
Housing Element & General Plan 2023 Annual Progress Reports

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CF 22-0403-S2
Housing and Homelessness Committee
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Summary of Presentation

Background and Context

Housing Element Progress Report

- State of housing production in the City of Los Angeles
- Comparison to statewide trends

General Plan Progress Report

Background and Context

LA's Housing Affordability Crisis

Background

LA's Housing Affordability Crisis

- **Most unaffordable** major rental market in the country
- Highest rates of **overcrowding** and **unsheltered homelessness**

Need for More Housing

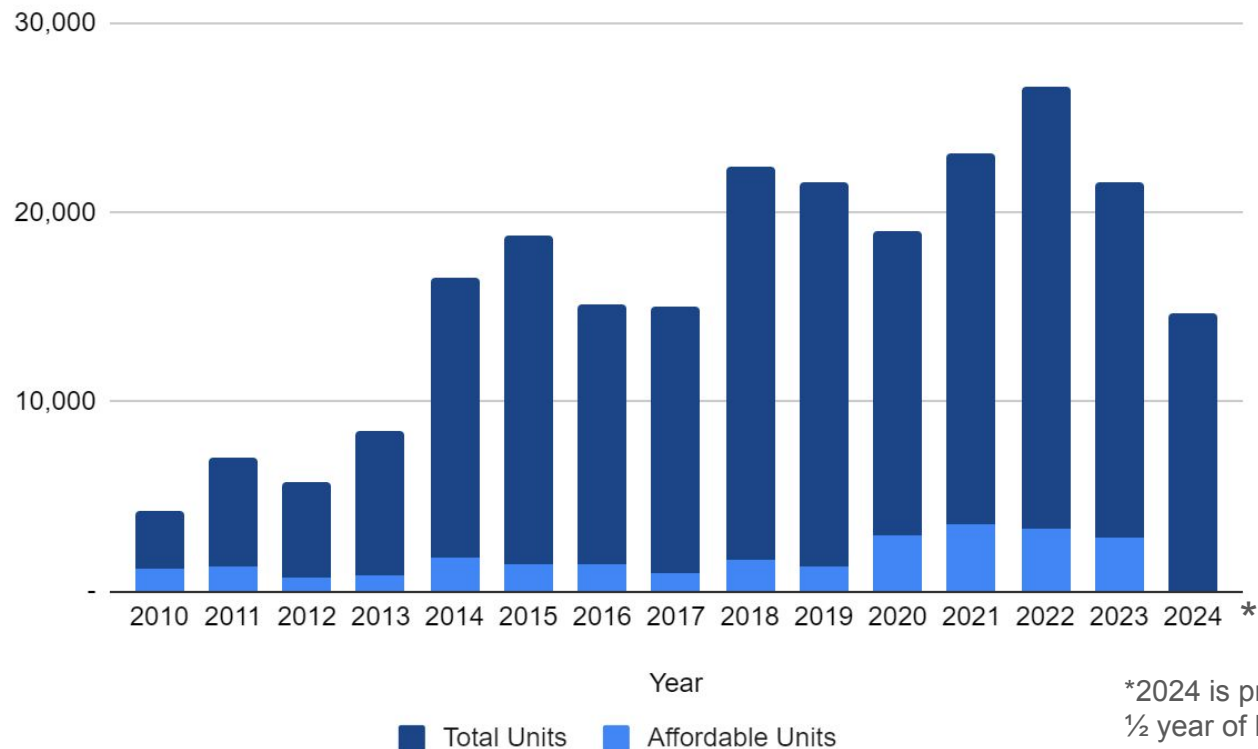
- The **second fewest homes per adult** in the country
- Persistently **low rental vacancy** rates
- 456,000 unit Regional Housing Need Allocation (RHNA)



