

# General Plan Updates:

## Housing Element 2021-2029

## Safety Element

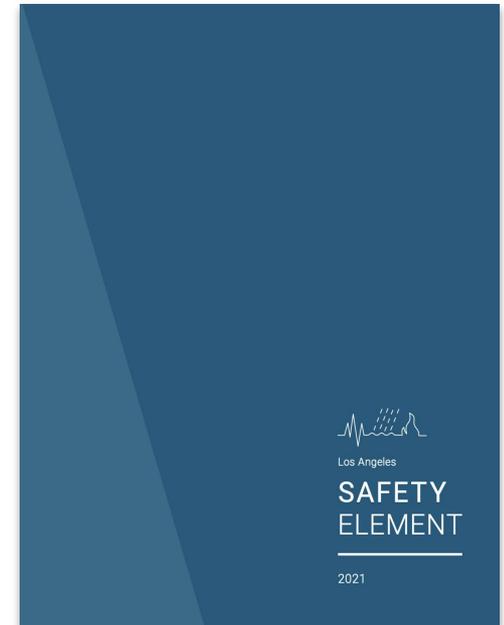
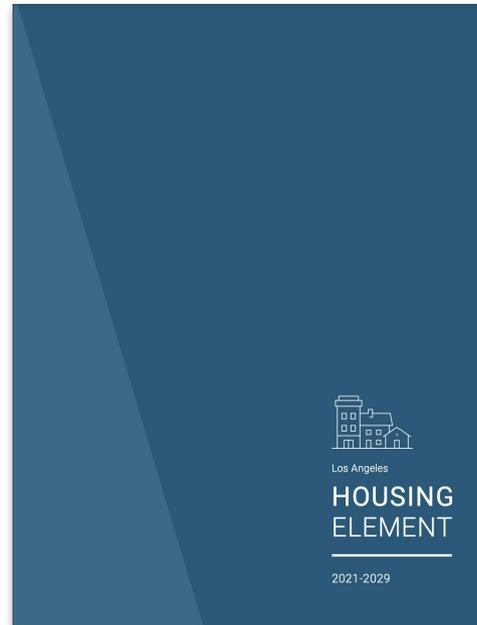
## Health Element

City Planning Case: CPC-2020-1365-GPA and CPC-2021-5499-GPA  
ENV-2020-6762-EIR

Council File Nos: 21-1230, 20-1213 and 15-0103-S3

# Project Introduction: General Plan Updates

- Comprehensive update to the **Housing Element**, for the 2021-2029 Cycle
- Targeted update to the **Safety Element**, with related amendments to the **Health Element** (Plan for a Healthy Los Angeles)



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# Housing Element

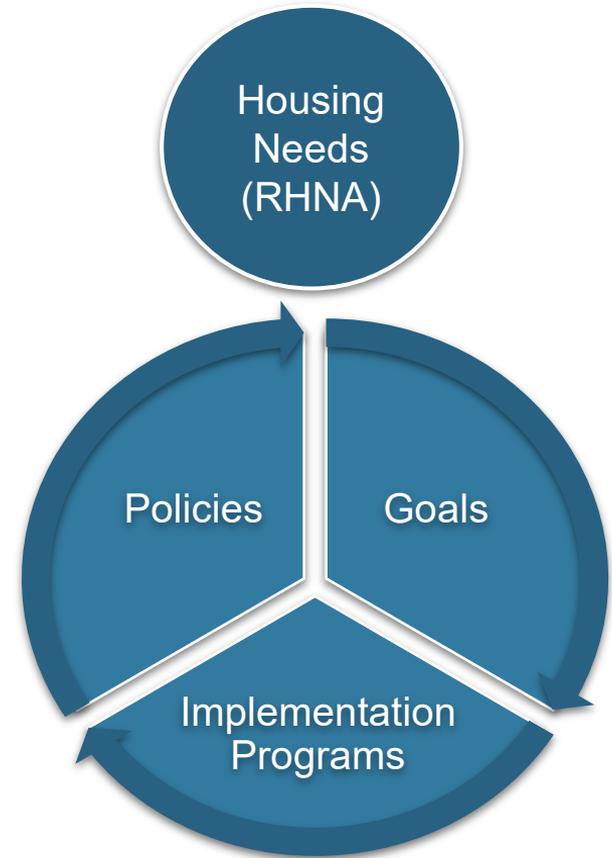


# Housing Element Overview

1. Ensures jurisdictions do their **“fair share”** around planning for housing (**RHNA**)
2. Identifies **housing needs, barriers** and **opportunities**
3. Establishes the City’s General Plan housing **goals, policies, objectives and programs**

Addresses immense housing needs in a way that reflects **city’s values** and balances

- **Production**
- Tenant **protection**
- Affordable Housing **preservation**



# Timeline and Outreach Process

## OUTREACH PROCESS

WE ARE HERE:



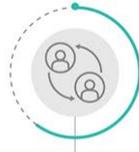
WINTER 2020  
**Launch**

- Task Force Kick-Off
- Citywide Introduction Open House



SPRING 2020  
**Vision**

- Online Engagement
- Stakeholder Info Updates



FALL 2020  
**Concepts**

- Citywide Concepts Webinars
- Online Engagement



SPRING 2021  
**Draft**

- Draft 2021-2029 Housing Element Shared Online



SUMMER/FALL 2021  
**Adopt**

- Open House/Public Hearing
- Adoption Process starts with Commission Hearings, followed by PLUM/City Council

### Key Deadlines:

October 15  
February 12

# Consequences for Housing Element Noncompliance

State law has been **significantly strengthened** and requires **compliance** by the state (HCD) by February 12th, or there can be consequences:

**Significant funding put at risk** ( SB 2 PLHA, AHSC, IIG, Planning Grants, etc.)

**Zoning controls threatened** (Housing Accountability Act and potential court injunction)

**Court Imposed Fines** (up to \$600K per month) and other court actions to bring into compliance

**Compressed Housing Element rezoning schedule** (one year vs. three)

# Housing Needs Assessment

LA faces perhaps the **most severe housing crisis** of any major City in the US

- LA is the most **rent burdened** and **overcrowded** major city in the country
- LA has the **fewest homes** (per adult) of any region in the country
- Most Angelenos are **shut out of homeownership** and younger people have been **unable to form households**

The City remains racially and economically segregated and unequal, creating **disparities** in who has access to higher resource neighborhoods.

Full analysis is available in Chapter 1

# The *Plan to House LA's* Goals

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**.

# Examples of Draft Key Programs

## Goal 1. Housing Production

- Expand/improve local **affordability programs** (Pr. 48, 121)
- Update **growth strategy** (Framework Element) (Pr. 50)
- Create **new models** of affordable housing on **public land** (Pr. 15 and 16)
- Expedite and **streamline** priority housing (Pr. 11, 54, 57, 103, 121)

## Goal 2. Preventing Displacement and Ensuring Housing Stability

- **Eviction Defense Program** (Pr. 88)
- Expand housing **replacement + right to return** to more types of projects (Pr. 29)
- Develop **anti-displacement strategy** studies (Pr. 122)

## Goal 4. Advancing Racial Equity & Access to Opportunity

- Focus RHNA required **rezoning in higher opportunity areas** (Pr. 121)
- Conduct a **Citywide Housing Needs Assessment** process to allocate local targets (Pr. 49)
- Explore **inclusionary** zoning (Pr. 81, 126)

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# RHNA, Adequate Sites and Rezoning

# RHNA and Site Selection Background

Jurisdictions are allocated a **Regional Housing Needs Assessment (RHNA)** allocation, by income category from **SCAG**

Jurisdictions must **identify adequate sites** to accommodate the RHNA, or must **re-zone within 3 years** to make up any shortfall

Available and suitable sites must reflect **realistic and likely development potential**

	2013-2021 Allocation	2021-2029 Allocation
Units in SCAG Region	421,137	1,341,827
Units in Los Angeles	82,002	456,643
Lower Income Units in Los Angeles	32,862	184,721

# Regional Housing Needs Assessment (RHNA)



Recognizes the need for a **buffer** over 456K RHNA allocation, to help meet RHNA

**Small likelihood** most sites can be developed for housing in next 8 years

City has **three years** to adopt necessary **rezoning** plans to address shortfall

