

HANG OUT



DO GOOD

# Livable Communities Initiative



How did we get here?

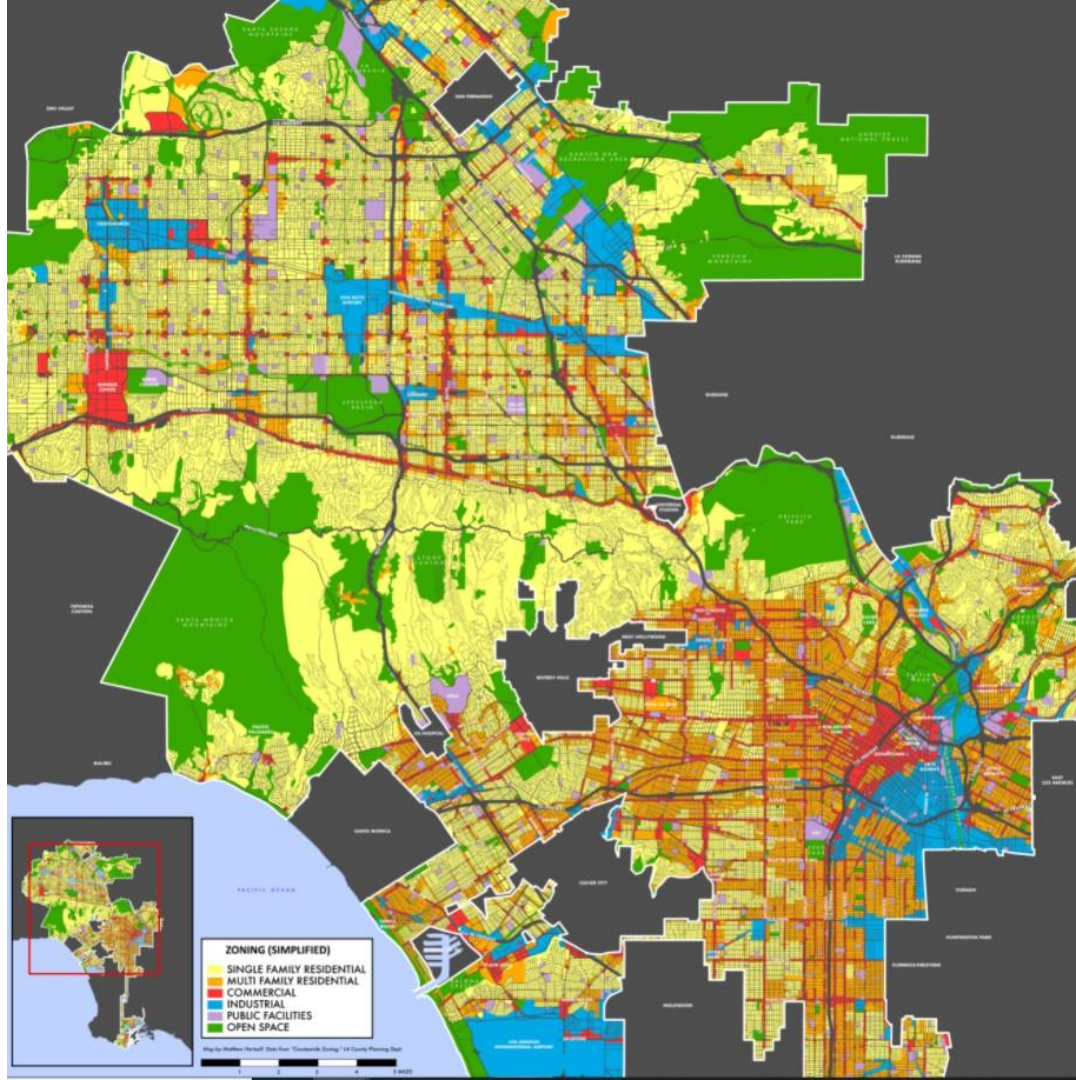
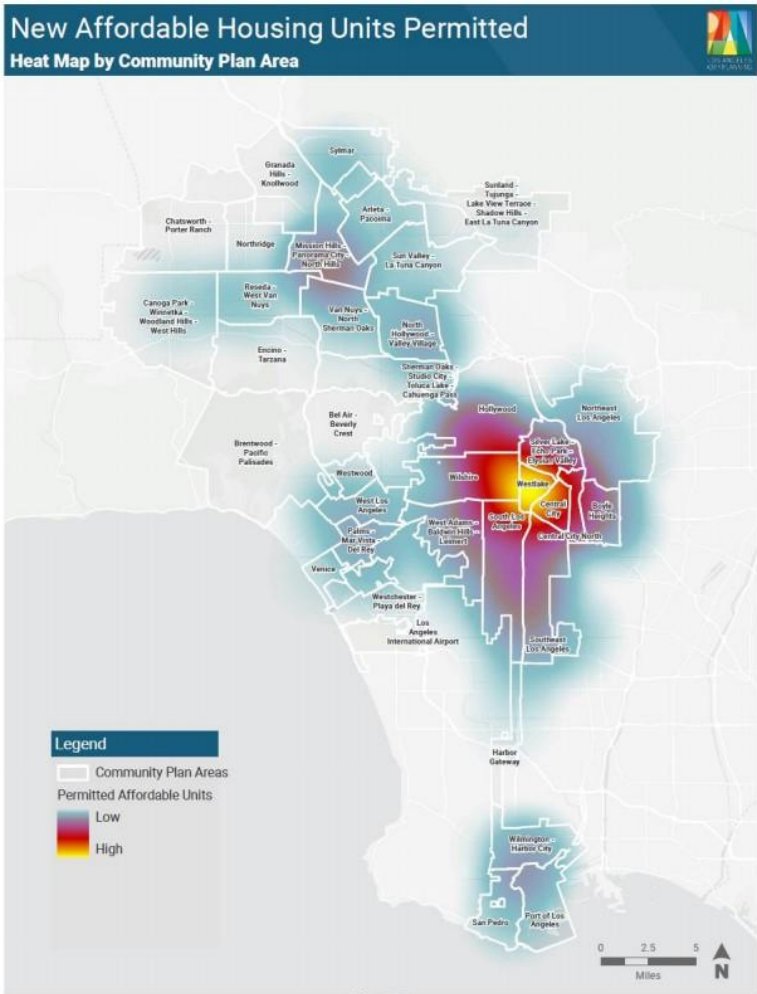






Figure 2. New Affordable Housing Units Permitted, Heat Map by Community Plan Area, 2009-2020



