children) are increasingly leaving the City because, in part, they no longer find it possible to afford the cost of housing. Young people in particular, are not able to form households. With housing options so limited, many households are only able to find affordable housing in traditionally lower income neighborhoods, which intensifies gentrification pressures. Unequal access to neighborhoods with high resources and opportunities such as good jobs, transit, parks, and amenities exacerbates segregation, economic disparities, unhealthy living conditions, and commute times.

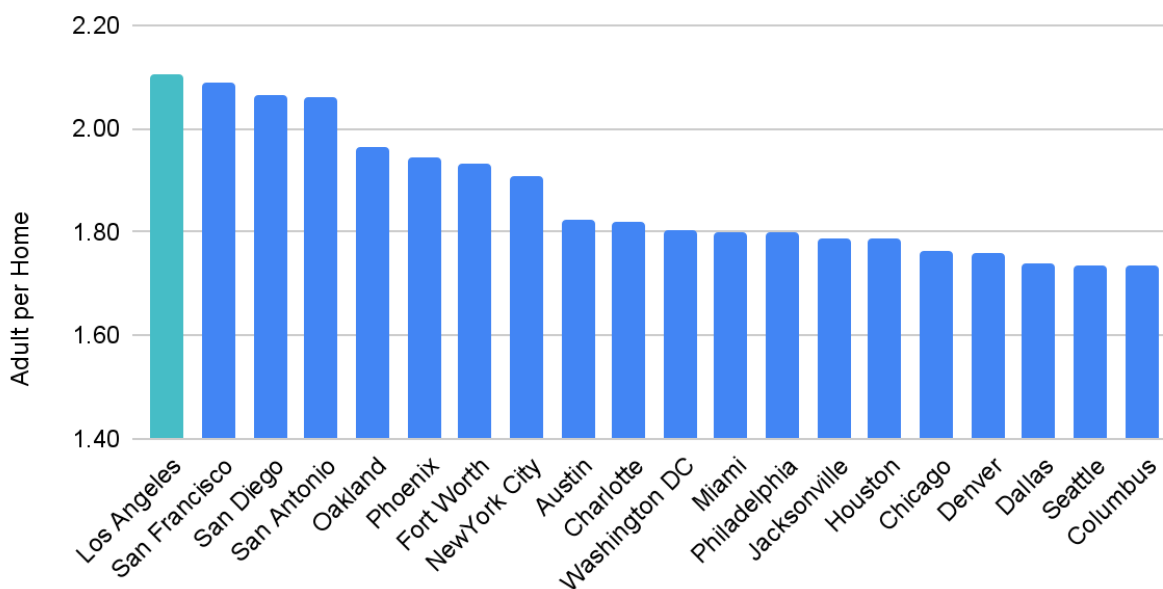
Most experts point to a lack of adequate, affordable housing for the population as the root of the local housing crisis. Los Angeles has the fewest number of homes per adult of major US cities (see Chart ES.2 below). If the City of Los Angeles had the same



number of homes per adult as the national average, the City would have an additional 129,000 homes (2019, American Community Survey). This shortage has developed primarily since the 1980s, as the population in Los Angeles grew much faster than the creation of new housing. Downzonings during this period limited the land area and intensities at which housing could be built.

**Chart ES.2**

### Adults (18+) per Housing Unit, Major US Cities



Source: 2019 ACS 5-Year Estimates

To address worsening statewide housing needs California's Housing Element Law has undergone numerous revisions in recent years. These changes include new requirements to account for existing unmet housing needs when planning for housing. As such, the City's new Regional Housing Needs Assessment (RHNA) allocation is significantly higher this cycle, reflecting the severe shortage of available and affordable housing in Los Angeles.

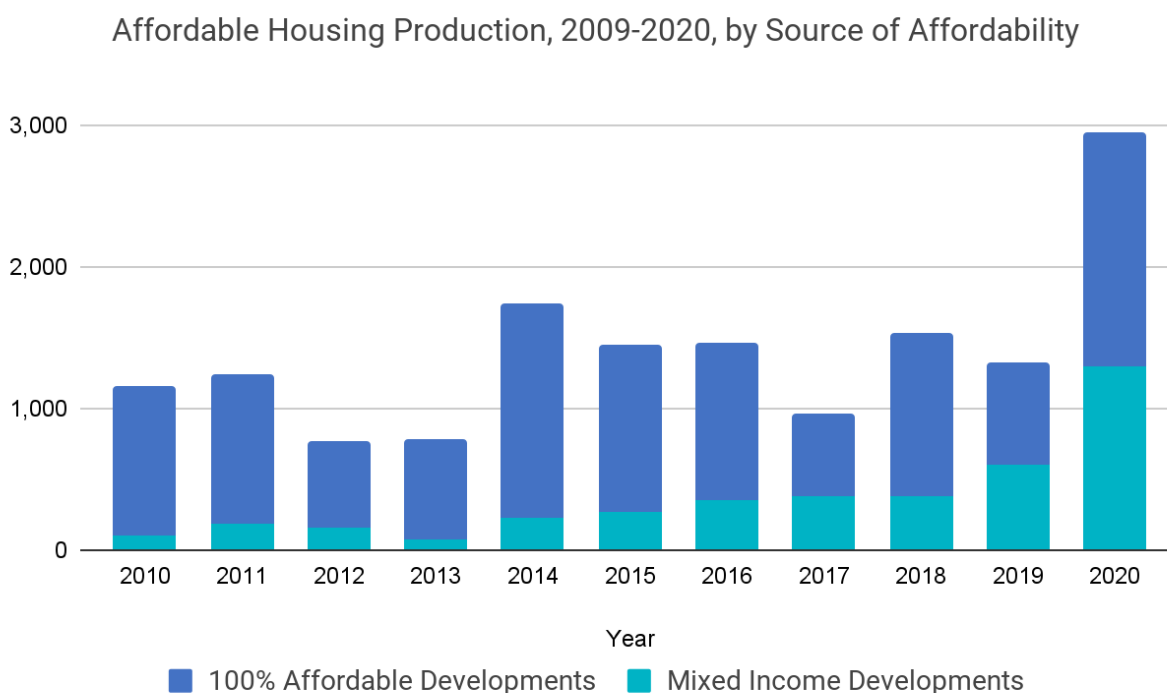
Identifying and addressing the causes of the housing shortage is a central part of the Housing Element process (see Constraints Chapter 2). Some factors are out of the City's control (increasing material costs; a shortage of construction labor, etc) but other areas present opportunities to alleviate constraints imposed by the City including regulatory burdens (lengthy approvals, fees), a deficiency of public subsidy, local processes that create risk and uncertainty; and an undersupply of land where affordable



housing is allowed to be built. All of these factors overlap and impact where housing can be built, types of housing and local housing market conditions.

The City of Los Angeles has been taking bold strides to address the housing issues of residents, and has begun to see some positive results. Since the adoption of the prior Housing Element, the City has created several important funding and incentive tools that have significantly increased the production of affordable housing over prior levels (as shown in Chart ES. 3), while also adopting many additional tenant protection and affordable housing preservation policies (see Chapters 2 and 5).

**Chart ES.3**



Source: HCID and LACP; Annual Progress Reports of the Housing Element, 2010-2020

The *Plan's* detailed information on the City's housing needs (presented in Chapter 1) shows the considerable challenges but also notes some important progress in reversing some of the worst trends of prior decades (e.g. cost burden, overcrowding, and rent levels). Much more work is needed to make meaningful improvements in the lives of Angelenos.



This Housing Element presents a critical opportunity for the City to reverse housing disparities across geographies, incomes, and racial groups and guarantee the right of safe, secure and affordable housing for all Angelenos. This is not an easy task, as the challenges we face are deep rooted and transformative change is needed; however, the imperative is clear. We must work to build a more affordable, resilient, and just city for all.

## Reader's Guide

While the Plan's narrative frames the key concepts and proposals of the Housing Element, the essence of the Plan lies in its goals, objectives, policies, and programs. These declarative statements set forth the City's approach to various issues. Goals, objectives, policies, and action programs are described below.

**Goals:** A goal is a statement that describes the future condition or "end" state. Goals are outcome-oriented and achievable over time, though not driven by funding.

**Objectives:** An objective is an aspirational measure of goal attainment. In the Housing Element, the objectives follow the goal and precede the policies. Meeting given objectives will depend on available funding to implement the proposed programs.

**Policies:** A policy is a clear statement that guides a specific course of action for decision-makers to achieve a desired goal. Each policy in the Plan is labeled with the goal and objective they refer to, and a unique number (e.g., 1.2.3).

**Programs:** An implementation program is an action, procedure, program or technique that carries out goals and policies. Implementation programs are comprehensive in nature, encompassing amendments of existing and preparation of new ones. Completion of a recommended implementation program will depend on a number of factors such as citizen priorities, finances, and staff availability. These recommendations are suggestions to future decision makers as ways to implement the goals and policies contained in this Housing Element. The listing of recommended implementation programs in the Housing Element does not obligate the City to accomplish them. Chapter 6 contains a list of all the Housing Element implementation programs.



## Housing Element Organization

The Housing Element of the General Plan is organized into six chapters. Each chapter is further organized into sections that address specific topics described below:

**Introduction and Orientation.** This initial chapter describes the role and requirements for the Housing Element. The chapter also outlines the Plan's six goals, highlights the Plan's organizational format, describes the Plan's relationship to the City's General Plan as well as plans developed by other City agencies and regional jurisdictions and includes a glossary of terms. This chapter also includes a summary of the outreach completed while developing the draft.

**Chapter 1. Housing Needs Assessment** - Provides a comprehensive overview of the City's population, household, and housing stock characteristics, and an analysis of these factors in order to identify housing needs of the variety of household types and special needs across the City. The analysis highlights low rates of housing affordability and the creation and loss of existing low-cost housing. In addition, demographic changes such as the increase in the senior population and decrease in young families and children are assessed.

**Chapter 2. Constraints on Housing Maintenance, Improvement, and Development** - Addresses regulations and conditions that constitute constraints to housing production and preservation, including governmental regulations, infrastructure requirements and non-governmental market conditions such as land, construction and labor costs, opposition to housing, and restricted financing availability.

**Chapter 3. Opportunities for Conservation in Residential Development** - State Housing Element law requires cities to identify opportunities for energy conservation in residential development. The City has broadened this analysis to include energy conservation, water conservation, alternative energy sources and sustainable development which supports conservation and reduces demand. These efforts reduce development costs and improve the long-term affordability of housing units. The enactment of the LA Green Building Code and other regulations like the Low-Impact Development Ordinance have greatly strengthened City efforts towards sustainability. Specific City programs include providing rebates for energy efficient appliances, shifting the time of energy use, using alternative sources of energy (i.e., solar power), installing green roofs, requiring more sustainable landscaping and site design, and adopting General Plan land use designations and zoning that facilitate higher-density, compact, infill development near transit.



**Chapter 4. Adequate Sites for Housing** - State Housing Element law requires the City to show that it has adequate land zoned to accommodate expected population growth. For the 8-year plan period (2014-2021), the number of housing units estimated to be needed in Los Angeles is 456,643. The figure is called the Regional Housing Needs Assessment (RHNA).

This Chapter identifies the City's inventory of land suitable for residential development without the need for any legislative action by the City, identifies additional alternative methods of satisfying the RHNA, provides an analysis of the inventory's compliance with Affirmatively Furthering Fair Housing (AFFH) requirements, and identifies the need for rezoning programs to accommodate the RHNA allocation. The analysis demonstrates that, during the 6th cycle, the City has an anticipated unit potential of 266,647 units, of which 81,312 units are Lower Income. As a result, the Plan identifies a need for a Rezoning Program to accommodate 219,732 units.

**Chapter 5. Review of the 2006-2014 Housing Element** - Preparation of the Housing Element Update included the essential step of evaluating the previous 2006-2014 Housing Element in order to identify progress and evaluate the effectiveness of previous policies and programs. The review shows that building permits were issued for 117,088 new housing units. The City has therefore already met its overall RHNA target of 82,002 units; however, it is not expected to have produced enough housing in the affordable lower and moderate income categories. The review noted progress in increasing affordable housing production, particularly through mixed-income developments and showed that the goals, objectives and policies of the previous Housing Element remain largely relevant and important. This Housing Element Update builds upon them, reconfiguring and refining some of them to better focus the City's strategy. The updates focused on advancing citywide housing priorities that specifically address the housing shortage, advancing racial equity and access to opportunity, protecting Angelenos from displacement, and promoting sustainability and resilience. Similarly, the evaluation of programs provided insight into which efforts were more effective than others. As a result, many programs have been reconfigured so that going forward, more will be accomplished and a more accurate accounting can occur through the Housing Element's Annual Progress Report.

**Chapter 6. Housing Goals, Policies, Objectives and Programs** - The objectives, policies and implementation programs under each goal speak to the diverse housing needs across the City. The City's approach to alleviating housing needs and



of creating sustainable mixed-use, mixed-income neighborhoods across the City aim to provide opportunities for housing, jobs, transit and basic amenities for all segments of the population. Each program was crafted to meet particular housing needs of the City, whether they are renters or homeowners, or populations with special needs. The goals, objectives and policies are organized around five issues: housing production; housing preservation; livable and sustainable communities; housing opportunities for all; and ending homelessness.

## C. Housing Element: Purpose and Process

### Housing Element and the General Plan

In the State of California, all cities are required to develop a General Plan and the Housing Element is a required component of every city's General Plan. The General Plan can be thought of as a city's "constitution for development," or the foundation upon which all land use decisions are to be based. It establishes policies and programs that assist decision makers as they review planning approvals for a new project or consider a proposed ordinance or policy. As such, the General Plan provides the foundational guide for planning, outlining how land is used and how the City allocates its resources. The General Plan is, however, more than just the legal basis for all local land use decisions; it is the vision for how the City will evolve, reflecting the values and priorities of its communities.

The City of Los Angeles' General Plan consists of 12 Citywide Elements and 35 Community Plans, which collectively serve as the Land Use Element. The Framework Element establishes the overarching vision for the City's future growth, and the long-range strategies, goals, objectives, and policies to implement that vision. The General Plan also includes topic-specific elements, including the Housing Element, which provide detailed goals, policies and programs specific to each area of focus, in consistency with other elements. The Framework Element continues to provide policy direction for future amendments to the Housing Element and the Community Plans, which determine the zoning and land use for each parcel of land in the City

The *Plan to House LA* update embodies the existing goals and policies of other General Plan elements and identifies the more detailed strategies the City will implement to achieve them with regards to housing. The update also ensures that housing goals, objectives and policies are integrated and consistent with all of the other elements of the General Plan. Recent changes to state law require the city to review, and update as



necessary, the Safety Element alongside the Housing Element. The Safety Element is another topic specific element that details the city's approach to preventing, responding to and recovering from disaster events. Targeted amendments to the Safety Element are being adopted alongside the Plan to House LA to reflect the city's expanded focus on planning for hazards including wildfires, flooding and the impacts of climate change. Additionally, some minor amendments will be adopted into the Plan for a Healthy Los Angeles to clarify that the plan satisfies the state environmental justice requirements of SB 1000.

While fulfilling the statutory requirements of State Housing Element law, the policies and programs herein also foster on-going partnerships among City departments, with other governmental agencies, and with the private sector to respond to ever-changing housing demands and market conditions. The update provides policy guidance relating to housing issues to decision makers at all levels of City government.

### **State Law Framework**

Statutory requirements for the Housing Element are delineated in California State Government Code Section 65580 – 65589.9. The Housing Element is required to be updated every eight years in accordance with a specific schedule of dates established by the State. This Housing Element therefore covers the period of October 1, 2021 through October 1, 2029.

Pursuant to State law, the Housing Element must include the following key components:

- An analysis of existing and projected housing needs
- An analysis of potential constraints on housing
- An analysis of assisted housing developments that are “at-risk” and eligible to change from low-income housing uses
- An inventory of land suitable for housing
- An affirmatively furthering fair housing (AFFH) analysis
- An analysis of any special housing needs
- An analysis of opportunities for residential energy conservation
- An evaluation of the previous Housing Element
- Goals, policies, and implementation programs

Because housing needs are recognized as a matter of statewide concern, the State, through the Department of Housing and Community Development (HCD), must certify the compliance of every jurisdiction's Housing Element upon adoption. Pursuant to AB



72 (2016), HCD also has new statutory authority to revoke Housing Element compliance if the local government's actions do not comply with state law. In addition, HCD may notify the California Office of the Attorney General that the local jurisdiction is in violation of state law for non-compliance with housing element law (or other state housing laws).

### **Affirmatively Furthering Fair Housing**

Pursuant to Assembly Bill 686 (2018), the Housing Element must include an analysis and determination of consistency with Affirmatively Furthering Fair Housing (AFFH) requirements. AFFH is defined as “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. These actions must, taken together, address significant disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, and foster and maintain compliance with civil rights and fair housing laws.”

To comply with these requirements, the implementation programs of the Housing Element must affirmatively further fair housing, and must include an Assessment of Fair Housing. The City currently has an adopted Assessment of Fair Housing plan (2018-2023) and anticipates an update to the AFH to commence in 2022. Additionally, the adequate sites suitable for housing development must be identified throughout the City in a manner that affirmatively furthers fair housing (see Chapter 4).

For purposes of the Housing Element sites inventory, this means that sites identified to accommodate the lower-income portion of the RHNA are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. A helpful resource is to conduct AFFH analysis is the California Tax Credit Allocation Committee (CTCAC)/California Department of Housing and Community Development (HCD) Opportunity Maps, which can be seen on Map 3.4 (Chapter 2) or accessed at: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>.



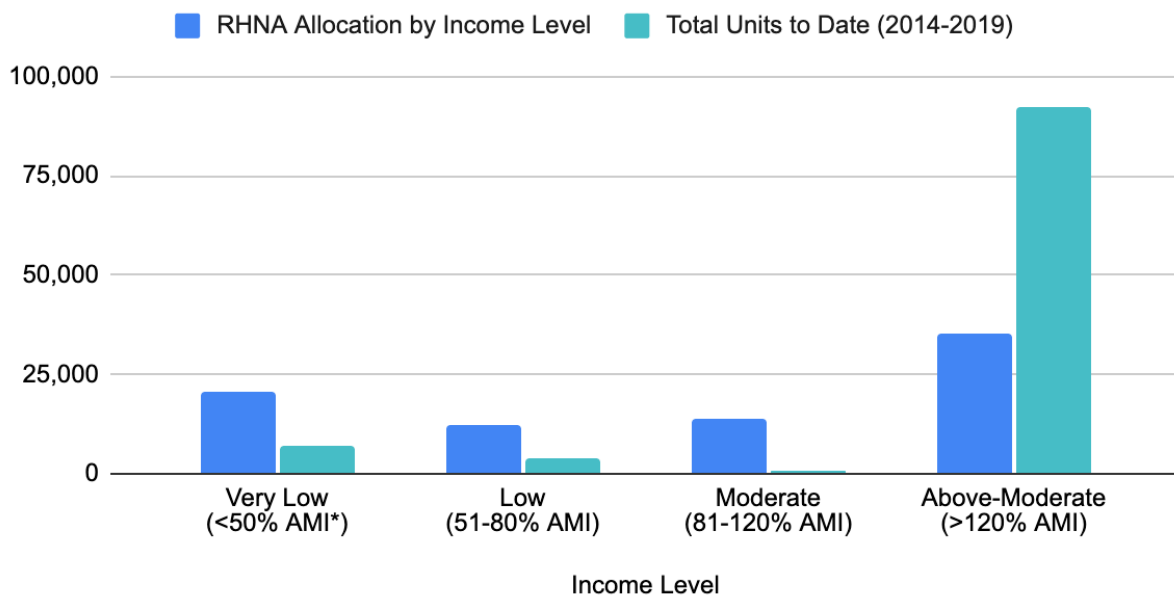
## D. Regional Housing Needs Assessment (RHNA) Summary

The Regional Housing Needs Assessment (RHNA) is the State required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The State assigns each region in California a housing target (RHNA Allocation) that is distributed to jurisdictions through a methodology prepared by the regional councils of government. The RHNA allocation is further segmented into four income categories based on area median income (AMI). Each local jurisdiction must then identify adequate sites with realistic development potential to demonstrate it can meet its share of the regional housing needs.

The City's RHNA allocation for the previous Housing Element planning period of January 1, 2014 to September 30th, 2021 was 82,002 new housing units. From 2014 to the end of 2020 (7 years), building permits were issued for 117,088 new housing units. The City has therefore already met its overall RHNA target of 82,002 units; however, it is not expected to have produced enough housing in the affordable lower and moderate income categories. Progress on meeting the 5th cycle RHNA is detailed more fully in Chapter 5 and summarized in the Chart ES.3 below.

**Chart ES.3**

### RHNA Allocation by Income Level and Total Units to Date (2014-2020)



For this current 2021-2029 Housing Element 6th cycle, the regional Southern California



Association of Governments (SCAG) issued a target of 456,643 housing units for the entire City of Los Angeles, of which 184,721 units (40%) are designated for very low- and low-income households. These figures are more than five times higher than the prior 5th cycle allocation, as seen on Table ES.1 below. This significant increase is primarily the result of changes in state law that included new markers of *existing* housing needs such as overcrowding and cost burden in the RHNA.

**Table ES.1**

<b>Comparison of 6th vs. 5th Cycle RHNA Targets, by Income Level</b>		
<b>Income Level</b>	<b>2013-2021 Target Units</b>	<b>2021-2029 Target Units</b>
<b>Very Low-Income</b> (0-50% AMI)	20,426	115,978*
<b>Low-Income</b> (51-80% AMI)	12,435	68,743
<b>Moderate-Income</b> (81-120% AMI)	13,728	75,091
<b>Above Moderate-Income</b> (Over 120% AMI)	35,412	196,831
<b>Total Units:</b>	<b>82,002</b>	<b>456,643</b>
<b>*Note:</b> 57,989 (50%) of the Very Low-Income units are considered to be Extremely Low-Income (ELI)		

Through the implementation of the policies and programs set forth in the *Plan to House LA*, the City will pursue the production and preservation of housing for all residents and will strive to meet its RHNA goal of 456,643 new units by October, 2029. However, the lack of adequate resources for Affordable Housing will likely lead to production levels of low and moderate income units that fall short of the RHNA goals.

As described more fully in the RHNA Section of Chapter 1, the City estimates that under current assumptions it will likely be unable to meet its total RHNA targets for new construction. The City is therefore projected to fall short at the affordable (below 120% AMI) income ranges, but may meet the above moderate (market-rate) production levels. While the RHNA allocation suggests that almost 260,000 units affordable to households earning less than 120% AMI will be needed, it is anticipated that approximately 51,000 affordable units may be constructed within the eight year RHNA period at this range



(about 20% of the target). This is a reflection that total housing needs for lower and moderate income households greatly exceeds the ability to meet those needs with existing financial resources and incentive programs. However, it is important to highlight that this Housing Element is projecting a significant increase in housing production at all income ranges compared to prior cycles.

## E. Summary of the Plan to House LA

As described in more detail above (See *State Law Framework* above) Housing Element law requires that each City and County identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, programs and quantified objectives to further the development, improvement, and preservation of housing.

The *Plan to House LA* translates state law requirements into a document that is organized in a logical and readable manner that aligns with the City's General Plan format. The *Plan to House LA* is organized into six chapters and a series of appendices. Each chapter is further organized into sections that address specific topics.

The content of the *Plan to House LA* was influenced by the development of six key "Concepts." These Concepts integrated feedback from the public alongside citywide policy priorities to describe how the City intends to meet increasingly ambitious housing production goals. They center around access to opportunity, housing stability, anti-displacement, equity, affordability, well-being and sustainability. The Plan's six Concepts are listed below in the Public Participation section.

### Housing Goals, Objectives, Policies and Programs

Los Angeles' housing goals, objectives, policies, and programs are guided by the City's overall housing vision:

*It is the overall housing vision of the City of Los Angeles to create housing opportunities that enhance affordability, equity, livability and sustainability by remedying discriminatory housing practices and creating a city with a range of housing types, sizes, and costs in close proximity to jobs, transit, amenities, and services. In keeping with a fundamental belief that housing is a human right, the City will work towards ensuring that housing stability and affordability is provided to all residents.*



In line with this vision, all goals, policies and objectives are intended to further certain Citywide Housing Priorities, defined below to include:

**Addressing the Housing Shortage:** Increase the production of new housing, particularly affordable housing.

**Advancing Racial Equity & Access to Opportunity:** Proactively address racial and economic segregation in the city by creating housing opportunities that address historic patterns of discrimination and exclusion.

**Preventing Displacement:** Protect Angelenos—especially persons of color—from indirect and direct displacement, and ensure stability of existing vulnerable communities.

**Promoting Sustainability & Resilience and Environmental Justice through Housing:** Design and regulate housing to promote health and well-being, increase access to amenities, contribute to a sense of place, foster community and belonging, and protect residents from existing and future environmental impacts.

The five goals that will guide the 2021-2029 Housing Element are as follows:

**GOAL 1:** A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

**GOAL 2:** A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.

**GOAL 3:** A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

**GOAL 4:** A City that fosters racially and socially inclusive neighborhoods and corrects the harms of historic racial, ethnic, and social discrimination of the past and present.

**GOAL 5:** A City that is committed to preventing and ending homelessness.

Each goal, along with major associated objectives, policies and programs will be summarized below. Please see Chapter 6 for the complete descriptions.



## Goal 1 - Housing Production

Goal 1 emphasizes the importance of overall housing production in order to result in an ample supply of housing to better meet both existing and projected housing needs. This goal recognizes that rates of housing production have been insufficient historically and that in order to combat overcrowding and cost-burden, more housing options are needed, particularly those that are more affordable. A lack of adequate funding for deed-restricted Affordable Housing and other subsidies has limited the ability of the City to provide a critical social safety net for those at greatest risk of housing insecurity and homelessness. However, an increasing number of Affordable units are being created in mixed-income housing projects, often serving those at the lowest income categories (extremely low and very low).

Per the 2021-2029 RHNA, the City needs to produce about 57,000 units per year in the the 6th Housing Element Cycle; however, the City has only been producing an average of 16,700 units per year since 2014, indicating substantial changes are needed to achieve these housing goals. Of the City's 2021-2029 RHNA, about 23,000 units/year should be affordable to lower income households (80% AMI and below), however the City has only been producing an average of 1,650 affordable units per year since 2014. While significantly more housing at all income ranges is needed to address the current shortage, it will likely not be sufficient to serve those with the lowest incomes. Therefore, the particular importance of housing production that is affordable to lower income households is emphasized throughout Goal 1, while Goal 2 emphasizes that production must be balanced with strong preservation, replacement and tenant rights policies.

Objectives within the housing production goals are divided into three areas: forecasting and planning for changing housing needs (1.1), facilitating housing production, especially for affordable housing and housing meeting citywide housing priorities (1.2), and promoting a more equitable geographical distribution of affordable housing (1.3).

The policies and programs for production include locating new sources of local financing for affordable housing, targeted loan programs for homeowners and land use changes to increase sites where affordable housing can be built. Changes to production related policies from the prior Housing Element include a greater emphasis on producing a supply of housing that will alleviate *existing* housing needs, implementing strategies to better align citywide and community level housing planning efforts and reducing racial and economic segregation through a much stronger focus on locating Affordable Housing in all communities, particularly High Opportunity Areas. For



example, Program 65 calls for allocating housing targets within Community Plan areas in a way that affirmatively furthers fair housing. Anti-displacement is added as a core component to future planning and land use strategies and the importance of more state and regional coordination is also strengthened.

## **Goal 2 - Housing Preservation and Housing Stability**

The *Plan to House LA* establishes a new Goal 2 focusing on housing preservation and tenant protections in order to elevate critical City priorities around housing stability. This is a recognition of the importance of maintaining existing affordable housing and keeping people housed. Given the substantial cost benefits to preserving existing units as opposed to constructing a new unit, Los Angeles has long been committed to activities that support the preservation of affordable housing.

Objectives within the housing preservation and stability goal are divided into three topic areas: strengthening renter protections and preventing displacement (2.1), promoting more affordable ownership opportunities and ownership retention strategies (2.2), and conserving and improving the quality of housing (2.3). The overall policies within these objectives emphasizes the importance of prioritizing underserved communities and the most vulnerable.

Preservation related policies and programs include a combination of affordable housing preservation, habitability code enforcement, tenant protections, and ownership strategies; funding incentives to rehabilitate and maintain the housing stock; outreach, and education; as well as mechanisms to extend the affordability terms of units facing expiring covenants. There is also an overall increased emphasis on preventing displacement and protecting communities of color, which was not explicitly discussed in the previous Housing Element. New strategies include expanding “no net loss” requirements, affordable housing replacement policies, and a tenant’s right to return to any replaced housing unit. Concepts such as extending affordability covenant terms, establishing community preference policies as well as promoting emerging ideas such as community land trusts and tenant/community opportunity to purchase programs were also added. One significant new preservation strategy involves the purchase of naturally affordable housing in order to remove units from the speculative market, help insulate tenants from price increases, and create housing for low-income families. Finally, there is an increased emphasis on education and empowerment for both tenants and homeowners. Specifically, language has been added to help promote homeownership as a wealth building strategy in communities of color through the



prevention of predatory real estate practices and the promotion of education around enhancing home equity.

### **Goal 3 - Healthy, Livable, Sustainable, and Resilient communities**

Goal 3 emphasizes the important role of housing in creating a city that offers healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos. The goal encompasses an array of policies and actions that both enhance the quality of life and well-being of communities throughout Los Angeles as well as promote overall sustainability and resilience.

The objectives under this goal relate to the use of quality design (3.1), environmental sustainability (3.2) and promoting disaster and climate resilience in citywide housing efforts (3.3). The design objective recognizes that housing can promote healthy communities and well-being, increase access to amenities, contribute to a sense of place, and foster community and belonging. Advancing environmentally sustainable residential buildings and land use patterns creates the path towards a low-carbon City, green energy future, and implements the City's Green New Deal (Sustainability pLAn) and Citywide Resilience Strategy.

The policies and programs falling under this goal will promote sustainable neighborhoods that lessen impacts on natural resource consumption by directing housing toward jobs and transit and by employing green-building techniques. These efforts will facilitate high quality, healthy housing in neighborhoods that mix incomes and improve accessibility to jobs and services in line with the Framework Element. The focus on health has increased, with new policies guiding development to better orient building siting and features toward beneficial uses and away from polluting or hazardous features. The prior Housing Element's focus on safety has more explicitly been linked to disaster resilience with several new policies on identifying risks to our housing stock and minimizing these risks for communities most at risk.

### **Goal 4 - Advancing Equity, Inclusion, and Access to Opportunity**

Goal 4 strives towards a City that fosters racially and socially inclusive neighborhoods and corrects the harms of historic racial, ethnic, and social discrimination of the past and present. This goal recognizes that impacts of the affordable housing crisis are not equitably experienced by all Angelenos due to historic and ongoing structural inequities such as redlining, racially restrictive covenants, and exclusionary zoning. The effects of past systematic segregation and exclusion in housing are still apparent in many areas



of Los Angeles today. Communities of color remain largely segregated and excluded from areas with more access to opportunities such as high performing schools and jobs. Lower income households, particularly Black, Indigenous, and People of Color, also have much higher rates of housing insecurity and a greater need for affordable housing.

The objectives under this goal relate to ensuring that housing opportunities are accessible to all residents without discrimination (4.1), promoting outreach and education on fair housing practices and accessibility (4.2) and a new affirmatively furthering fair housing objective committing to taking of proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing in Higher Opportunity Areas (4.3).

The policies and programs under this goal promote and facilitate equal opportunity practices in the construction, provision, sale and rental of housing; including ensuring accessibility to persons with disabilities in City funded affordable housing developments. Policies also aim to expand outreach and education for homebuyers and renters regarding fair housing and other protections in the purchase, rental, and/or modification of housing. Finally, under the third objective, policies and programs call for increasing access and transparency in the lease-up process for affordable housing, ensuring that all neighborhoods have a range of housing typologies to provide housing options for all and examining land use practices that perpetuate racial exclusion and inequities. Related changes to production related policies and programs include a greater emphasis on locating Affordable Housing in all communities, particularly Higher Opportunity Areas and introducing context-specific land use reforms in a way that affirmatively furthers fair housing.

## **Goal 5 - Preventing and Ending Homelessness**

Goal 5 commits the City to preventing and ending homelessness based on the longstanding vision in Los Angeles that housing is a human right. This goal requires that every individual and family is housed by promoting strategies to prevent residents from losing their housing and by rapidly rehousing those who do fall into homelessness. Unfortunately, the drastic shortfall in affordable housing available to people with the lowest incomes throughout the region has led to more unhoused people in recent years even as the homeless services system has scaled up significantly and become more effective and efficient in response.

The homelessness policies and programs focus on a tiered approach that recognizes the need to provide sufficient temporary and emergency shelters to meet short-term



needs while working toward a rapid return to more stable housing or permanent supportive housing over the longer-term. Programs emphasize the need and demand for supportive services and compassionate care as part of the commitment to prevent and end homelessness. Outreach and education efforts under this goal seek both to increase awareness for all City residents about the needs of the homeless and to inform the homeless about housing and service opportunities. More direct policy language was added to specify that supportive services, including housing and temporary facilities, need to be included in all neighborhoods of the City, and there is continued work to remove barriers to siting housing for homeless persons. Finally, policies were added to emphasize the need to compassionately care for individuals experiencing homelessness with facilities like restrooms, showers and drinking fountains.

The Plan's goals, objectives, policies, and programs collectively comprise the City's housing action plan for the 2021-2029 planning period. Together they will guide daily decision-making by City officials and staff, and provide benchmarks on the housing programs that the City carries out to meet its overall housing goals.

## Summary of Public Participation

Updating the Housing Element requires vital public and stakeholder input that can only be collected through public participation. Government Code 65583(c)(7) mandates local governments to “make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element” and to describe their public participation efforts. The Department of City Planning and the Department of Housing and Community Investment (HCID) engaged the public through numerous digital and in-person events (prior to the Covid-19 pandemic), and through other innovative ways, to collect the public's input. This outreach, participation and input has been used to guide and inform the updating process of the Housing Element.

Tens of thousands of people participated in the Housing Element Update outreach process and represented the City's diverse racial and ethnic communities, as well as age groups, income levels, and different housing experiences (i.e. renter versus home-owner). Efforts were taken by staff to provide outreach in Spanish to reach the City's large mono-lingual community, including bilingual webinars, online tools and a statistically valid survey. An important engagement element was the participation of the Housing Element Task Force, a 63-member group of diverse housing-related professionals, experts and community leaders, to further reach all segments of the City. The different public participation phases of the Housing Element Update are illustrated



in Figure ES.1 and are described below. As part of the City’s commitment to affirmatively further fair housing, there is a language and culturally inclusive outreach program intended to engage historically underrepresented communities in long range housing and planning processes.

**Figure ES.1.**



## Launch/Vision Phase

In October 2019, the City of Los Angeles launched the 2021-2029 update to the Housing Element, also referred to as the *Plan to House LA*. The Launch phase focused on the citywide introduction of the Housing Element Update and on informing the public on how it shapes housing outcomes in the City. A call for applications to join the Housing Element Task Force was issued and more than 280 persons and organizations applied. A diverse, balanced group of 63 members were selected and a kick-off Task Force meeting was hosted in January 2020 by the City’s Director of City Planning and General Manager of HCID.

In early 2020, the City launched the Visioning phase for the Plan. This phase focused on broadening public participation in the housing conversation and on collecting public feedback and input critical to the Housing Element Update. Community engagement focused on understanding housing needs, reviewing existing goals, and developing a collective vision for housing in Los Angeles.



Between January and July 2020, over 1,800 people clicked, commented, and participated in the Launch/Vision phase of outreach. Participants at all events were asked to share their frustrations with the current housing landscape and their vision for future improvements. Specific feedback and comments received from the public and Task Force during the Launch/Visioning revealed the following common topics:

- Protecting renters & preventing displacement
- Producing more housing, especially affordable housing
- Zoning for inclusive communities
- Serving the most vulnerable
- Addressing the homelessness crisis
- Promoting livable and resilient neighborhoods
- Promoting ownership

A more detailed description of the outreach methods summarized below and the general comments collected during the Launch/Visioning Phase are provided in [Appendix A](#).

### **Kick-Off Workshops**

The City hosted three in-person open house Kick-Off Workshops in February and March 2020 for the public to learn about the current Housing Element and to provide a space where participants could ask questions and share their comments with staff.

Participants were engaged in both English and Spanish by bilingual staff in content that included information on the state of housing in Los Angeles, demographics and socio-economic characteristics, housing characteristics, the City's RHNA allocation and past progress in meeting goals, as well as the 2013-2021 Housing Element's vision, goals, and objectives. Over 150 people attended these Kick-Off Workshops.

People who were not able to attend the in-person Kick-Off Workshops, were able to access an online workshop that provided the same information, materials, and opportunities to submit feedback. This online workshop tool was launched in March 2020 in both English and Spanish, and was viewed over 3,100 times.

### **Bilingual Webinars with Live Q&A**

The City hosted five webinars with live Q&A in May and June 2020. Over 300 people attended these digital meetings. Three webinars were held in English and two in Spanish. Participants at these events were provided information about the Housing



Element update and asked to share their thoughts about the current housing landscape and their vision for future improvements. The English and Spanish webinar recordings were published on the DCP website for anyone to watch at a convenient time. City staff was available to take phone calls for participants who were having technical issues, lacked internet access or who are visually impaired.

## Concepts Phase

In late 2020, the City launched the Concepts phase for the 2021-2029 Housing Element. During this phase, an ambitious outreach campaign helped to engage an unprecedented number of people through several targeted outreach efforts, including three webinars, neighborhood council and stakeholder meetings, a statistically valid poll, and a public survey. This phase focused on six Concepts that were developed based on the feedback the City collected during the Vision phase of outreach and the framework of state law.

The Concepts focus on how the Housing Element will address housing-related issues in the City. All six Concepts respond to urgent housing needs including: addressing the housing shortage, advancing racial equity and access to opportunity, and promoting sustainability and resilience. The six Concepts include:

- **Housing Stability and Anti-Displacement:** To protect Angelenos—especially persons of color—from indirect and direct displacement, and ensure stability of existing vulnerable communities.
- **Housing Production:** To increase the production of new housing, particularly affordable housing.
- **Access to Opportunity:** To increase access to opportunities and proactively desegregate the City by planning for more affordable and mixed-income housing in higher-resource areas.
- **Homelessness:** To prevent and end homelessness in a manner that centers human dignity and respect by developing early interventions, significantly expanding permanent housing options, and providing appropriate services and support.
- **Built Environment:** To design and regulate housing to promote health and well-being, increase access to amenities, contribute to a sense of place, foster community and belonging, and plan for a sustainable future.
- **Meeting the Needs of all Angelenos:** To build, operate, and maintain welcoming and accessible housing for Angelenos with unique needs, including those with disabilities, large families, older adults, and other people facing housing barriers.



Between January and July 2021, tens of thousands of people clicked, viewed, interacted, and participated in the Concepts phase of outreach. A more detailed description of the outreach methods summarized below and the findings collected during this outreach phase are provided in [Appendix A](#).

### **Bilingual Webinars with Live Q&A**

The City held three webinars during the fall of 2020, two in English and one in Spanish, to introduce the Concepts and implementation strategies (potential programs) to the public. An audience of over 260 people was reached across all three events. Interactive polls and Q&A sessions were held during the webinars to encourage interactive participation. These webinars were accessible through GoToWebinar and live-streamed on the City's Facebook Page. The English and Spanish webinar recordings were published on the DCP website for anyone to watch at a convenient time. City staff was available to take phone calls for participants who were having technical issues, lacked internet access or are visually impaired. Prior to posting webinars were amended to include closed captioning to better accommodate diverse abilities.

### **Online Survey**

In December 2020, the City released an interactive online digital survey that introduced the six Concepts along with the proposed housing strategies and asked respondents to weigh in with their reactions and suggestions. The survey was made available in English and Spanish. Over 1,800 people responded to the survey. Respondents were well represented from central, west and southwest LA, with less representation from harbor and valley communities. Responses were received from a variety of age groups and ethnicities, though respondents were slightly older and whiter than the City as a whole. Some survey results were de-aggregated to evaluate differences in responses based on criteria such as race or status as a renter or homeowner (tenancy).

Within the survey, each of the six Concepts received overall support from at least 70% of respondents. There was wide agreement among respondents that the availability of housing, and especially affordable housing, is poor within the City of Los Angeles. When asked how to address this shortage respondents demonstrated strong support for tools like adaptive reuse of existing buildings and setting neighborhood level housing production targets, with more divided opinions on tools like targeted rezoning of low density parcels. The results of the survey were published on the Housing Element website in March 2021.



## **Statistically Valid Poll**

The Department of City Planning partnered with FM3 Research to conduct a poll of over 800 randomly selected City residents from November 5th to 18th, 2020, to assess their opinions on housing related issues and proposed responses to the strategies. These polls were conducted in both English and Spanish via email and text message as well as through the use of cell phones and landlines. To capture a statistically representative cross-section of residents, the poll respondents were consistent with the citywide racial, income, household size, renter, owner, and age demographics of the City.

The vast majority of respondents expressed support for the strategy of increasing and accommodating more housing near jobs, transit, and services, and for prioritizing tenant rights and the sheltering of people experiencing homelessness. This balanced group showed a stronger desire than the online Concepts Survey to see more housing near public transit, near job opportunities, high-performing schools, parks, and other amenities, even in areas of the City that comprise mostly of single-family homes.

## **Educational Video**

On February 18, 2018, an animated, minute and a half long educational video was launched on the YouTube channel and social media platforms of the Department of City Planning and Housing + Community Investment Department. The video explained the City's housing crisis, the on-going update, and participation opportunities in an effort to bring new audiences into the housing conversation. The video highlighted housing-related issues and laid a foundation for the intent and capacity of the goals, policies and programs comprising the Housing Element Update.

This video was viewed over 45,000 times, across all platforms, and generated hundreds of comments and reactions.

## **Community Stakeholder Meetings**

Throughout the Concepts Phase, the Department of City Planning and Housing + Community Investment Department appeared at 8 local stakeholder meetings, including alliances of Neighborhood Councils, community organizations and other local groups. Staff shared the draft Concepts and spent as much time as was needed to answer questions and gather information on proposed housing strategies. These groups include the Alliance of River Communities (ARC): South Los Angeles Alliance of Neighborhood Councils (SLAANC), Los Angeles Neighborhood Council Coalition



(LANCC), Plancheck Neighborhood Council Alliance, Harbor Gateway Planning and Land Use Committee, West Valley Neighborhood Alliance on Homelessness, Health Innovation Community Partnership and the Westside Regional Alliance of Councils (WRAC).

### **Draft and Adoption Phase (Current and Future)**

The Departments of City Planning and Housing + Community Investment Department will continue the effort to maintain and broaden public engagement and participation during the current draft phase. The Housing Element was discussed at meetings of the City Council Housing Committee and Planning and Land Use Management (PLUM) Committee in June 2021.

The City will hold virtual Citywide workshops in July 2021 to accompany release of the Public Draft Housing Element. Workshop materials will be translated and interpretation services provided in Spanish. In addition to traditional notification methods, City staff will attend additional stakeholder and community-based meetings to share information about the Housing Element and how to provide input on the plan. Community-based organizations will be assisting with additional opportunities to engage residents from historically underrepresented communities through a public outreach and education program leading up to the final adoption as part of the City's commitment to affirmatively further fair housing.

Additional opportunities for feedback will occur prior to the City Planning Commission meeting scheduled for September 2021.

### **Housing Element Task Force**

A core contributor and guide throughout the update process of the Housing Element has been the Task Force. This 63-member Task Force is composed of a diverse group of housing professionals and community leaders, who were selected from over 280 applicants. This group assisted the City in evaluating the viability and impact of potential new and updated policies related to housing preservation and production, tenants' rights, homelessness prevention, zoning as it relates to housing matters, and other important housing-related issues.

The Task Force has four subcommittees representing different themes and needs within the Housing Element:



- Housing Stability and Tenure
- Housing Production and Construction Innovation
- Livability, Sustainability, and Resilience
- Homelessness and Special Needs

As previously mentioned, the Task Force has provided their input throughout the outreach phases of the update. The first Task Force meeting was held in January 2020, for members to share ideas for the 2021-2029 Housing Element update. In April, May, and July of 2020, staff hosted 12 subcommittee meetings to review and discuss:

- Feedback and key themes that emerged from community outreach events
- Visioning ideas for housing security, accessibility, production, and livability
- Existing housing constraints, such as land use and zoning, entitlement and permitting processes, financing, construction costs, and housing opposition
- The RHNA site selection methodology
- Current housing related policies and potential implementation programs
- Other topic areas and data for potential study

The full Task Force was convened again in October 2020 to begin reviewing draft themes and Concepts for the Housing Element Update. To help inform the Site Selection process, staff held a working group meeting for the Task Force members in November 2020. In July 2020 a full Task Force meeting will be held to discuss the draft Housing Element.



# Chapter One: Housing Needs Assessment

<b>Introduction</b>	<b>2</b>
Data Sources and Select Terminology	3
<b>Population Characteristics</b>	<b>3</b>
Population	3
Age	6
Race, Ethnicity, and Immigration	8
<b>Income and Employment</b>	<b>12</b>
<b>Household Characteristics</b>	<b>17</b>
Household Formation	17
Household Composition & Size	18
Owner and Renter Households	20
<b>Households with Special Needs</b>	<b>21</b>
Senior-Headed Households	22
Cost Burdens for Seniors	23
Persons with Disabilities	24
Persons with HIV/AIDS	25
Large Households	25
Families with Female Heads of Households	26
Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) Households	26
Farmworkers	27
Homeless Persons	27
<b>Housing Stock Characteristics</b>	<b>29</b>
Type and Size	29
Tenure	32
Vacancy Rate	33
Age and Condition	36
Protected units	38
<b>Housing Costs and Overcrowding</b>	<b>39</b>
Cost Burden	39



Rents	41
Home Prices	43
Overcrowding	46
<b>The Regional Housing Needs Assessment (RHNA)</b>	<b>49</b>
<b>Affirmatively Further Fair Housing (AFFH) Introduction</b>	<b>53</b>
How does Housing Contribute to Historic and Ongoing Inequities?	53
Contributing Factors Limiting Access to Opportunity	55

## Introduction

This chapter contains a comprehensive assessment of the various factors that influence and affect the City's housing needs. Understanding the unique housing needs of the City is vital to the development of housing policies and programs that further the City's housing goals for all residents.

The assessment of housing needs takes stock of the factors that illustrate the existing housing needs in Los Angeles, as well as those that help us identify and plan for future trends. The chapter is organized into the following topic areas:

- Population Characteristics (age, race, ethnicity, special needs, including the unhoused)
- Household Characteristics (household size and composition, tenure and ownership)
- Income and Employment Trends (median income, labor market characteristics, unemployment)
- Housing Stock Characteristics (building typologies, bedroom size, building age)
- Housing Costs and Overcrowding and Tenure (cost burden, overcrowding rates)
- Regional Housing Needs Assessment (RHNA)

Among other findings, this analysis indicates that the City's residents experience the highest rates of housing cost burdens and overcrowding in the nation, one of the lowest homeownership rates, and the rapid loss of existing lower-rent housing. These trends are being compounded by demographic and employment factors such as rapid aging of the population, the continued prevalence of poverty, and low-wage employment.



## Data Sources and Select Terminology

This assessment is based on analyses of information from a variety of sources, but primarily the US Census Bureau’s American Community Survey (ACS) 2019 5-Year estimates. Where otherwise unsourced, the ACS can be presumed to be the data source. The use of ACS 5-year estimates instead of 1-Year estimates is due to their increased statistical reliability and availability. However, the reader should note the limits of the ACS-based analysis—because 5-Year estimates may not reflect the most current trends since they include data that was collected over the five years prior.<sup>1</sup> This analysis was prepared prior to the release of the 2020 Census data, and as such does not include 2020 data in the analysis.

To properly analyze the varying housing needs of the City’s residents and to acknowledge the long-term housing effects of discriminatory policies, it is essential to examine race and ethnicity. New statutory requirements (Government Code Section 65583(c)(10)) added by AB 686 (2018) also call for a more thorough analysis of race and ethnicity data than previous Housing Elements. Sources such as the US Census rely on the term “Hispanic” to refer to people who speak Spanish, however in the City of Los Angeles, most people of Latin American descent self-identify as “Latino(a).” Throughout the document, we will use the gender-neutral and inclusive term “Latinx.”

## Population Characteristics

### Population

Since its inception, the City of Los Angeles has remained a growing city. Overall, the City’s population has increased by 42.6% since the 1970s. The 2019 ACS 5-year estimate reported a population of 3,966,366. While data from the 2020 decennial census was not available at the time of this document preparation, the City has grown faster this decade than the prior and is forecast to increase considerably faster in the following decades (see chart below). Specifically, the Southern California Association of Governments expects the City of Los Angeles population to grow by 8.15% during the 2020-2030 time period, with a population estimate of 4,337,394 residents in the City by the end of the Housing Element Cycle (2029). Chart 1.1 illustrates past population growth trends, current forecasts and future growth projections.

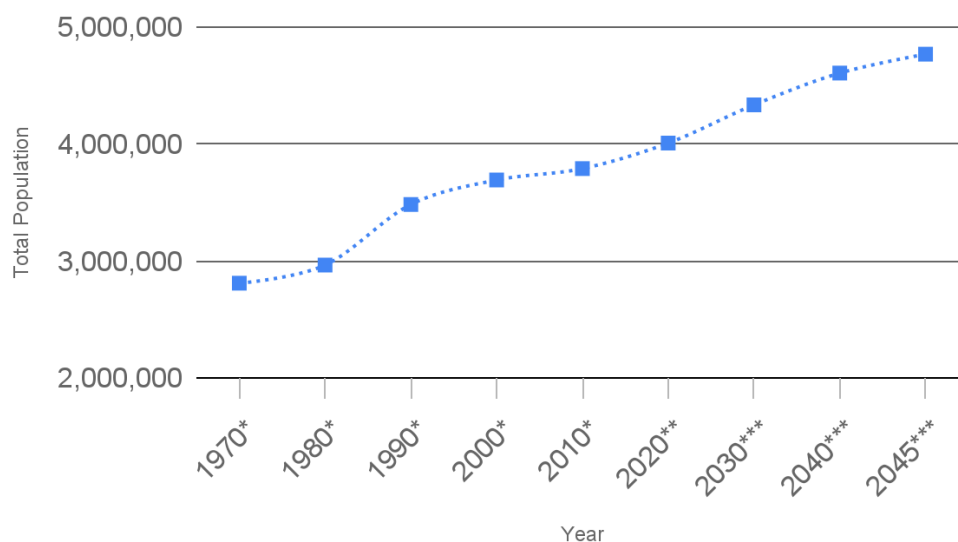
---

<sup>1</sup> US Census Bureau. *Understanding and Using ACS Data: What State and Local Government Users Need to Know: Considerations When Working With ACS Data*. August 2020: Page 4.  
[https://www.census.gov/content/dam/Census/library/publications/2020/acs/acs\\_state\\_local\\_handbook\\_2020.pdf](https://www.census.gov/content/dam/Census/library/publications/2020/acs/acs_state_local_handbook_2020.pdf)



**Chart 1.1.**

### Population Growth in Los Angeles: 1970-2045

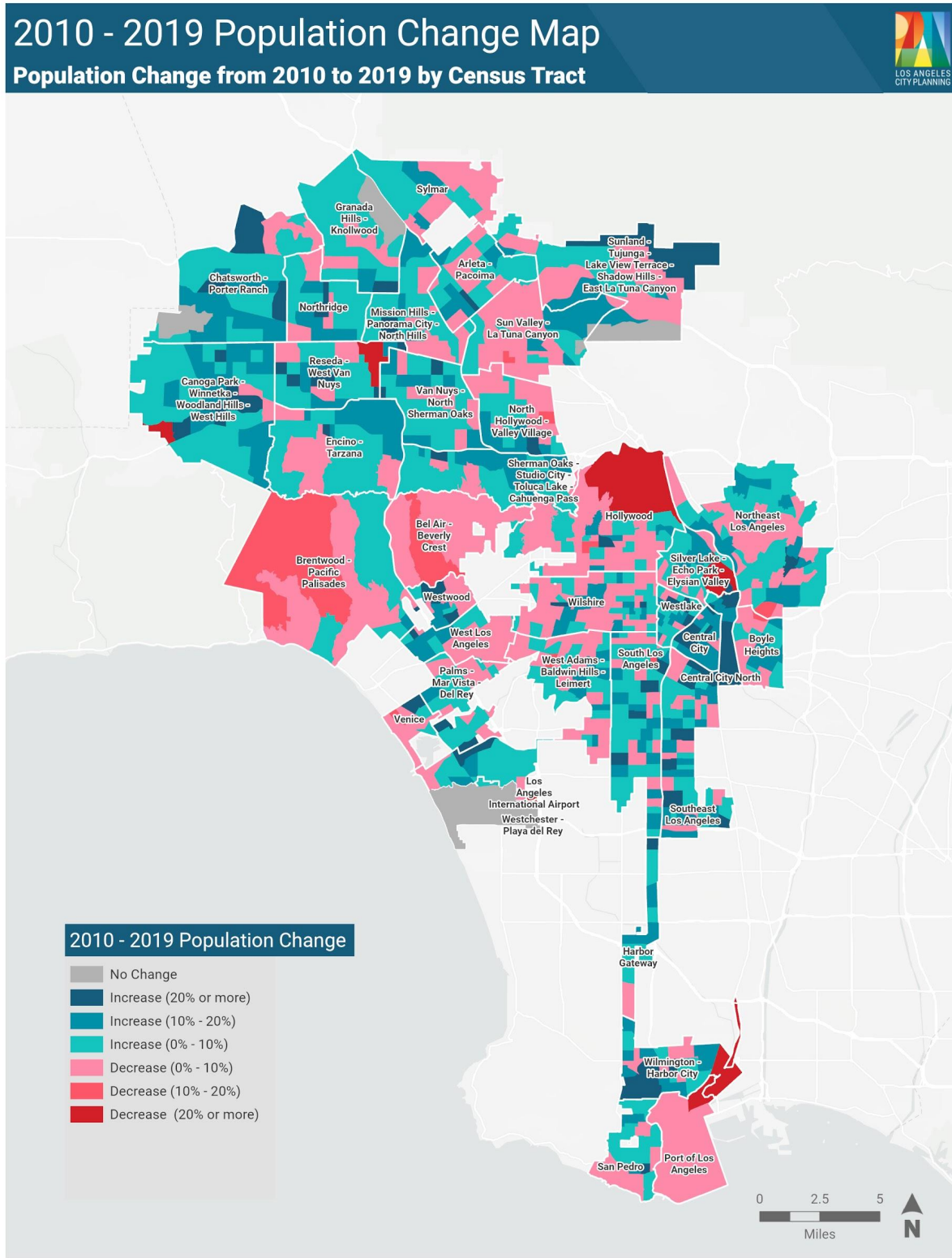


\* US Decennial Census - Population Characteristics 1970-2010 \*\*CA Department of Finance - 2020 Population Estimates \*\*\* SCAG 2020 RTP/SCS -

The Map 1.1 below shows the distribution of population increases in neighborhoods throughout the City of Los Angeles. Within the City, the fastest growing Community Plan areas are Central City and Central City North, followed by Chatsworth-Porter Ranch and Westchester-Playa Del Rey. The areas with negative growth since 2010 include the Bel Air-Beverly Crest, Sun Valley-La Tuna Canyon, Venice and West Adams Community Plan areas. The 2010-2019 figures reverse some of the trends of the prior decade, which saw population declines in the central and eastern areas of the City and most growth occurring in the San Fernando Valley. Though still, nearly half of citywide population growth since 2010 has been in the Valley.



Map 1.1.





## Age

As the City's population increases, the age distribution range significantly affects the housing needs of the City's residents. For example, an aging population generally signals the need for more senior housing, while growing numbers of children and young families would point to the need for more family housing.

The City's population of people over the age of 60 continues to grow, and is estimated to continue to grow over the next few decades. Between 2010 and 2019, the City's population over 60 years old went from 14.3% to 17.6%, representing an increase of approximately 29.3% in the last decade (see Table 1.1 below). In contrast, the population of people under 19 years of age has decreased by 8.5% since 2010. This indicates a decline in families in the City which may be due to a scarcity of affordable housing options for families, in addition to trends towards fewer children.



