



**November 13 , 2024
Regular Board Meeting
Supporting Documents**

Monthly Expenditure Report



Reporting Month: October 2024

Budget Fiscal Year: 2024-2025

**NC Name: Woodland Hills-Warner
Center Neighborhood Council**

Monthly Cash Reconciliation					
Beginning Balance	Total Spent	Remaining Balance	Outstanding	Commitments	Net Available
\$34731.28	\$581.58	\$34149.70	\$0.00	\$0.00	\$34149.70

Monthly Cash Flow Analysis					
Budget Category	Adopted Budget	Total Spent this Month	Unspent Budget Balance	Outstanding	Net Available
Office	\$31555.64	\$429.39	\$29149.70	\$0.00	\$29149.70
Outreach		\$152.19		\$0.00	
Elections		\$0.00		\$0.00	
Community Improvement Project	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Purpose Grants	\$5000.00	\$0.00	\$5000.00	\$0.00	\$5000.00
Funding Requests Under Review: \$0.00		Encumbrances: \$0.00		Previous Expenditures: \$1824.36	

Expenditures						
#	Vendor	Date	Description	Budget Category	Sub-category	Total
1	PY STORQUEST - WOODLA	10/01/2024	October monthly rent and insurance for WHWCNC storage unit.	General Operations Expenditure	Office	\$310.00
2	EIG CONSTANTCONTACT.CO	10/10/2024	Constant Contact October 24 billing for SaaS mass email system	General Operations Expenditure	Office	\$88.00
3	GRASSHOPPER.COM	10/13/2024	Grasshopper October 24 billing for SaaS virtual phone system	General Operations Expenditure	Office	\$31.39
4	AMZN MKTP US V17VT4QG3	10/22/2024	Portable pop-up tent for NC tabling and cleanup events.	General Operations Expenditure	Outreach	\$152.19
Subtotal:						\$581.58

Outstanding Expenditures						
#	Vendor	Date	Description	Budget Category	Sub-category	Total
Subtotal: Outstanding						\$0.00

July 29 , 2024

Minutes

SB 411 Updates:

In the event of a disruption that prevents the Board from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the Board control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the Board shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the Board from broadcasting the meeting may be challenged pursuant to Section 54960.1.

The Board shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the Board and offer comments in real time.

Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the Board, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(i) If the Board provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph to provide public comment until that timed public comment period has elapsed.

(ii) If the Board does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) If the Board provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

Board Members:

Area 1 - Karen DiBiase, Geoffrey Hobson, Shelly Schwartz, Reina Cerros-McCaughey

Area 2 – Julian Tu, Peter Haber, Masha Dowell

Area 3 – Tracey Rosen, Dean Mathew, Harout Z. Aristakessian, Jayce Baron

Area 4 – Don Patterson, Martin Lipkin, Dena Weiss

Area 5 – Julie Waltrip, Steve Sommers

Area 6 –William Barnett, Heath Kline, Bobbie Wasserman, Janice Mendell

Area 7 – Kate Kennedy, Joyce Fletcher, Rosaleen O’Sullivan

At-Large – August Steurer, Vacant Seat for Alternate

Youth Member – Vacant seat

AGENDA

Call to Order – Tracey Rosen, 6:36pm

Pledge of Allegiance – n/a

Roll Call – *Joyce Fletcher*

Quorum at time of meeting called to order: 18

Present: Shelley Schwartz, Reina Cerros-McCaughey, Julian Tu, Masha Dowell, Peter Haber, Tracey Rosen, Dean Matthew, Jayce Baron, Don Patterson, Martin Lipkin, Steve Sommers, Julie Waltrip, Bill Barnett, Heath Kline, Kate Kennedy, Rosaleen O’Sullivan, Joyce Fletcher, August Steurer

Absent: Karen DiBiase, Geoffrey Hobson, Harout Aristakessian, Dena Weiss, Bobbie Wasserman, Janice Mendel

Public Announcements:

Office of Councilmember Bob Blumenfield – if available, *None*

Office of Local and State Officials – if available, *None*

Other Local Agencies – if available, *None*

General Public Comment, by the Public, on Non-Agenda Items: *None*

General Public Comment is limited to (2) minutes per speaker and 10 minutes total due to limited timing at the firestation venue.

I. Organization, Operation, Policies, & Procedures:

All comment is limited to 1 minute per speaker, unless adjusted by the presiding officer of the Board. Time limits set for each agenda item may be adjusted by the presiding officer of the Board. Time limits may vary so the public is encouraged to join the meeting several minutes PRIOR to a specific agenda item being discussed.

A. **Approval of Minutes:** Deferred until next full Board meeting.

B. Officer Reports

President – Dena Weiss - *absent*

Vice President – Tracey Rosen

Treasurer – Heath Kline

Secretary -Karen DiBiase - *absent*

Parliamentarian – Don Patterson

2. Items for Discussion and Possible Action:

Item No. 1

Don Patterson, Marty Lipkin, Co-Chairs of Planning, Land Use, and Mobility Committee (24-065) Motion by the Board providing comments on the Draft Citywide Housing Incentive Program (CHIP) Ordinance.

For discussion and possible action

PLUM Motion:

As pertaining to the Draft Citywide Housing Incentive Program (CHIP) Ordinance dated June 27, 2023, the Planning, Land Use and Mobility Committee of the Woodland Hills-Warner Center Neighborhood Council hereby finds that:

WHEREAS, Planning staff has failed to adequately outreach to neighborhood councils to communicate the ordinance, its goals, and its impacts. In fact, no outreach occurred in the San Fernando Valley west of the 405, San Diego freeway.

WHEREAS, Planning staff has not sought feedback from the Woodland Hills Warner Center Neighborhood Council.

WHEREAS, the Woodland Hills Warner Center Neighborhood Council recognizes the need for additional market rate and affordable housing within the City of Los Angeles.

WHEREAS, the Woodland Hills and Warner Center communities have supported the development of nearly 20,000 housing units in the Warner Center 2035 Specific Plan.

WHEREAS, the current draft ordinance fails to recognize the significant contributions the Woodland Hills and Warner Center communities have made towards addressing the need for additional housing.

WHEREAS, the community seeks to preserve the diversity of its neighborhoods, including high density Warner Center, its hillside neighborhoods, and single family neighborhoods to provide a diversity of housing opportunities.

WHEREAS, the Woodland Hills and Warner Center communities recognize the need for additional opportunity corridors within our community that balance this need with those of existing neighborhoods.

THEREFORE, IT IS HEREBY RESOLVED that the Board of the Woodland Hills Warner Center Neighborhood Council support the following changes to the CHIP Ordinance:

- 1) Remove the Opportunity Corridor Incentive area designation on the south side of Ventura Boulevard from Corbin Avenue to the 101, Ventura freeway.
- 2) Remove the Opportunity Corridor Incentive area designation on the north side of Ventura Boulevard from the 101, Ventura freeway, to the western terminus of the designation area.
- 3) Remove the Opportunity Corridor Incentive area on both sides of Topanga Canyon Boulevard from Ventura Boulevard to Mulholland Drive.
- 4) Remove publicly owned and faith-based properties located in very high fire zones from consideration of redevelopment within the draft ordinance.
- 5) Work with certified neighborhood councils to develop and implement appropriate neighborhood protective measures adjacent to opportunity corridors, including, but not limited to, such measures as permit parking and traffic restrictions,
- 6) Work with certified neighborhood councils to develop and implement additional appropriate neighborhood protective measures adjacent to opportunity corridors, including, but not limited to, building step backs and set backs.

7) Promote the development of housing at the Metropolitan Transportation Agency (Metro) G line (formerly Orange line) lots.

Motion: Don Patterson
Second: Bobbie Wasserman

PLUM Vote:

Aye: Don Patterson, Marty Lipkin, Sean McCarthy, Henry Rice, Bobbie Wasserman, August Streurer, Joyce Fletcher

Nay: None

Abstain: Karen Koe

Recused: None

Absence: Matt Richman

Motion: Don Patterson, Second: Heath Kline

Roll Call Vote

PASS *Yes: 18* *No: 0* *Abstain: 0* *Ineligible: 0* *Total: 18*

- *YES: Shelley Schwartz, Reina Cerros-McCaughey, Julian Tu, Masha Dowell, Peter Haber, Tracey Rosen, Dean Matthew, Jayce Baron, Don Patterson, Martin Lipkin, Steve Sommers, Julie Waltrip, Bill Barnett, Heath Kline, Kate Kennedy, Rosaleen O'Sullivan, Joyce Fletcher, August Steurer*
- *NO:*
- *ABSTAIN:*
- *INELIGIBLE:*

Item No. 2

Don Patterson, Marty Lipkin, Co-Chairs of Planning, Land Use, and Mobility Committee (24-066) Motion by the Board supporting the Woodland Hills Homeowners Association (WHHO) letter on the Draft Citywide Housing Incentive Program (CHIP) Ordinance.

For discussion and possible action

Motion by the Board supporting the Woodland Hills Homeowners Association (WHHO) letter on the Draft Citywide Housing Incentive Program (CHIP) Ordinance.

See Supporting document.

Motion: Sean McCarthy
Second: Joyce Fletcher

PLUM Vote:

Vote of 7 Ayes (Patterson, Lipkin, Fletcher, McCarthy, Rice, Richman, Wasserman); 1 Nay (Steurer); 1 Abstention (Koe).

Original Motion: Don Patterson, Second: Heath Kline

Substitute Motion: Reina Cerros-McCaughey, Second: Rosaleen O'Sullivan

Substitute Motion: Motion to Table Agenda Item#2

Roll Call Vote on Substitute Motion

FAIL Yes: 2 No: 12 Abstain: 2 Ineligible: 0 Recused: 2 Total: 18

- **YES:** Reina Cerros-McCaughey, Masha Dowell
- **NO:** Julian Tu, Peter Haber, Tracey Rosen, Jayce Baron, Don Patterson, Steve Sommers, Julie Waltrip, Bill Barnett, Heath Kline, Kate Kennedy, Joyce Fletcher, August Steurer
- **ABSTAIN:** Dean Matthew, Rosaleen O'Sullivan
- **INELIGIBLE:**
- **RECUSED:** Shelley Schwartz, Martin Lipkin

NOTE: Shelley Schwartz and Martin Lipkin are recused due to association with the WHHO

Original Motion: Don Patterson, Second: Heath Kline

Roll Call Vote on Original Motion

PASS Yes: 6 No: 5 Abstain: 5 Ineligible: 0 Recused: 2 Total: 18

- **YES:** Peter Haber, Julie Waltrip, Bill Barnett, Heath Kline, Kate Kennedy, Joyce Fletcher
- **NO:** Reina Cerros-McCaughey, Masha Dowell, Jayce Baron, Rosaleen O'Sullivan, August Steurer
- **ABSTAIN:** Julian Tu, Tracey Rosen, Dean Matthew, Don Patterson, Steve Sommers
- **INELIGIBLE:**
- **RECUSED:** Shelley Schwartz, Martin Lipkin

NOTE: Shelley Schwartz and Martin Lipkin are recused due to association with the WHHO

Committee Reports: None

Arts and Culture Committee – Masha Dowell, Chair

Budget Committee – Heath Kline, Chair

Community Services Committee – Joyce Fletcher, Chair

Community Outreach Committee – Tracey Rosen, Chair

Education and Youth Committee – Julie Waltrip, Chair

Environmental & Beautification Committee – Karen DiBiase, Chair

Governance Committee – Dena Weiss, Chair

Governmental Relations – Bobbie Wasserman, Chair

Public Health and Homelessness Committee – Chair being determined
Public Safety and Transportation – Julie Waltrip and Shelly Schwartz, Co-Chairs
PLUM Committee – Don Patterson and Marty Lipkin, Co-Chairs
WHIP Committee – August Steurer and Heath Kline, Co-Chairs

Area Reports: *None*

Area 1 - Karen DiBiase, Geoffrey Hobson, Shelly Schwartz, Reina Cerros-McCaughey
Area 2 – Julian Tu, Paul Lawler, Peter Haber, Masha Dowell
Area 3 – Tracey Rosen, Dean Mathew, Harout Z. Aristakessian, Jayce Baron
Area 4 – Don Patterson, Martin Lipkin, Dena Weiss
Area 5 – Christopher Waddy, Julie Waltrip, Steve Sommers, Allan Biggins
Area 6 –William Barnett, Heath Kline, Bobbie Wasserman, Janice Mendell
Area 7 – Kate Kennedy, Joyce Fletcher, Rosaleen O’Sullivan

Adjournment of Meeting: *7:57pm*

Attendance and Roll Call Votes taken by Joyce Fletcher

Minutes submitted by Karen DiBiase, Secretary

The next Regular Board meeting will be held in person on **August 14, 2024**, virtually, unless otherwise indicated. Please visit the calendar page at whcouncil.org for the complete details and to confirm the date and time.

Meeting dates for the 2024-2025 year: Full Board meetings are held the second Wednesday of every month at 6:30 p.m. Check the NC website calendar for a complete list of committee and board meetings. Meeting dates and times are subject to change. Check the NC calendar for updated meeting schedules.

*THE AMERICAN WITH DISABILITIES ACT - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate based on disability and, upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure the availability of services, please make your request at least 3 business days (72 hours) before the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org.

*PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non- exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: www.whcouncil.org or at the scheduled meeting. In addition, if you would like a copy of any record, if available, related to an item on the agenda, please contact the President and / or Dena Weiss, at email address d.weiss@whcouncil.org.

*PUBLIC POSTING OF AGENDAS – agendas are posted for public review as follows:

- www.whcouncil.org and go to the website Calendar page and click on the date – Board meetings are held on the second Wednesday of each month. Check the calendar for any change of

meeting date and/or time.

- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>

A copy of this agenda is also physically posted in the plexiglass case fixed to the front door of the Firestation 84 located at 21050 Burbank Blvd., Woodland Hills, CA, 91367

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- *RECONSIDERATION AND GRIEVANCE PROCESS - For information on the WHWCNC process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the WHWCNC Bylaws. The Bylaws are available at our website at www.whcouncil.org
- SERVICIOS DE TRADUCCIÓN - Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte a Dena Weiss al d.weiss@whcouncil.org o por correo electrónico avisar al Concejo Vecinal.
- Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978- 1960 or ethics.commission@lacity.org.

October 9, 2024

Minutes

the Board.