# Equitable Rezoning Approach

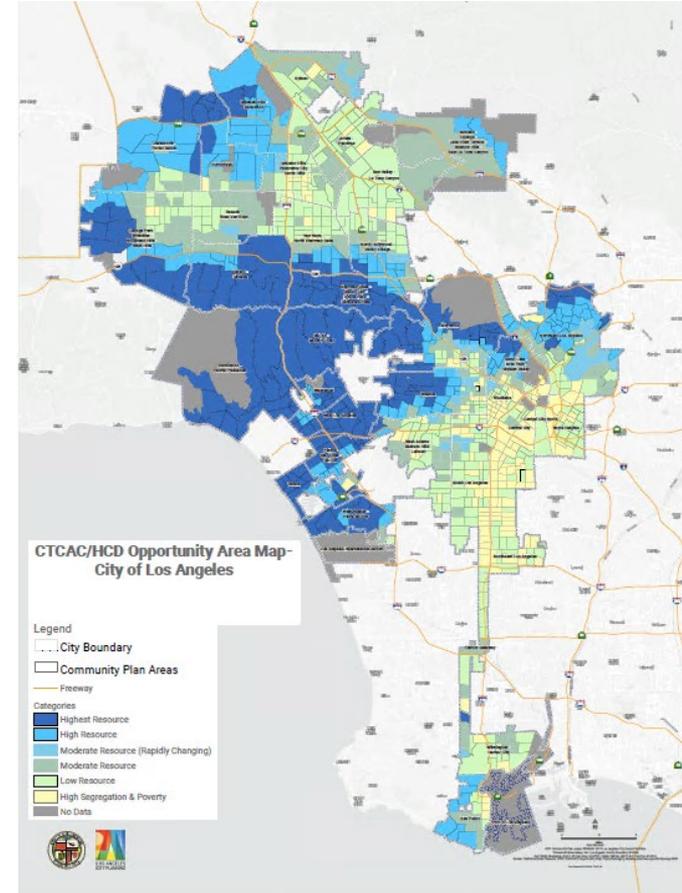
Focus majority of additional capacity in **Higher Opportunity areas**

Maximize **affordability and community benefits**

Protect **communities vulnerable to displacement and housing pressures**

Exclude **hazard areas such as sea level rise areas and VHFHSZ areas**

## TCAC/HCD Opportunity Map

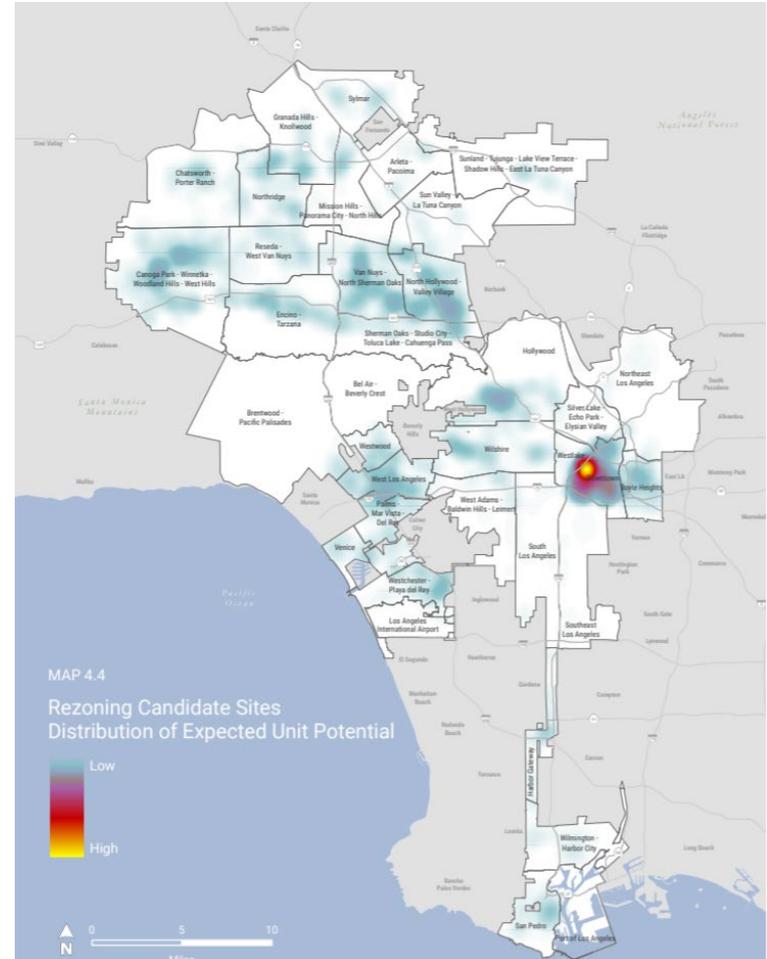


# Rezoning Considerations

A set of **Rezoning Strategies** were developed to create a list of **Candidate Sites for Rezoning**

Key Considerations:

- **Many more sites** are provided than required
- **Candidate Sites** are not necessarily going to be rezoned and standards/details will be refined through future code amendments
- **Other sites** not on the list may be rezoned
- Rezoning must further **affirmatively fair housing (AFFH)** goals



# Rezoning Measures

Rezoning will occur over **3 years** through a **variety of measures** including:

**Active Community  
and Neighborhood  
Planning Efforts**

**Citywide Rezoning  
Efforts**

**Affordable Housing  
Incentive Programs**

# Rezoning Strategies and Candidate Sites

## Individual Rezoning Strategies:

- Opportunity Corridors
- Incentive Programs
- Affordable Housing Overlay
- “Missing Middle”
- Commercial Areas
- Community and Neighborhood Plan Updates

Online **“story map”** was created to help display the strategies and solicit feedback:

<https://planning.lacity.org/plans-policies/housing-element-update#maps>



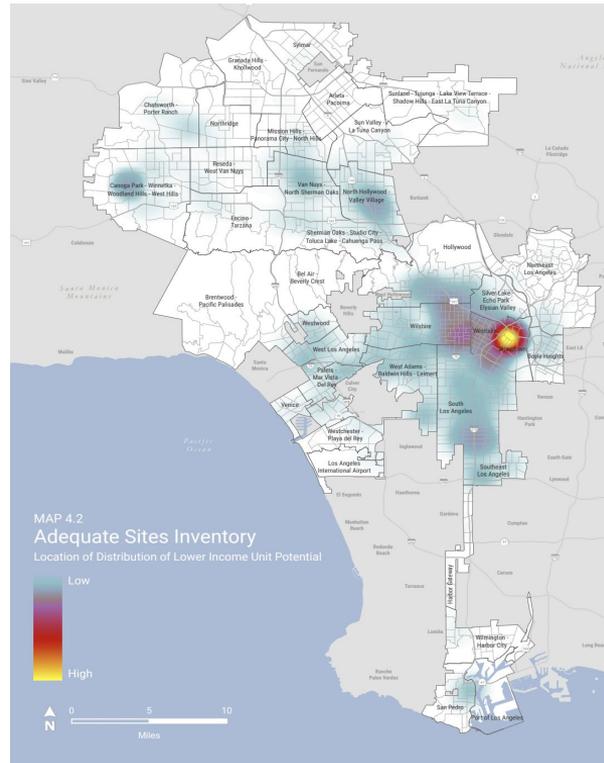
# AFFH Analysis of Sites

Sites were **analyzed** in relation to zoning, development trends, opportunity area, protected classes (incl. race/ethnicity, disability, and familial status), income, tenure, displacement risk, and transit access.

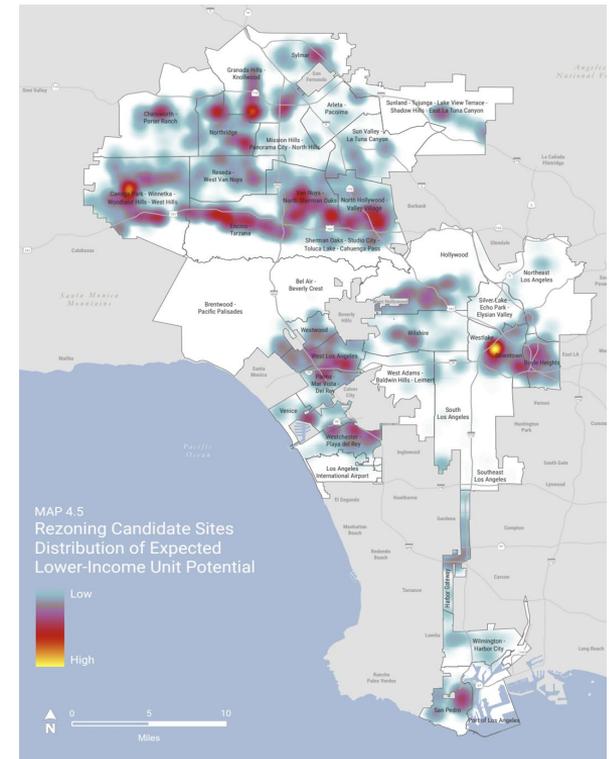
With implementation of the Rezoning Program, there would be an overall improvement to existing conditions from an AFFH perspective

## AFFH Analysis of Sites Inventories (Ch. 4)

### Adequate Sites for Housing



### Candidate Sites for Rezoning



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# Safety and Health Elements

The background of the slide features a blue-tinted photograph of the Griffith Observatory in Los Angeles. The observatory's iconic white domes and classical architecture are prominent in the foreground, set against a backdrop of the city's dense skyline of skyscrapers under a clear sky.