**Table 1.1**

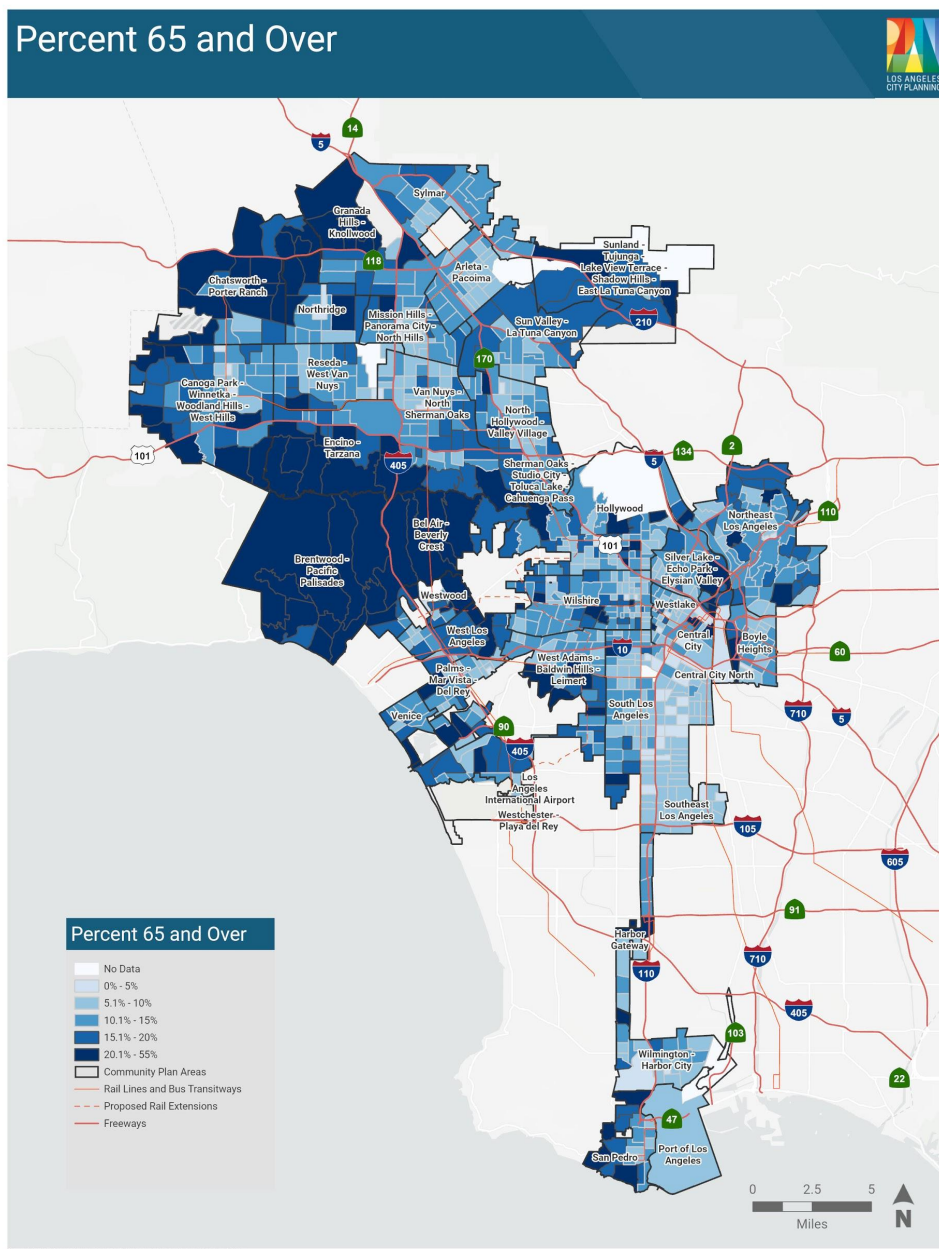
<b>Population Change by Age Group 2010-2019</b>					
<b>Age</b>	<b>2010 (ACS 5 Year Estimate)</b>	<b>2010 Percent of Population</b>	<b>2019 (ACS 5 Year Estimate)</b>	<b>2019 Percent of Population</b>	<b>2010-2019 Percent Change</b>
<b>Under 5 years</b>	256,940	6.8%	234,263	5.9%	<b>-8.8%</b>
<b>5 to 9 years</b>	236,291	6.3%	225,139	5.7%	<b>-4.7%</b>
<b>10 to 14 years</b>	247,215	6.6%	226,079	5.7%	<b>-8.5%</b>
<b>15 to 19 years</b>	273,419	7.2%	241,773	6.1%	<b>-11.6%</b>
<b>20 to 24 years</b>	304,368	8.1%	301,667	7.6%	<b>-0.9%</b>
<b>25 to 34 years</b>	643,125	17.0%	717,319	18.1%	<b>11.5%</b>
<b>35 to 44 years</b>	578,461	15.3%	569,174	14.3%	<b>-1.6%</b>
<b>45 to 54 years</b>	496,185	13.2%	521,846	13.2%	<b>5.2%</b>
<b>55 to 59 years</b>	196,508	5.2%	231,743	5.8%	<b>17.9%</b>
<b>60 to 64 years</b>	154,190	4.1%	206,335	5.2%	<b>33.8%</b>
<b>65 to 74 years</b>	200,155	5.3%	277,893	7.0%	<b>38.8%</b>
<b>75 to 84 years</b>	131,198	3.5%	144,289	3.6%	<b>10.0%</b>
<b>85 years and over</b>	54,431	1.4%	69,416	1.7%	<b>27.5%</b>

Sources: US Census Bureau; American Community Survey; 2019 and 2010 ACS 5-Year Estimates, Table DP05;  
<<https://data.census.gov/cedsci/>>

The City's median age continues to increase. In 2019 it was 35.4, whereas in 2010, the median age was 33.7. This compares to a national median age of 38.1, up from 36.9. This indicates that the City's population is still relatively young compared to the rest of the country, but is aging at a faster rate. Some neighborhoods in the City have higher numbers of seniors (65+) population, as indicated in Map 1.2 below, particularly in the Valley, hillside areas and northeast and southwest LA.



Map 1.2.



## Race, Ethnicity, and Immigration

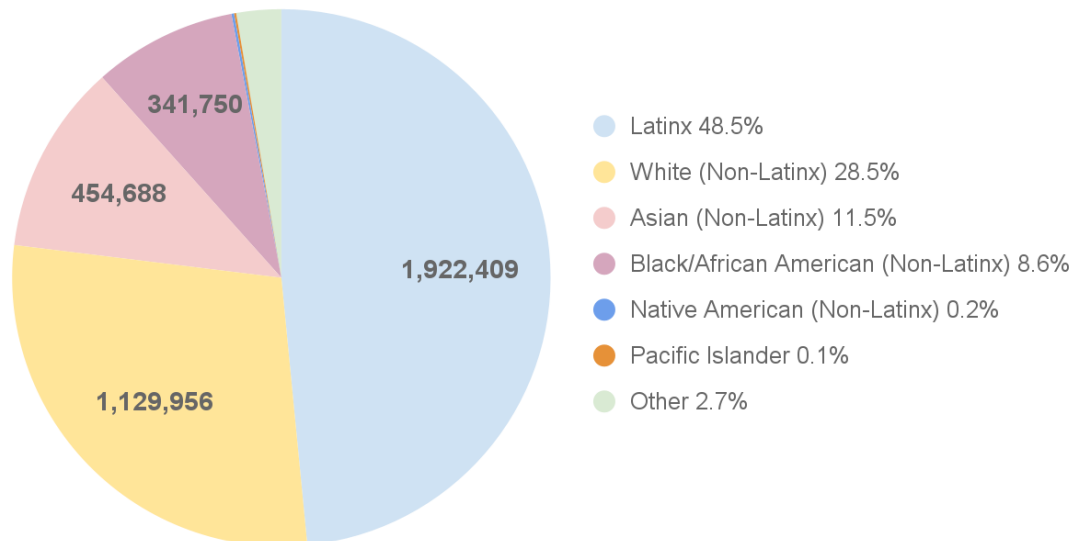
The City of Los Angeles has a diverse population, with the majority of the population identifying as people of color. Latinx residents make up the largest demographic of the City's population with 1,922,889 persons (48.6%), followed by White residents, who make up over a quarter of the population at 28.5%. Asians make up 11.5% of the population, followed by Black or African Americans at 8.5% of the population, and



Native Americans, Pacific Islanders and those who identify as Other make up the remaining 2.8%.

**Chart 1.2**

### Race and Ethnicity Demographics in Los Angeles



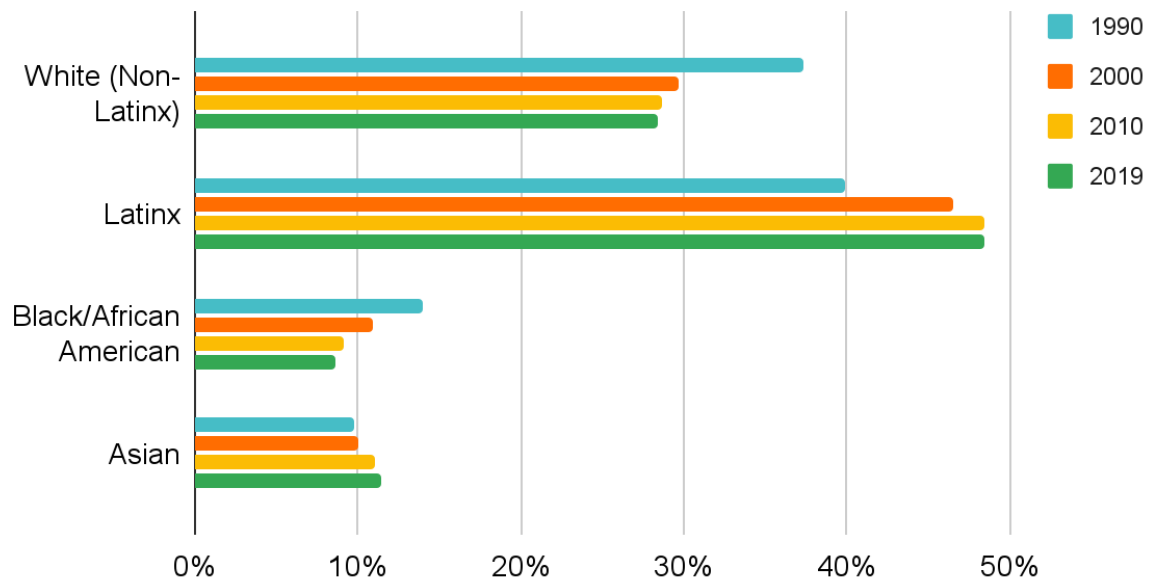
Sources: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates, Table DP05

Chart 1.3 below shows the racial and ethnic breakdown of the City over four decades (1990-2019). Since 2000 there has been a significant decline in the percent of the City's Black population (-15%) and increases among Asian (25%), Latinx (12%) and White populations (3%). Over the last decade, trends have stabilized, with more modest changes among racial and ethnic populations between 2010-2019.



**Chart 1.3**

## Change in Race and Ethnicity, 1990-2019



Source: US Census ACS 5-Year Estimates, 2019

Much of the City's diversity is due to immigration. Table 1.2 below shows that while the foreign-born population of the City is significant at 36.9%, it did decline by 2.74% between 2010 and 2019. This decline is at odds with the continued nationwide growth in foreign-born population, which increased by about five million (or about 1%) over the same period.

**Table 1.2**

U.S. and Foreign-born Population in Los Angeles 2010-2019					
	2010 Population	Percent of Population in 2010	2019 Population	Percent of Population in 2019	Percentage Change 2010-2019
US Born	2,277,540	60.4%	2,504,590	63.1%	2.7%
Foreign Born	1,494,946	39.6%	1,462,346	36.9%	-2.7%

Sources: US Census Bureau; American Community Survey; 2019 and 2010 ACS 5-Year Estimates, Table DP02

Nonetheless, Latin America and Asia continue to be the main geographies of origin for the City's foreign-born population. However, immigration from Latin America has



decreased by approximately 3% while immigration from Asia has increased by approximately 2%, and now represents the fastest growing population of foreign-born residents nationally.

The City of Los Angeles also has a notable population of undocumented immigrants. In 2019, there were 412,522 undocumented persons living in the City, which is equivalent to 10% of the population. The chart below shows that most of this population has been living in the City for over 10 years. Being undocumented can affect a household's access to housing and stability. For example, undocumented immigrants are restricted from the following types of federal housing assistance programs: Public Housing, Housing Choice Vouchers, Section 8, Project-Based housing, and certain affordable housing developments built utilizing certain grant programs. With the rescission of the Trump-era Mixed-Status rule, which dramatically restricted access to critical assistance programs for families with one or more undocumented household members, families with U.S.-born or documented children can participate in housing assistance programs. Nonetheless, many immigrant households remain hesitant to participate in government programs because of Department of Homeland Security's or Department of State's public charge policies, which may impact individuals' ability to apply for legal residency in the future.

**Table 1.3**

<b>2018 Undocumented Immigrant Population in the City of Los Angeles</b>		
<b>Time Living in US</b>	<b>Number</b>	<b>Percentage</b>
10 Years of Less	124,644	30.2%
11-20 Years	172,944	41.9%
21-30 Years	96,139	23.3%
30 Years of More	18,795	4.6%
<b>Total Undocumented Population</b>	<b>412,522</b>	<b>100%</b>
Source: California Immigration Data Portal: City of LA. Composition of the immigrant population by recency of arrival: Los Angeles; 2018.		
Note: The California Immigrant Data Portal is an organization that utilizes micro-data from recent US Census 5-Year ACS estimates retrieved from IPUMS USA to provide estimates on the number of undocumented residents in major cities of the US.		



## Income and Employment

Employment and income play an important role in determining the City's housing needs. Due to the high costs of housing, jobs with higher wages provide greater housing opportunities; while low-paying jobs and access to employment limit housing options.

Jobs in the City of Los Angeles accounts for approximately 40.6% of all employment in the County (see Table 1.4 below). The City's civilian labor force consists of persons aged 16 and over who are either working or actively looking for work. Approximately 66.6% of the City's population is in the civilian labor force, up slightly from 66.5% in 2010.<sup>2</sup>

**Table 1.4**

Comparison of LA City and LA County Employment		
Jurisdiction	Employment Numbers	LA City's Employment Share
Los Angeles County	4,459,100	40.6%
Los Angeles City	1,811,600	
<u>California Employment and Development Department. Labor Force and Unemployment Rate for Cities and Census Designated Places: Annual Averages Historical Data. 2020.</u> <a href="https://www.labormarketinfo.edd.ca.gov/data/labor-force-and-unemployment-for-cities-and-census-areas.html#CCD">https://www.labormarketinfo.edd.ca.gov/data/labor-force-and-unemployment-for-cities-and-census-areas.html#CCD</a>		

The 2019 ACS 5-year Estimate median annual household income in the City is \$62,142, which represents an approximate increase of 26.5% from the 2010 median annual household income estimate of \$49,138. Despite this percentage increase, Table 1.5 below shows that the City's median household income is still less than that of the County, the State, and the Nation.

<sup>2</sup> Source: US Census Bureau; ACS; 2019 and 2010 ACS 5-Year Estimates, TableID S2301.



**Table 1.5**

<b>Median Annual Household Income</b>		
<b>Jurisdiction</b>	<b>2010 ACS 5-Year Estimate</b>	<b>2019 ACS 5-Year Estimate</b>
City of LA	\$49,138	\$62,142
County of LA	\$55,476	\$68,044
State of California	\$60,883	\$75,235
National	\$51,914	\$62,843

Sources: US Census Bureau; American Community Survey; 2019 and 2010 ACS 5-Year Estimates, Table DP02

In determining housing needs, households are generally grouped into five income categories: extremely low-income (ELI), very low-income (VL), low income (Low), moderate-income (Mod), and above moderate-income (Above Mod). These income categories are used by federal, state and local agencies, with some variations, for various funding and incentive programs. Table 1.6 shows the definitions of these categories and the household distribution across the categories for the City.

**Table 1.6**

<b>2021 US HUD Income Limits for Households, Los Angeles County</b>				
<b>Income Limit Category</b>	<b>Persons in Family</b>			
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
Extremely Low Income	\$24,850	\$28,400	\$31,950	\$35,450
Very Low Income	\$41,400	\$47,300	\$53,200	\$59,100
Low Income	\$66,250	\$75,700	\$85,150	\$94,600

Source: US Housing and Urban Development, 2021

The top 5 projected occupations through 2028 in the County all have a median income of less than \$31,250, indicating wages are not keeping up with the cost of living in Los Angeles. For example, the occupation with the most job openings (personal care aides) earns a median annual wage of only \$24,491, meaning they could only comfortably afford spending approximately \$600 a month in rent. This signals an urgent need for housing that is affordable to residents earning such low wages given the City's service-based economy.



**Table 1.7**

<b>Top Five Projected Job Openings in Los Angeles County, 2018-2028</b>		
<b>Occupation</b>	<b>Job Openings</b>	<b>Median Income</b>
Personal Care Aides	442,830	\$24,491*
Combined Food Preparation and Serving Workers, Including Fast Food	221,570	\$24,008*
Cashiers	212,980	\$29,362
Retail Salespersons	166,200	\$31,221
Waiters and Waitresses	163,210	\$29,097
Source: California Employment and Development Department. 2018-2028 Local Employment Projections Highlights: LA County.		
*Data retrieved from 2016-2026 projections due to unavailable data for 2018-2028 projections.		

Higher median annual household incomes tend to be concentrated in the western areas of the City, while lower median annual household incomes tend to be concentrated in the central, eastern and southern areas of the City. The median annual household income disparity in the City is geographically illustrated in the Map 1.2 below.



Map 1.2

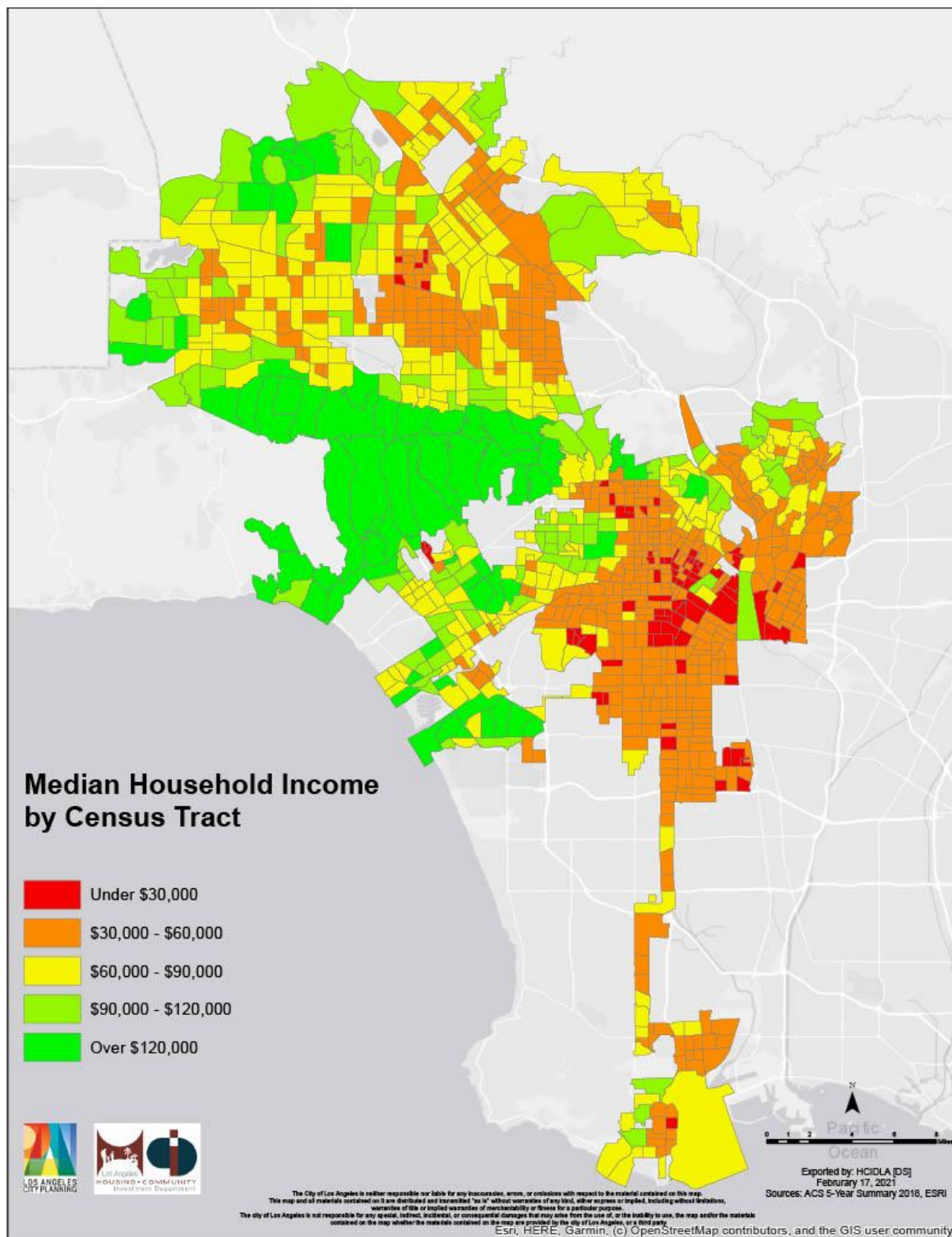


Table 1.8 below shows the wide variation of incomes present in the City and highlights the high percentage of households with very low incomes. About 22% of the City's



households earn less than \$25,000 a year and 42% of all households make less than \$50,000 a year.

**Table 1.8**

<b>Household Incomes in the City of Los Angeles</b>	
<b>Income</b>	<b>2019 Percentage of Population</b>
\$10,000 to \$14,999	5.8%
\$15,000 to \$24,999	9.3%
\$25,000 to \$34,999	8.7%
\$35,000 to \$49,999	11.5%
\$50,000 to \$74,999	15.4%
\$75,000 to \$99,999	11.4%
\$100,000 to \$149,999	14.4%
\$150,000 to \$199,999	6.9%
\$200,000 or more	10.0%

Sources: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates, Table DP02

According to the California Economic Development Department (EDD), as of April 2021 the City's current unemployment rate is 10.9%.<sup>3</sup> In February of 2020, before the COVID-19 pandemic, the unemployment rate had been steadily falling to 4.6%, while during June 2020 the rate had spiked to nearly 20%. The unemployment rate in the City of Los Angeles, LA County and the State are presented in Table 1.9 below. Generally, the City has had slightly higher unemployment rates compared to the State but appears to be recovering slightly better than the County as a whole.

<sup>3</sup> CA Employment Development Department, May 21, 2021 release; Seasonally unadjusted.



**Table 1.9**

<b>Effects of Covid-19 Pandemic on Unemployment</b>			
<b>Month</b>	<b>City of LA</b>	<b>County of LA</b>	<b>State</b>
Feb	4.6%	4.6%	4.3%
Jun	19.8%	19.5%	15.1%
April 2021	10.9%	11.7%	8.5%
California Employment and Development Department. <i>Labor Force and Unemployment Rate for Cities and Census Designated Places: Annual Averages Historical Data. 2020 and 2021.</i> <a href="https://www.labormarketinfo.edd.ca.gov/data/labor-force-and-unemployment-for-cities-and-census-areas.html#CCD">https://www.labormarketinfo.edd.ca.gov/data/labor-force-and-unemployment-for-cities-and-census-areas.html#CCD</a>			

This employment data indicates that many residents in the City will continue to struggle to keep up with the City’s high cost of living. The region is burdened by having extremely high housing costs in relation to incomes. The City of Los Angeles has median incomes similar to more economically depressed cities like Cleveland but has some of the highest housing costs in the country (see below for more on cost burden trends). Trends towards increasing low-wage service sector jobs in the region will greatly affect the demand for housing, in particular affordable housing.

## Household Characteristics

This section analyzes household formation and household characteristics, which are both very important to consider planning for housing. A household may be composed of single individuals, families, unrelated individuals, or combinations thereof, each of which have different needs. The analysis below highlights trends towards smaller household sizes and non-family composition, continued movement towards rentals and away from ownership, as well as a “missing middle” in terms of both new building scale and affordability. This section also identifies the housing needs and characteristics of persons with special needs, including the unhoused, to better understand the varying housing needs of the City’s diverse population.

### Household Formation

Household formation (sometimes called “headship rate”) measures the rate in which new households are being formed in relation to population growth. Household formation is an important housing indicator as the inability to form a new household indicates a lack of adequate affordable supply. Household formation has been declining in the Southern California region for many years, with younger Angelenos increasingly



unable to afford their own housing. Relatedly, many households who historically would have been able to purchase a home or condo are being forced to remain in the rental market which adds pressure as more higher income households compete for limited rentals.<sup>4</sup>

There are approximately 1,383,869 households in the City. This represents an almost 5.0% increase over the approximately 1,318,168 households in 2010. This rate of household growth has largely kept up with population growth (4.7%) in the prior decade; However, there remains a significant longstanding regional deficit that creates systemic problems with regards to housing formation. For example, there are more than 75,000 more Angelenos aged 25-34 in 2019 than in 2010 but 5,000 fewer heads of household in this key age group that is usually at the forefront of starting new households.

### Household Composition & Size

Family sizes have become smaller since 2010, with almost 90,000 additional one and two person households in 2019, and about 43,000 fewer five and more person households (see Table 1.10 below). Approximately 30% of households consist of one-person, 29% are two-person, 15% are three-person and 26% of households have four or more persons. Smaller household sizes are a result of many social phenomena including the general forbearance of marriage and children. The United States has experienced a gradual decline in its fertility rate since the Great Recession.<sup>5</sup>

---

<sup>4</sup> Myers, Dowell, Ph.D., "Housing Interconnections in Los Angeles: Shortages, Affordability, and Displacement." *Population Dynamics Research Group, Sol Price School of Public Policy, University of Southern California*, October 2019.  
<https://cpb-us-e1.wpmucdn.com/sites.usc.edu/dist/6/210/files/2020/04/Haynes-Final-Report-USC-Housing-Interconnections-submitted-100919.pdf>

<sup>5</sup> "With a potential 'baby bust' on the horizon, key facts about fertility in the U.S. before the pandemic," *Pew Research Center*, May 7, 2021.  
<https://www.pewresearch.org/fact-tank/2021/05/07/with-a-potential-baby-bust-on-the-horizon-key-facts-about-fertility-in-the-u-s-before-the-pandemic/#:~:text=The%20general%20fertility%20rate%20in,which%20the%20fertility%20rate%20declined>



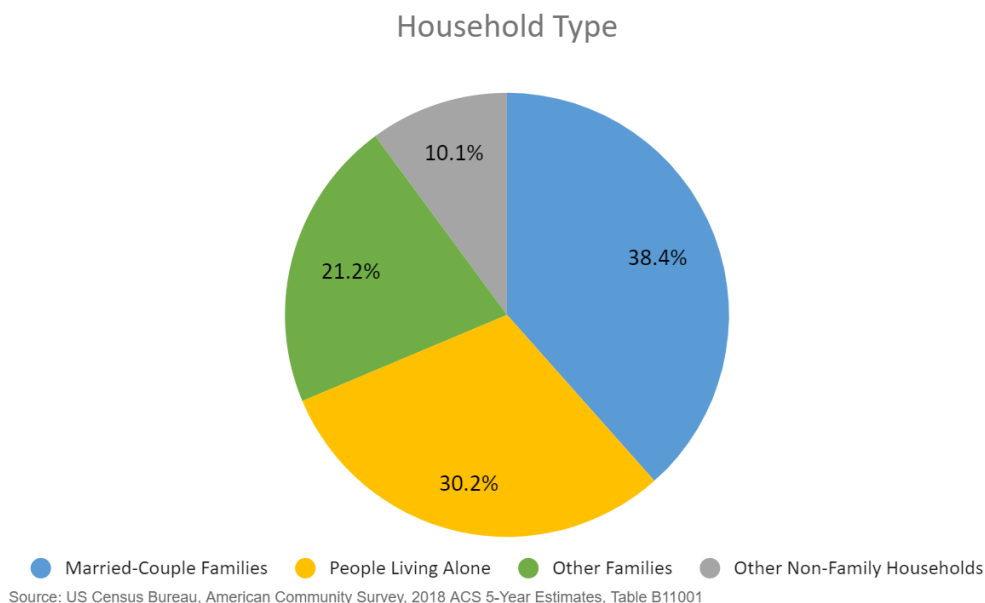
**Table 1.10**

<b>Number of Persons in Household, 2010-2019</b>				
<b>Number of Persons in Household</b>	<b>Number of Households, 2010</b>	<b>Number and Percentage of Households, 2019</b>	<b>Percentage of all Households, 2019</b>	<b>Difference in the Number of Households, 2010-2019</b>
1 Person	373,529	418,680	30%	45,151
2 Person	356,194	399,841	29%	43,647
3 Person	200,443	212,742	15%	12,299
4 Person	174,043	180,936	13%	6,893
5 Person	101,385	94,650	7%	-6,735
6 Person	52,087	41,370	3%	-10,717
7 or More	60,487	35,650	3%	-24,837
Sources: US Census Bureau; ACS; 2019 and 2010 ACS 5-Year Estimates, Table B25009				

A “family” is defined by the Census as a household made up of two or more people living together who are related by blood, marriage, or adoption, one of whom is the Head of Household. A “non-family household” consists of a person living alone or a householder who shares the home with non-relatives only, such as roommates. As shown in Chart 1.4 below, married couple families constitute approximately 38% of all households, followed by people living alone (30%), other families (21%) and other non-family households (10%). Non-family households have increased slightly since 2010, from 39% to 40% from 2010 to 2018.



**Chart 1.4**



### Owner and Renter Households

The vast majority of households in the City rent the homes they live in. About 868,282 households (approximately 63%) in the City rent their housing units, while approximately 505,582 households (approximately 37%) own their homes.

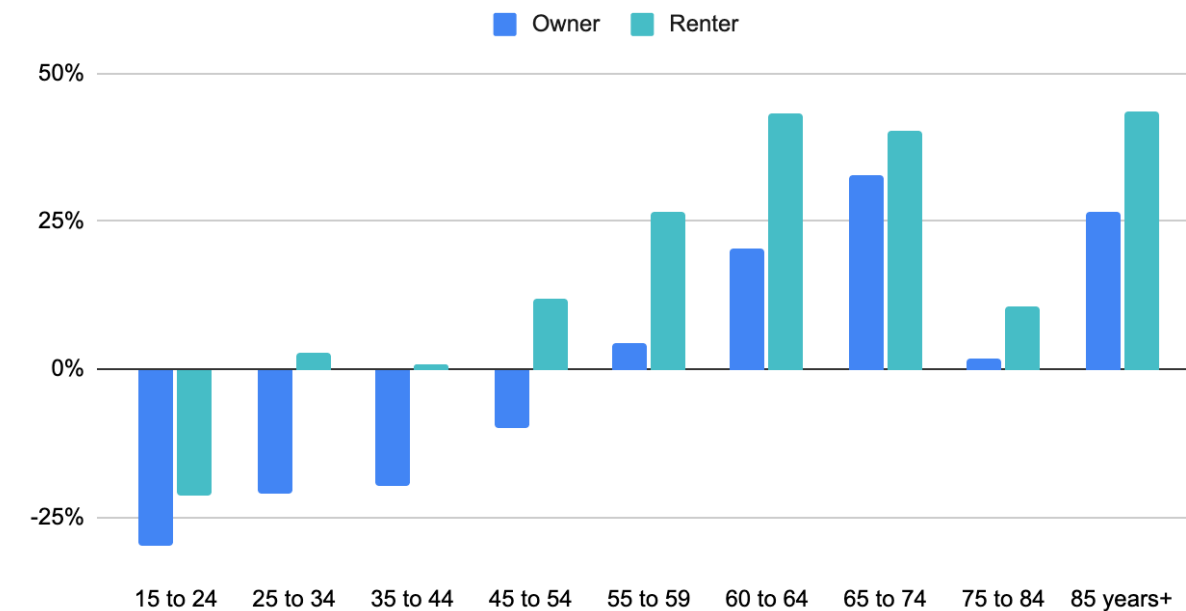
Changes in tenure have disproportionately affected younger Angelenos. From 2010 to 2019, the share of homeowners below age 45 dropped dramatically, by over 25%. It's important to note that this 25% decline did not translate to any increase of renters under age 45 (see Chart 1.5 below). This indicates that most young people cannot afford to create a household in the City and may be more likely to migrate out to other cities or states, or to live with parents or family. These changes affecting younger residents are largely due to housing cost and availability<sup>6</sup>.

<sup>6</sup> How Do Shortages Lead to Dislodgement and Disappearing Renters? (Housing Research Brief 6) by Dowell Myers and JungHo Park, August 2019, USC Sol Price School of Public Policy.



**Chart 1.5**

### Change in Tenure by Age, 2010-2019



## Households with Special Needs

Housing is not equally accessible for all residents throughout the City. Elderly, disabled individuals (including those with developmental disabilities), female-headed households, large families (5 or more persons), farmworkers, and homeless households often face significant barriers in obtaining affordable and accessible housing suitable to their specific needs. Residents in these special needs categories are also sometimes subjected to housing discrimination and face unique housing challenges. Therefore state Housing Element law requires an analysis of the housing needs of people who have special needs. Significant portions of the City's population and households fall under this category, as indicated by Table 1.11 below.



**Table 1.11**

<b>Special Needs Populations, City of Los Angeles</b>		
	<b>Persons</b>	<b>Households</b>
Seniors (65+)	491,598	281,001
Seniors with Disabilities	179,493	N/A
Non-Seniors with Disabilities (16-64)	217,738	N/A
Large Families (5 or More Persons)	N/A	172,811
Single Female-Headed Households w/ Related Children	N/A	111,054
Persons Living with HIV/AIDS	N/A	N/A
Homeless Persons	41,290**	N/A
Farm Workers	6,621	N/A

Source: ACS 5-Year Estimate, 2019; \* 2009 Estimate by AIDS Coordinator Office, City of Los Angeles; \*\* 2020 LAHSA Greater Los Angeles Homeless Count

## Senior-Headed Households

As mentioned earlier, the City's population is aging, and addressing the growing housing needs of seniors is imperative. For the purposes of this Housing Element, seniors include persons aged 65 years or older. The housing needs of seniors are particularly challenging and require special attention because of the combination of fixed incomes, varying physical and sensory disabilities, and mobility/transportation limitations, all of which limit access to appropriate, accessible, and affordable housing. Seniors comprise approximately 12% of the City's population (491,598 people), and nearly 20% of all households citywide (281,001) are headed by seniors. Over 44% of these households are seniors who live alone while the rest are households composed of senior heads of households living with other person(s). Over 58% (160,860) of seniors live in owner-occupied housing, while 42% (117,104) are renters.

**Table 1.12**

<b>Senior Households by Tenure and Age</b>			
	<b>Owner-Occupied</b>	<b>Renter-Occupied</b>	<b>Total</b>
<b>65-74 Years</b>	88,303	69,687	157,990
<b>75 Plus Years</b>	72,557	50,454	123,011
<b>Total</b>	160,860	117,104	277,964

Source: US Census Bureau; ACS; 2019 ACS 5-Year Estimates, Table B25007

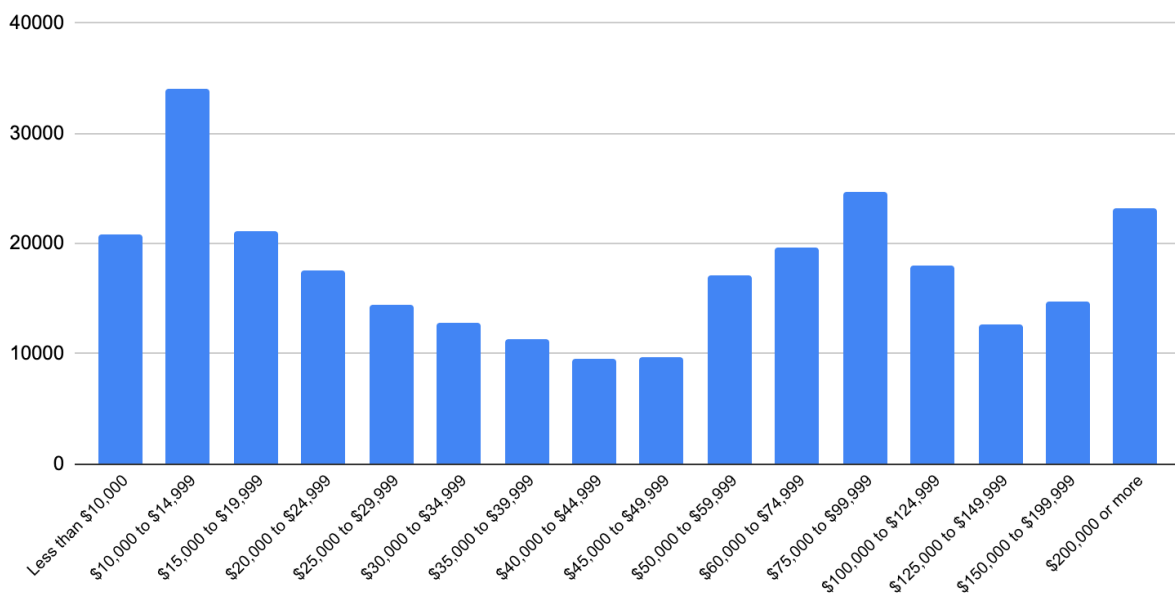
Of the City's 281,001 senior-headed households, approximately 34% earned less than \$25,000 and 61% earned less than \$60,000. However, the proportion of seniors living below the federally-defined poverty level is lower than that of the total city population.



Approximately 16% of the City’s seniors were living below the poverty level, compared to 19% of the City’s working-age population (18-64) who live below the poverty line.

**Chart 1.6**

### Senior Household Income Distribution in the City of Los Angeles, 2019



Source: American Community Survey 2019 5-year

The percentage of adults over the age of 55 who are renting has increased much faster than the percentage owning. While the percentage of older adult homeowners has increased by approximately 15%, the percentage of older adult renters has increased by nearly 30%. This indicates rising demand for appropriate and accessible senior rental housing.

### Cost Burdens for Seniors

Due to these lower incomes, seniors generally face a greater housing cost burden. Households that pay 30% or more of their monthly income for rent or for owning a home are deemed “cost-burdened,” and those that pay 50% or more on rent or mortgage payments are “severely cost-burdened” (a deeper analysis of cost burden is provided later in this chapter). Of senior heads of households who are renters, nearly 65% pay more than 30% of their income on rent. This is a higher rate of rent burden than any other age group, except those between 18 and 24 years of age.

Cost burden is lower among senior homeowners, however still significant. More than 38% of senior homeowners spend over 30% of their income on owner-related housing costs. Households headed by seniors who own their home may face physical and



financial barriers in maintaining their properties or retrofitting them to accommodate mobility limitations. Additionally, many senior-headed homeowners in the City are “home-rich and cash-poor,” which means they have significant home equity but little income or savings. These seniors are often specifically targeted for reverse mortgages and other predatory home loans, which undermines long-term housing security for them and their families.

## Persons with Disabilities

A disability is defined by the Federal Government as “a physical or mental impairment that substantially limits one or more major life activities of such an individual.” (42 U.S.C. § 12102). People with disabilities, which include but are not limited to physical, sensory, or mental health disabilities, often require special housing accommodations. Approximately 10% or 395,513 people in Los Angeles have a disability and live in a non-institutional setting. Of those, approximately 45% are over the age of 65 and 27% are over the age of 75.

The most common disabilities for people between 18 and 64, are ambulatory difficulties (serious difficulty walking or climbing stairs), cognitive difficulties (due to physical, mental, or emotional condition, having difficulty remembering, concentrating, or making decisions), and vision or hearing difficulties (deaf or having serious difficulty hearing, blind or having serious difficulty seeing, even when wearing glasses). For people over the age of 65, the most common disabilities are ambulatory, vision and hearing difficulties, living independently and difficulties providing self-care, see Table 1.13 below. The Census defines people with independent living difficulties as those who need assistance with errands, such as visiting a doctor’s office or shopping, due to a physical, mental, or emotional issue. Similarly, difficulty with self-care is defined as having difficulty bathing or dressing.

**Table: 1.13**

<b>Prevalence of Disability by Age and Type of Disability</b>			
<b>Disability</b>	<b>% Under 18</b>	<b>% Aged 18-64</b>	<b>% Aged 65+</b>
<b>Vision and/or Hearing Difficulty</b>	1.1	2.9	21.1
<b>Ambulatory Difficulty</b>	0.7	3.5	26.1
<b>Cognitive Difficulty</b>	2.9	3.1	12
<b>Self-Care Difficulty</b>	0.7	1.4	12.7
<b>Independent Living Difficulty</b>	1	2.6	20.1

Source: US Census Bureau; ACS; 2018 ACS 5-Year Estimates, Table S1810



People with vision and/or hearing disabilities often have particular housing needs, and may need accessible signage, auditory alarms, and service animal accommodations to access their housing. People with hearing disabilities, for example, may need visual alerts and accommodations to enable effective communication. Persons with physical or ambulatory disabilities often require housing with accessible features, such as ramps, grab-bars, and wider doorways.

### **Persons with HIV/AIDS**

For persons living with HIV/AIDS, access to safe, accessible and affordable housing is an important measure of overall well-being. For many, the shortage of such housing is a primary barrier to consistent medical care and treatment. According to the LA County Public Health's 2019 Annual HIV Surveillance Report, a total of 52,004 persons were living with a positive HIV diagnosis in Los Angeles County.<sup>7</sup> According to the 2018 Medical Monitoring Project's HIV Surveillance Special Report, four in ten persons with HIV lived in households at or below the poverty threshold, and nearly one in 10 experienced homelessness.<sup>8</sup> Black men have the highest rates of HIV and the highest rates of homelessness in the City, which is reflective of the historic and ongoing impacts of systemic racism.

### **Large Households**

Large households, defined as those with five or more persons, have special housing needs due to the lack of adequately sized and affordable housing. In 2019, there were 172,580 large family households, representing approximately 13% of total households in the City of Los Angeles. The majority of large households (98%) are family members living together, which could include multi-generational households. Since 2010, the number of large family households decreased by approximately 4% while the number of large non-family households increased by nearly 26%. These trends likely reflect the ongoing housing affordability crisis as larger units are increasingly occupied by adult roommates who typically have a combined household income greater than families, which may include children and elderly persons.

The trend towards more roommate housing arrangements exacerbates the shortage of

---

<sup>7</sup> HIV Surveillance Annual Report 2019, Division of HIV and STD Programs, Department of Public Health, County of Los Angeles, May 19, 2020; Can be accessed here: [http://www.publichealth.lacounty.gov/dhsp/Reports/HIV/2019Annual\\_HIV\\_Surveillance\\_Report\\_08202020\\_Final\\_revised\\_Sept2020.pdf](http://www.publichealth.lacounty.gov/dhsp/Reports/HIV/2019Annual_HIV_Surveillance_Report_08202020_Final_revised_Sept2020.pdf)

<sup>8</sup> Centers for Disease Control



appropriately-sized housing available to large families, particularly large families seeking rental housing. In 2019, only 12% (163,000) of combined renter- and owner-occupied units contained four or more bedrooms and only 30,000 of these were rentals.

### Families with Female Heads of Households

Female-headed households also have specific housing needs given that they generally have lower incomes and higher living expenses, which could be attributed to the systemic gender pay gap that also varies greatly based on race and ethnicity. Female-headed households with minor children may also lack the resources needed for adequate child care or job training services, often making the search for affordable, decent and safe housing more difficult. In the City, there are over 477,000 female headed households, accounting for over 35% of all households. Of these households, over 111,000 households are caring for children (under 18) of relatives. Female Single Custodial Parent households tend to have lower incomes and higher rates of poverty.

**Table 1.14**

<b>Female Headed Household Types</b>	
<b>Type of Household</b>	<b>Total</b>
Total Households	1,373,864
Total Female-Headed Households	477,349
Total Non-Family Households, Female Householder	278,485
Total Family Households, Female Householder	198,864
Female Heads with Related Children Under 18	111,054
Female Heads with Own Children Under 18	90,658
Source: US Census Bureau; ACS; 2018 ACS 5-Year Estimates, Tables B11003, B11004, B11005.	

### Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) Households

LGBTQ individuals and households also face higher rates of discrimination and homelessness, particularly transgender individuals, youth, and lower-income LGBTQ households. According to the 2020 LA City Point in Time Count, there are 666 individuals experiencing homelessness who identify as transgender, of whom 531 are unsheltered. The unsheltered rate among transgender homeless individuals is nearly double that of the overall unhoused population (43% compared to 80% respectively). This suggests that transgender people face significant barriers accessing emergency and temporary shelter, and experience serious challenges with housing instability. There are also 4,133 unhoused people who identify as gay, lesbian, bisexual, or queer, and



2,015 (49%) are unsheltered. Service providers and LGBTQ advocacy organizations report that homelessness is particularly common among LGBTQ youth who may be forced out of their homes and have nowhere else to live.

Not all LGBTQ households face the same level of housing barriers. A 2015 statewide study by the Williams Institute at UCLA School of Law found that LGBTQ women, Latinx and Black households, and those who are also undocumented, are all more likely to be lower-income. Approximately 30% of LGBTQ females have incomes under \$24,000 a year compared to 23% of males. Similarly, 36% of Latinx and 30% of Black LGBTQ persons have annual incomes lower than \$24,000 compared to 15% of White LGBTQ persons. Race, gender, and income disparities within the LGBTQ community are often compounding factors that make finding and maintaining affordable and welcoming housing even more difficult.

### **Farmworkers**

Farmworkers are defined by the Census as “agricultural workers and their supervisors,” and represent a very small percentage of the City’s total population. According to the Census, there are about 6,621 farmworkers employed in this field in Los Angeles. This constitutes a very small portion of both the total jobs and workers in the City.

Farmworkers generally receive much lower wages than other local occupations. Farmworkers and related laborers (agriculture, forestry, fishing and hunting) in the City had an annual mean wage of \$21,328 in 2019, according to the 2019 ACS. These wages severely limit housing options for farmworkers in Southern California’s expensive housing market. Overcrowding and substandard housing conditions are often the only option.

### **Homeless Persons**

The number of homeless individuals and households increased significantly since the previous Housing Element. According to the Point in Time Count, between 2015 and 2020, the total number of people experiencing homelessness rose from 25,686 to 41,290 persons, see Chart 1.7 below. The sheltered population rose in 2020, reflecting various city efforts to open new shelters and increase access to temporary housing; however, nearly 70% of the City’s unhoused population still remains unsheltered. See Chapter 5 for more information on the City’s efforts on homelessness.

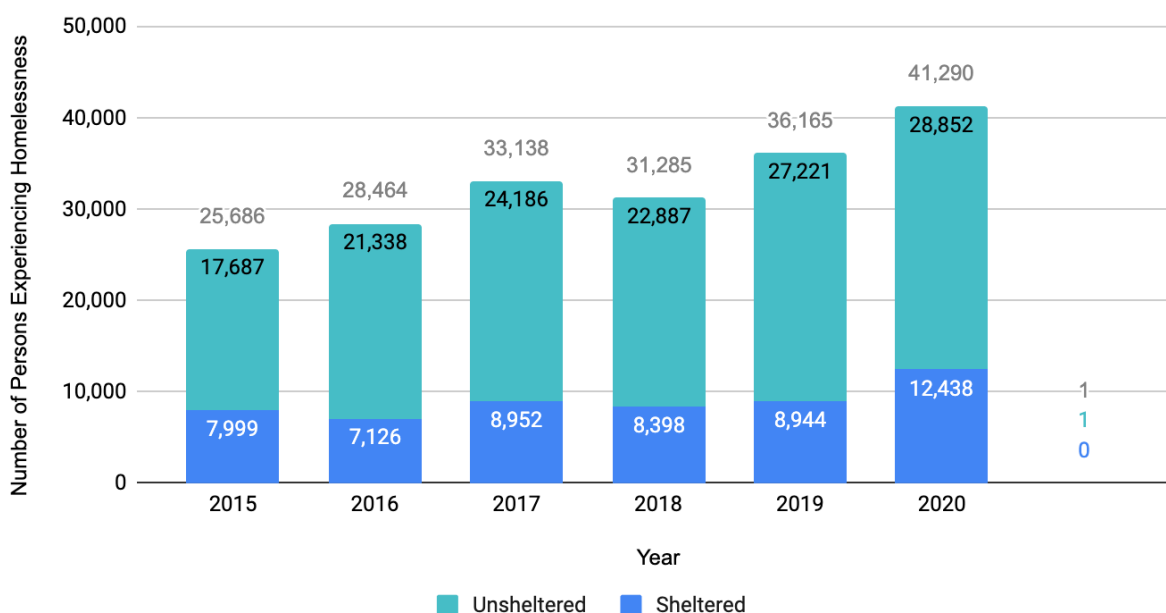
Individuals and families are generally considered homeless if they lack a fixed, regular, and adequate nighttime residence. Unhoused people who are sheltered include



individuals or families in temporary living arrangements. This includes those who are living in transitional housing, whereas unsheltered people include individuals/families living in a place not meant for permanent human habitation (such as tents, boxes, recreational vehicles, or personal vehicles).

**Chart 1.7**

### Total Homeless Population, City of Los Angeles



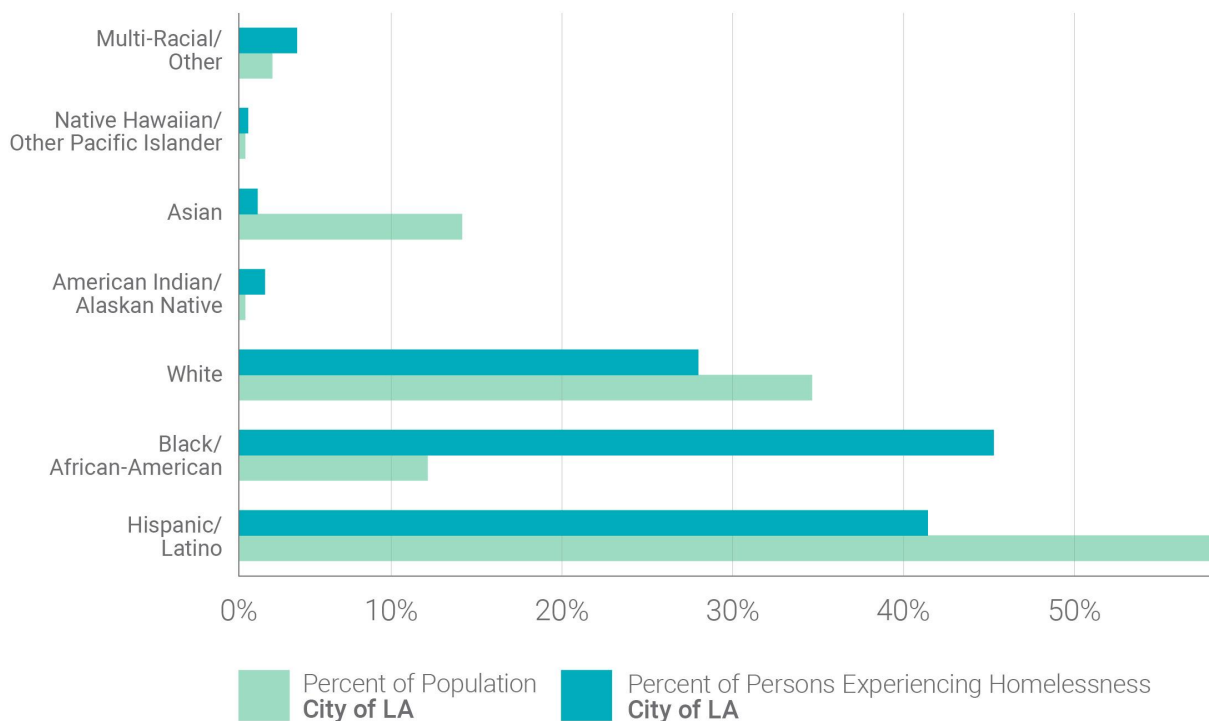
Source: LAHSA Homeless Count, 2020

Homelessness is not equally experienced across demographic groups. Black people, men, and survivors of domestic violence are disproportionately more likely to experience homelessness. Black residents constitute just 8.6% of the City's overall population, but make up at least 38% of all homeless individuals (see Chart 1.8 below). Latinx homelessness accounts for the greatest increase in homelessness. The racial disparities related to housing and homelessness are rooted in structural racism and historic and ongoing discrimination.



**Chart 1.8**

## Homelessness in LA



Data Source: National Equity Atlas/PolicyLink and the USC Program for Environmental and Regional Equity.

## Housing Stock Characteristics

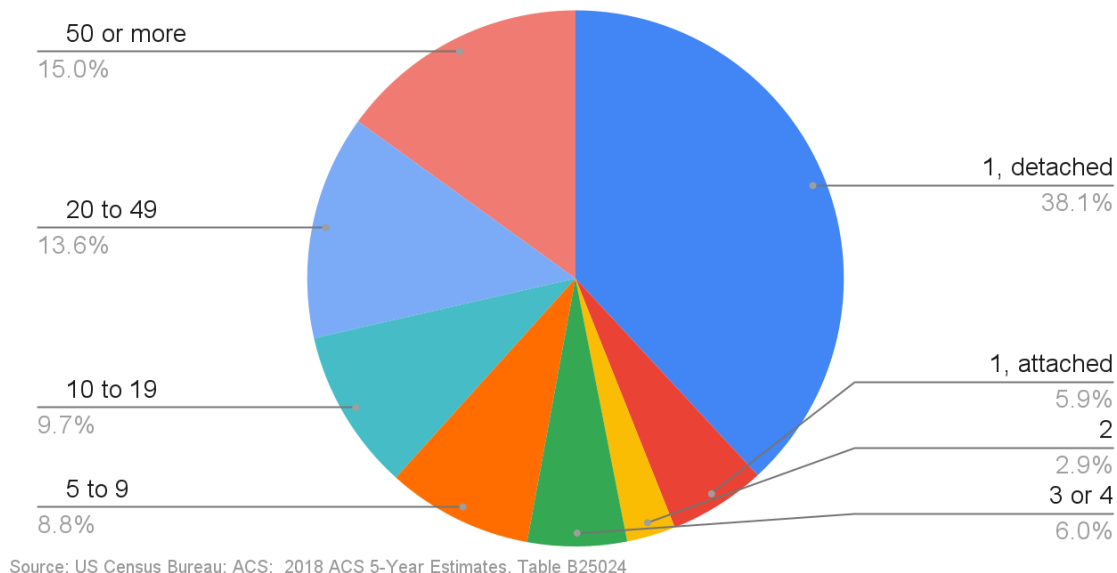
### Type and Size

Single-family dwelling units are the most common type of housing in the City. There are approximately 565,000 detached single-family dwelling units in the City, accounting for approximately 38% of the housing stock. One-third of the City's housing stock includes units in low-density, attached multi-family developments with less than 20 units per building. Approximately 28% of the housing stock includes units in larger multi-family housing, more than 20 units per building (See Chart 1.9).



**Chart 1.9**

Total Units in Structure by Size of Structure, 2019



From 2010 to 2019, more than half of all new housing units created have been in larger multi-unit buildings with more than 50 units. This is an increase of 50.6% in this category (see Table 1.15 below). The second fastest growing housing structure size are 20-49 unit developments, which grew 16.7%. In that same period, the City added 9,734 new single-family detached units, which is a significant numerical gain but represents an 11.5% increase. Units between 2 to 19 units grew between 3 and 6.7%, indicating modest gains in missing middle housing.



**Table 1.15**

<b>Change in Units in Structure, 2010-2019</b>		
<b>Number of Units</b>	<b>Change in Units 2010-2019</b>	<b>Percent Change 2010-2019</b>
1, detached	9,734	11.5%
1, attached	541	0.6%
2	4,585	5.4%
3 or 4	2,528	3.0%
5 to 9	5,664	6.7%
10 to 19	3,996	4.7%
20 to 49	14,120	16.7%
50 or more	42,697	50.6%

Source: U.S. Census Bureau; ACS, 2019 ACS 5-Year Estimates, Table DP04

There is a fairly even distribution of housing with varying unit sizes. Nearly one quarter (24%) of all units have one bedroom, about one third have two bedrooms, and another quarter (24%) have three bedrooms. Renter-occupied units tend to be much smaller than owner-occupied housing, roughly half are studios or one-bedroom units. Just about 15% of the renter-occupied housing stock encompasses three or four bedroom units. This is a drastic difference compared to the 70% of owner-occupied housing having three or four bedrooms. As mentioned previously, the lack of three- and four-bedroom rental units makes it difficult for larger households to find appropriate and affordable rental housing.

**Table 1.16**

<b>Housing Tenure by Unit Size (2019)</b>						
	<b>Owner-Occupied</b>		<b>Renter-Occupied</b>		<b>Total</b>	
	<b>Units</b>	<b>Percentage</b>	<b>Units</b>	<b>Percentage</b>	<b>Units</b>	<b>Percentage</b>
<b>0 Bedrooms</b>	5,437	1%	130,570	15%	136,007	10%
<b>1 Bedroom</b>	19,599	4%	309,594	36%	329,193	24%
<b>2 Bedrooms</b>	128,217	25%	302,105	35%	430,322	31%
<b>3 Bedrooms</b>	218,297	43%	96,287	11%	314,584	23%
<b>4+ Bedrooms</b>	134,565	27%	29,193	3%	163,758	12%
<b>Total Units</b>	<b>506,115</b>	<b>100%</b>	<b>867,749</b>	<b>100%</b>	<b>1,373,864</b>	<b>100%</b>

Source: U.S. Census Bureau; ACS, 2019 and 2010 ACS 5-Year Estimates, Table B25042



## Tenure

The majority of housing units in the City are renter-occupied (approximately 63%). From 2010 to 2019, the total number of renter-occupied housing units increased by 8.9% (71,652 more units) while owner-occupied housing decreased by less than 1% (1,981 fewer units).

**Table 1.17**

<b>Change in Tenure, 2010-2019</b>		
	<b>Renter-Occupied</b>	<b>Owner-Occupied</b>
<b>2019</b>	874,365	509,504
<b>2010</b>	802,713	511,485
<b>Change 2010 - 2019</b>	<b>71,652</b>	<b>-1,981</b>
<b>% Change</b>	<b>8.9%</b>	<b>-0.4%</b>
Source: U.S. Census Bureau; ACS, 2019 and 2010 ACS 5-Year Estimates, Table B25032		

This continued shift in tenure towards rentals is due in large part to the construction of primarily rental units as well as continued conversions of owner-occupied single-family dwellings to rentals. This includes a loss of almost 5,000 owner-occupied single-family (detached and attached) units and a simultaneous increase of over 10,000 in renter-occupied single-family units. Conversion of single-family homes to rentals continues a trend that began during the Great Recession and foreclosure crisis in the latter part of the prior decade, whereby homes were often bought by corporate investors (such as private equity firms and hedge funds) and turned into rental properties. See Table 1.18 to see the change in tenure by size of structure.



**Table 1.18**

<b>Tenure by Size of Structure, 2010-2019 Change</b>						
	<b>Owner-Occupied</b>		<b>Renter-Occupied</b>		<b>Total</b>	
	<u>Units</u>	<u>Percentage</u>	<u>Units</u>	<u>Percentage</u>	<u>Units</u>	<u>Percentage</u>
1 unit detached	-2,386	-0.6%	7,549	6.2%	5,163	1.0%
1 units attached	-2,545	-7.1%	2,686	5.9%	141	0.2%
2 units	101	1.5%	3,188	10.9%	3,289	9.2%
3 or 4 units	-71	-1.1%	3,173	4.4%	3,102	4.0%
5 to 9 units	1,864	26.7%	3,360	3.1%	5,224	4.5%
10 to 19 units	-156	-1.5%	3,947	3.3%	3,791	2.9%
20 to 49 units	740	5.3%	12,010	7.6%	12,750	7.4%
50 or more units	1,166	6.0%	34,874	24.5%	36,040	22.3%
Mobile home, or Boat, RV, van, etc.	-675	-10.3%	690	31.5%	15	0.2%
<b>Total Occupied Units</b>	<b>-1,962</b>	<b>-0.4%</b>	<b>71,477</b>	<b>8.9%</b>	<b>69,515</b>	<b>5.3%</b>

Source: U.S. Census Bureau; ACS, 2019 and 2010 ACS 5-Year Estimates, Table B25032

Ownership trends vary significantly by age and race/ethnicity. Homeownership is becoming particularly out of reach for younger families, with a 13% decline in the number of owner-occupied households headed by individuals under 45 years old since 2010. With regards to race and ethnicity, the number of Black homeowners has decreased by 11%, while the number of Asian homeowners increased by 14% and Latinx by 4%. White homeownership fell by about 1%, while White renters increased by 14%.

### Vacancy Rate

For a housing market to function smoothly, a healthy amount of vacant units are needed. Too low of a vacancy rate means demand is outstripping supply and housing prices therefore typically rise.