SB 411 Updates:

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Board Members:

Area 1 - Karen DiBiase, Geoffrey Hobson, Shelly Schwartz, Reina Cerros-McCaughey

Area 2 – Julian Tu, Peter Haber, Masha Dowell

Area 3 – Tracey Rosen, Dean Mathew, Harout Z. Aristakessian, Jayce Baron

Area 4 – Don Patterson, Martin Lipkin, Dena Weiss,

Area 5 – Julie Waltrip, Steve Sommers,

Area 6 –William Barnett, Heath Kline,

Area 7 – Kate Kennedy, Joyce Fletcher, Rosaleen O’Sullivan

At-Large – August Steurer, Vacant Seat for Alternate

Youth Member – Vacant seat

AGENDA

Call to Order – *Dena Weiss, 6:34pm*

Pledge of Allegiance – *Heath Kline*

Roll Call – *Karen DiBiase*

Quorum at time of meeting called to order: 19

Present: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Reina Cerros-McCaughey, Julian Tu, Masha Dowell, Tracey Rosen, Harout Aristakessian, Jayce Baron, Don Patterson, Martin Lipkin, Dena Weiss, Steve Sommers, Julie Waltrip, Bill Barnett, Heath Kline, Kate Kennedy, Rosaleen O’Sullivan (arrived late 6:42pm), Joyce Fletcher, August Steurer

Absent: Peter Haber, Dean Matthew

Public Announcements:

Office of Councilmember Bob Blumenfield – *Seth Samuels, Planning and field Deputy-Woodland Hills*

- 1) *Dedicated left turn lane requests update:*
 - a) *Burbank/Owensmouth – Eastbound approved only*
 - b) *Califa/Canoga – Not approved, does not meet requirements*
 - c) *Sale/Burbank – 4-way stop sign approved, does not meet requirements for turn lane*
- 2) *Woodland Hills Rec Center: Halloween Festival, 10am-2pm*
- 3) *Looking into re-instating DASH fees. Public Hearing on Oct 16*
- 4) *Working on posting No-Overnight Parking signage on Valley Circle*

Office of LA County Supervisor for Third District, Lindsey Horvath – *Daniell Vicente, West Valley Field*

- 1) *The elections are on 11-05-24. Make your voice heard!*
- 2) *Oak Bore were discovered in Box Canyon. Invasive Plant Workshop on Oct 21, 6:30-9pm*

EmpowerLA – *Marilu Guevara, DONE*

- 1) *City Clerk is hosting a webinar on how to vote/participate in the upcoming NC elections, Oct 12, 9am,*

LAPD – *SLO Brittany Gutierrez*

- 1) *Email 37353@LAPL.online to report issues and/or need help.*
- 2) *MYLAPD: report vehicle theft issued (make sure you always lock your vehicle and don't keep valuables in car!)*

General Public Comment, by the Public, on Non-Agenda Items:

General Public Comment is limited to one (1) minute per speaker and 10 minutes total due to length of agenda.

- 1) *Mihran Kalaydjian-NC Budget Advocate, we can assign two board members to be a Budget Rep.*
- 2) *Glenn Bailey-VANC, Dec 12 will be a meeting attended by Supervisor Horvath. Submit questions in advance*
- 3) *Scott Schmerelson-Was a great turn out at the Calabash school event on Aug 23.*

I. Organization, Operation, Policies, & Procedures & Reports:

All comment is limited to 1 minute per speaker, unless adjusted by the presiding officer of the Board. There will be ONE opportunity to speak only. Time limits set for each agenda item may be adjusted by the presiding officer of the Board. Time limits may vary so the public is encouraged to join the meeting several minutes PRIOR to a specific agenda item being discussed.

A. Approval of Minutes: Board Meeting – August 14, 2024

See posted support document

Motion: Dena Weiss, Second: Tracey Rosen

Roll Call Vote:

PASS Yes: 18 No: 0 Abstain: 1 Ineligible: 1 Total: 20

- **YES:** Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Julian Tu, Masha Dowell, Tracey Rosen, Harout Aristakessian, Jayce Baron, Don Patterson, Dena Weiss, Steve Sommers, Julie Waltrip, Bill Barnett, Heath Kline, Kate Kennedy, Rosaleen O’Sullivan, Joyce Fletcher, August Steurer
- **NO:**
- **ABSTAIN:** Martin Lipkin
- **INELIGIBLE:** Reina Cerros-McCaughey (Alt)

Note: Rosaleen O’Sullivan arrived at 6:42pm, and voted on the Minutes

B. Officer Reports

President – Dena Weiss – Theme: *If we are kind and polite, then the world will be right (Paddington Bear). Our choice of words matter. It is our duty to be polite with stakeholders, board members and with each other.*

Vice President – Tracey Rosen – *Please post committee minutes as soon as they are approved.*

Treasurer – Heath Kline - *None*

Secretary -Karen DiBiase - *None*

Parliamentarian – Don Patterson – *Halloween Event at Woodland Hills Park on Oct 26, 10am-2pm. Let Tracey know if you can participate*

C. Area Reports (it is requested that each area designate one representative to report each month).

- Area 1 - Karen DiBiase, Geoffrey Hobson, Shelly Schwartz, Reina Cerros-McCaughey – *The 1st Saturday Community Cleanup on Oct 5th was in Area 1, across from Pierce College. 20+ bags.*
- Area 2 – Julian Tu, Peter Haber, Masha Dowell – *We are moving forward for Warner Park improvements. Held a meeting with 70+ stakeholders.*
- Area 3 – Tracey Rosen, Dean Mathew, Harout Z. Aristakessian, Jayce Baron – *Recent police activity in Area 3. Be aware of coyotes and keep your pets safe.*
- Area 4 – Don Patterson, Martin Lipkin, Dena Weiss – *Fast cars need to be followed up, along with no overnight parking on Valley Circle*
- Area 5 – Julie Waltrip, Steve Sommers – *Stakeholders need to make your voice heard if there are issues*
- Area 6 –William Barnett, Heath Kline, Bobbie Wasserman, Janice Mendell – *Issue with street parking. Will*

follow up with Seth Samuels.

Area 7 – Kate Kennedy, Joyce Fletcher, Rosaleen O’Sullivan – *Street racing problems. Request Safety Committee and Police to take some action.*

At Large – August Steurer – *There is no parking in hillside area due to possible fire danger.*

2. Items for Discussion and Possible Action:

Item No. 1

Heath Kline, Treasurer

(24-074) Approval of MER for August 2024

For discussion and possible action

Motion for the Board to approve the August 2024 Monthly Expense Report (MER).

See posted **August MER** [16 pages] included in supporting documents via the Board Calendar Event post.

Motion: *Heath Kline, Second: Don Patterson*

Roll Call Vote:

PASS *Yes: 18* *No: 0* *Abstain: 0* *Ineligible: 1* *Out of Room/Absent: 1* *Total: 20*

- *YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Julian Tu, Tracey Rosen, Harout Aristakessian, Jayce Baron, Don Patterson, Martin Lipkin, Dena Weiss, Steve Sommers, Julie Waltrip, Bill Barnett, Heath Kline, Kate Kennedy, Rosaleen O’Sullivan, Joyce Fletcher, August Steurer*
- *NO:*
- *ABSTAIN:*
- *INELIGIBLE: Reina Cerros-McCaughey (Alt)*
- *OUT OF ROOM/ABSENT: Masha Dowell*

Note: Masha Dowell is having internet issues and will be marked Out of Room/Absent for Item#1.

Item No. 2

Heath Kline, Treasurer

(24-075) Approval of MER for September 2024

For discussion and possible action

Motion for the Board to approve the September 2024 Monthly Expense Report (MER).

See posted **September MER** [14 pages] included in supporting documents via the Board Calendar Event post.

Motion: *Heath Kline, Second: Don Patterson*

Roll Call Vote:

- PASS** Yes: 18 No: 0 Abstain: 0 Ineligible: 1 Out of Room/Absent: 1 Total: 20
- YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Julian Tu, Tracey Rosen, Harout Aristakessian, Jayce Baron, Don Patterson, Martin Lipkin, Dena Weiss, Steve Sommers, Julie Waltrip, Bill Barnett, Heath Kline, Kate Kennedy, Rosaleen O’Sullivan, Joyce Fletcher, August Steurer
 - NO:
 - ABSTAIN:
 - INELIGIBLE: Reina Cerros-McCaughey (Alt)
 - OUT OF ROOM/ABSENT: Masha Dowell

Note: Masha Dowell is having internet issues and will be marked Out of Room/Absent for Item#2.

Item No. 3

Dena Weiss, Chair of Governance Committee

(24-076) Motion to Approve Megan Jacoby for the Area 6 Alternate position.

For discussion and possible action

Motion to approve Megan Jacoby for the Area 6 Alternate position.

Vote at Governance Committee- 4 yes, 0 no, 0 abstained- unanimous.

Motion: Dena Weiss, ***Second:*** Heath Kline

Roll Call Vote:

- PASS** Yes: 19 No: 0 Abstain: 0 Ineligible: 1 Total: 20
- YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Julian Tu, Masha Dowell, Tracey Rosen, Harout Aristakessian, Jayce Baron, Don Patterson, Martin Lipkin, Dena Weiss, Steve Sommers, Julie Waltrip, Bill Barnett, Heath Kline, Kate Kennedy, Rosaleen O’Sullivan, Joyce Fletcher, August Steurer
 - NO:
 - ABSTAIN:
 - INELIGIBLE: Reina Cerros-McCaughey (Alt)

Item No. 4

Tracey Rosen, Chair of Outreach Committee

(24-077) Motion to Approve Request for \$100 to table at the Woodland Hills Farmers Market

For discussion and possible action

The Outreach committee brings a motion to request \$100 from the Outreach general budget line item to table at the Woodland Hills Farmers Market on 3 Saturdays over the next five months.

Roll Call Vote:

YES: 6 (Tracey Rosen, Harout Aristakessian, Masha Dowell, Joyce Fletcher, Kate Kennedy Steve Sommers)

NO: 0. Unanimous

Motion: Tracey Rosen, Second: Dena Weiss

Roll Call Vote:

PASS Yes: 17 No: 0 Abstain: 2 Ineligible: 2 Total: 21

- YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Julian Tu, Masha Dowell, Tracey Rosen, Harout Aristakessian, Jayce Baron, Martin Lipkin, Dena Weiss, Steve Sommers, Julie Waltrip, Bill Barnett, Heath Kline, Kate Kennedy, Rosaleen O’Sullivan, Joyce Fletcher
- NO:
- ABSTAIN: Don Patterson, August Steurer
- INELIGIBLE: Reina Cerros-McCaughey (Alt), Megan Jacoby (Training)

Note: Megan Jacoby was appointed to Area#6-Alternate Rep on Agenda Item#3. She is ineligible to vote until required training has been completed

Item No. 5

Tracey Rosen, Chair of Outreach Committee

(24-078) Motion to Approve Request for up to \$200 to purchase a new light weight 10x10 pop-up tent

For discussion and possible action

The Outreach Committee makes a motion to request up to \$200 from the Outreach general budget line item, to purchase a new light weight 10x10 pop-up tent which can be set-up by one person to use at WHWCNC tabling events.

The existing Nc tent is extremely heavy, needs multiple strong people for set-up, and does not easily fit in a car. The proposed tent weighs 36 pounds, has wheels for easy transport, fits in a standard car trunk, and can be set-up by one person.

YES: 6 (Tracey Rosen, Harout Aristakessian, Masha Dowell, Joyce Fletcher, Kate Kennedy Steve Sommers)

NO: 0. Unanimous

Motion: Tracey Rosen, Second: Joyce Fletcher

Roll Call Vote:

PASS Yes: 19 No: 0 Abstain: 0 Ineligible: 2 Total: 21

- *YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Julian Tu, Masha Dowell, Tracey Rosen, Harout Aristakessian, Jayce Baron, Don Patterson, Martin Lipkin, Dena Weiss, Steve Sommers, Julie Waltrip, Bill Barnett, Heath Kline, Kate Kennedy, Rosaleen O’Sullivan, Joyce Fletcher, August Steurer*
- *NO:*
- *ABSTAIN:*
- *INELIGIBLE: Reina Cerros-McCaughey (Alt), Megan Jacoby (Training)*

Item No. 5 (A)

Tracey Rosen, Chair of Outreach Committee

(24-079) Motion to Approve Request \$5,500 to Create and Install 10 new Double Pole Street Banners

For discussion and possible action

The Outreach Committee makes a motion to request up to \$5,500 from the Outreach general budget line item, to create and install 10 new double pole banners street with A3 Visual (or other approved vendor), who were our prior City approved vendor for street banners.

The city recently removed our NC banners along Ventura Blvd. as the existing permit had expired and the banners were all weathered and faded (according to A3 Visual, the City is limiting banner placement to three years). The location of our former banners should be available again before January. Before we can receive confirmation about the location, we need to approve the budget and apply for a permit waiver with the City Council. The Outreach Committee will present 2-3 design options to the WHWCNC Board for final approval.

Roll Call Vote:

YES: 6 (Tracey Rosen, Harout Aristakessian, Masha Dowell, Joyce Fletcher, Kate Kennedy Steve Sommers)

NO: 0. Unanimous

Motion: Tracey Rosen, ***Second:*** Dena Weiss

Roll Call Vote:

PASS Yes: 14 No: 2 Abstain: 3 Ineligible: 2 Total: 21

- *YES: Karen DiBiase, Geoffrey Hobson, Julian Tu, Masha Dowell, Tracey Rosen, Harout Aristakessian, Jayce Baron, Dena Weiss, Steve Sommers, Julie Waltrip, Bill Barnett, Kate Kennedy, Rosaleen O’Sullivan, Joyce Fletcher*
- *NO: Shelley Schwartz, Don Patterson*
- *ABSTAIN: Martin Lipkin, Heath Kline, August Steurer*
- *INELIGIBLE: Reina Cerros-McCaughey (Alt), Megan Jacoby (Training)*

Note: The NC Agenda listed two Item No. 5. Will designate this second Item No. 5 as “Item No. 5(A)”

Item No. 6

Dena Weiss, Chair of Governance Committee

(24-080) Governance Committee Report on Discussion regarding WHHO Comments made on July 29, 2024

Report

On October 1, 2024, the Governance Committee conducted a Special Committee meeting to discuss and address the disparaging comments directed at the Woodland Hills Homeowners Organization at the July 29th, 2024 Special Board meeting. The following action was proposed, voted on and approved by the Governance Committee:

- 1) Send an apology letter to the Woodland Hills Homeowners Organization on behalf of the Woodland Hills - Warner Center Neighborhood Council. See Item 7 for full Board vote and approval;
- 2) Conduct a full Board training by DONE to reinforce the Code of Conduct, Ethics, and Censure Process; and
- 3) The Board should reinstitute asking local community organizations to make a presentation regarding their activities. Governance will invite WHHO, as well as other local community organizations which serve our stakeholders, to make a presentation about its history, activities and processes at upcoming WHWCNC Board Meetings, including tonight.