Map 1.2

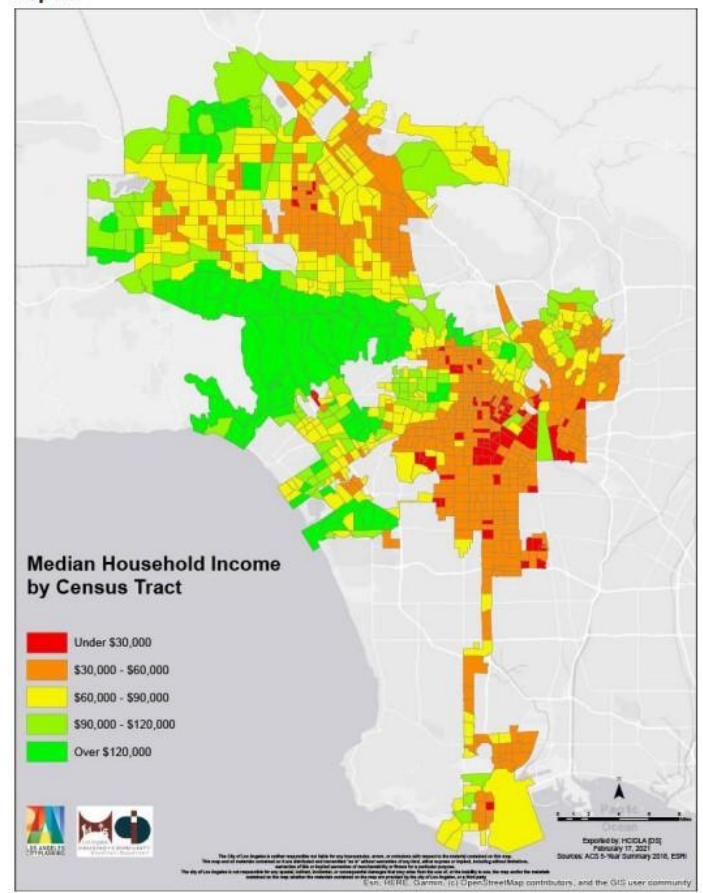


Table 1.8 below shows the wide variation of incomes present in the City and highlights the high percentage of households with very low incomes. About 22% of the City's

**Can Single Family Homes & Neighborhoods Co-Exist with Increased Housing Density?**

**Our answer is YES!!**

**A Sane, Equitable Way Forward:  
The Livable Communities Initiative**

**Why our housing market is broken.**



## **2016 - MEASURE HHH:**

**Why does Affordable Housing Cost so damn much?**

**The Story and the Numbers Behind HHH Housing.**

## HHH HOUSING – COST PER UNIT

ONE UNIT OF HHH HOUSING = \$574,000 -- or --

Ave. cost per square foot = **\$883/sq. ft.**



350 N Kilkea Dr, Los Angeles, CA 90048

**\$3,495,000**

Buy with Redfin: **\$3,484,646** >

5

Beds

5.5

Baths

4,172

Sq Ft



Go tour this home



W. Hollywood mini-Mansion - **\$838/sq. ft.**

A TERNER CENTER REPORT - MARCH 2020

# The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program

AUTHOR:  
CAROLINA REID

RESEARCH TEAM:  
ADRIAN NAPOLITANO  
BEATRIZ STAMBUK-TORRES

## **HHH HOUSING – KEY DRIVERS OF COSTS**

- **LENGTH OF DEVELOPMENT & CONSTRUCTION PERIOD – 5-7 YEARS** – Litigation and consultants to navigate zoning and entitlements adds **millions** to a project
- **PARKING REQUIREMENTS** – can add **\$25,000 - \$75,000 per unit**
- **COMPLEX FUNDING SCHEMES** – can add **5% – 10%** in project costs
- **ECONOMIES OF SCALE** – larger, denser projects can be built more cheaply: adding 10 units saves ~\$11,000 per unit, adding 20 units saves ~\$23,000 per unit.
- **MODULAR CONSTRUCTION** – and other innovative housing typologies (eg, microunits, dorm-style living) can save 20% or more in construction costs.
- **LOCAL FEES** – can add **9%+** to construction costs.
- **PERMITTING DELAYS** – waiting for City agencies (Building & Safety, Water & Power, Fire Dept) to approve plans and perform inspections and utility hook-ups causes extensive delays and adds significantly to costs.

## HHH Projects by Project Stage



### **i** QUICK FACTS about current HHH pipeline:

Number of people that may be housed: 9K ~ 13K

93 of 110 projects are TOD (located near mass transit)

Average HHH per unit commitment: \$133,681

Average total development cost per unit: \$574,157



JUN. 26 '30



JUL. 7 '30



JUL. 24 '30



AUG. 18 '30



SEPT. 8 '30



NOV. 10 '30



## HHH HOUSING – KEY DRIVERS OF COSTS

- **LENGTH OF DEVELOPMENT & CONSTRUCTION PERIOD – 5-7 YEARS** – Litigation and consultants to navigate zoning and entitlements adds **millions** to a project
- **PARKING REQUIREMENTS** – can add **\$25,000 - \$75,000 per unit**
- **COMPLEX FUNDING SCHEMES** – can add **5% – 10%** in project costs
- **ECONOMIES OF SCALE** – larger, denser projects can be built more cheaply: adding 10 units saves ~\$11,000 per unit, adding 20 units saves ~\$23,000 per unit.
- **MODULAR CONSTRUCTION** – and other innovative housing typologies (eg, microunits, dorm-style living) can save 20% or more in construction costs.
- **LOCAL FEES** – can add **9%+** to construction costs.
- **PERMITTING DELAYS** – waiting for City agencies (Building & Safety, Water & Power, Fire Dept) to approve plans and perform inspections and utility hook-ups causes extensive delays and adds significantly to costs.



















CitySpaceStudios.com



## HHH HOUSING – KEY DRIVERS OF COSTS

- **LENGTH OF DEVELOPMENT & CONSTRUCTION PERIOD – 5-7 YEARS** – Litigation and consultants to navigate zoning and entitlements adds **millions** to a project
- **PARKING REQUIREMENTS** – can add **\$25,000 - \$75,000 per unit**
- **COMPLEX FUNDING SCHEMES** – can add **5% – 10%** in project costs
- **ECONOMIES OF SCALE** – larger, denser projects can be built more cheaply: adding 10 units saves ~\$11,000 per unit, adding 20 units saves ~\$23,000 per unit.
- **MODULAR CONSTRUCTION** – and other innovative housing typologies (eg, microunits, dorm-style living) can save 20% or more in construction costs.
- **LOCAL FEES** – can add **9%+** to construction costs.
- **PERMITTING DELAYS** – waiting for City agencies (Building & Safety, Water & Power, Fire Dept) to approve plans and perform inspections and utility hook-ups causes extensive delays and adds significantly to costs.

