

Proposed Amendments to the 2021-2029 Housing Element

Council File No. 21-1230-S1

PLANNING & LAND USE MANAGEMENT COMMITTEE

LOS ANGELES
CITY PLANNING

June 07, 2022

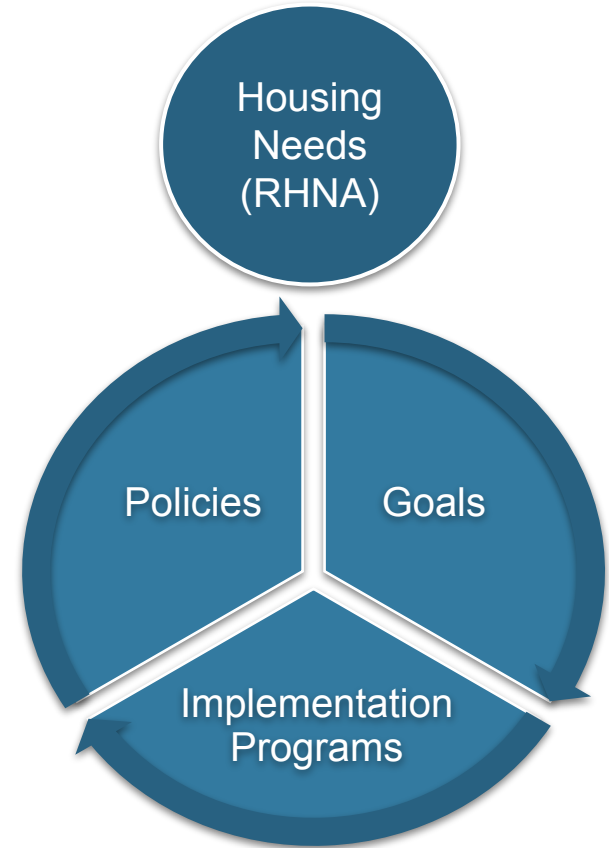
Overview

The **Housing Element** establishes the City's General Plan housing **goals, policies, objectives and programs**

Must be updated every eight years and requires **state (HCD) review for compliance** with state law

State law requirements include:

- Ensuring jurisdictions do their **"fair share"** around planning for housing (**RHNA**)
- Ensuring housing elements **affirmatively further fair housing (AFFH)**



Affirmatively Furthering Fair Housing (AFFH)

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.”

Housing Element Adoption

The Los Angeles City Council adopted the 2021-2029 Housing Element on **November 24, 2021**.

The California Department of Housing and Community Development (HCD) responded to the City's adopted Housing Element on **February 22, 2022**.

“HCD applauds the substantial rezoning program and actions to facilitate housing choices, affordability and supply, the element now demonstrates adequate sites to accommodate the regional housing need allocation.”

However, HCD did **require the City to revise the Adopted Housing Element** to ensure compliance with the new Affirmatively Furthering Fair Housing (AFFH) state law requirements.



HCD Direction

HCD's letter cited two related deficiencies relating to the **AFFH Programs** in the Housing Element

1. **Metrics** and **milestones** for AFFH Programs
2. **Place-based community revitalization**/investments in lower resource areas

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
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GAVIN NEWSOM, Governor



February 22, 2022

Vincent Bertoni, Director
 Department of City Planning
 City of Los Angeles
 Los Angeles City Hall
 200 North Spring Street, Suite 525
 Los Angeles, CA 90012

Dear Vincent Bertoni:

RE: City of Los Angeles 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Los Angeles (City) housing element adopted on November 24, 2021 and received for review on November 24, 2021. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from Alliance for Community Transit – Los Angeles (ACT-LA) and a coalition of 24 community organizations, Tieira Ryder and Abundant Housing LA pursuant to Government Code section 65585, subdivision (c).

The adopted housing element addresses most statutory requirements described in HCD's September 3, 2021, review. For example, HCD applauds the substantial rezoning program and actions to facilitate housing choices, affordability and supply, the element now demonstrates adequate sites to accommodate the regional housing need allocation. However, an additional revision is necessary to fully comply with State Housing Element Law, as follows:

Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair

Proposed Program Revisions

- Provided clearer timelines for program implementation.
- Added language detailing geographic targets of programs
- Added reasonable and achievable AFFH metrics, which are intended to aid in ongoing evaluation of program success.
- More clearly defined program objectives and description text with specific commitments.
- Added four new programs (133 -136)
- Revised and Reorganized Program 124 to include more AFFH considerations

Example: Program 15. Public Land For Affordable Housing

Objective: Increase the utilization of public land for affordable housing with particular emphasis in high resource and gentrifying areas; Identify publicly owned housing opportunity sites and issue RFPs to develop the sites by 2023, and annually thereafter; Rezone PF (Public Facility) zoned land to allow affordable housing by-right by 2024 (see Program 121 and 48); Maintain a publicly accessible citywide inventory of publicly owned sites; Revise the Asset Management Evaluation Framework to add AFFH criteria into the property review and evaluation process.