State of Housing Production in Los Angeles

Analyzing the 2023 Annual Progress Report
on the Housing Element

LA Housing Permit Data, 2010-2024



*2024 is projected based on
½ year of DBS data and
missing affordable unit data

RHNA Progress - Permitted Units by Affordability

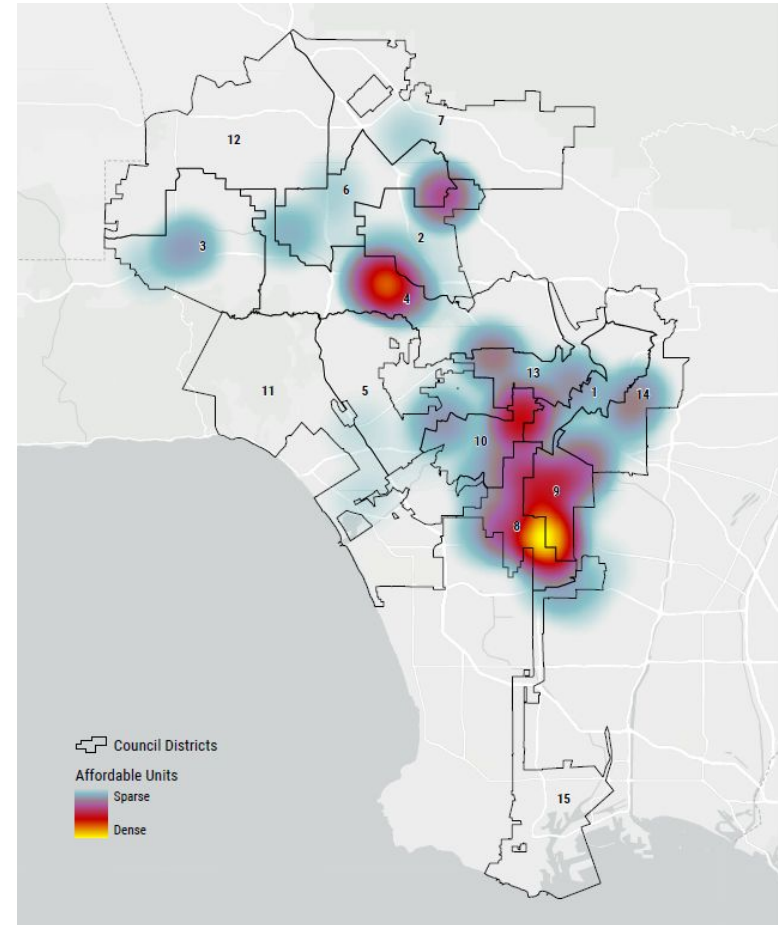
Income Level	RHNA Allocation by Income Level	2021*	2022	2023	Total Units to Date	Total Remaining RHNA by Income Level
Very Low	115,978	652	2,150	1,034	4,731	111,247
Low	68,743	328	1,042	1,953	3,610	65,133
Moderate	75,091	28	88	198	325	74,766
Above Moderate	196,831	3,006	20,142	15,433	43,372	153,459
Total RHNA	456,643					
Total Units		4,014	23,422	18,618	33,420	404,605

*including projection period from 6/30/2021 - 10/14/2021 and planning period from 10/15/2021 to the end of the year