## HHH HOUSING – COST PER UNIT

ONE UNIT OF HHH HOUSING = \$574,000 -- or --

Ave. cost per square foot = **\$883/sq. ft.**



350 N Kilkea Dr, Los Angeles, CA 90048

**\$3,495,000**

Buy with Redfin: **\$3,484,646** >

5

Beds

5.5

Baths

4,172

Sq Ft



Go tour this home



W. Hollywood mini-Mansion - **\$838/sq. ft.**



# What is a “Housing Element” and Why Does it Matter?



## Housing Element 2013-2021

Adopted Date: December 3, 2013  
CPC-2013-1318-GPA



Los Angeles Department of City Planning

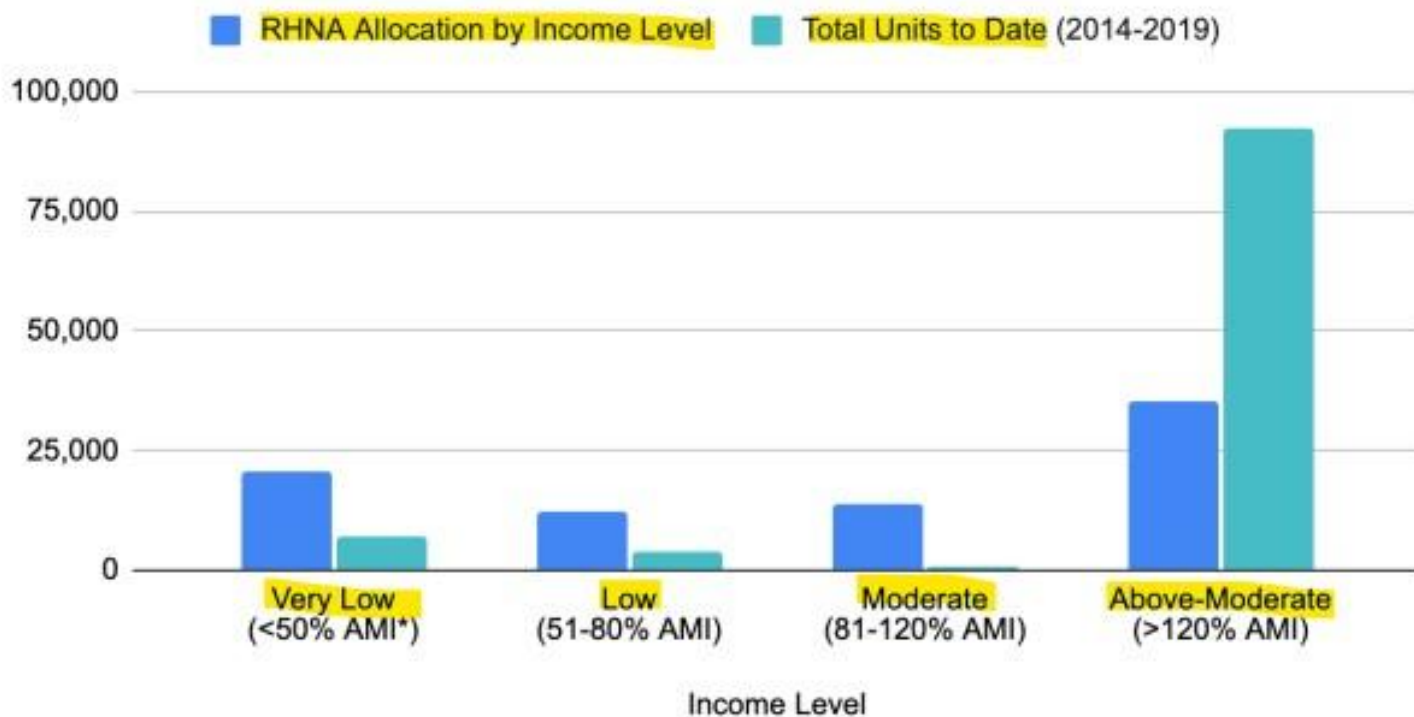
**Table 1.25**

<b>Regional Housing Needs Assessment</b>	<b>2013-2021 Allocation</b>	<b>2021-2029 Draft</b>
<b>SCAG Region</b>	421,137 units	1,341,827 units
<b>Los Angeles</b>	82,002 units	456,643 units
<b>Lower Income Units (0-80% Area Median Income)</b>	32,862 units	184,721 units

Source: SCAG and Los Angeles Department of City Planning

**Chart ES.3**

## RHNA Allocation by Income Level and Total Units to Date (2014-2020)



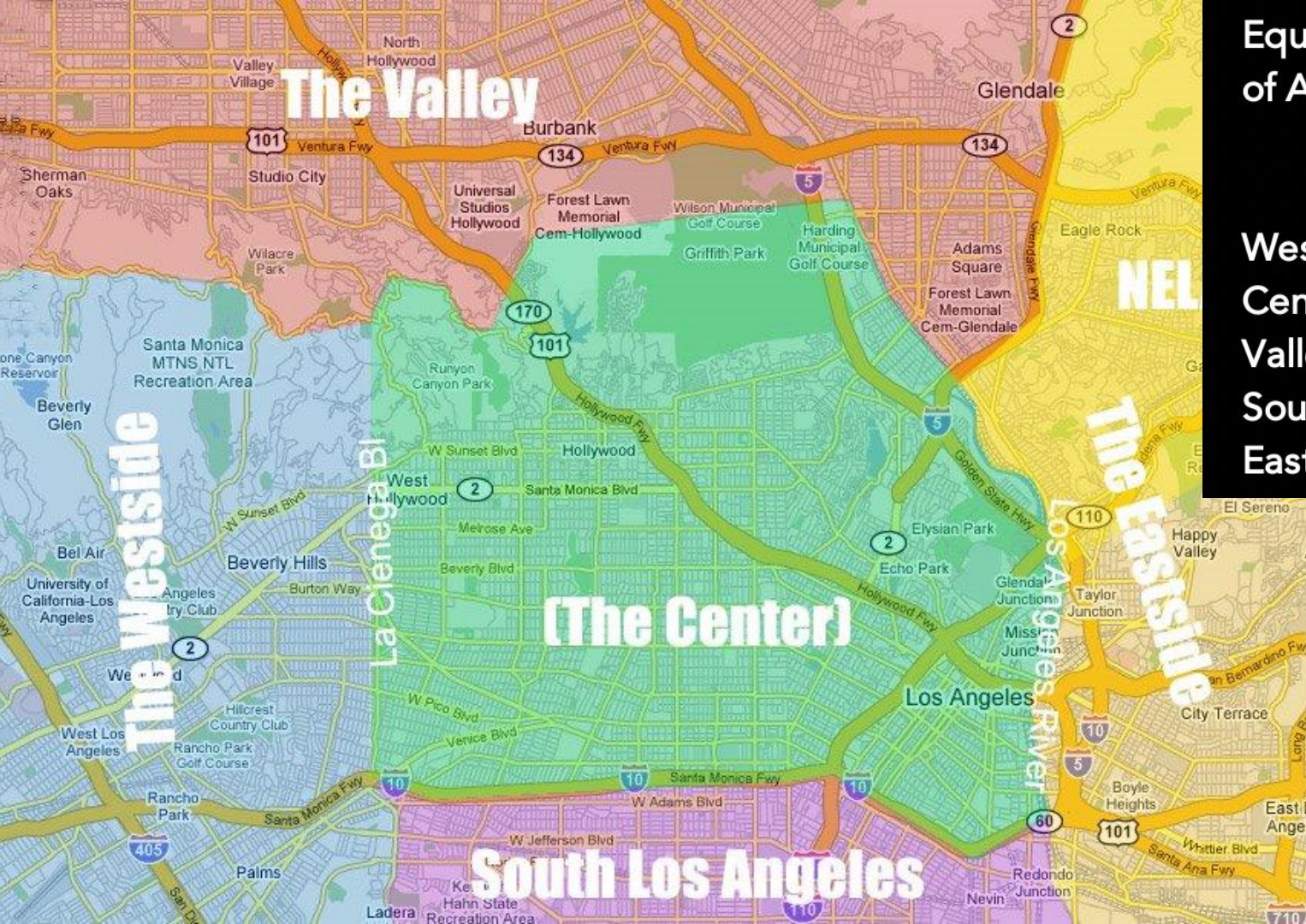
## What Does “Affordable” Mean?