Vote at Governance: 4 yes, 0 no, 0 abstain.

Possible Presentation by WHHO

NOTE: Discussion only. A presentation by WHHO was postponed. No vote was required or taken on Item No. 6.

Item No. 7

Dena Weiss, Chair of Governance Committee

(24-081) Motion to Approve a Letter to WHHO Regarding Comments made on July 29, 2024

Discussion and Motion

The Governance Committee makes a motion to edit, approve and to send the drafted letter to the WHHO in response to the July 29th WHWCNC Board meeting.

See attached proposed letter.

Vote at Governance: 4 yes, 0 no, 0 abstain.

Original Motion: Dena Weiss, Second: Heath Kline

Substitute Motion #1: Martin Lipkin, Second: Reina Cerros-McCaughey
Substitute Motion #1: Motion to continue and send to Governance Committee

Substitute Motion #2: Martin Lipkin, Second: Heath Kline
Substitute Motion #2: Motion to hold a “special” Board meeting to discuss letter only

Roll Call Vote on Substitute Motion #2:

PASS *Yes: 10* *No: 3* *Abstain: 6* *Ineligible: 2* *Total: 21*

- *YES: Shelley Schwartz, Julian Tu, Masha Dowell, Harout Aristakessian, Don Patterson, Martin Lipkin, Dena Weiss, Heath Kline, Joyce Fletcher, August Steurer*
- *NO: Tracey Rosen, Kate Kennedy, Rosaleen O’Sullivan*
- *ABSTAIN: Karen DiBiase, Geoffrey Hobson, Jayce Baron, Steve Sommers, Julie Waltrip, Bill Barnett*
- *INELIGIBLE: Reina Cerros-McCaughey (Alt), Megan Jacoby (Training)*

Item No. (8) Homeless and Public Health Committee – Jayce Baron, Chair
(24 -082) Motion to Approve and Submit Community Impact Statement Request – (24-HSJA008)
CIS from WHWCNC, to Support CF19-1020

For discussion and possible action

A current conversation about CF19-1020 within the Neighborhood Councils and local government. The council file passed in 2019 creates an advisory board of those with lived experience with homelessness to advise the city council on policies made on the demographic's behalf. Set to expire in November 2024, the council file will need to be honored or extended at this time.

Therefore the Committee is presenting a motion to file a Community Impact Statement from Woodland Hills Neighborhood Council with the City Clerk.

See attached supporting documents.

Motion: Jayce Baron. Second: Reina Cerros-McCaughey. YES (4) NO (0). Unanimous.

Motion: *Jayce Baron, Second: Reina Cerros McCaughey*

Roll Call Vote:

PASS *Yes: 18* *No: 0* *Abstain: 1* *Ineligible: 2* *Total: 21*

- *YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Julian Tu, Masha Dowell, Tracey Rosen, Harout Aristakessian, Jayce Baron, Don Patterson, Dena Weiss, Steve Sommers, Julie Waltrip, Bill Barnett, Heath Kline, Kate Kennedy, Rosaleen O’Sullivan, Joyce Fletcher, August Steurer*
- *NO:*
- *ABSTAIN: Martin Lipkin*

- *INELIGIBLE: Reina Cerros-McCaughey (Alt), Megan Jacoby (Training)*

Item No. (9) Community Services Committee - Joyce Fletcher, Chair
(24 -083) Funding Request – WHWCNC Booth - Dustin Troyan Motor4Toys Charity Event
For discussion and possible action

Motion for the board to approve funding of \$500.00 from the WHWCNC 2024/2025 Budget, to purchase a WHWCNC Booth at the Dustin Troyan Motor4Toys Charity Car Show and Toy Drive to be held on Sunday December 8, 2024 from 7:00am to Noon at Pierce College. All toys and funds collected are 100% donated to provide toys to children. All board members are invited to staff the booth.

Board members are invited to donate one new unwrapped toy valued at \$20.00 to fill a WHWCNC car which will be located at our booth. The car will be provided by President, Dena Weiss.

Vote: Yes 4 No 0 Abstain 0. Unanimous.

See attached 2024 Motor4Toys Flyer

Motion: Joyce Fletcher, Second: Harout Aristakessian

Roll Call Vote:

PASS Yes: 19 No: 0 Abstain: 1 Ineligible: 2 Total: 21

- *YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Julian Tu, Masha Dowell, Tracey Rosen, Harout Aristakessian, Jayce Baron, Don Patterson, Martin Lipkin, Dena Weiss, Steve Sommers, Julie Waltrip, Bill Barnett, Heath Kline, Kate Kennedy, Rosaleen O’Sullivan, Joyce Fletcher, August Steurer*
- *NO:*
- *ABSTAIN:*
- *INELIGIBLE: Reina Cerros-McCaughey (Alt), Megan Jacoby (Training)*

Item No. (10) Arts and Culture Committee – Masha Dowell, Chair
(24 -084) Funding Request – Holiday Lights
For discussion and possible action

Motion to approve \$1,500 from 2024 from the Outreach general budget line item, in order to create a holiday community lights cape utilizing trees along Ventura Blvd, from Topanga Canyon to De Soto Avenue. This will also create NC community outreach. See attached supporting document for pricing and budget breakdown.

Motion: Masha Dowell, Second: Reina Cerros-McCaughey

Roll Call Vote:

PASS *Yes: 18* *No: 1* *Abstain: 0* *Ineligible: 2* *Total: 21*

- *YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Julian Tu, Masha Dowell, Tracey Rosen, Harout Aristakessian, Jayce Baron, Martin Lipkin, Dena Weiss, Steve Sommers, Julie Waltrip, Bill Barnett, Heath Kline, Kate Kennedy, Rosaleen O’Sullivan, Joyce Fletcher, August Steurer*
- *NO: Don Patterson*
- *ABSTAIN:*
- *INELIGIBLE: Reina Cerros-McCaughey (Alt), Megan Jacoby (Training)*

Item No. (11) WHIP – August Steurer & Heath Kline, WHIP Co-Chairs
(24 -085) Motion to Approve & Submit DRAFT CIS Opposing CF-24-0867 Mandating Term Limits for NC Board Members & Youth Seats On All NC’s

For discussion and possible action

Whereas: The WHIP Committee has provided a four-page report containing a proposed DRAFT CIS Portal Summary and a detailed DRAFT CIS Statement to be filed with the City Clerk. For the reasons stated in this report, the WHWCNC strongly opposes:

1. The imposition of term limits on NC Board Members.
2. The mandating of a Youth Seat on all NCs.

Instead, the WHWCNC requests that the City of Los Angeles implements our positive alternative policies and actions to improve the NC system for the betterment of all Angelenos.

Therefore: The WHWCNC officially adopts the positions taken in the WHIP Draft CIS and directs:

1. The Officers of the Board to: (a.) Communicate this position with City Officials and other NCs (b.) File this CIS with the City Clerk.
2. The Outreach Committee to share our position with: (a.) The media (b.) Our stakeholder base.

See 4-page WHIP report on CF24-0867 in the accompanying supporting documents for this agenda.

Motion: *August Steurer, Second: Martin Lipkin*

Roll Call Vote:

PASS *Yes: 18* *No: 0* *Abstain: 1* *Ineligible: 2* *Total: 21*

- *YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Julian Tu, Masha Dowell, Tracey Rosen, Harout Aristakessian, Jayce Baron, Don Patterson, Martin Lipkin, Dena Weiss, Julie Waltrip, Bill Barnett, Heath Kline, Kate Kennedy, Rosaleen O’Sullivan, Joyce Fletcher, August Steurer*
- *NO:*
- *ABSTAIN: Steve Sommers*
- *INELIGIBLE: Reina Cerros-McCaughey (Alt), Megan Jacoby (Training)*

Committee Reports.

Budget Committee – Heath Kline, Chair - *None*

Arts and Culture Committee – Masha Dowell, Chair – *Art Walk with Jill Kline (CD3), Light approved*

Community Services Committee – Joyce Fletcher, Chair – *Holiday Toy Drive approved*

Community Outreach Committee – Tracey Rosen, Chair – *Researching table opportunities (3 events). Working on the Q3 NC Newsletter now*

Education and Youth Committee – Julie Waltrip, Chair – *Scott Schmerelson attended our NC Board meeting tonight*

Environmental & Beautification Committee – Karen DiBiase, Chair – *Year 2 of our monthly 1st Saturday Community Cleanup. We are striving to do something in all areas.*

Governance Committee – Dena Weiss, Chair – *Will set up meeting to discuss WHHO letter*

Government Relations Committee- Reina Cerros-McCaughey, Chair – *First meeting was held in Sept*

Public Health and Homelessness Committee – Geoffrey Hobson, Chair – *Support of CIS. Hope of the Valley is looking for men's clothing in larger sizes. CD3/Nov 21st Feed Homeless at tiny homes*

Public Safety and Transportation – Julie Waltrip, Chair – *Next meeting is the 3rd Tuesday at Capital One in the Topanga Mall, 11:30-1:30pm*

PLUM Committee – Don Patterson and Marty Lipkin, Co-Chairs – *There are options in the Community Plan to add building in single family home area. Will try to have area reps participate in discussion at the PLUM meeting.*

WHIP Committee – August Steurer and Heath Kline, Co-Chairs – *Policies on how the city operates*

Ad Hoc Committee for Standing Rules- August Steurer and Heath Kline, Co-Chairs – *Waiting to hear back about when able to meet*

Ad Hoc Committee for technology use at Virtual Meetings- Dean Matthew Chair – *Will present options of virtual meetings to the Board after they are tested*

Ad Hoc Holiday Decorations Committee – Joyce Fletcher & Masha Dowell, Co-Chairs – *Held meeting with Diana Williams and Seth Samuels. Need to determine if there is a source of funds and will work with the city. This is a public noticed Ad Hoc meeting.*

Adjournment of Meeting: 9:59pm

Minutes submitted by Karen DiBiase, Secretary

The next Regular Board meeting will be held IN PERSON on **November 13, 2024**. Please visit the calendar page at whcouncil.org for the complete details and to confirm the date and time.

Meeting dates for the 2024-2025 year: Full Board meetings are held the second Wednesday of every month at 6:30 p.m. Check the NC website calendar for a complete list of committee and board meetings. Meeting dates and times are subject to change. Check the NC calendar for updated meeting schedules.

*THE AMERICAN WITH DISABILITIES ACT - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate based on disability and, upon request

will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure the availability of services, please make your request at least 3 business days (72 hours) before the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org.

*PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: www.whcouncil.org or at the scheduled meeting. In addition, if you would like a copy of any record, if available, related to an item on the agenda, please contact the President and / or Dena Weiss, at email address d.weiss@whcouncil.org.

*PUBLIC POSTING OF AGENDAS – agendas are posted for public review as follows:

- www.whcouncil.org and go to the website Calendar page and click on the date – Board meetings are held on the second Wednesday of each month. Check the calendar for any change of meeting date and/or time.
- You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <https://www.lacity.org/subscriptions>

**A copy of this agenda is also physically posted in the plexiglass case fixed to the front door of the Fire station 84 located at:
21050 Burbank Blvd., Woodland Hills, CA, 91367**

- .
- *RECONSIDERATION AND GRIEVANCE PROCESS - For information on the WHWCNC process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the WHWCNC Bylaws. The Bylaws are available at our website at www.whcouncil.org
- SERVICIOS DE TRADUCCIÓN - Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte a Dena Weiss al d.weiss@whcouncil.org o por correo electrónico avisar al Concejo Vecinal.
- Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978- 1960 or ethics.commission@lacity.org.

Item No. 2
Approval of MER
October 2024

Monthly Expenditure Report



Reporting Month: October 2024

Budget Fiscal Year: 2024-2025

**NC Name: Woodland Hills-Warner
Center Neighborhood Council**

Monthly Cash Reconciliation					
Beginning Balance	Total Spent	Remaining Balance	Outstanding	Commitments	Net Available
\$34731.28	\$581.58	\$34149.70	\$0.00	\$0.00	\$34149.70

Monthly Cash Flow Analysis					
Budget Category	Adopted Budget	Total Spent this Month	Unspent Budget Balance	Outstanding	Net Available
Office	\$31555.64	\$429.39	\$29149.70	\$0.00	\$29149.70
Outreach		\$152.19		\$0.00	
Elections		\$0.00		\$0.00	
Community Improvement Project	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Purpose Grants	\$5000.00	\$0.00	\$5000.00	\$0.00	\$5000.00
Funding Requests Under Review: \$0.00		Encumbrances: \$0.00		Previous Expenditures: \$1824.36	

Expenditures						
#	Vendor	Date	Description	Budget Category	Sub-category	Total
1	PY STORQUEST - WOODLA	10/01/2024	October monthly rent and insurance for WHWCNC storage unit.	General Operations Expenditure	Office	\$310.00
2	EIG CONSTANTCONTACT.CO	10/10/2024	Constant Contact October 24 billing for SaaS mass email system	General Operations Expenditure	Office	\$88.00
3	GRASSHOPPER.COM	10/13/2024	Grasshopper October 24 billing for SaaS virtual phone system	General Operations Expenditure	Office	\$31.39
4	AMZN MKTP US V17VT4QG3	10/22/2024	Portable pop-up tent for NC tabling and cleanup events.	General Operations Expenditure	Outreach	\$152.19
Subtotal:						\$581.58

Outstanding Expenditures						
#	Vendor	Date	Description	Budget Category	Sub-category	Total
Subtotal: Outstanding						\$0.00

Item No. 3

PLUM Committee Motion regarding CHIP

<https://planning.lacity.gov/plans-policies/housing-element>



Los Angeles

HOUSING ELEMENT

of the General Plan

2021-2029



City of Los Angeles General Plan
Housing Element 2021-2029

The Housing Element is one of the eight State-mandated elements of the General Plan and identifies the City's housing conditions and needs, establishes the goals, objectives, policies, and programs that are the foundation of the City's housing strategy.