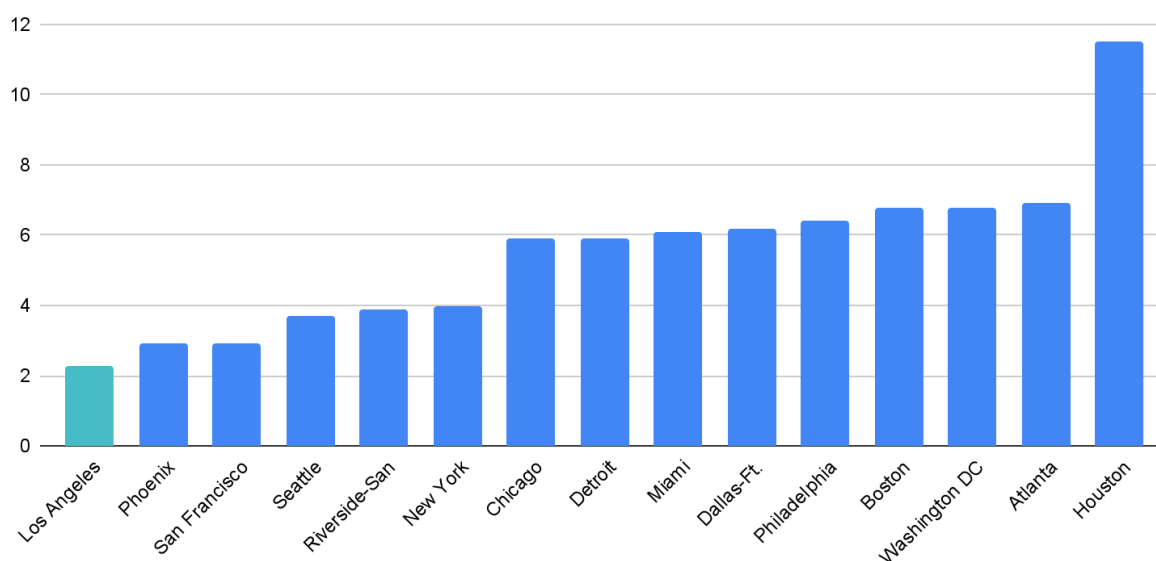
The Los Angeles region has had very low vacancy rates for a long time. Prior to COVID-19 (1Q 2020), the Los Angeles metro area had the second lowest rental vacancy



rate in the United States and the lowest of major metropolitan areas (2.3% - see Chart 1.10 below). Vacancy rates have risen since then, as they have in many major cities, due in part to the COVID-19 pandemic<sup>9</sup>. The first quarter vacancy rate of 5.5% is the highest in the last six years. The rise in vacancies since 2020 has coincided with a recent decrease in rents in Los Angeles and many other high-cost cities where vacancies have risen.

**Chart 1.10**

Vacancy Rates by Metropolitan Statistical Area, 2020 Q1



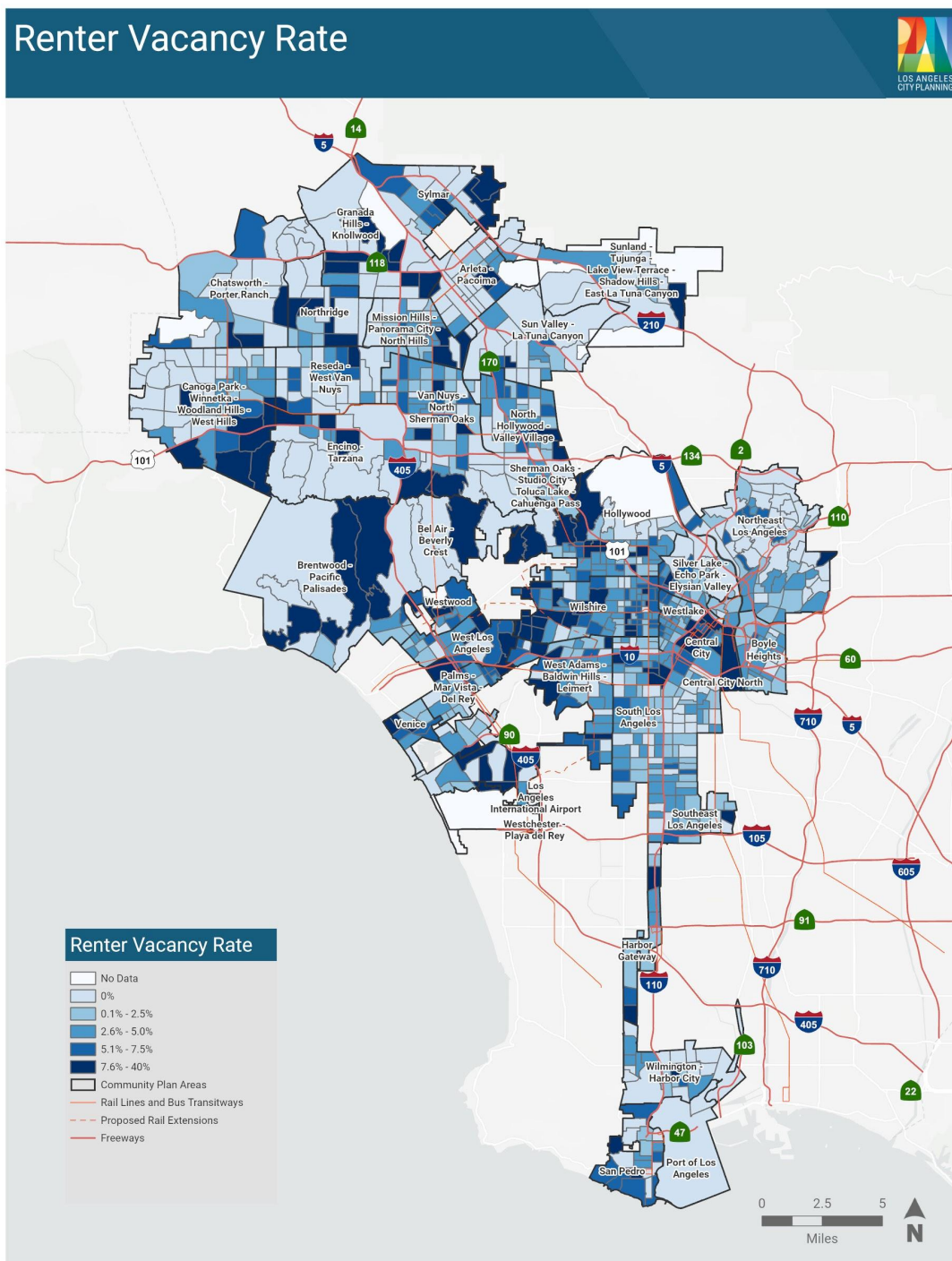
Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, April 2020

In the 5-year period prior to the COVID-19 pandemic, the rental vacancy rate was 3.7%. The distribution of rental vacancy rates throughout the City are shown in the Map 1.3 below. Analysis conducted by HCIDLA shows vacancies are lowest among rent stabilized and older housing units. Newer units have higher vacancy rates due in part to the lag time in lease-up, as well as the often higher rents found in new construction as compared to older housing stock.

<sup>9</sup> As of the publication/writing of this document, it is still unclear what the long-term impacts of the COVID-19 pandemic will be on vacancy rates in the City.



**Map 1.3**



Vacancy is the result of different factors, including the natural turnover of units, but also use for other purposes (e.g., short term rentals). About one-half of all vacant units in Los Angeles are actively for rent or for sale, or already rented or sold but not occupied



(see Table 1.19 below). The “seasonal, recreation or occasional use” vacancy category has increased most from 2010 to 2019, while the “for rent” category has decreased the most. The rental vacancy rate in the ACS (reported above) is the proportion of the rental inventory which is vacant “for rent.”

**Table 1.19**

<b>Vacancy Status by Housing Type</b>		
<b>Housing Type:</b>	<b>Total</b>	<b>Percent</b>
For rent	34,278	31.4%
Rented, not occupied	9,998	9.2%
For sale only	5,636	5.2%
Sold, not occupied	4,500	4.1%
For seasonal, recreational, or occasional use	13,850	12.7%
For migrant workers	92	0.1%
Other vacant	40,885	37.4%
<b>Total</b>	<b>109,239</b>	
Source: Source: US Census Bureau; American Community Survey; 2019 and 2010 ACS 5-Year Estimates, Table DP02.		

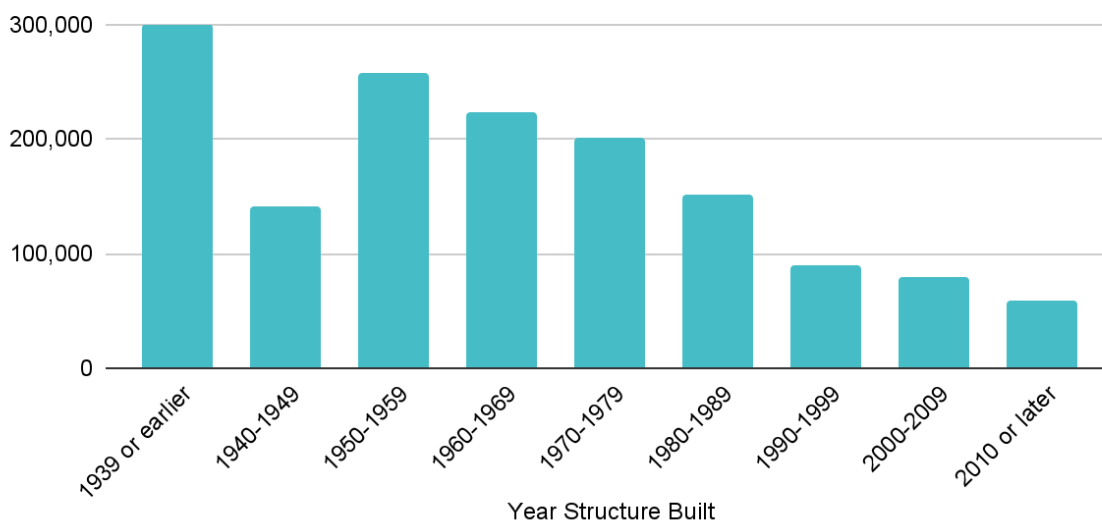
## Age and Condition

Nearly half of the City’s housing stock was built prior to 1960 and is now over sixty years old. Approximately one in five housing units (20%) were built before 1939 (See Chart 1.11 below.) The percentage of housing built in the 1990s and 2000s is the lowest of any decade. Rental housing tends to be a bit newer than owner-occupied housing.



**Chart 1.11**

### Age of Housing Units



Source: US Census Bureau, American Community Survey 2014-2018

An aging housing stock requires continual maintenance and is more likely to have significant habitability issues. For example, housing built prior to the 1940s is more prone to have lead paint, mold, and other hazards that can cause significant neurological and respiratory health issues, especially for younger children aged 1 to 5. Older housing is also likely to have significant structural issues and inadequate or unsafe plumbing and electrical systems.

Due to the housing affordability crisis in the City, many residents end up renting unregistered and illegally-constructed units, many of which do not have kitchens and lack proper infrastructure like plumbing. There are also at least 300 single-room occupancies (SROs), also known as residential hotels, with more than 10,000 units (guest rooms) that lack kitchen facilities. In total, nearly 25,000 renter-occupied units in the City do not have a complete kitchen and approximately 7,400 units do not have working plumbing. Many of these units without kitchen facilities are heavily concentrated in the central areas of the City, which historically have a larger share of SROs and residential hotels.



**Table 1.20**

<b>Housing Units Lacking Complete Facilities (2019)</b>				
	<b>Owner-Occupied</b>		<b>Renter-Occupied</b>	
	<b><u>Units</u></b>	<b><u>Percentage</u></b>	<b><u>Units</u></b>	<b><u>Percentage</u></b>
<b>Plumbing</b>	1,161	0.2%	7,441	0.9%
<b>Kitchen</b>	1,776	0.4%	24,524	2.8%

Source: U.S. Census Bureau; ACS, 2019 ACS 5-Year Estimates, Table B25053

Data from the City’s Systematic Code Enforcement Program (SCEP) and Rent Escrow Account Program (REAP) further illustrates the dire habitability issues facing many tenants in the City. Based on 2021 SCEP data, there are over 409 multi-family properties in the City that have severe habitability issues and violations (these properties are referred to as “Tier 2”). Most of these properties are concentrated in the neighborhoods of Westlake, East Hollywood, South Park, Vermont Square, and Florence in South and Southeast Los Angeles. If a property owner fails to respond to and correct habitability violations, the property is put into the Rent Escrow Account Program (REAP) which requires that all rent revenue be used to address outstanding violations. As of late 2020, nearly 700 properties throughout the City have been placed into REAP. These properties are disproportionately located in the central and southern neighborhoods of the City.

### **Protected units**

There are over 620,000 rental units in the City that are regulated by the Rent Stabilization Ordinance (RSO), which limits rent increases, protects tenants from arbitrary eviction, and requires that evicted tenants receive relocation assistance. The RSO covers most multi-family rental properties constructed before October 2, 1978. As shown in the charts below, the older core of the City (including the Wilshire, Hollywood, and South Los Angeles areas) have the most RSO units in the City. By Council District, the highest number of RSO units are located (in order) in Districts 13, 10, 4, 5, 1 and 11.



**Table 1.21**

<b>Top Ten Community Plan Areas by Number of RSO Units</b>	
<b>Community Plan Area</b>	<b>Total RSO units</b>
Wilshire	87,415
Hollywood	68,359
South Los Angeles	50,739
West Adams/Baldwin Hills/Leimert	42,218
Southeast Los Angeles	37,251
Northeast Los Angeles	33,238
Van Nuys/N. Sherman Oaks	29,133
Westlake	28,624
North Hollywood/Valley Village	25,917
Palms/Mar Vista/Del Rey	25,837
Source: Housing and Community Investment Department of Los Angeles	

## Housing Costs and Overcrowding

Housing is generally the largest single expense facing American households. In Los Angeles, the extremely high cost of housing in relation to incomes is a primary cause of many of the City and region’s most intractable problems (see the Executive Summary). Better understanding of these costs, both for rental and for-sale housing, is important to making progress to make more housing affordable and attainable. This section will include analysis of past cost trends and comparisons to other major cities in order to provide perspective to the scale of the affordability crisis in the City.

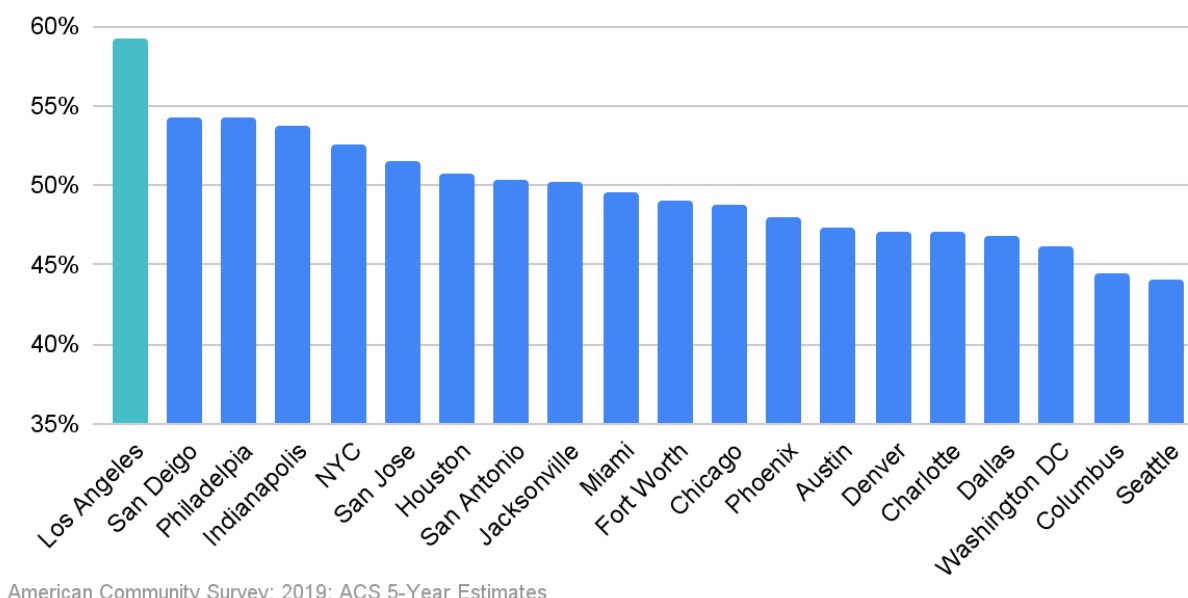
### Cost Burden

While housing costs may be higher in some other major cities, the City of Los Angeles has long been one of the least affordable areas in the country when comparing housing costs to median incomes. When households pay more than 30% of their income for housing costs, they are considered “rent burdened” or “cost burdened” because the amount is considered unaffordable. If the total payment is 50% or more of the household’s monthly income the term is “severely cost burdened.” In 2019, Los Angeles had a higher percentage of cost burdened renter households (59.2%) than any other major American city (see Chart 1.12 below).



**Chart 1.12**

### Percentage of Rent Burdened Households, Major US Cities



In Los Angeles, almost 52% of total households are considered cost burdened. The overall percentage of cost burdened households has fallen three percentage points since 2010, but risen slightly for renters and decreased significantly for owners (see Table 1.22). The decrease in owner cost burdens is also seen nationwide and may reflect the large number of over-extended owners that existed in the 2010 data and changes to lending standards put in place since the subprime mortgage crisis.

**Table 1.22**

Percentage of Cost Burdened Households by Tenure, 2010 and 2019		
	2010	2019
Renter Occupied	58.0%	59.3%
Owner Occupied	49.9%	39.3%
<b>Total Households</b>	<b>54.8%</b>	<b>51.7%</b>

Source: U.S. Census Bureau; ACS, 2019 ACS 5-Year Estimates, Tables B25091 and B25070



Households are most at risk of housing instability if they are paying more than 50% of their income for housing costs. In Los Angeles, there are 362,000 severely cost burdened households (27%). About 32% of renters are severely cost burdened and about 19% of owners.

Housing cost burden is most severe for low- and extremely low-income households. As of 2018, over 366,000 households with incomes under \$35,000 pay more than 30% of their income on rent. Approximately 84% of low-income renter households and 75% of low-income homeowner households are cost-burdened.

## Rents

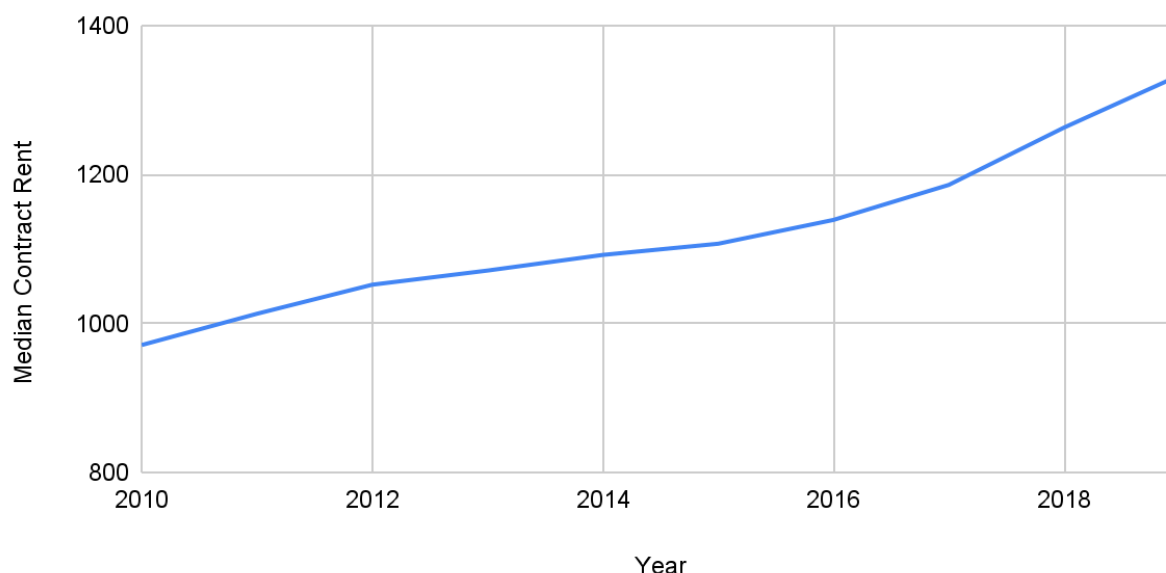
Rents in Los Angeles have increased significantly since 2010, though have fallen somewhat over the last couple years. There exists a sizable difference between what households in Los Angeles are paying for rent and current market prices for a new apartment. The 2019 Census (ACS) captures what all Angelenos are paying for rent over a 5-Year period. Online listing platforms like Zillow and Zumper maintain current (and historical) listings for thousands of apartments for rent in the City of Los Angeles but not the actual price the apartments are rented for. Since each source has pros and cons, data from both sources are included in this discussion.

The ACS 5-Year median contract rent reflects the monthly rental cost expenses for renters, not counting utilities, during the period of 2015-2019. Chart 1.13 below shows the median rent paid by Angelenos has been increasing steadily. The rise in rents has outpaced the rise in wages for renter households. From 2010 to 2019, contract rents in the City increased by 37% while median income of renters increased by 29%. While this continues to add to the renter cost burden, the ratio is not as unbalanced as it had been in the prior decade, when the figures were a 31% increase in rents and 1% increase in incomes.



**Chart 1.13.**

### Median Contract Rent, 2010-2019



Source: 2010 and 2019 ACS 5-Year Estimates

More recent market data shows that asking rents for two-bedroom units have fallen about 17% since highs in 2018, although they appear to be rebounding. The median rent list price for a 2-bedroom apartment in Los Angeles as of June 2021 was \$2,750, requiring a household income of about \$111,000 annually to be considered affordable, or not cost burdened (Zumper, see Table 1.23 below). Fewer than 29% of households in the city can afford this median rental rate.

**Table 1.23**

Average Rental Listing Prices and Income Needed to Afford Rent			
Unit Size	Average Monthly Rent	Monthly Income Needed to Afford Rent	Annual Income Needed to Afford Rent
Studio	\$1,495	\$4,980	\$59,800
1 Bedroom	\$1,995	\$6,650	\$79,800
2 Bedroom	\$2,750	\$9,170	\$111,000
3 Bedroom	\$3,995	\$13,320	\$159,800
4 Bedroom	\$6,750	\$22,500	\$270,000

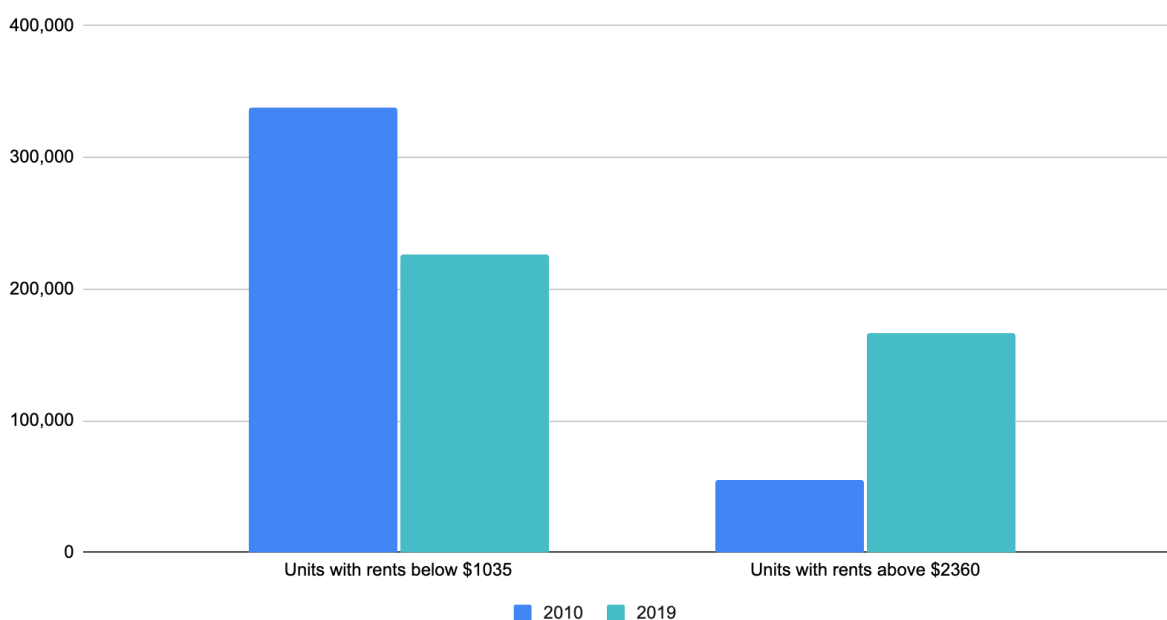
Source: Zumper, June 2021 (based on 3,258 listings)  
Note: Income needed to afford rent is based on not paying more than 30% of monthly and annual income for rent.



Since 2010, the City has continued to lose thousands of lower cost rental units. Chart 1.14 below shows a net reduction of more than 111,000 units with rents below \$1,035 from 2010 to 2019 (inflation adjusted). During the same period, almost the same amount of units were added in the category of renting above \$2,360. The City has experienced a loss of a number of lower priced rental units that have been reset to market rate upon a new occupancy. Over 8,000 RSO units have been removed from the rental market through the Ellis Act and therefore reflect a portion of the loss<sup>10</sup>.

**Chart 1.14**

Number of Rental Units with Contract Rents Above or Below Certain Points, 2010-2019



Source: 5-Year ACS (2010 and 2019); Inflation Adjusted Dollars

## Home Prices

For sale home values (including single-family homes, condominiums and other homeownership typologies) have reached historic levels in mid-2021 to an median price of over \$864,000 as of May 31, 2021 according to Zillow.com. To afford this median price a household would need to make at least approximately \$130,000 and be able to afford a 20% down payment, or \$170,000.<sup>11</sup> Only about 23% of households in Los Angeles earn this amount, and many fewer have the needed down payment. This means

<sup>10</sup> HCIDLA Ellis Act Data Analysis, 2014-2020.

<sup>11</sup> Nerdwallet Affordability Calculator; Can be accessed here:

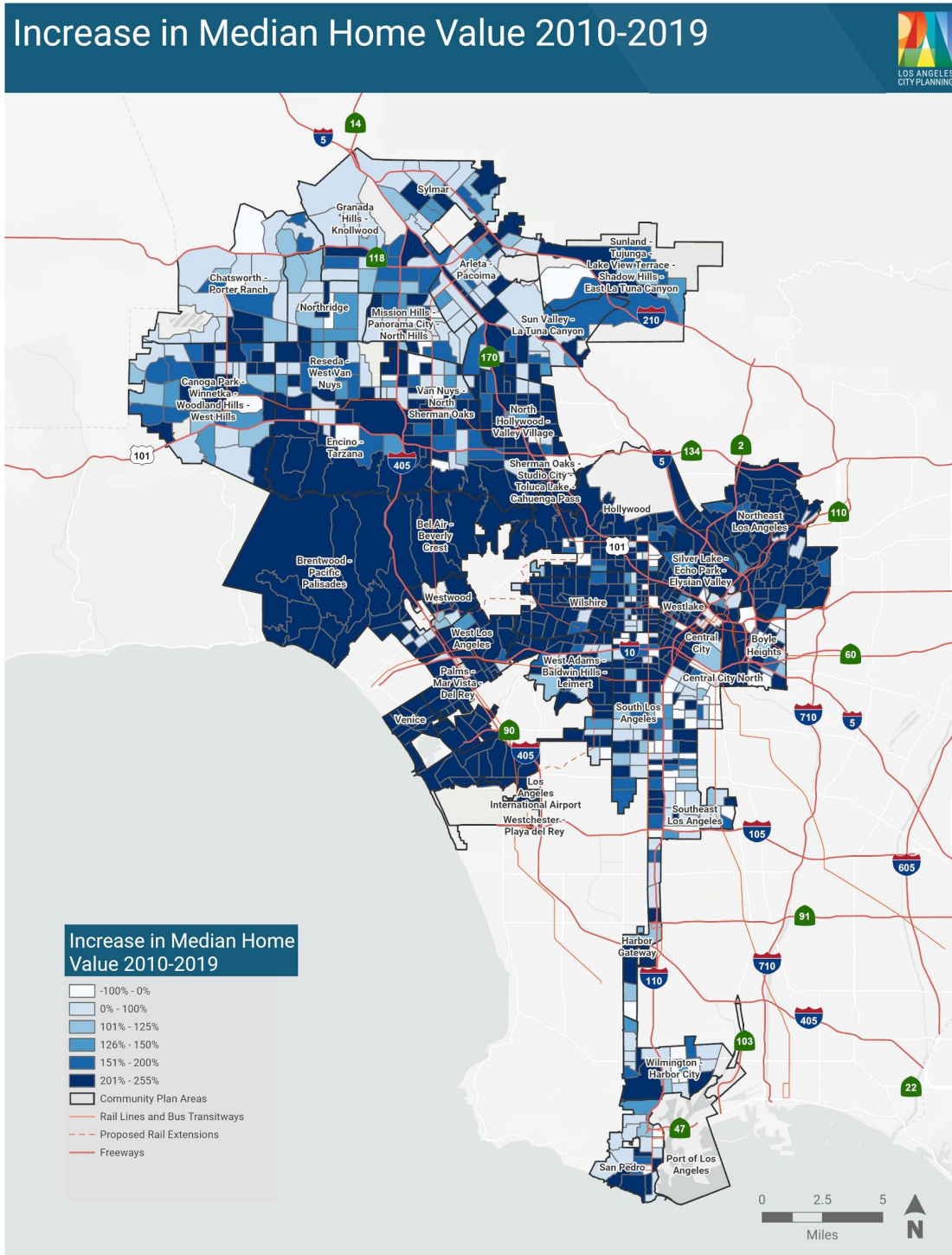
<https://www.nerdwallet.com/mortgages/how-much-house-can-i-afford/calculate-affordability>



that the vast majority of homes that are placed on the for-sale market are well out of reach for most residents. Median home prices have doubled since the lows of the foreclosure crisis in 2012, according to Zillow. Changes in home prices vary greatly in different areas of the City. In order to illustrate differences at a census tract level, changes to median home values from the 2010 and 2019 ACS are shown in the Map 1.5.



Map 1.5





## Overcrowding

Another direct result of not having enough homes for the population is overcrowding. Many families and individuals find themselves forced to live in crowded conditions due to the mismatch between housing costs and incomes discussed above. According to the Census overcrowding occurs when a dwelling unit is occupied by 1.01 or more persons per room (including bedrooms and living spaces). Severely overcrowded units are defined as those occupied by 1.51 persons or more per room.

In 2019, nearly 14% of all households in Los Angeles (approximately 270,000) were overcrowded or severely overcrowded, including 17% of all renter-occupied households (approximately 153,000) and 6% of all owner-occupied households (approximately 29,000). About 80,000 renter households (9%) are considered severely overcrowded (see Table 1.24). This is a much higher rate of overcrowding than any other major city in the United States (see Chart 1.15).

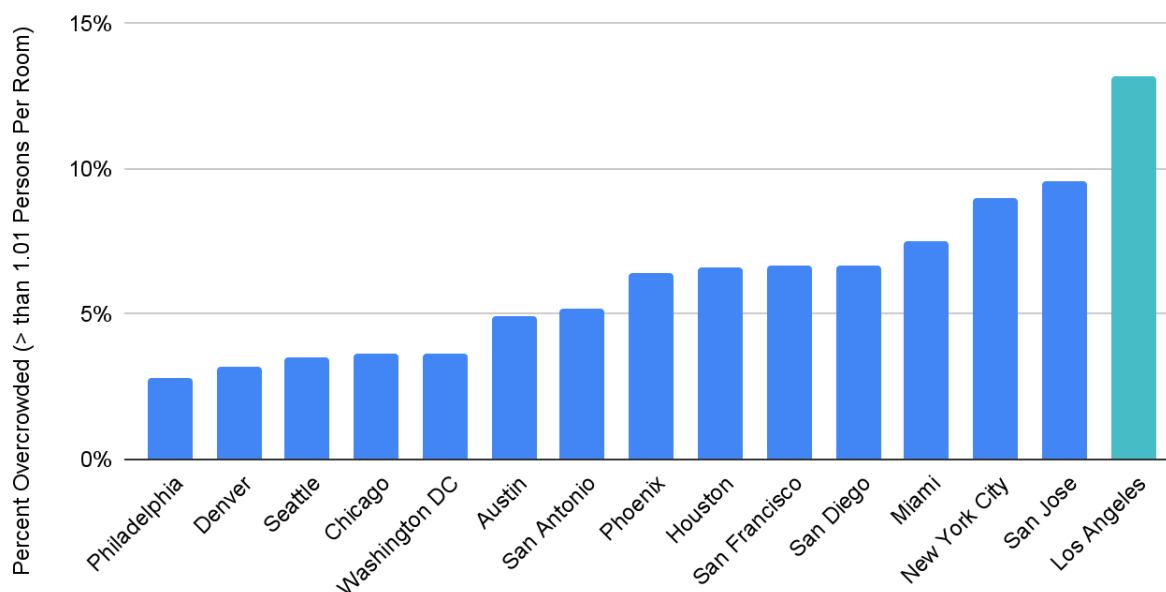
**Table 1.24**

<b>Overcrowded Households by Tenure</b>				
	<b>Renter-Occupied</b>	<b>% Renter-Occupied</b>	<b>Owner-Occupied</b>	<b>% Owner-Occupied</b>
<b>Overcrowding</b>	152,791	17%	29,365	6%
<b>Severe Overcrowding</b>	80,150	9%	8,297	2%
Source: U.S. Census Bureau; ACS, 2019 ACS 5-Year Estimates, Table B25014				



**Chart 1.15**

### Percent of Housing that is Overcrowded, Major US Cities



Source: American Community Survey 5-year 2019.

Overcrowding significantly contributes to health and education inequities. Health experts believe that overcrowded conditions in the City facilitated the spread of the COVID-19 virus during the recent viral pandemic that began in early 2020.<sup>12</sup> Latinx and Black communities in the City disproportionately experienced high COVID-19 infections and mortality rates, due a number of compounding factors, including overcrowding.<sup>13</sup> Communities where the highest proportions of residents are experiencing overcrowding are shown on Map 1.6.

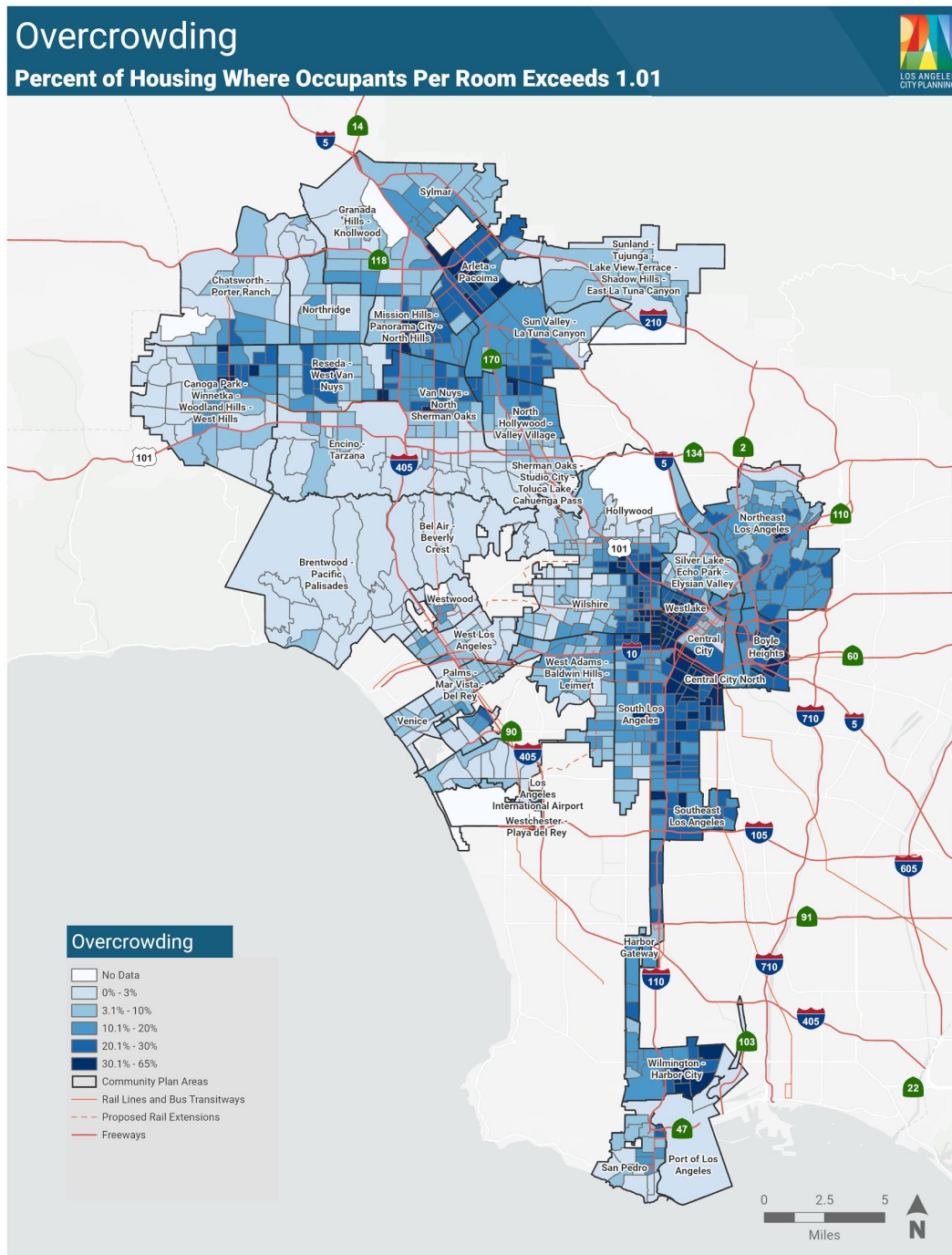
<sup>12</sup> "The neighborhoods where COVID collides with overcrowded homes," CalMatters, June 26, 2020.

<https://calmatters.org/projects/california-coronavirus-overcrowded-neighborhoods-homes/>

<sup>13</sup> See also "When coronavirus invaded their tiny apartment, children desperately tried to protect dad," *Los Angeles Times*, January 29, 2021



Map 1.6





## The Regional Housing Needs Assessment (RHNA)

The amount of housing the City of Los Angeles is obligated to plan for depends highly on its Regional Housing Needs Assessment (RHNA) allocation. The RHNA allocation is set by the California Department of Housing and Community Development (HCD) and distributed by the Southern California Association of Governments (SCAG). Every eight years HCD allocates a regional housing target for each region in the State. SCAG is then responsible for allocating a share of the regional housing target to each local jurisdiction within the Southern California region. The 6th RHNA allocation cycle covers the planning period from October 2021 to October 2029.

In the previous 5th Housing Element cycle, projected household growth was used to determine a jurisdiction's allocation. In this cycle, existing unmet housing needs, taking into account factors such as overcrowding and cost burden, were included to better account for the housing deficit. These new factors resulted in significantly larger 6th RHNA cycle allocations.

**Table 1.25**

<b>Regional Housing Needs Assessment</b>	<b>2013-2021 Allocation</b>	<b>2021-2029 Draft</b>
<b>SCAG Region</b>	421,137 units	1,341,827 units
<b>Los Angeles</b>	82,002 units	456,643 units
<b>Lower Income Units (0-80% Area Median Income)</b>	32,862 units	184,721 units
Source: SCAG and Los Angeles Department of City Planning		

The City's 2021-2029 RHNA allocation of 456,643 units is five times greater than the previous allotment and represents approximately 34% of the region's total share. Under State Housing Element Law, local jurisdictions must show that they have adequate land zoned to accommodate the RHNA allocation, or must rezone within three years in order to accommodate the assigned allocations. The methodology used to identify these sites is described in Chapter 3.

In addition to planning for market rate development, roughly 40%, or 184,721 units, of the RHNA allocation are dedicated to planning for lower-income housing (0-80% Area Median Income). This target is also significantly greater than the previous cycle's



targets. See the 5th vs. 6th Cycle comparison in Table 1.26 below. The RHNA allocation is further segmented into four income categories based on area median income (AMI) according to the chart below. The total units are divided by income level as follows: approximately 25.4% Very Low Income, 15.1% Low Income, 16.5% Moderate Income, and 43.1% Above Moderate Income. State law also requires the City to identify the projected need for extremely low-income housing. The City assumes that 50 percent of the very low-income housing need is equal to the extremely low-income housing need. As such, there is a projected need for 57,989 extremely low-income housing units.

**Table 1.26**

<b>RHNA Targets and Progress for 5th and 6th Housing Element Cycles</b>						
<b>Income Level</b>	<b>RHNA Goal* (2014-2021)</b>	<b>Total Units Permitted 2014-2020</b>	<b>Average Units Permitted/ Year 2014-2020</b>	<b>Draft Allocation 2021-2029</b>	<b>Units/Year Needed to Meet 21-29 RHNA</b>	<b>Annual % Increase Needed</b>
Very Low Income*	20,427	7,012	1,002	115,978	14,497	1347%
Low Income*	12,435	3,727	532	68,743	8,593	1514%
Moderate Income	13,728	827	118	74,091	9,261	7739%
Above Moderate Income	35,412	92,407	13,201	196,831	24,604	86%
<b>Total</b>	<b>82,002</b>	<b>103,973</b>	<b>17,329</b>	<b>456,643</b>	<b>57,080</b>	<b>229%</b>
Source: Permit Data Department of City Planning						
* The RHNA goal is for the period between January 1, 2014 to October 1, 2021.						

As described in Chapter 2, the City has limited funding for the construction of Affordable Housing, which means that achieving the RHNA allocation would require substantial legislative reform and public subsidy. A 2019 joint report by the Departments of City Planning and Housing + Community Investment, along with the Office of the Chief Administrative Officer, estimated that approximately \$3.8 billion in City funds per year and \$12 billion in private, state and federal funding would be needed



per year to ensure full project financing for the buildout of the RHNA.<sup>14</sup> As this funding is not available, the City is constrained by its financial resources.

The following chart quantifies the units anticipated through implementation of all of the Housing Element programs by income and by type of program. The estimate of the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period is called “quantified objectives” under state law. These objectives do not represent a ceiling on development, but rather set a reasonable target goal based on needs, resources, and constraints. The quantified objectives for new construction are compared to the RHNA goals in Table 1.27 below.

**Table 1.27**

<b>Quantified Objectives for New Construction vs. RHNA Goals</b>						
	<b>Extremely Low Income*</b>	<b>Very Low Income*</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>TOTAL</b>
New Construction	21,000	12,000	29,000	1,000	247,000	310,000
<b>RHNA GOALS</b>	57,989	57,989	68,743	75,091	196,831	456,643
*Note: Extremely Low Income and Very Low Income goals reflect a split of the Very Low income RHNA allocation						

As shown in Table 1.27 above, the City estimates that, under current assumptions, it will likely be unable to meet its total RHNA targets for new construction. The City is projected to fall short at the affordable (below 120% AMI) income ranges, but meet the above moderate (market-rate) production levels. While the RHNA allocation suggests that almost 260,000 units affordable to households earning less than 120% AMI will be needed, it is anticipated that approximately 62,000 affordable units may be constructed within the eight year RHNA period at this range (about 34% of the target). This is a reflection that total housing needs for lower and moderate income households greatly exceeds the ability to meet those needs with existing financial resources and incentives. However, it is important to highlight that this Housing Element is projecting a significant increase in housing production at all income ranges compared to prior cycles, due in part, to many of the Programs identified in Chapter Six.

The total projected quantified objective for new construction is based on the amount of

<sup>14</sup> Office of the City Clerk, City of Los Angeles. *Comments on the 6th Cycle Regional Housing Needs Assessment Methodology*. [https://clkrep.lacity.org/online/docs/2019/19-0773\\_misc\\_10-25-2019.pdf](https://clkrep.lacity.org/online/docs/2019/19-0773_misc_10-25-2019.pdf)



housing development potential identified in the adequate sites analysis in Chapter Four (266,647), along with an increase based on the RHNA Rezoning Program and other Housing Element Programs anticipated to be accomplished during the period (see Chapter Six). The adequate sites figure reflects an analysis of available land, constraints, reasonable development potential, and potential housing projects in the development pipeline. The figures for the affordable income categories are based on the approximate percentages of affordable housing being proposed in housing entitlement applications the last two years (2019-20), broken out by income categories, adjusted based on anticipated fluctuations based on future funding and incentive programs. Housing needs and implementation programs described in Chapter Six also help inform the amount of lower and moderate income housing that can potentially be developed through a coordinated effort.

In addition to the required RHNA allocation, the City intends to rehabilitate and conserve/preserve existing housing stock (see Chart 1.28 below). Rehabilitation includes light, moderate and substantial physical rehabilitation of existing housing units in order to improve the condition of the housing units, including through the Systematic Code Enforcement Program (SCEP). Conservation includes the preservation of existing housing through activities that prevent the loss of housing units, such as zoning provisions that allow for legalization of residential uses, funding strategies and preservation of affordable housing at risk of losing government subsidies and converting to market rate housing. Units that are listed for rehabilitation may also be counted as units under conservation/preservation and vice-versa.

**Table 1.28**

<b>Quantified Objectives for Rehabilitation and Conservation/Preservation vs. RHNA Goals</b>					
	<b>Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>TOTAL</b>
<b>Rehabilitation</b>	280	280	280	*800,000	800,840
<b>Conservation/ Preservation</b>	1,084	2,904	250	250	4,488
<b>RHNA Goals</b>	115,978	68,743	75,091	196,831	456,643
*The figure refers to the number of housing units inspected every four years as part of the Systematic Code Enforcement Program, which results in compliance with maintenance, use and habitability codes. The exact income break-down of these units is not collected, so all were placed in Above Moderate.					



In addition to the housing units reflected in the above tables, the City is committed to implementing a number of programs that preserve and maintain significant additional housing that cannot be quantified using the State’s definition. These include the maintenance and conservation of multi-family buildings by preserving residential and SRO hotels, completing urgent repairs and enforcing nuisance abatement. In addition, these numbers do not reflect the funding and maintenance of short-term housing for homeless persons or rental subsidies provided through various U.S. Department of Housing and Urban Development (HUD) funding sources.

Reference Chapter Four, Five, and Six for more information on Site Selection, RHNA progress and Rezoning programs.

## **Affirmatively Further Fair Housing (AFFH) Introduction**

NOTE: The complete Assessment of Fair Housing for the Housing Element will be included at a later time in the final adopted plan.

### **How does Housing Contribute to Historic and Ongoing Inequities?**

In compliance with AB 686, the 2021-2029 Housing Element cycle includes an Affirmative Furthering Fair Housing (AFFH) analysis that will subsequently create the framework for the City of Los Angeles’ upcoming update to the Assessment of Fair Housing (AFH). HCIDLA has been the lead department in the City of Los Angeles that conducts studies, ongoing analysis, enforcement and tracking of Fair Housing issues. To that end, the City of Los Angeles seeks to align its goals of accelerating housing production and equitably increasing access to opportunity for residents.

The City of Los Angeles is experiencing a dire housing affordability crisis, albeit the compounding problems of affordability, habitability and stability were still present and shaped the goals and programs of the last Housing Element. Identifying and remedying the historic inequities facing low income residents and people of color have consistently been a priority and commitment for the City of Los Angeles.



In 2017, the City of Los Angeles commenced the 2018-2023 Assessment of Fair Housing (AFH) and AFH was approved by the City Council and Mayor in 2018.<sup>15</sup> The AFH analyzed a variety of fair housing issues including patterns of integration and segregation of members of protected classes; racially or ethnically concentrated areas of poverty (R/ECAPs) within Los Angeles and regionally; disparities in access to opportunity in education, employment, transportation, environmental health, and exposure to poverty; and disproportionate housing needs. The AFH also examined publicly supported housing, fair housing issues for persons with disabilities, and private and public fair housing enforcement, outreach capacity, and resources.

In order to best position the City (through programming and implementation at HCID and HACLA) to address these fair housing issues, the AFH analyzed contributing factors for each fair housing issue. Some of the key contributing factors identified during the AFH process include the availability of affordable units in a range of sizes, displacement of residents due to economic pressures, lack of access to opportunity due to high housing costs, restrictive land use and zoning laws, loss of affordable housing, private discrimination, and source of income discrimination.

Our City's diversity, however, is not reflective of residential racial and ethnic integration. In fact, the City and the region remain starkly segregated with Black and Latinx residents facing the highest levels of segregation and often having limited housing options outside of R/ECAPs, which are majority non-White census tracts with poverty rates of 40% or more. This segregation as well as a myriad of other factors discussed in the AFH have had significant and pervasive harmful effects on quality of life and access to opportunity for Black and Latinx residents of the City and the region. The neighborhoods in which Black and Latinx residents disproportionately reside have chronically low access to proficient schools and clean air. Many are areas of concentrated poverty where households experience overcrowding and severe housing cost burden. Private discrimination coupled with low economic mobility and public policies that reinforce existing demographic patterns have limited the ability of residents to achieve the widely shared goal of providing a better life for their children. And, when historically segregated neighborhoods that are negatively impacted by disinvestment begin to see an inflow of private capital and public improvements, displacement to newly emerging R/ECAPs on the periphery of the region often follows close behind.

---

<sup>15</sup> The full Assessment of Fair Housing can be found here:  
[https://hcidla2.lacity.org/wp-content/uploads/2020/05/city\\_of\\_la\\_afh\\_plan.pdf?download=1](https://hcidla2.lacity.org/wp-content/uploads/2020/05/city_of_la_afh_plan.pdf?download=1)



For persons with disabilities, the dimensions of segregation and lack of access to opportunity are not primarily spatial. Instead, the structural challenges facing persons with disabilities often relate to insufficient resources for home and community-based services, a shortage of integrated housing in the community, including permanent supportive housing, and ineffective coordination between housing and service delivery systems. The combination of resource shortages, discrimination in the private market and the failure to provide reasonable accommodations may push persons with disabilities into congregate settings like large group homes and institutions like nursing homes. Lack of access to opportunity for persons with disabilities is particularly acute in the area of employment where labor force participation is chronically low and persons with disabilities who have jobs often work for less than minimum wage.

### **Contributing Factors Limiting Access to Opportunity**

The adopted AFH identified several key factors limiting housing production and the city's goals of proactively addressing access to opportunity.

#### **Location and Type of Affordable housing**

Widespread single-family zoning and community opposition prevent affordable multi-family housing from being built in many parts of the City thus contributing to segregation by race and income. Among LA County housing submarkets, average rents are lowest in South LA and Koreatown-Mid City, areas with large populations of color, and are highest on the Westside, where white residents are largely concentrated. Findings also concluded that all forms of publicly supported housing including Low-Income Housing Tax Credit properties, Project-Based Section 8 properties, Public Housing units, and other multi-family units are more concentrated in less affluent communities in South LA, East LA, Central LA, and portions of the San Fernando Valley with relatively little affordable housing is located on the Westside.

#### **Lack of Access to Opportunity Due to High Housing Costs**

The lack of a mandatory inclusionary requirement in all new developments foregoes an opportunity to provide lower income residents with opportunities to live in higher opportunity areas. Additionally, the Low Income Housing Tax Credit (LIHTC) project siting practices between 2003 and 2015 have constructed few units in higher opportunity areas. The City has adopted several initiatives to incentivize the development on-site affordable housing, such as the TOC program, and enforcement of laws preventing Source of Income discrimination.



**Lack of public investments in specific neighborhoods, including services or amenities**

A lack of public investments is a significant contributing factor to disparities in access to proficient schools in the City of Los Angeles and the broader region. The distribution of low-performing schools also roughly coincides with the geographic spread of R/ECAPs.

**Lack of private investments in specific neighborhoods**

A lack of private investments is a significant contributing factor to disparities in access to employment in the City of Los Angeles and the broader region. Specific neighborhoods with low-income communities of color have the greatest need for private investments to construct affordable housing, invest in new small businesses, and increase access to community amenities, such as supermarkets and banks. Indicators include number of building permits, access to grocery stores, banks and pharmacies.

**Community opposition**

Community opposition is a significant contributing factor to disparities in access to proficient schools, environmentally healthy neighborhoods, and low poverty neighborhoods in the City of Los Angeles and the broader region. In recent years, community opposition has played a role in hindering the development of high-density or affordable housing, both of which are disproportionately occupied by people of color and lower-income households.

During the AFH process, the City, HACLA, Enterprise, the Lawyers' Committee, and numerous community stakeholders proposed several broad goals and specific strategies to address the types of fair housing issues and contributing factors affecting people of color, large families with children, and persons with disabilities discussed. Six overarching goals with over 50 strategies are part of the adopted AFH Plan. The Goals outlined are the following:

1. Increase the stock of affordable housing through the city, particularly in neighborhoods of opportunity
2. Preserve the existing stock of affordable housing and rent stabilized housing
3. Prevent displacement of low and moderate income residents
4. Ensure equal access to housing for persons with protected characteristics, lower-income, and homeless residents
5. Expand access to opportunity for protected classes
6. Increase community integration for persons with disabilities

These goals, strategies and programs have served as a “north star” for the investments and policies the City of Los Angeles has explored and adopted in recent years and is



informing the Housing Element update. The final Housing Element will outline programs designed to address issues facing protected classes, factors affecting access to housing and opportunities and programs intended to directly remedy historical patterns of racial discrimination and exclusion as the City plans to accommodate the production of housing.

On January 26, 2021 President Biden issued “Memorandum on Redressing Our Nation’s and the Federal Government’s History of Discriminatory Housing Practices and Policies” directing HUD to examine the effects that repealing the AFFH rule had on “HUD’s statutory duty to affirmatively further fair housing.” The Biden memorandum also directed HUD to take the steps necessary to implement the Fair Housing Act’s requirement to administer its programs in a manner that affirmatively furthers fair housing. On June 10, 2021, HUD issued an interim final rule to restore the implementation of the Fair Housing Act’s Affirmatively Furthering Fair Housing (AFFH) requirement. The City of Los Angeles has consciously maintained a commitment to affirmatively further fair housing, irrespective of previous changes at the federal level to weaken fair housing programs during the previous administration. We anticipate HUD will soon release final guidelines to inform the City’s update to the AFH in 2022 to fulfill our compliance with AB 686.

#### *Analysis that will be included in the final Housing Element*

This Housing Element draft includes initial findings based on data analysis on publicly supported housing, fair housing issues for persons with disabilities, and private and public fair housing enforcement, outreach capacity, and resources. Chapter 4: Adequate Sites for Housing includes the required AFFH analysis. The final, adopted Housing Element update will include a comprehensive analysis of available data and knowledge to further identify:

- integration and segregation patterns and trends;
- racially or ethnically concentrated areas of poverty;
- disparities in access to opportunity;
- disproportionate housing needs within the City of Los Angeles, including displacement risk; and,
- new strategies and actions to implement those priorities and goals, which may include, but are not limited to: better transportation options for residents, such as improving pedestrian access to public transit options; continuing to encourage the development of new affordable housing in high and moderate opportunity areas; and, place-based strategies to encourage community revitalization,



including preservation of existing affordable housing, and protecting existing residents from displacement.

### *Fostering Inclusive Public Engagement*

As mentioned in an earlier section, the Department of City Planning and the Department of Housing and Community Investment (HCID) engaged the public through numerous digital and in-person events (prior to the Covid-19 pandemic), and through other innovative ways, to collect the public's input. This outreach, participation and input has been used to guide and inform the updating process of the Housing Element.

An additional component of the Housing Element outreach process involves community-based organizations assisting with workshops with a particular focus on residents living in neighborhoods with higher percentages of populations that fall into the protected classes.

In Los Angeles, like many cities, renters, unhoused residents, youth, and residents in lower-income areas have far lower rates of participation in long-term planning processes like the Housing Element. The lack of diverse voices in the planning process has historically resulted in an imbalance of single-family zoning in high resource areas and a disproportionate share of multi-family and affordable housing development located in High Segregation/High Poverty areas. In order to affirmatively further fair housing and effectively reach communities in a culturally-appropriate, language-inclusive manner, the City will utilize grant funding to support additional outreach across many housing efforts including the Housing Element Update and other strategies initiated by the City of Los Angeles to accelerate housing production and promote equity-based models for increasing affordable housing development. HCIDLA will be engaging communities both through community partners such as community based organizations (CBOs) and through direct communication both in person and digitally. Through the LEAP and REAP grant funding from HCD, the City of Los Angeles will be hosting virtual and in-person (when safe and appropriate) meetings during evenings and potentially weekends to maximize participation from populations with a disproportionate amount of "essential" workers, those impacted by the pandemic, and residents with limited English proficiency.



# Chapter Two – Constraints On Housing Maintenance, Improvement, and Development

<b>Introduction</b>	<b>1</b>
<b>Constraints Overview</b>	<b>2</b>
<b>Constraints for Housing for People with Disabilities and Special Needs</b>	<b>9</b>
<b>Analysis of Preservation of At-Risk Units</b>	<b>11</b>

## Introduction

As described in the Executive Summary and Chapter One, the City of Los Angeles is facing a severe housing crisis that negatively affects the health and safety of its residents, the environment, the City's economic and social health, its racial justice and equity goals, and has created a humanitarian emergency on our streets. The dire situation requires a robust analysis of the challenges to producing, maintaining and improving housing that is affordable to households of all income levels and appropriate for special needs populations.

This chapter provides a summary of governmental constraints, non-governmental constraints and constraints for housing for people with disabilities and special needs. This includes an analysis of the preservation of at-risk expiring affordable units. A complete analysis of constraints can be found in Appendix 2.1.

Many housing constraints are out of the City's direct control, while others are due in part to the local requirements and conditions that pose constraints to the production and preservation of housing. Some of the most important constraints include governmental regulations, such as zoning, land use requirements, entitlement and permitting procedures, infrastructure requirements, and fees; as well as non-governmental constraints such as market conditions, financing, source of funding requirements, opposition to housing, and environmental conditions. There are often sound policy



reasons for current fees and regulations, so any changes should be carefully considered with regards to expected effectiveness to meet housing needs and the potential impacts to other General Plan goals.

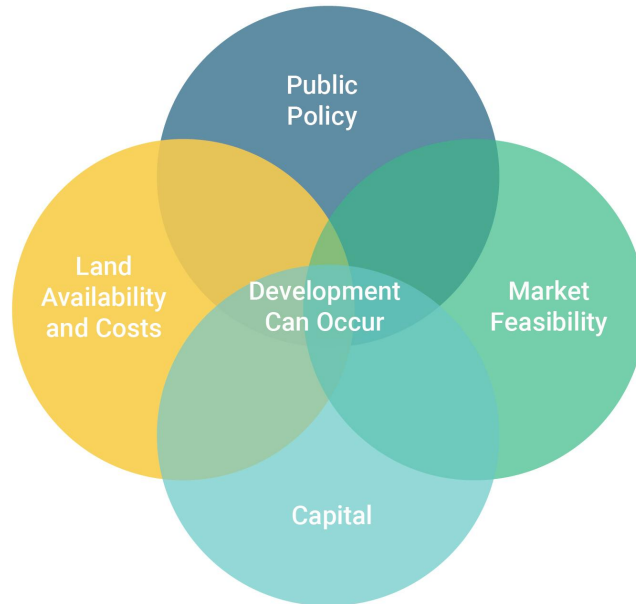
The City has developed a wide array of responses to counter housing constraints and to facilitate residential development. This section summarizes the key governmental and non-governmental constraints that impact and limit the potential of housing production and preservation in the City, and then the City's strategies to address them. The City continues to proactively explore additional responses to these housing obstacles in the form of new efforts and programs identified in Chapter Six.

## Constraints Overview

Constraints are factors that impact the feasibility, costs, and timelines of housing projects, which in turn affect the City's ability to meet the housing needs of all its residents and to affirmatively further fair housing goals. Constraints affect a housing development's location selection, density, design, and permitting process--all of which impact whether or not housing can be developed, maintained or improved. The presence of any one constraint has the potential to prevent housing from being produced or preserved, as illustrated below. Constraints to production also include essential regulations and requirements that provide community benefits such as open space, infrastructure, and design standards. In evaluating constraints, this chapter will also consider the services and benefits that constraints to production provide as well.



## Housing Development Constraints



Source: Los Angeles Department of City Planning

Federal, state, and local land use regulatory requirements, permitting fees, and public funding availability can constrain housing development in the City. Key regulations include the Zoning Code and local planning documents, the Building Code, and the California Environmental Quality Act (CEQA). For example, zoning limits where residential uses are permitted in the City, as well as maximum height, required parking and maximum densities. Lengthy and complicated entitlement and permitting processes lead to delays and uncertainty, driving up costs and preventing many potential projects from being realized. Environmental constraints can also affect and limit housing production, especially in the Very High Fire Severity Zones and the Coastal Zone.