Housing Costs < 30% of Income

Rent levels vary by unit based on income, family size and size of the unit. There are four income categories (see below) incomes fluctuate based on AMI, **currently \$70,950 in LA**

Less than 30% of the AMI Extremely Low Income	Between 30% & 50% of the AMI Very Low Income
Between 50% & 80% of the AMI Low Income	Between 80% & 120% of the AMI Moderate Income





# Equitable Distribution of Affordable Housing by region

Westside	156,000
Central LA	96,000
Valley	141,000
South LA	41,000
Eastside	21,000



# Livable Communities Initiative



LA needs 456,000 units

Ave. cost: \$500,000

Takes 4-7 years

...because of zoning





Why do people fight housing?

Beauty is in the eye of the beholder...





Why do people fight housing?



What are you for?



Gentle Density  
Human Scale  
Missing Middle



100s of miles of downzoned arterials

*Pico Blvd*





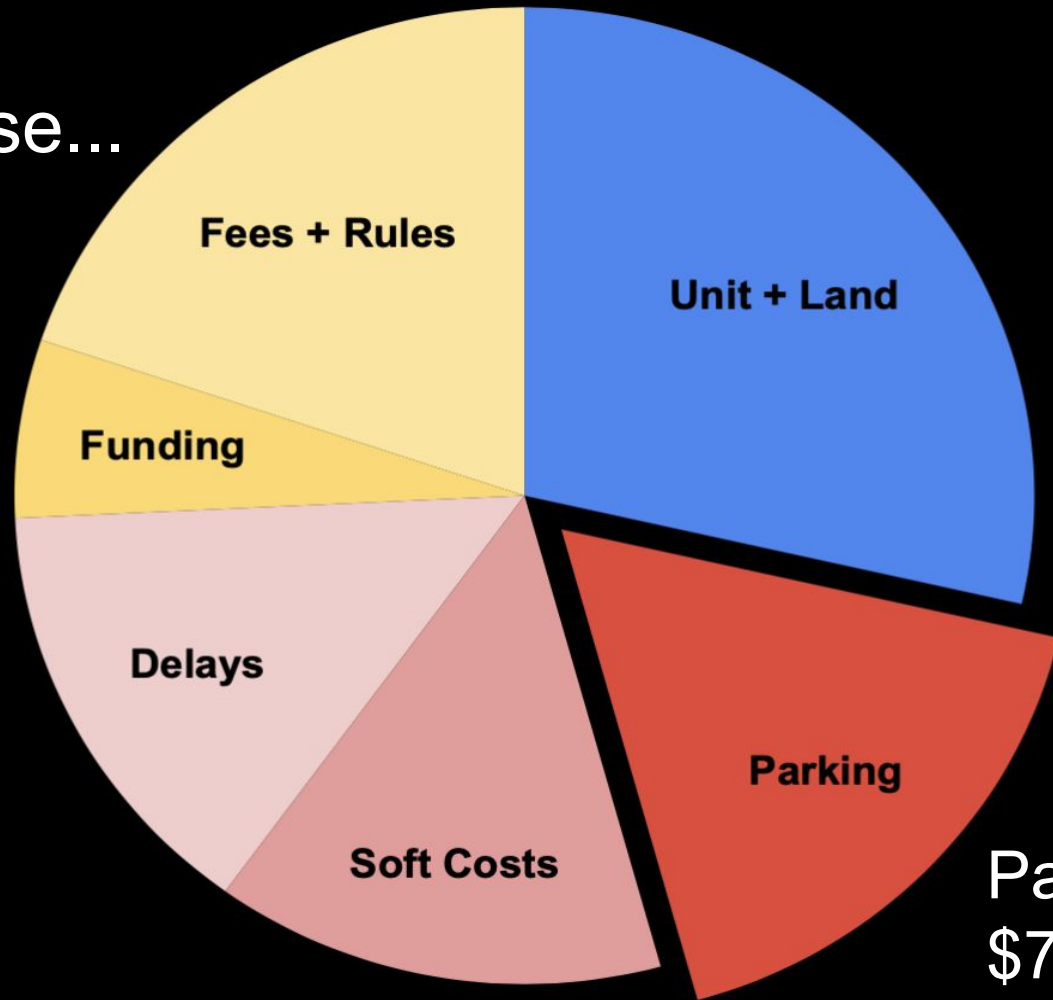
We can build  
this along our  
arterials

...But what about  
parking and  
congestion?