2023 Units by Structure Type

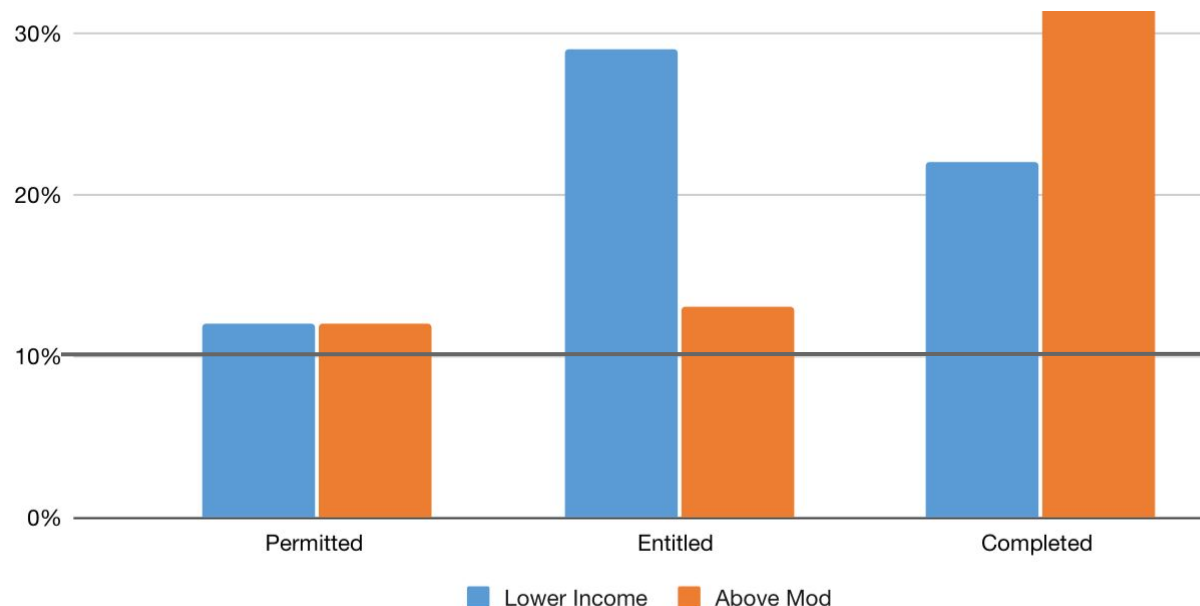
	Permitted	Completed
Single-Family Detached	1,209	1,980
2 to 4 Unit	1,169	3,136
5+ Unit	9,766	12,964
ADUs	6,474	10,183
TOTAL	18,618	28,263

2023 Housing Units by Council District



Los Angeles vs State of California

Permitted, Entitled and Completed Housing Units



LA has
about 10%
of the
population of
California

Source: CA HCD Annual Progress Reports - Data Dashboard and Downloads

Progress on Housing Program Implementation

Analysis of the 2023 Annual Progress Report on the
Housing Element

Housing Implementation Program Milestones

2023 summary of implementation progress 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: 2023 (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 Name of Program	2 Objective	3 Timeframe in H.E.	4 Status of Program Implementation
HOMEBUYER FINANCIAL ASSISTANCE	Provide 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, 2023, through December 31, 2023, the City successfully assisted 160 low- and moderate-income, first-time homebuyer families purchase homes in the City of Los Angeles, consisting of 415 household members, with a total investment of \$18,954,591 of purchase assistance loan funds.
HOMEOWNERSHIP FOR VOUCHER HOLDERS	Increase homeownership opportunities among voucher holders.	2021-2029	Since the program's inception in 2000, HACLA 58 has successfully assisted 72 clients to become homeowners. Of the 72, 24 participant families are still in the program receiving assistance. As of December 31, 2023 of the 24 participants receiving assistance, the average housing assistance payment for the homeownership program participants is \$911.86. The Section 8 Homeownership program is currently suspended for new enrollments. HACLA purchased a 15,000 square foot property in San Pedro from the City of Los Angeles and has combined it with four other sites at Jordan Downs in the Watts community to competitively issue an RFP for a homeownership development partner with the goal of building approximately 160 units of ownership housing with at least 20% of the homes being sold to persons between 80-120% AMI. The RFP will be issued in February 2024 with the expectation that units can come online between FY2027 and FY2028.