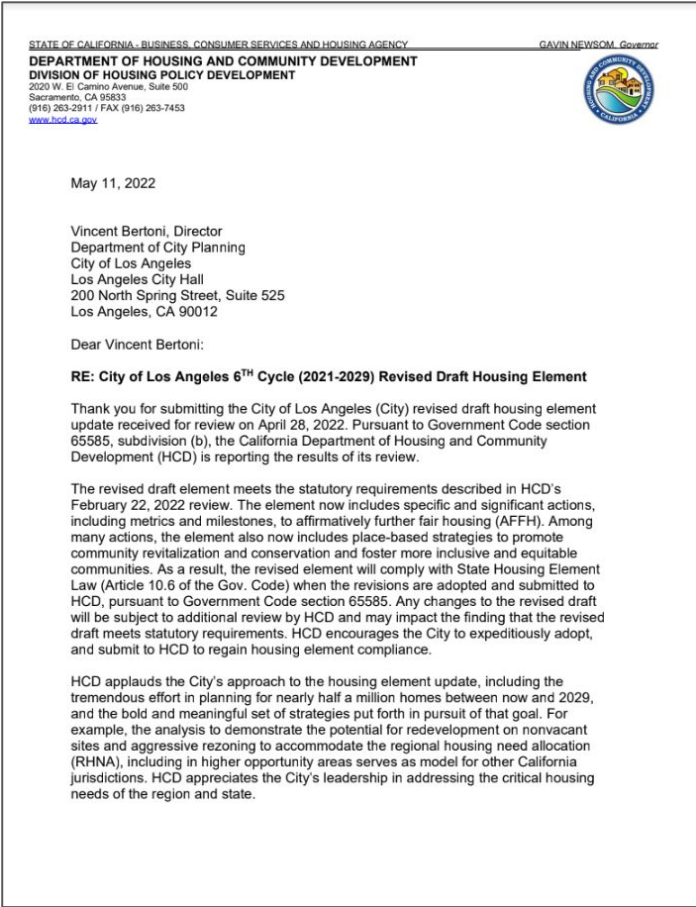
Additional **Technical Amendments** - Appendix 4.1
data formatting error, acknowledgements and
amendment project information

State HCD Review

The proposed amendments were sent to the state HCD for their review on April 28th

The state HCD sent their review letter for the draft on May 11th that said:

“The revised element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when the revisions are adopted and submitted to HCD.”



State HCD Review

The state HCD sent their review letter for the draft on May 11th that said:

“Any changes to the revised draft will be subject to additional review by HCD and may impact the finding that the revised draft meets statutory requirements.

HCD encourages the City to expeditiously adopt, and submit to HCD to regain housing element compliance.”

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GAVIN NEWSOM, Governor



May 11, 2022

Vincent Bertoni, Director
 Department of City Planning
 City of Los Angeles
 Los Angeles City Hall
 200 North Spring Street, Suite 525
 Los Angeles, CA 90012

Dear Vincent Bertoni:

RE: City of Los Angeles 6TH Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Los Angeles (City) revised draft housing element update received for review on April 28, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element meets the statutory requirements described in HCD's February 22, 2022 review. The element now includes specific and significant actions, including metrics and milestones, to affirmatively further fair housing (AFFH). Among many actions, the element also now includes place-based strategies to promote community revitalization and conservation and foster more inclusive and equitable communities. As a result, the revised element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when the revisions are adopted and submitted to HCD, pursuant to Government Code section 65585. Any changes to the revised draft will be subject to additional review by HCD and may impact the finding that the revised draft meets statutory requirements. HCD encourages the City to expeditiously adopt, and submit to HCD to regain housing element compliance.

HCD applauds the City's approach to the housing element update, including the tremendous effort in planning for nearly half a million homes between now and 2029, and the bold and meaningful set of strategies put forth in pursuit of that goal. For example, the analysis to demonstrate the potential for redevelopment on nonvacant sites and aggressive rezoning to accommodate the regional housing need allocation (RHNA), including in higher opportunity areas serves as model for other California jurisdictions. HCD appreciates the City's leadership in addressing the critical housing needs of the region and state.

Next Steps to Achieve HCD Compliance

If City Council adopts the City Planning Commission (CPC) Recommendation:

City Council Adoption

HCD 60 day review and certification of the adopted Housing Element

If City Council introduces further revisions:

Staff will revise document to include metrics, milestones, and funding for any added program (may require consultation)

Staff will determine if formal draft review is needed. Formal draft review includes:

Publish revised draft for 7 days of public review before providing to HCD

Submit revisions to HCD for 60-day review

Revisions will return to CPC for recommendation

Proceed with legislative and HCD certification process

Upcoming Funding Deadlines:

July 1, 2022 - Application deadline for the Transformative Climate Communities (TCC) grant

Thank you

Adopted Housing Element and proposed amendments can be found at:
<https://planning4la.org/Plan2HouseLA>