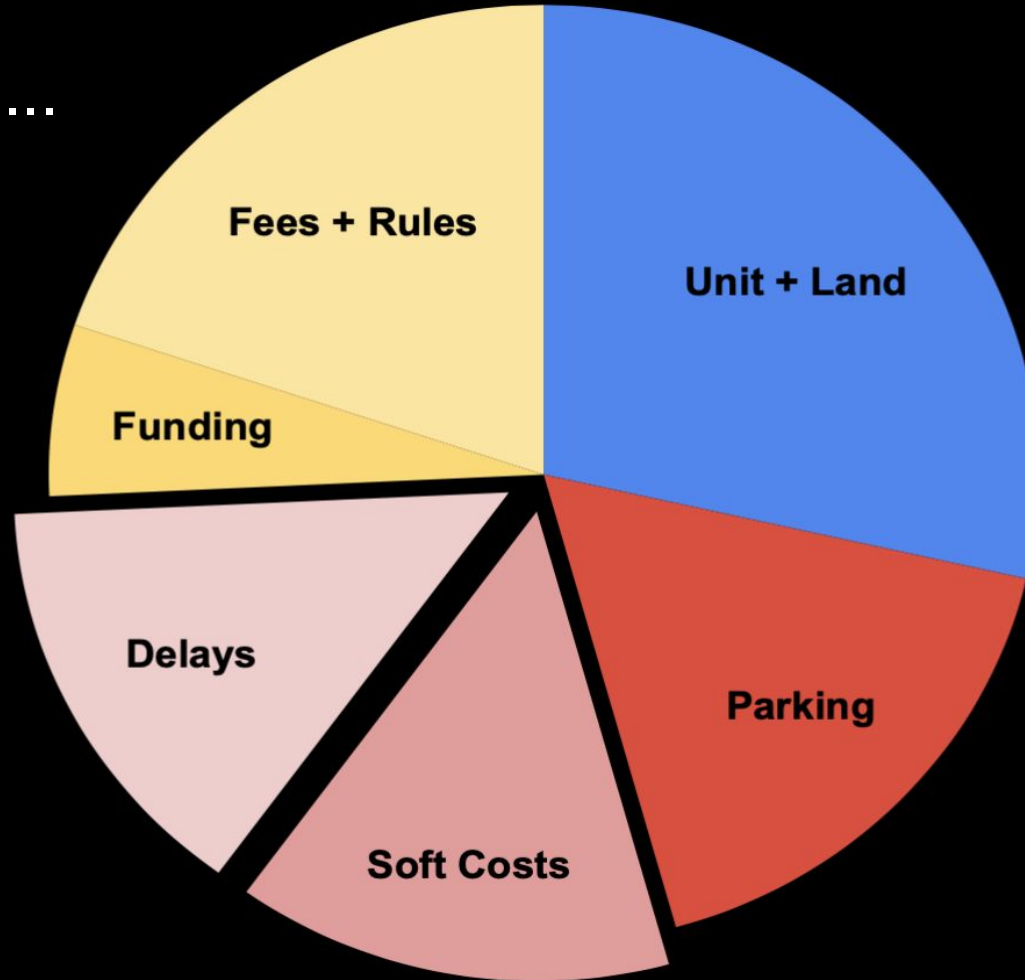


Compromise...



Parking spot =  
\$75,000

Congestion...



...Means fights with neighbors that can take 4-7 years

**Bigger truth:  
Even luxury buildings  
have inhospitable  
streets**





# “Upzoned Complete Streets”

Walkable, vibrant,  
mixed-use corridors





# Al Fresco Dining



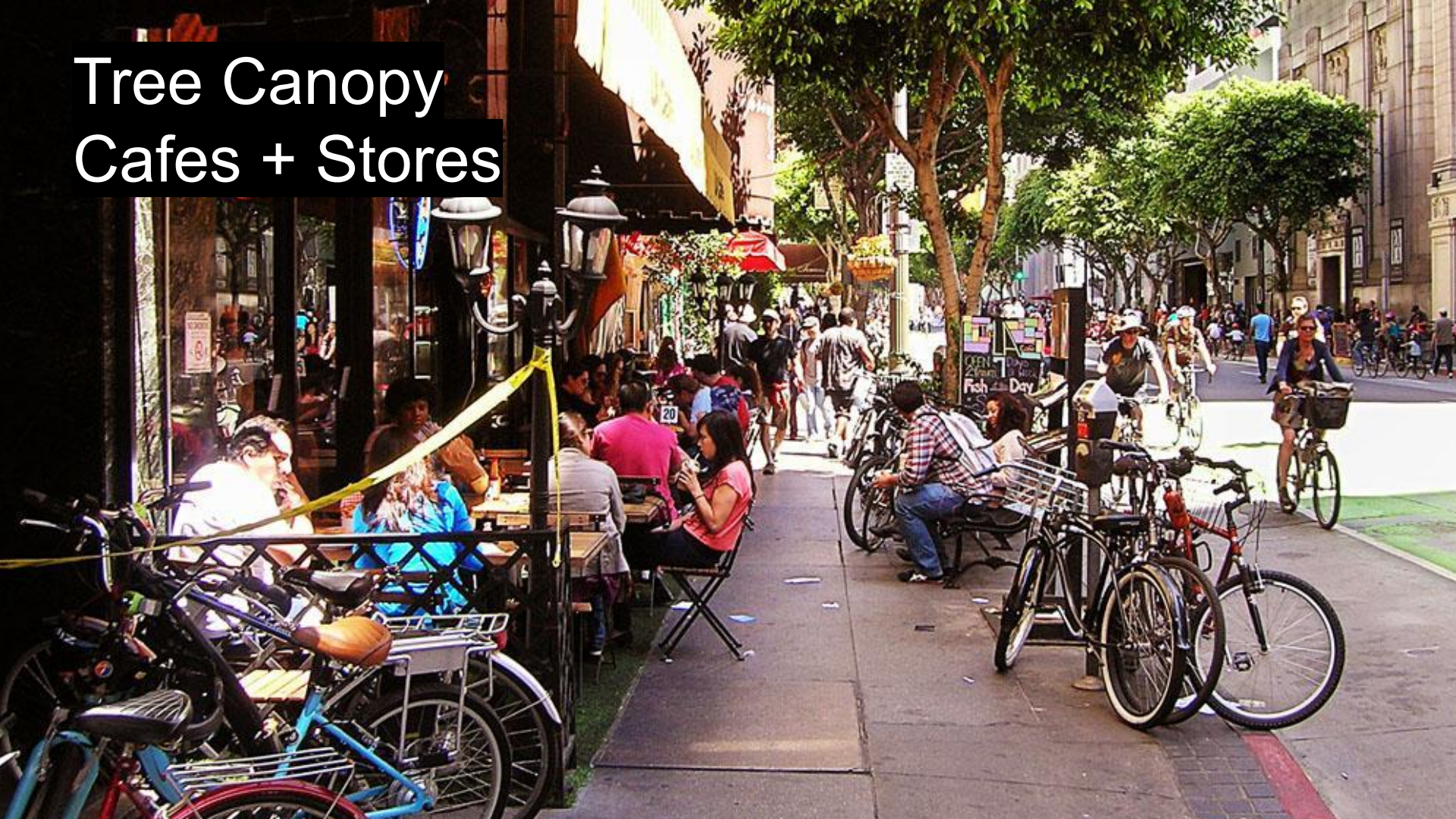


Wide Sidewalks  
Slow cars  
Parklets





# Tree Canopy Cafes + Stores





Safe Bikes Lanes  
First Mile/Last Mile  
Transit  
“15 Minute City”