Non-governmental constraints, such as market conditions can increase the cost of land, building materials, and labor necessary for the production of housing. Public opposition to new housing is often strong, and has led to decades of policies that have made housing creation harder and often increased development risk and timelines, particularly in the higher resource areas of the City.



Housing constraints have especially impacted affordable housing production. Zoning capacity and its inequitable distribution throughout the City has limited the production of affordable housing in higher resource areas, and instead concentrated its production in the areas with the lowest resources (see Map 2.1). Existing land use and zoning, combined with high land values, have resulted in conditions that make it infeasible to develop affordable housing in many areas of the City which have the highest incomes, resources, amenities, and access to economic opportunity.

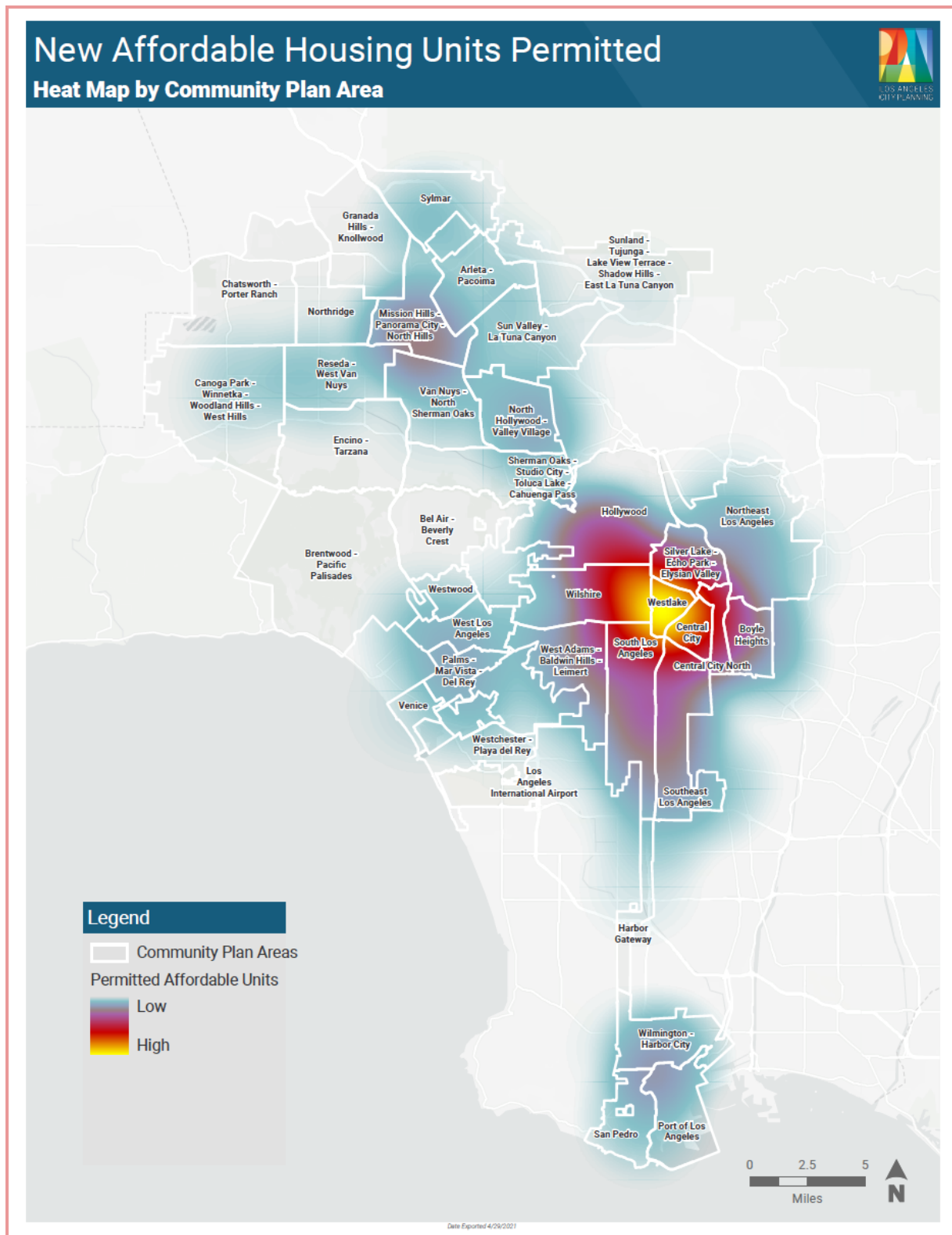
In addition, certain types of zoning laws have played an important role in causing racial disparities in housing. There is now ample research finding a relationship between restrictive land use regulations and racial segregation, higher housing prices, a worsening racial wealth gap and disparities in many other measurable social outcomes.<sup>1</sup>

---

<sup>1</sup> Rouse, C., Bernstein J., Knudsen H., and Zhang J., White House Article, June 17, 2021. "Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market," located: <https://www.whitehouse.gov/cea/blog/2021/06/17/exclusionary-zoning-its-effect-on-racial-discrimination-in-the-housing-market/>



Map 2.1.





Appendix 2.1 includes an analysis of an array of potential constraints to the production, maintenance and improvement of housing. This includes the following governmental and non-governmental issues:

### **Governmental Constraints**

- General Plan, Land Use, the Zoning Code, and Neighborhood Implementation Tools.
- Entitlement Process
- Building Code and Building Permit Procedures
- On-/Off-Site Improvements and Infrastructure
- Entitlement Appeals
- Fees Affecting Housing Development
- Creation of Affordable Housing Covenants
- Availability of Public Funding for Housing
- Inadequate Public Funding for Homelessness Housing

### **Non-Governmental Constraints**

- Land Costs
- Construction Costs
- Financing Availability

Furthermore, State law requires that jurisdictions demonstrate how they provide for, and do not duly constrain, a variety of important housing types including multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy (SRO) units, emergency shelters, and transitional housing. The full constraints analysis in Appendix 2.1 describes where these uses are permitted and how the City provides for these and other housing types.

The City has taken many actions over the last eight years to alleviate constraints, including many that were prior Housing Element programs. These include a variety of actions including ordinances, directives, planning efforts, implementation memos, administrative actions and other implementation steps. The following efforts to alleviate constraints are identified and described in Appendix 2.1:

### **Alleviating Constraints Due to the General Plan, Land Use, Zoning Code, and Neighborhood Implementation Tools**



- Mayoral Executive Directives (ED) 13 and 19
- The New Zoning Code (*recode:LA*)
- Community Plan Updates
- The Density Bonus Ordinance
- Transit Oriented Communities (TOC) Program
- Accessory Dwelling Units (ADUs)
- Unpermitted Dwelling Units (UDUs)
- Emergency Homeless Shelters
- Permanent Supportive Housing (PSH) Ordinance
- Interim Motel Conversion (IMC) Ordinance
- Floor Area Averaging and Transfer of Floor Area Ratios (TFAR)

#### **Alleviating Constraints Due to the Entitlement Process**

- Community Plan Updates and the New Zoning Code
- Process and Procedures Ordinance
- Land Use Incentives Programs
- Density Bonus Memo: Ministerial Review Process for On-Menu Incentives
- Senate Bill 375 and CEQA
- Streamlined Infill Projects (SIP) per Senate Bill 35 and Assembly Bill 2162
- Assembly Bill 1179 and CEQA Exemption for Supportive Housing and Emergency Shelters
- The Expedited Processing Section
- Development Services Case Management (DSCM) Office
- The Priority Housing Project (PHP) Program
- Housing Services Unit
- Implementation of State Law (Housing Accountability Act, The Housing Crisis Act of 2019)

#### **Alleviating Constraints due to the Building Code and Building Permit Procedures**

- Accessory Dwelling Unit (ADU) Standard Plan Program
- The Parallel Design-Permitting Process
- Development Services Case Management (DSCM)



- Preliminary Plan Check Service
- Early Start Permits

### **Alleviating Constraints due to On-/Off- Site Improvements and Infrastructure**

- Exemptions and Reductions to Improvement Requirements
- Waiver of Dedication and Improvement (WDI)
- Deferring Costs of Required Improvements

### **Alleviating Constraints Due to Entitlement Appeals**

### **Alleviating Constraints Due to Fees Affecting Housing Development**

- Exemptions from Park and Quimby Fees
- Affordable Housing Linkage Fee (AHLF) Exemptions and Credits/Deductions

### **Alleviating Constraints in the Coastal Zone**

- The City's Mello Act Ordinance
- The Venice Local Coastal Program
- Land Use Incentives Programs

### **Alleviating Constraints due to Inadequate Public Funding for Housing**

### **Alleviating Constraints due to Inadequate Public Funding for the Homeless Housing and Prevention**

- Waiting List Limited Preference: Homeless Program
- Waiting List Limited Preference: Tenant-Based Supportive Housing Program
- Permanent Supportive Housing Project-Based Voucher Program
- HUD-VASH Program
- Emergency Housing Vouchers (EHVs)
- Waiting List Limited Preference: Homeless Veterans Initiative
- Continuum of Care (Shelter Plus Care) Program
- Moderate Rehabilitation Single Room Occupancy (SRO) Program
- Moving On Program
- Home For Good
- Homeless Incentive Program (HIP)



## Constraints for Housing for People with Disabilities and Special Needs

Federal and State laws have been enacted which require updating local regulations to ensure that no City procedures or development standards pose obstacles to the production or preservation of housing for people with disabilities. This includes a variety of housing types, treatment facilities, community facilities, and short- and long-term housing. In line with those efforts, every five years the City of Los Angeles previously completed an Analysis of Impediments to Fair Housing Choice (AI), as required by the U.S. Department of Housing and Urban Development (HUD). This study and subsequent updates assess land use and zoning constraints on housing for individuals with disabilities and compliance with Fair Housing laws, Americans with Disabilities Act (ADA), and other housing laws and court decisions affecting housing rights.

More recently, per HUD's final 2015 Affirmatively Furthering Fair Housing (AFFH) rule, the City developed and submitted to HUD its first Assessment of Fair Housing (AFH) Plan in 2017, which replaced the previous AI requirement. Los Angeles' 2018-2023 AFH Plan was completed in partnership between the Los Angeles Housing and Community Investment Department (HCIDLA) and the Housing Authority of the City of Los Angeles (HACLA). The City's AFH Plan was adopted by City Council and Mayor in October 2017.

Persons with mobility disabilities, including people who use wheelchairs, and people with hearing and vision disabilities often require special housing to accommodate their special conditions. For many who have mobility disabilities, features such as handrails, ramps, wider doorways, specially designed cabinetry and electrical outlets, special door and faucet handles, and non-skid flooring are necessary. People who have hearing disabilities may require doorbells and emergency alarms that use flashing light instead of sound, and people who are blind or have a visual disability may require that large print, braille labels, or tactile dots be placed on equipment, tools, facilities, and documents. In addition, people with developmental disabilities may live in small group homes or with a roommate and be provided with support services.

The City's Zoning Code has been developed over many decades and sometimes includes obsolete terminology and provisions that may have unintentionally diminished housing opportunities for people with disabilities. The City's Code includes the following definition of a person with disabilities as a person who has: (a) physical or mental disabilities, which seriously restricts that person from operating a motor vehicle; (b) is



expected to be of long, continued and indefinite duration; (c) substantially impedes his or her ability to live independently; and (d) is of a nature that the ability to live independently could be improved by more suitable housing conditions (LAMC Section 12.21 A.4 (u))”.

The siting of disability-related special needs housing is not restricted regarding location. There are no distance requirements in the City regulating the siting of any type of disability-related housing. The Los Angeles Building Code (LABC) incorporates provisions of the California Building Code (CBC) related to needs of people with disabilities. Local amendments to CBC tailor the LABC to local conditions but do not diminish the ability to accommodate people with disabilities.

Another regulatory and practical constraint impacting housing for people with disabilities is the unwillingness of some landlords to comply with state and federal fair housing laws by providing reasonable accommodations and allowing reasonable modifications. Based on data collected citywide, physical disability was the leading cause of fair housing complaint inquiries, accounting for 47% of all inquiries from 2013-2021. Most of these complaints were from in-place tenants requesting assistance with a reasonable accommodation or modification request. Common requests included: a closer or more accessible parking space, breaking the lease, and a companion or service animal in a building that does not allow pets. Requests made after April 2020 are often related to COVID-19 pandemic issues such as restricting entry to units or requiring that management/maintenance wear PPE and maintain social distancing.

The following efforts to alleviate constraints to providing housing for people with disabilities are identified and described in Appendix 2.1:

### **Alleviating Constraints to Providing Housing for People with Disabilities**

- The Reasonable Accommodation Request Ordinance
- Reasonable Accommodation, Congregate and Group Living Arrangements
- Accessible Housing Program (AcHP)
- AcHP Grievance Procedures
- The Enhanced Accessibility Program
- Trainings and Outreach Campaigns
- Services for Homeless Households
- AcHP Challenges



## Analysis of Preservation of At-Risk Units

State law requires local governments to include in their Housing Element an analysis of existing, multi-family affordable housing units at risk of conversion to market-rate housing within the next ten years due to termination of a public funding subsidy contract, mortgage prepayment, or expiring use restrictions. While the production of new, affordable housing is critical, so is the preservation of existing affordable units to maintain a stock of affordable housing.

The City of Los Angeles currently has approximately 56,698 affordable housing units in more than 1,426 developments, serving very-low, low and moderate-income households (see Appendix 2.6). The majority of these affordable housing units are owned and operated by private entities, and were financed with local, State and Federal public subsidies, administered by State agencies or locally through the HCIDLA, the Community Redevelopment Agency of the City of Los Angeles (CRA/LA), the Housing Authority of the City of Los Angeles (HACLA), and the Los Angeles Homeless Services Authority (LAHSA). The requirements of the public funding include (but are not limited to) maintaining the affordability for a specific, extended number of years.

The City currently has 9,412 housing units at risk of losing their affordability use restrictions between October 1, 2021 and September, 30 2031. These units were designated as at-risk based on the restrictions established by the primary government funding program used to build or rehabilitate the unit, use agreement, covenant and/or rental subsidy program. In 2020, the average rehabilitation cost per unit to preserve an affordable multi-family building was approximately \$108,000 and the construction cost per unit for a new affordable multi-family building in Los Angeles was \$353,000. A combination of financial and non-financial strategies for preserving expiring affordable housing will prove necessary for this undertaking.

The affordability of the City's affordable housing units is not permanently assured. Based on the current expiring portfolio, the three major threats to preservation in the City are:

- prepayment or maturity of federally-subsidized mortgages;
- expiration and termination of subsidy contracts (Project-Based Section 8 rental subsidy contracts), and;
- the expiration of use restrictions of City-funded projects.



With most of the at-risk developments under ownership of private entities and the high demand for housing at all income levels across the City, expiring affordable units are at serious risk of converting to market rate units. The continuous demand for rental housing leads to higher rents and therefore a more compelling incentive for landlords who own buildings with at-risk affordable units to pursue opportunities for market-rate rents.

Under the Preservation program, HCIDLA will focus on preserving 300 units annually. Preservation will happen through various efforts including (a) facilitating the renewals of Project-based Section 8 (or similar) contracts, (b) facilitating the re-structure and/or purchase of properties with Project-based Section 8 (or similar) contracts, and (c) re-capitalizing existing affordable housing projects in exchange for lengthening their current affordability restrictions. Preservation projects will target all populations, including homeless, large families, and seniors. Preservation projects will also have varying levels of affordability citywide or within designated transit-oriented districts (TOD).

The City, through the HCIDLA, will also continue to dedicate staff time to support the L.A. Preservation Working Group (LAPWG) and other related activities. The LAPWG's mission and goals are to protect and preserve the City's affordable housing stock by sharing information, tracking the expiring inventory, and developing creative preservation strategies and transactions. HCIDLA will continue to dedicate staff time to support the L.A. Preservation Working Group, and provide information and continue with efforts to establish partnerships with entities qualified to acquire and manage at-risk units.



# Chapter 3 - Opportunities for Conservation in Residential Development

<b>Introduction</b>	<b>1</b>
<b>Comprehensive Plans</b>	<b>2</b>
Sustainability pLAn	2
Resilient Los Angeles	3
Los Angeles General Plan	3
<b>Targeted Initiatives</b>	<b>4</b>
Los Angeles Green Building Code	5
Other Green Building Programs	6
<b>Water Management Plans</b>	<b>8</b>
One Water LA	8
Urban Water Management Plan	8
<b>Residential and Commercial Rebate Programs for Efficient Appliances</b>	<b>8</b>
<b>Greenhouse Gas Reduction Strategies</b>	<b>9</b>
Measure JJJ & Transit Oriented Communities (TOC) Program	9
State and Local initiatives	10
Transformative Climate Communities	10
Affordable Housing and Sustainable Communities (AHSC) Program	10

## Introduction

This chapter delineates the opportunities that exist for water and energy conservation in residential development as required by California Government Code §65583(a)(8), all of which can reduce development costs and improve the affordability of housing units. The discussion highlights the conservation efforts being made by the City of Los Angeles, which aim to both reduce energy and water consumption at the consumer end through regular usage, as well as to minimize the need or demand for traditional energy



and water sources. This chapter also addresses 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, and transit-oriented sustainable development. Additionally, to comply with SB 379 and related state legislation, the City of Los Angeles details additional goals, policies and programs related to sustainability, resilience and climate change in the Safety Element of the General Plan. Coordination with our public agencies overseeing water and sewer infrastructure requirements is pursuant with SB 1087 (Gov. Code § 65589.7).

## Comprehensive Plans

In Los Angeles several City departments and agencies work collectively to advance citywide goals around sustainability, resilience, and conservation. The Mayor's Office works to coordinate these interrelated efforts through citywide plans and implementation efforts.

### Sustainability pLAn

The City of Los Angeles released the ever first Sustainable City pLAn in 2015 under leadership of Mayor Garcetti, and has committed to annual progress reports and an update to the pLAn every four years. This has become more prescient for the City of Los Angeles due to the immediate and evolving challenges facing our environment and economy. The 2019 Sustainability pLAn, also known as the Los Angeles Green New Deal (GND) is a collection of policies and programs that provides a City-wide, interdepartmental framework for conservation and sustainable development. The GND lays the foundation for creating a more resilient and sustainable city by establishing four key principles:

1. A commitment to the Paris Climate Agreement and to act urgently with a scientifically-driven strategy for achieving a zero carbon grid, zero carbon transportation, zero carbon buildings, zero waste, and zero wasted water.
2. A responsibility to deliver environmental justice and equity through an inclusive economy, producing results at the community level, guided by communities themselves.
3. A duty to ensure that every Angeleno has the ability to join the green economy, creating pipelines to good paying, green jobs and a just transition in a changing work environment.



4. A resolve to demonstrate the art of the possible and lead the way, walking the walk and using the City's resources - our people and our budget - to drive change.<sup>1</sup>

The goals and targets outlined in the GND include renewable energy targets, increased goals for locally-sourced water, reducing building energy use, strategies to reduce Vehicle Miles Traveled (VMT) and increasing housing production near public transit.

## Resilient Los Angeles

In addition to the Sustainability pLAn, the Mayor's Office produces and implements the Resilient Los Angeles Plan. While the Sustainability pLAn creates a roadmap to further carbon sequestration and clean energy in an effort to diminish the impacts of climate change, the Resilient LA plan provides guidance on how the city will respond to disaster impacts that cannot be avoided. Through 4 chapters, 15 goals, and 96 actions the Resilient LA Plan outlines a path to address underlying vulnerability in the city's infrastructure and social structure to ensure we are able to prevent, respond to and recover from physical and economic shocks to our city. Specifically, Goal 11 to "Restore, rebuild and modernize Los Angeles' Infrastructure" presents a key strategy to improve water and energy conservation across the city.

## Los Angeles General Plan

The Housing Element is one of several elements of the City's General Plan. Similar to the planning efforts from the Mayor's Office, General Plan Elements include goals, objectives, policies and programs that reflect the work of several departments. Many of the City's other adopted Elements also touch on efforts to conserve energy and water in residential buildings.

**Land Use.** The 1996 Framework Element of the General Plan is the City's strategy for growth, setting a citywide context to guide decision-making. The Plan clearly sets forth a vision of sustainable growth in that it focuses on growth occurring in specific areas linked to existing and planned infrastructure and services, with a strong emphasis on creating growth near public transportation and job centers. This vision is carried out each time a Community Plan is updated, where growth considerations including

---

<sup>1</sup> See [https://plan.lamayor.org/sites/default/files/pLAn\\_2019\\_final.pdf](https://plan.lamayor.org/sites/default/files/pLAn_2019_final.pdf) for the complete LA Green New Deal.



proximity to transit and jobs shape land use designations and zoning. Collectively the City's 35 Community Plans serve as the Land Use Element of the General Plan.

**Health.** The Plan for a Healthy Los Angeles, adopted in 2015, lays out the City's vision of healthy neighborhoods and satisfies the environmental justice requirements of SB 1000. The plan focuses on several aspects of health, including access to clean and healthy housing, buildings and open spaces. In an effort to meet these health goals the plan establishes programs and quantifiable targets around energy and water conservation to ensure lasting access to clean and healthy buildings.

**Mobility.** The Mobility Plan serves as the City of Los Angeles' Transportation Element. The plan sets a vision for a comprehensive mobility system that allows people to move around the city through many modes of travel. Combined with the smart growth strategy detailed above, this represents a significant effort to enhance energy and water savings by enabling reduced use of single occupancy vehicles. The plan also has strategies for green enhancements to car infrastructure, such as improved access to electric vehicle charging.

**Safety.** The Safety Element of the General Plan details the city's efforts to prevent, respond to and recover from disaster events such as fires, earthquakes and floods. In keeping with recent state legislation the Safety Element is being updated alongside the Housing Element, including updates to better reflect efforts to prevent and respond to climate change. Many of the goals, policies and programs detailed in the Sustainability pLAN and Resilient LA will be formally integrated into the Safety Element to satisfy these requirements, ensuring that the water and energy savings framework thoroughly established through these Mayoral plans is additionally reflected in the City's official General Plan.

## Targeted Initiatives

In addition to these comprehensive planning efforts, many departments and agencies within the City of Los Angeles undertake targeted campaigns and long range planning campaigns to realize specific conservation goals. The methods described below, as well as those described in Chapter 6, are specific efforts that the City is currently undertaking to reduce energy and water consumption, thereby working towards further reducing greenhouse gas emissions, while investing in critical infrastructure and sustainable housing development. Please note that specific objectives, policies and programs relating to conservation are detailed in Chapter 6 under Goal 3: **A City in**



**which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.**

### **Los Angeles Green Building Code**

On January 1, 2011, the Los Angeles Green Building Code (LA Green Code) went into effect citywide. The Code is based primarily on the 2010 California Green Building Standards Code (CALGreen), the nation's first statewide green building standards code. Both were direct responses to meeting the goals of Assembly Bill 32 (AB 32), California's landmark greenhouse gas legislation, which seeks to reduce the energy and water use of construction; reduce waste; and reduce the carbon footprint. The Greenhouse Gas Reduction Fund (GGRF), established through the State's budget process utilizing cap-and-trade proceeds, is a significant source of funding for vital programs within the City of Los Angeles to reach sustainable development and transportation improvements at the community level, as well as clean energy and energy investments.

The LA Green Code expands upon CALGreen's policies and regulations, incorporating some earlier green provisions in the pre-existing LA Code, as well as replacing some overlapping provisions requiring that certain projects meet a LEED® standard. The LA Green Code exceeds CALGreen by applying not only to all new residential structures, but also to all building additions and alterations with a value in excess of \$200,000. It also incorporates some green provisions in the pre-existing Code by requiring "solar ready" roofs and electric vehicle-ready components for all new buildings. In addition, the LA Green Code attempted to clarify various code sections within the CALGreen Code to make it easier to understand and implement.

Since its adoption in 2011, the LA Green Code has undergone multiple revisions during the 2013-2021 Housing Element cycle -- in 2014, 2017 and 2020. The following types of projects are subject to the Los Angeles Green Code:

- All new buildings (residential and non-residential)
- All additions (residential and non-residential)
- Alterations with building valuations of \$200,000 or more (residential and nonresidential)
- Residential alterations that increase the building's conditioned volume

Updates to the LA Green Code include standards in the following areas:

#### **Solar Energy**



Production of electricity from fossil fuels creates pollution, including smog and greenhouse gas emissions. By having a municipally-owned utility, Los Angeles' investment in solar is generating clean power, reducing pollution, and improving grid reliability. This includes incentives to expand solar energy in commercial and multi-family development, as well as opportunities to allow renters to tap into renewable energy programs through programs such as Community Solar. In 2017, the Los Angeles Department of Water and Power (LADWP) launched the Solar Rooftops Program (SRP) designed to expand solar access to Residential Customers who would otherwise not be able to install solar panels due to cost. The program launched in early 2017 and as of May 2019 the SRP has been revised to expand eligibility and the overall scope of the initial program. If approved, customers can get a fixed roof lease payment from LADWP. Agreements are valid for up to 20 years. In 2018, Shared Solar, under the umbrella of LADWP's Community Solar initiatives, enabled residential customers living in multifamily dwellings (apartments, condominiums, duplexes) to fix a portion of their electric bill against rising utility costs for 10 years, as well as support renewable energy, help create local jobs, help reduce the carbon footprint of LADWP's generation portfolio and lessen the impact of global warming. Program participants subscribe for either the minimum of 50 kWh or the maximum of 100 kWh of energy on a monthly basis.

### Water Conservation

As drought conditions continue and Los Angeles looks to increase its own local water supply, long-term water conservation changes are needed at every level. New building codes and rebates provide incentives to conserve and adapt to a changing climate. For example, Angelenos can save thousands of gallons by installing water-efficient fixtures/appliances and drought-tolerant landscaping. In 2017, amendments to the LA Green Code also included standards for greywater systems in residential development.

### Other Green Building Programs

- **Electric Vehicle (EV) Charging Stations:** Transportation is one of the largest and fastest growing contributors to greenhouse gas emissions associated with climate change. In California, the transportation sector contributes more than 40% of statewide greenhouse gas emissions.<sup>2</sup> Through LADWP, the City of Los Angeles provides rebates for commercial and residential customers investing in EV infrastructure. For example, the Charge Up LA! program offers LADWP

---

<sup>2</sup> *Assessing California's Climate Policies*, Legislative Analyst's Office, 2018, <https://lao.ca.gov/Publications/Report/3912>



residential customers rebates to help offset the cost of charging stations for electric vehicles (EV).

- **Existing Buildings Energy and Water Efficiency Program (EBEWE):** On December 13, 2016, the City Council adopted Ordinance No. 184674, establishing the Existing Buildings Energy & Water Efficiency Program to reduce energy and water consumption in buildings within the City of Los Angeles.<sup>3</sup> These efficiency improvements will lower energy use, water use, and greenhouse gas emissions citywide.
- **Cool Roofs:** The Los Angeles City Council approved a Cool Roofs Ordinance (Ord. No. 183149) in 2014 that incentivizes this conservation strategy by reducing the need for running air conditioning systems. Cool roofs also are available in a variety of styles: shingle, shake, tile, membrane, and spray-on liquid coatings in residential and commercial buildings.
- **Waste Hauling:** On March 5, 2010, the Los Angeles City Council approved Council File No. 09-3029 pertaining to a Citywide Construction and Demolition (C & D) Waste Recycling Ordinance that requires all mixed C & D waste generated within city limits be taken to City-certified C & D waste processors. LA Sanitation and Environment (LASAN) is responsible for the C & D waste recycling policy. This is an ongoing program that requires an annual certification of approved haulers and reporting of their C & D diversion rate. As of December 2020, all the City's certified haulers had an over 75% diversion rate of C & D material.<sup>4</sup>
- **Fireplaces:** The South Coast Air Basin presently has some of the highest levels of fine particulate pollution in the United States. Public health and air pollution concerns led to the adoption of Rule 445 by the South Coast Air Quality Management District (SCAQMD), allowing that only install gaseous-fueled fireplaces and stoves in any new residential or commercial development that begins construction on or after March 9, 2009. In addition, other elements of the SCAQMD's Healthy Hearts program ensure that residential building components such as wood-burning devices do not continue to be significant sources of air pollution and pollute indoor air with fine particulates and toxic air pollutants.<sup>5</sup>
- **Adaptive Reuse:** Over the past several decades, the Los Angeles Departments of City Planning, Building and Safety, and others collaborated to remove zoning and building code barriers that prevented developers from retaining existing

---

<sup>3</sup> Ordinance No. 184674 can be found here:

[https://www.ladbs.org/docs/default-source/forms/green-building-2017/ord\\_184674.pdf?sfvrsn=fd6cfe53\\_12](https://www.ladbs.org/docs/default-source/forms/green-building-2017/ord_184674.pdf?sfvrsn=fd6cfe53_12)

<sup>4</sup> See LA Sanitation's reporting under the Citywide Construction and Demolition Waste Recycling Ordinance here:

[https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-s/s-lsh-wwd-s-r/s-lsh-wwd-s-r-cdr?\\_afdf.ctrl-stat-e=2ql4h0anf\\_544&\\_afdfLoop=9460429905574954#!](https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-s/s-lsh-wwd-s-r/s-lsh-wwd-s-r-cdr?_afdf.ctrl-stat-e=2ql4h0anf_544&_afdfLoop=9460429905574954#!)

<sup>5</sup> Rule 445 adopted by the South Coast Air Quality Management District can be found here:

<http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-445.pdf>



structures and converting them to a new use. This strategy reduces materials consumption and the overall carbon footprint of a project.

## Water Management Plans

### One Water LA

The One Water LA 2040 Plan (One Water LA) is a comprehensive planning process designed to increase sustainable water management for the City of Los Angeles.<sup>6</sup> In 2018, LASAN and LADWP completed the final draft of the One Water LA Plan, a more comprehensive water management plan for the City of Los Angeles that builds off of the Sustainability pLAn. The total estimated cost of the projects and programs developed for the plan is roughly \$13 billion. The Department of City Planning was also involved in the development of the plan.

### Urban Water Management Plan

An Urban Water Management Plan (UWMP) is prepared and adopted by LADWP every five years to forecast the future water demands and water supplies under average and dry year conditions. The Plan includes sections on water conservation, water recycling, water quality and rates. In regards to water conservation, the plan formally adopts goals detailed in Executive Directive 5, which mandated City goals and actions in response to the drought, as well as goals from the Sustainability pLAn that pertain to water conservation.

## Residential and Commercial Rebate Programs for Efficient Appliances

Implementing conservation measures with regard to energy use will decrease the operating costs of a home or apartment, making it more affordable for the tenant or owner. One means of lowering energy costs is by using more efficient appliances. The US Environmental Protection Agency's Energy Star rating program identifies specific manufacturers' appliances that use between 10% and 50% less energy and water than other manufacturers. There are periodic manufacturer's rebates available for these

---

<sup>6</sup> The complete One Water LA 2040 Plan can be accessed through LA Sanitation here: [https://www.lacitysan.org/san/faces/wcnav\\_externalId/s-lsh-es-owla-r?\\_adf.ctrl-state=2ql4h0anf\\_234&\\_afLoop=9458442747542397#!](https://www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-es-owla-r?_adf.ctrl-state=2ql4h0anf_234&_afLoop=9458442747542397#!)



products to off-set their initial cost. In addition, as of April 2013, LADWP offers rebates for the purchase of energy efficient appliances that include refrigerators, air conditioning, weatherization and retrofits, and window upgrades.<sup>7</sup>

## Greenhouse Gas Reduction Strategies

Land use patterns and development can occur in ways that are more sustainable and help to conserve resources. Sustainable development recognizes the connections between land use, natural resources and transportation to reduce energy consumption, reduce dependence on the automobile, and provide long term environmental benefits, health benefits, and cost savings. The 1996 Framework Element of the General Plan is the City's strategy for growth, setting a citywide context to guide decision-making. The Plan clearly sets forth a vision of sustainable growth in that it focuses on growth occurring in specific areas linked to existing and planned infrastructure and services, with a strong emphasis on creating growth near public transportation and job centers. The primary objectives of the policies in the Framework Element's Land Use chapter are to support the viability of the City's residential neighborhoods and commercial districts, and, when growth occurs, to encourage sustainable growth in a number of higher-intensity commercial and mixed-use districts, centers and boulevards and industrial districts particularly in proximity to transportation corridors and transit stations.

Since the adoption of the 2013-2021 Housing Element, the City of Los Angeles has implemented several key programs to holistically address the need for accelerating affordable housing production along with transportation and other infrastructure investments that complement evolving design standards to improve the lives of Angelenos in the most vulnerable communities. This vision is carried out each time a Community Plan is updated, where growth considerations including proximity to transit and jobs shape land use designations and zoning. Similarly, the Transit Oriented Communities (TOC) Affordable Housing Incentive Program has built on the overall vision of the framework to ensure that much of our recent growth in housing, especially affordable housing, occurs near existing and planned transit.

---

<sup>7</sup> The complete list of rebates available to residential customers through LADWP can be found here: [https://www.ladwp.com/ladwp/faces/ladwp/residential/r-savemoney/r-sm-rebatesandprograms?\\_adf.ctrl-state=1dvtzc9a0k\\_4&\\_afLoop=496043549217702](https://www.ladwp.com/ladwp/faces/ladwp/residential/r-savemoney/r-sm-rebatesandprograms?_adf.ctrl-state=1dvtzc9a0k_4&_afLoop=496043549217702)



### **Measure JJJ & Transit Oriented Communities (TOC) Program**

In 2016, Los Angeles voters approved Measure JJJ (also known as “Build Better LA”), which among other provisions, required the Department of City Planning (DCP) to create a program to further incentivize affordable housing near transit. DCP developed program guidelines for what is now the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, which became effective on September 22, 2017 (for more information see Appendix 2.1). The program encourages affordable housing within one-half mile of major transit stops by providing for additional density, reduced parking, and other zoning incentives for projects that include covenanted affordable units. The TOC program is now a major way to produce transit-oriented, mixed-income housing in Los Angeles. Between 2017 and December 2020, the TOC program produced applications for more than 35,000 housing units throughout the City. More than 7,500 (or 22%) of these units are restricted affordable units.

### **State and Local initiatives**

State grant programs are an important component of funding local and community-based initiatives. The programs listed below are examples of local implementation aimed at improving sustainability and affordable housing production in low-income, frontline environmental justice communities

### **Transformative Climate Communities**

The Transformative Climate Communities Program (TCC) funds community-led development and infrastructure projects that achieve major environmental, health and economic benefits in California’s most disadvantaged communities. TCC empowers the communities most impacted by pollution to choose their own goals, strategies and projects to enact transformational change with data driven milestones and measurable outcomes. The California Strategic Growth Council (SGC) awards TCC grants and partners with the California Department of Conservation to implement them. TCC is part of California Climate Investments (cap-and-trade dollars at work). Within the City of Los Angeles, two communities have been part of the TCC program, Watts and the Northeast San Fernando Valley.

### **Affordable Housing and Sustainable Communities (AHSC) Program**

The AHSC Program is a competitive state funding program with the primary objective to reduce greenhouse gas (GHG) emissions by providing funding for investments in



affordable housing development, transportation, and programs that encourage residents to walk, bike, and use public transit. Funded by the Greenhouse Gas Reduction Fund (GGRF) auction proceeds from California's Cap-and-Trade program, AHSC awards funding to create holistic communities with affordable housing and transportation options near jobs and other key destinations. Established in 2014, AHSC is administered by the SGC and implemented by the California Department of Housing and Community Development (HCD). More recently, the SGC has established an annual cycle of AHSC award rounds, with applications due every February and funding awards announced in June. The AHSC Program receives an annual statutory allocation (per Senate Bill 862) of 20% of the GGRF auction proceeds through 2030. To date, the AHSC Program has awarded over \$1.1 billion in grant funds for projects across the state, with much more to follow as this program continues. Successful projects are defined as those that substantially reduce GHG emissions by increasing access to affordable housing, employment centers, and key destinations through sustainable transportation options. As a result, projects include both an affordable housing component and a sustainable transportation scope of work. Projects are competitively scored based on established scoring criteria, including GHG emissions reductions efficiency, length of active transportation improvements, and green building status. Combined with the prior AHSC awards, the City has successfully secured approximately \$330.8 million to support 28 developments with 2,943 new housing units, of which 2,668 are affordable, and an array of GHG emission-reducing transit infrastructure projects.



# Chapter Four: Adequate Sites for Housing

<b>Introduction</b>	2
<b>RHNA Allocation and Target Capacity for Adequate Sites Inventory</b>	3
Background on RHNA	3
City of Los Angeles RHNA Allocation	3
Target Capacity for Adequate Sites Inventory and Rezoning Program	4
<b>Overview of Adequate Sites Inventory</b>	5
<b>Vacant and Underutilized Sites</b>	6
Methodology	7
Results	8
Sites Suitability Analysis and Availability of Infrastructure	14
<b>Planned and Approved Projects (Development Pipeline)</b>	15
Publicly Owned Land	15
Warner Center 2035 Specific Plan	16
Other Pipeline Residential Development	19
<b>Additional Means of Meeting the RHNA (Non-Site-Specific)</b>	21
Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)	22
Project Homekey Expansion	24
Public Land Programs	24
<b>Summary of Adequate Sites for Housing and Identification of Rezoning Need</b>	26
<b>Affirmatively Furthering Fair Housing (AFFH) Analysis</b>	27
Background on Affirmatively Furthering Fair Housing and the Sites Inventory	27
Methodology	28
Analysis of Adequate Sites Inventory	31
Analysis of Zoning	39
Analysis of Development Trends	40
Analysis of Additional Alternative Means of Meeting the RHNA	43
Key Conclusions and Summary of Actions Needed to Affirmatively Further Fair Housing	44



## Introduction

Under Housing Element law, the City must demonstrate that it has adequate land zoned to accommodate the entirety of its 2021-2029 Regional Housing Needs Assessment (RHNA) allocation of 456,643 housing units. This Chapter identifies the City's inventory of land suitable for residential development without the need for any legislative action by the City (in accordance with CA Government Code §65583.2), identifies additional alternative methods of satisfying the RHNA (pursuant to CA Government Code §65583.1), provides an analysis of the inventory's compliance with Affirmatively Furthering Fair Housing (AFFH) requirements, and identifies the need for rezoning programs to accommodate the RHNA allocation. The methodology used to identify these sites and conduct the AFFH analysis is also described here. This Chapter also includes information on the availability and suitability of infrastructure to support the development of housing.

The analysis demonstrates that, during the 6th cycle, the City has an anticipated unit potential of 266,647 units, of which 81,312 units are Lower Income. As discussed in the Affirmatively Furthering Fair Housing (AFFH) analysis presented at the end of this Chapter, the Adequate Sites Inventory is found to largely reflect existing conditions in the City. While the Adequate Sites Inventory does not exacerbate existing conditions related to fair housing and patterns of segregation, it does not actively improve them. Rather, it reflects existing disparities in the City's zoning and development patterns. The analysis finds that there is significant opportunity to improve these conditions through the implementation of the 6th Cycle Housing Element.

As a result of the gap between the 6th cycle RHNA Allocation and the City's anticipated unit potential, the City's Housing Element identifies a need to create a Rezoning Program to meet the 219,732 unit shortfall. In addition, the analysis provided in this Chapter provides support for a strong set of anti-displacement policies and programs, paired with the need for a citywide Rezoning Program that focuses on creating significant new opportunities for housing development, particularly affordable housing development, in areas of High Opportunity. To achieve this, the City has identified policies and programs in the Housing Element (see Chapter 6) to increase capacity and remove barriers to the production of a broader variety of housing.



## RHNA Allocation and Target Capacity for Adequate Sites Inventory

### Background on RHNA

The RHNA is the California State-required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. There are three key steps in the RHNA Allocation process.

1. **Regional Determination:** The California Department of Housing and Community Development (HCD) provides each region a Regional Determination of housing need, which includes a total number of units split into four income categories and considers measures of existing housing need in addition to forecast population growth. The City of Los Angeles is within the region covered by the Southern California Association of Governments (SCAG). HCD provided SCAG a Regional Determination of 1,341,827 units for the 6th Cycle RHNA (2021-2029). This is the total number of units that the cities and counties in the SCAG region must collectively plan to accommodate.
2. **RHNA Methodology:** Councils of Governments (COG), including SCAG, are responsible for developing a RHNA Methodology for allocating the Regional Determination to each city and county in the COG's region. This methodology must further specific state objectives, including but not limited to: promoting infill, equity, environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing.
3. **Housing Element Updates:** Each city and county must then adopt a housing element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning or potential rezoning program. HCD reviews each jurisdiction's housing element for compliance with state law.

### City of Los Angeles RHNA Allocation

The City of Los Angeles's share of the regional housing need was determined by a RHNA Allocation Methodology prepared by SCAG, adopted in March 2020. In accordance with SCAG's RHNA Allocation Plan, the City must plan to accommodate a total of 456,643 housing units during the sixth cycle. This is equal to a yearly average of approximately



57,080 housing units. *Table 4.1* below shows the City's RHNA Allocation by income category.

**Table 4.1**

<b>City of Los Angeles 6th Cycle RHNA Allocation</b>		
<b>Income Category</b>	<b>Number of Units</b>	<b>Percent of Total</b>
Very Low Income	115,978	25.4%
Low Income	68,743	15.1%
Moderate Income	75,091	16.4%
Above Moderate Income	196,831	43.1%
<b>Total RHNA Allocation</b>	<b>456,643</b>	<b>100.0%</b>

The City's Housing Element is required to identify sufficient sites that are available and suitable to accommodate the RHNA by income level, or to identify a rezoning program to accommodate any shortfall (Government Code 65583(c)(1)(A)). Sites identified to accommodate the lower income portion of the RHNA are required to meet specified criteria to demonstrate adequacy of the site for lower income housing, including a requirement that the site be zoned for multi-family densities of 30 dwelling units per acre (du/acre) or greater. The lower income portion of the RHNA includes the very low-income and low-income categories shown in *Table 4.1*.

While the City is not required to physically construct the units, it is required to show that adequate zoning capacity exists and to show the sites where that capacity is located.

### **Target Capacity for Adequate Sites Inventory and Rezoning Program**

Senate Bill 166 (No Net Loss Law) requires sufficient adequate sites to be available at all times throughout the RHNA planning period to meet a jurisdiction's remaining unmet housing needs for each income category. During the 8-year cycle, if sites are developed with a non-residential use, developed with a lower number of units at each income level than identified in the Adequate Sites Inventory, or rezoned, the City must demonstrate that there are adequate remaining sites in the inventory to accommodate the remaining RHNA Allocation. If the City finds there is insufficient remaining capacity at each income level, it would be subject to further rezoning requirements.



To ensure that sufficient sites are available in the Housing Element to accommodate the RHNA throughout the planning period, the City has followed HCD guidance and set a target capacity that is 10% higher than the RHNA for lower income units, and 15% higher than the RHNA for moderate income units. The buffers are based on anticipated need for additional capacity, based on anticipated production levels of lower income and moderate income housing units during the planning period. In addition, the sites included on the Inventory of Sites have an anticipated development potential that is lower than the maximum zoned capacity on each site, which creates an additional buffer at the site-level. This results in a target capacity for the Adequate Sites Inventory and Rezoning Program of 486,379 units. The target capacity by income category is summarized in *Table 4.2*.

**Table 4.2**

<b>Target Capacity for Inventory of Sites and Rezoning Program</b>			
<b>Income Category</b>	<b>RHNA Allocation</b>	<b>Target Buffer (% above RHNA)</b>	<b>Target Capacity</b>
Lower Income	184,721	10%	203,193
Moderate Income	75,091	15%	86,355
Above Moderate Income	196,831	0%	196,831
<b>Total</b>	<b>456,643</b>	<b>7%</b>	<b>486,379</b>

## Overview of Adequate Sites Inventory

The Adequate Sites Inventory presents an inventory of land suitable and available for residential development to meet the City's RHNA Allocation at all income levels.

Per State law, the City's Inventory consists of undeveloped and underdeveloped sites upon which the required number of housing units is reasonably likely to be built during the planning period without the need for any legislative action (such as a zone change) by the City. The Inventory includes sites that were identified through three key components, including expected development potential on vacant and underutilized sites, planned and approved development projects, and non-site-specific development potential that provide additional alternative means of meeting the RHNA. These components, along with their anticipated capacity, are summarized in *Table 4.3*. The methodology and conclusions of each component are further discussed in this Chapter.



**Table 4.3**

<b>Summary of Adequate Sites for Housing, by Income Category</b>				
<b>Component</b>	<b>Lower Income Units</b>	<b>Moderate Income Units</b>	<b>Above Moderate Income Units</b>	<b>Total Units</b>
<b>Vacant and Underutilized Sites</b>				
Expected Unit Potential	19,883	5,243	19,706	<b>44,832</b>
<b>Planned and Approved Projects (Development Pipeline)</b>				
Public Land	5,267	12	2,035	<b>7,314</b>
Warner Center 2035 Specific Plan	0	0	10,491	<b>10,491</b>
Private Development Projects	18,858	1,241	123,971	<b>144,070</b>
<b>Additional Means of Meeting the RHNA - Non-Site-Specific</b>				
ADU Development	27,204	2,720	15,416	<b>45,340</b>
Project Homekey Expansion	4,600	0	0	<b>4,600</b>
Public Land Programs	5,500	4,500	0	<b>10,000</b>
<b>Total Development Potential</b>	<b>81,312</b>	<b>13,716</b>	<b>171,619</b>	<b>266,647</b>

## Vacant and Underutilized Sites

Recent changes to state Housing Element law have strengthened requirements related to the Adequate Sites Inventory. In particular, AB 1397 (2017) requires that, for each site included in the inventory, the City identifies the realistic development potential for the site within the 8-year planning period. In instances where non-vacant sites comprise over 50% of the Adequate Sites Inventory, existing uses are presumed to impede development unless findings with substantial evidence are provided that the use is likely to be discontinued. The City of Los Angeles is predominantly built out, and the majority of sites are non-vacant; therefore, the methodology used to identify realistic development potential must consider factors such as existing uses, past development trends, market conditions, and the availability of regulatory and/or other development incentives.



Due to the complexity of the new statutory requirements and the scope of analysis needed for the large number of potential vacant and underutilized parcels (over 700,000 potential residentially zoned sites), the City consulted with the Turner Center for Housing Innovation, an academic research center at UC Berkeley, to assist in methodology development. Through this partnership, the Turner Center and MetroSight developed an econometric approach for estimating realistic development potential based on the City's past experience, as reflected in building permit data. The model incorporates a number of factors which are designed to address the state requirements for non-vacant sites.

### **Methodology**

The model draws upon five years of past housing development permits to create a two-step regression model that indicates (1) the likelihood of new housing development occurring on each parcel, and (2) the number of new units that would be expected if development were to occur. The model accounts for a parcel's actual zoned capacity before and after development bonuses, as well as market conditions and various other factors which impact the likelihood for a site to develop into housing, including those the City is required to address per state law. The two-step model is run separately for low density sites (1-4 units), medium density sites (5-50 units), and higher density sites (50+ units), and considers how the factors shown in *Table 4.4* influence the likelihood of development occurring on an individual site.



**Table 4.4**

<b>Regression Model Variables</b>		
<b>Factors Considered in Model</b>	<b>Included in Step 1</b>	<b>Included in Step 2</b>
Number of base-zoned units allowed (per zoning)	✓	✓
Number of bonus-zoned units allowed (the sum of base-zoned units and any additional units allowed per development bonus)	✓	✓
Ratio of existing units to base-zoned units	✓	
Indicators for residential market area type	✓	✓
Existing use	✓	
Age of existing structure	✓	
Floor Area Ratio (FAR) utilization of existing structure	✓	
Applicability of City's Rent Stabilization Ordinance (RSO) to existing structures	✓	
Ratio of total permitted units to total based-zoned units in the Community Plan Area (CPA), over a 5-year period	✓	✓
Typical estimated home value in the zip code area (Zillow Home Value Index)	✓	✓
Typical estimated asking rent in the zip code area (Zillow Observed Rent Index)	✓	✓
Average rental vacancy rate in the Census Public Use Microdata Area (PUMA) during the prior 5-year period	✓	✓
Average remaining commercial lease duration in the CPA (Compstak)	✓	

## Results

The results of both steps of the model are then applied to potential sites that are zoned to permit residential development, to determine the realistic development potential on each site during the 8-year planning period (2021-2029). Every parcel is assigned a maximum density considering any available density bonus (including the City's Transit



Oriented Communities Affordable Housing Incentives (TOC)). The model applies the factors in Table 4.4 above to create two percentages that are applied to every parcel: 1) a probability the site will develop into housing in the 8-year period, and 2) the percentage of maximum capacity expected to be built, if developed as housing.

*Site Example:* A typical R3 zoned site in South LA is allowed 10 units after a density bonus through the TOC program. The regression model assumes the site will get built out at 78% of its allowable density (rounded to 8 units) but only have a 1% chance of being redeveloped into new housing. The site is therefore assigned a realistic development potential of 0.08 units during a 5-year period (10 units x 80% x 1%). Adjusted to 8 years, the site is assigned a realistic development potential of 0.13 units.

Table 4.5 shows how the results are applied to this site example. The full list of sites and their realistic development potential are provided in **Appendix 4.1**. Importantly, the outcome of the model is that each site is assigned an anticipated development potential that is well below the zoned capacity for the site, as there are many factors which make it difficult to identify precisely which sites will develop with housing over the 8-year period. It is not expected that all sites identified using this model will redevelop with their identified realistic development potential; rather, the much more likely outcome is that a smaller number of sites are developed with their expected build out (outcome of step 2 of the model). To further illustrate, for the site example provided above, the model shows that given 100 similar sites, it would be expected that one site would develop with 8 units during the planning period. As it is not possible to identify precisely which site would redevelop, the model indicates that each site has a small percent chance of redeveloping. This approach inherently incorporates a buffer on each site, consistent with HCD suggested guidance for compliance with SB 166.



**Table 4.5**

<b>Application of Model Results to Sample Site</b>	
<b>Model Steps</b>	<b>Sample Site</b>
Community Plan Area	South LA
Zone	R3-1
Base-zoned units	6
Bonus-zoned units	10
Probability site will develop with housing (Step 1)	1.0%
Percent of bonus-zoned capacity expected to be built, if developed (Step 2)	78%
Predicted number of new units, conditional on development occurring (rounded)	8.00
Expected Unit Potential (5-year period)	0.08
Expected Unit Potential (8-year period)	<b>0.13</b>

When applied to vacant and non-vacant sites that permit residential development without legislative action, the model results in an overall expected development potential of 44,832 new units over 8 years, distributed over 203,316 potential sites. Most sites zoned for residential use without known constraints were included in the initial model. Additional sites were removed based on the model results, as they were not found to have a likelihood of redeveloping. In addition, sites which do not permit a net increase in residential units were excluded from the final inventory, as well as vacant sites located in a Very High Fire Hazard Severity Zone (VHFHSZ).

*Table 4.6* shows the total number of units that are expected at each income level. Lower income units were assigned to sites with qualifying minimum residential densities (a minimum of 30 du/acre permitted by base zoning), and which are of an adequate size to accommodate development of lower income housing. There is demonstrated experience of lower income housing units being built on sites of varying sizes, including small sites



of less than a half-acre in size.<sup>1</sup> This includes both 100% affordable housing development as well as mixed-income housing development. Moderate income units were assigned to sites located in low and medium residential market areas, which are zoned for lower density multi-family residential uses (at least 4 units, up to 30 du/acre permitted by base zoning). Above moderate income units were assigned to all remaining sites identified through the model.

**Table 4.6**

<b>Expected Unit Potential, Vacant and Underutilized Sites (Regression Analysis)</b>				
	<b>Lower Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total Development Potential</b>
<b>Expected Unit Production</b>	19,883	5,243	19,706	44,832

*Map 4.1* shows the location and distribution of the total expected unit potential resulting from the regression model. The location and distribution of the lower income units resulting from the analysis is shown in *Map 4.2*.

**Appendix 4.1** includes the detailed list of all sites. The general plan land use designation and zoning capacity are identified for each site, as well as the number of housing units that the site can realistically accommodate during the planning period.

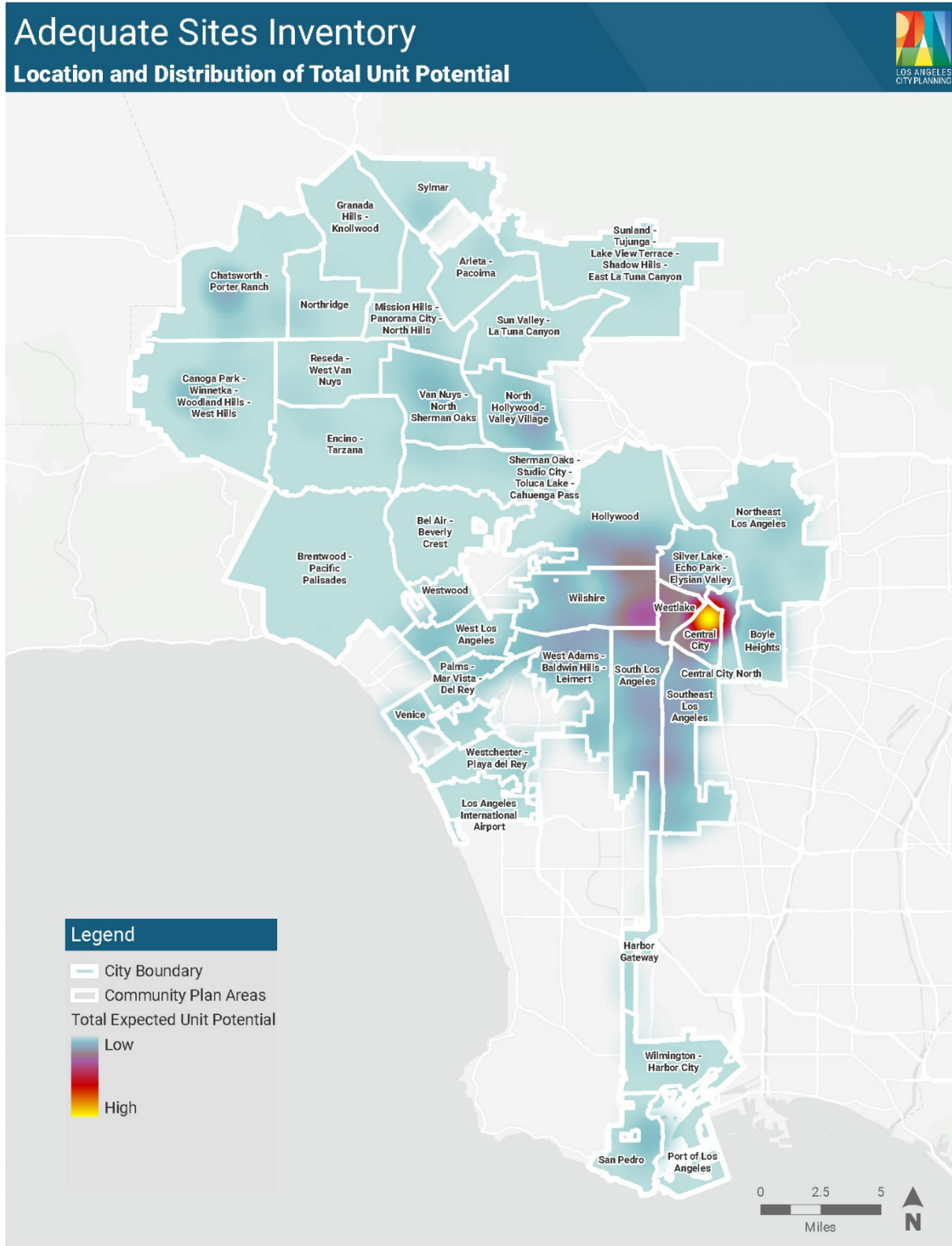
The inventory also includes the following information for each site:

- Size, in acres
- A description of the existing use
- Whether the site is publicly owned or leased
- Whether the site has available or planned and accessible infrastructure
- Whether the site was identified in a previous planning period site inventory

<sup>1</sup> There are many examples of proposed and permitted small-site affordable housing developments provided in the Housing Element Annual Progress Reports (APRs) prepared for the 5th Cycle. Some examples include: a 6 unit mixed-income development built on a 0.14-acre site, with 1 very low income unit and 5 above moderate income units (APN: 5154005004); a 21-unit, 100% affordable development built on a 0.22 acre site, with 1 very low income unit, 20 low income units and 1 above moderate income manager's unit (APN: 6048004025); and a 57-unit, 100% affordable development built on a 0.26 acre site, with 56 very low income units and 1 above moderate income manager's unit (APN: 5101030030).

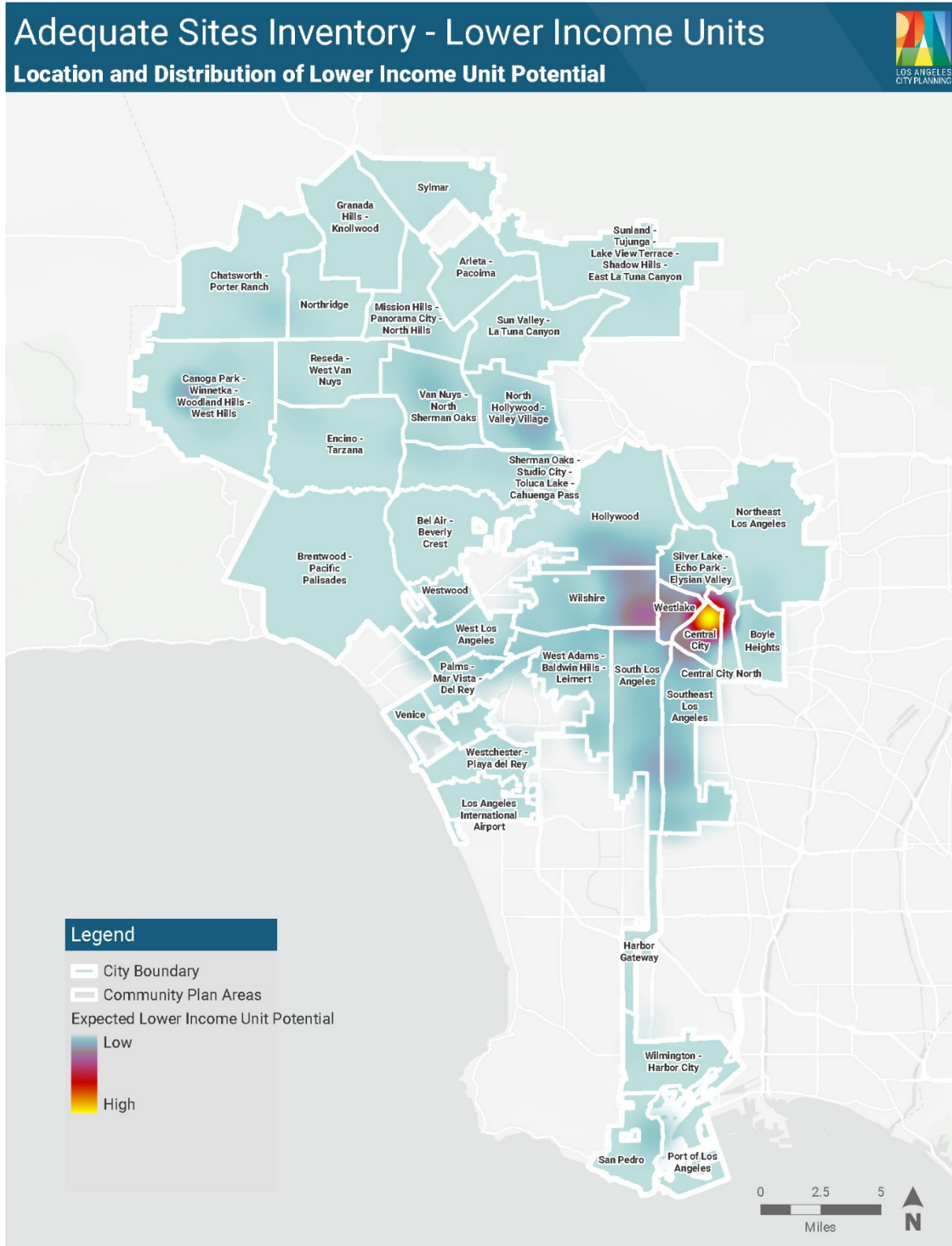


**Map 4.1. Location and Distribution of Expected Unit Potential**





**Map 4.2. Location and Distribution of Lower Income Unit Potential**





### **Sites Suitability Analysis and Availability of Infrastructure**

All identified parcels are suitable for development in the current planning period, pursuant to zoning and building code requirements, and are not subject to any general environmental constraints that would preclude development. Streets and highways are available to all sites in the inventory and in most cases, transit is within close proximity. In addition to its streets and freeways the City of Los Angeles has a heavy rail, light rail, rapid bus, fixed guideway, and an extensive bus transit system.

