

# General Plan Updates: Housing Element 2021-2029

City Planning Case: CPC-2020-1365-GPA  
ENV-2020-6762-EIR  
CF 21-1230

LOS ANGELES  
CITY PLANNING

HOUSING COMMITTEE

October 27, 2021

# Housing Element Overview

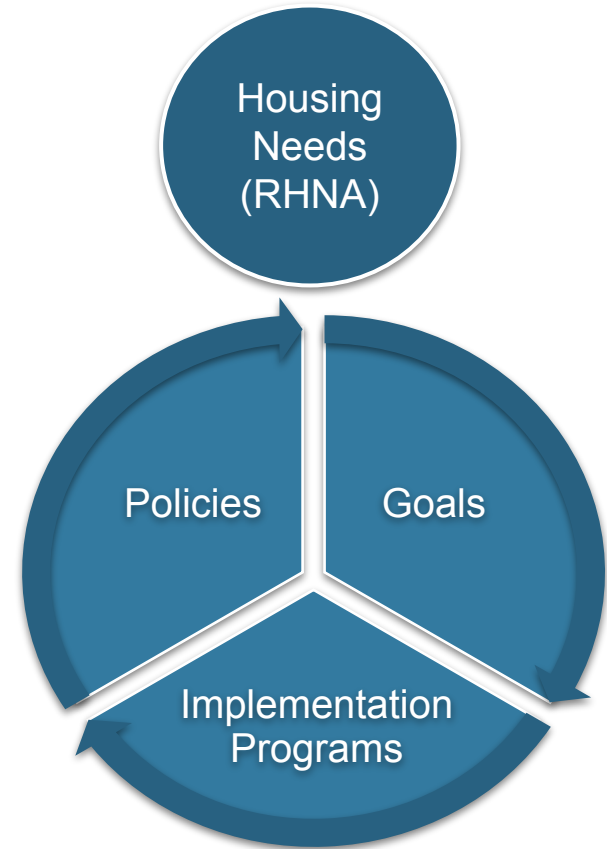
Ensures jurisdictions do their **“fair share”** around planning for housing (**RHNA**)

Establishes the City’s General Plan housing **goals, policies, objectives and programs**

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

- Balances housing **production, protection, and preservation**

Housing Element Documents are available at <https://planning4la.org/Plan2HouseLA>



# 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** (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 and Goals, Objectives, Policies and Programs

# 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 **many disparities** in housing,

Full analysis is available in Chapter 1



# Identified Housing Barriers

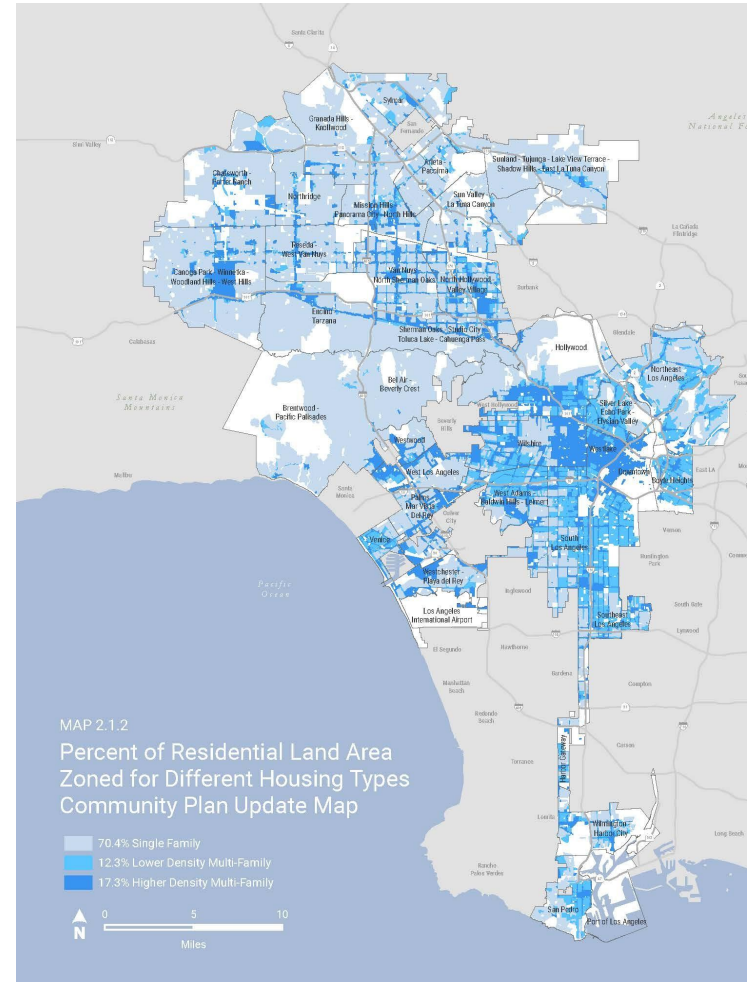
Lack of **suitably zoned land** where affordable housing can be built

Lack of **financial resources** for affordable housing

Cumbersome and costly **process**

Loss of **“at-risk”** affordable housing

Chapter 2 also identifies recent ways the City has alleviated constraints.



# Chapter 6 Structure

<b>Goal (5):</b>	A general expression of community <b>values and direction</b> .
<b>Objective (14):</b>	A <b>step</b> or <b>focus</b> toward attaining a goal.
<b>Policy (88):</b>	A specific <b>statement</b> that <b>guides decision-making</b> and helps implement a vision.
<b>Program (132):</b>	An implementation program is an <b>action, procedure, program or technique</b> that carries out goals and policies.