2023 Program Milestones: Production Focus

Production Programs

- Expedited affordable housing through a Mayoral **Executive Directive (ED 1)** that allowed all 100% affordable housing projects by-right (23,000 affordable units proposed since 2023).
- Implemented **Measure ULA** (United to House LA) through an initial allocation of \$150 million in support of affordable housing production, rental assistance, and tenant protections

Planning for Housing Needs Programs

- Launched the **Housing Element Rezoning Program** by conducting public outreach to inform the public about new affordable housing incentive programs.
 - o **Citywide Housing Incentive Program (CHIP)**
 - o Adaptive Reuse
 - o Community Plan Updates

General Plan Annual Progress Report 2023

General Plan Update

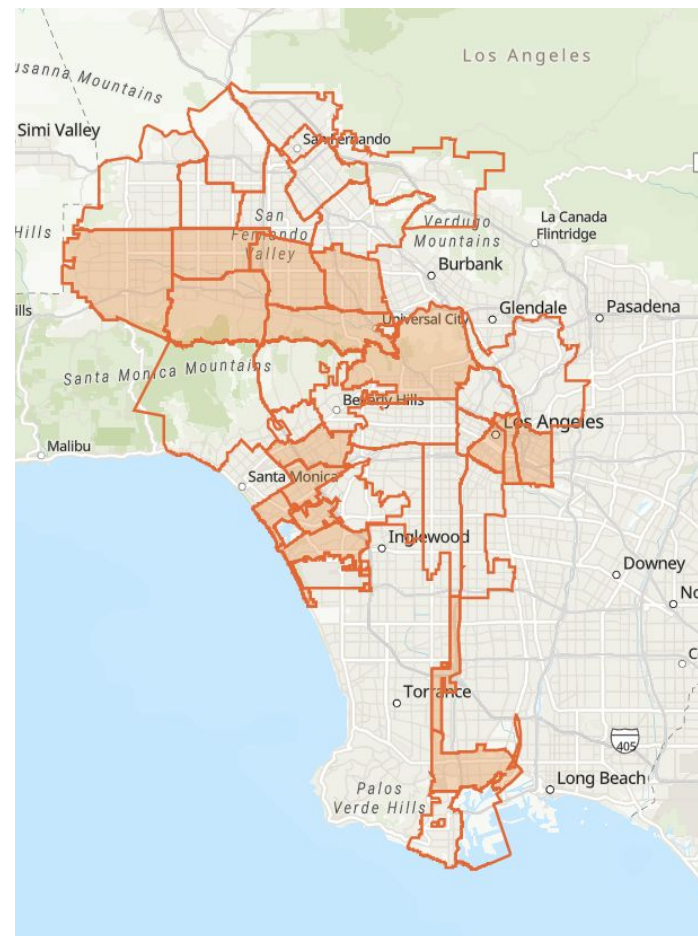
- Highlights major milestones in implementing and updating the General Plan across Departments
 - **Land Use and Zoning**
 - **Safety and Climate Resilience**
 - **Health, Wellness, Equity and Air Quality**
 - **Mobility**
 - **Open Space and Conservation**
- Monitoring and Reporting