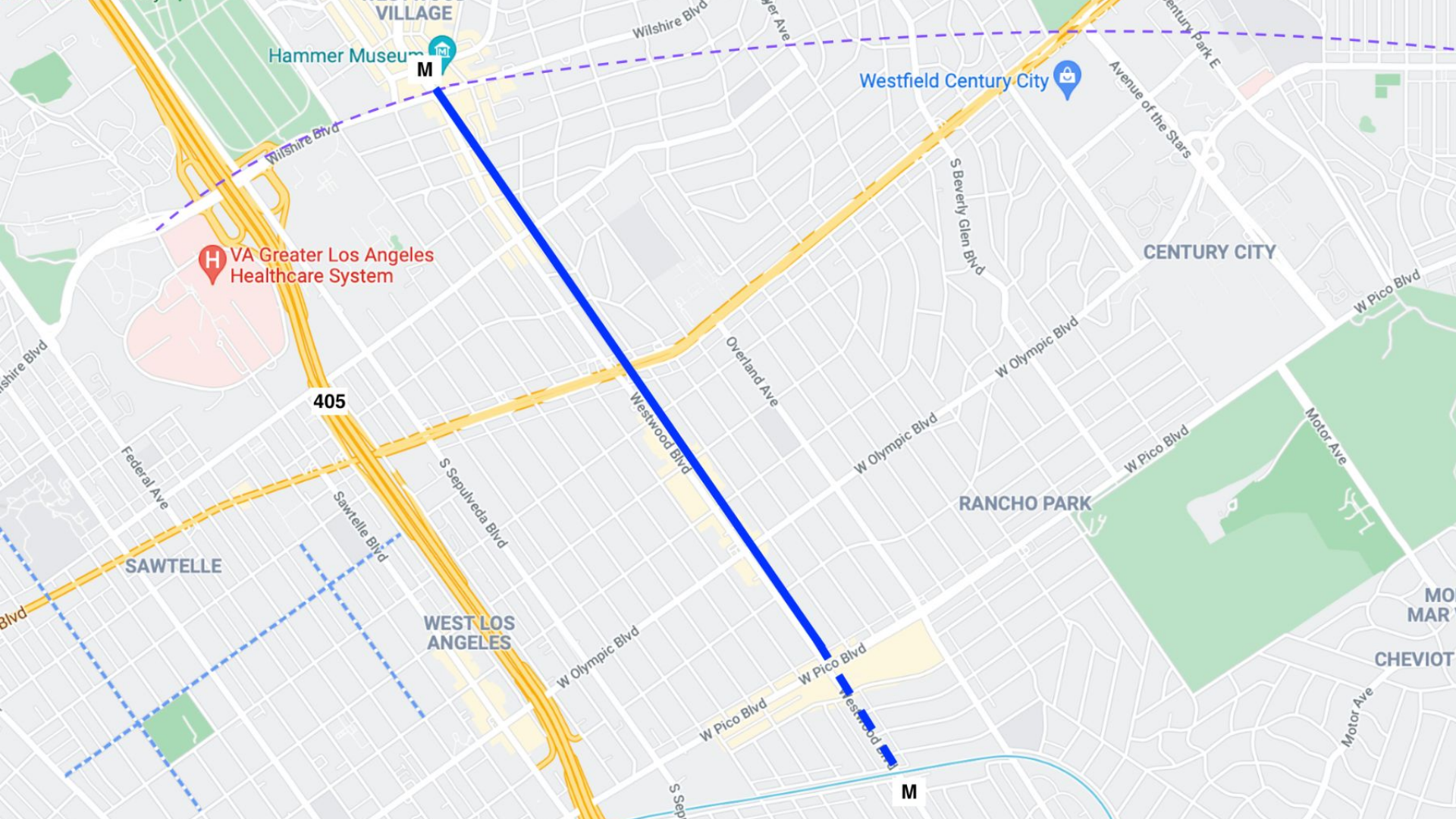




Where would it go?