# 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**.



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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)

Target  
Capacity of  
486,379\*



Existing  
Realistic  
Development  
Capacity of  
230,947



Rezoning  
Need  
255,432

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

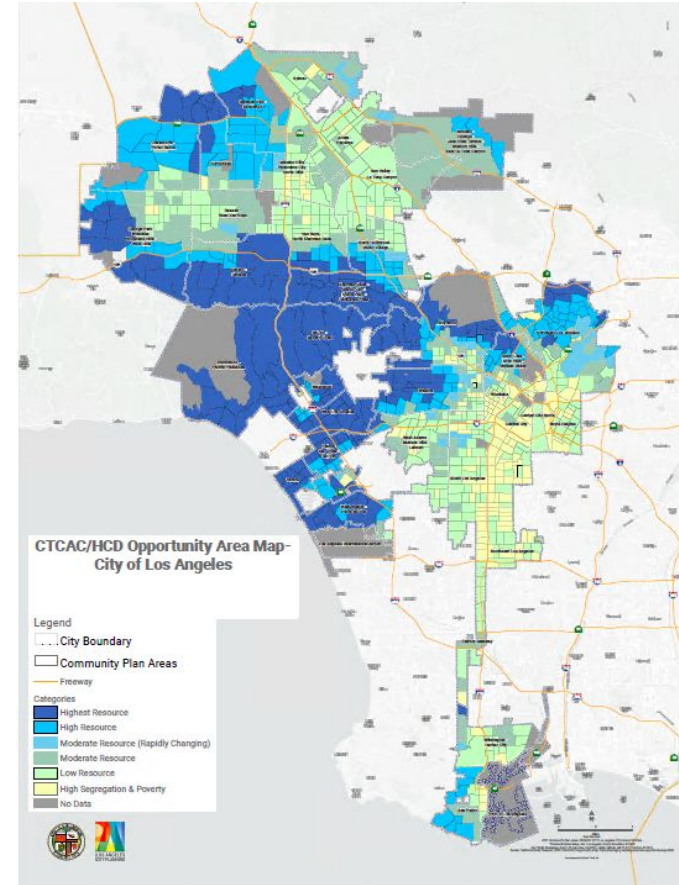
Focus  
majority of  
additional  
capacity in  
Higher  
Opportunity  
areas

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

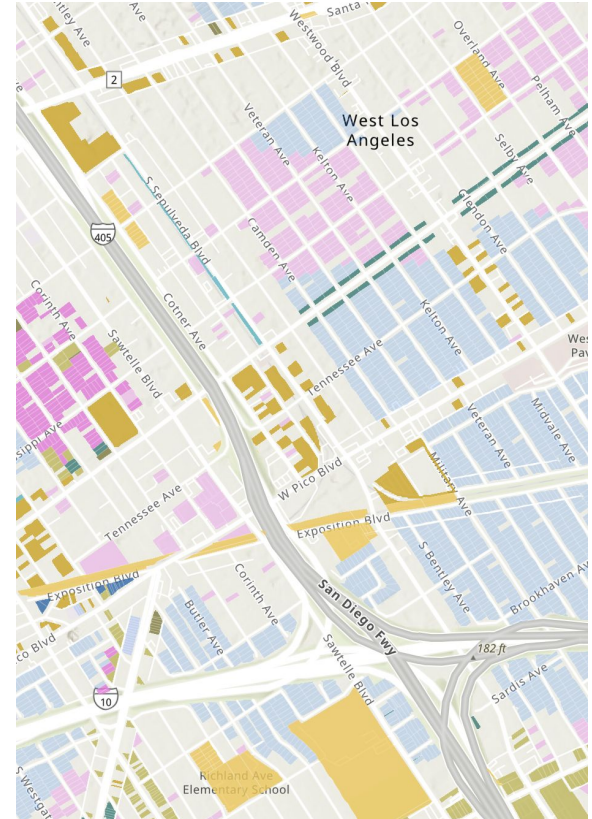


# Rezoning Considerations

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 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**



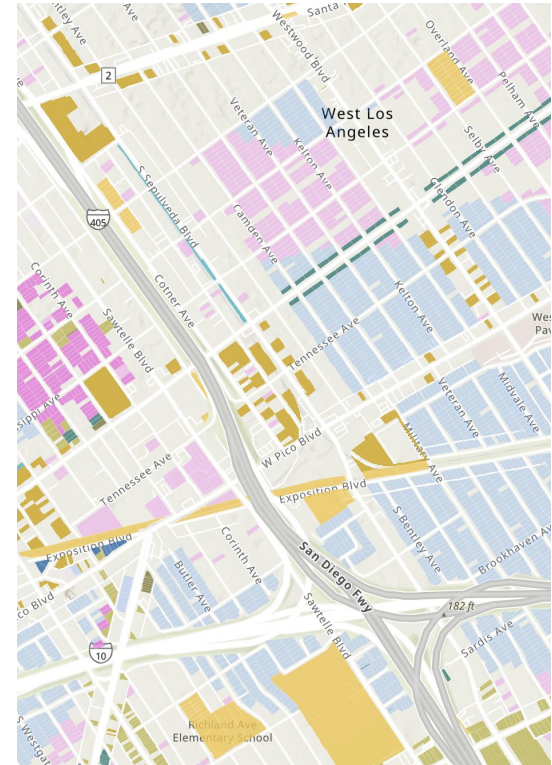
# Rezoning Strategies and Candidate Sites

## 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>



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# Questions?