

Summary of 2022 Housing Element Annual Progress Report

CF 22-0403-S1

LOS ANGELES
CITY PLANNING

Housing and Homelessness Committee
August 16, 2023

Presentation Overview

- **Summary of 2022 Annual Progress Report (APR)**
 - Includes the 2022 Housing Element Annual Progress Report
 - Supplemental Affirmatively Furthering Fair Housing (Program 124) Report

- **Housing Implementation Program Spotlight**
 - Fair Share Housing Allocation Methodology (Program 49)
 - RHNA Rezoning (Program 121)

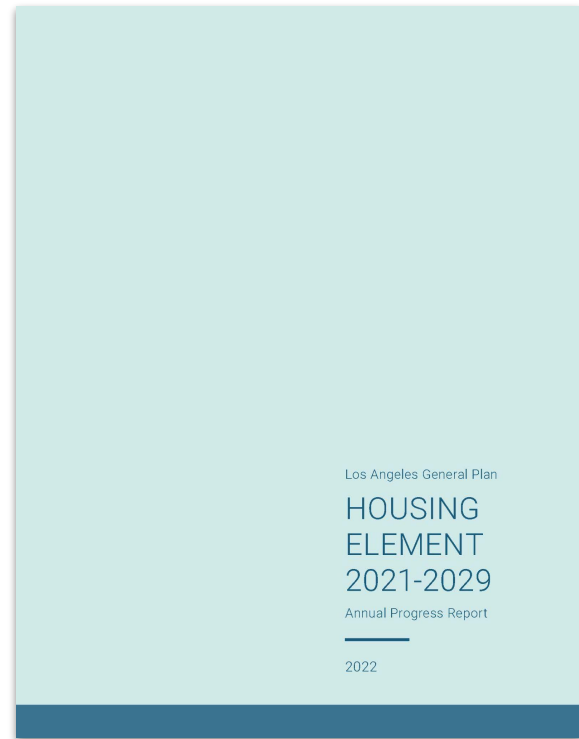
Summary of 2022 Annual Progress Report (APR)

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What is the Housing Element APR?

2021-2029 Housing Element Cycle

- Report on the status and progress of implementing the 2021-2029 Housing Element including:
 - o RHNA Progress (housing production and demolition)
 - o Status of housing implementation programs (136)
- Requires assistance with 19 City departments and agencies
- Recently expanded to include
 - o Data on all entitlement apps., permits and completions.
 - o Information on usage of state housing programs
- Uses state-developed forms and reporting system



What is RHNA?

The **Regional Housing Needs Assessment (RHNA)** is the state identified number of housing units each city must plan to accommodate to meet existing and projected housing needs, within the 8-year planning period of the Housing Element. The City is obligated to adopt a rezoning program **before February 2025**.



Regional Housing Needs
Assessment Target

486,379 units

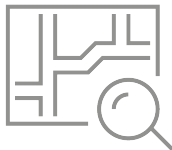
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Anticipated
Development