Parcels included in the inventory have sufficient water, sewer, and dry utilities available to support housing development. Water, sewers, and other utilities are available throughout the City of Los Angeles as an urbanized area. The City's infrastructure capacity and availability are being analyzed in the environmental analysis prepared for this Update to the Housing Element.

Environmental or other known features (e.g., presence of floodplains, protected wetlands, VHFHSZ) are not anticipated to impact the development viability of the identified sites on the sites inventory. The City of Los Angeles has a presence of many known environmental features and sites located within those that preclude residential development were removed from the inventory. For example, vacant sites were excluded from the inventory if they were located in the VHFHSZ, as those sites are presumed to have additional environmental conditions such as slopes that have made residential development infeasible up until now. The presence of certain environmental or other known features is not anticipated to preclude development on the identified sites.

The methodology used to develop the Adequate Sites Inventory is designed to consider the suitability and availability of each site for residential development during the planning period. The methodology takes into consideration the suitability of the parcel's size as part of the evaluation of whether a site is likely to be redeveloped, including many suitability factors such as the allowable density and realistic capacity of the site, the existing use, age of existing structure, and the current utilization of existing buildings.

Each housing development will be granted a permit on a site-by-site basis, at which time it is possible that some projects may be required to improve the existing infrastructure or comply with specific environmental regulations (such as certain types of roofing materials in high fire hazard areas). However, the City's environmental laws in general do not preclude development. A project proposed on any site in the Inventory would be allowed if consistent with the zoning provisions for that site, and would be issued a permit



by the Department of Building and Safety (provided no extraordinary site-specific health and safety circumstances were found to exist).

## Planned and Approved Projects (Development Pipeline)

The housing element may satisfy its RHNA requirement through a variety of methods other than identifying specific sites (Government Code Section 65583.1). This includes the identification of units permitted, built, entitled, or pending that may occur through planned and approved projects that are already in the development pipeline within the jurisdiction. Following is an analysis of planned and approved projects that are anticipated to occur during the 6th cycle on publicly owned land, in the Warner Center 2035 Specific Plan Area, and through other private development projects.

### Publicly Owned Land

There are a number of ongoing programs at local agencies for the development of affordable and supportive housing on publicly owned land. The Adequate Sites Inventory includes pipeline development projects from three public agencies, including Los Angeles County Metropolitan Transit Authority (Metro), the Housing Authority of the City of Los Angeles (HACLA), and the City of Los Angeles. Specifically, the inventory includes development projects that are part of the following programs:

- **Metro Joint Development Program.** A real estate development program through which Metro collaborates with qualified developers to build transit-oriented developments on Metro-owned properties.
- **HACLA - Project Homekey Sites.** Motels and hotels that will be converted to permanent housing as a part of the first round of the State's Project Homekey program.
- **HACLA - Public Housing Redevelopment.** A program to develop new housing units at existing public housing locations.
- **City of Los Angeles - City Owned Sites development.** The City's program to develop affordable housing and supportive housing on City-owned properties, in partnership with qualified local affordable housing developers.

All included development projects are expected to be completed within the 6th cycle, as they represent projects which have a defined development program, a selected developer and development agreement, and/or have received approval from the appropriate oversight board or council to move forward for development. It is likely that these



programs result in more housing units than are included here; however, as many projects are earlier in the joint development process, they were excluded from the inventory at this time. As shown in *Table 4.7*, these development projects account for a total of 7,314 housing units, of which 5,267 are lower income. The full list of development projects is provided in **Appendix 4.2**.

**Table 4.7**

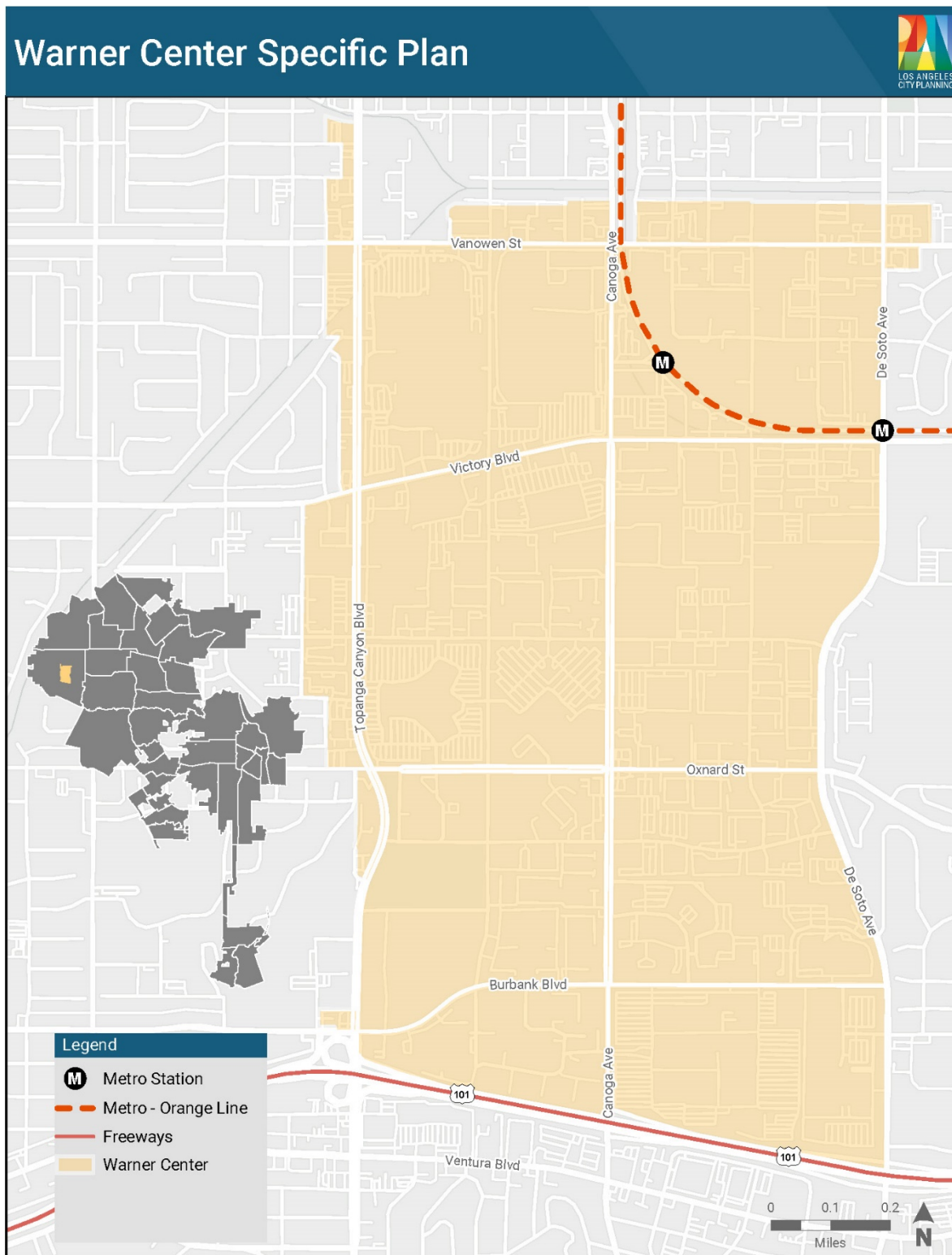
<b>Summary of Pipeline Development Projects on Public Land, Anticipated Development by Income Level</b>				
	<b>Lower Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total Development Potential</b>
Metro Joint Development (JD)	1,047	0	1,520	2,567
Housing Authority of the City of Los Angeles (HACLA)	2,002	0	0	2,002
City Sites - Affordable and Supportive Housing	2,218	12	515	2,745
<b>Total</b>	<b>5,267</b>	<b>12</b>	<b>2,035</b>	<b>7,314</b>

### **Warner Center 2035 Specific Plan**

The Warner Center 2035 Specific Plan (adopted 2013) adopted zoning regulations in the Warner Center Plan area, in order to promote a mixed-use, transit-oriented district for the Plan area and surrounding communities. The Warner Center Plan area is located in the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan Area in the west San Fernando Valley and is served by the Metro Orange Line (see Map 4.3).



**Map 4.3. Warner Center 2035 Specific Plan boundaries**





Among other strategies, the Warner Center 2035 Specific Plan aims to promote dense, mixed use neighborhoods by establishing unlimited residential density on most sites located within the plan area, until the plan’s build-out limitation is reached, or the plan horizon year of 2035 is reached. Under the plan, total dwelling units within the plan area can increase from the baseline development condition of 6,200 in 2008 to a maximum of 26,048 in 2035. After the build-out limitation of 26,048 units is reached, sites within the plan area revert to R3 residential density, which is a density equivalent to approximately 54 dwelling units per acre.

In the first 7 years of the 22-year plan period, nearly 60% of the residential build-out limitation has been met through existing, completed, and pending new development (see *Table 4.8*). By 2029 (the end of the 6th cycle RHNA planning period), there would only be 6 years remaining until the Warner Center Specific Plan horizon is reached in 2035. Given the rate of development activity in the Warner Center Specific Plan Area, the plan is on track to reach the build-out limitation in advance of the plan horizon year. As such, it is reasonable to anticipate that the build-out limitation is likely to be reached during the 6th cycle RHNA planning period. Additional development may occur after the build-out limitation is met and development standards revert to R3 residential density; however, it is not currently possible to estimate the level of development that would occur at that time.

**Table 4.8**

<b>Warner Center 2035 Specific Plan, Residential Build-Out Limitation</b>		
	<b>Housing Units</b>	<b>Residential Square Footage (sq. ft.)</b>
Plan Build-Out Limitation (2035)	26,048	32,600,000
Current Existing Development plus Entitled Development Not Yet Built	15,557	19,459,521
<b>Remaining Plan Capacity</b>	<b>10,491</b>	<b>13,140,479</b>

As a result, it is anticipated that a total of 10,491 housing units are reasonably likely to occur in the Warner Center Specific Plan Area during the 6th cycle. While all sites in the Warner Center 2035 Specific Plan have sufficient density to accommodate development



of lower-income housing, based on current development activity in the plan area, no new housing has been developed for lower-income households (although some development projects have proposed to include workforce housing units). The City Council has called for a study of the feasibility of incorporating an inclusionary housing requirement in the plan area; however, this inclusionary requirement has not yet been adopted. As a result, at this time there is no evidence to support an estimate of the future development of lower income housing in the Warner Center 2035 Specific Plan Area. *Table 4.9* displays the anticipated capacity by income category located in the Warner Center 2035 Specific Plan Area.

**Table 4.9**

<b>Warner Center 2035 Specific Plan, Anticipated Capacity by Income Category</b>				
	<b>Lower Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total Development Potential</b>
Warner Center 2035 Specific Plan	0	0	10,491	10,491

### Other Pipeline Residential Development

The City of Los Angeles has a significant pipeline of development projects that are seeking entitlements or are actively pursuing construction. *Table 4.10* summarizes the current inventory of residential and mixed-use development projects with active entitlements or pending building permits. As of Fall 2020, there were an estimated 144,070 housing units in the pipeline that are expected to be completed during the planning period and are therefore counted toward meeting the RHNA. The total number of housing units is subject to change, as the inventory of pipeline development projects will be refreshed and finalized prior to final adoption of the Housing Element in Fall of 2021.

To estimate the number of proposed pipeline development projects that are expected to reach completion during the 6th cycle, the City examined completion rates of pipeline development projects from 2015, which is the earliest date that complete and accurate pipeline data is available. Those completion rates were then applied to the current pipeline to determine the number that would be expected to be completed within the next eight years.



**Table 4.10**

Summary of Expected Pipeline Residential Projects			
Project Type By Income Category	Proposed Units Added	% Units Expected to be Completed	Units Expected to be Completed
Active Planning Entitlements			
<i>Lower Income</i>	20,587	53%	10,911
<i>Moderate Income</i>	1,152	53%	611
<i>Above Moderate Income</i>	154,168	53%	81,709
<b>Total Units</b>	<b>175,907</b>	<b>53%</b>	<b>93,231</b>
Approved Planning Entitlements with No Building Permit			
<i>Lower Income</i>	11,165	58%	6,476
<i>Moderate Income</i>	1,085	58%	629
<i>Above Moderate Income</i>	60,287	58%	34,966
<b>Total Units</b>	<b>72,537</b>	<b>58%</b>	<b>42,071</b>
By-Right Building Permit Applications (Permit not Issued)			
<i>Lower Income</i>	708	95%	673
<i>Moderate Income</i>	0	95%	0
<i>Above Moderate Income</i>	3,005	95%	2,855
<b>Total Units</b>	<b>3,713</b>	<b>95%</b>	<b>3,527</b>
Approved Building Permits with No Certificate of Occupancy (Since March 2020)			
<i>Lower Income</i>	841	95%	799
<i>Moderate Income</i>	1	95%	1
<i>Above Moderate Income</i>	4,674	95%	4,440
<b>Total Units</b>	<b>5,516</b>	<b>95%</b>	<b>5,240</b>

Table 4.11 shows the expected breakdown of this pipeline development potential, by expected income category. The income categories for individual development projects are based on the actual proposed affordability level requested or approved as part of the



entitlement request. The full list of pipeline development projects, including expected unit counts by income category, is provided in **Appendix 4.3**.

**Table 4.11**

<b>Total Pipeline Development Potential, by Income Category</b>				
	<b>Lower Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total Development Potential</b>
Active Planning Entitlements	10,911	611	81,709	93,231
Approved Planning Entitlements with No Building Permit	6,476	629	34,966	42,071
By-Right Building Permit Applications (Permit not Issued)	673	0	2,855	3,527
Approved Building Permits with No COO (Since March 2020)	799	1	4,440	5,240
<b>Total Pipeline Development Projects</b>	<b>18,858</b>	<b>1,241</b>	<b>123,971</b>	<b>144,070</b>

## **Additional Means of Meeting the RHNA (Non-Site-Specific)**

In addition to identifying pipeline development, the housing element may satisfy its RHNA requirement through a variety of methods other than identifying specific sites (Government Code Section 65583.1). Following is an analysis of additional housing units that are anticipated to occur during the 6th cycle through programmatic or other non-site-specific activities, including through Accessory Dwelling Unit (ADU) production, an expansion of Project Homekey, and new public land development programs.



### Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)

In addition to considering planned and approved development projects as additional means of meeting the RHNA, cities may also consider the potential for accessory dwelling units (ADUs) or junior accessory dwelling units (JADUs).

Since 2017, the State Legislature has passed a series of new laws that have significantly increased the potential for development of new ADUs and JADUs by removing development barriers and requiring their approval through ministerial permits. To determine the potential for ADU and JADU development during the 6th cycle, the City has analyzed trends in ADU and JADU production since January 2018. *Table 4.12* shows ADU permits issued from 2018 to 2020, during which period an average of 4,534 permits were issued per year.

**Table 4.12**

<b>ADU and JADU Permits Issued, City of Los Angeles 2018 to 2020</b>				
<b>Year</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Annual Average, 2018-2020</b>
<b>Total ADU/JADU Permits Issued</b>	4,646	4,766	4,190	4,534

State ADU law was further amended (effective 2020) to allow multiple ADUs on single-family lots and multi-family lots, and these amendments have been incorporated into the City's Zoning Code in LAMC 12.22 A.33. This amendment has dramatically expanded the potential for ADU production within the City of Los Angeles. Additionally, the City continues efforts to expand awareness of new ADU laws and to further facilitate the permitting process. The City's ADU Ordinance allows for Movable Tiny Houses to be used as ADUs, helping to expand the available housing typologies that can be used for ADUs. In March 2021, the City launched the ADU Standard Plan program, which provides a simplified permitting process for the design and construction of ADUs. The use of standard plans reduces the time required for plan check resulting in faster permit issuance, as plans are pre-approved for compliance with the Building, Residential, and Green Codes. As the market is maturing, the City is seeing new innovative ADU typologies



and financing models that have further expanded the ability for homeowners to build ADUs.

Based on current interest and demand for ADUs, and ongoing and planned future programs to promote ADU development in the City (see Programs 63 and 64 in Chapter 6), it is anticipated ADU production is reasonably likely to increase by at least 25% above the current annual average, to approximately 5,668 ADUs per year during the 6th cycle.

To provide local governments in the region with assumptions for ADU affordability, SCAG recently conducted a study of ADU market rents<sup>2</sup>. This study was reviewed and pre-certified by HCD on August 27, 2020<sup>3</sup> as compliant with statutory requirements and may be used in 6th cycle Housing Element Updates as the required analysis of ADU affordability. The study reflects the geographic distribution, size, and other characteristics of ADUs across the counties and subregions of SCAG. For purposes of the study, the City of Los Angeles was included in LA County Region 1, which also included Las Virgenes-Malibu, South Bay Cities, and Westside Cities subregions. The results of the study for the City of Los Angeles are summarized in *Table 4.13*.

**Table 4.13**

<b>ADU Affordability Assumptions, LA County Region 1 (Including City of Los Angeles)</b>					
	<b>Extremely Low Income</b>	<b>Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>
Percent of ADUs/JADUs	15%	2%	43%	6%	34%
Source: SCAG, 2020					

Based on the current annual average production of ADUs, the anticipated increase in ADU production as a result of recent state amendments, and the ADU affordability assumptions shown above, the total anticipated ADU capacity by income category for the 6th cycle is found in Table 4.14.

<sup>2</sup>SCAG, SCAG Regional Accessory Dwelling Unit Affordability Analysis, [https://scag.ca.gov/sites/main/files/file-attachments/adu\\_affordability\\_analysis\\_120120v2.pdf?1606868527](https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527)

<sup>3</sup>HCD letter to SCAG: August 27, 2020, [https://scag.ca.gov/sites/main/files/file-attachments/hcd\\_precertified\\_localhousingdata\\_letter082720.pdf?1602114715](https://scag.ca.gov/sites/main/files/file-attachments/hcd_precertified_localhousingdata_letter082720.pdf?1602114715)



**Table 4.14**

<b>Anticipated ADUs and JADUs, by Income Category</b>				
	<b>Lower Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total Development Potential</b>
ADUs and JADUs	27,204	2,720	15,416	45,340

### Project Homekey Expansion

Project Homekey is a central part of the state’s response to providing housing for persons experiencing homelessness who are at high risk for serious illness and are impacted by COVID-19. Administered by HCD, Project Homekey makes grant funding available to local public entities to purchase and rehabilitate housing, including hotels, motels, vacant apartment buildings, and other buildings and convert them into interim or permanent, long-term housing.

The Governor recently announced an expansion of Project Homekey, which would create opportunities for a total of 46,000 units statewide. Based on the City’s population size, it is anticipated that approximately 10% of those units could be developed in the City during the planning period. This expansion is currently in the planning process, and no sites have been identified at this time. *Table 4.15* shows the anticipated unit potential from the expansion of Project Homekey, by income category.

**Table 4.15**

<b>Project Homekey Expansion, Anticipated Capacity by income Category</b>				
	<b>Lower Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total Development Potential</b>
Project Homekey Expansion	4,600	0	0	<b>4,600</b>

### Public Land Programs



The City was recently awarded a Local Early Action Planning (LEAP) Grant to help develop a program that would streamline and scale up the production of affordable housing on public land, beyond the current levels of anticipated pipeline development discussed under *Publicly Owned Land*, above. The program is a strategic plan to create 10,000 units of equitable housing on public land within five years. The plan focuses on using 300 acres of public land to drive a scaled housing solution that would create ten housing development opportunities with 1,000 units each. The plan would also create a \$500 million infrastructure fund to address funding gaps. The program is currently in the planning process, and no sites have been secured at this time.

The program focuses on providing equitable housing opportunities that prioritize community engagement in the planning process. As part of this effort, the program proposes to create housing for a mix of incomes that range from extremely low-income housing (30% AMI) to moderate income workforce housing (150% AMI), and would encompass rental, homeownership, and community land trust opportunities. *Table 4.16* shows the anticipated unit potential of this public land program by income category.

**Table 4.16**

<b>Scaling Up Equitable Housing on Public Land, Anticipated Capacity by income Category</b>				
	<b>Lower Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total Development Potential</b>
Public Land Programs	5,500	4,500	0	<b>10,000</b>



## Summary of Adequate Sites for Housing and Identification of Rezoning Need

Table 4.17 provides a summary of the total anticipated development potential in the inventory of adequate sites for housing, compared to the City’s 6th Cycle RHNA Allocation and the target capacity. After consideration of all three components of the Inventory – including development potential on vacant and underutilized sites, planned and approved development projects, and non site-specific development potential that provide additional alternative means of meeting the RHNA – the City has identified a total development potential of 266,647 units, which is insufficient capacity to accommodate both the RHNA Allocation of 456,643 units and the target capacity of 486,379 units. The land inventory includes capacity for 81,312 lower income units, 13,716 moderate income units, and 171,619 above moderate income units. As a result, the Housing Element identifies a shortfall at all income levels. Overall, there is an identified shortfall of 219,732 units, including a shortfall of 121,881 lower income units, 72,639 moderate income units, and 25,212 above moderate-income units.

Chapter 6 provides an overview of the programs needed to be completed by October 2024 in order to accommodate the identified shortfall. The RHNA Rezoning Program (Program 120) describes the rezoning efforts that will be undertaken to accommodate the shortfall. The Rezoning Program is also informed by the conclusions of the AFFH Analysis provided in the following section.

**Table 4.17**

<b>Summary of Residential Capacity Compared to 6th Cycle RHNA and Target Capacity by Income</b>				
	<b>Lower Income Units</b>	<b>Moderate Income Units</b>	<b>Above Moderate Income Units</b>	<b>Total Units</b>
RHNA Allocation	184,721	75,091	196,831	456,643
Target Capacity	203,193	86,355	196,831	486,379
Total Development Potential	<b>81,312</b>	<b>13,716</b>	<b>171,619</b>	<b>266,647</b>
<b>Shortfall</b>	<b>121,881</b>	<b>72,639</b>	<b>25,212</b>	<b>219,732</b>



## Affirmatively Furthering Fair Housing (AFFH) Analysis

### Background on Affirmatively Furthering Fair Housing and the Sites Inventory

Pursuant to Assembly Bill (AB) 686, the Housing Element must include an analysis and determination of consistency with Affirmatively Furthering Fair Housing (AFFH) requirements. AFFH means:

*“[T]aking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. (Government Code Section 8899.50(a)(1).)*

The duty to affirmatively further fair housing extends to a public agency’s activities and programs relating to housing and community development, including the Housing Element’s analysis of adequate sites for housing. Specifically, the Inventory of Sites suitable for housing development must be identified throughout the City in a manner that affirmatively furthers fair housing opportunities. The goal is to have identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, and ultimately transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

For purposes of the housing element site inventory, as advised by HCD, this means that sites identified to accommodate the lower-income portion of the RHNA are not concentrated in low-resourced areas (lack of access to high performing schools, distance from jobs centers, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. Sites identified to accommodate the lower income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing.

HCD has provided additional guidance on topics that should be addressed as part of the AFFH Analysis for the Adequate Sites Inventory. This includes the following components:



- **Improved Conditions:** A discussion of how the sites are identified in a manner that better integrates the community with a consideration for the historical patterns and trends, number of existing households, the magnitude (e.g., number of units) of the RHNA by income group and impacts on patterns of socio-economic and racial concentrations.
- **Exacerbated Conditions:** Similar to above, an explanation of identified sites relative to the impact on existing patterns of segregation and number of households relative to the magnitude (e.g., number of units) of the RHNA by income group.
- **Isolation of the RHNA:** An evaluation of whether the RHNA by income group is concentrated in areas of the community.
- **Local Data and Knowledge:** A consideration of current, planned, and past developments, investment, policies, practices, demographic trends, public comment, and other factors.
- **Other Relevant Factors:** Any other factors that influence the impacts of the identification of sites to accommodate the regional housing need on socio-economic patterns and segregation. This requirement should address any pending or approved plans, other elements of the general plan and relevant portions of the housing element and site inventory analysis requirements including, but not limited to, effectiveness of past programs in achieving the goals of the housing element, suitability of sites, existing uses and impacts of additional development potential, including potential for displacement of residents, businesses and other community amenities and infrastructure capacity.

**Summary of Conclusions and Approach to Policies and Programs:** Based on the outcomes of the analysis, the element must summarize conclusions and directly identify policies and programs needed to address identifying and making available adequate sites to accommodate the RHNA in a manner that affirmatively furthers fair housing.

## Methodology

The AFFH Analysis was conducted by considering locations and concentrations of the total expected development potential identified in the sites inventory, as well as the locations and concentrations of the lower income development potential. To analyze data compared to Census data, expected development potential was aggregated from all individual sites identified within a census tract boundary. Census tracts were then categorized based on their total expected unit potential into five categories, from the



lowest capacity neighborhoods to the highest, as shown in Table 4.18. Selected tables resulting from the AFFH analysis are included in this Chapter. For the full data results, see **Appendix 4.4**. Because the distribution of lower income development potential is fairly consistent with the overall distribution of total expected development potential, a detailed data analysis of the lower income development potential is provided in **Appendix 4.4**. The findings presented in this Chapter are applicable to the locations of lower income development potential as well.

**Table 4.18**

<b>Census Tracts by Expected Unit Potential and Expected Lower Income Unit Potential</b>		
<b>Census Tract Category</b>	<b>Total Unit Potential</b>	<b>Total Lower Income Unit Potential</b>
Lowest Capacity Neighborhoods	0 - 20	0 - 3
Lower Capacity Neighborhoods	21 - 73	4 - 38
Moderate Capacity Neighborhoods	74 - 100	39 - 56
Higher Capacity Neighborhoods	101 - 127	57 - 73
Highest Capacity Neighborhoods	128 +	74 +

In addition to conducting a detailed data analysis of anticipated development potential identified in the Sites Inventory, the AFFH analysis includes a narrative analysis of the expected location and distribution of development potential anticipated through the various other means of meeting the RHNA, including pipeline development, anticipated geographic distribution of ADUs and JADUs, and other non-site-specific components. In addition, the analysis includes an evaluation of current and historical patterns of subsidized housing.

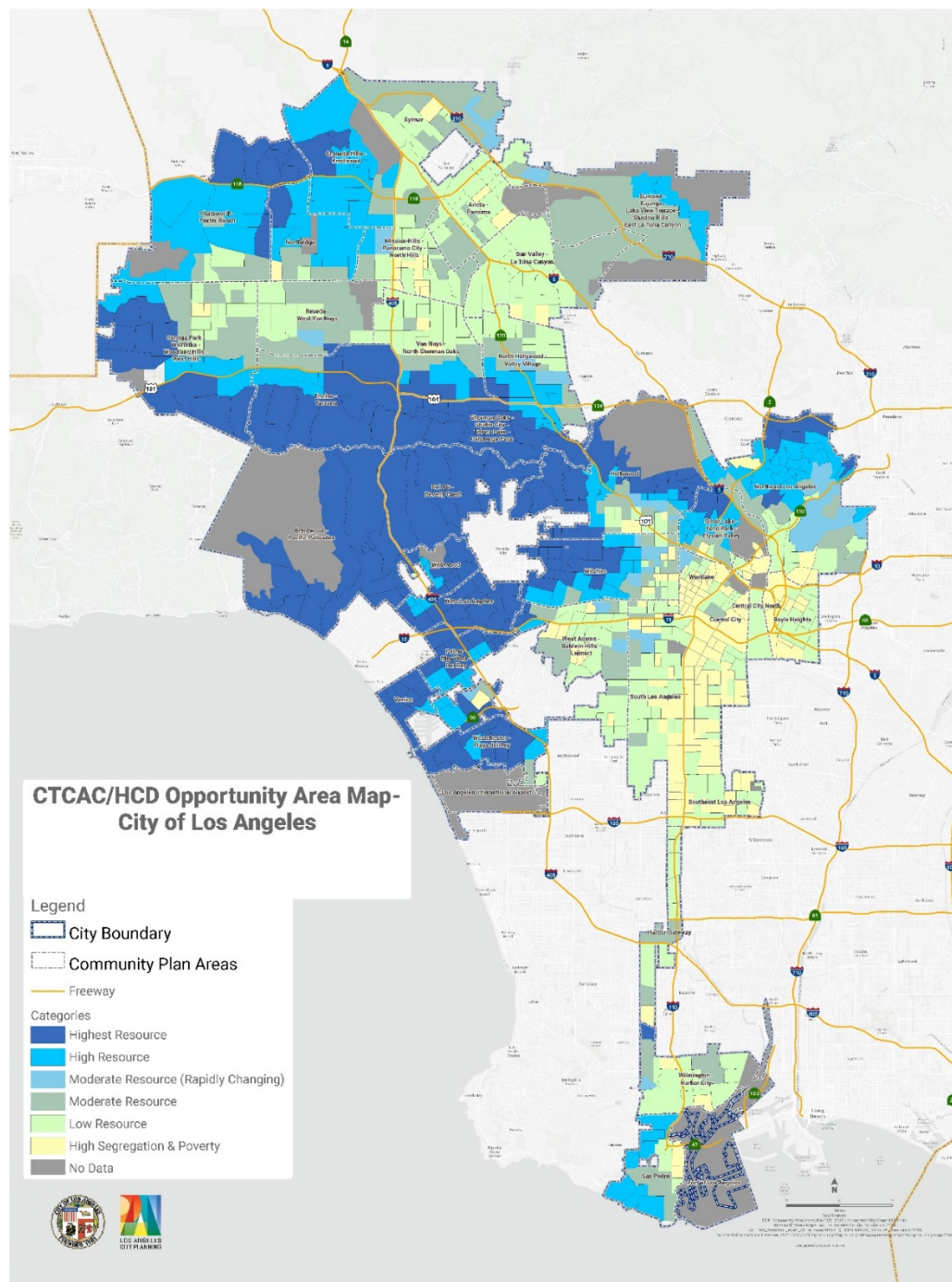
Data sources used to conduct the analysis include U.S. Census data, including household level sociodemographic data and data on protected classes, including population by race, disability, and familial status. The analysis also utilizes the 2021 California Tax Credit Allocation Committee (TCAC)/California Department of Housing and Community Development (HCD) Opportunity Map, which is shown in Map 4.4.

The TCAC/HCD Opportunity Map is developed by the state as a way to measure and visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility. The Opportunity Area



categories are assigned based on a composite score that considers indicators from three domains: economic, environmental, and education. The data and mapping tool are updated annually by the state. Additional information on the methodology used to create the map can be accessed at <https://www.treasurer.ca.gov/ctcac/opportunity.asp>.

**Map 4.4. TCAC/HCD Opportunity Map, City of Los Angeles**





## Analysis of Adequate Sites Inventory

*Table 4.19* shows a summary of the share of census tracts assigned to each category based on total development potential, as well as their respective share of the total expected unit potential identified in the Inventory of Sites. Most of the expected development potential identified in the Inventory of Sites is concentrated in a small proportion of neighborhoods in the City. The high and highest capacity neighborhoods account for 34% of the City’s expected production of new units, despite comprising just 10% of the total census tracts in the City. Meanwhile, the lowest capacity neighborhoods comprise a larger share of the City’s geography (35%) but have very little expected development potential (6%).

**Table 4.19**

Summary of Census Tracts by Assigned Category, Total Development Potential		
Census Tract Category	Percent of Total City Census Tracts	Percent of Total Unit Potential
Lowest Capacity Neighborhoods	35%	6%
Lower Capacity Neighborhoods	46%	42%
Moderate Capacity Neighborhoods	10%	18%
Higher Capacity Neighborhoods	5%	11%
Highest Capacity Neighborhoods	5%	23%

When considering only the lower income unit potential identified in the Adequate Sites Inventory, this trend is even more pronounced. *Table 4.20* shows the respective share of the total expected unit potential identified in the Inventory of Sites for each Census Tract category. The neighborhoods with the higher and highest capacity for lower income housing account for 39% of the City’s expected production of new units, despite comprising just 7% of the total census tracts in the City. Meanwhile, the neighborhoods with the lowest capacity for lower income housing comprise nearly one-third of the City’s geography (29%) but have very little expected potential for lower income housing (1%).



**Table 4.20**

<b>Summary of Census Tracts by Assigned Category, Lower Income Development Potential</b>		
<b>Census Tract Category</b>	<b>Percent of Total Census Tracts</b>	<b>Percent of Lower Income Unit Potential</b>
Lowest LI Capacity Neighborhoods	29%	1%
Lower LI Capacity Neighborhoods	57%	45%
Moderate LI Capacity Neighborhoods	7%	15%
Higher LI Capacity Neighborhoods	3%	8%
Highest LI Capacity Neighborhoods	4%	31%

*Table 4.21* shows the share of total population in each group of census tracts that identify as White, Black/African American, Latinx, or Asian, compared to citywide racial/ethnic demographics. This analysis shows that neighborhoods with the lowest identified development potential have a higher share of White residents, compared to the City as a whole. By contrast, the neighborhoods with the highest share of identified development potential have a higher share of population of Black/African American residents and Asian residents, compared to the rest of the City. Latinx residents are relatively dispersed throughout, though are also less represented in the lowest capacity neighborhoods. While the lowest capacity neighborhoods have the fewest persons of color, these neighborhoods are not homogenous, and are still home to a relatively representative share of people of color. This demographic analysis illustrates the ongoing role of land use and density on perpetuating racial inequity and segregation patterns, but also shows that patterns of segregation are related to a variety of additional factors.



**Table 4.21**

<b>Racial / Ethnic Composition of Neighborhoods Identified in Sites Inventory</b>				
<b>Census Tract Category</b>	<b>Percent Population - White (Non-Latinx)</b>	<b>Percent Population - Black/African American (Non-Latinx)</b>	<b>Percent Population - Latinx</b>	<b>Percent Population - Asian (Non-Latinx)</b>
Citywide Average	28%	9%	49%	11%
Lowest Capacity Neighborhoods	34%	5%	46%	12%
Lower Capacity Neighborhoods	28%	8%	49%	11%
Moderate Capacity Neighborhoods	21%	14%	50%	12%
Higher Capacity Neighborhoods	19%	17%	51%	10%
Highest Capacity Neighborhoods	16%	13%	53%	15%
<i>Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.</i>				

Table 4.22 shows the tenure and median household income of neighborhoods identified in the Sites Inventory. All neighborhoods except those with the lowest identified total development potential have a higher share of renters than the citywide average. In addition, there is a clear relationship between anticipated development potential and median household income. Lower capacity neighborhoods have a disproportionately higher median household income (\$80,172, compared to \$64,065 citywide), while the highest capacity neighborhoods have a disproportionately lower median household income (\$47,989). While renter households have a lower overall median household income, the data follow the same trend across lower and higher capacity neighborhoods.

Looking at the distribution of low- and moderate-income households, the data follow a similar trend. Citywide, 61% of households are considered low- and moderate-income. Neighborhoods with the lowest identified development potential have a lower percentage of low and moderate income households (51%), while the highest capacity



neighborhoods have a disproportionately high share of low- and moderate-income households (74%). However, even despite these disparities, 29% of the city's low and moderate income households live in the lowest capacity areas, reflecting the heterogeneity of the City's lower density neighborhoods.

**Table 4.22**

<b>Tenure and Median Household Income of Neighborhoods Identified in Sites Inventory, Total Unit Potential</b>				
<b>Census Tract Category</b>	<b>Percent Renter Households</b>	<b>Median Household Income</b>	<b>Median Household Income - Renter Households</b>	<b>Percent Low/Moderate Income Households</b>
Citywide Average	63%	\$64,065	\$50,404	61%
Lowest Capacity Neighborhoods	45%	\$80,172	\$56,625	51%
Lower Capacity Neighborhoods	70%	\$57,382	\$49,133	65%
Moderate Capacity Neighborhoods	76%	\$52,886	\$43,372	70%
Higher Capacity Neighborhoods	75%	\$49,185	\$41,016	71%
Highest Capacity Neighborhoods	81%	\$47,989	\$42,086	74%
<i>Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.</i>				

Table 4.23 and Table 4.24 provide data on the family structure and household characteristics for neighborhoods with identified development potential. Considering the citywide average of 30% of all households having children, there are not substantial disparities across neighborhoods; however, there is a slightly higher proportion of households with children in the neighborhoods with the lowest identified capacity (33%), and a slightly lower proportion in the higher capacity neighborhoods (26%). Similar trends are evident when considering the distribution of elderly households aged 65 years and



older.

Looking closer at family structure, there are not significant differences across neighborhoods, although higher capacity neighborhoods have a slightly lower share of married households compared to the citywide total (28%, compared to 35% citywide) and a higher percentage of people living alone (20%, compared to 14% citywide).

**Table 4.23**

<b>Household Characteristics of Neighborhoods Identified in Sites Inventory, Total Unit Potential</b>		
<b>Census Tract Category</b>	<b>Percent Households with Children</b>	<b>Household 65+</b>
Citywide Average	30%	20%
Lowest Capacity Neighborhoods	33%	23%
Lower Capacity Neighborhoods	29%	19%
Moderate Capacity Neighborhoods	28%	16%
Higher Capacity Neighborhoods	28%	18%
Highest Capacity Neighborhoods	26%	19%
<i>Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.</i>		



**Table 4.24**

<b>Family Structure of Neighborhoods Identified in Sites Inventory, Total Unit Potential</b>						
<b>Census Tract Category</b>	<b>Percent Live Alone</b>	<b>Percent Live with Spouse</b>	<b>Percent Live with Unmarried Partner</b>	<b>Percent Live with Parents</b>	<b>Percent Live with Other Relatives</b>	<b>Percent Live with Non-Relatives</b>
Citywide Average	14%	35%	7%	15%	19%	10%
Lowest Capacity Neighborhoods	10%	40%	6%	17%	19%	8%
Lower Capacity Neighborhoods	15%	33%	8%	14%	19%	11%
Moderate Capacity Neighborhoods	16%	30%	8%	14%	19%	12%
Higher Capacity Neighborhoods	15%	29%	8%	15%	21%	12%
Highest Capacity Neighborhoods	20%	28%	8%	13%	20%	11%
<i>Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.</i>						

Table 4.25 shows the percentage of the population with disabilities in each neighborhood, compared to the citywide average, as well as the percent of households receiving SSI. Considering the population with disabilities as a whole, there is no clear distinction among the neighborhoods based on their identified development potential. However, there is a minor difference among the percent of households receiving SSI. The lowest capacity neighborhoods have a slightly lower percent of SSI households (6%, compared to 7% citywide), while highest capacity neighborhoods have a slightly higher percent of SSI households (9%).



**Table 4.25**

<b>Disability Status of Neighborhoods Identified in Sites Inventory, Total Unit Potential</b>		
<b>Census Tract Category</b>	<b>Percent SSI Households</b>	<b>Population with Disability</b>
Citywide Average	7%	10%
Lowest Capacity Neighborhoods	6%	10%
Lower Capacity Neighborhoods	7%	10%
Moderate Capacity Neighborhoods	7%	9%
Higher Capacity Neighborhoods	8%	10%
Highest Capacity Neighborhoods	9%	11%
<i>Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.</i>		

*Table 4.26* shows the distribution of the total sites, total development potential, and total lower income development potential by TCAC/HCD Opportunity Area. The share of total development potential and total lower income development potential by TCAC/HCD Opportunity Area is fairly consistent with the City as a whole, though the High Segregation and Poverty tracts are somewhat overrepresented in terms of overall unit potential as well as lower income unit potential. This pattern is reflected in residential zoning patterns, as shown in *Table 4.28*, below. This suggests that while the Sites Inventory does not actively improve conditions, it does not exacerbate them. Rather, it is a fairly accurate representation of existing conditions in the City.



**Table 4.26**

Sites Inventory Analysis by TCAC/HCD Opportunity Area				
TCAC/HCD Opportunity Area	Percent of City's Census Tracts	Percent of Sites on Inventory	Percent of Total Unit Potential	Percent of Lower Income Unit Potential
Highest Resource	19%	17%	16%	13%
High Resource	15%	14%	12%	11%
Moderate	17%	15%	15%	16%
Moderate Rapidly Changing	5%	5%	6%	5%
Low	28%	28%	29%	29%
High Segregation	16%	21%	22%	25%
Unknown	1%	0%	0%	0%
Source: TCAC/HCD Opportunity Area Map, 2021				

When considering the component scores within the three domains that comprise the overall Opportunity Area score, as shown in *Table 4.27*, there are some minor differences, but the Inventory of Sites is largely consistent with existing conditions citywide. Lowest capacity neighborhoods are found to have higher environmental domain and educational domain scores than the rest of the City (0.54 and 0.47 respectively, compared to 0.44 and 0.39 average citywide), while highest capacity neighborhoods are lower than the citywide average (0.32 and 0.22, respectively). Most notably, educational scores in the highest capacity neighborhoods are roughly half of what they are in all other neighborhood types. The economic domain score is relatively consistent across all neighborhood types.



**Table 4.27**

<b>TCAC/HCD Opportunity Area Domains, Average Score by Neighborhoods Identified in Sites Inventory</b>			
<b>Census Tract Category</b>	<b>Average Economic Domain Score</b>	<b>Average Environmental Domain Score</b>	<b>Average Educational Domain Score</b>
Citywide Average	0.53	0.44	0.39
Lowest Capacity Neighborhoods	0.52	0.54	0.47
Lower Capacity Neighborhoods	0.55	0.42	0.38
Moderate Capacity Neighborhoods	0.54	0.32	0.34
Higher Capacity Neighborhoods	0.51	0.33	0.25
Highest Capacity Neighborhoods	0.54	0.32	0.22
<i>Source: TCAC/HCD Opportunity Area Map, 2021</i>			

## Analysis of Zoning

Overall, the findings above are reflective of overall discrepancies in the distribution of residential zoning in the City. Considering all land zoned to allow residential uses, approximately 76% of residential parcels in High and Highest Resource Areas are limited to single-family uses and approximately 20% are zoned to allow multi-family (see *Table 4.28*). In contrast, just 18% of the residentially zoned land in the areas considered High Segregation and Poverty is allocated to single-family uses, whereas over 80% allows multi-family development.

Additional details with respect to ecologically sensitive or hazardous areas, including high risk for fire and sea level rise, as well as impacts on communities of color, should also be noted. Much of the city's single-family zoning is in ecologically sensitive and hazardous areas of the city. In fact, approximately 35% of the parcels of the City's single-family zoning are in Very High Fire Hazard Severity Zones (VHFHSZ) or areas with vulnerability



to Sea Level Rise (SLR) exposure.<sup>4</sup> In addition, the prevalence of single-family housing in Los Angeles means that this component of the housing stock exists across nearly all communities in the City, including many established Black communities and communities of color.

**Table 4.28**

<b>Share of Residential Parcels Zoned for Single-Family Residential Use by TCAC/HCD Resource Category</b>			
<b>Resource Category</b>	<b>Single-Family Parcels*</b>	<b>All Residential (R) or Commercial (C) Parcels**</b>	<b>Percentage Limited to Single-Family</b>
Highest Resource	162,777	196,427	83%
High Resource	104,410	131,750	79%
Moderate Resource	125,158	174,443	72%
Low Resource	73,619	115,268	64%
High Segregation & Poverty	20,502	109,833	19%
*Single-family parcels include all zones in which residential uses are restricted to one-family dwellings (as well as accessory dwelling units).			
**Commercial (C) zoned parcels are included as they generally allow 100% residential uses.			
Source: TCAC/HCD Opportunity Area Map, 2019			

## Analysis of Development Trends

Recent development trends have shown similar discrepancies. Map 4.5 shows the location and distribution of affordable housing development from 2009 to 2020. As shown in *Table 4.29*, relatively little affordable housing has been developed in Higher Opportunity Areas (including High and Highest Resource Areas). Of the affordable units permitted in the last ten years, only 14% (almost 1,600 units) were produced in the City's High or Highest Resource Areas, while 62% were located in the Low Resource and High Segregation and Poverty areas. In Higher Opportunity Areas, mixed-income affordable housing is more likely to be built than 100% affordable housing developments. Overall,

<sup>4</sup> Areas with vulnerability to SLR exposure are identified as 100-year SLR areas. University of Southern California Sea Grant Program, *Sea Level Rise Vulnerability Study for the City of Los Angeles*, 2013, [https://dornsife.usc.edu/assets/sites/291/docs/pdfs/City\\_of\\_LA\\_SLR\\_Vulnerability\\_Study\\_FINAL\\_Summary\\_Report\\_Online\\_Hyperlinks.pdf](https://dornsife.usc.edu/assets/sites/291/docs/pdfs/City_of_LA_SLR_Vulnerability_Study_FINAL_Summary_Report_Online_Hyperlinks.pdf).



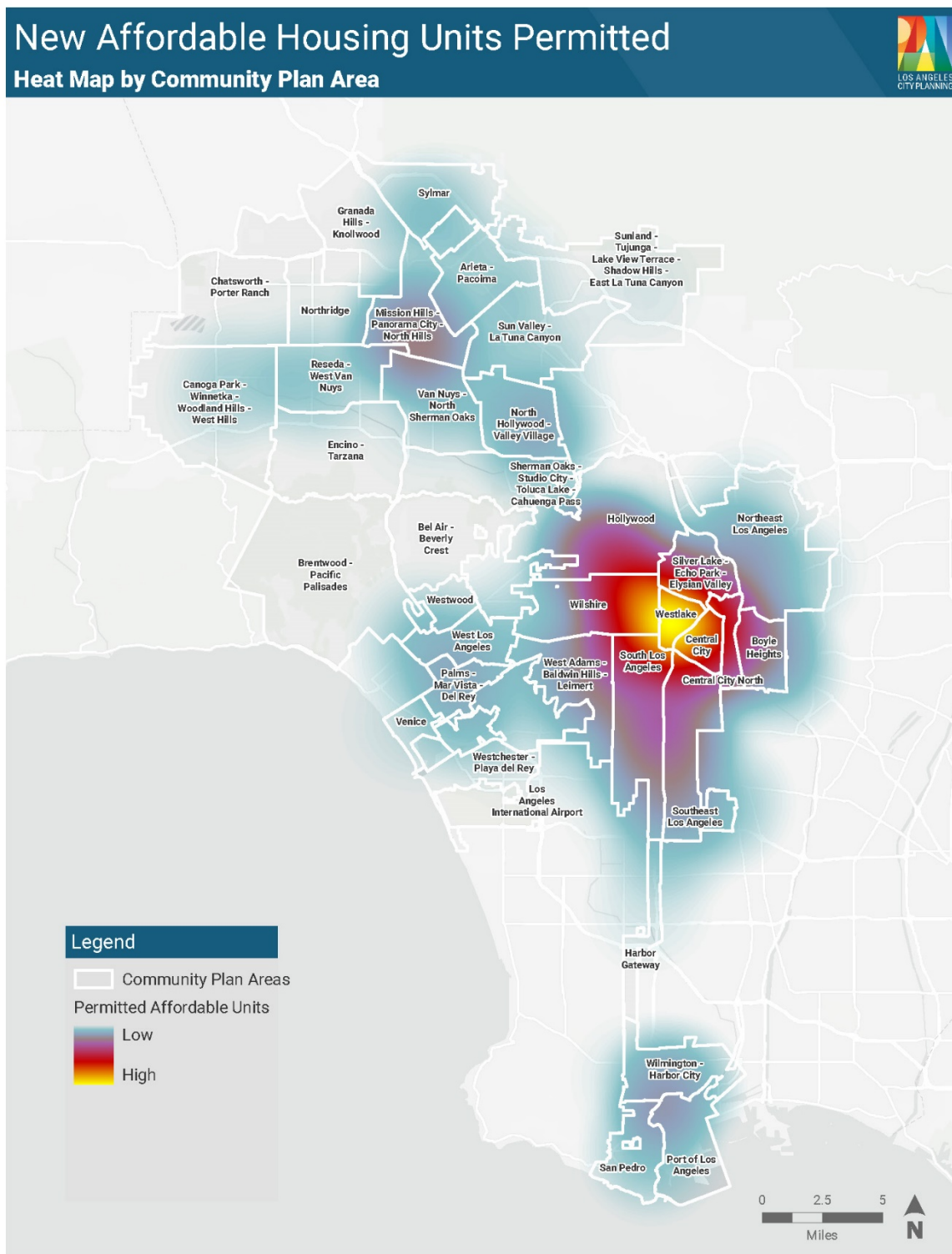
mixed-income projects supported by land use incentives have a much higher rate of producing affordable housing in Higher Opportunity Areas, compared to those produced through financial subsidy alone. Nearly half (46%) of the non-subsidized affordable housing units produced through land-use incentives were in the Higher Opportunity Areas, whereas only 6% of subsidized affordable projects were built in these areas. Overall, subsidized affordable developments are overwhelmingly located in lower resourced neighborhoods.

**Table 4.29**

<b>Affordable Units Permitted in the City by TCAC/HCD Resource Category, 2009-2018</b>			
<b>Resource Category</b>	<b>Affordable Units</b>	<b>% of Total</b>	<b>% of City Tracts*</b>
High Segregation & Poverty	4,104	35%	24%
Low Resource	3,160	27%	23%
Moderate Resource	2,737	24%	18%
High Resource	1,038	9%	18%
Highest Resource	553	5%	17%
Insufficient/Missing Info*	11	<1%	
<b>TOTAL</b>	<b>11,603</b>	<b>100%</b>	<b>100%</b>
*Excludes 13 census tracts that were not evaluated because of insufficient data			
Source: TCAC/HCD Opportunity Area Map, 2019			



**Map 4.5. New Affordable Housing Units Permitted, Heat Map by Community Plan Area, 2009-2020**





### **Analysis of Additional Alternative Means of Meeting the RHNA**

Another component of the Adequate Sites analysis is the non-site-specific development potential that exists as additional alternative means of meeting the RHNA. These include Pipeline Projects, projects located in the Warner Center 2035 Specific Plan area, Accessory Dwelling Units (ADUs), and ongoing programs at local agencies for the development of affordable and supportive housing on publicly owned land (see above for more detail on each of these components).

- Pipeline Redevelopment Projects are expected to be consistent with the patterns of expected development potential identified in the Sites Inventory analysis described above, as well as with the analysis of zoning and development trends. Therefore, there is not expected to be significantly different conclusions drawn about these components.
- The Warner Center 2035 Specific Plan area is an area zoned largely for higher capacity located in an area with a mix of Highest, High, Moderate and Low Resource Areas (per the TCAC/HCD Opportunity Maps). As such, the analysis for those factors described above is relevant.
- Accessory Dwelling Units (ADUs) are being constructed in a variety of mostly lower capacity neighborhoods in Los Angeles. As such, the conclusions should not be significantly different from those described for those areas above.
- Public land programs are intended to facilitate the identification of less costly housing typologies, conduct modeling and site analysis of publicly owned land, and negotiate and execute interagency agreements to maximize the construction of affordable housing on public land. The locations are not known at this time; however, it is anticipated that development resulting from the public land programs will be distributed throughout the City in a manner consistent with the overall distribution of expected development potential. As a result, it is premature to draw substantially different conclusions regarding these programs.
- Established during the Covid-19 pandemic, Project Homekey is a state program that provides funding to cities to acquire hotels, and motels for the purpose of housing homeless individuals to expedite access to housing for the most vulnerable residents. The City is in the process of developing a more robust program to acquire, or through exploring Lease to Own agreements, hotels and motels to expand the pipeline of Permanent Supportive Housing. The locations are not known at this time; however, it is anticipated that development resulting from an expansion of Project Homekey will be distributed throughout the City in a



manner consistent with the overall distribution of expected development potential. As a result, it is to draw substantially different conclusions regarding this program.

### **Key Conclusions and Summary of Actions Needed to Affirmatively Further Fair Housing**

Because the Sites Inventory is so reliant on existing zoning capacity as well as recent development patterns, it is largely a reflection of these existing conditions. As a result, the disparities found in the Sites Inventory reflect existing disparities in the City's zoning and development patterns. Therefore, as stated, the Sites Inventory does not exacerbate existing conditions. However, there is significant opportunity for programs and rezoning efforts to improve these conditions.

Additionally, the analysis shows that the RHNA is largely accommodated in relatively few parts of the City, which are primarily those that are zoned for multi-family residential uses and have more active residential development activity.

Chapter 6 introduces the Goals, Objectives, Policies, and Programs centered in racial equity, environmental justice, and resilience pertaining to deficiencies found in the City's zoning and Inventory of Adequate Sites for Housing. In particular, the analysis provided in this Chapter provides support for a strong set of anti-displacement policies and programs, paired with the need for a citywide Rezoning Program that focuses on creating significant new opportunities for housing development, particularly affordable housing development, in areas of High Opportunity. Together, these goals, objectives, policies, and programs comprise the City's housing action plan for the 2021-2029 planning period. Informed by this chapter's analysis, Chapter 6 is designed to guide daily decision-making by City officials and staff and will provide benchmarks on the housing programs that the City initiated to meet its overall housing goals.



# Chapter Five - Review of the 2013-2021 Housing Element

<b>Introduction</b>	<b>2</b>
<b>Progress in Meeting the Regional Housing Needs Assessment</b>	<b>2</b>
<b>Review of 2013-20201 Housing Element Goals, Objectives, and Policies</b>	<b>5</b>
Housing Element Concepts to Guide the Housing Element Review and Update	5
Housing Element Vision	6
Prior Goal 1: Housing Production and Preservation	6
Prior Goal 2: Creating Safe, Livable Communities	8
Prior Goal 3: Housing Opportunity	9
Prior Goal 4: Ending and Preventing Homelessness	10



## Introduction

This chapter provides a review of the 2013-2021 Housing Element and evaluates the City's progress in meeting its housing needs during the planning period. It identifies the number of housing units built compared to the City's target for new construction, as established through the 2013-2021 Regional Housing Needs Assessment (RHNA) allocation, and evaluates the progress, effectiveness and appropriateness of each of the Housing Element goals, objectives and policies in meeting identified needs and quantified objectives. This chapter is organized by the four housing goals established in the previous Housing Element.

A detailed evaluation of each policy and program within the four goal areas is included as Appendix 5.1 (Not released in current draft).

The review of the previous Housing Element helps shape the Update in four key ways: (1) It identifies goals, objectives, policies and programs that were either missing or inadequate to address Los Angeles' housing needs; (2) it identifies policies that needed to be strengthened or clarified to better reflect their importance; and (3) it identifies redundancies and areas of overlap and confusion that should be eliminated in order to provide a clearer focus on programs and policies that are the most significant. The goals, objectives and policies that are being carried over into the 2021-2029 Housing Element Update uphold the strategies to address the City's housing needs defined in this cycle.

## Progress in Meeting the Regional Housing Needs Assessment

The City's Regional Housing Needs Assessment (RHNA) allocation for the previous Housing Element planning period of January 1, 2013 - September 30th, 2021 was 82,002 new housing units. This is broken down by income categories, into 46,590 affordable units and 35,412 market rate units. The affordable units are further broken out into 20,427 very low income units, 12,435 low income units and 13,728 moderate income units. More information on RHNA, including how goals are allocated and definitions of income categories, are available in Chapter 1: Needs Assessment Analysis and Chapter 4: Inventory of Sites.

From 2014 to the end of 2020 (7 years), building permits were issued for 117,088 new housing units. The City has therefore already met its overall RHNA target of 82,002 units; however, it is not expected to have produced enough housing in the lower and



moderate income categories. Table 5.1 presents the City's progress towards meeting its RHNA through 2020, which is one year short of the full eight year RHNA period.

**Table 5.1**

<b>New Housing Units by Income Category, 2014 - 2020</b>				
<b>RHNA Category</b>	<b>Income</b>	<b>RHNA Goal* (2014-2021)</b>	<b>Units Built (2014-2020)</b>	<b>Remaining RHNA</b>
Very Low		20,427	7,012	13,415
Low		12,435	3,727	8,708
Moderate		13,728	827	12,901
Above Moderate Rate		35,412	105,522	-
<b>Total</b>		<b>82,002</b>	<b>117,088</b>	<b>-</b>
Source: HCIDLA, DCP.				
*The RHNA goal is for the period between January 1, 2014 to October 1, 2021.				

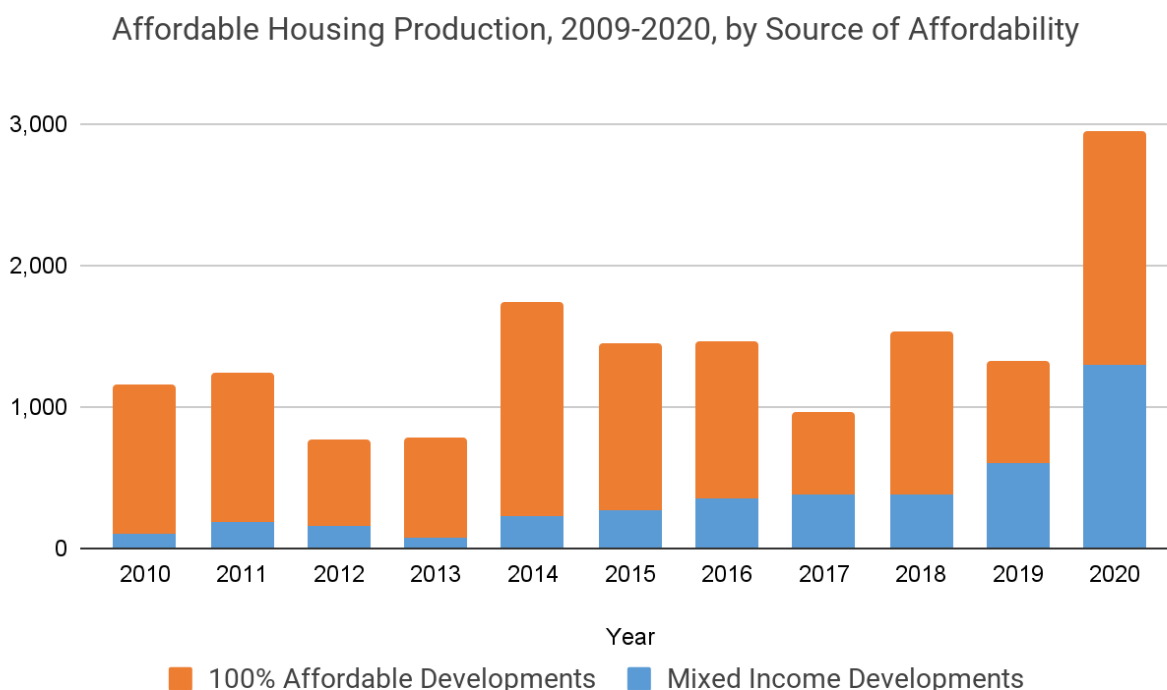
In 2018 and 2019, the City permitted the highest number of units the City has seen since the mid 1980s. This is largely due to a strong economy and high housing prices, in addition to continued efforts by the City and State to promote housing production. However, the majority of new construction during the 2014-2020 period was for above moderate, or market-rate, housing. As illustrated in Table 5.1 above, the RHNA goals target nearly 40% of all new units for households with low incomes or below, whereas only about 9% of the actual new units produced in the prior RHNA served these households. The gap is even larger at the moderate income category. This distribution reflects the current orientation of housing funding sources and other incentives and highlights the ongoing need for significantly more funding and additional land use incentives and requirements to achieve the City's housing goals.