Adopted by the Los Angeles City Council
Original Adoption Date: November 2021
Original Effective Date: November 2021

Adoption Date	Amendment	Council File No.	CPC File No.
November 24, 2021	Adoption of the Housing Element 2021-2029	21-1230	CPC-2020-1365 GPA; ENV-2020-6762-EIR
June 14, 2022	Targeted Amendments to the Housing Element 2021-2029 to address HCD feedback	21-1230-S1	CPC-2022-2698-GPA; ENV-2020-6762-EIR-ADD1

**Activity Log is an administrative addition added after Council adoption*

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Executive Summary

Land Acknowledgment

The City of Los Angeles is situated in the ancestral and unceded lands of the Tongva (also known as Yaavitam), the Gabrieleños, the Kizh, the San Fernando Band of Mission Indians, and the Fernandeño Tataviam Band of Mission Indians peoples. We acknowledge their elders, past, present, and future, for their cultural resilience. They are the original caretakers of this land on which the central governing institutions of the City of Los Angeles are constructed. Today, the City of Los Angeles is home to the second largest community of Native Americans in the United States.

Acknowledgements

Mayor

Eric Garcetti

City Council Members

Gil Cedillo, District 1
Paul Krekorian, District 2
Bob Blumenfield, District 3
Nithya Raman, District 4
Paul Koretz, District 5
Nury Martinez, District 6
Monica Rodriguez, District 7
Marqueece Harris-Dawson, District 8
Curren D. Price, Jr., District 9
Mark Ridley-Thomas, District 10
Mike Bonin, District 11
John Lee, District 12
Mitch O'Farrell, District 13
Kevin de León, District 14
Joe Buscaino, District 15

City Planning Commission

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Caroline Choe, Vice President
Renee Dake-Wilson, Commissioner
Jenna Hornstock, Commissioner
Helen Leung, Commissioner
Yvette López-Ledesma, Commissioner
Karen Mack, Commissioner
Dana Perlman, Commissioner
Vacant, Commissioner

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Deputy City Attorney

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Stephen Simon, Executive Director

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Environmental Supervisor

Rachel O'Leary, Intern

BUREAU OF SANITATION (LASAN)

Colette Monell, Environmental Specialist

Nuna Tersibashian,
Environmental Supervisor

Melinda Bartlett, Environmental Affairs

**EMERGENCY MANAGEMENT
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Patrick Munongo, Emergency
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**DEPARTMENT OF TRANSPORTATION
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Rubina Ghazarian,
Supervising Transportation Planner

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Kevin Keller, Deputy Mayor of
Economic Development

Amy Anderson, Chief Housing
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Melissa Alofaituli, Director of Planning
Policy and Development

Claudia Monterrosa, Chief Housing Office

Azeen Khanmalek, Director of Affordable
Housing Production

Laura Krawczyk,
Planning & Development Manager

Marisol Romero, Senior Affordable
Housing Policy Specialist

Theadora Trindle,
Planning & Development Manager

**CIVIL, HUMAN RIGHTS AND
EQUITY DEPARTMENT**

David Price, Director of Racial Equity

**ECONOMIC AND WORKFORCE
DEVELOPMENT DEPARTMENT (EWDD)**

Daysi Hernandez,
Chief Grants Administrator

HOUSING RIGHTS CENTER

Chancela Al-Mansour,
Executive Director



Table of Contents

Executive Summary	2	Constraints for Housing for People with Disabilities and Special Needs	127
Land Acknowledgment	2	Analysis of Preservation of At-Risk Units	129
Acknowledgements	2		
Housing Element Task Force	7		
Executive Summary	8	CH 3. Opportunities for Conservation in Residential Development	132
Housing Element: Purpose and Process	15	Introduction	132
Regional Housing Needs Assessment (RHNA) Summary	18	Comprehensive Plans	133
Summary of the Plan to House LA	20	Targeted Initiatives	136
Summary of Public Participation	26	Water Management Plans	140
Concepts Phase	29	Residential and Commercial Rebate Programs for Efficient Appliances	141
Draft and Adoption Phase	33	Greenhouse Gas Reduction Strategies	142
Housing Element Task Force	37	State and Local initiatives	143
CH 1. Housing Needs Assessment	40	CH 4. Adequate Sites for Housing	146
Introduction	40	Introduction	146
Population Characteristics	42	RHNA Allocation and Target Capacity for Adequate Sites Inventory	148
Income and Employment	52	Overview of Adequate Sites Inventory	151
Household Characteristics	59	Vacant and Underutilized Sites	152
Households with Special Needs	63	Planned and Approved Projects (Development Pipeline)	165
Housing Stock Characteristics	77	Additional Means of Meeting the RHNA (Non-Site-Specific)	169
Housing Costs and Overcrowding	88	Summary of Adequate Sites for Housing and Identification of Rezoning Need	174
The Regional Housing Needs Assessment (RHNA)	98	Rezoning Program and Inventory of Candidate Sites to Accommodate the Rezoning Need	177
Summary of Housing Element Assessment of Fair Housing	103	Affirmatively Furthering Fair Housing (AFFH) Analysis	196
CH 2. Constraints on Housing Maintenance, Improvement, and Development	118		
Introduction	118		
Constraints Overview	120		

**CH 5. Review of the
2013-2021 Housing Element 226**

Introduction	226
Progress in Meeting the Regional Housing Needs Assessment	227
Review of 2013-2021 Housing Element Goals, Objectives, and Policies	230

**CH 6. Housing Goals, Policies,
Objectives, and Programs 240**

Background	240
What is a Goal, Policy, Objective and Program?	242
Citywide Vision and Housing Priorities	244
Key Definitions	245
Goals, Objectives and Policies	246
Programs	257

Appendices

0.1 Summaries of Public Outreach
1.1 Housing Element Assessment of Fair Housing
2.1 Governmental, Non-Governmental, and Constraints for People with Disabilities
2.2. Preservation of At Risk Units
2.3 Generalized Summary of Zoning Regulations
2.4 Summary of Case Filing and Building Permitting Fees
2.5 Coastal Zone Building Activity Data 1982-2021
2.6 Summary of Total Number of Affordable Housing Units and Restricted Units
2.7 Expiration of Affordable Housing Unit Restrictions Analysis
2.8 At-Risk Expiring Affordable Housing Inventory October 1, 2021 to September 30, 2031
2.9 List of Qualified Non-Profit Housing Development Entities
4.1 Housing Element Sites Inventory
4.2 Pipeline Projects (Public Land)
4.3 Pipeline Projects (Private Development)
4.4 Detailed AFFH Analysis

4.5 Land Use (Table C)
4.6 Regression Methodology
4.7 Candidate Sites Identified to be Rezoned to Accommodate Housing Shortfall Need (Table B)
4.8 Potential Candidate Sites for Public Land Program
5.1 Evaluation of 2013-2021 Goals, Policies, Objectives, and Programs
6.1 Lead and Supporting Agencies

Housing Element Task Force

Task Force Members

FULL NAME OR ORGANIZATION

A Community of Friends	Kaiser Permanente
A. Lenise Kouture, Empowerment Congress	Koreatown Immigrant Workers Alliance (KIWA)
West Neighborhood Development Council	LA Community Action Network (LA CAN)
AARP	LA Family Housing
Abode Communities	Laisa Caldwell, Housing Authority of the City of Los Angeles (HACLA)- Resident Advisory Council
Abundant Housing LA	Legal Aid Foundation of Los Angeles
Affordable Living for the Aging	Liberty Hill Foundation
AIA Los Angeles	Local Initiatives Support Corporation (LISC)
Alliance for Community Transit- Los Angeles (ACT-LA)	Los Angeles Area Chamber of Commerce
Alliance of Californians for Community Empowerment (ACCE)	Los Angeles Conservancy
Armbruster Goldsmith & Delvac, LLP	Los Angeles Tenants Union
Building Industry Association	Lucille Floresta, Sylmar Neighborhood Council
California Apartment Association	Neighborhood Legal Services of Los Angeles County
California Community Foundation	National Resources Defense Council (NRDC)
California Home Builders	Pacific Urbanism
Carl Cade, Market Rate Developer	PATH Ventures
Cathy Wayne, Bel Air Beverly Crest	Public Counsel
Neighborhood Council and Laurel Canyon Association	Renee Dake Wilson, Former City Planning Commissioner, Architect
CDTech	Southern California Association of Nonprofit Housing (SCANPH)
Central City Association of Los Angeles	Standard Communities
Clifford Beers Housing, Inc.	Steinberg Hart
Craig Lawson & Co., LLC	Strategic Actions for a Just Economy
Crenshaw Subway Coalition	Three6ixty
Disability Rights California	Tomas Steidl, Architect
Downtown Women's Center	UCLA Lewis Center for Regional Policy Studies
East LA Community Corporation	United Way
Enterprise Community Partners	Universal Standard Housing
Esperanza Community Housing Corporation	USC Price Center for Social Innovation
First 5 LA	Venice Community Housing
Greater Watts Development Corporation	Walker Wells, Sustainability and Green Building Advisor
Grounded Solutions Network	Weingart Center Association
Housing Rights Center	
Inner City Law Center	
James Wen, City of Los Angeles Transgender Advisory Council	
Jane Demian, Eagle Rock Neighborhood Council	

Executive Summary

Introduction to the Plan to House LA

The City of Los Angeles has experienced the most severe housing crisis of any major city in the United States for some time now. With a wave of evictions threatening to further increase Los Angeles' homeless count and potentially move more families deeper into poverty, the devastating ways in which our housing crisis exacerbates existing disparities has become all too clear. The critical need for greater housing stability, affordability, equity and opportunity have never been more important.

The 2021-2029 Housing Element of the General Plan (The Plan to House LA) presents a vision where housing in Los Angeles is ample and affordable, where tenants and affordable housing are protected and preserved and where proactive efforts are made to reverse the legacies of discriminatory and racist policies.

In that regard, the Plan to House LA offers an important opportunity to center racial and social equity and to directly address the severe housing disparities and patterns of exclusion that continue to shape who can live where. It reflects a commitment to providing housing initiatives that expand and preserve our affordable housing stock, encourage greater access to housing, minimize the displacement of vulnerable residents, and reform policies and practices that have negatively impacted Angelenos, particularly Communities of Color, including Indigenous, Black, Latinx, and Asian communities.

This Housing Element updates the previous (2013-2021) Housing Element, keeping its general structure in place, while making changes to reflect evolving needs, priorities, resources, and conditions in the City.

“Loving Los Angeles means facing the bitter truth about our past that maps of our city were drawn to protect the wealth of white people and destroy the wealth of Black people and other people of color. Redlining and exclusionary zoning resulted in a city where today Black and Mexican origin families hold 1/90th of the wealth of white families on average, it’s a city where Black people are overrepresented among those experiencing homelessness by a factor of four, and where Latino homelessness accounts for the greatest jump of newly homeless Angelenos.”

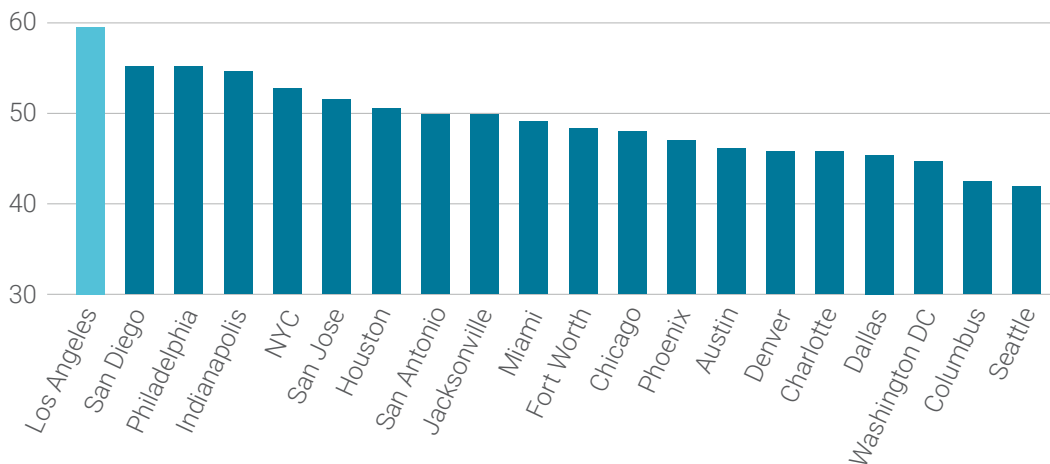
—Mayor Garcetti, State of the City 2021

Background – The Housing Crisis in Los Angeles

Los Angeles is one of the most dynamic cities in the world. However, with its continued growth and economic success has come increasing challenges relating to the need for more affordable housing and support to help homeless Angelenos off the street and into homes. Simply put, over the past 40 years, Los Angeles has welcomed more people without adding enough places for them to live. While the City has made significant progress in the last eight years, much more needs to be done to achieve the kind of City Angelenos have made clear they desire. Housing is key to this vision.

It is a cliché to say that the City of Los Angeles is in a housing crisis. However, the negative impacts resulting from the severe misalignment of housing costs and incomes in this City are hard to overstate. Angelenos pay more of their income on housing, live in more overcrowded conditions, and have the highest rates of unsheltered homelessness of any city in the country. Almost half of all households struggle to pay their rent and mortgage, with more than a third of renters spending half their paycheck on rent. Many workers in the City are forced to live far from their jobs, which worsens commute times, our air quality and greenhouse gas emissions.