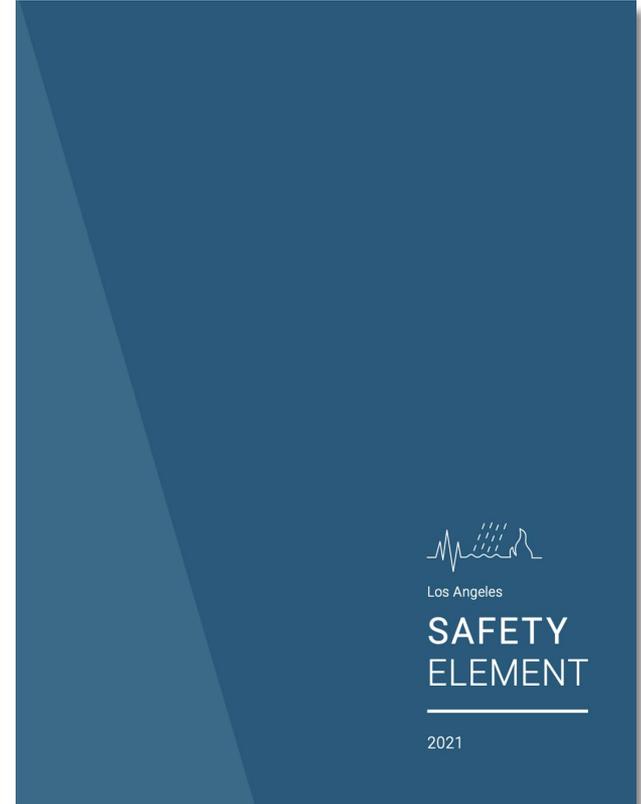
# Safety Element Targeted Update

**Per state law, the Safety Element details the city's approach to minimizing risk associated with hazards**

- Review triggered by Housing Element update
- Update to address recent state requirements around climate change and related disasters

**Targeted update to the 1996 Element will:**

- Refresh background information and mapping
- Amend policies to better address climate change and vulnerable communities
- Integrate programs from related documents (LHMP, GND, Resilient Los Angeles, FMP)



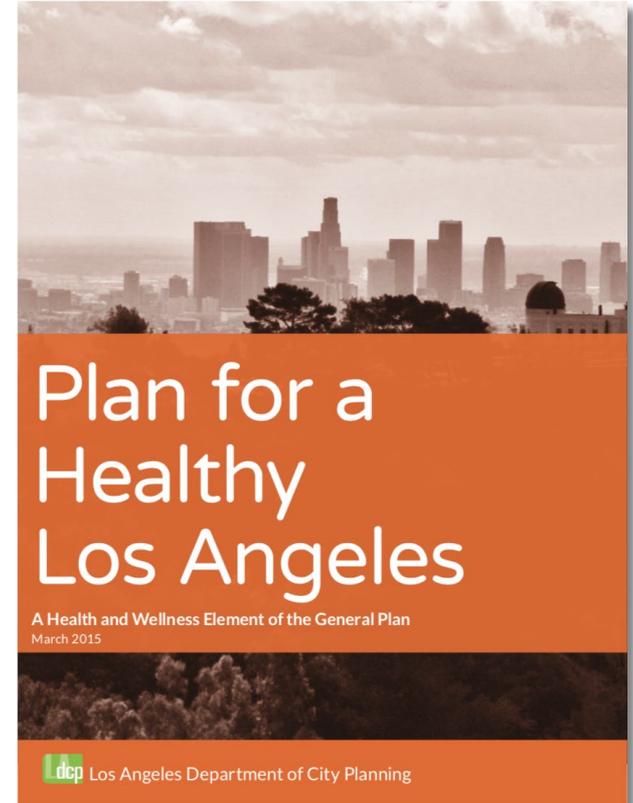
# Health Element Technical Amendments

## Health Element (Plan for a Healthy Los Angeles)

- Addresses **relationship between land use planning and health outcomes**, with emphasis on Vulnerable (Disadvantaged) Communities, mapped in a related Health Atlas currently being updated
- Adopted 2015

## Targeted Amendments

- Clarify compliance with SB 1000 (Environmental Justice)
- Program amendments and additions
  - Equitable engagement that emphasizes participation by vulnerable communities
  - Review and update EJ policies and programs (added by City Planning Commission)



# SB 1000 Compliance

**Govt. Code 65302(h) states that the General Plan shall:**

**(A) Reduce unique health risks in disadvantaged communities**

**(B) Promote civic engagement**

**(C) Identify and prioritize disadvantaged communities**

**The Health Element complies with SB 1000 by:**

Including policies and programs to address:

- Air Quality and Pollution Exposure
- Public Facilities
- Food Access
- Safe and Sanitary Homes
- Physical Activity
- Other Health Risks

Drafted in collaboration with impacted communities, serving as a model for future engagement

Emphasizes engaging and empowering vulnerable communities through multiple new and amended programs

Identifying environmental health hazards and vulnerable communities in the Health Atlas

A new program to review EJ policies and programs in the General Plan and ensure EJ concerns are addressed (added by CPC)

**Other Elements (inc. Housing and Safety) also center Environmental Justice**

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# Review and Recommended Actions

# Recent and Next Steps

## Next Steps

- **City Council Adoption**
- **Housing Element - State Certification (HCD) (90 day review)**

## Housing Element Implementation:

- Housing Element: Rezoning - October 2024
- “Fair Share” Community Plan Allocation
- Affordable Housing Sites and Anti-Displacement Studies
- Density Bonus
- Historic Housing and Land Use Study
- Just Cause Eviction
- Inclusionary Zoning Study

## Safety Element Implementation:

- Hillside Task Force
- Local Hazard Mitigation Plan Update

## Health Element Implementation:

- Inclusive Engagement
- Budget Requests

**General Plan Next Steps:** Growth strategy update, Annual program evaluation and reporting

## Recommended Action for the Housing Element:

1. **Adopt** the Findings in Attachment 2 of the City Planning Commission Report relative to the General Plan amendments; and
2. **Adopt** the Resolution in Attachment 3, to amend the Housing Element of the General Plan as shown in Exhibit B, as provided in supplemental transmittal to the Council File dated 10/26/2021 and revised in supplemental transmittal dated 10/29/2021; and as modified by the City Planning Commission in Attachment 1, in accordance with City Charter Section 555 and LAMC Section 11.5.6.; and
3. **Adopt** the Resolution in Attachment 4 to certify the EIR, adopt EIR Findings and a Statement of Overriding Considerations, and adopt a Mitigation Monitoring Program; or in the alternative, if the Resolution to certify the EIR has been adopted in a prior action by the City Council and the Housing Element Update and/or the Safety Element Update and/or the Health Element Update has been approved, find, as applicable, that the Housing Element Update and/or the Safety Element Update and/or the Health Element Update, was considered in the EIR and pursuant to CEQA Guidelines Sections 15162 and 15164, no subsequent EIR or supplemental EIR, or addendum is required

## Recommended Action for the Safety Element:

1. **Concur** with the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the Safety Element; and
2. **Adopt** the Findings of the City Planning Commission as included in Attachment 2 relative to the General Plan Amendment as the Findings of the City Council; and
3. **Adopt** the Resolution in Attachment 3, to amend the Safety Element of the General Plan as shown in Exhibit G in accordance with City Charter Section 555 and LAMC Section 11.5.6.; and
4. **Adopt** the Resolution in Attachment 4 to certify the EIR, adopt EIR Findings and a Statement of Overriding Considerations, and adopt a Mitigation Monitoring Program, when presented; or in the alternative, if the Resolution to certify the EIR has been adopted in a prior action by the City Council and the Housing Element Update and/or the Safety Element Update and/or the Health Element Update has been approved, find, as applicable, that the Housing Element Update and/or the Safety Element Update and/or the Health Element Update, was considered in the EIR and pursuant to CEQA Guidelines Sections 15162 and 15164, no subsequent EIR or supplemental EIR, or addendum is required.