230,964 units

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Minimum
Rezoning Need

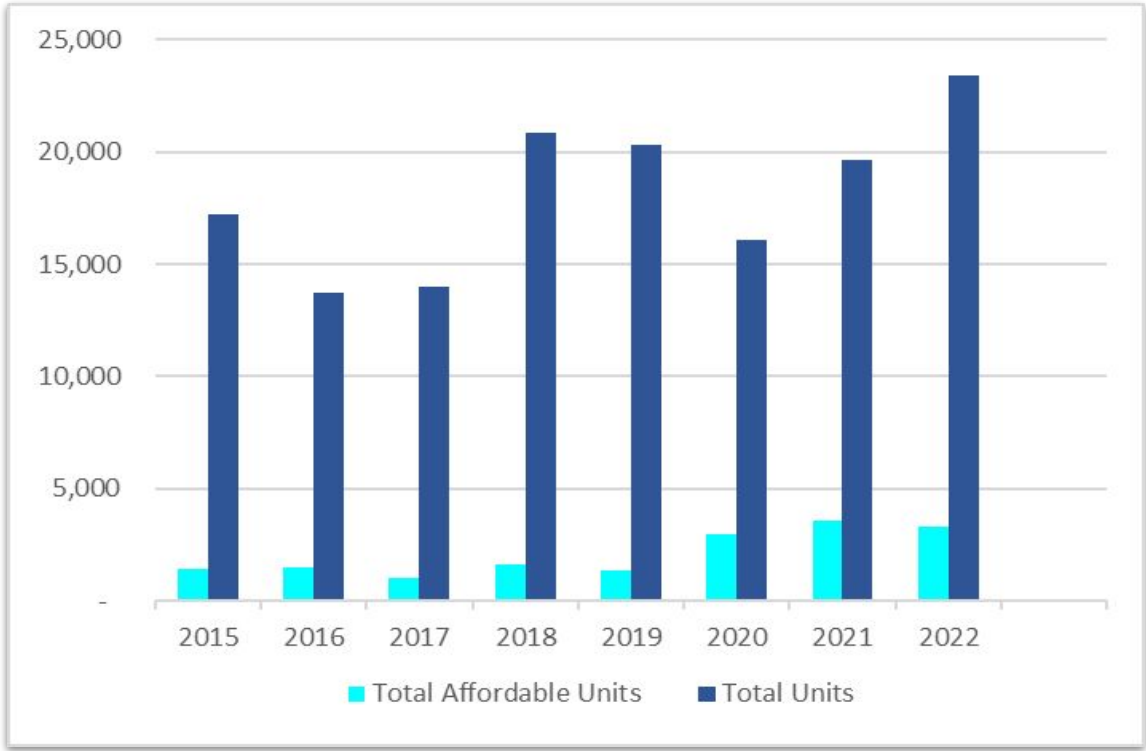
255,433 units

RHNA Progress - Permitted Units by Affordability

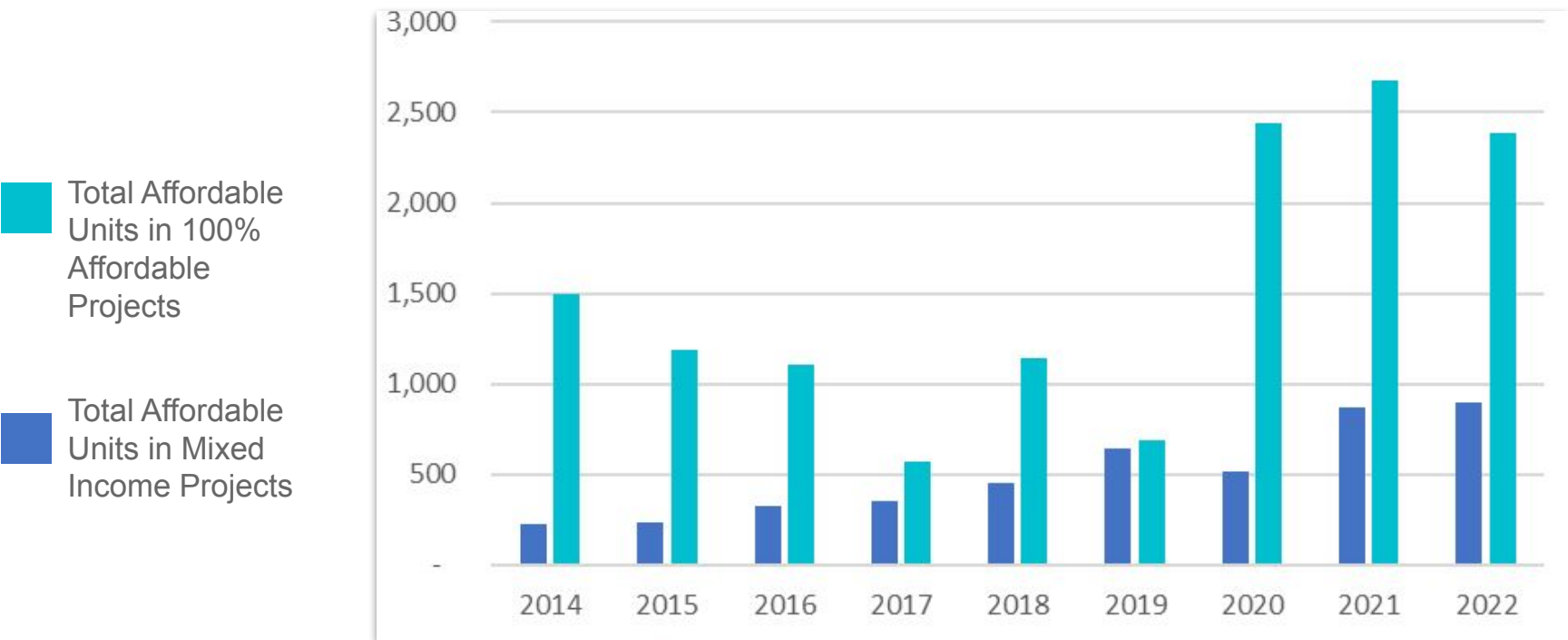
Income Level	RHNA Allocation by Income Level	2021*	2022	Total Units to Date (6th Cycle)	Total Remaining RHNA by Income Level
Very Low	115,978	1,547	2,150	3,697	112,281
Low	68,743	615	1,024	1,657	67,086
Moderate	75,091	39	88	127	74,964
Above Moderate	196,831	7,797	20,142	27,939	168,892
Total RHNA	456,643				
Total Units		9,998	23,422	33,420	423,223