Chart ES.1: **Percentage of Rent Burdened Households, Major US Cities**



Source: American Community Survey; 2019 ACS 5-Year Estimates

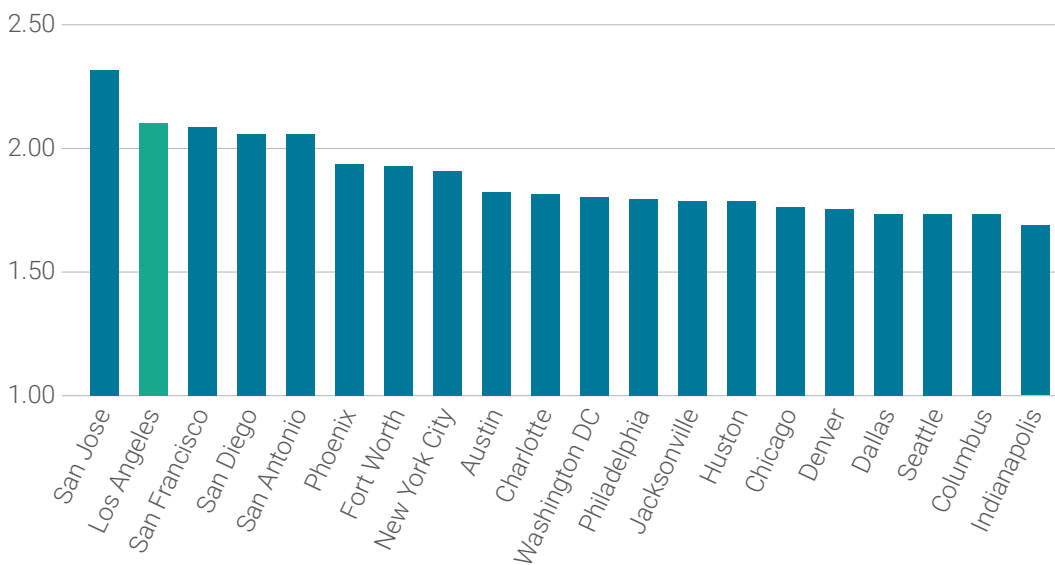
While rising housing costs impact all segments of the housing market, it is particularly dire for those with low incomes, the unhoused, and those with special housing needs. These populations frequently face discrimination, health conditions, lack of transportation, and unemployment that exacerbate difficulties in accessing permanent housing. Despite significant advances in housing individuals that may have lost their

home, and providing for special needs, homelessness continues to increase as people are losing their housing faster than new housing can be provided and obtained.

Displacement pressures are intensifying and Angelenos (particularly families with children) are increasingly leaving the City because, in part, they no longer find it possible to afford the cost of housing. Young people in particular, are not able to form households. With housing options so limited, many households are only able to find affordable housing in traditionally lower income neighborhoods, which intensifies gentrification pressures. Unequal access to neighborhoods with high resources and opportunities such as good jobs, transit, parks, and amenities exacerbates segregation, economic disparities, unhealthy living conditions, and commute times.

Most experts point to a lack of adequate, affordable housing for the population as the root of the local housing crisis. Los Angeles has the second fewest number of homes per adult of major US cities (see Chart ES.2 below). If the City of Los Angeles had the same number of homes per adult as the national average, the City would have an additional 129,000 homes (2019, American Community Survey). This shortage has developed primarily since the 1980s, as the population in Los Angeles grew much faster than the creation of new housing. Downzonings during this period limited the land area and intensities at which housing could be built.

Chart ES.2: **Adults (18+) per Housing Unit, Major US Cities**



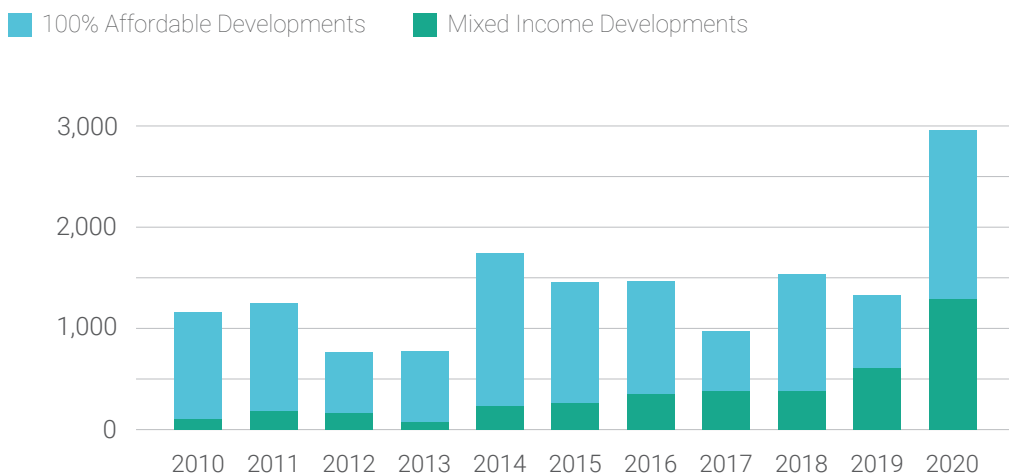
Source: 2019 ACS 5-Year Estimates

To address worsening statewide housing needs California’s Housing Element Law has undergone numerous revisions in recent years. These changes include new requirements to account for existing unmet housing needs when planning for housing. As such, the City’s new Regional Housing Needs Assessment (RHNA) allocation is significantly higher this cycle, reflecting the severe shortage of available and affordable housing in Los Angeles.

Identifying and addressing the causes of the housing shortage is a central part of the Housing Element process (see Constraints Chapter 2). Some factors are out of the City’s control (increasing material costs; a shortage of construction labor, etc) but other areas present opportunities to alleviate constraints imposed by the City including regulatory burdens (lengthy approvals, fees), a deficiency of public subsidy, local processes that create risk and uncertainty; and an undersupply of land where affordable housing is allowed to be built. All of these factors overlap and impact where housing can be built, types of housing and local housing market conditions.

The City of Los Angeles has been taking bold strides to address the housing issues of residents, and has begun to see some positive results. Since the adoption of the prior Housing Element, the City has created several important funding and incentive tools that have significantly increased the production of affordable housing over prior levels (as shown in Chart ES. 3), while also adopting many additional tenant protection and affordable housing preservation policies (see Chapters 2 and 5).

Chart ES.3: Affordable Housing Production by Source of Affordability | 2010-2020



Source: LAHD and LACP, Annual Progress Reports of the Housing Element, 2010-2020

The Plan’s detailed information on the City’s housing needs (presented in Chapter 1) shows the considerable challenges but also notes some important progress in reversing some of the worst trends of prior decades (e.g. cost burden, overcrowding, and rent levels). Much more work is needed to make meaningful improvements in the lives of Angelenos.

This Housing Element presents a critical opportunity for the City to reverse housing disparities across geographies, incomes, and racial groups and guarantee the right of safe, secure and affordable housing for all Angelenos. This is not an easy task, as the challenges we face are deep rooted and transformative change is needed; however, the imperative is clear. We must work to build a more affordable, resilient, and just city for all.

Reader’s Guide

While the Plan’s narrative frames the key concepts and proposals of the Housing Element, the essence of the Plan lies in its goals, objectives, policies, and programs. These declarative statements set forth the City’s approach to various issues. Goals, objectives, policies, and action programs are described below.

Goals: A goal is a statement that describes the future condition or “end” state. Goals are outcome-oriented and achievable over time, though not driven by funding.

Objectives: An objective is an aspirational measure of goal attainment. In the Housing Element, the objectives follow the goal and precede the policies. Meeting given objectives will depend on available funding to implement the proposed programs.

Policies: A policy is a clear statement that guides a specific course of action for decision-makers to achieve a desired goal. Each policy in the Plan is labeled with the goal and objective they refer to, and a unique number (e.g., 1.2.3).

Programs: An implementation program is an action, procedure, program or technique that carries out goals and policies. Implementation programs are comprehensive in nature, encompassing amendments of existing and preparation of new ones. Completion of a recommended implementation program will depend on a number of factors such as citizen priorities, finances, and staff availability. These recommendations are suggestions to future decision makers as ways to implement the goals and policies contained in this Housing Element. The listing of recommended implementation programs in the Housing Element does not obligate the City to accomplish them. Chapter 6 contains a list of all the Housing Element implementation programs.

Housing Element Organization

The Housing Element of the General Plan is organized into six chapters. Each chapter is further organized into sections that address specific topics described below:

Introduction and Orientation: This initial chapter describes the role and requirements for the Housing Element. The chapter also outlines the Plan's six goals, highlights the Plan's organizational format, describes the Plan's relationship to the City's General Plan as well as plans developed by other City agencies and regional jurisdictions and includes a glossary of terms. This chapter also includes a summary of the outreach completed while developing the draft.

Chapter 1 – Housing Needs Assessment: Provides a comprehensive overview of the City's population, household, and housing stock characteristics, and an analysis of these factors in order to identify housing needs of the variety of household types and special needs across the City. The analysis highlights low rates of housing affordability and the creation and loss of existing low-cost housing. In addition, demographic changes such as the increase in the senior population and decrease in young families and children are assessed. The Chapter also includes the summary of findings for the Housing Element Assessment of Fair Housing (Appendix 1.1) which includes an analysis of the disproportionate housing needs, segregation patterns, and disparities in access to opportunity by race, income, disability and familial status; along actions and programs intended to promote the City's goals of affirmatively furthering fair housing based on prioritized contributing factors.

Chapter 2 – Constraints on Housing Maintenance, Improvement, and Development: Addresses regulations and conditions that constitute constraints to housing production and preservation, including governmental regulations, infrastructure requirements and non-governmental market conditions such as land, construction and labor costs, opposition to housing, and restricted financing availability.

Chapter 3 – Opportunities for Conservation in Residential Development: State Housing Element law requires cities to identify opportunities for energy conservation in residential development. The City has broadened this analysis to include energy conservation, water conservation, alternative energy sources and sustainable development which supports conservation and reduces demand. These efforts reduce development costs and improve the long-term affordability of housing units. The enactment of the LA Green Building Code and other regulations like the Low-Impact Development Ordinance have greatly strengthened City efforts towards sustainability. Specific City programs include providing rebates for energy efficient appliances, shifting the time of energy use, using alternative sources of energy (i.e., solar power), installing green roofs, requiring more sustainable landscaping and site design, and adopting General Plan land use designations and zoning that facilitate higher-density, compact, infill development near transit.

Chapter 4 – Adequate Sites for Housing: State Housing Element law requires the City to show that it has adequate land zoned to accommodate expected population growth. For the 8-year plan period (2014-2021), the number of housing units estimated to be needed in Los Angeles is 456,643. The figure is called the Regional Housing Needs Assessment (RHNA).

This Chapter identifies the City's inventory of land suitable for residential development without the need for any legislative action by the City, identifies additional alternative methods of satisfying the RHNA and identifies the need for rezoning programs to accommodate the RHNA allocation. The analysis demonstrates that, during the 6th cycle, the City has an anticipated unit potential of 230,947 units, of which 72,650 units are Lower Income. As a result, the Plan identifies a need for a Rezoning Program to accommodate 255,432 units. The various rezoning strategies to meet this shortfall, as well as their assumptions, are also included. Finally, the Chapter includes an analysis of both the adequate sites and rezoning inventory's compliance with Affirmatively Furthering Fair Housing (AFFH) requirements, and finds that the rezoning program would substantially improve access to opportunity.

Chapter 5 – Review of the 2006-2014 Housing Element: Preparation of the Housing Element Update included the essential step of evaluating the previous 2006-2014 Housing Element in order to identify progress and evaluate the effectiveness of previous policies and programs. The review shows that building permits were issued for 117,088 new housing units. The City has therefore already met its overall RHNA target of 82,002 units; however, it is not expected to have produced enough housing in the affordable lower and moderate income categories. The review noted progress in increasing affordable housing production, particularly through mixed-income developments and showed that the goals, objectives and policies of the previous Housing Element remain largely relevant and important. This Housing Element Update builds upon them, reconfiguring and refining some of them to better focus the City's strategy. The updates focused on advancing citywide housing priorities that specifically address the housing shortage, advancing racial equity and access to opportunity, protecting Angelenos from displacement, and promoting sustainability and resilience. Similarly, the evaluation of programs provided insight into which efforts were more effective than others. As a result, many programs have been reconfigured so that going forward, more will be accomplished and a more accurate accounting can occur through the Housing Element's Annual Progress Report.

Chapter 6 – Housing Goals, Policies, Objectives and Programs: The objectives, policies and implementation programs under each goal speak to the diverse housing needs across the City. The City's approach to alleviating housing needs and of creating sustainable mixed-use, mixed-income neighborhoods across the City aim to provide opportunities for housing, jobs, transit and basic amenities for all segments of the population. Each program was crafted to meet particular housing needs of the City, whether they are renters or homeowners, or populations with special needs. The goals, objectives and policies are organized around five issues: housing production; housing preservation; livable and sustainable communities; housing opportunities for all; and ending homelessness.

Housing Element: Purpose and Process

Housing Element and the General Plan

In the State of California, all cities are required to develop a General Plan and the Housing Element is a required component of every city's General Plan. The General Plan can be thought of as a city's "constitution for development," or the foundation upon which all land use decisions are to be based. It establishes policies and programs that assist decision makers as they review planning approvals for a new project or consider a proposed ordinance or policy. As such, the General Plan provides the foundational guide for planning, outlining how land is used and how the City allocates its resources. The General Plan is, however, more than just the legal basis for all local land use decisions; it is the vision for how the City will evolve, reflecting the values and priorities of its communities.

The City of Los Angeles' General Plan consists of 12 Citywide Elements and 35 Community Plans, which collectively serve as the Land Use Element. The Framework Element establishes the overarching vision for the City's future growth, and the long-range strategies, goals, objectives, and policies to implement that vision. The General Plan also includes topic-specific elements, including the Housing Element, which provide detailed goals, policies and programs specific to each area of focus, in consistency with other elements. The Framework Element continues to provide policy direction for future amendments to the Housing Element and the Community Plans, which determine the zoning and land use for each parcel of land in the City.

The Plan to House LA update embodies the existing goals and policies of other General Plan elements and identifies the more detailed strategies the City will implement to achieve them with regards to housing. The update also ensures that housing goals, objectives and policies are integrated and consistent with all of the other elements of the General Plan. Recent changes to state law require the City to review, and update as necessary, the Safety Element alongside the Housing Element. The Safety Element is another topic specific element that details the City's approach to preventing, responding to and recovering from disaster events. Targeted amendments to the Safety Element are being adopted alongside the Plan to House LA to reflect the City's expanded focus on planning for hazards including wildfires, flooding and the impacts of climate change. Additionally, some minor amendments will be adopted into the Plan for a Healthy Los Angeles to clarify that the plan satisfies the state environmental justice requirements of SB 1000.

While fulfilling the statutory requirements of State Housing Element law, the policies and programs herein also foster on-going partnerships among City departments, with other governmental agencies, and with the private sector to respond to ever-changing housing demands and market conditions. The update provides policy guidance relating to housing issues to decision makers at all levels of City government.