## Recommended Action for the Health Element:

1. **Concur** with the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the Health Element; and
2. **Adopt** the Findings of the City Planning Commission as included in Attachment 2 relative to the General Plan Amendment as the Findings of the City Council; and
1. **Adopt** the Resolution in Attachment 3, to amend the Health Element of the General Plan as shown in Exhibit J and as modified by the City Planning Commission on October 14, 2021, in accordance with City Charter Section 555 and LAMC Section 11.5.6.; and
1. **Adopt** the Resolution in Attachment 4 to certify the EIR, adopt EIR Findings and a Statement of Overriding Considerations, and adopt a Mitigation Monitoring Program, when presented; or in the alternative, if the Resolution to certify the EIR has been adopted in a prior action by the City Council and the Housing Element Update and/or the Safety Element Update and/or the Health Element Update has been approved, find, as applicable, that the Housing Element Update and/or the Safety Element Update and/or the Health Element Update, was considered in the EIR and pursuant to CEQA Guidelines Sections 15162 and 15164, no subsequent EIR or supplemental EIR, or addendum is required.

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# Thank You



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# Additional Resource Slides

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# CPC Modifications

The background of the slide is a blue-tinted photograph of the Griffith Observatory in Los Angeles. The observatory's three large domes are prominent in the foreground, with the city skyline visible in the background under a clear sky.

# Modifications to the Housing Element by CPC

- Incorporate the modifications made by the City Planning Commission on October 14, 2021 pertaining to the Housing Element Update summarized as follows:
  - Modify Program 121 (RHNA Rezoning) to include an intent to evaluate strategies to avoid displacement of existing RSO tenants through the rezoning.
  - Modify Program 121 (RHNA Rezoning) to include an intent to prioritize rezoning in higher opportunity areas and ensure that high opportunity areas include the maximum amount of on-site affordable housing that is economically feasible.
  - Modify Program 48 (Update Density Bonus and Other Affordable Housing Incentive Programs) to explore the prioritization of the rental of affordable units for those who were displaced by an Ellis Act no-fault eviction.
  - Modify Program 88 (Eviction Defense Program) to explore and evaluate the goal of establishing a tenant's "right to counsel" program in Los Angeles.
  - Add new Policy 3.1.9: Encourage "convertible design" of above ground parking structures in transit rich areas so they can later be converted to housing. Also amend Program 21 (Innovative Parking/Mobility Strategies in Housing) to include, as a part of future planning efforts, the exploration of ways parking structures can more easily be converted to housing in the future as needs change, particularly in transit-rich areas.
  - Amend Program 16 (New Models for Affordable Housing) to include exploration of considerations regarding the prioritization of public land for new models of affordable housing development and control, including Community Land Trusts or social/public housing.
- Incorporate modifications presented to the Commissioners as detailed in the Technical Modifications memo to CPC (Agenda Item No. 7) dated October 14, 2021 and October 13, 2021.

# Modifications to the Health Element by CPC

Incorporate the modifications made by the City Planning Commission on October 14, 2021 pertaining to the Health Element Update summarized as follows:

## Add Program 91- Environmental Justice in the General Plan

Periodically review the Plan for a Healthy Los Angeles and other General Plan Elements to ensure emerging environmental justice concerns are addressed. Emerging concerns may include: the identification of new sources of contamination and new research on related health impacts, changing environmental and economic conditions that alter risk and exposure for specific communities, and new concerns raised through continued public engagement. Evaluate policies and programs to ensure they meaningfully center race and environmental racism, as well as the disproportionate impacts of climate change on vulnerable communities. Actively pursue funding for implementation of environmental justice programs and evaluate the feasibility of a dedicated implementation unit within the Department of City Planning. Center environmental justice as a key priority when updating the growth strategy (Framework Element), as detailed in 2021-2029 Housing Element Program 50. Establish a timeline for comprehensive updates to the Plan for a Healthy Los Angeles to ensure the Element exceeds state standards and exemplifies best practices in environmental justice planning.

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# State Compliance



# SB 1000 Compliance

**Govt. Code 65302(h) states that the General Plan shall:**

**(A) Reduce unique health risks in disadvantaged communities**

**(B) Promote civic engagement**

**(C) Identify and prioritize disadvantaged communities**

**The Health Element complies with SB 1000 by:**

Including policies and programs to address:

- Air Quality and Pollution Exposure
- Public Facilities
- Food Access
- Safe and Sanitary Homes
- Physical Activity
- Other Health Risks

Drafted in collaboration with impacted communities, serving as a model for future engagement

Emphasizes engaging and empowering vulnerable communities through multiple new and amended programs

Identifying environmental health hazards and vulnerable communities in the Health Atlas

A new program to review EJ policies and programs in the General Plan and ensure EJ concerns are addressed (added by CPC)

**Other Elements (inc. Housing and Safety) also center Environmental Justice**

# HCD Comments

Certain demographic information missing, including for special needs, farmworkers, and ELI populations

Demonstrate compliance with certain state laws (employee housing)

Quantified Objectives can be expanded (Mod for production and VL/ELI for preservation)

Describe some constraints in more detail (Article 34, Prop 13, off-site improvements, emergency shelters, site plan review, etc)

More clarity on Sites Inventory for pipeline development, public land, warner center, ADUs, etc

Evidence that sites can accommodate the lower income need

More detail on certain programs, including Community Plan updates and schedules for program implementation

Better describe how public feedback was incorporated into the plan

**Letter and responses to comments are incorporated in Exhibit O of the Staff report**

# State (CAL FIRE) Review of Safety Element



## Summary of Clarifications:

- **Policy 1.1.3** revised to encourage the location of critical facilities and infrastructure outside of hazard areas
- **Policy 1.1.6** expanded to ensure that state and federal standards are regularly adopted into the Los Angeles Municipal Code
- **Policy 1.1.8** added to reflect the City's commitment to maintaining low density zoning designations in very high fire hazard severity zones
- **Policy 2.1.5** expanded to capture the City's commitment to staff training and preparedness
- **Policy 2.1.6** and **Program 48** continue to facilitate effective fire suppression without a reliance on mutual aid, including interagency coordination, enforcement of peak water supply requirements, and minimum roadway widths
- **Program 47** to maintain and update evacuation plans and access roads, including procedures related to residential developments in a VHFHSZ. Evaluate how best to regulate infill and retrofit existing non-conforming development when creating a 20 foot wide improved access road is not feasible

# Housing Element Goals, Objectives, Policies, and Programs

The background of the slide is a blue-tinted photograph of the Griffith Observatory building, a prominent landmark in Los Angeles. The building features three large domes and is situated on a grassy hillside. In the distance, the Los Angeles city skyline is visible under a clear sky. The overall aesthetic is clean and professional, with the white text of the title standing out against the blue background.

# Goal 1 Supply and Production

## OBJECTIVE 1.1

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

- Plan for **ample** housing to meet **existing** and projected needs
- When planning, provide a **buffer** over long-term household projections
- **Allocate housing targets across communities**
- Rezone to ensure affordable housing development is available in **every geography**
- Introduce more **“missing middle”** densities, particularly in higher opportunity areas
- Prioritize **underrepresented voices**, through programs, planning, and outreach efforts
- Integrate **anti-displacement strategies**

# Goal 1 Supply and Production

## OBJECTIVE 1.2

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

- **Maximize net gain of affordable** housing
- Prioritize those with greatest needs
- Promote **longer affordability** terms
- **Streamline affordable housing**
- Provide **flexibility** for affordable housing in project review and planning
- Make more **public resources and land** available for affordable housing

## 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.

- Prioritize affordable housing in **Higher Opportunity Areas** and areas that currently have fewer Affordable units.
- Provide **accessible and inclusive outreach** on the history of **racist policies, planning, zoning and real estate practices**

# Goal 1 Programs

## Draft Production Programs

- Expand/improve local affordability programs
- Inclusionary zoning
- Update **Growth Strategy** (Framework)
- New pro-housing revenue sources
- New models of affordable housing
- Expand public land development
- Address major entitlements (JJJ 2.0)
- **Parking** and mobility innovation in housing
- **Expedite + streamline** priority housing
- Smaller lots/ADUs/subdivisions
- More standardized plans
- Expand more affordable types (coliving/micro/mobile/RVs tiny homes)
- Missing Middle
- Low Rise / International Building Exhibition