*including projection period from 6/30/2021 - 10/14/2021 and planning period from 10//2021 to the end of the year

Total Units and Total Affordable Units, 2015 - 2022



Affordable Units by Project Type, 2014 - 2022



Housing Implementation Program Milestones

Summary of implementation progress in 2022 of 136 Housing Programs

Also includes a Supplemental Report for Program 124:
Affirmatively Furthering Fair Housing

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	Los Angeles		
Reporting Year	2022 (Jan. 1 - Dec. 31)		
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
HOMEBUYER FINANCIAL ASSISTANCE	Promote neighborhood stability and economic empowerment by providing 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%. Coordinate homebuyer education courses to help homebuyers prepare for and attain homeownership.	2021-2029	For the period of January 1, 2022, through December 31, 2022, the City has successfully assisted 69 low- and moderate-income, first-time homebuyer families purchase homes in the city, consisting of 182 household members, with a total investment of \$6,839,643 million of purchase assistance loans.
HOMEOWNERSHIP FOR VOUCHER HOLDERS	Increase homeownership opportunities among voucher holders.	2021-2029	As of December 2022, HACLA administered assistance for 27 families in the Section 8 Homeownership Program. Open enrollment for new participants is currently closed as the program is being restructured. Continued to work with developer partners on planning for 150 homeownership units within Jordan Downs redevelopment project. Planning to release RFP for developers with for-sale townhome-style units to be released in 2023. HACLA continues to work on developing its homeownership opportunities on public housing redevelopment sites and will provide preferences to residents of former public housing as well as Section 8 voucher holders for the covenanted affordable units. HACLA expects to bring on a development partner in 2023 for up to 150 units of homeownership housing at Jordan Downs.

Housing Implementation Program Milestones

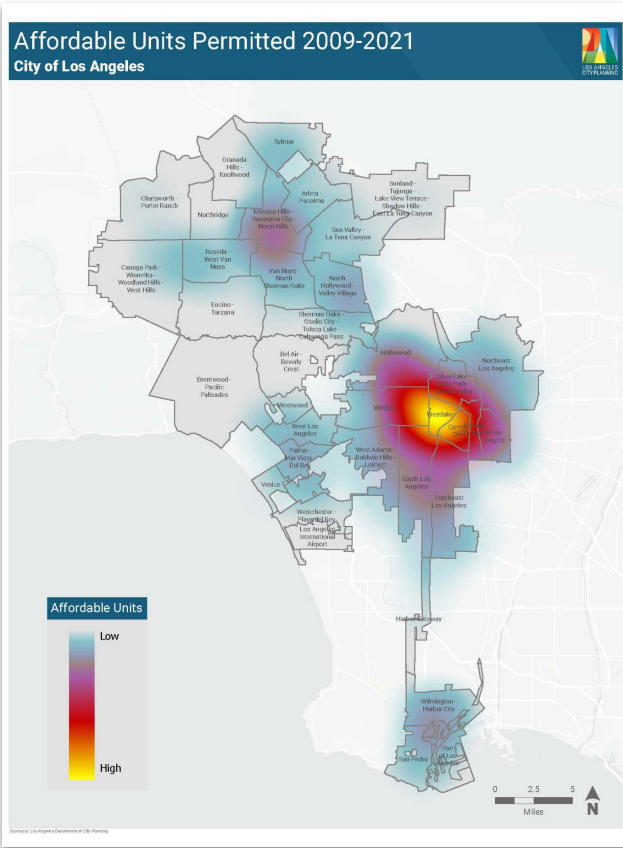
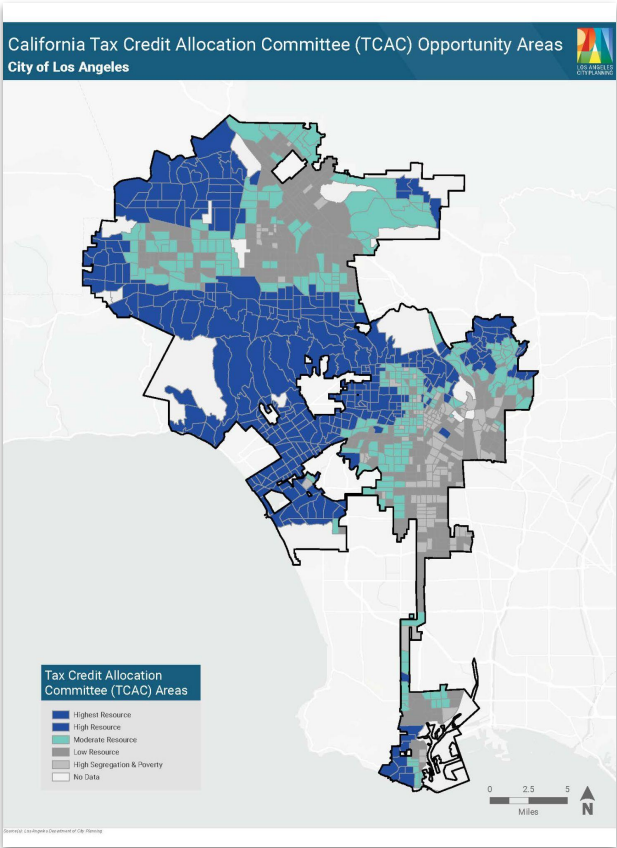
- Voters approved measure ULA (United to House LA), which is estimated to generate between \$600 million and \$1 billion per year for affordable housing production, preservation, and homelessness prevention
- Passage of the largest expansion of tenant protections since the passage of the Rent Stabilization Ordinance in 1978
- Tripled the rate of affordable housing projects funded in Higher Opportunity Areas
- Expedited affordable housing through a Mayoral Executive Directive (ED 1) that allowed all 100% affordable housing projects by-right
- Committing to create 12,915 new units or beds for people experiencing homelessness over the course of five years
- HACLA preserved 945 rent stabilized (RSO) units which exceeded the program's goal of 750 acquired units by 2022.