State Law Framework

Statutory requirements for the Housing Element are delineated in California State Government Code Section 65580 – 65589.9. The Housing Element is required to be updated every eight years in accordance with a specific schedule of dates established by the State. This Housing Element therefore covers the period of October 1, 2021 through October 1, 2029.

Pursuant to State law, the Housing Element must include the following key components:

- An analysis of existing and projected housing needs
- An analysis of potential constraints on housing
- An analysis of assisted housing developments that are “at-risk” and eligible to change from low-income housing uses
- An inventory of land suitable for housing
- An affirmatively furthering fair housing (AFFH) analysis



- An analysis of any special housing needs
- An analysis of opportunities for residential energy conservation
- An evaluation of the previous Housing Element
- Goals, policies, and implementation programs

Because housing needs are recognized as a matter of statewide concern, the State, through the Department of Housing and Community Development (HCD), must certify the compliance of every jurisdiction's Housing Element upon adoption. Pursuant to AB 72 (2016), HCD also has new statutory authority to revoke Housing Element compliance if the local government's actions do not comply with state law. In addition, HCD may notify the California Office of the Attorney General that the local jurisdiction is in violation of state law for non-compliance with housing element law (or other state housing laws).

Affirmatively Furthering Fair Housing

Pursuant to Assembly Bill 686 (2018), the Housing Element must include an analysis and determination of consistency with Affirmatively Furthering Fair Housing (AFFH) requirements. 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. These actions must, taken together, address significant disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, and foster and maintain compliance with civil rights and fair housing laws."

To comply with these requirements, the implementation programs of the Housing Element must affirmatively further fair housing, and must include an Assessment of Fair Housing. Building on the adopted Assessment of Fair Housing plan (2018-2023), this document includes its own AFH with updated findings and contributing factors based on guidance from HCD, and sets the framework for the 2023-2028 AFH that will be submitted to HUD. Additionally, the adequate sites suitable for housing development must be identified throughout the City in a manner that affirmatively furthers fair housing (see Chapter Four).

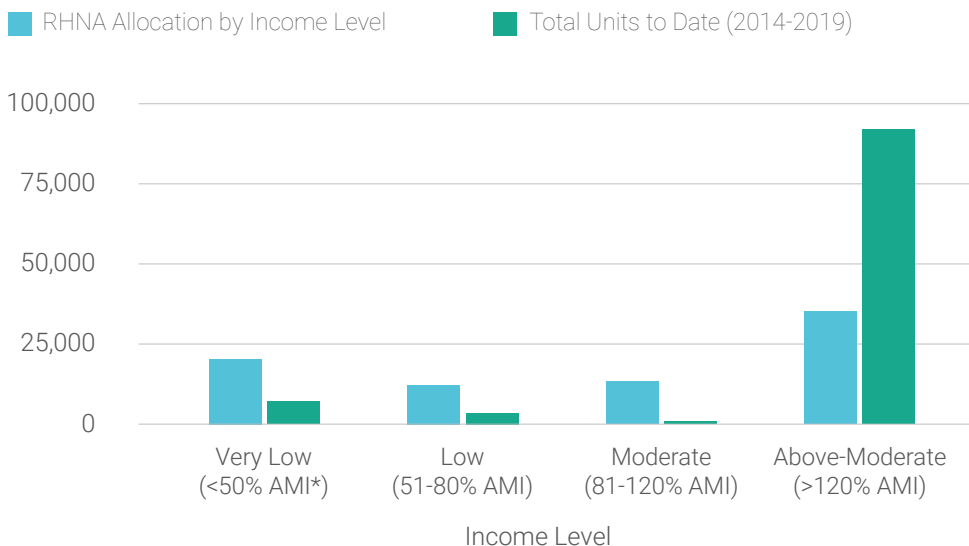
For purposes of the Housing Element sites inventory, this means that sites identified to accommodate the lower-income portion of the RHNA are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. A helpful resource to conduct AFFH analysis is the California Tax Credit Allocation Committee (CTCAC)/California Department of Housing and Community Development (HCD) Opportunity Maps, which can be seen on Map 3.4 (Chapter Two) or accessed at: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>.

Regional Housing Needs Assessment (RHNA) Summary

The Regional Housing Needs Assessment (RHNA) is the State required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The State assigns each region in California a housing target (RHNA Allocation) that is distributed to jurisdictions through a methodology prepared by the regional councils of government. The RHNA allocation is further segmented into four income categories based on area median income (AMI). Each local jurisdiction must then identify adequate sites with realistic development potential to demonstrate it can meet its share of the regional housing needs.

The City's RHNA allocation for the previous Housing Element planning period of January 1, 2014 to September 30th, 2021 was 82,002 new housing units. From 2014 to the end of 2020 (7 years), building permits were issued for 117,088 new housing units. The City has therefore already met its overall RHNA target of 82,002 units; however, it is not expected to have produced enough housing in the affordable lower and moderate income categories. Progress on meeting the 5th cycle RHNA is detailed more fully in Chapter 5 and summarized in Chart ES.4 below.

Chart ES.4: **RHNA Allocation by Income Level and Total Units to Date | 2014-2020**



For this current 2021-2029 Housing Element 6th cycle, the regional Southern California Association of Governments (SCAG) issued a target of 456,643 housing units for the entire City of Los Angeles, of which 184,721 units (40%) are designated for very low- and low-income households. These figures are more than five times higher than the prior 5th cycle allocation, as seen on Table ES.1 below. This significant increase is primarily the result of changes in state law that included new markers of existing housing needs such as overcrowding and cost burden in the RHNA.

Table ES.1: Comparison of 6th vs. 5th Cycle RHNA Targets, by Income Level

Income Level	2013-2021 Target Units	2021-2029 Target Units
Very Low-Income (0-50% AMI)	20,426	115,978*
Low-Income (51-80% AMI)	12,435	68,743
Moderate-Income (81-120% AMI)	13,728	75,091
Above Moderate-Income (Over 120% AMI)	35,412	196,831
Total Units:	82,002	456,643

*Note: 57,989 (50%) of the Very Low-Income units are considered to be Extremely Low-Income (ELI)

Through the implementation of the policies and programs set forth in the *Plan to House LA*, the City will pursue the production and preservation of housing for all residents and will strive to meet its RHNA goal of 456,643 new units by October, 2029. However, the lack of adequate resources for Affordable Housing will likely lead to production levels of low and moderate income units that fall short of the RHNA goals.

As described more fully in the RHNA Section of Chapter 1, the City estimates that under current assumptions it will likely be unable to meet its total RHNA targets for new construction. The City is therefore projected to fall short at the affordable (below 120% AMI) income ranges, but may meet the above moderate (market-rate) production levels. While the RHNA allocation suggests that almost 260,000 units affordable to households earning less than 120% AMI will be needed, it is anticipated that approximately 51,000 affordable units may be constructed within the eight year RHNA period at this range (about 20% of the target). This is a reflection that total housing

needs for lower and moderate income households greatly exceeds the ability to meet those needs with existing financial resources and incentive programs. However, it is important to highlight that this Housing Element is projecting a significant increase in housing production at all income ranges compared to prior cycles.

Summary of the Plan to House LA

As described in more detail above (See *State Law Framework* above) Housing Element law requires that each City and County identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, programs and quantified objectives to further the development, improvement, and preservation of housing.

The *Plan to House LA* translates state law requirements into a document that is organized in a logical and readable manner that aligns with the City's General Plan format. The *Plan to House LA* is organized into six chapters and a series of appendices. Each chapter is further organized into sections that address specific topics.

The content of the *Plan to House LA* was influenced by the development of six key "Concepts." These Concepts integrated feedback from the public alongside citywide policy priorities to describe how the City intends to meet increasingly ambitious housing production goals. They center around access to opportunity, housing stability, anti-displacement, equity, affordability, well-being and sustainability. The Plan's six Concepts are listed below in the Public Participation section.

Housing Goals, Objectives, Policies and Programs

Los Angeles' housing goals, objectives, policies, and programs are guided by the City's overall housing vision:

It is the overall housing vision of the City of Los Angeles to create housing opportunities that enhance affordability, equity, livability and sustainability by remedying discriminatory housing practices and creating a city with a range of housing types, sizes, and costs in close proximity to jobs, transit, amenities, and services. In keeping with a fundamental belief that housing is a human right, the City will work towards ensuring that housing stability and affordability is provided to all residents.

In line with this vision, all goals, policies and objectives are intended to further certain Citywide Housing Priorities, defined below to include:

Addressing the Housing Shortage: Increase the production of new housing, particularly affordable housing.

Advancing Racial Equity & Access to Opportunity: Proactively address racial and economic segregation in the City by creating housing opportunities that address historic patterns of discrimination and exclusion.

Preventing Displacement: Protect Angelenos—especially persons of color and the disabled—from indirect and direct displacement, and ensure stability of existing vulnerable communities.

Promoting Sustainability & Resilience and Environmental Justice through Housing: Design and regulate housing to promote health and well-being, increase access to amenities, contribute to a sense of place, foster community and belonging, and protect residents from existing and future environmental impacts.

The five goals that will guide the 2021-2029 Housing Element are as follows:

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.

Each goal, along with major associated objectives, policies and programs will be summarized below. Please see Chapter 6 for the complete descriptions.

Goal 1 - Housing Production

Goal 1 emphasizes the importance of overall housing production in order to result in an ample supply of housing to better meet both existing and projected housing needs. This goal recognizes that rates of housing production have been insufficient historically and that in order to combat overcrowding and cost-burden, more housing options are needed, particularly those that are more affordable. A lack of adequate funding for deed-restricted Affordable Housing and other subsidies has limited the ability of the City to provide a critical social safety net for those at greatest risk of housing insecurity and homelessness. However, an increasing number of Affordable units are being created in mixed-income housing projects, often serving those at the lowest income categories (extremely low and very low).

Per the 2021-2029 RHNA, the City needs to produce about 57,000 units per year in the the 6th Housing Element Cycle; however, the City has only been producing an average of 16,700 units per year since 2014, indicating substantial changes are needed to achieve these housing goals. Of the City's 2021-2029 RHNA, about 23,000 units/year should be affordable to lower income households (80% AMI and below), however the City has only been producing an average of 1,650 affordable units per year since 2014. While significantly more housing at all income ranges is needed to address the current shortage, it will likely not be sufficient to serve those with the lowest incomes. Therefore, the particular importance of housing production that is affordable to lower income households is emphasized throughout Goal 1, while Goal 2 emphasizes that production must be balanced with strong preservation, replacement and tenant rights policies.

Objectives within the housing production goals are divided into three areas: forecasting and planning for changing housing needs (1.1), facilitating housing production, especially for affordable housing and housing meeting citywide housing priorities (1.2), and promoting a more equitable geographical distribution of affordable housing (1.3).

The policies and programs for production include locating new sources of local financing for affordable housing, targeted loan programs for homeowners and land use changes to increase sites where affordable housing can be built. Changes to production related policies from the prior Housing Element include a greater emphasis on producing a supply of housing that will alleviate existing housing needs, implementing strategies to better align citywide and community level housing planning efforts and reducing racial and economic segregation through a much stronger focus on locating Affordable Housing in all communities, particularly High Opportunity Areas. For example, Program 65 calls for allocating housing targets within Community Plan areas in a way that affirmatively furthers fair housing. Anti-displacement is added as a core component to future planning and land use strategies and the importance of more state and regional coordination is also strengthened.

Goal 2 - Housing Preservation and Housing Stability

The *Plan to House LA* establishes a new Goal 2 focusing on housing preservation and tenant protections in order to elevate critical City priorities around housing stability. This is a recognition of the importance of maintaining existing affordable housing and keeping people housed. Given the substantial cost benefits to preserving existing units as opposed to constructing a new unit, Los Angeles has long been committed to activities that support the preservation of affordable housing.

Objectives within the housing preservation and stability goal are divided into three topic areas: strengthening renter protections and preventing displacement (2.1), promoting more affordable ownership opportunities and ownership retention strategies (2.2), and conserving and improving the quality of housing (2.3). The overall policies within these objectives emphasizes the importance of prioritizing underserved communities and the most vulnerable.

Preservation related policies and programs include a combination of affordable housing preservation, habitability code enforcement, tenant protections, and ownership strategies; funding incentives to rehabilitate and maintain the housing stock; outreach, and education; as well as mechanisms to extend the affordability terms of units facing expiring covenants. There is also an overall increased emphasis on preventing displacement and protecting communities of color, which was not explicitly discussed in the previous Housing Element. New strategies include expanding “no net loss” requirements, affordable housing replacement policies, and a tenant’s right to return to any replaced housing unit. Concepts such as extending affordability covenant terms, establishing community preference policies as well as promoting emerging ideas such as community land trusts and tenant/community opportunity to purchase programs were also added. One significant new preservation strategy involves the purchase of naturally affordable housing in order to remove units from the speculative market, help insulate tenants from price increases, and create housing for low-income families. Finally, there is an increased emphasis on education and empowerment for both tenants and homeowners. Specifically, language has been added to help promote homeownership as a wealth building strategy in communities of color through the prevention of predatory real estate practices and the promotion of education around enhancing home equity.

Goal 3 - Healthy, Livable, Sustainable, and Resilient Communities

Goal 3 emphasizes the important role of housing in creating a City that offers healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos. The goal encompasses an array of policies and actions that both enhance the quality of life and well-being of communities throughout Los Angeles as well as promote overall sustainability and resilience.

The objectives under this goal relate to the use of quality design (3.1), environmental sustainability (3.2) and promoting disaster and climate resilience in citywide housing

efforts (3.3). The design objective recognizes that housing can promote healthy communities and well-being, increase access to amenities, contribute to a sense of place, and foster community and belonging. Advancing environmentally sustainable residential buildings and land use patterns creates the path towards a low-carbon City, green energy future, and implements the City's Green New Deal (Sustainability pLAn) and Citywide Resilience Strategy.

The policies and programs falling under this goal will promote sustainable neighborhoods that lessen impacts on natural resource consumption by directing housing toward jobs and transit and by employing green-building techniques. These efforts will facilitate high quality, healthy housing in neighborhoods that mix incomes and improve accessibility to jobs and services in line with the Framework Element. The focus on health has increased, with new policies guiding development to better orient building siting and features toward beneficial uses and away from polluting or hazardous features. The prior Housing Element's focus on safety has more explicitly been linked to disaster resilience with several new policies on identifying risks to our housing stock and minimizing these risks for communities most at risk.