General Plan Updates

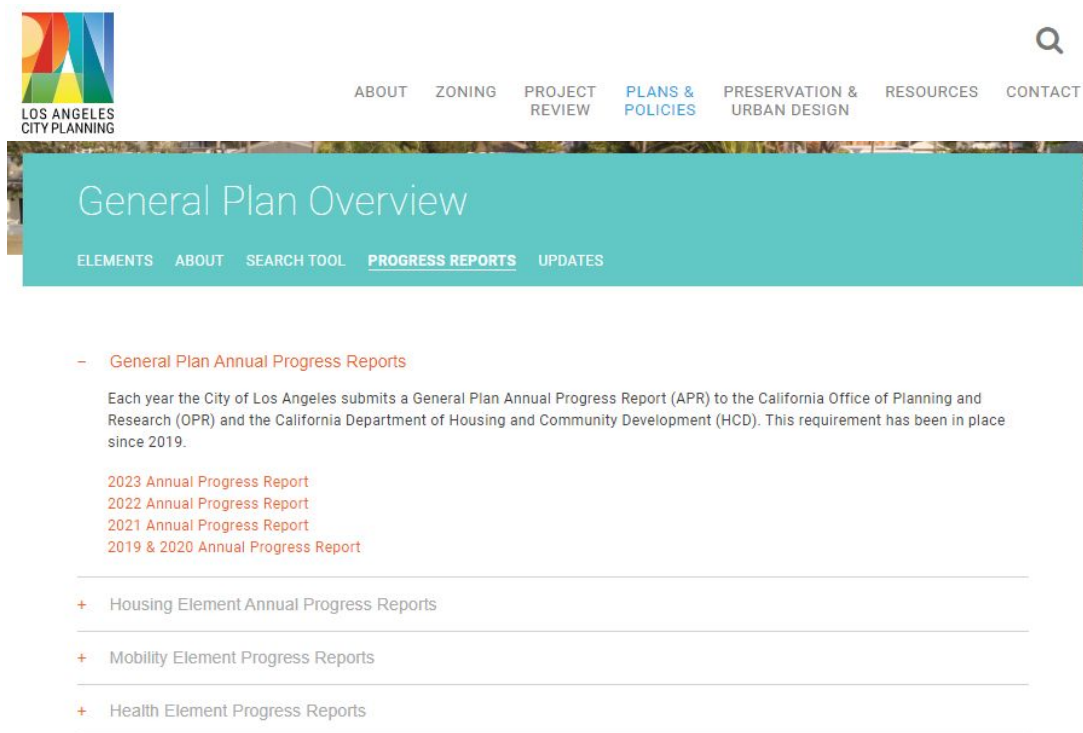
- **Community Plan Updates**
 - Downtown LA (DTLA)
 - Hollywood
 - Boyle Heights
 - Wilmington-Harbor City, Harbor Gateway
 - Westside Community Plans
 - Southeast Valley
 - Southwest Valley

Note: Plans are noted as either Adopted, Approved by CPC or in consultation phase



General Plan Progress Reports

- General Plan
- Housing Element
- Mobility Element
- Health Element



The screenshot shows the Los Angeles City Planning website. At the top left is the city's logo. To the right is a navigation menu with links: ABOUT, ZONING, PROJECT REVIEW, PLANS & POLICIES (highlighted in blue), PRESERVATION & URBAN DESIGN, RESOURCES, and CONTACT. A search icon is in the top right corner. Below the navigation is a teal banner with the text "General Plan Overview". Underneath the banner is a sub-navigation menu: ELEMENTS, ABOUT, SEARCH TOOL, PROGRESS REPORTS (highlighted in blue), and UPDATES. The main content area features a section titled "General Plan Annual Progress Reports" with a minus sign icon. Below this title is a paragraph: "Each year the City of Los Angeles submits a General Plan Annual Progress Report (APR) to the California Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD). This requirement has been in place since 2019." Below the paragraph are four links: "2023 Annual Progress Report", "2022 Annual Progress Report", "2021 Annual Progress Report", and "2019 & 2020 Annual Progress Report". At the bottom of the page, there are three expandable sections, each with a plus icon and a title: "Housing Element Annual Progress Reports", "Mobility Element Progress Reports", and "Health Element Progress Reports".

LOS ANGELES CITY PLANNING

ABOUT ZONING PROJECT REVIEW **PLANS & POLICIES** PRESERVATION & URBAN DESIGN RESOURCES CONTACT

General Plan Overview

ELEMENTS ABOUT SEARCH TOOL **PROGRESS REPORTS** UPDATES

- General Plan Annual Progress Reports

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2023 Annual Progress Report
2022 Annual Progress Report
2021 Annual Progress Report
2019 & 2020 Annual Progress Report

+ Housing Element Annual Progress Reports

+ Mobility Element Progress Reports

+ Health Element Progress Reports

Resources

Council File 22-0403-S2

Housing Element APR:

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

Contact: Matthew Glesne - Matthew.Glesne@lacity.org

General Plan APR and other General Plan Progress Reports:

planning.lacity.gov/plans-policies/general-plan-overview#progress-reports

Contact: Emily Gable - Emily.Gable@lacity.org