**+ Rezoning Program** (*described earlier*)

# Goal 2 Tenant Protection + Affordable Housing Preservation

## OBJECTIVE 2.1

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

- Ensure a **no net loss** of affordable housing
- **Preserve affordability** of assisted housing
- **Create affordability** in unrestricted housing
- Protect **tenants' rights**, enforcement, and legal assistance
- Expand **right of first refusal**
- Limit **short-term rentals, residential conversions to hotels** and vacancies
- Develop local **anti-displacement strategies** with big investments

# Goal 2 Tenant Protection + Affordable Housing Preservation

## OBJECTIVE 2.2

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

- Expand individual and community **ownership opportunities**
- **Foreclosure prevention**
- Prioritize **education on wealth creation** opportunities for underserved communities
- Protection from **predatory lending** and **speculation**

## OBJECTIVE 2.3

**Preserve, conserve and improve** the quality of housing.

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

# Goal 2 Programs

## Draft Programs

- Affordable and Accessible Housing **Registry**
- **Eviction Defense Program**
- Housing Stability Program
- Strengthening Enforcement of Ellis Act/RSO
- **Just Cause Eviction Program**
- Tenant Anti-Harassment Ordinance
- Strategies for preserving naturally occurring affordable housing (NOAH)
- Preservation of “at-risk” units
- Expand **housing replacement + right to return**
- Explore community/tenant opportunity to purchase
- Support shared equity models including Community Land Trusts
- Anti-displacement strategy studies

## State Law

- No net loss replacement policies applied to all Sites on the Inventory

# Goal 3 Healthy, Livable, Sustainable, and Resilient Housing

## OBJECTIVE 3.1

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

- Support **historic preservation**, particularly in lower income communities
- **Site/orient buildings** to maximize benefit of local amenities and minimize exposure to hazards
- Promote positive **health outcomes** for the most vulnerable communities
- Develop sustainable **urban design standards** and pedestrian centered improvements
- Plan for **open space** and other amenities

# Goal 3 Healthy, Livable, Sustainable, and Resilient Housing

## 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.

- Promote mixed income and affordable housing in areas near **transit, job and higher opportunity areas**
- Facilitate **reduction of water, energy, carbon and waste consumption** in housing
- Provide incentives for **adaptive re-use**
- Accommodate a greater **mix of uses** when safe and in line with policies

## OBJECTIVE 3.3

**Promote disaster and climate resilience** in citywide housing efforts.

- Identify and plan for **climate change** related risks to housing
- Plan for **post-disaster recovery** centering equity, resilience, sustainability and safety
- Identifying funding and other resources to support the **retrofitting of existing buildings** to improve resilience and health.

# Goal 3 Programs

## Draft Programs (Livable and Healthy)

- Transportation Demand Mgmt (TDM) + right-size parking strategies
- Adaptive Reuse expansion
- Historic Preservation rehabilitation program
- Development of Objective Design Standards
- Facilitate Housing Innovations
- Low-Rise Infill Housing R&D Initiative
- International Building Exhibition (IBA)
- Accessible Housing For Seniors
- Redevelopment of Brownfields Sites
- Handyworker Program
- Healthy Homes Lead Free Housing

## Draft Programs (Resilient)

- Disaster Resilience and Recovery
- Temporary Housing Facilities for Disaster Response
- Outreach and Training for Emergency Preparedness and Response
- Housing and Ecology
- Incentives to Encourage Green Building Solutions in Existing Buildings
- Building Design and Materials for Sustainability
- Achieving Water Use Efficiency with Conservation Programs
- Incentives to Conserve Energy
- City Plants / Trees

# Goal 4 Preventing Discrimination and Correcting Harms

## 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.

- Ensure **equal opportunities** in rental, for sale, lending, and the receipt of housing vouchers
- Eliminate **housing accessibility** barriers and assist populations experiencing discrimination

# Goal 4 Preventing Discrimination and Correcting Harms

## 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.

- Provide **education and outreach** on renter and ownership rights
- Collect and report findings on discrimination in the sale and rental of housing.

## OBJECTIVE 4.3

**(NEW) 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.

- Increase access and transparency in the lease-up process for restricted Affordable Housing units
- Ensure that all neighborhoods have a range of housing typologies so residents can remain in the same community
- Examine and reform **exclusionary land use practices**
- Support **place-based strategies**

# Goal 4 Programs

## Correcting Harms

- Affirmatively Furthering Fair Housing (AFFH) Program (#124)
- Update the Citywide Growth Strategy to Meet Housing Needs
- Historic Land Use Study
- Education on Housing Topics
- Anti-Displacement Strategies

## Preventing Discrimination

- Citywide Fair Housing Program
- Accessible Housing Program (AcHP)
- RSO Tenant/Landlord Outreach and Education Program
- Eviction Defense Program
- Housing Legal Services for Seniors
- Housing Choice Voucher Program
- Section 8 Vouchers for Disabled and Elderly Households
- Domestic Violence Shelter Program

## Supporting Housing Needs

- Aging in Place
- Housing Access for Seniors
- Reasonable Accommodation

# Goal 5 Ending Homelessness

## 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.

- Pursue a **Housing-First** approach and coordinate service provision
- Ensure there are a **enough** temporary and permanent **housing options**
- Facilitate **prevention** to reduce entry into homelessness
- Expand supportive services and provide greater outreach

### 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.

- Identify and remove barriers to permitting, preserving, and expanding licensed **community care facilities**
- Invest in **additional services + facilities**
- Provide opportunities for communities to dialogue and learn about root causes of homelessness, and effective approaches to preventing and ending homeless

# Goal 5 Programs

## Draft Programs

- **Comprehensive Homeless Strategy**
- Biennial Homeless Count
- Coordinated Entry System (CES)
- Street Outreach (United Homeless Response Center)
- Homelessness Prevention and Rapid Re-Housing Program (HPRP)
- **Emergency Shelter and Transitional Housing Facilities**
- **Zoning for Health-Based Residential Facilities**
- **Zoning and Development Standards for Homeless Housing**
- Problem Solving Program
- Finance the Construction and Maintenance of Permanent Supportive Housing for Homeless Persons
- Computerized Information Center/Information & Referrals for Persons with Disabilities
- Technical Assistance to Homeless Housing Providers
- Neighborhood Awareness of Special Needs Housing
- Assistance for Homeless Persons in Accessing Housing and Services
- Homeless Management Information Systems (HMIS) Data Collection
- Access New Resources and Services for the Homeless
- Homeless Housing and Services Coordination (No Wrong Door)
- Permanent Supportive Housing For Homeless Persons
- Rental Assistance for Homeless Households with Disabilities (homekey)
- Rental Assistance for Homeless Households
- Job Training and Placement for Homeless Individuals
- Veterans Affairs Supportive Housing (VASH)
- Family Solutions System
- Overnight Shelter (Winter Shelter and Year-Round Shelter)

# Special Topics

## Affordability Length

**Policy 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 for **longer periods of time**.

**Program 54. Density Bonus.** “...Explore permanent or 99-year affordability terms for affordable units in mixed-income projects...”

**Program 121. Rezoning Program.** “The Program will explore the creation of enhanced community benefits for rezoned properties, including **longer affordability terms...**”

# Special Topics

## Single-Family Zoning

**Policy 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.

**Policy 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, and subjective design review standards; introduce context specific reforms that further Citywide Housing Priorities.

## Rezoning Program (121) + NEW Missing Middle Program

# Special Topics

## Equitable Distribution and Ample Housing

**Policy 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.

### **Program 49. Targeted Zoning Allocations by Community Plan Area**

“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”

### **Program 50. Update the Citywide Growth Strategy to Meet Housing Needs (NEW)**

Implement strategies to better align the citywide housing needs assessment with citywide and community level housing growth targets and priorities

# Special Topics

## Replacement Requirements

**Policy 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.

**NEW Program 28. Replacement Unit Program for Selected Sites** "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"

## Program 29. Enforcement of No Net Loss and Affordable Housing Replacements Requirements

Implement and expand no net loss and affordable housing replacement requirements.... Evaluate feasibility of extending (or revising) SB 330 replacement and tenant protections past the sunset date in 2029... as well as of amending to require 1:1 replacement of RSO units as lower income units...