Goal 4 - Advancing Equity, Inclusion, and Access to Opportunity

Goal 4 strives towards 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. This goal recognizes that impacts of the affordable housing crisis are not equitably experienced by all Angelenos due to historic and ongoing structural inequities such as redlining, racially restrictive covenants, and exclusionary zoning. The effects of past systematic segregation and exclusion in housing are still apparent in many areas of Los Angeles today. Communities of color remain largely segregated and excluded from areas with more access to opportunities such as high performing schools and jobs. Lower income households, particularly Black, Indigenous, and People of Color, also have much higher rates of housing insecurity and a greater need for affordable housing.

The objectives under this goal relate to ensuring that housing opportunities are accessible to all residents without discrimination (4.1), promoting outreach and education on fair housing practices and accessibility (4.2) and a new affirmatively furthering fair housing objective committing to taking of proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing in Higher Opportunity Areas (4.3).

The policies and programs under this goal promote and facilitate equal opportunity practices in the construction, provision, sale and rental of housing; including ensuring accessibility to persons with disabilities in City funded affordable housing developments. Policies also aim to expand outreach and education for homebuyers and renters regarding fair housing and other protections in the purchase, rental, and/or modification of housing. Finally, under the third objective, policies and programs call for increasing access and transparency in the lease-up process for affordable housing,

ensuring that all neighborhoods have a range of housing typologies to provide housing options for all and examining land use practices that perpetuate racial exclusion and inequities. Related changes to production related policies and programs include a greater emphasis on locating Affordable Housing in all communities, particularly Higher Opportunity Areas and introducing context-specific land use reforms in a way that affirmatively furthers fair housing.

Goal 5 - Preventing and Ending Homelessness

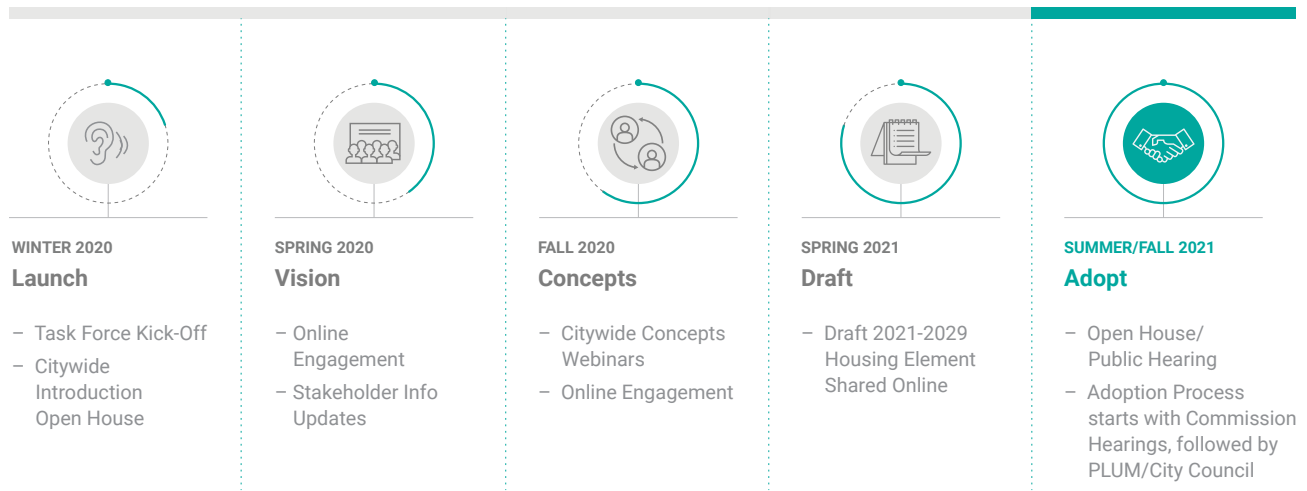
Goal 5 commits the City to preventing and ending homelessness based on the longstanding vision in Los Angeles that housing is a human right. This goal requires that every individual and family is housed by promoting strategies to prevent residents from losing their housing and by rapidly rehousing those who do fall into homelessness. Unfortunately, the drastic shortfall in affordable housing available to people with the lowest incomes throughout the region has led to more unhoused people in recent years even as the homeless services system has scaled up significantly and become more effective and efficient in response.

The homelessness policies and programs focus on a tiered approach that recognizes the need to provide sufficient temporary and emergency shelters to meet short-term needs while working toward a rapid return to more stable housing or permanent supportive housing over the longer-term. Programs emphasize the need and demand for supportive services and compassionate care as part of the commitment to prevent and end homelessness. Outreach and education efforts under this goal seek both to increase awareness for all City residents about the needs of the homeless and to inform the homeless about housing and service opportunities. More direct policy language was added to specify that supportive services, including housing and temporary facilities, need to be included in all neighborhoods of the City, and there is continued work to remove barriers to siting housing for homeless persons. Finally, policies were added to emphasize the need to compassionately care for individuals experiencing homelessness with facilities like restrooms, showers and drinking fountains.

The Plan's goals, objectives, policies, and programs collectively comprise the City's housing action plan for the 2021-2029 planning period. Together they will guide daily decision-making by City officials and staff, and provide benchmarks on the housing programs that the City carries out to meet its overall housing goals.

Summary of Public Participation

Figure ES.1: **Outreach Process**



Updating the Housing Element requires vital public and stakeholder input that can only be collected through public participation. Government Code 65583(c)(7) mandates local governments to “make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element” and to describe their public participation efforts. The Department of City Planning and the Los Angeles Housing Department of (LAHD) engaged the public through numerous digital and in-person events (prior to the Covid-19 pandemic), and through other innovative ways, to collect the public’s input. This outreach, participation and input has been used to guide and inform the updating process of the Housing Element.

Tens of thousands of people participated in the Housing Element Update outreach process and represented the City’s diverse racial and ethnic communities, as well as age groups, income levels, and different housing experiences (i.e. renter versus homeowner). Efforts were taken by staff to provide outreach in Spanish to reach the City’s large monolingual community, including bilingual webinars, online tools and a statistically valid survey. An important engagement element was the participation of the Housing Element Task Force, a 63-member group of diverse housing-related professionals, experts and community leaders, to further reach all segments of the City. The different public participation phases of the Housing Element Update are illustrated in Figure ES.1 and are described below. As part of the City’s commitment to affirmatively further fair housing, there is a language and culturally inclusive outreach program intended to engage historically underrepresented communities in long range housing and planning processes.

A more detailed description of the outreach methods summarized below, as well as many of the general comments and findings collected as a part of the public participation process, are provided in Appendix 0.1.

Launch/Vision Phase

In October 2019, the City of Los Angeles launched the 2021-2029 update to the Housing Element, also referred to as the Plan to House LA. The Launch phase focused on the citywide introduction of the Housing Element Update and on informing the public on how it shapes housing outcomes in the City. A call for applications to join the Housing Element Task Force was issued and more than 280 persons and organizations applied. A diverse, balanced group of 63 members were selected and a kick-off Task Force meeting was hosted in January 2020 by the City's Director of City Planning and General Manager of LAHD.

In early 2020, the City launched the Visioning phase for the Plan. This phase focused on broadening public participation in the housing conversation and on collecting public feedback and input critical to the Housing Element Update. Community engagement focused on understanding housing needs, reviewing existing goals, and developing a collective vision for housing in Los Angeles.

Between January and July 2020, over 1,800 people clicked, commented, and participated in the Launch/Vision phase of outreach. Participants at all events were asked to share their frustrations with the current housing landscape and their vision for future improvements. Specific feedback and comments received from the public and Task Force during the Launch/Visioning revealed the following common topics:

- Protecting renters & preventing displacement
- Producing more housing, especially affordable housing
- Zoning for inclusive communities
- Serving the most vulnerable
- Addressing the homelessness crisis
- Promoting livable and resilient neighborhoods
- Promoting ownership

Kick-Off Workshops

The City hosted three in-person open house Kick-Off Workshops in February and March 2020 for the public to learn about the current Housing Element and to provide a space where participants could ask questions and share their comments with staff. Participants were engaged in both English and Spanish by bilingual staff in content that

included information on the state of housing in Los Angeles, demographics and socio-economic characteristics, housing characteristics, the City's RHNA allocation and past progress in meeting goals, as well as the 2013-2021 Housing Element's vision, goals, and objectives. Over 150 people attended these Kick-Off Workshops.

People who were not able to attend the in-person Kick-Off Workshops, were able to access an online workshop that provided the same information, materials, and opportunities to submit feedback. This online workshop tool was launched in March 2020 in both English and Spanish, and was viewed over 3,100 times.

Bilingual Webinars with Live Q&A

The City hosted five webinars with live Q&A in May and June 2020. Over 300 people attended these digital meetings. Three webinars were held in English and two in Spanish. Participants at these events were provided information about the Housing Element update and asked to share their thoughts about the current housing landscape and their vision for future improvements. The English and Spanish webinar recordings were published on the DCP website for anyone to watch at a convenient time. City staff was available to take phone calls for participants who were having technical issues, lacked internet access or who are visually impaired.



Launch/Vision Phase Summary and Integration of Comments

These comments led to an early recognition that the prior Housing Element was insufficient with regards to many of the critical topics the public cared most about. Many of these issues were elevated and expanded upon as Plan Concepts (discussed below), which were used to help prioritize elements that would be centered and uplifted as part of the update. These Concepts then guided the update itself, including the creation of new Goals, Objectives, Policies and Programs. This is illustrated by the creation of the new Goal 2, which emphasizes housing stability, and the list of new and updated associated policies and programs that link back to this Goal (summarized under Goal 2 discussion above).

Early feedback also emphasized the need for zoning to foster inclusive communities and a more equitable distribution of affordable housing. This theme has similarly been centered and elevated throughout the Plan under the significantly strengthened Goal 4, along with a large number of associated policies and programs that are perhaps best summarized under the AFFH Program (124 in Chapter 6). More specific comments about serving the most vulnerable found their way into specific policies such as Policy 1.2.8 (target incentives for those with the lowest incomes) as well as the “housing first” Policy 5.1.4. An emphasis on more affordable forms of homeownership was also highlighted early on and led to new policies and significant policy updates under Objective 2.2, as well as some creative concepts reflected in Programs 3 and 4 (Innovation in Subdivisions and Shared Equity Models, respectively). Finally, the concern around the need to produce more housing to alleviate existing needs helped inform many of the new policies and programs associated with Goal 1.

Concepts Phase

In late 2020, the City launched the Concepts phase for the 2021-2029 Housing Element. During this phase, an ambitious outreach campaign helped to engage an unprecedented number of people through several targeted outreach efforts, including three webinars, neighborhood council and stakeholder meetings, a statistically valid poll, and a public survey. This phase focused on six Concepts that were developed based on the feedback the City collected during the Vision phase of outreach and the framework of state law.

The Concepts focus on how the Housing Element will address housing-related issues in the City. All six Concepts respond to urgent housing needs including: addressing the housing shortage, advancing racial equity and access to opportunity, and promoting sustainability and resilience. The six Concepts include:

- **Housing Stability and Anti-Displacement:** To protect Angelenos—especially persons of color—from indirect and direct displacement, and ensure stability of existing vulnerable communities.
- **Housing Production:** To increase the production of new housing, particularly affordable housing.
- **Access to Opportunity:** To increase access to opportunities and proactively desegregate the City by planning for more affordable and mixed-income housing in higher-resource areas.
- **Homelessness:** To prevent and end homelessness in a manner that centers human dignity and respect by developing early interventions, significantly expanding permanent housing options, and providing appropriate services and support.
- **Built Environment:** To design and regulate housing to promote health and well-being, increase access to amenities, contribute to a sense of place, foster community and belonging, and plan for a sustainable future.
- **Meeting the Needs of all Angelenos:** To build, operate, and maintain welcoming and accessible housing for Angelenos with unique needs, including those with disabilities, large families, older adults, and other people facing housing barriers.

Between January and July 2021, tens of thousands of people clicked, viewed, interacted, and participated in the Concepts phase of outreach. A more detailed description of the outreach methods summarized below and the findings collected during this outreach phase are provided in Appendix 0.1.

Bilingual Webinars with Live Q&A

The City held three webinars during the fall of 2020, two in English and one in Spanish, to introduce the Concepts and implementation strategies (potential programs) to the public. An audience of over 260 people was reached across all three events. Interactive polls and Q&A sessions were held during the webinars to encourage interactive participation. These webinars were accessible through GoToWebinar and live-streamed on the City’s Facebook Page. The English and Spanish webinar recordings were published on the DCP website for anyone to watch at a convenient time. City staff was available to take phone calls for participants who were having technical issues, lacked internet access or are visually impaired. Prior to posting webinars were amended to include closed captioning to better accommodate diverse abilities.

Online Survey

In December 2020, the City released an interactive online digital survey that introduced the six Concepts along with the proposed housing strategies and asked respondents to weigh in with their reactions and suggestions. The survey was made available in English and Spanish. Over 1,800 people responded to the survey. Respondents were well represented from central, west and southwest LA, with less representation from harbor and valley communities. Responses were received from a variety of age groups and ethnicities, though respondents were slightly older and whiter than the City as a whole. Some survey results were de-aggregated to evaluate differences in responses based on criteria such as race or status as a renter or homeowner (tenancy).

Within the survey, each of the six Concepts received overall support from at least 70% of respondents. There was wide agreement among respondents that the availability of housing, and especially affordable housing, is poor within the City of Los Angeles. When asked how to address this shortage respondents demonstrated strong support for tools like adaptive reuse of existing buildings and setting neighborhood level housing production targets, with more divided opinions on tools like targeted rezoning of low density parcels. The results of the survey were published on the Housing Element website in March 2021.



Statistically Valid Poll

The Department of City Planning partnered with FM3 Research to conduct a poll of over 800 randomly selected City residents from November 5th to 18th, 2020, to assess their opinions on housing related issues and proposed responses to the strategies. These polls were conducted in both English and Spanish via email and text message as well as through the use of cell phones and landlines. To capture a statistically representative cross-section of residents, the poll respondents were consistent with the citywide racial, income, household size, renter, owner, and age demographics of the City.