In 2020, the City saw a significant increase in affordable housing production - to nearly 3,000 units, more than double the prior five-year average (see Chart 5.1 below) and triple the figures seen from 2010-2014. The significant increase in affordable housing production in 2020 is attributed primarily both to the permitting of Measure HHH projects, as well as a doubling in unsubsidized affordable units in incentivized mixed-income projects. Both types of development have been facilitated by the introduction of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program in 2017. The TOC program has resulted in approvals of projects containing



over 35,000 housing units approvals, almost 25% of which are affordable (mostly for extremely low income households). The introduction of the Affordable Housing Linkage Fee has also compelled many projects into using the City's housing incentive programs such as TOC or Density Bonus to provide on-site units and avoid the fee.

**Chart 5.1**



Source: HCID and LACP; Annual Progress Reports of the Housing Element, 2010-2020

Future housing pipeline indicators such as recent planning approvals also indicate that greater increases in affordable units may be possible in future years. For example, City Planning has approved an average of more than 5,200 affordable units per year in 2019 and 2020, compared to about 1,300 affordable units in 2014-2016. Again, these figures are likely the positive result of Measure HHH as well as the TOC and Linkage Fee programs. If these positive affordable housing production trends continue, the City could see an increase in the number of affordable units produced in the next RHNA period.

The development of Accessory Dwelling Units (ADUs) has also increased housing production since state reforms were introduced in 2017. Since that time, the City has permitted more than 14,000 ADUs through December 2020, with more than 19,000 total permit applications. Based on recent research by SCAG, 55% of these ADUs are believed to be rented at affordable income levels (15% Extremely Low, 1% Very Low, 27% Low and



12% Moderate) but are not counted towards the RHNA progress since these units are not typically deed restricted<sup>1</sup>.

Although the number and percentage of non-subsidized affordable units produced through land use incentives has increased substantially in recent years, the majority of affordable units produced since 2014 have been through a public subsidy. Since 2013, the City and County have approved a variety of local funding sources to support affordable housing development including Proposition HHH, Measure H, and the Affordable Housing Linkage Fee. The funding from Proposition HHH and Measure H is now fully allocated and the City will need to identify additional funding sources to maintain current affordable housing production levels. To increase affordable housing production to a level required to meet the new RHNA goals will require significant resources.

## Review of 2013-2021 Housing Element Goals, Objectives, and Policies

The City began the Housing Element update process by revisiting the 2013-2021 Goals, Objectives, Policies and Programs, sharing them at public workshops, online webinars and with the Housing Element Task Force. Individuals were asked to comment on which aspects of the 2013-2021 framework worked well, and which considerations needed to be better emphasized or were missing entirely.

Based on this process the City developed six “*Concepts*” to guide the Housing Element Update. These *Concepts* integrate feedback from the public alongside requirements from the state to illustrate how the City will shift its policy focus to meet increasingly ambitious housing goals.

### Housing Element *Concepts* to Guide the Housing Element Review and Update

- **Housing Stability and Anti-Displacement:** Protect Angelenos - especially persons of color - from indirect and direct displacement, and ensure the stability of existing vulnerable communities.
- **Housing Production:** Increase the production of new housing, particularly affordable housing.
- **Access to Opportunity:** Increase access to opportunities and proactively desegregate the City by planning for more affordable and mixed-income housing in higher-resource areas.

---

<sup>1</sup> SCAG Regional Accessory Dwelling Unit Affordability Analysis. 2020



- **Homelessness:** Prevent and end homelessness in a manner that centers human dignity and respect by developing early interventions, significantly expanding permanent housing options, and providing appropriate services and support.
- **Built Environment:** Design and regulate housing to promote health and well-being, increase access to amenities, contribute to a sense of place, foster community and belonging, and plan for a sustainable future
- **Meeting the Needs of all Angelenos:** Build, operate, and maintain welcoming and accessible housing for Angelenos with unique needs, including those with disabilities, large families, older adults, and other people facing housing barriers.

The prior Housing Element's Vision, Goals, Objectives, Policies and Programs were all evaluated against these six *Concepts* to determine how best to update this policy framework for the 2021-2029 Housing Element.

### Housing Element Vision

Los Angeles' housing Goals, Objectives, Policies, and Programs are guided by the City's overall housing Vision. The Vision established in the prior Housing Element read:

*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.*

The prior vision included the importance of viewing housing as a human right that must be provided for all residents. It also stressed the importance of housing in meeting the City's important livability and sustainability goals as well as the need for an array of housing types in proximity to amenities and jobs to meet these goals. However, when compared to the Housing Element *Concepts* above, the importance of undoing past discriminatory practices and creating greater access to housing opportunities were perhaps not sufficiently emphasized. In addition to adding these *Concepts* into the Vision, a new term called Citywide Housing Priorities has been created to help summarize the mix of *Concepts* and introduce them into selected policies below to better implement the Vision. These Citywide Housing Priorities specifically address the housing shortage, advancing racial equity and access to opportunity, protecting Angelenos from displacement, and promoting sustainability and resilience.



## **Prior Goal 1: Housing Production and Preservation**

*The goal established to address housing production and preservation was as follows:*

***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.***

The Previous Housing Element combined housing production with housing preservation in Goal 1 to consider them together as encompassing the total housing supply. The results of the production part of the goal can be seen as progress toward RHNA (see above).

The City also made significant progress toward preservation. The Rent Stabilization Ordinance (RSO) was updated several times, and HCIDLA undertook an ambitious campaign to better inform tenants of RSO protections. Housing replacement requirements that ensure a “no net loss” and a tenant’s “right of first refusal” are now in place for most, but not all, types of projects. Short-term rentals are now regulated through the Home-Sharing Ordinance and the number of online listings in the City has dropped by about 90%, though enforcement challenges remain. The City also adopted an Unpermitted Dwelling Unit (UDU) Ordinance that provides a pathway for units to be legalized instead of vacated.

An adequate supply of homes is necessary to achieving both housing affordability and greater stability. The 2013-2021 goal recognizes the importance of both constructing new units and preserving those affordable units we already have. The two issues are often intertwined; however, they do require distinct strategies. The 2013-2021 Objectives, Policies and Programs beneath Goal 1 are largely separated as either related to production or preservation/protection. To more clearly expand upon and delineate both Goals, production and preservation have been separated as individual Goals for 2021-2029.

The production related parts of the Goal have been modified in a number of key ways. First, the 2013-2021 document consistently targeted an “adequate” supply of housing. In keeping with the RHNA discussion above, this language has been modified to target an “ample” supply of housing that also meets the tremendous *existing* housing needs, as expressed through rates of overcrowding and cost burden, not just those a result of projected (future) growth. The production focus of Goal 1 also requires less emphasis



on health and safety, as these elements are covered by the building code and are more relevant to the preservation and livability goals. Instead, equity and affordability are highlighted in the revised goal and its related objectives.

The production related objectives listed under Goal 1 largely remained relevant and were retained, including the focus on forecasting and planning for changing housing needs (1.1), facilitating housing production, especially for Affordable Housing and housing meeting Citywide Housing Priorities (1.2), and promoting a more equitable distribution of housing (1.3). The prior order was changed to place planning for housing first to reflect its order in the chronology of addressing housing needs, as well as the increased importance of the RHNA. The importance of creating affordable housing was clarified by adding a newly defined term “Affordable Housing,” which refers specifically to income-restricted units. Finally, the defined term Citywide Housing Priorities was also added to all three Objectives to ensure each one reflects the need to address the overarching Housing Element vision and *Concepts* described above.

Policies and programs that focused on housing production have largely remained relevant and are continuing in the Housing Element Update. However, the scale of the housing crisis and its impact on already marginalized communities requires further advancements.

Changes to production related policies and programs include a greater emphasis on alleviating existing housing needs and implementing strategies to better align citywide and community level housing planning efforts. To reduce racial and economic segregation, this update includes a much stronger focus on locating Affordable Housing in all communities, creating more housing in Higher Opportunity Areas and allocating housing targets within Community Plan areas in a way that Affirmatively Furthers Fair Housing. Anti-displacement is added as a core component to future planning and land use strategies and the importance of more state and regional coordination is also strengthened.

The new Goal 2 related to preservation has been restructured to reflect the broader emphasis on promoting housing stability, which requires a combination of affordable housing preservation, habitability code enforcement, tenant protections, and homeownership strategies. There is an overall increased emphasis on preventing displacement and protecting communities of color, which was not explicitly discussed in the previous Housing Element. New strategies include an Eviction Defense Program, a Just Cause Eviction Program, adopting a Tenant Anti-Harassment Ordinance, a Housing Stability Program, strengthening enforcement of the Ellis Act and RSO, and expanding



“no net loss” requirements, affordable housing replacement policies and a tenant’s right to return to any new housing construction on the site of a demolition. Concepts such as extending affordability covenant terms, establishing community/tenant preference policies as well as promoting emerging ideas such as community land trusts and tenant/community opportunity to purchase programs were also added. One new preservation strategy involves the purchase of naturally affordable housing in order to remove units from the speculative market, help insulate tenants from price increases, and create housing for low-income families. Finally, the focus on promoting homeownership has been broadened and relocated from the production goal to this goal, with a new focus on protecting communities (especially communities of color) from predatory real estate practices and using homeownership as a tool to increase community stability and build intergenerational wealth.

## **Prior Goal 2: Creating Safe, Livable Communities**

The livable communities goal sought to preserve, stabilize and enhance livability/sustainability in all neighborhoods throughout the City as follows:

### ***A City in which housing helps to create safe, livable, and sustainable neighborhoods.***

The second goal of the 2013-2021 Housing Element placed a strong focus on complete communities, illustrating the role of housing in creating and preserving vibrant neighborhoods. The city has seen advancement in many of the programs under this goal. The TOC program continues to concentrate housing growth near transit, working toward the city’s Sustainability objectives. The focus on health, wellness and equity was further emphasized in the Plan for a Healthy Los Angeles (The Health and Wellness Element of the General Plan) when it was adopted in 2015. A revised Baseline Mansions Ordinance, Citywide Design Guidelines, and the adoption of five new HPOZs helped further some of the design objectives of this goal. Finally, Community Plans drafted and adopted during this cycle each introduced a local set of design guidelines and requirements for each geography.

The policies and programs falling under this goal promote sustainable neighborhoods that lessen impacts on natural resource consumption by directing housing toward locations near jobs and transit and employing green-building techniques. These efforts to facilitate high quality, healthy housing in neighborhoods that mix incomes and improve accessibility to jobs and services have been carried over into the 2021-2029 Housing Element.



While the general focus of this goal on equity, livability and sustainability has been preserved, a few key details have been further developed for the 2021-2029 update. The focus on health has increased, with new policies guiding development to better orient building siting and features toward beneficial uses and away from polluting or hazardous features. The existing focus on safety has shifted to disaster resilience and has been elevated to a unique objective with several new policies. References to “neighborhood character,” which have been criticized as being too vague, have been replaced with language about architectural context and diverse cultural heritages within communities.

### **Prior Goal 3: Housing Opportunity**

The housing opportunity goal addressed the provision of equal housing opportunities for everyone as follows:

***A City where there are housing opportunities for all without discrimination.***

Evaluating and responding to fair housing issues is a continued priority for the City of Los Angeles. During the prior Housing Element Cycle, HCIDLA and HACLA conducted an extensive Assessment of Fair Housing that for the first time included an assessment of racial and economic segregation and analyzed racial and ethnic disparities in accessing opportunity. The goals, objectives, and strategies from that document helped inform and lay the foundation for the City’s 2021 Housing Element Update. The City also proactively enforced fair housing complaints through a contract with the Housing Right Center.

A new Objective (4.3) was added that commits the City to proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing. Given changes to federal and state law, including a State requirement to Affirmatively Further Fair Housing and a statewide ban on discrimination based on source of income, it is essential that the City continue to implement and expand effective programs that prevent and respond to individual and systemic-level discrimination. As such, previous policies and programs such as facilitating access to equal housing opportunities by promoting responsible community lending, encouraging education about fair housing practices, and collecting and reporting data on housing discrimination complaints have been continued here, as well as added to other Goals, Objectives and Policies (discussed above).

Many programs have been added or expanded to overcome patterns of segregation and foster inclusive communities. All Housing Element programs that have been identified to affirmatively further fair housing (AFFH) are identified as part of the AFFH Program



(126) in Chapter 6. These include programs that range from creating more affordable housing opportunities in Higher Opportunity Areas, to protecting tenants, and ensuring broader and more transparent access to the affordable housing opportunities that are created.

Revisions for the Housing Element update include the addition of policies that take proactive measures to affirmatively further fair housing and promote diverse and inclusive communities by developing housing solutions that increase access to opportunity in high resource areas. To emphasize the importance of these new policies they have been developed under a new objective specifically focused on affirmatively furthering fair housing. Additionally, revisions to the policies place emphasis on identifying unmet housing needs (especially for large families, multigenerational households, and aging populations) which were not clearly addressed in the previous Housing Element. Finally, language has been added to address populations that face housing discrimination but fall outside of the definition of a “protected class,” such as individuals that have been formerly incarcerated.

#### **Prior Goal 4: Ending and Preventing Homelessness**

The goal to end and prevent homelessness is as follows:

##### ***A City committed to preventing and ending homelessness.***

The previous Housing Element (2013-2021) made it clear that the issue of homelessness should be elevated in importance and confronted as a problem that can be solved. This goal reiterates the City’s vision to see every homeless individual and family housed by preventing them from becoming homeless and by rapidly rehousing those who do fall into homelessness. Despite this, homelessness in the City of Los Angeles has risen sharply since the last Housing Element, reaching a total of 41,290 people experiencing homelessness in the city according to the 2020 Greater Los Angeles Homeless Count. While the continued increase has come as a result of several factors, most notably including a drastic shortfall in available affordable housing available to people with the lowest incomes throughout the region, the homeless services system has scaled up and become more effective and efficient in response.

The policies and programs focus on a tiered approach that recognizes the need to provide sufficient temporary and emergency shelters to meet short-term needs while working toward a rapid return to more stable housing or permanent supportive housing over the longer-term. Outreach and education efforts under this goal seek both to



increase awareness for all City residents about the needs of the homeless and to inform the homeless about housing and service opportunities. These policies and programs also strive to remove barriers to siting housing for homeless persons throughout the city. This focus is largely maintained in the 2021-2029 policy framework.

Most objectives and policies from the previous Housing Element were preserved in the current cycle. However, revisions were made to emphasize the need and demand for supportive services and compassionate care as part of the commitment to prevent and end homelessness. Additionally, revisions were made to enhance outreach and education on the root causes of homelessness and effective approaches to help as a means to correct common misconceptions. More direct policy language was added to specify that supportive services, including housing and temporary facilities, need to be included in all neighborhoods of the city. Finally, policies were added to emphasize the need to compassionately care for individuals experiencing homelessness with facilities like restrooms, showers and drinking fountains.

Programs relevant to Goal 4 were largely retained but revised to address changing needs and approaches. In an effort to further streamline programs and combine efforts aiming to achieve similar goals, many programs were combined to strike an efficient balance. For example, programs relating to rental assistance for homeless households, supportive services for persons living with HIV/AIDS and certain homeless count services were combined. Additionally, the City of Los Angeles' Comprehensive Homeless Strategy, adopted by the Los Angeles City Council in 2016, serves as a comprehensive approach to address short- and long-term homelessness issues and is adopted in tandem with the Homeless Initiative approved concurrently by the County of Los Angeles Board of Supervisors. It reflects the collaborative efforts of the City Council, its Homelessness and Poverty Committee, the Office of the Mayor, City Departments, the Los Angeles Homeless Services Authority, the County of Los Angeles, homeless service providers and the public. With inflow into homelessness identified as a key driver of the increasing number of people on the street, the City began scaling more homelessness prevention programs to prevent people from falling into homelessness before they enter the homeless services system. Some examples include the Problem Solving program led by LAHSA, which identifies people experiencing a housing crisis by working with mainstream social services systems to provide support before they fall into homelessness. In identifying similar homelessness prevention programs, like LAHSA'S Problem Solving Program or Coordinated Entry System Program (see Appendix 2.1), the City aims to slow inflow into homelessness and allow the interventions moving people out of homelessness — like rapid rehousing or supportive housing — to actually reduce the overall numbers of people experiencing homelessness.



The City of LA has also worked to instill a data-driven approach to the Homeless Services System, conducting annual "gaps analysis" to determine what interventions are most needed in the system, and what balance between different interventions (such as shelter vs. rental assistance) can best maximize the number of housing placements. All of this has coincided with rapid increases in funding for service providers, which has enabled the City of LA to invest in capacity building for existing service providers while lowering barriers to bring new service providers into the system.



# Chapter Six: Housing Goals, Policies, Objectives, and Programs

<b>Chapter Six: Housing Goals, Policies, Objectives, and Programs</b>	<b>1</b>
<b>Background</b>	<b>1</b>
<b>What is a Goal, Policy, Objective and Program?</b>	<b>2</b>
<b>Citywide Vision and Housing Priorities</b>	<b>3</b>
<b>Key Definitions</b>	<b>4</b>
<b>Goals, Objectives and Policies</b>	<b>5</b>
<b>GOAL 1</b>	<b>5</b>
<b>GOAL 2</b>	<b>7</b>
<b>GOAL 3</b>	<b>9</b>
<b>GOAL 4</b>	<b>11</b>
<b>GOAL 5</b>	<b>13</b>
<b>Programs</b>	<b>14</b>

## Background

The Housing Element plays a unique role in charting the course for a more fair, equitable, and just Los Angeles for future generations. The City of Los Angeles is committed to providing housing initiatives that expand and preserve our affordable housing stock, encourage greater access to housing, minimize the displacement of vulnerable residents, and dismantle policies and practices that have negatively impacted Angeleno communities of color, including Indigenous Peoples, Black, Latinx, and Asian communities.

In the last eight years, the severity of the housing crisis has continued to grow. The most stark consequences of LA's housing issues are reflected by the over 40,000 Angelenos that are homeless or sleeping in temporary shelters at any given night. Additionally we see that, while not homeless, more than thirty percent of Angelenos see more than half of their paychecks going towards rising housing costs. This cost burden is most disproportionately felt by women and communities of color who are already at a greater risk of displacement and gentrification pressures. We also find that an entire generation of middle-class and higher-income Los Angeles residents are afflicted by the housing crisis. Today, the average home in LA costs more than seven times what the average household makes. While high costs make saving for down payments that much more



difficult, the opportunities for renting for middle income households are just as unaffordable.

The events of the past year have been a moment of reckoning for our City and created an opportunity for planners to acknowledge the role the planning profession has played in creating and implementing discriminatory practices in both the past and present that leave communities of color vulnerable to homelessness, displacement, and limit access to opportunities, advancement and achievement. Coupled with the COVID-19 pandemic, 2020 not only exacerbated LA's long standing housing needs but also magnified housing disparities as outlined in the Needs Assessment Chapter/Appendix.

To respond to the increasing housing pressures facing Los Angeles, the Housing Element Update presents goals, objectives, policies and programs centered in racial equity, environmental justice, and resilience pertaining to housing access, preservation, stability, and production. Together, these goals, objectives, policies and programs comprise the City's housing action plan for the 2021-2029 planning period. The content of this Chapter will guide daily decision-making by City officials and staff and will provide benchmarks on the housing programs that the City initiated to meet its overall housing goals.

## What is a Goal, Policy, Objective and Program?

The Goals, Policies and Objectives of this document serve as the foundational components that transform City's progressive rhetoric into impactful action.

*Goal:* A goal is a statement that describes a desired future condition or "end" state. Goals are meant to be aspirational and are change and outcome oriented, based on a combination of needs and constraints.

The five goals that will guide the 2021-2029 Housing Element are as follows:

**GOAL 1:** A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

**GOAL 2:** A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.

**GOAL 3:** A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

**GOAL 4:** A City that fosters racially and socially inclusive neighborhoods and corrects the harms of historic racial, ethnic, and social discrimination of the past and present.

**GOAL 5:** A City that is committed to preventing and ending homelessness.



*Objective:* An objective is a statement of specific actions that assist in reaching its goals.

*Policy:* A policy is a clear statement that guides a specific course of action for decision makers to achieve a desired goal. Policies may refer to existing programs or call for the establishment of new ones.

*Programs:* An implementation program is an action, procedure, program or technique that carries out goals and policies. The listing of recommended implementation programs does not obligate the City to accomplish them.

The Housing Element 2021-2029 policies and programs that support these goals will be implemented by many City Departments and agencies. Programs are subject to the review and direction of the City Council and Mayor, as well as the relevant City Departments, subsequent to City's approval of the Housing Element 2021-2029 Update. With each program description herein, the City Departments responsible for implementation are identified as "Lead Agencies" and "Supporting Agencies." A brief description of each of these Departments is contained in Appendix [6.1](#).

Program implementation actions include a combination of ordinances, programs, policies, resolutions, and incentives, as well as outreach and education activities. Successful program development is often contingent on the availability of funding and staff resources, which is likely to change over time due to economic conditions, the priorities of federal and regional governments and funding agencies, and other conditions. The programs will be reviewed annually through an Annual Progress Report (APR) and prioritized, where necessary, to reflect funding limitations and the City's objectives. Not all plan policies can be achieved in any single action, and, in relation to any decision, some goals may be more compelling than others. On a program-by-program basis, taking into consideration factual circumstances, decision makers will determine how best to implement the adopted policies of the General Plan in any way which best serves the public health, safety, and general welfare. The City also recognizes that upon further outreach and monitoring, it may become necessary to modify certain actions as circumstances change over time as there may be multiple ways to achieve the desired outcomes. Amounts and sources of funding, initiation dates, responsible agencies, and the detailed work scope of programs may be changed without requesting amendments to the Housing Element. Before items are presented to the City Council, a robust outreach effort will take place for each proposal.

## Citywide Vision and Housing Priorities

Los Angeles' housing goals, objectives, policies and programs are guided by the City's overall housing vision:

*It is the overall housing vision of the City of Los Angeles to create housing opportunities that enhance affordability, equity, livability and sustainability by*



*remedying discriminatory housing practices and creating a city with a range of housing types, sizes, and costs in close proximity to jobs, transit, amenities, and services. In keeping with a fundamental belief that housing is a human right, the City will work towards ensuring that housing stability and affordability is provided to all residents.*

In line with this vision, the goals, policies and objectives are intended to further certain Citywide Housing Priorities, defined below to include:

- **Addressing the Housing Shortage:** Increase the production of new housing, particularly affordable housing.
- **Advancing Racial Equity & Access to Opportunity:** Proactively address racial and economic segregation in the city by creating housing opportunities that address historic patterns of discrimination and exclusion.
- **Preventing Displacement:** Protect Angelenos—especially persons of color—from indirect and direct displacement, and ensure stability of existing vulnerable communities.
- **Promoting Sustainability & Resilience and Environmental Justice through Housing:** Design and regulate housing to promote health and well-being, increase access to amenities, contribute to a sense of place, foster community and belonging, and protect residents from existing and future environmental impacts.

## Key Definitions

Throughout this document terms that are formally defined are noted through capitalization:

- “Affordable Housing,” used with capitalization in this document, is any housing unit that has a formal covenant or other legal protection that guarantees that the housing unit can only be occupied by someone within a set schedule of income. These units can be located in a building that is entirely income restricted, or in a mixed income building where only a certain percentage of the units are restricted.
- “affordable housing,” used without capitalization in the document, refers to housing that is affordable or rented at below market rates to residents with or without a formal covenant or regulatory agreement (unsubsidized), and includes Affordable Housing, naturally occurring affordable housing (NOAH) and rent stabilized (RSO) housing.
- “Higher Opportunity Areas” have a dense concentration of place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, health and life expectancy, and economic mobility. Each year the California Tax Credit Allocation Committee and the California Department of Housing and Community Development release maps that identify “high resource ” and “highest resource,” areas state-wide, called TCAC/HCD Opportunity Areas Maps. These maps can be used to guide local jurisdictions in identifying Higher Opportunity Areas, though other growth considerations



outlined in the General Plan, including the location of high quality transit, jobs, hazard areas, and ecologically sensitive areas, also need to be considered.

- “Citywide Housing Priorities” are defined as: addressing the housing shortage, advancing racial equity & access to opportunity, protecting Angelenos, and promoting sustainability & resilience through housing. More detail on these priorities is included in the introduction to this chapter.

## Goals, Objectives and Policies

### GOAL 1

**A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.**

### OBJECTIVE 1.1

Forecast and plan for existing and projected housing needs over time with the intention of furthering Citywide Housing Priorities.

### Policies

- 1.1.1 Collect, report, and analyze existing housing needs (such as overcrowding, cost burden and vacancy rates) and use this information to project and plan for housing needs at a local and citywide level balancing other factors such as job and transit access.
- 1.1.2 Plan for appropriate land use designations and density to accommodate an ample supply of housing units by type, cost, and size within the City to meet housing needs, according to Citywide Housing Priorities and the City’s General Plan.
- 1.1.3 Account for existing housing needs when planning for future development by conducting analysis to develop and incorporate a buffer above household projections.
- 1.1.4 Plan for and provide sufficient services and amenities to support the existing and planned population.
- 1.1.5 Strengthen efforts to achieve regional housing goals by collaborating, planning and advocating at regional, state and federal levels.
- 1.1.6 Allocate citywide housing targets across Community Plan areas in a way that seeks to address patterns of racial and economic segregation, promote jobs/housing balance, provide ample housing opportunities, and affirmatively further fair housing.



- 1.1.7 Incentivize production of mixed income and 100% Affordable Housing projects by rezoning for more inclusive development at densities that enable their construction in every geography.
- 1.1.8 Introduce more flexible zoning and incentives for existing lower density residential areas to create opportunities for more “missing middle” low-scale housing typologies, particularly in Higher Opportunity Areas.
- 1.1.9 Develop and integrate anti-displacement strategies that further Citywide Housing Priorities into land use and planning strategies.
- 1.1.10 Amplify and prioritize underrepresented voices and communities of color in the City’s planning engagement processes to result in more equitable outcomes.

## **OBJECTIVE 1.2**

Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.

### **Policies**

- 1.2.1 Expand rental and for-sale housing for people of all income levels. Prioritize housing developments that result in a net gain of Affordable Housing and serves those with the greatest needs.
- 1.2.2 Facilitate the construction of a range of different housing types that addresses the particular needs of the city’s diverse households.
- 1.2.3 Facilitate innovative housing models and promote regulatory reforms that reduce the costs of housing production while also promoting broader Citywide Housing Priorities.
- 1.2.4 Strengthen the capacity of housing providers to build Affordable Housing.
- 1.2.5 Streamline the housing approval process, particularly for Affordable Housing, throughout City departments.
- 1.2.6 Create new citywide and local land use incentives and programs that maximize the net gain of affordable housing and produce housing that meets Citywide Housing Priorities. Explore varied affordability ratios, the feasibility of inclusionary zoning requirements, and a greater mix of income based on market areas.
- 1.2.7 Develop and facilitate the dedication of financial resources for new construction of Affordable Housing.



- 1.2.8 Develop and implement new land use and financing tools to promote more housing that is affordable to those with the lowest incomes and for longer periods of time.
- 1.2.9 Allow for zoning flexibility for Affordable Housing at the project review and planning levels when broader Citywide Priorities are being advanced.
- 1.2.10 Prioritize the development of Affordable Housing on public land.

### **OBJECTIVE 1.3**

Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on increasing Affordable Housing in Higher Opportunity Areas and in ways that further Citywide Housing Priorities.

#### **Policies**

- 1.3.1 Prioritize housing capacity, resources, policies and incentives to include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas.
- 1.3.2 Prioritize the development of new Affordable Housing in all communities, particularly those that currently have fewer Affordable units.
- 1.3.3 Provide accessible and inclusive outreach and education to community members on the history of racist policies, planning, zoning and real estate practices and how they are reflected in today's land use patterns and socio-economic disparities.

### **GOAL 2**

**A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.**

### **OBJECTIVE 2.1**

Strengthen renter protections, prevent displacement and increase the stock of affordable housing.

#### **Policies**

- 2.1.1 Incentivize and/or require the preservation and replacement of affordable housing, so demolitions and conversions do not result in the net loss of the City's stock of accessible, safe, healthy and affordable housing.
- 2.1.2 Preserve the affordability of publicly assisted rental and ownership housing.
- 2.1.3 Provide resources that enable the creation of Affordable Housing from existing



unrestricted housing.

- 2.1.4 Strengthen tenant protections by expanding tenants rights, enforcement, and legal assistance needed to access those rights.
- 2.1.5 Expand the right of first refusal to ensure displaced households may occupy replacement housing units that are comparable in size, location, cost, and rent control protection.
- 2.1.6 Promote the use of housing for long-term residents and limit practices such as short-term rentals, conversions to hotels, and prolonged vacancies.
- 2.1.7 Develop localized anti-displacement strategies to accompany new transformative investments.
- 2.1.8 Facilitate the renewal of existing Affordable Housing covenants and promote opportunities for acquisition of units with expiring covenants to preserve affordability.

## **OBJECTIVE 2.2**

Promote more affordable ownership opportunities and ownership retention strategies, with an emphasis on stability and wealth building for underserved communities.

### **Policies**

- 2.2.1 Expand ownership models that increase the ability for households to attain homeownership, including alternative forms of shared and limited equity ownership.
- 2.2.2 Develop strategies that support current homeowners in retaining their homes, protect tenants from eviction if a property is foreclosed, and prevent neighborhood instability resulting from foreclosures.
- 2.2.3 Expand ownership and wealth generation opportunities through accessible education and technical assistance, especially in communities of color.
- 2.2.4 Partner with homeowners and community organizations, especially in communities of color, to expand knowledge and dialogue about land use regulations and individual and community equity.
- 2.2.5 Protect communities, especially communities of color, from predatory lending, land acquisition, speculative real estate transactions, and any other practices that undermine intergenerational wealth accumulation and housing stability through outreach and education programs.



### **OBJECTIVE 2.3**

Preserve, conserve and improve the quality of housing.

#### **Policies**

- 2.3.1 Enforce and facilitate the maintenance of existing housing in decent, safe and healthy conditions.
- 2.3.2 Rehabilitate and/or replace substandard housing with housing that is decent, safe, healthy and affordable.
- 2.3.3 Strengthen the capacity of the owners of existing rental housing to preserve and manage rental housing.

### **GOAL 3**

**A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.**

### **OBJECTIVE 3.1**

Use design to create a sense of place, promote health, foster community belonging, and promote racially and socially inclusive neighborhoods.

#### **Policies**

- 3.1.1 Provide incentives and financial support for the preservation of historic residential structures, particularly for lower income households.
- 3.1.2 Promote new development that furthers Citywide Housing Priorities in balance with the existing architectural context.
- 3.1.3 Develop and implement design standards that promote quality residential development.
- 3.1.4 Site buildings and orient building features to maximize benefit of nearby amenities and minimize exposure to features that may result in negative health or environmental impacts.
- 3.1.5 Develop and implement environmentally sustainable urban design standards and pedestrian centered improvements in development of a project and within the public and private realm such as shade trees, parkways and comfortable sidewalks.
- 3.1.6 Establish plans and development standards that promote positive health outcomes for the most vulnerable communities and populations.



- 3.1.7 Promote complete neighborhoods by planning for housing that includes open space, and other amenities.
- 3.1.8 Expand designation of historic, architectural, and cultural resources in neighborhoods with a high concentration of historic properties and few historic protections, particularly in communities of color.

### **OBJECTIVE 3.2**

Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.

#### **Policies**

- 3.2.1 Promote the integration of housing with other compatible land uses at both the building and neighborhood level.
- 3.2.2 Promote new multi-family housing, particularly Affordable and mixed income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.
- 3.2.3 Provide outreach and education to the public about the need to address housing needs in relation to other important outcomes, including health, transportation, and the environment, to support overall sustainability goals.
- 3.2.4 Provide streamlining, incentives and flexibility for residential buildings that promote energy and resource conservation particularly those that exceed existing green building standards.
- 3.2.5 Promote and facilitate reduction of water, energy, carbon and waste consumption in new and existing housing.
- 3.2.6 Promote outreach and education to property owners, tenants and homebuilders regarding environmentally sustainable residential development practices.
- 3.2.7 Provide environmentally sustainable development standards and incorporate sustainable best practice in building and zoning code updates.
- 3.2.8 Provide incentives and promote flexibility for the conversion of non-residential structures to new housing in order to reduce the carbon footprint resulting from demolition and new construction.
- 3.2.9 Consider accommodating new residential uses, including live/work and



mixed-use, in less-productive industrial, office, and commercial areas when the site can accommodate housing in keeping with citywide industrial land, jobs-housing and jobs preservation priorities.

### **OBJECTIVE 3.3**

Promote disaster and climate resilience in citywide housing efforts.

#### **Policies**

- 3.3.1 Identify risks to our housing stock related to disasters and other unplanned events, especially those likely to accelerate as a result of climate change.
- 3.3.2 Establish plans, incentives, and development standards that eliminate or minimize disaster risk and promote positive health outcomes for communities most at risk.
- 3.3.3 Plan for emergency housing needs that will result from disasters and climate events.
- 3.3.4 Plan for post-disaster housing recovery that promotes equity, resilience, environmental sustainability and safety. Work to ensure a right of return to existing residents if housing is retrofitted or reconstructed after a disaster.
- 3.3.5 Identifying funding and other resources to support the retrofitting of existing buildings to improve resilience and health.
- 3.3.6 Educate homeowners, tenants and landlords about disaster risk and mitigations.
- 3.3.7 Provide assistance to mitigate the impacts and financial disruption of emergencies in order to support Angelenos to stay in their homes.

### **GOAL 4**

**A City that fosters racially and socially inclusive neighborhoods and corrects the harms of historic racial, ethnic, and social discrimination of the past and present.**

### **OBJECTIVE 4.1**

Ensure that housing opportunities are accessible to all residents without discrimination on the basis of race, color, ancestry, sex, national origin, color, religion, sexual orientation, gender identity, marital status, immigration status, family status, age, mental and physical disability, source of income and student status or other arbitrary reason.

#### **Policies**

- 4.1.1 Promote and facilitate equal opportunity practices in the construction, provision, sale and rental of housing.



- 4.1.2 Promote responsible mortgage lending that meets community credit needs and the Community Reinvestment Act (CRA).
- 4.1.3 Ensure that people with disabilities have an equal opportunity to rent, use, and enjoy Affordable Housing that has received financial or other assistance from the City or the former CRA/LA.
- 4.1.4 Identify and assist populations that are experiencing systemic housing discrimination, including those outside of designated protected classes.
- 4.1.4 Eliminate housing accessibility barriers that disproportionately affect populations in protected classes and special needs populations.

#### **OBJECTIVE 4.2**

Promote outreach and education on fair housing practices and accessibility among residents, community stakeholders and those involved in the production, preservation and operation of housing.

##### **Policies**

- 4.2.1 Provide outreach and education for homebuyers and renters regarding rights, financing options, rental subsidies available and protections in the purchase, rental, and/or modification of a housing unit.
- 4.2.2 Provide outreach and education for the broader community of residents, residential property owners and operators regarding fair housing practices and requirements.
- 4.2.3 Collect and report findings on discrimination in the sale and rental of housing.

**OBJECTIVE 4.3** Affirmatively further fair housing in all housing and land use programs by taking proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing, particularly in Higher Opportunity Areas, increase place-based strategies to encourage community revitalization and protect existing residents from displacement.

##### **Policies**

- 4.3.1 Increase access and transparency in the lease-up process for restricted Affordable Housing units, particularly for those who have experienced or are at-risk of displacement and those who may not be aware of Affordable Housing choices.
- 4.3.2 Ensure that all neighborhoods have a range of housing typologies to provide housing options for residents to remain in the same community, when and if their needs change.



- 4.3.3. Examine land use practices that perpetuate racial exclusion and inequities including but not limited to: single family / low density zoning, minimum lot size requirements, location of noxious uses, and subjective design review standards. Introduce context specific reforms that further Citywide Housing Priorities.

## **GOAL 5**

### **A City that is committed to preventing and ending homelessness.**

#### **OBJECTIVE 5.1**

Provide an adequate supply of short-term and permanent housing in addition to supportive services throughout the City that are appropriate for and meet the specific needs of all persons who are homeless or at-risk of homelessness.

#### **Policies**

- 5.1.1 Ensure an adequate supply of emergency and transitional housing for people who are homeless or are at a risk of becoming homeless, including people with disabilities.
- 5.1.2 Promote and facilitate prevention, diversion and re-entry programs and strategies that reduce the entry and re-entry into homelessness as well as shorten the time someone experiences homelessness.
- 5.1.3 Expand permanent supportive housing options with services for homeless persons, particularly chronically homeless individuals and the most vulnerable, to ensure that they remain housed and get the individualized help they may need.
- 5.1.4 Implement a Housing-First approach and coordinate service provision, appropriate housing and the efficient access to information so as to rapidly match available services and housing to those most in need.
- 5.1.5 Expand housing, shelter, and supportive services for the homeless and special needs populations in all communities, and reduce zoning and other regulatory barriers to their placement and operation.
- 5.1.6 Invest in additional accommodations such as water fountains, showers, kitchen facilities, storage, and restrooms to care for the needs of unhoused residents.

#### **OBJECTIVE 5.2**

Promote outreach and education to: homeless populations; community stakeholders; health, social service and housing providers and funders; criminal justice system agencies; and communities in which facilities and services for unhoused populations will be located.



## **Policies**

- 5.2.1 Identify and assess the needs of people living in unsheltered locations and connect them to services and housing opportunities including security, hygiene, and safe sleeping resources.
- 5.2.2 Provide a high level of outreach targeted to chronically homeless people to inform them of their rights and opportunities to move into safe, permanent housing with appropriate support services.
- 5.2.2 Provide opportunities for communities to dialogue and learn about root causes of homelessness, ways to help, and effective approaches to preventing and ending homeless, in an effort to correct common misunderstandings.
- 5.2.3 Strengthen the capacity of the Affordable Housing development community to locate, construct and manage housing facilities for the homeless.
- 5.2.4 In accordance with the Federal HEARTH Act, target outreach and permanent supportive housing resources to the chronically homeless so as to assist them in moving from the streets into permanent housing with appropriate supportive services.
- 5.2.5 Promote and facilitate a planning process that includes input from homeless persons, formerly homeless and providers of housing and services for the homeless.
- 5.2.6 Identify and remove barriers to permitting, preserving, and expanding licensed community care facilities such as Adult Residential Facilities and Residential Care Facilities for the Elderly that provide a significant housing resource for people at risk of homelessness, with special needs or who benefit from alternative and group living arrangements.

## **Programs**

### **1. Homebuyer Financial Assistance**

#### **Goal #: 2**

Lead Agencies:	HCID
Funding Source:	Federal: CDBG, HOME, ADDI, ARRA State: BEGIN, CalHOME, CDLAC
Objective:	Provide 75 loans for first-time low-income homebuyers earning up to 80% of the Area Median Income (AMI) and 75 loans for first-time moderate-income homebuyers earning between 81% - 150% of AMI annually. Coordinate homebuyer



education courses to help homebuyers prepare for and attain homeownership.

Provide assistance in the form of subordinate, deferred-payment “soft second” loans to cover down-payment, closing costs, and acquisition. Currently, lends up to \$90,000 for low-income households earning up to 80% of the Area Median Income (AMI), up to \$60,000 for moderate-income households earning between 81%-120% of AMI, and up to \$35,000 for households earning between 121% - 150% of AMI.

## **2. Homeownership for Voucher Holders**

### **Goal #: 2, 4**

Lead Agencies: HACLA  
Funding Source: HUD  
Objective: Increase homeownership opportunities among voucher holders.

Allow Section 8 participants to become homeowners by using their Vouchers to purchase a home. Depending on funding levels and lender support, HACLA will continue to explore the feasibility of utilizing the homeownership program within the context of public housing revitalization activity.

## **3. Innovations in Subdivisions**

### **Goal #: 1, 3, 4**

Lead Agencies: LACP  
Funding Source: General Fund  
Objective: For Small Lot Subdivisions: facilitate development of 1400 market-rate units; 175 lower income units. Elevate SB 330 and ADU-JADU clarification memo. Report and make recommendations on minimum lot size.

Facilitate the development of smaller and new types of subdivisions that permit detached, fee simple home ownership, thus providing more affordable alternatives of for-sale housing types. Identify continued obstacles and opportunities in developing Small Lot Subdivisions and propose measures to improve results, with a particular aim on increasing affordability, reducing displacement, increasing replacement requirements, and expanding the use of this tool to preserve existing properties. Evaluate whether to extend (or revise, if needed) SB 330 replacement and tenant protections past SB 330's sunset date in 2026 for Small Lot projects. Additionally,



consider new types of subdivision standards and procedures for lot splits in areas where potential for displacement would be lessened and opportunity for affordability would be increased. Review minimum lot size requirements for standard projects to identify potential opportunities for more affordable housing typologies. Explore creating a ministerial process for smaller subdivisions to facilitate more affordable ownership opportunities. The Department of City Planning will continue to provide site specific consultation and advice to prospective subdividers.

#### **4. Shared Equity Models**

##### **Goal #: 2, 4**

Lead Agencies:	LACP
Supporting Agencies:	HCID
Funding Source:	General Fund
Objective:	Study barriers to the greater utilization of shared ownerships models. Use these models as a tool to facilitate affordable homeownership.

Explore barriers and consider providing assistance to and incentivizing the development of shared-equity ownership models such as Limited Equity Housing Cooperatives (LEHCs), Community Apartments and housing owned by Community Land Trusts (CLTs) or Tenancy in Common (TICs) in the Zoning Code and housing funding processes. Consider policies to require that on-site affordable for-sale units in mixed-income projects be sold to a qualified nonprofit, with an emphasis on CLTs. Promote the State property tax exemption for property that is owned by a CLT and that is being—or will be—developed or rehabilitated as rental housing, LEHCs, or owner-occupied housing per Section 214.18 of the Revenue and Taxation Code. Explore securing tax-defaulted properties through Chapter 8 Agreement Sales for Community Land Trusts (CLTs) to create long-term affordable housing. Explore conveying public land / tax foreclosed / receivership properties to CLTs and prioritize CLTs in current acquisition and rehabilitation programs.

#### **5. Pre-Development/Acquisition Financing for the Development of Affordable Housing**

##### **Goal #: 1, 4**

Lead Agencies:	HCID
Supporting Agencies:	Outside City agencies
Funding Source:	New Generation Fund, Supportive Housing Loan Fund
Objective:	Provide acquisition and pre-development funding through



### the New Generation Fund and the Supportive Housing Loan Fund

In 2008, a public-private partnership consisting of the HCIDLA, the Enterprise Community Partners, Inc, and syndication of private banks created the New Generation Fund (NGF) to provide flexible acquisition, predevelopment, and moderate rehab financing for affordable housing developers. Eligible affordable housing projects can include rental units targeted to households earning at or below 80 percent of AMI levels established by the U.S. Department of Housing and Urban Development (HUD). The low-interest rate loans are to be repaid once developers qualify for permanent financing.

Also in 2008, a partnership between the HCIDLA and the Corporation for Supportive Housing (CSH) created the Supportive Housing Loan Fund (SHLF) to deliver flexible acquisition and pre-development financing to developers to help them acquire prime properties for supportive housing and to cover the costs of developing architectural plans and obtaining entitlement approvals. Eligible projects can also target the same income levels as the NGF.

Both the NGF and SHLF support the City's Affordable Housing Managed Pipeline (AHMP) and Proposition HHH Supportive Housing Loan Program (HHH) and promote new loan transactions. Since its inception, the NGF has loaned more than \$185 million to 31 affordable housing developments; and SHLF has loaned more than \$171 million to 69 supportive housing developments. Several projects include on-site services that extend benefits to the surrounding community - including health clinics, grocery stores, pharmacies, and community rooms that serve both building residents and neighbors. The NGF and SHLF have had good utilization due to the pipeline of projects that are developed through the AHMP and HHH.

## **6. New Production of Affordable Housing through the Affordable Housing Managed Pipeline**

### **Goal #: 1, 4**

Lead Agencies:	HCID
Funding Source:	HOME, HOPWA, City's Affordable Housing Linkage Fee, and eventually state SB2 funds are used to leverage millions of dollars from other public and private lenders and tax credit investors
Objective:	Prepare annual NOFA, 500 units produced per year. Set-aside of 250 units of supportive housing



In 2013 with the approval of the Mayor and City Council, HCIDLA established the Affordable Housing Managed Pipeline Program (AHMP), formerly known as the Affordable Housing Trust Fund. The AHMP was created to provide for the ability to leverage and attract the investment dollars of other public and private entities for the development of affordable housing within the City. In addition, on January 23, 2013, the City of Los Angeles was designated by California Tax Credit Allocation Committee (CTCAC) as the 11th region to have its own geographic allocation of nine percent (9%) Low Income Housing Tax Credit (LIHTC). The City's goal, through the AHMP is to create housing for low and very-low income households within the City. The housing created through the AHMP is intended to serve all populations identified by the California State Tax Credit Allocation Committee (CTCAC), the California Debt Limit Allocation Committee (CDLAC), the California Department of Housing and Community Development (HCD), and HUD. The housing created should not only provide additional housing opportunities, but should also attempt to revitalize neighborhoods and remove blight. Irrespective of the funding scenarios, all projects should seek to leverage limited City funding to the greatest extent possible.

## **7. Opportunities to Increase the Production of Affordable Housing and Promote Equity through Major Entitlements**

### **Goal #: 1, 2, 3, 4**

Lead Agencies:	LACP
Supporting Agencies:	HCID
Funding Source:	General Fund
Objective:	Increase the supply of affordable and mixed-income housing in evaluation of displacement risk and major zone changes

Continue to follow the proportional approach to density and affordable housing used in the Value Capture Ordinance. Explore opportunities to add significant amounts of affordable housing when considering larger projects. Require higher levels of affordable housing and other community benefits for projects that receive major entitlements (such as a Zone Change, or Specific Plan exception), require a Development Agreement, or require a project-based Specific Plan. Continue the affordability requirements for projects requesting a Zone Change pursuant to Measure JJJ and explore expanding and deepening the current affordability requirements past the current sunset date in 2026. Consider new requirements for certain types of major projects to require applicants assess displacement risk, housing impacts, and historic exclusion in the areas where they plan to build. Based on these assessments, and an analysis of how the proposed project relates to the goals and strategies to affirmatively further fair housing, staff



would recommend appropriate affordability and anti-displacement options, including more affordable housing, payment of linkage fees, deepening the level of affordability, creating more family-size units, instituting a preference policy for housing voucher-holders, and/or other measures.

## **8. Affordable Housing Accessible Housing Program (AcHP)**

### **Goal #: 2, 3, 4, 5**

Lead Agencies:	HCID
Supporting Agencies:	LACP, LADBS, DOD
Funding Source:	General Fund
Objective:	Work with new and existing developments to add to the supply of accessible units in affordable housing developments. Ensure that all affordable housing developments comply with the City's Fair Housing Policies. Conduct training on Fair Housing; update and improve the Grievance tracking system. Establish a live hotline and public counters for assistance in applying for affordable and accessible housing.

HCIDLA's accessible Housing Program (AcHP) ensures that people with disabilities have equal opportunity to rent, use, and enjoy housing that has received financial or other assistance from the City of Los Angeles (City) or the Community Redevelopment Agency of the City of Los Angeles (CRA/LA). The AcHP covers 730+ affordable rental housing developments built before April 2016, and new housing developments with five or more housing units that are designed, constructed, altered, operated, administered, or financed by the City. Specifically, the program reviews plans for new developments; assists developers in retrofitting existing properties; provides training to project and City staff related to Fair Housing policies for people with disabilities; monitors compliance with and enforces the City's Fair Housing Policies; processes and tracks tenant grievances; and maintains the online Affordable & Accessible Housing Registry.

## **9. AHSC (Affordable Housing and Sustainable Communities Program) (NEW)**

### **Goal #: 3**

Lead:	HCID
Funding Source:	AHSC
Objectives:	General-population served, number of projects, money allocated, money awarded, type of population served (race, age, ext) and number of jobs created as a result of the award. Housing-types of



housing, number of units if units, number of housing residents, types of units created, per household money saved and number of free bus passes. Infrastructure and Transit-type of infrastructure improvements, number of miles for improvement, type of improvements, GHG reduction per project, number of transit vehicles, type of transit vehicles, location of infrastructure improvements, cost of improvements and type of improvements directly contributing to GHG reduction.

The Affordable Housing and Sustainable Communities (AHSC) Program is a competitive state funding program that aims to reduce greenhouse gas emissions by funding compact affordable housing in conjunction with sustainable transportation improvements. It provides funding for affordable housing development and related infrastructure, as well as transportation-related amenities, and programs that encourage residents to walk, bike and use transit. Funded by auction proceeds from California's Cap-and-Trade program, AHSC helps create holistic communities with affordable housing and transportation options near jobs and other key destinations. AHSC is administered by the Strategic Growth Council (SGC) and implemented by the California Department of Housing and Community Development. With the extension of Cap-and-Trade through 2030, the AHSC Program will continue to receive a 20 percent appropriation of Greenhouse Gas Reduction Funds. Since launching in 2015, AHSC has invested over \$1.7 billion in affordable housing and sustainable transportation improvements across the state. AHSC awarded over \$1.2 billion to support 102 projects in the first four rounds of the program. These 102 awards will support over 9,400 housing units, more than 85 percent of which are affordable; more than 150 miles of new or improved bike lanes; and more than 1,000 new or improved crosswalks. Overall, this has led to a reduction of 2.1 million metric tons of CO<sub>2</sub>-equivalents and about 223,000 pounds of criteria air pollutants. From Round 1 to Round 5, the City Of Los Angeles has successfully secured approximately \$330.8 million to support 28 developments with 2,943 new housing units, of which 2,668 are affordable, and an array of GHG emission-reducing transit infrastructure projects.

#### **10. Affordable Housing Linkage Fee (NEW)**

##### **Goal #: 2**

Lead:	HCID
Supporting:	LADBS, LACP
Funding Sources:	AHLF
Objectives:	Subsidize the production and preservation of affordable rental



and homeownership units annually based on annual revenues collected.

The Los Angeles City Council adopted the Affordable Housing Linkage Fee Ordinance (AHLF) (No. 185342) on December 13, 2017. The Ordinance places a fee on certain new market-rate residential and commercial developments to generate local funding for affordable housing production and preservation. The fee was phased in beginning on June 18, 2018 and the amount of the fee varies by the type of use and by geography across the city. The AHLF also includes various exemptions and deductions based on certain characteristics. The Affordable Housing Linkage Fee provides the City of Los Angeles a permanent and self-sustaining local resource that will create long-term and innovative housing funding programs. Based on projected development activity, over the next decade the Affordable Housing Linkage Fee is anticipated to bring in tens of millions of dollars to the city's affordable rental and homeownership housing programs.

## **10. Housing Access for Seniors**

### **Goal #: 3, 4**

Lead Agencies:	LADoA
Supporting Agencies:	LADBS, LACP, Mayor's Office, CAO
Funding Source:	CDBG
Objective:	Assess and facilitate efforts find alternative housing solutions for senior citizens

Support seniors in accessing greater housing opportunities. Partner with community groups and nonprofits that offer innovative solutions on senior housing, such as programs that connect seniors with extra space and a fixed income with other seniors looking to rent a room or ADU (see ADU Accelerator Program in the ADU Program 64). Implement the Age Friendly Action Plan, specifically: supporting aging in place and ensure the needs of older adults and multigenerational households are prioritized through plans, zoning regulation and Building Codes; foster housing designed according to universal design principles, and consider the impact of demographics on housing needs during the community plan process. In keeping with the Age Friendly Action Plan recommendation #23: Assess efforts to date under the County and City's Homeless Initiatives to prevent and address homelessness among older adults, and to identify strategies to expand inclusion of the older adult population as part of these Initiatives, including through implementation of the ordinance authorizing Accessory Dwelling Units (also known as "Granny Flats"), by targeting additional resources to serve older adults who are homeless (or at risk of homelessness), and by examining new and



innovative strategies that may benefit older adults, such as how the County and City could develop or encourage development of alternative housing types such as co-op housing, co-housing, or other multi-generational living arrangements that could also help reduce housing costs, and mitigate social isolation as residents age (See Programs 11 and 62). In keeping with the Age Friendly Action Plan recommendation #24: Develop a Housing Assistance Program – building off existing County and City Home Improvement Programs, such as the County Housing Authority’s Handyworker Program – focused on medium and low-income older adults that would provide various services, such as rent gap assistance, housing repairs/up-grades, retrofitting/assistive devices, and other housing-related supports intended to help prevent homelessness, and assist older adults who wish to age in place in their homes.

## **11. Land Use and Building Code Policies to Support Aging in Place and Special Needs Housing**

### **Goal #: 1, 2, 3, 4**

Lead Agencies:	LACP
Supporting Agencies:	LADoA, LADBS, DOD, HCID
Funding Source:	General Fund
Objective:	Incentivize and track affordable, accessible units occupied by persons with special needs particularly through land use incentive programs; Produce 1,750 Elder Care units to meet different senior housing needs

Assist developers in creating housing for seniors and for disabled persons through streamlined land use entitlement procedures for a variety of housing types, including: Independent Senior Housing, Assisted Living Care Housing, Skilled Nursing Care Housing and Alzheimer’s/Dementia Care Housing, pursuant to the ElderCare Facilities Ordinance. Give senior and disabled housing projects preferential access to Development Services Case Management (development review service). Implement form-based codes, which can be used to promote livable, age-friendly communities that integrate diverse housing types and mixed-use developments; universal design, which ensures housing can be used by people throughout their lifespan; and support multigenerational urban planning, which incorporates an age-friendly approach into community development, so that communities have the features and resources to support aging in place (in keeping with the Age Friendly Action Plan Recommendation #25). Use data collected through program 53, Database of Housing Need, to identify sections of the city where demographics do not align with housing stock, such as areas with large aging populations and exclusively larger housing units. Incentivising housing



that meets these changing needs. Look for opportunities to incentivize disabled and senior housing through density bonus update (see program #48).

## **12. International Building Exhibition (IBA) for Los Angeles (NEW)**

### **Goal #: 3**

Lead Agencies:	Mayor's Office
Supporting Agencies:	LACP, HCID, HACLA
Funding Source:	General Fund
Objective:	Recommendation document for use in rezoning efforts and policy development by Summer 2023.

Collaborate in pursuit of the creation of an International Building Exhibition (IBA) for housing in Los Angeles. In the tradition of IBAs across Europe and Australia, the goal of an IBA is to develop evidence-based toolkits and frameworks that policymakers can access to plan for their future, particularly with regards to issues of housing. IBA Los Angeles is proposed as a city-wide, cross-institutional project that aims to bring international perspective and new ideas to affect the transformation of housing provision in Los Angeles through demonstration and engagement with the public, academics and researchers, architects, planners, housing advocates, etc. To pursue this goal the City will seek support from educational, business and philanthropic institutions; create a cross sectoral dialogue and visioning process for Los Angeles housing leaders with their IBA counterparts in other countries; initiate a series of convenings to study alternative housing models (such as social housing) and place it in the context of Los Angeles's housing industry; hold professional exchanges for practitioners; engage in dialogue with community members, and hold a cross sector symposium on affordable housing in different cities such as Vienna that showcases best practice place making and housing while supporting diversity, social inclusion and well-being. The research and learning from this learning experience will be captured and disseminated through a mixed media report that includes the perspectives of those involved.

## **13. Adaptive Reuse**

### **Goal #: 1, 3**

Lead Agencies:	LACP
Funding Source:	General Fund
Supporting Agencies:	LADBS
Objective:	Revisions to the Citywide Adaptive Reuse Ordinance and



integration of adaptive re-use provisions into the Zoning Code. Revisions to Density Bonus to include incentives and provisions for adaptive re-use.

Expand the opportunities for adaptive reuse of commercial and office buildings for housing. Explore additional incentives to facilitate affordable unit and supportive housing production and additional adaptive reuse projects through the expansion of by-right processes, reduced minimum unit sizes, reduced parking standards and increased flexibility on the types of uses (e.g. hotels/motels, office and commercial) and locations that can be converted to support proposed developments.

#### **14. Redevelopment of Brownfield Sites**

##### **Goal #: 1, 3**

Lead Agencies:	DPW (LASAN)
Funding Source:	General Fund
Supporting Agencies:	LACP, HCID
Objective:	Environmental clean-up of at least five brownfield sites; 50 environmental assessments, create opportunity for 100 units, including 10 very-low and 10 low-income units. Identify new or increased sources of funding for brownfield clean up.

Through LASAN's Citywide Brownfields Program, provide technical assistance and resources to combat challenges associated with brownfields, primarily in underserved areas with Environmental Justice concerns within the City. Conduct environmental assessments and cleanups to enable the reuse and redevelopment of brownfields into affordable housing projects, mixed-use projects, public amenities, and parks. Advocate for the funding that would be necessary to clean up the several thousands of brownfield sites in the City of Los Angeles. Build partnerships across departments and sectors to facilitate brownfield transformation. Explore ways to improve notification about environmental assessment and brownfield recovery funds to aid developers in building housing on formally contaminated sites.

#### **15. Public Land for Affordable Housing**

##### **Goal #: 1, 4, 5**

Lead Agencies:	CAO, City Council
Supporting Agencies:	GSD, HCID, LACP, Mayor's Office
Funding Source:	General Fund, LEAP



Objective: Increase the utilization of public land for affordable housing. Maintenance of a publicly accessible citywide inventory of publicly owned sites.