*Note: Also have replacement requirements identified in programs for Small Lot Subdivisions and Coastal (Mello); Plus Anti-Displacement Program*

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# RHNA, Adequate Sites and Rezoning Need (Ch. 4)

# RHNA and Site Selection Background

Jurisdictions are allocated a **Regional Housing Needs Assessment (RHNA)** allocation, by income category from **SCAG**

Jurisdictions must **identify adequate sites** to accommodate the RHNA, or must **re-zone within 3 years** to make up any shortfall

Available and suitable sites must:

- Reflect **realistic capacity**
- Have **demonstrated potential** for housing and be **likely to redevelop**
- **Affirmatively Further Fair Housing**, or create a program to meaningfully address housing discrimination and access to opportunity

# Regional Housing Needs Assessment (RHNA)

How much housing do we need to plan for?

	2013-2021 Allocation	2021-2029 Allocation	
Units in SCAG Region	421,137	1,341,827	
Units in Los Angeles	82,002	456,643	
Lower Income Units in Los Angeles	32,862	184,721	

# Identification of Sites

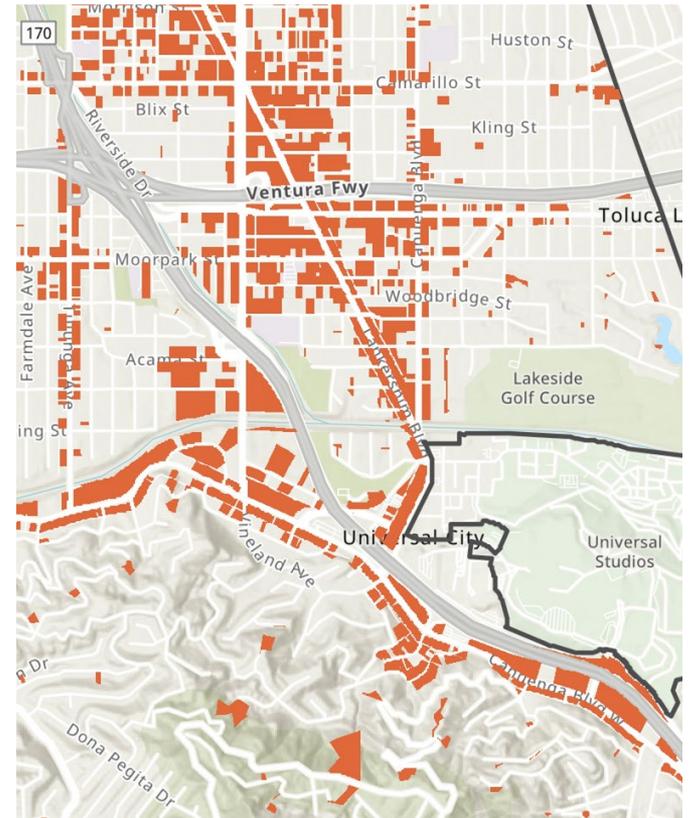
Sites with **potential** for housing development

**Low likelihoods** are factored in through methodology

Certain State Requirements:

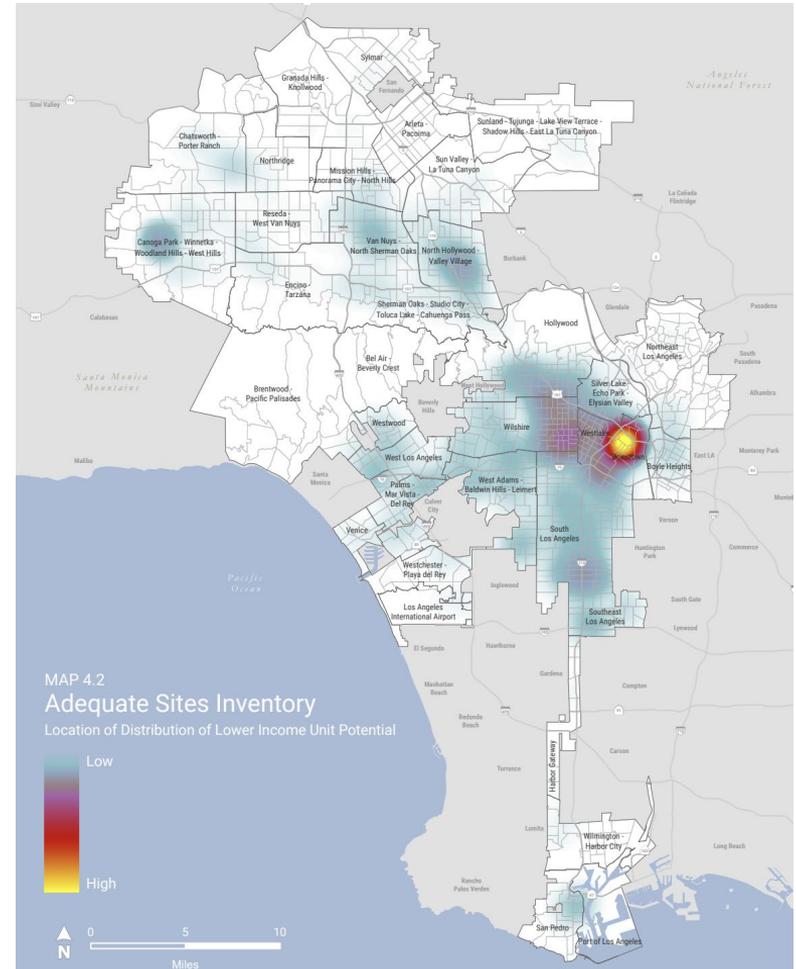
- **All sites** are required to comply with affordable housing **replacement policies**
- **Lower-income sites** (30 units/acre) are eligible for a **by-right** process if 20% affordable

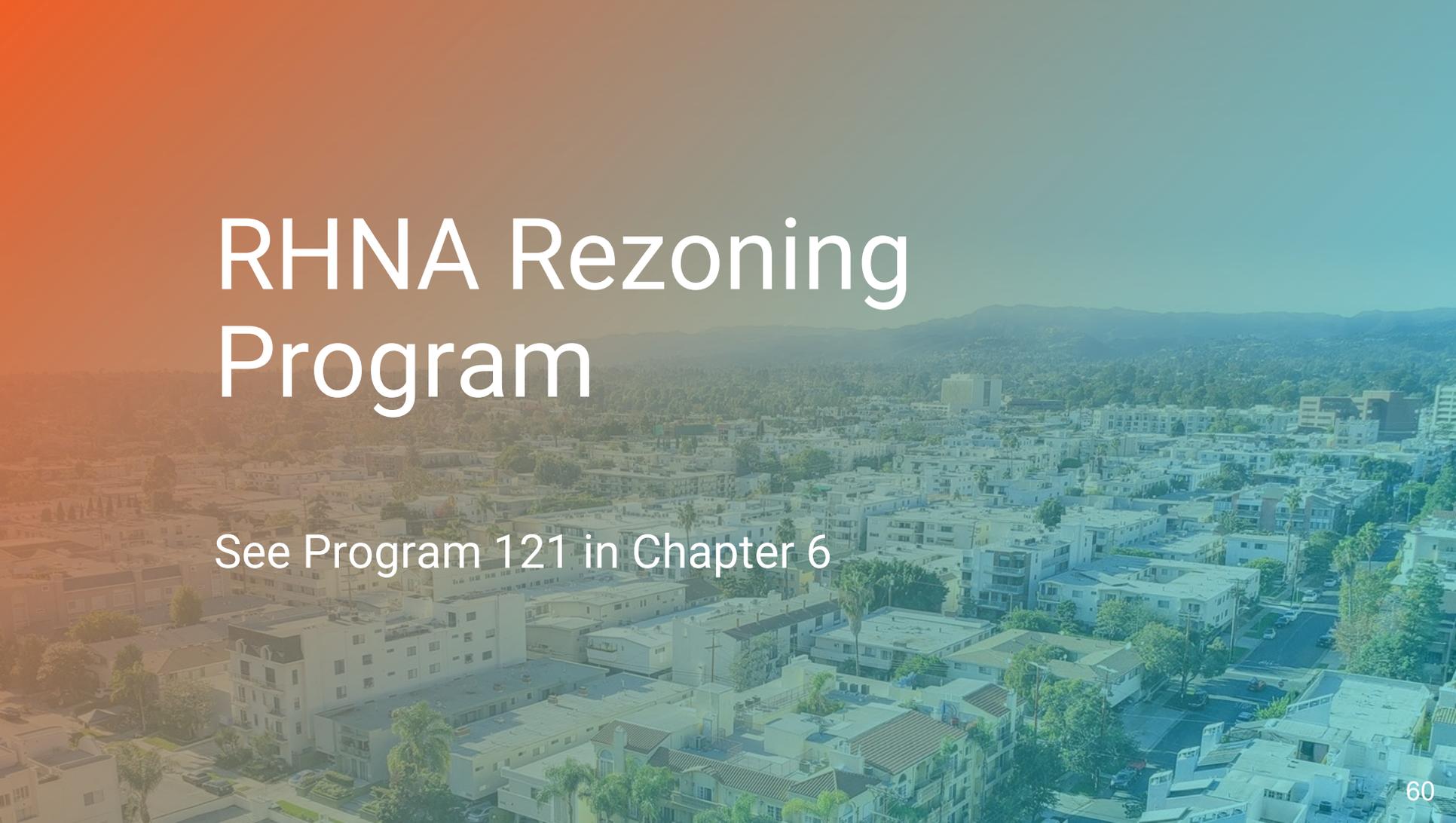
Draft assigns **no RSO sites** as lower-income sites