The vast majority of respondents expressed support for the strategy of increasing and accommodating more housing near jobs, transit, and services, and for prioritizing tenant rights and the sheltering of people experiencing homelessness. This balanced group showed a stronger desire than the online Concepts Survey to see more housing near public transit, near job opportunities, high-performing schools, parks, and other amenities, even in areas of the City that comprise mostly of single-family homes.

Educational Video

On February 18, 2018, an animated, minute and a half long educational video was launched on the YouTube channel and social media platforms of the Department of City Planning and the Los Angeles Housing Department. The video explained the City's housing crisis, the on-going update, and participation opportunities in an effort to bring new audiences into the housing conversation. The video highlighted housing-related issues and laid a foundation for the intent and capacity of the goals, policies and programs comprising the Housing Element Update.

This video was viewed over 45,000 times, across all platforms, and generated hundreds of comments and reactions.

Community Stakeholder Meetings

Throughout the Concepts Phase, the Department of City Planning and the Los Angeles Housing Department appeared at eight local stakeholder meetings, including alliances of Neighborhood Councils, community organizations and other local groups. Staff shared the draft Concepts and spent as much time as was needed to answer questions and gather information on proposed housing strategies. These groups include the Alliance of River Communities (ARC): South Los Angeles Alliance of Neighborhood Councils (SLAANC), Los Angeles Neighborhood Council Coalition (LANCC), Plancheck Neighborhood Council Alliance, Harbor Gateway Planning and Land Use Committee, West Valley Neighborhood Alliance on Homelessness, Health Innovation Community Partnership and the Westside Regional Alliance of Councils (WRAC).

Concepts Phase Summary and Integration of Comments

The Concepts Phase was a critical time for gathering feedback on both the big themes and specific strategies under consideration. In recognition of the difficulty convening groups during the past year and a half, as well as the critical need to draw opinions from a diverse range of Angelenos, the plan employed innovative techniques including the sampling of public opinion through a statistically valid survey (SVS), an online survey tool and videos. The public was asked about specific potential policies and programs and made aware of the trade-offs associated with them. Overall, the Concepts received broad support from members of the public and Task Force, but opinions varied on ways to address them more specifically. Strategies that received strong support in this phase have been reflected in the Plan, including the prioritization of public land and new models for affordable housing production and acquisition (Programs 15, 16 and 30 respectively), as well as the potential for innovative housing typologies like small lots, micro units and coliving and community land trusts to ensure long term affordability (Programs 3, 62, and 4 respectively). Other community members discussed concerns with the availability of public facilities and services to support significant amounts of new housing and to balance production with other citywide quality of life and sustainability goals. A program to comprehensively evaluate infrastructure needs associated with growth was added to Program 50 and the plan includes many updated policies and programs associated with the ways the production and maintenance of housing can also support goals around tree canopy preservation, parks, sustainable use of building materials, conservation, disaster resilience, good urban design, etc. (see Programs 73, 74, 75, 76, 78, etc). Commenters also stressed the importance of participation in plans for new housing, particularly more vulnerable communities of color, leading to several policies around inclusive outreach and education (Policies 1.1.10, 1.3.3, 2.2.5).

Draft and Adoption Phase

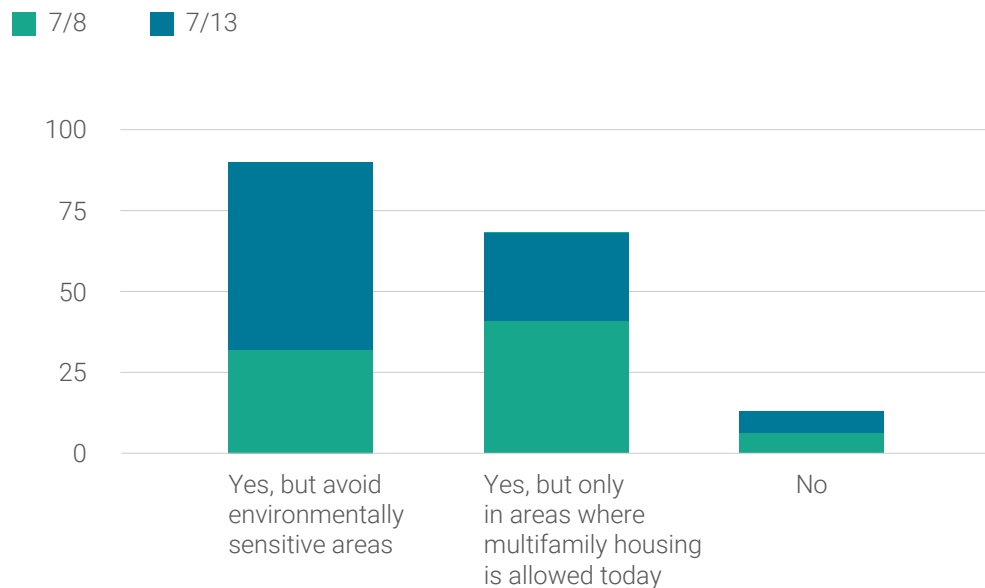
The Departments of City Planning and the Los Angeles Housing Department will continue the effort to maintain and broaden public engagement and participation during the current draft phase. The Housing Element was discussed at meetings of the City Council Housing Committee and Planning and Land Use Management (PLUM) Committee in June 2021.

The City held virtual Citywide workshops on July 8 and July 13, 2021 to accompany release of the Public Draft Housing Element. The workshop included a 45 minute presentation on the proposed elements of the draft and rezoning program, followed by over an hour of Q&A. Workshop materials were translated and interpretation services provided in Spanish. 353 individuals attended the webinars which were also streamed on Facebook Live. Over 176 comments/questions were submitted during the two

webinars. To better gauge public support for the City’s rezoning strategies, the presentation included two interactive text based polls that allowed both webinar and Facebook Live attendees to participate. Polling showed more than 92% (Chart ES.5 below) of participants surveyed supported more housing in higher opportunity areas. Attendees were also polled on how they would prioritize rezoning strategies such as rezoning commercial and residential corridors, industrial areas, areas near jobs and transit, public and religious land, and existing lower density residential areas to create opportunities for “missing middle” or lower-scale multifamily housing. Results on this prioritization varied between the two webinars, with generally strongest support for rezoning areas near jobs and transit and commercial and residential corridors.

This feedback directly informed the rezoning strategies outlined in Program 121 to prioritize rezoning in high opportunity areas, explore rezoning of corridors, areas near transit, public and faith based owned land, and explore missing middle strategies. Attendees also expressed concerns about the impacts of rezoning in Very High Fire Hazard Severity Zones (VHFHSZ) and on Historic Resources. As such sites in VHFHSZ were not included within the rezoning program and Historic Resources were generally excluded, with exceptions for programs that include protections and incentives for historic resources such as the Adaptive Reuse Strategy, and Community Plan Updates.

Chart ES.5: Should the City Focus the Majority of its Rezoning in High Opportunity Areas?



Webinar survey taken July 8, 2021 and July 13, 2021. Total Responses 161.

Outside of the public meetings, written comments were submitted requesting modifications to the site's inventory assumptions for ADUs and pipeline data as well as general requests to increase the number of parcels included in the rezoning program to 300,000. Staff reviewed the assumptions in the inventory of and made minor corrections to ensure their accuracy. Overall, between the July draft and the September draft release the rezoning number increased from 220,000 to 252,415. Additionally, while a minimum of 252,415 units are required to be rezoned to meet the RHNA, the candidate sites for rezoning identified as part of the draft rezoning program far exceed the required minimum. Comments were also received requesting expanded analysis for cognitive disabilities in the Needs Assessment, this request was reflected in Chapter 1 and in Appendix 1.1.

In addition to traditional notification methods, City staff attended additional stakeholder and community-based meetings to share information about the Housing Element and how to provide input on the plan. Staff attended meetings with Plancheck NC, the Valley Commerce Association, Center City Association, and Los Angeles Business Council.

In order to effectively affirmatively further fair housing and effectively reach communities in a culturally-appropriate, language-inclusive manner, the City utilized Local Early Action Planning (LEAP) grant funding to support outreach across many housing efforts including the Housing Element Update and other strategies initiated by the City of Los Angeles to accelerate housing production and promote equity-based models for increasing affordable housing development.

In August 2021, Liberty Hill Foundation conducted focus groups across four different communities in the City to gather feedback on the Draft Housing Element Plan released in July 2021. Participants were majority renters who reside in the communities of South LA, Pico Union, Westlake, Boyle Heights, Skid Row/Downtown, East Hollywood and North Hollywood. The curriculum, based on the Draft Housing Element, was developed for the program and organizations leading each focus group were encouraged to tailor the presentations to respond to the socioeconomic and geographic context for each neighborhood. The report outlining feedback and recommendations from participants on the Draft Housing Element Plan can be found in Appendix 0.1.

Additional opportunities for feedback occurred through virtual public hearings for the Housing Element, Safety Element and Health Element on September 21st and 22nd, 2021. These hearings were conducted in both English and Spanish. A total of 67 people provided verbal comments with about 200 members of the public in attendance.

While there was a wide range of comments and concerns raised during the public hearing, key themes were identified and are presented below.

Several of the public comments reiterated the public need for the Housing Element to reinforce tenant protections, specifically in relation to eviction protection and education to facilitate greater understanding of tenant rights. The City will be exploring and studying ways to increase tenant protections, provide additional education and

outreach, and strengthen replacement requirements and right to return policies. As part of this effort, the City will continue to identify and seek funding to support enhanced tenant rights' enforcement and housing preservation and production.

Additionally, comments urged the City of Los Angeles to acknowledge its history of land use injustices and commit to center efforts around reversing racist land use designations. In response the City included a new program in the Housing Element to conduct a Historic Land Use Study to document the legacy of exclusionary and discriminatory land use and housing decisions in Los Angeles to inform future policies and programs (Program 130).

Many speakers from a local group requested that the Housing Element consider adding a program called the "Livable Communities Initiative," which was described as a way to better integrate planning for housing and transit in tandem on select corridors to include better mobility options and sustainability features along with upzoning for mixed-use and mixed-income housing. To reflect the importance of connecting housing to the public realm and mobility options, a new Program 131 Livable Communities Initiative has been added to the proposed Housing Element.

Comments were also raised in regards to the City's proposed Rezoning Program (121), specifically urging the City to address disparities in the distribution of housing opportunities and promote anti-displacement and protective measures for vulnerable and at-risk communities. The Rezoning Program emphasizes focusing on Higher Opportunity Areas and protection of vulnerable communities, including areas at risk of displacement and environmentally sensitive areas. The AFFH analysis of the Inventory of Candidate Sites for Rezoning (see Chapter 4) concludes the program will affirmatively further fair housing and create a more equitable set of land use regulations for the City.

Comments were also received requesting additional policies and programs that ensure the Housing Element supports place-based strategies in disinvested areas, including affordable housing and health promoting strategies. In response, a new Policy 4.3.2 was added as follows:

- Policy 4.3.2: Advance place based strategies that create opportunities and financial strength in areas of disinvestment and with a history of predatory financial practices through asset-building shared equity homeownership that creates stability and mitigates displacement pressures through community control.

In response to comments relating to persons with disabilities, a number of updates were made, including a revisions to the the program relating to Accommodations for Persons with Disabilities (Program 82) to include a new objective to revise the City Planning Reasonable Accommodation Form as suggested. Also language relating to persons with mental disabilities was revised to specify developmentally and intellectually disabled persons, including in Objective 4.1 and Program 11 and 18.

Common concerns raised included the need for more affordable housing with equitable distribution across the City of Los Angeles, including in high resource areas; going further with addressing climate change and environmental justice; and the implementation of a comprehensive fair share re-zoning strategy. Additional common public comment topics included consideration of community displacement and housing affordability, and infrastructure to support anticipated housing growth.

The majority of public comments pertained to the Housing Element, but topics related to the Safety and Health Elements including climate change, environmental justice, and limiting or prohibiting development in flood prone areas or Very High Fire Hazard Severity Zones.

Housing Element Task Force

A core contributor and guide throughout the update process of the Housing Element has been the Task Force. This 63-member Task Force is composed of a diverse group of housing professionals and community leaders, who were selected from over 280 applicants. This group assisted the City in evaluating the viability and impact of potential new and updated policies related to housing preservation and production, tenants' rights, homelessness prevention, zoning as it relates to housing matters, and other important housing-related issues.

The Task Force has four subcommittees representing different themes and needs within the Housing Element:

- Housing Stability and Tenure
- Housing Production and Construction Innovation
- Livability, Sustainability, and Resilience
- Homelessness and Special Needs

As previously mentioned, the Task Force has provided their input throughout the outreach phases of the update. The first Task Force meeting was held in January 2020, for members to share ideas for the 2021-2029 Housing Element update. In April, May, and July of 2020, staff hosted 12 subcommittee meetings to review and discuss:

- Feedback and key themes that emerged from community outreach events
- Visioning ideas for housing security, accessibility, production, and livability

- Existing housing constraints, such as land use and zoning, entitlement and permitting processes, financing, construction costs, and housing opposition
- The RHNA site selection methodology
- Current housing related policies and potential implementation programs
- Other topic areas and data for potential study

The full Task Force was convened again in October 2020 to begin reviewing draft themes and Concepts for the Housing Element Update. To help inform the Site Selection process, staff held a working group meeting for the Task Force members in November 2020. In July 2021 a full Task Force meeting was held to review the draft Housing Element and the Inventory of Adequate Sites.

The Housing Element benefited greatly from sustained and detailed input from the Housing Element Task Force. Early on several Task Force members, along with public comments, focused on the importance of the Inventory of Sites methodology in establishing an accurate baseline of existing zoning capacity to ensure the City can be in the best position to understand actions needed to meet the RHNA. These comments, along with changes in state law, influenced the decision to use an econometric (regression) model to evaluate realistic likelihood of developments based on past production trends. Task Force members also emphasized the equitable distribution of housing and how the Housing Element should establish a methodology to distribute local housing targets to communities based on citywide policy. This concept was incorporated in Program 49 - Targeted Zoning Allocations by Community Plan Area. Task Force members like ACT-LA, a coalition of housing and transportation justice advocates, wrote detailed comment letters with dozens of detailed policy and program prescriptions, emphasizing the need to balance production with deeper community benefits, more tenant protections and the preservation of affordable housing. The vast majority of these strategies have been reflected, in one way or another, in the Plan.