# Westwood Blvd. -- Pico to Wilshire





Hammer Museum

M

Westfield Century City

M

VA Greater Los Angeles Healthcare System

405

SAWTELLE

WEST LOS ANGELES

RANCHO PARK

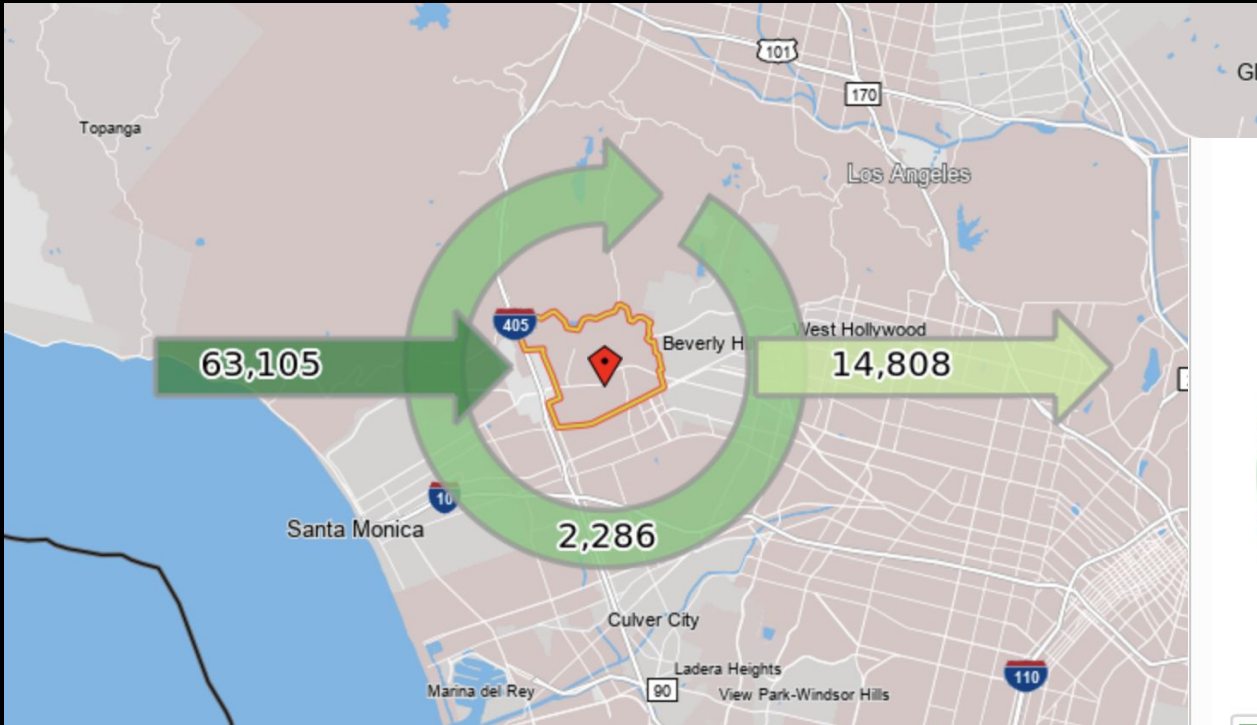
CENTURY CITY

CHEVIOT

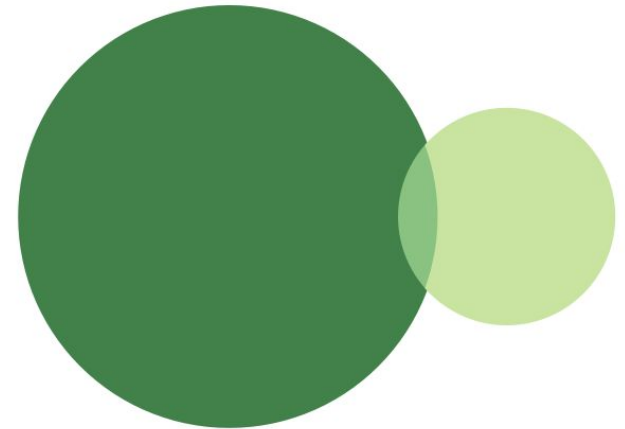
M



# 63,000 people commute into Westwood for work every day



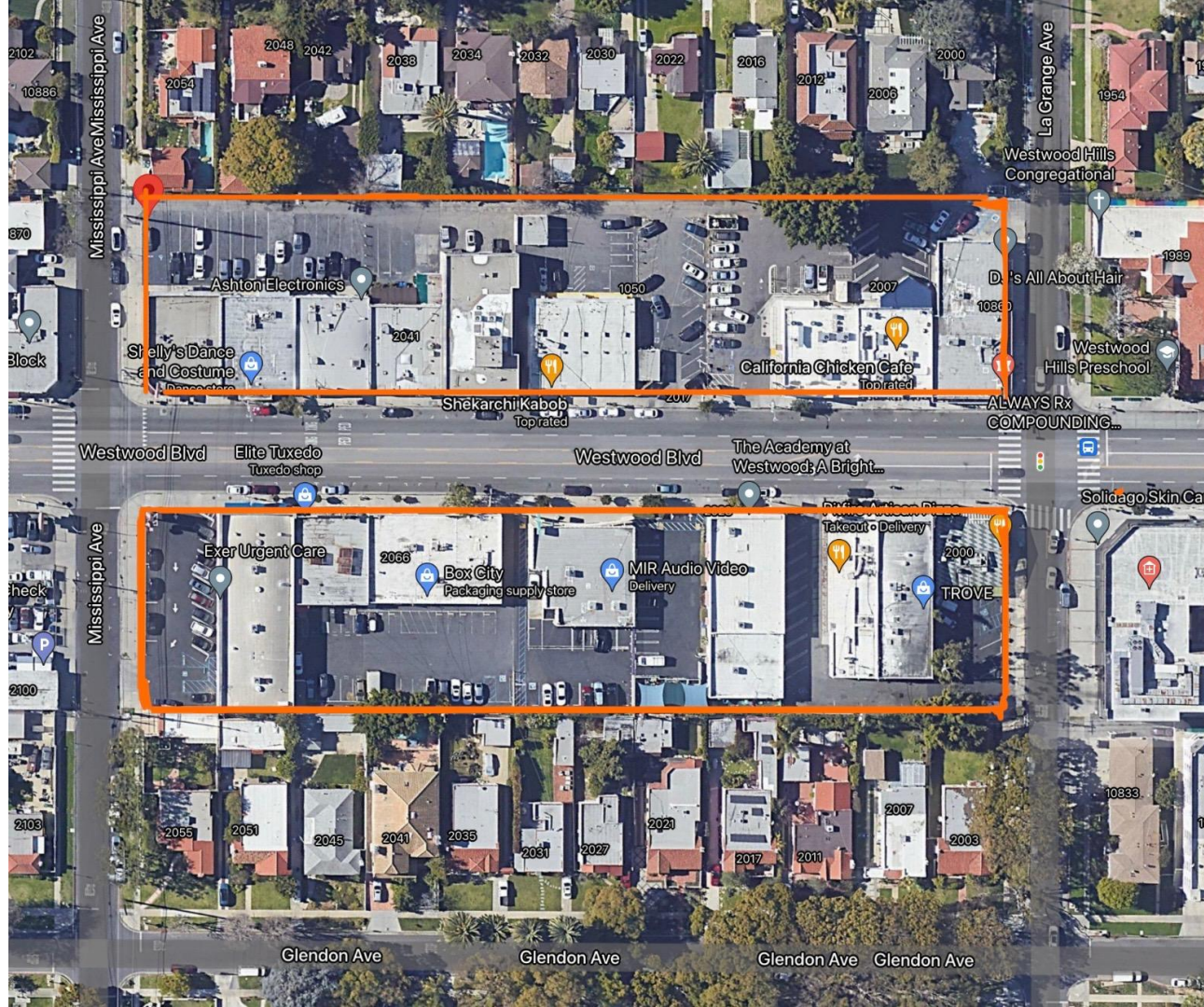
Inflow/Outflow Job Counts in 2018



- 63,105 - Employed in Selection Area, Live Outside
- 14,808 - Live in Selection Area, Employed Outside
- 2,286 - Employed and Live in Selection Area



