Equitable Development in Los Angeles

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Mayors Innovation Project: Burlington, VT
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HOW BIG IS LOS ANGELES?

LA City:
- 469 square miles (1,215 sq km)
- 3.97m ppl

Balance of LA County:
- 87 other Cities
- 6.2m ppl
Transportation Boom

Los Angeles Rail in 1992

Los Angeles Rail Current and Proposed
LA remains one of the least affordable housing markets in the country, when comparing rent to median income:

- **Households in Los Angeles City w/ Severe Housing Problems**
  - 80% - 100% AMI: 50,000
  - 50% - 80% AMI: 100,000
  - 30%-50% AMI: 200,000
  - 0-30% AMI: 300,000

- **% of Households w/ in Income Category in Los Angeles City w/ Severe Housing Problems**
  - 0-30% AMI: 25%
  - 30%-50% AMI: 40%
  - 50% - 80% AMI: 63%
  - 80% - 100% AMI: 75%

### Causes:

- **Restrictive land-use practices:** In 1960, LA had space for 10 million people and 4.3 million in 2010.
- **Flat/declining incomes, income volatility for renters**

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Fig. 5: Down Zoning versus Population Growth

Data sources: Census and LA Community Alliance (urban center population capacity)
**Solutions**

- Grow housing capacity around transit
- Double production and preservation of affordable housing
- Strengthen the safety net for the homeless
- Protect rent-stabilized housing

**Strategies**

- Development Reform
  - Streamlining the permitting process
  - Updating 30 year old Community Plan Updates
- City-wide housing policies
  - Transit Oriented Communities
  - Accessory Dwelling Units
  - Smarter enforcement of rent stabilization
- Local Sources of Funding
  - Affordable Housing Linkage Fee
  - Proposition HHH and Measure H
Transit Oriented Communities

- Passed w/ Measure JJ - Build a Better LA Initiative
- New incentives around transit
- Utilized by-right when affordable housing is included on site
- Capacity increase: 73,360 units
Affordable Housing Linkage Fee

- Would require on-site inclusion of affordable housing, or an in-lieu fee of $12 per sq foot
- $5 per sq foot for commercial development
- Estimated to generate $100m per year
  - New construction of affordable rental housing
  - New preservation loans (including NOAH)
  - Expansion of homeownership programs
Permanently Supportive Housing

- $1.2 Billion from General Obligation bonds will build up to 10,000 units in 10 years
- Improve Geographic Dispersion
  - New land-use ordinance that would decrease entitlement process from 3/5 years to <1 year
  - Double our PSH pre-development, acquisition loan fund w/ philanthropic support
Contact

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