# AFFH Analysis of Sites

- Sites were **analyzed** in relation to zoning, development trends, opportunity area, protected classes (incl. race/ethnicity, disability, and familial status), income, tenure, displacement risk, and transit access.
- The sites **reflect inequities in existing zoning patterns**, identifying most development potential in lower-resourced neighborhoods
- There is **significant opportunity to improve these conditions** through the **RHNA Rezoning Program** and other Housing Element programs



An aerial photograph of a city, likely Los Angeles, showing a dense residential area with various apartment buildings and houses. The image is overlaid with a color gradient that transitions from a warm orange on the left to a cool blue on the right. The text is centered in the upper half of the image.

# RHNA Rezoning Program

See Program 121 in Chapter 6

# Rezoning Strategies

## Opportunity Corridors

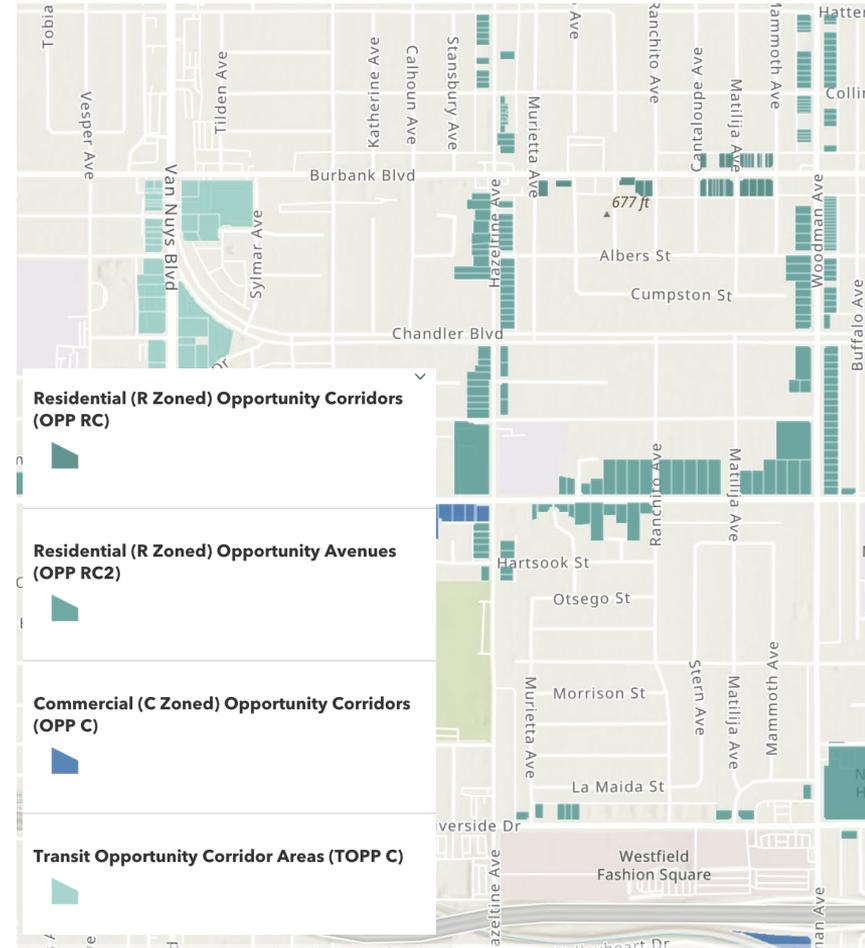
### Opportunity Area Commercial (C) Zones:

- Restore FAR allowances on commercial corridors, with densities that encourage residential development (**OPP C**)
- In areas of transit permit greater FAR and density allowances. (**TOPP C**)

### Opportunity Area Residential (R) Zones:

- Allow 6 units on all R corridors (**OPP RC2**)
- If in a **transit** area, permit mid-rise FAR and density (**OPP RC**)

**Transit** = High Quality Transit Areas have 15 min. peak service



# Rezoning Strategies Cont.

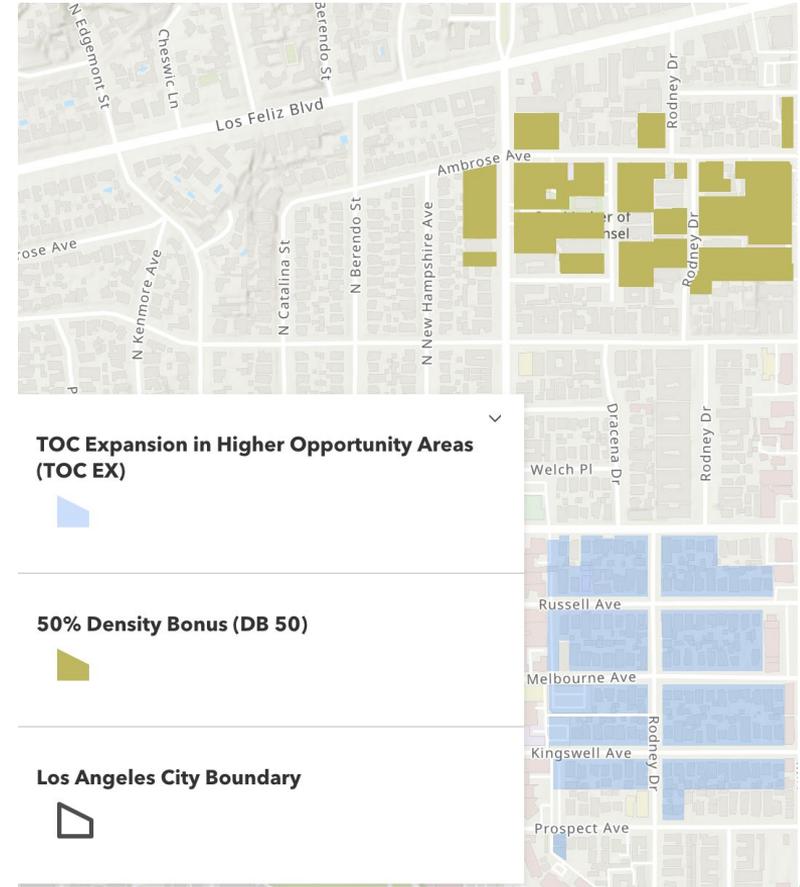
## Incentive Programs

### TOC Expansion in Higher Opportunity Areas (TOC EXP)

- Allow more R/C properties to utilize TOC incentives in existing TOC Tier 3+4 Tier Areas
- Allow lower scale mid rise

### 50% Density Bonus (DB 50)

- Allow a 50% density bonus in non TOC Areas
- Align with state law without undermining City's value capture approach