Expand the redevelopment of publicly owned land, as well as joint use of other public facility sites, which may be appropriate for housing. Assess and report on the underutilization of all City-owned properties and the feasibility of using them for Affordable Housing Opportunity Sites. In general, the CAO is responsible for identifying and evaluating City-owned sites for development, and the HCIDLA is responsible for selecting developers and negotiating disposition development agreements. The agencies and departments that own public sites within the City limits include, but are not limited to, the U.S. Army Corps of Engineers (U.S. ACE), California Department of Transportation (Caltrans), the Los Angeles County Metropolitan Transportation Authority (LA Metro), the Los Angeles Unified School District (LAUSD), the Housing Authority of the City of Los Angeles (HACLA), the Los Angeles County Flood Control District (LA Flood) and more. The Office of the Controller will maintain a database and map of publicly owned land, currently called Property Panel LA. This inventory should be periodically reconciled with inventories of other city owned land kept by other departments, including GSD and HCID. Additional City departments will work to create inventories of underutilized land under their control that may be appropriate for affordable housing development. Examine site suitability under the City's Asset Management Framework. The CAO and HCIDLA will additionally work to expand the City's capability to assess properties identified by City departments, convey identified City-owned properties for affordable housing development, and to streamline the City's management of its real estate assets and allow for a more proactive approach to land acquisition that can leverage the City's existing resources. City Planning will continue to facilitate changes to zoning and/or create incentives to ensure that public land, when it has been designated for housing, can be efficiently used to maximize the number of affordable units appropriate for the site. City Planning and HCIDLA will ensure that City-owned land used for housing is 100% affordable, or otherwise maximizes the number of affordable units. In conjunction with LAUSD, explore the potential to rezone and reconfigure older school sites in order to make land available for affordable housing. Additionally, support the use of existing capital tools such as the New Generation Fund (NGF), Metro Affordable Transit Connected Housing Program (MATCH), and Golden State Acquisition Fund (GSAF) are used efficiently to purchase vacant land, finance pre-development activities, and acquire multifamily properties of all sizes.



Building on the recently passed AB 1486 (which amended the Surplus Land Act), HCIDLA intends to create, using Local Early Action Planning (LEAP) grant funds, an interdisciplinary team to identify opportunity sites, and build partnerships with public agencies with surplus public land available for affordable housing development. Developers for these sites will be chosen through a competitive Request for Proposals (RFP). The goal for the first RFP is to release sites entitled for 1,000 affordable housing units, while the strategy aims to develop at least 10,000 housing units affordable to households earning very low, low, or moderate incomes on public land with limited reliance on public subsidies.

## **16. New Models for Affordable Housing (NEW)**

### **Goal #: 1**

Lead Agencies:	HCID
Supporting Agencies:	CLA, CAO, LACP
Funding Source:	General Fund
Objective:	Report back to City Council on social/public housing models to consider Los Angeles and necessary resources. Begin construction of at least 1,000 restricted affordable units on public owned or leased land. Strengthen the existing Public Land Multi-Departmental Workgroup.

Pursue new models and approaches to developing affordable housing on public land. Including identifying the most likely sites for rapid housing development, rezoning the sites to maximize by-right development, grouping the sites into a “Scattered Site Development Opportunities” plan, and conducting program environmental review and clearance on multiple sites. The program also seeks to identify less costly housing typologies, conduct parametric modeling and site analysis of publicly owned land, and negotiate and execute interagency agreements for housing development on public land.

## **17. Advocate for Housing Funds**

### **Goal #: 1, 2, 5**

Lead Agencies:	CLA / Mayor’s Office
Supporting Agencies:	LACP, HCID
Funding Source:	General Fund

Advocate for adequate levels of affordable housing development and preservation funds from State, Federal and local sources. Support a permanent source of funding for the City, State and Federal housing trust funds and explore new methods for generating



funds locally (see Program 20). Obtain City Council support for State and Federal legislation and voter initiatives that create funding programs, create new sources of funds (i.e., bond initiatives, tax increment, etc.) and ensure that ongoing updates to funding regulations do not disadvantage the City. Advocate for changes in the state property tax welfare exemption to allow more affordable housing to qualify.

#### **18. Finance the Construction and Maintenance of Permanent Supportive Housing for Homeless Persons (NEW)**

##### **Goal #: 5**

Lead: HCID  
Supporting Agencies: HACLA, LAHSA  
Objective: Finance an average of 500 units per year  
Finance long-term housing with supportive services designed to enable homeless persons with mental and physical disabilities to live as independently as possible in a permanent setting.

#### **19. Street Outreach (Unified Homelessness Response Center) (NEW)**

##### **Goal #: 5**

Lead Agencies: Mayor's Office, LAHSA  
Supporting Agencies: CAO, BOS, LAFD, RAP  
Funding Source: General Fund  
Objective: Increase the number of people engaged who are linked to a housing resources by City Funded Outreach Teams, as well as the number of people connected to CES as measured by a new VI-SPDAT survey.

The Mayor's Office Coordinates the City's Unified Homelessness Response Center (UHRC), which co-locates leadership from critical City departments, LAHSA, and other partners in the same room at the Emergency Operations Center to respond to the street-based homelessness crisis together, in real-time, with services and engagement to bring people indoors. The UHRC provides a space for a more timely and effective response to street-based homelessness, leading with services and grounded in a unified incident command structure. LAHSA and other outreach partners will identify and assess the needs of people living in unsheltered locations and connect them to services and housing opportunities including security, hygiene, and safe sleeping resources. LAHSA provides: 1) Homeless outreach services via its Homeless Engagement Teams (HET) generalists, CARE-assigned outreach teams, and its Homeless Roadmap teams, 2) Participates in the UHRC, 3) Macro outreach coordination 4) Broader Coordinated



Entry System (CES) and programmatic support for programs that serve people who are experiencing street-based homelessness, 5) supports the City's connection to, and integration with, other homeless service providers, and 6) homeless program guidance. LAPD officers work with LAHSA and BOS and other City departments in support of the Cleaning and Rapid Engagement (CARE) program and other UHRC functions. LAPD regularly engages with the community around the impact of unsheltered homelessness. RAP coordinates with LAHSA and UHRC to provide services to encampments located in parks and provides resources at public facing counters. LAFD's EMS provides first-response medical services for health emergencies for the people that are unsheltered, collaborates with LAHSA to link people to services, and provides support during Red Flag days and during actual emergency situations, like brush fires, heavy rain, and extreme heat or cold. UHRC COVID-19 Response, which includes a number of the aforementioned departments, as well as other partners, like Community Organized Relief Effort (CORE), provides on-going testing and vaccinations for people experiencing homelessness.

## **20. New Local Revenue Programs to Increase Affordable Housing**

### **Goal #: 1, 2, 5**

Lead Agencies:	Mayor's Office
Supporting Agencies:	LACP, EWDD, CLA, HCID, HACLA
Funding Source:	General Fund
Objective:	Support State and Federal bills that provide funds for affordable housing development and preservation in Los Angeles City in each legislative session. Increase the Affordable Housing Trust Fund.

Support additional permanent sources of affordable housing and renter protection funding for the City. Explore options for generating funds locally, including a progressive real estate documentary transfer tax, vacancy/empty land tax or speculation/flipping tax. Obtain City Council support for County, State and Federal legislation and voter initiatives that create funding programs or new sources of funds (i.e., bond initiatives, tax increment financing, support removal of barriers for affordable housing (e.g., repeal Article 34), upzoning programs, state surplus funding, new state affordable housing bonds, increasing HTF funding, etc.). Continue to advocate to allocate General Plan funding to new and existing affordable housing and housing stability programs.

## **21. Innovative Parking / Mobility Strategies in Housing**

### **Goal #: 1, 3**



Lead Agencies:	LACP
Supporting Agencies:	LADBS, LADOT
Funding Source:	General Fund, Parking Revenue Bonds, Special Parking Revenue Fund
Objective:	Incorporate updated parking recommendations and strategies into Community Plans, Specific Plans, the revised zoning code and Transit Neighborhood Plans. Monitor the effects of reduced parking incentives in programs such as TOC, 100% Affordable Housing and micro-unit development projects. Revised Transportation Demand Ordinance (TDM) including new requirements or incentives.

Encourage the utilization of alternatives to current parking standards that lower the cost of housing, support GHG and VMT goals and recognize the emergence of shared and alternative mobility. This includes provisions in the Modified Parking Requirements District Ordinance (2012), the updated Bicycle Parking Ordinance (2018), state Density Bonus law, affordable housing incentive programs, the development of mechanical and automatic parking structures and the establishment of parking impact trust funds as a means to fund shared parking facilities/structures. Establish new options for parking minimums in the new Zoning Code and evaluate the appropriateness of existing parking minimums citywide and during Community Plan Updates. Monitor the experience of low or no parking TOC and PSH developments, as well as changes in other major CA cities that have removed residential parking requirements and proposed recommendations to expand similar standards citywide. With new planning efforts, evaluate the current practice of counting above grade structures towards Floor Area Ratio (FAR), or instituting parking maximums in transit-served areas. Encourage “convertible design” of above ground parking structures in transit rich areas so they can later be converted to housing. Explore removing covered parking requirements and prohibitions on parking in driveways. Encourage unbundling the cost of parking from the cost of housing. Enact a Transportation Demand Management (TDM) ordinance to require certain new development projects to implement strategies such as supporting transit, telecommuting, walking, carshare, neighborhood shuttles, and other strategies that reduce vehicle trips. Accommodate alternative mobility devices, including bicycles and scooters, in parking facilities. Consider provision of discount parking passes or other incentives for shared vehicles. Facilitate the use of electric cars, shared vehicles and mobility devices. Prioritize parking for sustainable mobility modes, including private and shared bicycles and scooters, in parking facilities. Consider provision of discount



parking passes, etc. for shared vehicles. Facilitate the use of electric cars, e-bikes, shared vehicles, and micro mobility devices.

## **22. Systematic Code Enforcement Program (SCEP)**

### **Goal #: 2, 3**

Lead Agencies:	HCID
Funding Source:	SCEP Fees
Objective:	Inspect up to 200,000 multi-family residential rental units annually for compliance with state health and safety codes and the Los Angeles Housing Code. Achieve code compliance with habitability standards within 120 days of systematic inspection. Initiate contact for complaint inspections within 72 hours of complaint receipt 80% of the time.

SCEP conducts proactive inspection of all multi-family rental housing regarding maintenance, use and habitability for compliance with the Housing Code and the California Health and Safety Code at least once every four years. Re-inspection of non-compliant properties is conducted until compliance is achieved. In addition to regular systematic inspections, complaints about code violations in individual units or common areas can be filed at any time by renters or property owners. In 2019 HCIDLA launched a TIER-based inspection program that establishes a two year frequency of inspections for properties that performed poorly in the previous 4 year cycle. In addition, SCEP provides an opportunity to property owners who are willing and able to legalize their illegal units through UDU and/or ADU Programs (see Programs 56 and 64 respectively), thereby avoiding displacement of occupants.

## **21. Foreclosure Registry**

### **Goal #: 2, 3**

Lead Agencies:	HCID
Supporting Agencies:	LADBS
Funding Source:	Foreclosure Registration Fees
Objective:	Maintain a database of contact information of all residential properties within the City of Los Angeles that are subject to Ordinance No. 183, 281 (Amended 2014).

Maintain and enhance a dashboard to show results and identify trends impacting neighborhoods, including statistics on initial foreclosure recordings (Notices of Default -



NOD) and on the portion of those defaults which proceed to foreclosure (Real Estate Owned - REO); continue education and awareness of Ordinance and increase outreach to over 95% of responsible parties on all new foreclosures recorded in the calendar year.

The Foreclosure Registry Ordinance (183281, Amended in 2014) was established in 2010 as a mechanism to protect residential neighborhoods, including abandoned properties, from blight through the lack of adequate maintenance and security as a result of the foreclosure crisis. Any lender (or beneficiary or trustee who holds or has an interest in a deed of trust) who either issues a notice of default or forecloses upon on a residential property located within the City of Los Angeles must register that property with and provide contact information to the Housing and Community Investment Department (HCID) in case any exterior blight issues arise on the property in relation to foreclosure, along with completing required monthly lender inspections for as long as the property remains in foreclosure.

### **23. Handyworker Program**

#### **Goal #: 2, 3, 4**

Lead Agencies:	HCID
Funding Source:	CDBG
Objective:	Enroll and assess potential repairs for a minimum of 120 households annually

Provide up to \$5,000 in home repairs for homeowners to improve safety, security and comfort for older adults age 62+. Some of these home improvements include wheelchair ramps, disabled access toilets, handrails, quick releases for bars on windows, ground fault circuit interrupter outlets, smoke and carbon monoxide detectors. Some services are also available to renters for up to \$300 of repairs (hand held showers, bath/shower seats, and grab bars)

### **24. Residential Rehabilitation of Public Housing**

#### **Goal #: 2,4**

Lead Agencies:	HACLA
Supporting Agencies:	
Funding Source:	Public/Private mix
Objective:	2,401 housing units replaced, created, or rehabilitated for low income and moderate income households (185 units developed on Rose Hill Courts site; 1,329 units developed on Jordan Downs site; 274 units developed through initial three



phases of Rancho San Pedro; 377 units rehabilitated at Pueblo Del Sol; and 236 units rehabilitated at first two phases of Dana Strand)

Identify public housing sites in need of major rehabilitation, redesign, and/or demolition and replacement, including modifications to housing units, office and community spaces. Improvements include changes in density, unit mix, site design, amenities, traffic circulation, and parking patterns without a net loss of affordable housing at current levels of affordability. Integrate enhanced programming, community and recreational spaces, and a mixture of uses in certain locations to promote community economic development. Promote the HACLA Vision Plan goals of preserving affordability, increasing the number of Affordable Housing units, revitalizing communities, strengthening partnerships and improving housing stock. Provide new construction affordable homeownership options as part of repositioning public housing sites. Complete rehabilitation of Pueblo Del Sol and Dana Strand. Complete all phases of revitalization efforts at Rose Hill Courts and Jordan Downs, and complete initial phases of Rancho San Pedro revitalization. Complete transformation plan, specific plan, and program plan for William Mead, identify funding sources, and begin initial phases of revitalization.

## **25. Utility Maintenance Program**

### **Goal #: 2, 3**

Lead Agencies:	LADWP
Supporting Agencies:	HCID
Funding Source:	RSO Fees and SCEP Fees
Objective:	LADWP-referred cases: 30 DWP utility shut-offs prevented through issuance of payments: 130

Prevent termination of utility service and displacement of tenants in multi-family master-metered properties when owners fail to pay utility bills. Apartment buildings are referred to the program, and tenants pay rent to the City and avoid utility shut-off, until the property owner pays all delinquent utility bills. If tenants choose not to participate in UMP, electric and water services are subject to disconnection.

## **26. Mobile Home Parks**

### **Goal #: 2**

Lead Agencies:	LACP
----------------	------



Funding Source: General Fund  
Objective: Assist 100 mobile park tenants. 250 market-rate mobile home park pads in residential areas are preserved.

Preserve and expand residential use of mobile home parks within residential areas. Identify mobile home parks, including non-conforming, and identify protections through the community planning process. Support legislation that expands local authority over conversion of mobile home parks to ownership structures. Provide relocation benefits to mobile home park occupants. Facilitate access to purchase and mortgage assistance to tenants in the event of conversion to ownership. Consider expanding areas and zoning designations where mobile homes, park trailers (tiny homes) and recreation vehicles can be used for habitation. Protect mobile home tenants from predatory housing practices, including buying mobile home land and evicting tenants. Consider expansion of RSO provisions (cross reference RSO program). Evaluate the use of innovative subdivisions (program 3) to protect mobile home residents.

## **27. Preservation of Restricted Units At-Risk of Converting to Market Rate**

### **Goal #: 2, 4**

Lead Agencies: HCID  
Funding Source: AHLF and SB 2  
Objective: Preserve and/or extend the affordability of 300 deed-restricted affordable housing units annually. Monitor the risk of converting to market rate for 9,412 units. Contract a non-profit to enforce state noticing laws.

The City's Preservation Program, administered by HCIDLA, is focused on maintaining the livability and affordability of units "at-risk" of conversion to market rate due to expiring covenants. The Preservation Program uses HUD's definition of "at-risk units," which is those with covenants set to expire in five years or less. HCD defines "at-risk" as those units set to expire in ten years or less. The program provides gap financing to projects using 4% LIHTC financing, which are occupied. Rehabilitation is defined as repairs, improvements, replacements, alterations, and additions to existing properties. The purpose of the program is to monitor and report on assisted affordable housing at-risk of conversion; involve property owners and residents of identified at-risk units in preservation efforts; create non-financial strategies and support Citywide and inter-agency efforts to create strategies for preserving at-risk housing; and provide gap financing to affordable housing developments at risk of converting to market rate within the next five to ten years.



HCIDLA is pursuing initiatives, which include research of legislative and administrative measures to require that rental housing with expiring federal and/or state subsidies and/or affordability protections are offered for sale first to qualified preservation purchasers at market value. In addition, HCIDLA will secure an entity to design the program guidelines of the Preservation Program that will be used to direct future AHLF and SB 2 (Permanent Local Housing Allocation) funding. Guidelines will identify the target population, type of financial assistance that will be provided, eligible uses, and requirements for eligibility.

## **28. Replacement Unit Program for Selected Sites (NEW)**

### **Goal #: 2**

Lead Agencies:	LACP, HCID
Supporting Agencies:	LADBS
Funding Source:	General Fund, HCID Replacement Determination Fees
Objective:	In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.

The City will, upon adoption of the Housing Element, adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on all sites identified in the site inventory when any new development (residential, mixed-use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions: 1) currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and 2) was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or 3) subject to any other form of rent or price control through a public entity's valid exercise of its police power, or 4) occupied by low or very low-income households

## **29. Enforcement of No Net Loss and Affordable Housing Replacements Requirement**

### **Goal #: 2, 4**

Lead Agencies:	LACP, HCID
Funding Source:	General Fund, Developer Fees
Supporting Agencies:	LADBS, LADOT,
Objective:	Complete approximately 122 new AB 2556/AB 2222 replacement determinations per year. Complete approximately 200 new SB 330 replacement determinations



per year. Prepare and record approximately 229 affordable housing covenants per year.

Implement no net loss and affordable housing replacement requirements for CA HSC §65915(c)(3)(A) for affordable housing incentive program projects (Density Bonus, TOC, etc.) and projects built on any property in the Inventory of Sites (see Appendix 4.1). In addition, through 2026, enforce these same state requirements for all discretionary multifamily projects subject to SB 330 (2019), as well as enforce a tenant's right to return to a comparable unit in the new building and the right to remain in a unit for up to six months prior to demolition. Evaluate whether to extend (or revise, if needed) SB 330 replacement and tenant protections past SB 330's sunset date in 2026. Also study the financial and programmatic feasibility of amending the City's policy regarding replacement of RSO units to require 1:1 replacement as lower income units under the existing optional provisions of CA HSC §65915(c)(3)(A).

The City will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory (see Program 27 and 28).

### **30. New Models of Acquisition, Rehabilitation and Preservation (NEW)**

#### **Goal #: 2**

Lead Agencies:	HACLA
Funding:	HACLA and City sources such as the Affordable Housing Linkage Fee. Additional private and non-profit debt and equity partners will be identified in the strategy.
Objective:	HACLA will aim to increase its portfolio through acquisition with a goal of 750 units by 2022, 2,500 units by 2025, and 5,000 units by 2030.

Explore public and private partnerships to facilitate the preservation of naturally occurring affordable housing. Explore new models to preserve affordable housing by taking it off the private market and into public ownership, community land trusts or other socially-minded entities by leveraging available resources such as the low-income housing welfare tax exemption, HACLA's local government ownership property tax exemption and housing revenue bond issuance authority for low- to moderate-income housing, new SB 1079 (2020) requirements around foreclosed small multifamily properties, as well as other programs. HACLA will utilize its own financial resources, including its line of credit, internal reserves, and/or its ability to issue mortgage revenue



bonds, to pilot and advance acquisition and infill strategies to increase the number of units HACLA offers for affordable housing. Additionally, HACLA will explore mixed-income acquisitions, with a portion of market rate units that will generate revenue to subsidize income restricted units. HACLA will work to expand access to capital by forging new partnerships with conventional equity investors, lenders, nonprofit and for-profit sponsors, funds, and developers seeking to leverage HACLA's resources and/or development and asset experience to create and preserve affordable housing. HACLA will also work to identify partnership projects in which it will hold an equity position that will allow for it to receive acquisition and developer fees and a share in ongoing cash flow, which it may reinvest into additional properties.

### **31. Rent Adjustment Program for RSO Housing**

#### **Goal #: 2**

Lead Agencies:	HCID
Funding Source:	RSO Fees
Objective:	Process approximately 1,200 rent adjustment applications annually; Approve \$70 million in property improvements annually.

Administer six RSO programs that permit owners to recover partial costs and adjust rents through either temporary or permanent rent increases. These programs work to preserve the City's rental housing stock by encouraging landlords to reinvest in their rental units by providing a reasonable return on their investments, while protecting tenants against unwarranted rent increases.

### **32. RSO Enforcement**

#### **Goal #: 2**

Lead Agencies:	HCID
Supporting Agencies:	OCA
Funding Source:	RSO Fees
Objective:	Investigate and identify violations of the RSO in order to ensure tenant protections afforded under the RSO. Ensure renters can maintain residence in safe rental units without the threat of arbitrary eviction. Ensure renters can afford to stay in their rental residences by stabilizing rents. Investigate and enforce 10,000 annual complaints of RSO violations and refer non-compliant cases to the City Attorney's office for further enforcement.



Enforce registration of rental units and rent levels, prevent unlawful evictions, identify illegal rent increases and preserve stabilized rents, obtain reimbursements for any and all overpayment in rent beyond the allowable annual percentages, obtain monetary or service replacements for services reduced or lost, ensure relocation assistance monies for eligible tenancies, enforce posting of RSO notice on site, and enforce lawful methods of rent payment.

### **33. RSO Inventory Monitoring (NEW)**

#### **Goal #: 2**

Lead Agencies: HCID

Objective: Identify properties newly subject to the RSO

Research and investigate property records, such as properties with new additions/construction, or property RSO designation disputes to identify properties subject to the RSO. Issue RSO determinations and require registration of RSO units and payment of annual fees. Maintain records of properties exempt from the RSO and rent registration requirements. Track demolitions and conversions of RSO properties. Monitor rental units removed from the rental housing market.

### **34. Public Housing Annual Inspections**

#### **Goal #: 2, 3**

Lead Agencies: HACLA

Funding Source: HACLA Operating Funds

Objective: All public housing units are inspected annually. All Section 8 units inspected annually. Abate lead-based paint hazards in 280 units.

Conduct annual inspections of public housing units and ensure that needed repairs are completed. Conduct annual/biennial inspections of units supported by Section 8 rental assistance. Conduct environmental assessments and testing for lead-based paint at public housing sites and within individual units as necessary and abate lead-based paint hazards as identified.

### **35. Healthy Homes and Lead-Safe Housing**

#### **Goal #: 2,3**

Lead Agencies: HCID

Funding Source: HUD rehabilitation loan sources



Objective: 70 households will be remediated and made lead safe to prevent lead poisoning in children under the age of six

Provides grants to property owners to make their properties lead-safe and to eliminate health and safety hazards. Grants are primarily targeted to low-income families with children under the age of six. The program also provides education regarding the dangers of lead-based paint and health and safety hazards.

### **36. Urgent Repair Program**

#### **Goal #: 2,3**

Lead Agencies: HCID  
Funding Source: CDBG, SCEP Fees  
Objective: To immediately address critical habitability problems in multi-family buildings, such as lack of heat, lack of sanitation, and lack of weather protection, where the landlords have refused to address these problems thereby preventing substandard/hazardous living conditions.

The Urgent Repair Program addresses immediate critical habitability issues in multi-family buildings where the landlords have refused to address these issues, and thereby protects tenants from living in substandard/hazardous conditions.

### **37. Virtual Inspection Pilot Program (NEW)**

#### **Goal #: 3**

Lead Agencies: LADBS  
Funding Source: General Fund  
Objective: Perform 8,000 virtual inspections annually

The Virtual Inspection (VI) Program was launched on June 11, 2020 to provide LADBS customers and inspection staff with an innovative way to achieve timely inspections through real-time video streaming from construction sites. The VI Program is anticipated to reduce wait times, improve efficiency, and promote the health and safety of LADBS customers and staff. Since the VI Program inception to March 1, 2021, LADBS has successfully conducted 2,485 inspections.

### **38. Rent Escrow Account Program (REAP)/Utility Maintenance Program**

#### **Goal #: 2, 5**



Lead Agencies: HCID  
Objectives: Monitor active REAP Cases and ensure timely closure for compliance. Prevent 50 essential service shut-offs through the release of REAP/UMP funds.

With the Rent Escrow Account Program (REAP), established in 1988, tenants may voluntarily place their rents into an escrow account when the landlord has failed to correct cited housing code violations and other deficiencies within the time permitted (LAMC Section 162.00 et seq.). REAP provides a just, equitable and practical method, in conjunction with and in addition to existing City and State Building and Safety Codes, to provide economic incentives for a landlord to quickly bring their buildings into compliance. The REAP program administers escrow accounts for substandard residential buildings and prevents termination of essential services when owners fail to pay utility bills. The REAP program contracts with landlord and tenant outreach organizations to provide educational information to landlords and tenants in the REAP program.

### **39. Maintain Property Ownership Data for Los Angeles Rental Properties**

#### **Goal #: 2**

Lead Agencies: HCID  
Objective: Maintain current and historical property ownership data records for all Los Angeles residential rental property for program revenue purposes and a reference source to support other HCIDLA programs.

The Billing Information Management System (BIMS) application was designed and developed to monitor, track, and interact in the billing and collections of RSO, SCEP, and Code Services' Program fees. BIMS houses critical data on property profiles, along with historical and current ownership data for more than 1.2 million residential units' subject to these Programs. Additionally, the data is validated to ensure the integrity in the issuance of Certificates of RSO Registration, that lawfully permits the collection of rents in the City of Los Angeles. BIMS provides historical data on program and unit-specific subjectivity and eligibility; ownership, fees billed/paid, APN status (active/obsolete) and supports the goals and mission of the Department.

### **40. Due Process Hearing**

#### **Goal #: 2**

Lead Agencies: HCID



Objectives: Conduct 1,300 hearings

The HCIDLA administers General Manager (GM) hearings and Rent Adjustment Commission (RAC) appeal hearings under the authority of and in accordance with the Housing Regulations (Chapter XVI), Rent Stabilization Ordinance (LAMC, Chapter XV) and the RAC Regulations, thus affording the landlords, tenants and other interested parties their due process rights. At the hearings, parties have the opportunity to present their case in a public and safe forum. Due to the COVID-19 pandemic, hearings have been converted to remote hearings with parties participating by phone or computer. Translation services are provided if needed for any party in dozens of languages. There are 14 types of hearings, which include: Code; Rent Escrow Account Program (REAP); Utility Maintenance Program (UMP); REAP and UMP Release of Escrow; Urgent Repair Program (URP), Tenant Relocation Assistance; Tenant Habitability Program (THP); Primary Renovation; Capital Improvement; Just and Reasonable; Luxury Exemption; Income-Based Relocation Payment; Residential Hotel; and Relocation Assistance.

#### **41. Housing Choice Voucher Program**

**Goal #: 2, 4**

Lead Agencies: HACLA  
Funding: HUD Section 8 funds  
Objective: Maintain 51,163 Section 8 vouchers for very low-income households.

Provide rental assistance to 51,163 very low-income families in the form of vouchers that cover a share of the monthly rental payment of privately-owned market rate rental housing. Continue outreach to potential landlords and to streamline the program administration. HACLA will continue to assess effectiveness of voucher assistance and mobility-related services to families with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity areas, and to evaluate the effectiveness of the strategies pursued under HUD's Mobility Demonstration Voucher NOFA.

#### **42. Section 8 Vouchers for Disabled and Elderly Households**

**Goal #: 4**

Lead Agencies: HACLA  
Objective: Continue to provide 375 vouchers.



Under specialized programs, provide rental assistance to very low-income persons with disabilities and to elderly persons in the form of vouchers that cover a share of the monthly rental payment of privately-owned market rate housing. Specialized programs include: Aftercare Program for persons in rehabilitation programs and/or receiving supportive services related to their disability; Hope for Elderly Independence Program for frail elderly persons who have difficulty performing daily living activities; Mainstream Housing Opportunities for Persons with Disabilities; Medicaid Waiver Program for Medicaid-eligible disabled persons to continue living in their homes rather than being placed in care facilities.

#### **43. Historic Preservation**

##### **Goal #: 3**

Lead Agencies:	LACP
Funding Source:	General Fund
Objective:	Expand the number of HPOZs and HCMs. Process 25 Mills Act applications each year. Conduct an assessment of the Mills Act program to inform new implementation and processing strategies (including a consideration of waiving fees to lower income applicants). Expand the use of objective standards. Study the provision of a historic rehabilitation grant program for low-income homeowners in HPOZs. Partner with a non-profit to create a historic property rehabilitation technical assistance program to encourage and facilitate maintenance and restoration of historic properties in lower income communities.

Designate historic and culturally significant neighborhoods as Historic Preservation Overlay Zones (HPOZs) and individual buildings as Historic-Cultural Monuments (HCMs). Such designations allow historic residential buildings to qualify for tax incentives and other incentives for their rehabilitation and adaptive reuse. Prioritize the initiation of proactive nominations of new Historic-Cultural Monuments that reflect the histories of communities of color within Los Angeles. Explore the provision of additional incentives for the rehabilitation of affordable housing and for low-income homeowners of historic properties in HPOZs. Expand the use of objective review standards in HPOZ Preservation Plans for Accessory Dwelling Units and other entitlements that require ministerial review. Administer the Mills Act to allow qualifying owners of historic properties to receive a potential property tax reduction and use the savings to help rehabilitate, restore and maintain their homes. Utilize the results of Survey LA to inform



future preservation decisions including identifying future HPOZs, conservation districts or HCM designation for single-family and multi-family buildings.

#### **44. Property Management Training Program**

Lead: HCID

Objective: Advise property owners on how to improve the management of their properties.

The Property Management Training Program instructs property owners on how to improve the management of their properties. The training encompasses marketing, preparing units for rental, repair and maintenance of the property, techniques on early detection of drug and gang activity, and the use of rental agreements and leases to enforce house rules.

#### **45. Enforce, Monitor, and Preserve Affordable Housing Covenants**

##### **Goal #: 2**

Lead Agencies: HCID

Supporting Agencies: LACP, HACLA

Objective: Maintain a database to monitor affordable housing covenants, Annual reports on the status of the affordable housing inventory (Housing Element APR); Monitor and enforce compliance with affordability covenants (HCID); Preserve and/or extend the affordability of 500 units annually currently part of the City of Los Angeles affordable housing stock. (previously 500 units/yr)

Funding Source: General Fund

HCID will continue to maintain a database of existing housing units citywide serving very low-, low- and moderate-income households, including the location, affordability expiration date, income level served and mechanism used to create the units. Ensure affordable units are occupied by tenants that income-qualify to live in the unit. Provide occupancy monitoring for the City's deed-restricted affordable housing stock. Track new construction, conversion, preservation affordability covenants, and demolition of affordable housing units, including affordable housing production in relation to the City's Article 34 production targets. Create and monitor regulatory agreements and land use covenants for compliance with affordability restrictions which have been produced with loans, grants and/or land use incentives/requirements. Monitor and report on identified assisted affordable housing at-risk of conversion annually through the Annual Progress



Report. Involve property owners and residents of identified at-risk units in preservation efforts. Create non-financial strategies and support Citywide and inter-agency efforts to create strategies for preserving at-risk housing. Publish annual reports on the creation of affordable housing, i.e. the Annual Progress Report on the Housing Element (APR). Adjust goals and program priorities in accordance with changing needs and resources. Facilitate reports that include information on the local and citywide affordable housing inventory.

#### **46. Housing Element Sites Inventory Update**

##### **Goal #: 1**

Lead Agencies:	LACP
Supporting Agencies:	HCID
Funding Source:	General Fund
Objective:	HE Site Identification added onto ZIMAS. Create a guide for Project Planners to make findings on Inventory Parcels. Develop internal tracking of development on Housing Element Sites.

Identify parcels that have been included in the Housing Element inventory of sites on ZIMAS with a Zoning Information (ZI) designation indicating the number of units at each income category as well as any additional Housing Element law allowances and requirements (e.g. replacement requirements for all sites and a by-right allowance with 20% affordable at Lower income for sites identified in two consecutive cycles). Monitor and track the redevelopment of sites on the inventory to maintain adequate sites throughout the planning period. If approving a development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level, or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category. Make adjustments in the next inventory of sites to better reflect realistic capacity and likelihood of redevelopment and inform the development of the citywide growth strategy in Program 51.

#### **47. Monitor and Report on Housing Production Goals**

##### **Goal #: 1**

Lead Agencies:	LACP
Supporting Agencies:	HCID, HACLA, LADBS
Funding Source:	General Fund



**Objective:** Quarterly and annual summaries on residential building activity. Annual Progress Report on the City's housing production and preservation goals and accomplishments (Housing Element APR). Maintain interactive housing dashboard websites and open data portals to display some of the most commonly requested and important housing related information. Expand sharing of public data on other topics.

Track progress toward Housing Element programs for each department (Housing Element APR). Identify and track new residential development, including affordable housing (by income category), single family and multifamily units, additions and alterations. Monitor and track demolitions and conversions citywide and by Community Plan Area. Publish regular summaries and reports on changes in the residential stock. Monitor housing production in relation to RHNA goals through the Annual Progress Report (APR), and publish data for the public through the Open Data website as well as agency websites, such as the LACP Data Dashboard. Monitor the inventory of affordable and RSO units within Community Plan Areas subject to Measure JJJ. Maintain and expand citywide housing data dashboards for topics of public interest and develop tracking systems and reporting to facilitate monitoring housing production and preservation programs. (HCIDLA's dashboard currently tracks Measure HHH, Ellis Act removals, RSO units and THP; City Planning's tracks Density Bonus, TOC, ADUs, as well as units proposed and approved). Continue to staff the Eviction Data Task Force (HCIDLA, LACP, LADBS) to better monitor and report data related to Ellis Act removals, particularly with regards to development activities. Use this data to inform policy. Continue to maintain the Citywide Housing Production System and develop reports to facilitate tracking the City's housing production and any covenants which address affordability requirements, such as restrictions on land use, occupant income, rent levels and sales prices.

#### **48. Update Density Bonus and Other Affordable Housing Incentive Programs**

##### **Goal #: 1**

**Lead Agencies:** LACP  
**Supporting Agencies:** HCID  
**Funding Source:** REAP, SB 2  
**Objective:** Develop annual reports on affordable housing units



produced as a result of land use incentives. Make revisions to the density bonus provisions in the Code. Update the Affordable Housing Incentives Guidelines.

As part of the RHNA Rezoning Program 120, pursue an update to the Density Bonus Ordinance, which should also seek to incorporate other citywide land use incentive programs such as Transit Oriented Communities (TOC), Value Capture Ordinance, CPIO, PSH Ordinance, etc. Develop strategies to promote greater affordability, particularly in strong market areas; strengthen anti-displacement, housing replacement and right to return requirements; create permanent or 99-year affordability terms for affordable units in mixed-income projects; and create more incentives for certain important housing typologies including 100% affordable projects, senior/disabled/large family housing, housing along Commercial corridors and adjacent Parking (P) zones, micro units in Regional Centers, missing middle housing typologies, and affordable housing on public land, religious and educational institutional land, land donation, etc. Also update the Affordable Housing Incentives Program Guidelines to provide greater guidance and clarity about available incentives. Track the production of affordable housing units produced as a result of density bonus requests.

#### **49. Targeted Zoning Allocations by Community Plan Area**

##### **Goal #: 1**

Lead Agencies:	LACP
Supporting Agencies:	HCID
Funding Source:	REAP
Objective:	Create a Citywide Housing Needs Assessment by Community Plan Area, including a methodology to allocate housing targets, including Affordable Housing units. regarding equity, access to opportunity, and anti-displacement

Pursue the creation of a community housing needs assessment process that allocates the citywide RHNA to Community Plan Areas based on a methodology that reflects citywide priorities, including traditional growth criteria (proximity to transit, jobs and amenities) as well as considerations regarding equity, access to opportunity, and anti-displacement. More guidance should also be provided regarding the development of local incentive programs and policies to address local needs. Consider other ways to align regional, citywide, and local planning for housing, such as aligning capacity methodologies and assumptions. Identify the housing needs of each community when



each Community Plan is updated and address them in alignment with Citywide Housing Priorities. Concurrently, HCID is developing an Affordable Housing Sites Analysis tool, intended to complement citywide RHNA, that will identify parcels that are most competitive for local, state and federal funding programs and meet low-income housing goals.

As part of the current Housing Element update, adopt a program for the future update to the City's General Plan growth strategy to create a new community housing needs assessment methodology to establish housing goals and zoning targets for each Community Plan Area, by income category. The process could be based upon citywide housing production goals and utilize a methodology that would balance traditional factors such as job and transit access with a new prioritization for high opportunity areas, anti-displacement and other equitable housing considerations. The outcome of this process would include the creation of numerical housing goals and zoning targets for each Community Plan Area, and subareas, by income category.

## **50. Update the Citywide Growth Strategy to Meet Housing Needs (NEW)**

### **Goal #: 1**

Lead Agencies:	LACP,
Supporting Agencies:	All (ED 19 Cabinet)
Funding Source:	REAP, General Fund
Objective:	Prepare background studies and create an engagement tool to help evaluate and communicate the trade offs of different growth scenarios; Draft and adopt an updated growth strategy (Framework Element).

Update the citywide growth strategy (currently called the Framework Element) as part of an update to the citywide Land Use element of the General Plan. With regards to housing, prepare background studies on historical land use/housing inequities, infrastructure needs to support housing, economic/market demand, anti-displacement strategies, sustainability, resilience and other important issues. Organize information into a web-based format that allows the public to explore different growth considerations and offer feedback on which criteria they would like to see prioritized. Evaluate total citywide capacity for housing in relation to existing and proposed citywide housing needs and establish production targets to ensure that the City can realistically accommodate the planned housing. Ensure that the growth and land use distribution strategy aligns with citywide goals around equity and sustainability. Implement



strategies to better align the citywide housing needs assessment with citywide and community level housing growth targets and priorities (see Programs 56, 100).

## **51. Data for Evaluating Housing Need**

### **Goal #: 1**

Lead Agencies:	LACP
Supporting Agencies:	HCID, ITA, SCAG
Funding Source:	General Fund,
Objective:	Maintain database of current socioeconomic and demographic data on the LACP website. Publish periodic reports of socioeconomic and demographic data. Collaborate on regional demographic projections.

Maintain a public database of demographic data (including population, employment, income, and housing) within the City and within each Community Plan Area to enable the ongoing evaluation of citywide and local housing needs. Publish regular reports of socioeconomic and demographic data on a citywide basis and by Community Plan Area. Publish special reports of socioeconomic and demographic data in response to unique requests. Provide socioeconomic and demographic data to the public through various outlets, including the LACP website. Assist the U.S. Census Bureau with outreach and education to the community in order to obtain more complete and accurate data collection and reporting in the 2030 Census, particularly with regard to data necessary for assessing the City's Housing needs. Collaborate with Federal, State, regional and County agencies to produce and collect data to support the City's planning purposes and to provide local inputs to ensure accuracy. Track data that correlates with an unhealthy housing market, such as high rates of overcrowding and low rates of vacancy, to understand the changing severity of the housing crisis. HCID will continue to assist with providing local housing data such as the Affordable Housing Registry, RSO, and Ellis Eviction data.

## **52. Integrate the Housing Element and the Consolidated Planning Process**

### **Goal #: 1, 2, 3**

Lead Agencies:	HCID
Supporting Agencies:	LAHSA, HACLA
Funding Source:	CDBG, HOME, ESG, and HOPWAGeneral Fund
Objective:	Integrate the Housing Element with the 1 and 5-year Consolidated plans.



The Consolidated Plan is an assessment of affordable housing and community development needs and market conditions required by HUD to help make data driven, place-based investment decisions. The Plan requires the City to assess housing needs and barriers to housing and outlines the funding priorities for the use of Federal programs including CDBG, HOME, ESG and HOPWA. The next 5-year plan (2023-2027) will integrate the needs and constraints section of this Housing Element and build off the goals, policies, and programs outlined in this report.

### **53. Disaster Resilience and Recovery**

#### **Goal #: 3**

Lead Agencies:	LACP
Supporting Agencies:	HCID, HACLA, LADBS, EMD, LAFD
Funding Source:	General Fund, DHS/FEMA, AHTF
Objective:	Support property owners in safely rebuilding residential properties after a disaster. Support tenants in finding and maintaining safe, permanent housing following a disaster. Ensure that hazard information from safety documents is integrated into land use decisions.

Provide assistance in obtaining land use entitlement approvals, building permits, emergency funds, coordinating inspections and other necessary activities in order to facilitate the required demolition of hazards and the repair, restoration and rebuilding of damaged structures when it is safe to rebuild (as provided for in L.A.M.C. Sections 12.23 A.4, 12.23 A.5, and 12.24 X.16). Allow for a temporary use of land permit to allow a Recreation Vehicle to be used for temporary shelter when the existing dwelling on the same lot has been destroyed by a disaster LAMC 12.22 A.17. Assist tenants displaced by a disaster in obtaining the right to return for rebuilt units. In the event of a natural disaster, connect tenants and landlords with resources to repair buildings quickly and return residents to their homes as soon as it is safe. Seek emergency funds from Federal and State sources. Integrate hazard information into the process of making land use decisions. Evaluate how best to adapt housing to changing climate conditions and protect vulnerable residents from repeat loss events through programs included in the Venice Local Coastal Program, Community Plan Updates and other geographically specific plans. Use local pilot programs to inform broader citywide considerations of climate change and hazard areas. Explore ways to amend codes in very high fire hazard severity zones and other hazard areas to better protect life and safety.

### **54. Expedite Affordable Housing Projects**



**Goal #: 1**

Lead Agencies:	LACP
Supporting Agencies:	LADBS, HCID
Funding Source:	General Fund
Objective:	Prioritize affordable housing projects to expedite processing of permits and any related entitlements. Reduce the need for entitlements and reduce entitlement and permit processing times for affordable housing projects by up to 12 months. Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate better understanding of the various affordable housing incentive programs. Assist 50 affordable housing projects per year through the Priority Housing Program. Reduce entitlement processing time for PHP projects by up to three months

All City agencies will assist publicly-assisted affordable housing projects to receive priority treatment in the building permit and entitlement process. LACP will provide priority case processing under the Priority Housing Program (PHP) program for 10+ unit projects that provide at least 20% lower income affordable housing as well as provide one-on-one assistance to all affordable housing projects. Assign additional staff when case demand is high to ensure at least 25% faster timelines than regular projects. Create processes that allow projects within a certain threshold of affordability to proceed along a faster entitlement path, avoiding discretionary review. LADBS will provide expedited services through their Affordable Housing Section under the Housing Streamlined Approval Process (HSAP), which is an optional streamlined process that allows applicants to submit the project in phases (zoning only, architectural, structural) instead of requiring a full complete set of plans for submittal. Departments will follow the inter-departmental coordinated review plan contained in the 2020 Funding Form Instructions for Affordable Projects memo (until superseded). Allow projects to take advantage of the Parallel Design Permitting Program (PDPP) and Development Services Case Management (DSCM) at lower thresholds than projects without affordable housing. Explore creation of a homeless and affordable housing strike team, working across departmental and jurisdictional lines to speed up every aspect of the process. Consider unique procedural requirements for 100% Affordable Housing projects including shorter appeal times and modifying Site Plan Review thresholds to an administrative review process.

**55. Implement CEQA Streamlining Measures**



**Goal #: 1**

Lead Agencies: LACP  
Funding Sources: General Fund  
Objective: Allow for streamlined environmental review (i.e. SCEA) required for Infill and Transit Priority Projects. Assist 10 Transit Priority Projects and Infill Projects per year. Adopt “uniformly applicable development policies”. Develop streaming tool templates.

Facilitate the utilization of Statewide CEQA streamlining measures, including those that implement the regional Sustainable Communities Strategy (SB 375) and those that promote infill projects (SB 226). Promote Transit Priority Projects by completing program-level Environmental Impact Reports that analyze potential impacts when undertaking community planning efforts. Adopt “uniformly applicable development measures” that would substantially mitigate the effects of infill projects. Create necessary policies and procedures to facilitate streamlining efforts. Develop templates for such streamlining tools as SCEAs and SCPEs. Aim to make more projects that achieve Citywide Housing Priorities to be exempt from or receive CEQA streamlining.

**56. Unapproved Dwelling Units (UDU)**

**Goal #: 2**

Lead Agencies: LACP  
Funding Source: General Fund  
Objective: Process 65 applications per year to preserve 100 affordable units. Identify requirements that pose compliance difficulties for legalization projects. Adopt amendments to the Zoning Code to alleviate challenges

Identify Zoning Code requirements that typically pose challenges in the preservation, rehabilitation and legalization of existing housing. Amend the Zoning Code to facilitate rehabilitation of housing to habitable levels rather than encouraging demolition or disinvestment. Examine the effectiveness of the Unapproved Dwelling Unit (UDU) Ordinance and identify remaining barriers towards the preservation of unpermitted units. Promote legalizations of existing units through ADU law, and implement state law on allowing time to legalize illegal ADUs and unpermitted dwelling units.

**57. Improvements to Development Processing**

**Goal #: 1**



Lead Agencies:	LACP
Supporting Agencies:	LADBS, LADOT, Bureau of Engineering, LAFD
Funding Source:	General Fund
Objective:	Increase the number of cases processed as ADM Clearances and Ministerial cases, while decreasing the percent of projects processed as discretionary entitlements. Development of a multi-departmental case clearance system.

Look for opportunities to reduce project review time across departments. Coordinate the review and clearance process across departments, allowing applicants to easily identify which clearances are needed and how to obtain them through an all inclusive, clear, predictable, customer-based, project-oriented process from pre-development to occupancy. Identify opportunities to place projects on a faster city planning review timeline, reducing the total number of discretionary entitlements in favor of ministerial entitlements and administrative clearances. Build relationships between departments at the Development Services Center to foster more regular information sharing. Undertake regular fee studies in order to achieve full cost recovery and timely processing of applications. Revise procedures to ensure processing time limits in accordance with the Permit Streamlining Act. Transition applications to electronic review and stamping.

## **58. Development and Design Standards**

### **Goal #: 3**

Lead Agencies:	LACP
Supporting Agencies:	LADBS, LADOT, BOE and Bureau of Street Services (Streets LA)
Funding Source:	General Fund
Objective:	Include development and design standards in 10 Community Plans

With each comprehensive update of a Community Plan, incorporate clear design standards for development at a neighborhood level to promote pedestrian safety and comfort. Adopt implementation tools, such as Community Plan Implementation Overlay districts zones and design guidelines, to guide new development and protect existing architectural context. Explore mechanisms to address better transitions between single family and multi-family development, between commercial and residential development, and between industrial and residential development. Promote the use of the Citywide



Design Guidelines. Enforce the Baseline Mansionization Ordinance—and create new Residential Floor Area districts to protect existing architectural context. Disincentivize oversized single-family homes in multiple-family zones by applying BMO and BHO floor area limits. Support the work of the Urban Design Studio (see Program 79).

## **59. Low-Rise Infill Housing Research and Design Initiative (NEW)**

### **Goal #: 3, 1**

Lead Agencies:	Mayor's Office
Supporting Agencies:	LACP, HCID, HACLA
Funding Source:	Mayor's Fund
Objective:	Create a White Paper with at least five potential high value recommendations regarding low-rise infill housing alongside new findings on the underlying economics and market potential of such housing for potential use in rezoning efforts and policy development by 2022

As a partner component to the Mayor's Low Rise Design Competition (2021), the Mayor's Office has been working with the Urban Institute Housing Finance Policy Center to conduct quantitative and qualitative research and will be publishing a White Paper in 2021 to articulate the potential of housing units produced at a low-rise moderate-density scale and to identify high-potential policies at the local and state level to maximize these benefits. This paper will help guide the focus, priorities, and projects for future policies and programs related to approximately 2-4 unit (per lot) housing development within low-rise neighborhoods. The overall initiative has a goal of improving knowledge and awareness of the potential affordability, ownership accessibility, sustainability, and public health benefits that new housing units produced in low-rise, moderate-density contexts could provide for low- and moderate- income households in Los Angeles and demonstrating how innovative design can help increase the housing supply, build agency, prevent displacement of existing communities, and reduce overcrowding that poses a threat to public health and well-being.

## **60. Zoning Code Revision**

### **Goal #: 1**

Lead Agencies:	LACP
Supporting Agencies:	LADBS
General Fund:	General Fund
Objective:	Adopt ordinances and a brand new Zoning Code that



establishes clear and predictable regulations. Identify targets in all Community Plans. Facilitate 2,000 housing units in mixed use developments.

Complete a comprehensive revision of the City's Zoning Code that includes the following major deliverables: a clear and predictable Zoning Code that will apply to Los Angeles's diverse needs and neighborhoods; and an online Zoning Code that will allow for a customized and interactive online experience. Among other improvements, the new Zoning Code is anticipated to improve flexibility in creating new Zones with variable density, forms, frontages, transitions, and design standards. Facilitate the development of mixed-use projects through the use of incentives and regulations, such as Residential Accessory Services (RAS) zones, Community Plan Implementation Overlay districts (CPIOs), ground floor commercial requirements and Mixed-Use Overlay Districts, density bonus and TOC incentives and other citywide ordinances (Linkage Fee). Utilize the new zoning system to adopt appropriate ordinances, guidelines, and implementation mechanisms in conjunction with Community Plans. Encourage and incentivize community amenities such as day care, green space, grocery stores, etc. as part of housing developments. Work alongside communities to identify which amenities are most desirable. Completion of this project will result in transparent, more accessible land use regulations, understandable to stakeholders at all levels of familiarity with the Zoning Code.

**61. Provide Adequate Sites for Lower Income Households on Nonvacant and Vacant Sites Previously Identified (NEW)**

**Goal #: 1**

Lead Agencies:	LACP
Supporting Agencies:	HCID
Funding Source:	General Fund
Objective:	Create opportunity for at least 58,800 units of rental housing for lower income Households on at least 21,000 sites, within three years

The City will rezone to allow developments by-right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified in Appendix 3-A, 3-C, and 3-D to accommodate the lower income RHNA that was previously identified in past housing elements. Specifically, the City will rezone the non vacant sites identified on Appendix 4.1, 4.2, and 4.3 previously



identified in the 5th cycle housing element, and the vacant sites identified on Appendix 4.1, 4.2, and 4.3 as previously identified for both the 4th and 5th cycle housing elements.

## **62. Facilitate Housing Innovation**

### **Goal #: 1**

Lead Agencies: LACP  
Funding Sources: General Fund  
Objective: Adopt amendments to the Zoning Code to accommodate innovative multifamily housing types.

Identify modifications needed in the Zoning Code to incentivize and facilitate innovative housing types, such as shared housing (co-living), cooperative housing, modular and prefabricated housing, adaptive reuse, interim housing, tiny homes, micro units, ADUs, co-living and group quarters.

## **63. Accessory Dwelling Units**

### **Goal #: 1**

Lead Agencies: LACP  
Supporting Agencies: Mayor, LADBS  
Funding Source: General Fund  
Objective: 5,668 ADUs annually; Adopt amendments to the Zoning Code to alleviate challenges; Produce new information to assist homeowners and ADU builders understand their options, partner on programs to incentivise the production of Affordable ADUs

Identify development standards and code requirements that pose unnecessary compliance difficulties to additional ADUs and propose ways, including code amendments and public information, to address these obstacles. Provide greater resources and support to applicants who are seeking City approval for ADUs. Continue to expand the ADU Accelerator program to incentivize use of ADUs to house lower-income seniors. Expand incentives for affordable ADUs, including exploring a density bonus program and ADU innovation program funded by the Linkage Fee. Partner with community organizations and nonprofits to promote the production of ADUs and Affordable Housing. Expand the use of ADU's in multi-family properties. LADBS will implement the ADU Standard Plan Program (Program 65 below).

## **64. Accessory Dwelling Unit (ADU) Standard Plan Program (NEW)**



**Goal #: 1**

Lead Agencies: LADBS, Mayor's Office  
Supporting Agencies: LACP  
Funding Source: General Fund  
Objective: 200 Standard Plan ADUs per year. Creation of new ADU's.

The ADU Standard Plan Program launched on March 5, 2020 to provide customers a simplified permitting process for the design and construction of ADUs. The program offers builders and homeowners a variety of pre-approved ADU building plans and designs, which reduces the time required for plan check resulting in faster permit issuance. Under the ADU Standard Plan Program, plans are designed by private licensed architects and engineers to accommodate various site conditions. Plans are then reviewed and pre-approved by LADBS for compliance with the Building, Residential, and Green Codes. When the applicant selects an approved Standard Plan, LADBS staff will review site-specific factors for the property, including compliance with the Zoning Code and foundation requirements. Explore the creation of a similar standardized plan program for certain types of low rise multifamily including duplexes, fourplexes, bungalow courts, etc. pursuant to CF 21-0061.

**65. Targeting Growth in Community Plan Areas**

**Goal #: 4,3,1**

Lead Agencies: LACP  
Supporting Agencies: HCID  
Funding Source: General Fund  
Objective: Identify targeted growth areas and incorporate appropriate land use designations in 16 Community Plans

Update Community Plans, Transit Neighborhood Plans, Specific Plans and citywide ordinances to establish appropriate land uses, densities, and mixes of housing types and levels of affordability in areas targeted for growth by the General Plan, including areas well served by public transit, and employment/activity centers, particularly in higher resource areas and areas where potential for displacement is minimized. Evaluate existing housing needs when planning for future development by conducting analysis to develop and incorporate a buffer above household projections. Conduct studies to identify housing opportunities and market potential for the neighborhoods around rail and bus rapid transit stops in the City. Evaluate housing production barriers such as Q limitations, D limitations, and general plan footnotes. Change land use designations, initiate zone changes and adopt Community Plan Implementation Overlay



districts. Explore minimum density requirements and reduced or zero parking requirements. Aim to attach community benefits, including affordable housing, to significant bonuses in floor area and density. Evaluate specific plans and overlays that may be limiting the production of housing and work toward revisions that allow for greater housing opportunity while maintaining community and design concerns (e.g. CASP). Identify areas of high opportunity where development potential is limited by hazard concerns and ecological conservation priorities. Study and explore alternative tools that allow for the development of more affordable housing in these areas, such as affordable ADUs, subdividing larger properties and clustering or planned unit development.

#### **66. Redevelopment Tools (Tax Increment Financing) (NEW)**

##### **Goal #: 1,3**

Lead Agencies:	CAO
Supporting Agencies:	EWDD, HACL A, HCID, LACP, Mayor
Funding Sources:	General Fund, Metro TOD Grant
Objective:	Reinstate funding sources through tax increment financing and associated bond issuance.

Reinstate funding sources that can be obtained through tax increment financing and associated bond issuance powers based on the newer state legislative mechanisms that have materialized in the wake of redevelopment agency dissolution. These new tools include Enhanced Infrastructure Financing Districts and Community Revitalization Investment Areas (CRIAs). Tax increment financing allows agencies to utilize growth in tax revenue, or tax increment, to finance certain projects, including at least 20% for affordable housing, within a limited geographic area. EWDD has established a process and criteria to pursue an EIFD (EIFD Establishment and Investment Policy). HACL A will explore utilizing its bond authority and legislation promoting infrastructure to develop finance districts to create new mechanisms to help fund affordable housing. HACL A, together with its development partners, has received a grant from SCAG to plan for the establishment of an EIFD for the Harbor Area around Rancho San Pedro and continues to explore new opportunities to issue bonds for affordable housing production. Additionally, the City will consider the results of a Downtown Los Angeles TIF Feasibility Study that is currently underway that is examining areas around transit stations to determine how the City may finance transit-supporting infrastructure and affordable housing. HACL A and the City will engage in extensive stakeholder outreach before intent to form any specific redevelopment tool.



**67. Education on Housing Topics Including: Growth, Discriminatory Housing Practices, Housing Need, Mixed Use and Mixed-Income Neighborhoods**

**Goal #: 4**

Lead Agencies:	LACP
Supporting Agencies:	HACLA, DONE
Funding Source:	General Fund
Objective:	50 training sessions/workshops; 100 participating neighborhood council members and community organization members annually.

Provide training to neighborhood councils, public housing resident advisory councils, community groups, and the general public regarding the planning process and accommodating and responding to growth, including the siting of housing, affordable housing and special needs housing, mixed-use and mixed-income development. LACP will provide “Planning 101” training and focus groups to residents and stakeholders on issues such as zoning, housing and mobility, as well as provide access to data and information on entitlements and land use decisions. Expand the curriculum of existing training to include a focus on educating homeowners about the development potential of their sites, including ADU or potential for a second unit. Prepare materials that describe and analyze past racist housing and land use practices and how they shape today’s land use patterns. Partner with Community Based Organizations and utilize technology to reach individuals and groups who historically have not been represented in planning efforts. Share information on social media platforms and via email to engage a broader audience in the housing conversation. The EmpowerLA Leadership Academy provided by DONE will provide training to neighborhood councils on issues of City governance, conflict resolution, planning and development as well as provide a reference library and online classroom for instant access to helpful topics.

**68. Services in Public Housing**

**Goal #: 5**

Lead Agencies:	HACLA
Funding Source:	Public Housing Budget, CDBG, Grants
Objective:	50 residential clients served by educational assistance programs; 100 residential clients served by computer training programs; 100 youth served by recreational, educational and cultural programs;



1,600 residential clients served by career assistance programs;  
Submit application for Workforce Investment Act Recertification for 2013 -15.

Provide educational and career assistance including tutoring, assistance with financial aid applications, help to re-enter school and college, computer training, job training, mentoring and career counseling in publicly assisted housing developments. Incorporate recreational, education and cultural programs into publicly assisted housing for youth ages 8-21.

### **69. Achieving Water Use Efficiency with Conservation Programs**

#### **Goal #: 3**

Lead Agencies: LADWP  
Supporting Agencies: Metropolitan Water District of Southern California (MWDSC)  
Objective: Achieving Water Use Efficiency and increasing water savings through outreach, education, and incentives in order to achieve the goal of 100 gallons per capita per day (GPCD) by 2035.

LADWP promotes and advances water conservation and water use efficiency to make LA more sustainable in its water use. Educational and public awareness/support campaigns are promoted to empower customers to become water use efficiency advocates. Additionally, measures for water savings have been implemented by incentivizing customers to install water saving devices in their homes and businesses. The water saving measures include premium high efficiency toilets, waterless urinals, low-flow showerheads, low-flow faucet aerators, high-efficiency clothes washers, rain barrels, cisterns, weather-based irrigation controllers, efficient sprinkler nozzles, and turf replacement. These multifaceted programs of incentives, education, and outreach continue to effectively reduce water demand despite LA's growing population and help LADWP achieve its goal of 100 GPCD by 2035.

### **70. Incentives to Conserve Energy**

#### **Goal #: 3**

Lead Agencies: LADWP  
Supporting Agencies: SOCAL GAS  
Funding Source: LADWP Public Benefit Program  
Objective: Seek out and install cost-effective electric solutions that will



improve the performance of customers' homes and give them additional control over their energy expenses.