Spotlight on the Fair Share Housing Allocation Methodology (Program 49)

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Background: Fair Share Housing Strategy

Zoning conditions reinforce disparities in access to opportunity and distribution of affordable housing.



Background: Fair Share Housing Strategy

- 2021 Fair Share Report (CF 19-0416) identified short- and long-term strategies, including a longer-term recommendation to develop “Fair Share” Zoning Allocations by Community Plan Area to guide future plan updates and ensure an equitable distribution of housing
- Housing Element Program 49: Targeted Zoning Allocations by Community Plan Area (CPA)
 - o Develop methodology to allocate housing targets in a way that balances:
 - AFFH goals (addressing patterns of racial and economic segregation)
 - Job/transit access
 - Climate and environmental conditions
 - Anti-displacement
 - Other planning considerations
 - o Outcome would create numerical housing goals and zoning targets for each CPA, by income category.
 - o To be included in a future update to citywide Growth Strategy

Status: Fair Share Housing Allocation

Late 2022	✓ Kicked off contract with AECOM to conduct initial evaluation and identification of methodology and potential indicators, and develop an online engagement tool
Early 2023	✓ Kicked off background research ✓ Coordination with City Departments on review and identification of potential indicators
Summer to Fall 2023	- Develop initial draft indicators and methodology to be used in interactive online engagement tool - Develop engagement tool and outreach strategy - Seek grant funding for phase 2 of project to adopt methodology
Late 2023 to Early 2024	- Release engagement tool and conduct outreach - Refine recommendations based on outreach - Develop methodology to be included and considered in future updates to the City's growth strategy and Land Use Element / Community Plan Updates

Spotlight on RHNA Rezoning (Program 121)

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RHNA Rezoning - Program 121

- The City does not have enough development capacity to meet over 255k housing units of its RHNA target and is legally obligated to adopt a rezoning program before February 2025 or face risking major funding losses and other state actions.
- Work on the Rezoning Program began with the preparation of technical background studies and economic feasibility analysis
- Focused on bringing new housing capacity in Higher Opportunity Areas to promote housing near jobs, transit, along major corridors and avoiding environmentally sensitive areas (such as areas vulnerable to Sea Level Rise and Very High Fire Hazard Severity Zones).