# Rezoning Strategies Cont.

## Commercial Areas

### Adaptive Reuse (ARO)

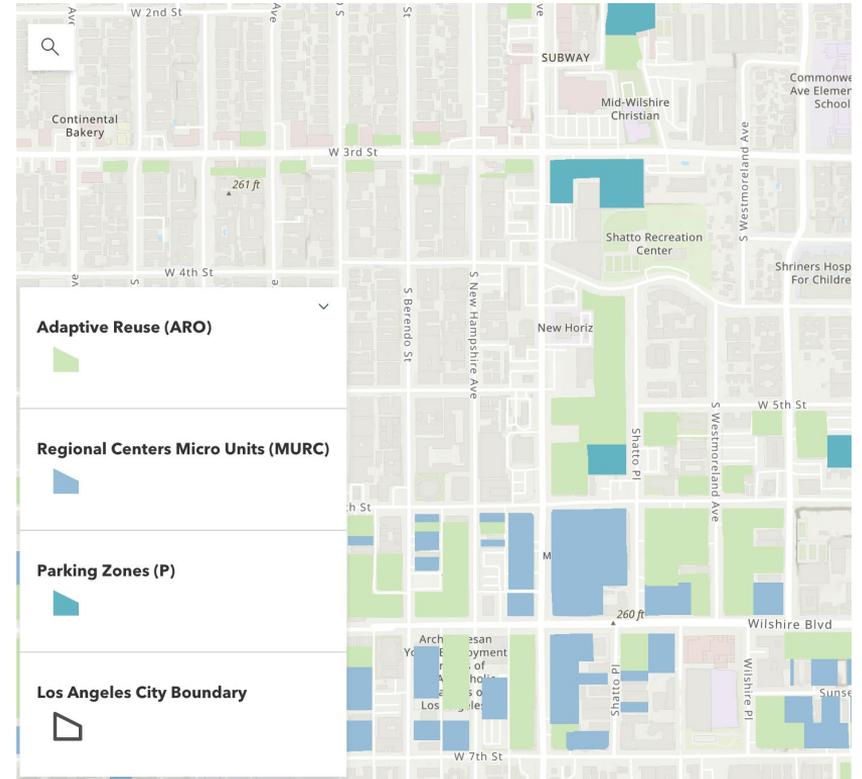
- Expand adaptive reuse citywide

### Micro Units in Regional Centers (MURC)

- Facilitate smaller more affordable units types (micro units) in Regional Centers
- Address density, parking, open space

### Parking Zones (P)

- Allow multifamily housing use in all Parking (P) and Parking Building (PB) zones



# Rezoning Strategies Cont.

## Missing Middle

### R2/RD Zone Update

- Facilitate backyard duplexes

### Opportunity ADUs

- Allow one extra ADU on larger lots in Higher Opportunity Areas

### OPP RC2 (Opportunity Corridor Residential)

- Allow up to six units per lot (also Opportunity Corridors)



Architect: Vonn

# Rezoning Strategies Cont.

## Affordable Housing Overlay (AHO)

Allow **50-100% affordable housing** on residential/commercial properties (outside of Lower Resource and High Segregation & Poverty areas)

### Faith Based Owned (FBO) Properties

- Allow faith-based owned properties to develop affordable housing

### Public Land (PF Zones)

- Allow certain publicly owned land to be developed as affordable housing



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# Tenant Protections



# Replacement / Right of Return Requirements

## When Do They Currently Apply?

	Replacement*	Right of Return
<b>Discretionary Multifamily (2+ units) (SB 330) (§63000)</b>	<b>Yes</b> For RSO + lower income units	<b>Yes</b> For occupants of “protected units”
<b>Affordable Housing Incentive Programs (§65915(C)3)(a))</b>	<b>Yes</b> For RSO + lower income units	<b>No</b> (unless discretionary, see above)
<b>(NEW) Any Housing Element site</b>	<b>Yes</b> for all RHNA sites identified in the Housing Element. Same as above	<b>No</b> (unless discretionary, see above)
<b>RSO (LAMC 151.28)</b>	If rented within 5 years Developers may choose RSO whole new building or affordability exemption	Only for re-rentals within 2 years after Ellis removal

# Background

## Additional Details

**“Replace”** means same #, same bedrooms and occupied by same or lower HH income category (as those households in occupancy

**\*“Protected Units”** in SB 330 are defined as (I) Units to a recorded covenant, for lower income within the past five years. (II) Units subject to RSO. (III) Units occupied by lower income households within the past five years. (IV) Units withdrawn from rent or lease in accordance with the Ellis Act within the past 10 years.

**Right of Return** applies to a “comparable unit... at an affordable rent/cost”

# Background

## Replace How?

<u>Type of Demolished Unit</u>	<u>Replacement Requirement</u>
Occupied by Lower Income Household (<80% AMI)	Replace with 55 year deed restricted units at AMI category of existing tenants
Vacant, or where income level of the tenant is unknown	<p>Presumption: Use percent Lower Income renters in LA per CHAS data <b>(67%)</b>. Round up.</p> <p>Density Bonus = 49% VL /18% Low            TOC = 30% of ELI/ 18% VL / 18% Low</p>
RSO Unit	<p>Replace with RSO Unit (Current); or</p> <p>Replace as a 55 Year Lower Income Unit 1:1 (Exploring)</p>

# Background

## Right to Counsel

### Policy 2.1.4

Strengthen tenant protections by expanding tenants rights, enforcement, and legal assistance needed to access those rights.

### Program 88. EVICTION DEFENSE PROGRAM (NEW)

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 per year in order to prevent homelessness and eviction. Through FamilySource Centers, provide case management services (ongoing support) to 600 households and housing stability services to 480 households per year

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# Outreach and Comments Received



# Public Participation Summary

- Housing Element **Task Force** (63 members)
- Kick-Off Workshops (3) + digital workshop
- Webinars with Live Q+A
- *Concepts* Webinars with Live Q+A
- Online *Concepts* Survey Tool
- Housing *Concepts* Poll (statistically valid survey)
- Housing Element Video
- Presentations to stakeholders
- Draft Webinars
- Public Hearings



Housing Element 2021-2029:  
**The Plan to House LA**

Join us for a Community Workshop.

The City of Los Angeles is launching an update to its Housing Element, the plan to identify and meet LA's housing needs. Over the next year we need your help to plan to house LA.  
Learn more about the Housing Element, and how it shapes housing in our city, at an open house meeting.

**CENTRAL - MONDAY, FEBRUARY 24TH**  
5:00 - 7:30 PM  
Pico House  
424 North Main Street, 90012

**VALLEY - SATURDAY, FEBRUARY 29TH**  
2:00 - 4:30 PM  
Sherman Oaks East Valley Adult Center  
5056 Van Nuys Blvd, 91403

**SOUTH - WEDNESDAY, MARCH 4TH**  
6:00 - 8:30 PM  
Jim Gilliam Recreation Center  
4000 South La Brea Ave, 90008

**LEARN MORE & SIGN UP FOR UPDATES AT**  
<https://planning4la.org/Plan2HouseLA>

Upon request, Los Angeles City Planning can facilitate having sign language interpreters, assistive listening devices, and translation between English and other languages available to the public. All requests must be made at least three working days or 72 hours in advance of the event or meeting date. To request accommodations or translation services, or for other questions, please email [housingelement@cityofla.org](mailto:housingelement@cityofla.org)



**THE PLAN  
TO HOUSE LA**

LOS ANGELES CITY PLANNING

# Public Comments on the Housing Element

## Common concerns raised included

- Need for more affordable housing with equitable distribution across the City of Los Angeles, including in high resource areas
- Need to go further in addressing climate change and environmental justice
- Need for a comprehensive fair share re-zoning strategy
- Request to incorporate the Livable Communities Initiative
- Expand programs for housing affordability and community displacement, and support for accessing affordable housing
- Alternative housing models including co-housing and land trusts
- Tenant protections, specifically in relation to eviction protection and education to facilitate greater understanding of tenant rights
- Acknowledge history of land use injustices, commit to reversing racist land use designations
- Concern about impacts on middle-income and single-family homes as well as concerns related to hillsides, increased traffic, and school-crowding with upzoning

*For a complete summary see the Public Participation section of the staff report.*

# Safety & Health Elements - Common Public Comments

- **SE Programs 16 and 47** address desires to plan for mitigations and evacuation routes in hazard areas, particularly in fire and flood hazard areas
- **SE Policy 1.1.8** addresses desires to limit or prohibit new development in hazard areas, particularly VHFHSZ
- **SE Program 2 and 15** address comments to expand hazard mapping to account for future climate change conditions
- **SE Policy 1.1.3 and 3.1.4** addresses concerns about substandard infrastructure and the need to locate critical infrastructure outside of hazard areas
- **SE Program 6 and HE Program 41** speak to concerns about the effects of oil drilling on adjacent communities and calls to prohibit new and phase out current operations
- Integrate ecological considerations in disaster management, with an emphasis on planting and protecting trees (**HE Program 37, SE Program 17**) and stormwater infrastructure as open spaces (**SE Program 10**)
- **SE Policy 3.1.5 and Program 19** include more direction on home hardening, planned retreat, and retrofit of existing non-conforming development
- **SE Objective 1.2** begins to address calls to further policies and implementation programs that relate to Environmental Justice