LADWP's overarching energy efficiency strategy is to utilize various delivery channels and partners to ensure that it has something to offer to all its customers and provide maximum benefit to all its customer segments in all Council Districts. Programs are designed to educate and encourage LADWP residential customers to purchase and install qualifying products in their homes. The Department offers incentives for measures for whole-house solutions, including but not limited to Energy Star® dual pane windows, room and central air conditioners, cool roofs, refrigerators, pool pumps, programmable thermostats, and the turn-in old refrigerators and freezers, for recycling. Eligible low-income customers under LADWP's Low-Income Program or its Senior Citizen/Disability Lifeline Rates will also receive tangible economic benefits of energy efficiency through the mass adoption of proven, economical low-income energy efficiency measures. The Refrigerator Exchange Program (REP) provides free new and efficient refrigerators and pick-up and recycling of existing refrigerators. The benefits to the environment are the permanent reduction of GHGs from older, inefficient refrigerators, as well as recycling of materials such as Chlorofluorocarbon (CFC) refrigerants, mercury, polyurethane foam insulation with CFC 11, glass, oil and steel that can be safely recycled at recycling centers for new uses, diverting these potential pollutants from our landfills.

## **71. Encourage Energy Conservation through Pricing**

### **Goal #: 3**

Lead Agencies:	LADWP
Funding Source:	Rate Payer Fee
Objective:	Charge 10,000 residential customers on the Time-Of-Use (TOU) rate

Reduce electricity use by adjusting the pricing and timing of use by customers. Propose rate restructure to shift rate from demand based pricing to energy based pricing, so customers can manage their usage and save money. Set rate policy to Time-Of-Use (TOU) Rate, which charges a higher price for energy during the peak period, and reduces the price during the base period to encourage conservation. Residential customers whose monthly energy use exceeds 3,000 kWh are now required to use TOU pricing.

## **72. Renewable Energy Programs**

### **Goal #: 3**



Lead Agencies:	LADWP
Funding Source:	Supplemental Rate Payer Fee
Objective:	The Renewable Energy programs were designed to increase renewable power generation in LA and to help the City meet its renewable portfolio standard goals; help customers join the solar economy and benefit from renewable energy projects. Increase renewable power generation in LA. Help the city meet its renewable portfolio standard goals.

LADWP continues to continue implementing initiatives to help customers join the solar economy and benefit from renewable energy projects, as shown in the programs outlined below. The programs were also designed to increase renewable power generation in LA and to help the City meet its renewable portfolio standard goals. Implement Several Programs to increase the supply of renewable energy: Green Power for a Green LA offers households the opportunity to subscribe to programs that purchase energy from renewable energy sources (e.g. solar, wind and water) in place of traditional sources for a small premium. LADWP distributed free energy efficient products to encourage customers to take advantage of this program. Solar Rooftops Programs (SRP) offers residential customers a fixed roof lease payment from the LADWP. Solar Rooftops installations provide energy directly to the grid to help LADWP meet the clean energy goals of Los Angeles and California. LADWP performs home evaluations, issues permits, develops designs, and installs the SRP systems at zero cost to customers. The Shared Solar Program enables residential customers living in multifamily dwellings (e.g. apartments, condominiums, duplexes) to fix a portion of their electric bill against rising utility costs for 10 years. Solar Feed-in Tariff incentivizes local renewable development through public-private partnerships while helping LADWP to achieve its Renewable Portfolio Standard mandates and overall clean energy goals. LADWP's customer-based Net Energy Metering Program (NEM) is a program that helps to offset our customer's energy use with local solar resources. LADWP provides streamlined interconnection services to enable customers to tap into the City's abundant sunshine and provide residents and businesses alike with the ability to generate their own power. The Virtual Net Energy Metering (VNEM) allows property owners and developers to install solar photovoltaic systems on multifamily dwellings. The solar energy generated is then sold to LADWP.

### **73. City Plants**

#### **Goal #: 3**

Lead Agencies:	Mayor's Office
----------------	----------------



Supporting Agencies:	LADWP, DPW
Funding Source:	CDBG, Cal Fire Grants, CA Natural Resources Agency Grants, Private Donations, LADWP Funds
Objective:	Provide free shade trees for residents and property owners along with information on where to plant the trees for maximum energy efficiency benefits

In partnership with the Board of Public Works, LADWP offers the City Plants (CP) Program. The program provides free shade trees for residents and property owners in Los Angeles to promote the planting of trees to improve the City's tree canopy, air quality, stormwater retention, and importantly, building energy efficiency. Through City Plants, City residents and property owners are eligible to request and receive up to seven shade trees to plant on their property. Property owners may also request trees to be planted in the parkway in front of their house or business with a commitment to water and care for the tree for three years until the root system is well established.

#### **74. Building Design and Materials for Sustainability**

##### **Goal #: 3**

Lead Agencies:	LACP
Supporting Agencies:	LADBS, LADWP, Mayor's Office
Funding Source:	General Fund, LADWP Funds
Objective:	Ensure guidelines are developed and updated. Integrate guidelines into all project reviews. Develop and maintain an outreach website.

Provide technical assistance and disseminate information and guidelines to residential developers to encourage energy-efficient residential building design, including: systems that reduce the need for energy use (such as tankless water heaters, green roofs, shade trees, operable windows); building orientation that takes advantage of solar and natural ventilation opportunities; energy-efficient building products for windows, insulation, roofing and other building components. Implement the sustainable building materials requirements of the new LA Green Building Code. Provide technical assistance and disseminate information and guidelines to the residential development community to encourage the use of quality building materials, sustainable materials and practices to protect air quality, water conservation, energy efficiency, etc. Develop and maintain outreach websites on LA's sustainability programs. Publish data regarding energy and water consumption and the need to reduce consumption. Conduct workshops and other education forums. Provide technical assistance and disseminate information and



guidelines to residential developers to encourage improved air quality in residential development, including: building orientation that takes advantage of natural ventilation opportunities; filtered air systems; landscaping, venting appliances to the outside; use of low-emitting construction and finish materials.

LADWP's programs encourage developers to build more sustainably by providing financial incentives for commercial and high-rise multifamily new construction projects which exceed Title 24 or industry standards. The program design offers incentives for property owners and design teams. The owner incentives help offset the added costs of building more efficiently. The design teams' incentives encourage attaining aggressive energy savings goals. In addition, applicants receive complimentary design assistance and review to aid them in realizing their projects' maximum efficiency potential.

## **75. Recycling Collection in Residential Development**

### **Goal #: 3**

Lead Agencies:	DPW (LASAN), Mayor's Office
Funding Source:	Citywide Recycling Trust Fund (Private waste hauler fees)
Objective:	Provide on-site recycling bins and weekly pickup for all residential developments, Increase landfill diversion to 90% by 2025, Launch residential food scrap collection, by 2025.

Provide on-site recycling bins and weekly curbside pickup for all residential developments. Single-family homes and multi-family complexes under five units are provided with recycling service directly from the City's Bureau of Sanitation. Expand recycling programs citywide to all multi-family complexes on a voluntary basis through a City-contracted waste hauler. In keeping with Targets set through the 2019 Green New Deal improve residential waste diversion through programs like composting, recycling and landfill diversion.

## **76. Direct Installation to Conserve Energy and/or Water**

### **Goal #: 3**

Lead Agencies:	LADWP
Funding Source:	LADWP
Objective:	Offer energy efficiency and water conservation opportunities to all of LADWP's residential customers either by energy and water efficiency upgrades, home energy and water assessments with conservation recommendations, or



participation in another program. Develop green building incentives programs for existing buildings.

LADWP offers its customer free installation service to help residential customers to better control their energy and water consumption and costs. Program offerings include:

- The Home Energy Improvement Program (HEIP) is a comprehensive direct install whole-house retrofit program that offers residential customers a full suite of free products and services to improve the energy and water efficiency in the home by upgrading/retrofitting the home's envelope and core systems. HEIP also reduces water usage resulting in energy savings along with a reduction in associated greenhouse gas emissions. These energy savings and reduction in greenhouse gas emissions are reported as Embedded Energy in Active Water Measures.
- The Air Conditioning Optimization Program (ACOP) provides services by certified Air Conditioning technicians to analyze cooling systems and provide basic maintenance and efficiency services.
- The Residential Lighting Efficiency Program (RLEP) provides free light-emitting diode (LED) lamps to customers to assist in reducing their home electrical use. The distribution of the LED lamps is by way of Direct-to-Door to residential customers in LADWP service territory

Explore ways to encourage additional green building solutions in existing buildings. Strategies might include incentives for existing buildings to perform energy audits and retrofits to Green Building Program standards. Develop a funding program to support green retrofitting of residential structures.

## **77. Community and Neighborhood Council Development Review**

### **Goal #: 4, 3**

Lead Agencies:	LACP
Supporting Agencies:	DONE
Funding Source:	General Fund
Objective:	Duplicate case files provided to CNCs for proposed projects. Provide notifications to CNCs for filed applications bi-weekly. Post case filing activity on LACP website bi-weekly

Maintain the Early Notification System to inform Angelenos and Neighborhood Councils of applications filed at City Planning and completed discretionary cases that have been approved or denied by the Department. Continue providing direct links between City



Planning's case reports and Planning Documents Information System (PDIS) to allow Neighborhood Councils and others to obtain project information online. In addition to paper mailings, continue emailing hearing notices and Letters of Determination (LODs) to applicants, interested parties, relevant council offices, and Neighborhood Councils. Continue posting all public hearing notices and LODs on the Planning website as soon as they are mailed out. Facilitate access to and communication with the Department of City Planning through a Neighborhood Council Liaison position in LACP.

## **78. Urban Design Studio**

### **Goal #: 4**

Lead Agencies:	LACP
Supporting Agencies:	LADBS, BOE, LADOT, Mayor's Office (Chief Design Officer),
Funding Source:	General Fund
Objective:	Maintain Urban Design Studio as a division within the LACP; Maintain the Professional Volunteer Program (PVP) and Urban Design Advisory Committee. Develop a Healthy Building Design toolkit.

Continue to promote and maintain the Urban Design Studio as a resource to review and provide early consultation and guidance on the design of residential and mixed-use projects centered on three design approaches: Pedestrian First Design, 360 Degree Design, and Climate Adapted Design. Continue to utilize the Professional Volunteer Program (PVP) and Urban Design Advisory Committee as a forum for raising the quality of design and enhancing sustainability standards in private development equally throughout the City. Develop a Healthy Building Design toolkit that implements the Health Element to enhance opportunities for healthy and sustainable design in new construction. Identify opportunities to promote environmental justice through design, building on work including the Freeway Adjacency advisory and Clean Up Green Up (CUGU) program.

## **79. Housing and Ecology**

### **Goal #: 3**

Lead Agencies:	LACP
Supporting Agencies:	LADWP, LADBS
Funding Source:	General Fund
Objective:	Integrate Landscape Ordinance and Low Impact Development. Incorporate Ordinance into project review process. Adopt Wildlife Pilot Study and Ridgeline Ordinance.



Plan for housing that accommodates the unique ecological needs of the City and responds to the climate crisis. In accordance with the City's Landscape Ordinance, promote and facilitate landscape design standards that reduce heat island effects and reduce water and electricity consumption through the inclusion of non-paved areas, shade-producing trees and drought-resistant landscaping. Capture, treat and infiltrate stormwater and urban runoff utilizing the Low Impact Development Ordinance, as well as additional water conservation measures outlined in Programs 70, 77, and 80. Develop and implement design standards that foster ecological diversity in the City's hillsides, riverine and coastal areas, open spaces and Significant Ecological Areas through programs including the Wildlife Pilot Study and Ridgeline Protection Ordinance. Evaluate opportunities to further conservation and ecological goals in tandem with housing goals through programs like the Los Angeles River Overlay (RIO). Continue to study and explore how to retain trees and open spaces in new developments to facilitate enhanced health and environmental benefits through collaboration on the Urban Forestry Master Plan. Potentially expand to include passive heating and cooling integration into new developments to ensure health benefits to new inhabitants as well as lower pollution from traditional heating and cooling practices.

#### **80. Affordable Housing in the Coastal Zone (Mello Act Implementation)**

##### **Goal #: 3**

Lead Agencies:	LACP, HCID
Supporting Agencies:	LADWP
Funding Source:	General Fund
Objective:	Adopt amendments to the Zoning Code to implement inclusionary and replacement housing requirements in the Coastal Zone (Mello Act Ordinance) that result in 250 very low income units; 100 low income units; 75 moderate income units over the course of this Housing Element Cycle

In accordance with State law (the "Mello Act"), the proposed ordinance aims to to help protect and ensure access to affordable housing in the city's coastal zones by preserving existing affordable housing as well as building the supply of new affordable units. The permanent Ordinance would amend the Zoning Code and the Affordable Housing Incentives Program Guidelines to create requirements for all residential units to either be preserved or replaced onsite at the same income category. Additionally, projects including 5 or more new units would be required to provide new inclusionary units at the same rates required by the Density Bonus Ordinance. Replacement Units



and Inclusionary units require recordation of covenants to ensure provision of the required affordable housing units for at least 55 years.

## **81. Community Level Affordable Housing Programs**

### **Goal #: 1,2**

Lead Agencies:	LACP, HCID
Funding Source:	General Fund
Objective:	Establish affordable housing programs when Community Plans are updated and other local level plans are created. Track affordable housing production in areas with community level affordable housing programs alongside identified goals. Track housing production in established overlays to ensure they are meeting housing goals. Identify plans that are not producing the amount of anticipated units and propose amendments.

With each major community or local planning effort (e.g. Community Plans, CPIOs, Specific Plans, TNPs, ordinances) balance the facilitation of new residential development, preservation of naturally affordable multifamily housing and provisions for the inclusion of affordable housing in residential development. Consider other mechanisms that address impacts on the provision or retention of affordable housing units and various housing needs. Attempt to improve upon the state density bonus and TOC programs by providing more tailored land-use incentives and affordable housing provisions. Facilitate affordable housing development in existing Specific Plans that include such provisions, including Playa Vista, Central City West and Cornfield Arroyo Seco (CASP), various CPIOs, TNPs, etc. The Downtown Community Plan proposes a Community Benefits Program that provides a path for development projects to build larger buildings, in exchange for providing community benefits that prioritizes affordable housing, followed by a mix of other benefit types. Explore the feasibility of creating inclusionary requirements in Warner Center Specific Plan and other areas identified in an inclusionary study where such a requirement can add value by complementing existing incentive programs, the Affordable Housing Linkage Fee and result in more overall affordable housing.

## **82. Accommodations for Persons with Disabilities**

### **Goal #: 4**

Lead Agencies:	LACP
Supporting Agencies:	DOD



Funding Source: General Fund, Building Permit Fees, CDBG  
Objective: Train City Planning Department staff on processing Reasonable Accommodation requests; Produce and disseminate materials regarding Reasonable Accommodation process; Improve forms and outreach.

DOD will work with City Departments to coordinate the City's compliance with the ADA and the Rehabilitation Act of 1973. Monitor compliance and ensure reasonable accommodation to people who use all City programs and facilities. LACP will assess the need for amendments to the reasonable accommodation provision in the Zoning Code which facilitates modifications to housing units occupied by persons with disabilities. Develop staff training resources regarding implementation of the reasonable accommodation provision. Improve application forms, outreach, advertising and informational materials to increase use of the reasonable accommodation provision by people with disabilities.

### **83. Office of the City Attorney Dispute Resolution Program (DRP)**

#### **Goal #: 4**

Lead Agencies: OCA  
Objective: Refer and resolve 20 housing-related disputes.

Refer persons with landlord/tenant and neighbor/neighbor housing-related conflicts, and housing disputes concerning physical access (i.e., architectural) and HIV/AIDS discrimination (i.e., rental discrimination) and who utilize DOD's referral services to the OCA's Dispute Resolution Program for mediation, conciliation and facilitation services.

### **84. Citywide Fair Housing Program**

#### **Goal #: 4**

Lead Agencies: HCID  
Objective: Receive 540 fair housing inquiries annually. Resolve 413 fair housing investigations annually. Conduct 68 fair housing training sessions annually. Train 25 new fair housing testers annually. Maintain the Housing/Predatory Lending Hotline

Through a contract with a fair housing agency for the City, provide resolution to illegal housing discrimination by accepting and investigating housing discrimination complaints that allege a violation of federal, state, or local fair housing law (i.e. complaints concerning advertising, lending, insurance, steering, blockbusting and hate



crimes). Provide remedies for valid complaints, including conciliations, legal action and administrative referrals to state and federal fair housing agencies. Provide counseling, education, and training about fair housing laws rights, and responsibilities to persons residing, seeking housing, or providing housing in the City of Los Angeles. Conduct proactive testing to determine patterns and practices of discrimination. Provide information about home equity fraud and predatory lending scams to residents through a free telephone hotline and other information tools.

#### **85. Just Cause Eviction Program (NEW)**

##### **Goal #: 2, 5**

Lead: HCID  
Objectives: Stabilize neighborhoods, prevent tenant displacement and arbitrary evictions of renters in a high-cost rental market, without justifiable legal reasons or relocation assistance.

Explore the adoption of a Just Cause ordinance. Upon adoption by City Council, a Just Cause eviction ordinance would provide eviction protections for tenants of approximately 220,000 non-rent stabilized rental units (non-RSO), as permitted under the California Tenant Protection Act of 2019 (AB 1482), which provides modest eviction protections for rental units constructed more than 15 years ago, and permits local jurisdictions to adopt more robust tenant protections on evictions. Such protections could include the requirement for relocation assistance for no-fault evictions; requirements for landlords to file notifications with HCIDLA for no-fault evictions from rental units; and provide remedies for illegal evictions to renters in non-RSO rental units.

#### **86. Tenant Anti-Harassment (NEW)**

##### **Goal #: 4**

Lead: HCID  
Objectives: Prevent and deter harassment and constructive eviction of tenants through illegal actions

Adopt City Tenant Anti-Harassment Ordinance; Conduct outreach and education to inform the public on what constitutes tenant harassment. Inform tenants of their legal rights and how to prevent and respond to tenant harassment. Refer tenant complaints to appropriate programs or agencies for resolution. Maintain records of harassment complaints and referrals in order to assess future staffing and program needs.

#### **87. Strengthen Enforcement of Ellis Act Provisions (NEW)**



**Goal #: 2**

Lead: HCID  
Objectives: Identify Ellis Replacement units; Strengthen monitoring and enforcement efforts. Continue to process Ellis filings of yearly average of 584.

The City has implemented various amendments to the Ellis Act to strengthen tenant protections and no net loss of affordable housing units including: adding failure to comply with RSO Ellis requirements as affirmative defense in unlawful detainer proceedings, providing a right to return to displaced tenants if withdrawn units are re-rented within 10 years; and requiring a higher percent of required affordable units in order to qualify for an RSO exemption. During the next eight years, the City will continue to implement amendments to the LAMC to strengthen enforcement, preserve RSO units, prevent displacement of tenants, ensure relocation assistance to tenants, by conforming the RSO requirements to State law.

**88. Eviction Defense Program (NEW)**

**Goal #: 4, 5**

Lead: HCID  
Funding Sources: Federal funds, SB 2 Permanent Local Housing Allocation (PLHA)  
Objectives: Initial outreach to 100,000 residents. Host or co-host 80 tenant educational events per year. Provide tenant navigation services (ongoing, one-on-one support) to 1,600 tenants in order to prevent homelessness and eviction.

In 2021, the City launched a COVID-response Eviction Defense Program (EDP) using COVID Relief funding from the Federal Government. The Eviction Defense Program aims to promote housing stability by implementing and monitoring a set of services including: Education/Outreach for landlords and tenants, including materials and tenant clinics, Pre-eviction and ongoing legal assistance paired with the option of short-term rental assistance, and case management with the city's FamilySource Centers to promote tenant stability with financial counseling. The EDP implementation process will include data evaluation of program services delivered and client demographics. The City is now exploring funding options to extend the program in subsequent years. Through 2024, some households at or below 30% AMI receiving support will be eligible for rental assistance to help stabilize families experiencing extreme economic hardship.



## **89. RSO Tenant/Landlord Outreach and Education Program**

### **Goal: #2**

Lead Agencies: HCID  
Objective: Conduct or facilitate at least 200 annual public presentations, including Property Management Training Program presentations, community presentations, landlord/tenant workshops/webinars, drop-in sessions, and fair housing clinics.

Educate landlords, brokers, property managers, tenants, and the general public on the RSO and Code Enforcement programs as well as their rights and responsibilities under the Los Angeles Municipal Code through a combination of state of the art technology and traditional community outreach methods. Distribute information through print materials and media outlets. In-person outreach efforts shifted to online due to COVID-19 pandemic. Social media platforms, webinars, etc. were utilized to raise awareness and continue the outreach endeavor.

## **90. Tenant/Community Opportunity to Purchase (NEW)**

### **Goal #: 2**

Lead Agencies: HCID  
Supporting Agencies: LACP  
Funding Source: General Fund  
Objective: Provide to City Council an analysis on the feasibility of implementing a COPA/TOPA ordinance in the City.

Promote the use of SB 1079 (2020), which created a new foreclosure sale process for 2-4 unit buildings that allows qualified parties a means to purchase property in foreclosure, subject to certain requirements. Provide technical assistance and support to SB 1079 implementation efforts to achieve an effective notification system. Building off this state law, consider creation of a local tenant/community opportunity to purchase (TOPA/COPA) ordinance that would cover a wider array of buildings outside of foreclosure, including rental housing with expiring federal and/or state subsidies and/or affordability protections. Explore funding sources, including grants and loans, to assist tenant and community based organizations purchase multi family buildings. Require purchasers to preserve units as permanently affordable. Promote the creation of City or non-profit ownership entities that could acquire affordable ownership units and buildings. Assist former tenants in purchasing units converted to condos per LAMC 12.95.



## **91. Housing Legal Services for Seniors**

### **Goal #: 4**

Lead Agencies:	LADoA
Funding Source:	CDBG
Objective:	Assist 200 seniors with legal advice each year

Citywide legal services available at 16 Multipurpose Senior Centers (MPC) to assist seniors in various legal issues including housing related laws, landlord/tenant disputes, government benefits, nursing home law and powers of attorney.

## **92. Comprehensive Homeless Strategy (NEW)**

### **Goal #: 5**

Lead Agencies:	CAO, HCID, LACP, HACLA, OCA,
Supporting Agencies:	LAHSA, Mayor's Office, All
Funding Source:	General Fund
Objective:	Continue to monitor and report on the ongoing responsibilities and measurable actions the City of Los Angeles (City) is taking to combat homelessness. Make adjustments or additions based on emerging challenges and opportunities.

The enhanced Comprehensive Homeless Strategy (CHS), adopted by the Mayor and City Council on March 19, 2019, describes ongoing responsibilities and measurable actions the City of Los Angeles is taking to combat homelessness. The enhanced CHS builds upon the original CHS adopted in February 2016, and serves as a blueprint for City Departments to achieve the City's goal to achieve functional zero homelessness. The enhanced CHS is organized into six functional strategies: (1) Governance, Accountability and Budget; (2) Planning, Coordination, Modeling and Prioritization; (3) Policy; (4) Program/Systems; (5) Annual Evaluation; and (6) Partner Acknowledgement and Awards. These functional strategies are designed to include the actions needed for an effective response to homelessness, and ensure communication and collaboration between City Departments, the Los Angeles Homeless Services Authority (LAHSA) and the County of Los Angeles. This structure also accurately represents the work of strategy leads and will more clearly present the outcomes of this work throughout implementation. The CHS is designed to be a living document that can be adjusted as conditions change or lessons are learned during implementation. As Policy strategies are implemented they may lead to changes and adjustments in Program/Systems



Strategies. Likewise, challenges encountered during Programs/Systems strategy implementation may point to the need for adjustments to Policy strategies.

### **93. Domestic Violence Shelter Program**

#### **Goal #: 4**

Lead Agencies: HCID  
Objective: Provide 1,500 individuals with access to public services annually. Maintain 580 shelter and transitional beds annually for domestic violence victims.

Provide safe and secure emergency and transitional shelter, case management and related supportive services to domestic violence survivors and their children through contracted operators. Assist persons in crisis situations with counseling, job skill and search training, and other services.

### **94. Housing Opportunities for People with AIDS (HOPWA)**

#### **Goal #: 4**

Lead Agencies: HCID  
Objective: Provide between 2,618-4,613 clients with supportive services annually. Assist between 25,140 - 36,000 clients seeking HIV/AIDS housing information annually.

Provide low-income persons living with HIV/AIDS with services to help locate, obtain, and maintain appropriate and affordable housing, and improve/obtain financial resources and benefits, employment, health care, food and nutrition services, mental health and substance abuse counseling, and legal services. Finance long-term housing with supportive services designed to enable homeless persons with mental and physical disabilities to live as independently as possible in a permanent setting.

### **95. Problem Solving Program (NEW)**

#### **Goal #: 5**

Lead Agencies: LAHSA  
Funding Source: General Fund  
Objective: Reduce number of people experiencing homelessness

Aims to reduce the overall number of people experiencing homelessness. Identifies people experiencing a housing crisis by working with mainstream social services systems before they fall into homelessness. LAHSA's Problem Solving program has



provided training to staff in other County and City departments to assist people they interface with in navigating a housing crisis, and when necessary, providing them with access to one-time flexible financial assistance to solve that housing crisis.

Each identified housing program below has quantified targets. The Executive Summary includes tables (ES 1 and 2) that summarize the combined housing production targets of all programs.

## **96. Emergency Shelter and Transitional Housing Facilities**

### **Goal #: 5**

Lead Agencies:	LAHSA
Supporting Agencies:	CAO, HACLA
Funding Source:	CDBG, ESG, Continuum of Care (CoC)
Objective:	Fund 6,205 existing emergency shelter beds (including winter shelter) annually. Fund 980 existing transitional housing beds annually.

Fund the operating and supportive services costs of existing facilities and programs providing emergency and transitional housing to homeless persons citywide, including A Bridge Home City-constructed interim housing facilities. The CAO will coordinate review of potential A Bridge Home sites and convenes a weekly Interim Housing/Temporary Structures Working Group to expedite implementation of A Bridge Home Initiative. HACLA will partner with other housing organizations to provide transitional housing opportunities using a variety of models: bridge housing, safe parking locations, and motel/hotel conversions. HACLA is currently leasing a property on Imperial to City of LA for a 100-bed bridge housing site which will be co-located with the HACLA Watts/Los Angeles WorkSource Center (the first in the City/County), partnering with WLCAC to use 50 parking spaces in one of its office parking lots for the Safe Parking program, partnering with Caltrans to use 26 single-family homes and duplexes in El Sereno for a family-based transitional housing program, and participating in providing transitional housing through Project Homekey sites. HACLA through its Strategic Growth Council grant, Transforming Climate Communities will be planting trees to reduce greenhouse gas emissions in Watts and will be adding the Electric Vehicle charging stations as part of its EV Car Share pilot for residents and for HACLA's commercial vehicle fleet. HACLA will continue to evaluate the success of these programs and its alignment with Regional initiatives to gauge for expansion opportunities city-wide. Assess the need for additional interim strategies and implement short- and medium-term strategies to address unanticipated critical needs while long-term solutions are implemented.



**97. Overnight Shelter (Winter Shelter and Year-Round Shelter)**

**Goal #: 5**

Lead Agencies: LAHSA  
Funding Source: ESG, City and County General Fund  
Objective: Provide 5,036 temporary shelter beds year round and 1,169 temporary winter shelter beds.

Provide temporary shelter to homeless men and women through a Winter Shelter program (December 1st through March 15th) for a single night at a time (14 hour stay), and to men, women and families through a Year Round shelter program. Provide vouchers for low cost hotels/motels for persons not suited to large group shelters including elderly persons and people with communicable diseases.

**98. Family Solutions System**

**Goal #: 5**

Lead Agencies: LAHSA  
Supporting Agencies: HCID  
Funding Source: ESG, HPI  
Objective: Initiate seven regional Family Solution Systems throughout the Los Angeles Continuum of Care (CoC). Serve approximately 1,200 homeless and at-risk persons per year.

The Family Solutions System (FSS) is a new system of service delivery in Los Angeles County, developed to improve and expedite the delivery of housing and other supportive services to homeless families in Los Angeles County. The Family Solutions System (FSS) was developed by a collaboration of partner organizations and adopted in 2013 by the Los Angeles Homeless Continuum of Care. Key to the Family Solutions System (FSS) is standardized assessment and coordinated access, which reduces the time it takes for families to find the appropriate and right-sized services they need. FSS provides families with services that keep them together and connected to their own local community. In addition to direct services, the FSS also has the added ability to provide direct financial assistance for rapid rehousing, including a security deposit for an apartment; partial rent for three months or a motel voucher and utilities, etc.

**99. Homelessness Prevention and Rapid Re-Housing Program (HPRP) (NEW)**

**Goal #: 5**

Lead Agencies: Mayor's Office, LAHSA



Supporting Agencies: CAO, HACLA, HCID  
Funding Source: General Fund  
Objective: Increase the number of persons or households enrolled in RRH and those who have moved into permanent housing.

Expand homelessness prevention, diversion and rapid re-housing (RRH) efforts through strengthening coordination with LAHSA and Los Angeles County, developing policies to support innovative approaches and practices, increasing capacity to serve homeless persons/households, and enhancing access to RRH services. LAHSA will strengthen collaboration efforts with supporting agencies and RRH programs; Identify and maintain inventory of all known and available RRH programs; Perform sound fiscal administration to ensure access to rental assistance and other financial assistance when needed; Determine and update appropriate supportive services (e.g. case management and financial assistance) for all RRH programs and their participants; Coordinate landlord/property management recruitment and engagement activities; Match participants to RRH resources through the LA County Coordinated Entry System (CES); Strengthen coordination efforts with HACLA and other City/County departments in order to facilitate program transfers to PSH and other forms of subsidized permanent housing with intensive supportive services

#### **100. Veterans Affairs Supportive Housing (VASH)**

##### **Goal #: 5**

Lead Agencies: HACLA  
Supporting Agencies: LAHSA  
Funding Source: HUD, VA  
Objective: Maintain 3,000 housing vouchers for formerly homeless Veterans.

The HUD Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). VA provides these services for participating Veterans at VA medical centers (VAMCs) and community-based outreach clinics.

#### **101. Job Training and Placement for Homeless Individuals**

##### **Goal #: 5**

Lead Agencies: LAHSA  
Objective: Provide educational/vocational training and employment



placement/retention services to 1000 homeless persons annually.

Increase economic opportunity for homeless persons through educational or vocational training, employment placement and retention services through the shelter system and affordable housing developments.

#### **102. Mobility Demonstration Voucher (NEW)**

**Goal #: 2, 4, 5**

Lead Agencies: HACLA  
Supporting Agencies: LACDA  
Funding Sources: HUD (NOFA Mobility Demonstration Voucher)  
Objective: Provide voucher assistance and mobility-related services to families with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity areas assess

The Section 8 Department was awarded \$4.8M under HUD's NOFA Mobility Demonstration Voucher, including 37 new vouchers. This award will provide voucher assistance and mobility-related services to families with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity areas, and to evaluate the effectiveness of the strategies pursued under the Demonstration. The award includes a significant budget allocation to provide comprehensive and selected mobility-related services to participant families

#### **103. HOPWA Supportive Services for Persons Living with HIV/AIDS**

**Goal #: 4**

Lead Agencies: HCID  
Objective: Provide between 4,618-6,613 clients with supportive services Annually.

Provide low-income persons living with HIV/AIDS with services to help locate, obtain, and maintain appropriate and affordable housing, and improve/obtain financial resources and benefits, employment, health care, food and nutrition services, mental health and substance abuse counseling, and legal services.

#### **104. Rental Assistance for Homeless Households**



**Goal #: 5**

Lead Agencies: HACLA  
Objective: Maintain 4,615 Housing Choice Vouchers to homeless individuals or households.

Provide HUD Section 8 Housing Choice Vouchers to qualifying homeless families. Provide supportive services to help homeless households make the transition to stable, affordable housing. Pursue local administrative changes in order to expedite application processes and facilitate voucher portability across jurisdictions.

**105. Rental Assistance for Homeless Households with Disabilities**

**Goal #: 5**

Lead Agencies: CAO, HACLA  
Objective: Maintain housing for 2,400 homeless households with disabilities annually.

Provide rental assistance and supportive services for homeless persons with disabilities, specifically those with serious mental illness, chronic substance abuse problems and/or HIV/AIDS through four components: 1) tenant-based rental assistance; 2) sponsor-based rental assistance; 3) project-based rental assistance; and 4) SRO moderate rehabilitation rental assistance. Pursue local administrative changes in order to expedite application processes and facilitate voucher portability across jurisdictions. Pursue coordination with HCID to improve and facilitate utilization of project-based Shelter Plus Care assistance.

**106. Resources for Housing Serving the Mentally Ill**

**Goal #: 2,4**

Lead Agencies: LAHSA  
Supporting Agencies: HCID, HACLA, Mayor's Office  
Funding Source: General Fund  
Objective: Pursue funding toward permanent housing units for homeless mentally ill annually.

Coordinate with the Federal, State and County Governments to access and leverage mental health funding.

**107. Permanent Supportive Housing For Homeless Persons**

**Goal #: 5**

Lead Agencies: LAHSA



Objective: Maintain 1,477 permanent supportive housing units for homeless households annually.

Provide long-term housing with supportive services designed to enable homeless persons with mental and physical disabilities to live as independently as possible in a permanent setting. Target the regular turnover of Permanent Supportive Housing units to place and serve the chronically homeless in those units. Fund the maintenance and operating and supportive services costs of Permanent Supportive Housing serving homeless persons with special needs citywide. Allocate funds to ensure integrated case management series will continue at PSH units, especially after Measure H sunsets.

### **108. Homeless Housing and Services Coordination (No Wrong Door)**

#### **Goal #: 5**

Lead Agencies: Mayor's Office, LAHSA  
Funding Source: General Fund, Homes for Good Initiative, LA County  
Objective: Citywide and sub-regional plans to reduce and end homelessness adopted by the City Council;

Coordinate with LAHSA, the County, and other government and non-profit agencies to develop plans to reduce and end homelessness and to implement homeless policies and programs. Facilitate implementation of "No Wrong Door" strategy whereby a homeless individual can connect to adequate homeless services regardless what Department the person contacts. Participate in regular coordinating efforts and ensure that the needs of all sectors of the homeless population are addressed. Coordinate the local distribution of public funding sources for the effective use of resources and program implementation. Monitor LAHSA's financial and contract management to ensure effective, efficient program implementation consistent with the City's goals. Provide access to "No Wrong Door" materials to participating departments and oversee Citywide implementation of "No Wrong Door." Collect metrics from participating departments and share progress of implementation and reach of campaign. Facilitate the development and implementation of a training course for frontdesk and field staff who may interact directly with, or support community members' interactions with, individuals who are seeking resources. LAHSA will provide expertise in refinement and development of informational materials that are effective in connecting homeless persons interacting with City departments with needed non-City resources. LAHSA will also assist in developing messaging around access to the Coordinated Entry System and the broader resources available to support participants in City services who are experiencing or at risk of homelessness.



### **109. Coordinated Entry System (CES) (NEW)**

#### **Goal #: 5**

Lead Agencies:	LAHSA
Supporting Agencies:	CAO
Funding Source:	General Fund
Objective:	Decrease the average need and acuity level of persons or households who have obtained permanent housing (acuity score), as well as the average length of time from housing match to actual housing move-in (days). Increase the number of households matched to permanent supportive housing resources through CES.

Strengthen the Coordinated Entry System to function as a tool to efficiently and effectively place homeless persons into housing and/or services that meet their needs and choices. LAHSA will develop procedures, tools, and training needed to effectively implement CES Policies and build the capacity of existing and new CES participating agencies. Improve CES access, system connection, and collaboration across populations and systems to support vulnerable persons experiencing or at risk of homelessness accessing CES (i.e. adults, families with children, transition aged youth, veterans, victims of domestic violence). Enhance matching infrastructure to ensure timely and efficient placement into housing matched through CES. Improve data collection and quality of key system indicators for tracking homelessness. Strengthen regional coordination activities to ensure a consistent and coordinated regional response to homelessness.

### **110. Access New Resources and Services for the Homeless**

#### **Goal #: 5,4**

Lead Agencies:	LAHSA
Supporting Agencies:	Mayor's Office, CAO, CLA
Funding Source:	General Fund
Objective:	Regular reports on financial management; Regular reports on contract management and program implementation; Report on applicability of Standards for Excellence criteria being developed by Home for Good.

Monitor Federal, State and County legislative and budgetary initiatives that affect homeless persons, including homeless subpopulations with special needs, such as



persons with disabilities. Report on such initiatives and make recommendations to the City. Engage in legislative advocacy efforts. Explore new resources and services for homeless persons with special needs.

#### **111. Biennial Homeless Count**

##### **Goal #: 5**

Lead Agencies: LAHSA  
Supporting Agencies: Mayor's Office  
Funding Source: HUD  
Objective: Biennial count and survey of sheltered and unsheltered homeless persons residing in the Los Angeles CoC area. Periodic reports on homeless housing and service delivery and recommendations for improvement.

Coordinate the biennial point-in-time Greater Los Angeles Homeless Count for the Los Angeles Continuum of Care (CoC) as part of the national effort to enumerate the homeless population required by the U.S. Department of Housing and Urban Development (HUD). Continue to include the following components in order to further capture as accurate a count as possible: 1) The Unsheltered Street Count; 2) The Sheltered and Institution Count; 3) The Demographic Survey; and 4) The Survey to Identify the Hidden Homeless. Provide a City Homeless Coordinator (separate from CAO's homeless coordinator) to: regularly convene stakeholders; conduct research and evaluation; identify gaps in housing and services; improve access to and delivery of services. Liaise with the County and regional agencies that provide housing and services to homeless persons.

#### **112. Homeless Management Information Systems (HMIS) Data Collection**

##### **Goal #: 5**

Lead Agencies: LAHSA  
Objective: All providers receiving City funding shall participate in HMIS. The standard performance target for Emergency Shelter sites is maintenance of average bed utilization of 95%.

Support homeless service providers in the implementation of the HUD-required HMIS to gather data on individuals and families who use homeless service systems. Collect and analyze data over time to better identify service needs, barriers to accessing services, and program-, region-, and system-wide results. Share data on clients with other service providers. Continue HMIS User Group Forums, a discussion series that helps generate



ideas for further innovations to help ease use of the system. Develop and expand a comprehensive Homelessness Prevention and Rapid Re-Housing Program (HPRP- See Program 99) data quality process to ensure that information collected exceeds HUD's quality standards.

### **113. Temporary Housing Facilities for Disaster Response**

#### **Goal #: 3**

Lead Agencies: EMD  
Supporting Agencies: EOO, RAP, HCID, LAUSD  
Funding Source: DHS/FEMA, General Fund  
Objective: Establish coordination of facilities and services throughout the City within 24 hours of a disaster.

Establish partnerships with supporting City Departments and community organizations to develop a disaster preparedness, response and recovery plan to meet temporary housing needs in the event of a disaster, including: identification of hotels/motels and short term rentals for emergency stays; identification of recreation centers and school sites to be used as temporary shelters and/or providing furnishings (such as beds, chairs) as well as activating the EOC and BOC processes which include facilitating donations for victims of disaster. Establish housing information and referral services which are activated in the event of a disaster. Coordinate special needs services to assist with issues such as accessibility of sites/ facilities and services for the elderly, disabled and evacuees with pets. Conduct safety (damage) assessment inspection of buildings.

### **114. Outreach and Training for Emergency Preparedness and Response**

#### **Goal #: 3**

Lead Agencies: EMD  
Supporting Agencies: EOO, HCID  
Funding Source: General Fund  
Objective: Conduct four fairs during Emergency Preparedness Month annually and outreach to neighborhood and community groups as requested.

Conduct in-person and virtual outreach activities such as webinar series with councilmembers and elected officials and training with neighborhood and community groups to prepare residents and businesses for emergencies. Disseminate information through EMD publications, outreach activities and the internet. Implement and expand



the Ready your LA Neighborhood (RYLAN) Program to encourage communities to develop disaster planning resources and networks. Provide citywide training programs. Provide emergency management training to City employees.

### **115. Zoning and Development Standards for Homeless Housing**

#### **Goal #: 5**

Lead Agencies:	LACP
Supporting Agencies:	LASHA
Funding Source:	General Fund
Objective:	Adopt amendment to zoning code to facilitate by-right siting of shelter and transitional housing facilities. Identify areas with lower concentrations of shelter, transitional and permanent supportive housing and create zoning provisions to ease restrictions in these geographies.

Identify and adopt changes to the Zoning Code to facilitate by-right siting of a greater variety of shelter, transitional and permanent supportive housing facilities throughout the City (such as larger facilities, different development standards, different performance standards, etc.). Identify citywide land use initiatives to facilitate shorter development timelines and reduce costs for the development of affordable housing projects for persons at-risk of homelessness to be adopted as appropriate. Continue to facilitate the easier conversion of hotel/motels and other non-conforming buildings to homeless housing using the Adaptive Reuse Ordinance (see Program 64). Utilize public sites identified in the citywide inventory (Program 15) to identify locations for temporary and permanent facilities for homeless individuals. Identify zoning provisions that help service providers prioritize development in sections of the city that currently have less shelter, transitional and permanent supportive housing.

### **116. Zoning for Health-Based Residential Facilities**

#### **Goal #: 3**

Lead Agencies:	LACP
Supporting Agencies:	DOD
Funding Source:	General Fund
Objective:	Adopt amendments to Zoning Code to remove restrictions on locations of community care, public health and residential treatment program facilities.



Facilitate siting of housing and services for all persons, including those with special needs. Implement SB 2 (2007) to remove barriers for transitional and supportive housing that includes on or off-site supportive services, including health care facilities. Eliminate Zoning Code provisions that restrict locations of public health, community care facilities and residential-based treatment programs, in order to comply with federal and state fair housing laws and facilitate different residential types for those with special needs.

#### **117. Assistance for Homeless Persons in Accessing Housing and Services**

##### **Goal #: 5**

Lead Agencies: LAHSA  
Funding Source: SHP, CDBG  
Objective: Continue funding 9 organization to reach 300 or more homeless individuals; Explore expanding outreach funding to community based organizations within the City.

Fund community-based organizations to provide outreach and referral assistance to homeless persons including: housing referrals; food, blankets and other necessities; needs assessment and engagement in social services; medical, mental health and/or substance abuse services. Assist clients to move off the streets or out of places not meant for human habitation and into any form of housing.

#### **118. Computerized Information Center/Information & Referrals for Persons with Disabilities**

##### **Goal #: 3**

Lead Agencies: DOD  
Objective: Assist 150 or more clients seeking homeless services, landlord/tenant dispute resolution assistance, and housing resource referrals annually.

Provide assistance to callers seeking social service programs for homeless services and housing resource referrals in times of need and crisis. Assess the need/crisis via client intake, locate appropriate resource/service provider, and explain programs offered by the community-based organization and/or government agency.

#### **119. Neighborhood Awareness of Special Needs Housing**

##### **Goal #: 3**

Lead Agencies: LAHSA



Funding Source: CDBG, General Fund  
Objective: Establish outreach curriculum; Pursue funding for training program.

Pursue funding for community organizations and advocates to conduct outreach and disseminate information regarding housing approaches for special needs populations.

## **120. Technical Assistance to Homeless Housing Providers**

### **Goal #: 5**

Lead Agencies: LAHSA  
Funding Source: CDBG  
Objective: Provide Technical assistance to 50 providers annually

Fund technical assistance training to new and existing homeless housing providers regarding the development and funding of emergency, transitional and permanent housing facilities for homeless persons. Distribute informational material and conduct workshops. Provide outcomes report training for funding recipients. Fund outside agencies to provide technical assistance to LAHSA in a variety of areas relating to homeless services. These areas include: assistance with the completion of the Continuum of Care SuperNOFA; 6-78 Adopted December 3, 2013 Los Angeles Department of City Planning Chapter 6 Housing Goals, Objectives, Policies and Programs Housing Element 2013-2021 program analysis and development; executive level assistance to LAHSA and the City of Los Angeles; Short-Term housing directory; program linkages & workshops; state policy and support for homeless re-entry program.

## **121. RHNA Re-Zoning (NEW)**

### **Goal #: 1**

Lead Agencies: LACP  
Supporting Agencies: HCID  
Funding Source: REAP Grant  
Objective: Citywide Rezoning to meet RHNA Targets. Annual APR reporting to indicate any loss in capacity that could require additional rezoning.

To accommodate the remaining RHNA of 219,732 units, LACP will identify and recommend rezoning for a minimum of 97,851 moderate and above moderate units and a minimum of 121,881 lower income (VLI and LI) units by October 30, 2024. More than 50% of lower income rezoning will occur on sites with exclusively residential uses or



allowing 100% residential uses. All lower income sites will have a density allowance of at least a minimum 20 units per acre. Rezoned sites will permit owner-occupied and rental multifamily uses by right pursuant to CA Govt. Code § 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households and will be selected from sites identified in the parcel listing (Appendix 4.7). As reflected in Appendix 4.7 (Under Development), each site has the capacity to accommodate at least 16 units and will be available for development in the planning period where water, sewer, and dry utilities can be provided.

The Rezoning Program is anticipated to be implemented through a number of work efforts including updates to up to 16 Community Plans (four West LA plans and six SE/SW Valley plans, two Downtown plans, Boyle Heights, Hollywood, Harbor-Gateway and Wilmington), two Specific Plans (CASP and Slauson TNP) as well as at least one citywide ordinance that will create additional zoning capacity through an expansion of affordable housing incentive programs (Density Bonus Update - See Program 48) or other zoning code amendments, as further described below.

The Program will respond to the findings of the AFFH analysis in Chapter 4 by including strategies that advance equity. It is anticipated to focus a majority of the additional capacity in Higher Opportunity areas with good access to jobs and/or transit, with protections for vulnerable communities and ecologically sensitive areas. The program will carefully consider the creation of a diversity of housing types to expand more naturally affordable and deed-restricted affordable options. The Program will pursue the creation of enhanced community benefits for rezoned properties, including longer affordability terms, more affordable units of a greater income mix, strengthened housing replacement and right to return requirements, sustainability features, as well as additional incentives for projects being developed by community land trust, public agencies, cooperatives, non profits, etc.

Specific Rezoning Program concepts that will be further developed with significant community input include focusing rezoning strategies on commercial and residential corridors, areas zoned for Parking (P), transitional residential areas off commercial boulevards, in existing regional centers, on public and religious-owned land, and in other areas where multifamily, and therefore affordable housing, is not permitted today. The Rezoning Program may also include more flexible zoning and incentives for existing single-family or lower density residential areas to create opportunities for a variety of "missing middle" low-scale housing typologies including fourplexes, townhomes/rowhouse, additional affordable ADUs, bungalow courts, and other contextual Los Angeles typologies. In addition, the Program will update and expand the



City's affordable housing incentive programs (including Density Bonus, TOC, among others) to include a wider array of areas and project types and create more inclusive developments. Opportunities for greater streamlining will also be explored through expansion of adaptive reuse and micro unit housing, current value capture efforts and additional incentives for 50-100% affordable and supportive housing projects, senior housing, and special needs housing. The Program will examine housing opportunities in areas that have been historically downzoned; areas served by jobs and transit, including commercial corridors served by Metro NextGen; lower density areas residential areas fronting Boulevards and Avenues, certain industrial areas; and properties with certain characteristics including alleyways, large lots, and/or residential corners, etc.

## **122. Anti-Displacement Strategies (NEW)**

### **Goal #: 2, 3, 5**

Lead Agencies:	LACP, HCID
Funding Source:	REAP Grant
Objective:	Develop policy recommendations in Equitable Development and Anti-Displacement Study for use in General Plan (Framework) update, rezoning efforts, and policy development by Summer 2023.

LA City Planning and HCID will, with extensive community outreach, conduct Equitable Development and Anti-Displacement studies that will inform as well as provide recommended strategies to preserve and increase the City's affordable housing stock. Through funding provided by the Regional Early Action Planning (REAP) grant program, two studies will be conducted in collaboration and coordination, but each with a focus on areas within the purview of each Department. The LACP-led study will include recommendations relating to land use, zoning and the City's growth strategy. The study will analyze the impacts on displacement related to Los Angeles' land use/housing policies and housing needs and incorporate policy recommendations in future planning efforts including updates to the General Plan, Community Plans, and other planning efforts. Consider an array of potential policies from best practices including anti-displacement overlay zones in areas where current policies are insufficient, as well as housing assessments for major project entitlements per Program 7. HCID will develop a displacement prevention tool that will identify areas and parcels at greatest risk of displacement, which include those with higher percentages of naturally occurring affordable housing (NOAH), lower homeownership rates, older housing stock and at-risk properties subject to the RSO, and an increase in investments from large scale



developers. The displacement prevention tool will be integrated into a report outlining recommended strategies intended to minimize significant impacts to vulnerable communities, while at the same time proactively increasing housing production throughout the city. Both departments will work together to ensure reports complement citywide efforts to strengthen tenant protections including preventing tenant harassment, eviction defense, COVID relief, housing replacement requirements, no net loss requirements and right to return. A series of specific Program actions to address anti-displacement strategies are outlined under the AFFH Program (127) below.

### **123. Assessment of Fair Housing (AFH)**

Lead Agencies: HCID, HACLA

Supporting Agencies: LACP

Funding Sources: REAP Grant

Objective: Compliance with the U.S. Department of Housing and Urban Development's (HUD) new guidelines for the Affirmatively Furthering Fair Housing (AFFH) Rule.

Develop an updated Assessment of Fair Housing (AFH) Plan consistent with the new final guidelines that are expected to be released by HUD some time in 2021. The AFH will cover the following required components:

1. Summary of fair housing enforcement and outreach capacity;
2. Integration and segregation patterns, and trends related to people with protected characteristics;
3. Racially or ethnically concentrated areas of poverty;
4. Disparities in access to opportunity for people with protected characteristics, including persons with disabilities; and
5. Disproportionate housing needs within the jurisdiction, including displacement risk.

The resulting plan is to reflect five-year housing goals and strategies accompanied by realistic metrics and milestones. Completion, submission, and HUD approval of the City's AFH Plan places the City in compliance and eligible to receive ongoing federal funds that are entitled to Los Angeles. The AFH Plan also serves as a model/foundation for the City's five-year Consolidated Plan. The Plan sets forth commitments to invest in place-based strategies that create opportunities in areas of disinvestment (such as investments in housing, enhanced infrastructure, services, schools, jobs, and many other community needs).

### **124. Affirmatively Furthering Fair Housing (AFFH) Program (NEW)**



**Goal #: 4,1**

Lead Agencies:	LACP, HCID
Supporting Agencies:	HACLA
Funding Sources:	REAP Grant
Objective:	Compliance with US Housing and Urban Development (HUD) and AB 686 (2018).

Promote and affirmatively further fair housing (AFFH) opportunities throughout the community in all housing, planning and community development activities. Take a variety of actions to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity to promote diverse communities that grant all Angelenos access to housing. Increase place-based strategies to encourage community revitalization and protect existing residents from displacement through various policies, programs, and goal setting (e.g. AFH Plan).

The following specific actions are either ongoing activities or will be undertaken by HCID and/or LACP as part of actions to address AFFH issue areas in partnership with key local stakeholders:

- 1) *Significant Disparities in Housing Needs and Access to Opportunity*
  - a) Prioritize those with the greatest housing needs including those with the lowest incomes, persons with disabilities, seniors, large families when updating affordable housing incentive programs (Program 54).
  - b) With all new housing projects and land use initiatives that require General Plan consistency findings, follow the guidance set by the Housing Element's Goals, Objectives and Policies that have been enhanced to place greater emphasis on advancing racial equity, expanding access to Higher Opportunity and protecting Angelenos from displacement.
  - c) Through the RHNA Rezoning Program, develop Zoning Code amendments and Community Plans that incentivize and encourage the development of more affordable housing in areas of high need and Higher Opportunity (see Program 120).
  - d) Carry out Equitable Development and Anti-Displacement Studies that includes recommendations relating to land use, the City's growth strategy, and opportunities to build affordable housing and prevent displacement of protected classes(see Program 121).



- e) Expand efforts for the preservation and rehabilitation of deed-restricted affordable housing, naturally occurring affordable housing, RSO units and residential hotels.
- f) Continue to develop greater tenant protections for City Council consideration, including rental assistance and legal representation services for lower-income households and protected classes
- g) Continue the City's Systematic Code Enforcement Program (SCEP) activities that maintain housing stock while providing opportunities to legalize units and not displace existing tenants (See program 22).
- h) Provide housing voucher assistance and mobility-related services to families with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity areas, pursuant to HUD's Mobility Demonstration Voucher NOFA.
- i) Accessible and Affordable Housing Registry (Program 8)
- j) Promote displacement mitigation strategies to ensure equitable access to opportunity, including citywide Housing Priorities.
  - i) Anti-displacement Strategies (Program 121)
  - ii) Enforcement of No Net Loss and Affordable Housing Replacements Requirement (Program 2)
  - iii) Replacement Unit Program for Selected Sites (Program 29)
  - iv) Update Density Bonus and Other Affordable Housing Incentive Programs (Program 48)
  - v) Targeted Zoning Allocations by Community Plan Area (Program 49)
  - vi) Update the Citywide Growth Strategy to Meet Housing Needs (Program 50)
  - vii) Unapproved Dwelling Units (UDU) (Program 56)
  - viii) Low-Rise Infill Housing Research and Design Initiative (Program 59)
  - ix) Update the Mello Act with strong anti-displacement protections (Program 80)
  - x) Community Level Affordable Housing Programs (Program 81)
  - xi) Targeting Growth in Community Plan Areas in locations where potential for displacement is minimized. (Program 65)
  - xii) Strengthen Enforcement of the Ellis Act and RSO (Programs 32, 87)
  - xiii) RSO Monitoring (including Eviction Data Task Force) (Program 47)
  - xiv) Eviction Defense Program (Program 88)
  - xv) Tenant Anti-Harassment Ordinance (Program 86)
  - xvi) Strategies to Preserve Naturally Occurring Affordable Housing (NOAH) (Program 30)



- xvii) Just Cause Eviction Program (Program 85)
- xviii) Enforce, Monitor, and Preserve Affordable Housing Covenants
- xix) Develop additional funding sources for greater housing preservation citywide
- xx) Tenant/Community Opportunity to Purchase (Program 90)
- xxi) Shared Equity / Community Land Trusts (Program 4)

2) *Replacing Segregated Living Patterns with Truly Integrated and Balanced Living Patterns and Transforming Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) into Areas of Opportunity*

- a) Introduce context specific reforms to zoning and land use practices that perpetuate racial exclusion and inequities including but not limited to single family / low density zoning, minimum lot size requirements, and subjective design review standards.
- b) Introduce more flexible zoning and incentives for existing lower density residential areas to create opportunities for more “missing middle” low-scale housing typologies, particularly in Higher Opportunity Areas.
- c) Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on increasing Affordable Housing in Higher Opportunity Areas and in ways that further Citywide Housing Priorities.
- d) Prioritize housing capacity, resources, policies and incentives to include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas.
- e) As part of the effort to update the City’s growth strategy, or General Plan Framework Element, create a new community housing needs assessment methodology that would allocate citywide housing targets across Community Plan areas in a way that seeks to address patterns of racial and economic segregation, promote jobs/housing balance, provide ample housing opportunities, and affirmatively further fair housing. (Program 50)
- f) Prioritize local resources, such as funding and public land, in areas of high opportunity, and evaluate revisions to funding metrics or policies that may act as a barrier to projects locating in high resource areas. Seek partnerships with other public and private entities to facilitate new potential development sites in these areas for affordable housing
- g) Prioritize local resources, such as funding and public land, in areas of high opportunity, and evaluate revisions to funding metrics or policies that may act as a barrier to projects locating in high resource areas. Seek



- partnerships with other public and private entities to facilitate new potential development sites in these areas for affordable housing
- h) Consider ways to better evaluate the effectiveness and impacts of proposed significant legislation or projects from a racial and social equity perspective, including a race/equity impact statement or housing assessment (Program 7)
  - i) Seek local, state and federal funding sources to expand the supply for affordable housing that also enhances the building environment through transportation, amenities and infrastructure investments.
- 3) *Fostering and Maintaining Compliance with Civil Rights and Fair Housing Laws*
- a) Continue to develop greater tenant protections for City Council consideration, including rental assistance and legal representation services for lower-income households that result in greater housing stability for protected classes
  - b) Expand Fair Housing outreach and enforcement through the Citywide Fair Housing Program
  - c) Provide Accommodations for Persons with Disabilities
  - d) Provide RSO Tenant/Landlord Outreach and Education Program
  - e) Provide Housing Legal Services for Seniors
  - f) Provide Section 8 Vouchers for Disabled and Elderly Households
  - g) Provide a Domestic Violence Shelter Program

## **125. Transit Oriented Communities (NEW)**

### **Goal #: 1, 3**

Lead Agencies:	LACP
Supporting Agencies:	HCID
Funding Sources:	General Fund
Objective:	Provide incentives to encourage transit oriented, mixed-income development to permit 5000 above market and 1,750 covenanted lower income (ELI, VLI, LI) units annually.

Continue implementation of the Transit Oriented Communities (TOC) program to encourage transit oriented mixed income development. Report annually on the production of covenanted affordable units as described in program 45. Explore extension and expansion of the TOC program as described in programs 48, 81, and 120.

## **126. Inclusionary Zoning Feasibility Study (NEW)**



**Goal #: 1**

Lead Agencies: HCID, LACP  
Supporting Agencies: CAO  
Funding Sources: General Fund, AHLF  
Objective: Conduct a feasibility study and develop policy recommendations on inclusionary zoning.

Conduct a two-phased feasibility study to analyze the financial and programmatic feasibility of introducing an inclusionary zoning policy. The City will complete a detailed analysis of the current and projected utilization of existing affordable housing programs (including TOC, Density Bonus, and the Affordable Housing Linkage Fee) and the potential value added of a mandatory inclusionary requirement. The study can evaluate the creation of a citywide affordability requirement that could vary based on local geographies such as Community Plan areas, as well as the evaluation of local areas of the City that may particularly benefit from local inclusionary requirements. The study should also consider how such a requirement could complement and work alongside existing/proposed incentive programs, as well as the City's Affordable Housing Linkage Fee, and what types of changes would be needed to result in more overall affordable housing while supporting market production. Afterwards, a report back on findings will be prepared and presented to the City Council for direction. The study will provide policy recommendations consistent with economic feasibility study requirements of AB 1505, such as the percentage of affordable housing that could be required in each of the City's market areas, Community Plan Areas, or other geographic boundaries, as well as potential alternative means of compliance.

**127. Neighborhood Sustainability & Equity (NEW)**

**Goal #: 3,4**

Lead Agencies: HACLA  
Funding Sources: General Fund  
Objective: Provide new solar roofs and energy efficiency retrofits to income qualifying households in the Watts neighborhood.

Work with non-profit partners via direct MOUs to train and hire HACLA residents to provide new solar roofs and energy efficiency retrofits to households in Watts who are income-eligible. The residential retrofits are intended to help low-income homeowners stay in their homes, reduce utility bills and reduce the carbon footprint with the potential for increased equity in the surrounding housing stock. Preventing foreclosure and increasing economic well-being.



## **128. Emergency Housing Vouchers (NEW)**

### **Goal #: 2,5**

Lead Agencies:	HACLA
Funding Sources:	HUD (American Rescue Plan Act)
Objective:	Provide 3,365 Emergency Housing Vouchers to qualifying households.

HACLA was awarded 3,365 Emergency Housing Vouchers (EHVs) to be effective July 1, 2021. This award represents almost 20% of all vouchers allocated to the State of California and it is the second largest award at the national level. These EHV's are limited to individuals and families who are (1) homeless; (2) at risk of homelessness; (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking; or (4) recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.