RHNA Rezoning Measures

Program 49 will occur over the **housing element cycle** through a **variety of measures** including:

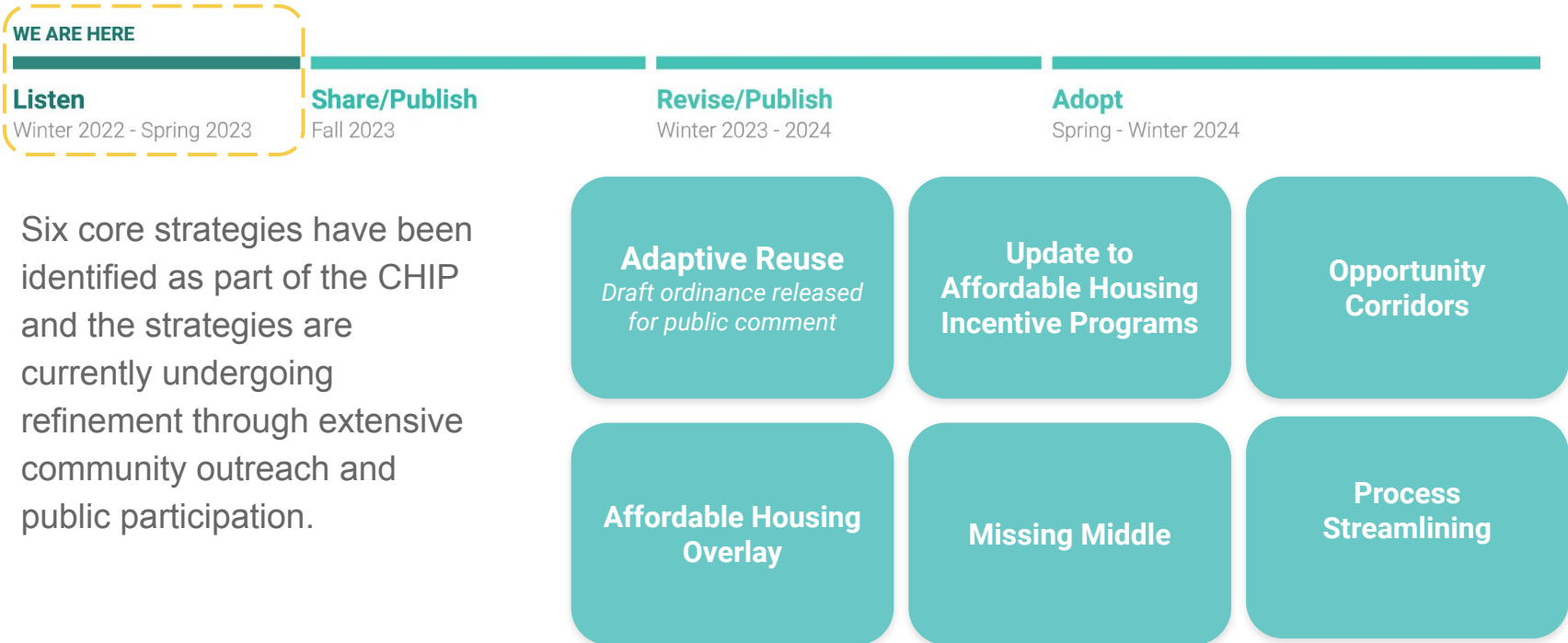
Active Community and Neighborhood Planning Efforts

- Currently, there are 16 active Community Plan Updates and 3 Transit Neighborhood Plan (TNP) Updates.
- The Slauson TNP was adopted by City Council in November of 2022 and The Downtown and Hollywood Community Plans in 2023.
- The Boyle Heights Community Plan is pending transmittal to PLUM and the City Council.
- Most Community Plan and TNP efforts will not be effective by the February 2025 deadline and cannot be counted toward the RHNA rezoning minimum target.

Citywide Housing Incentive Program (CHIP)

- The CHIP, will not modify underlying zoning of a parcel, but would offer development incentives such as higher density and reduced parking, in exchange for the provision of affordable housing units.
- There will be versions of the CHIP in both the current and New Zoning Code, which is being developed alongside the active community plans.
- Aiming to be adopted and effective by the state mandated deadline of February 2025 to count toward the RHNA Rezoning Need.

Citywide Housing Incentive Program (CHIP)



Resources

Council File 22-0403-S1

Housing Element APR:

planning.lacity.org/plans-policies/housing-element

Contact:
housingelement@lacity.org

Annual Progress Reports

Each year, the City reports on the status and progress in implementing the Housing Element.

2021-2029 Housing Element

2021-2029 Housing Element

2022 APR on the Housing Element

Summary - pdf Full Report - excel

Program 124 (AFFH) Supplemental Report

Thank You