**Westwood Blvd  
blocks are:  
130' x 530' =  
70,000 sq ft**



## Westwood Blvd:

2 BRs	6,902
Studios	20,706
Dorm + Shared Living	47,783
Multi-Family	2,071
Mix (25% of each):	<b>25,821</b>

*2 BRs - 900 sq ft*

*Studios - 300 sq ft*

*Dorm includes kitchen + bathroom -  
130 sq ft*

*Multi-Family - 3000 sq ft*

# Westwood Blvd, before



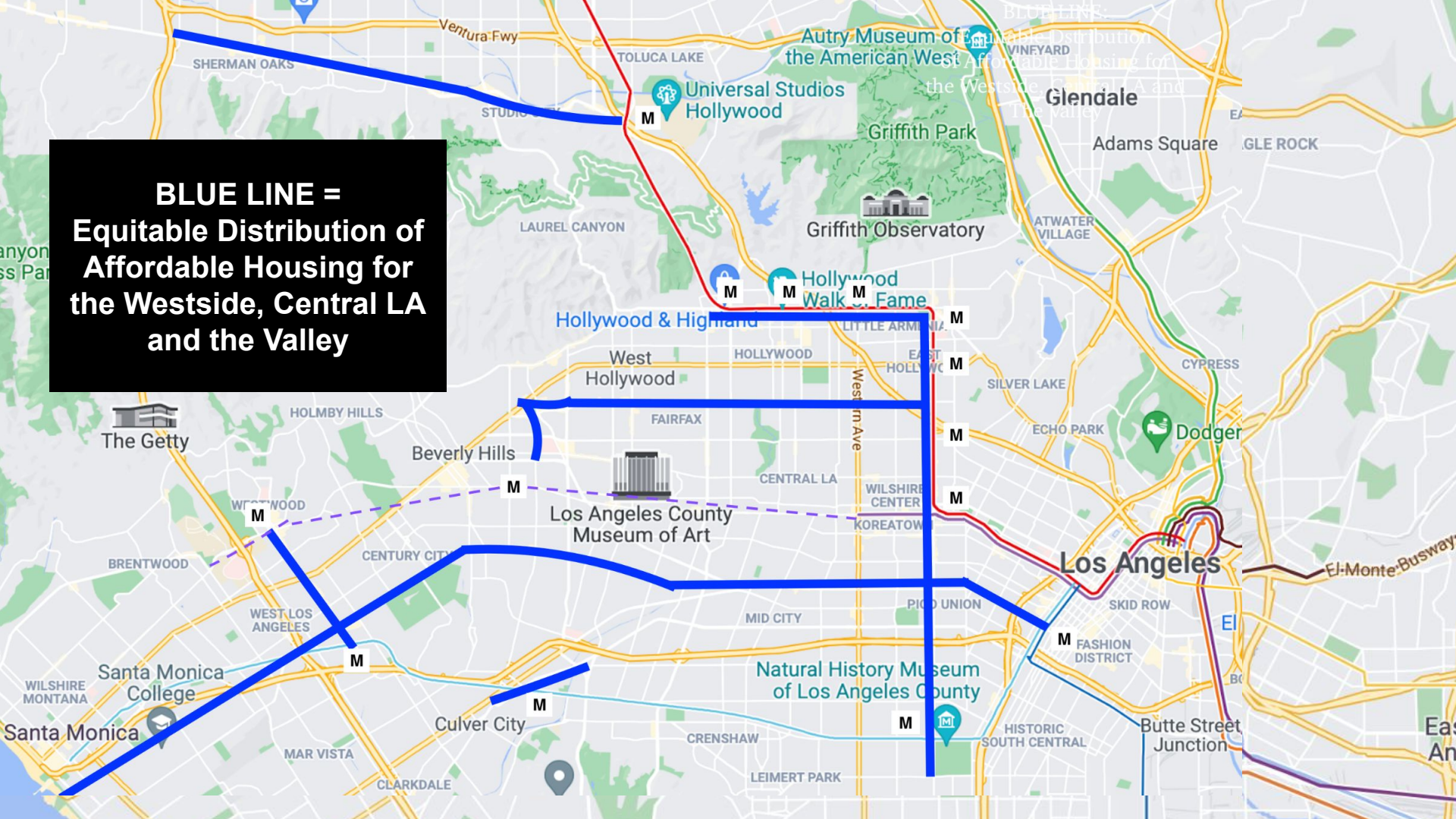


Westwood Blvd, after





**BLUE LINE =  
Equitable Distribution of  
Affordable Housing for  
the Westside, Central LA  
and the Valley**







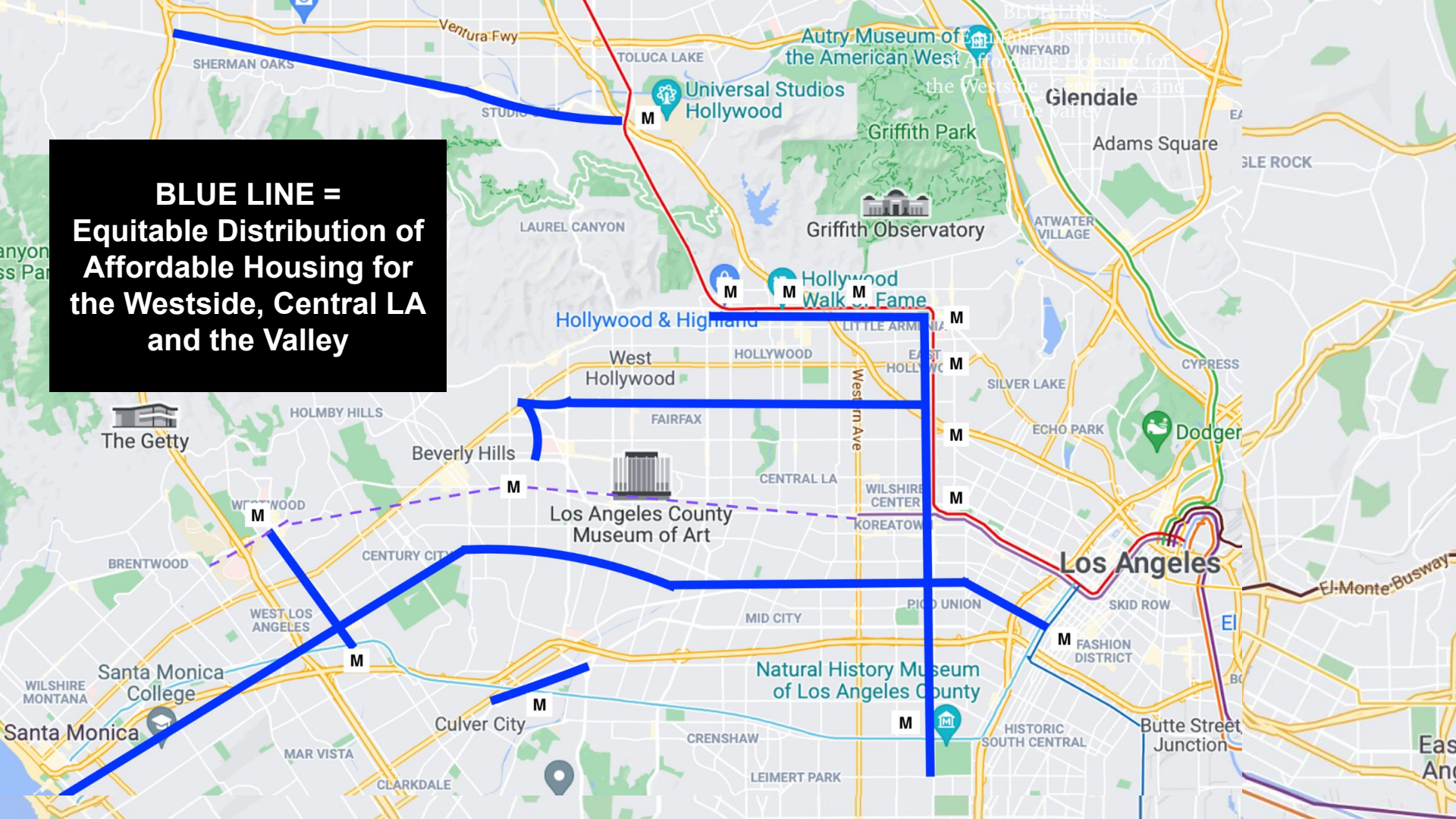
D.D.  
ometry

melrose  
**ARTS**  
district

ASH



**BLUE LINE =  
Equitable Distribution of  
Affordable Housing for  
the Westside, Central LA  
and the Valley**







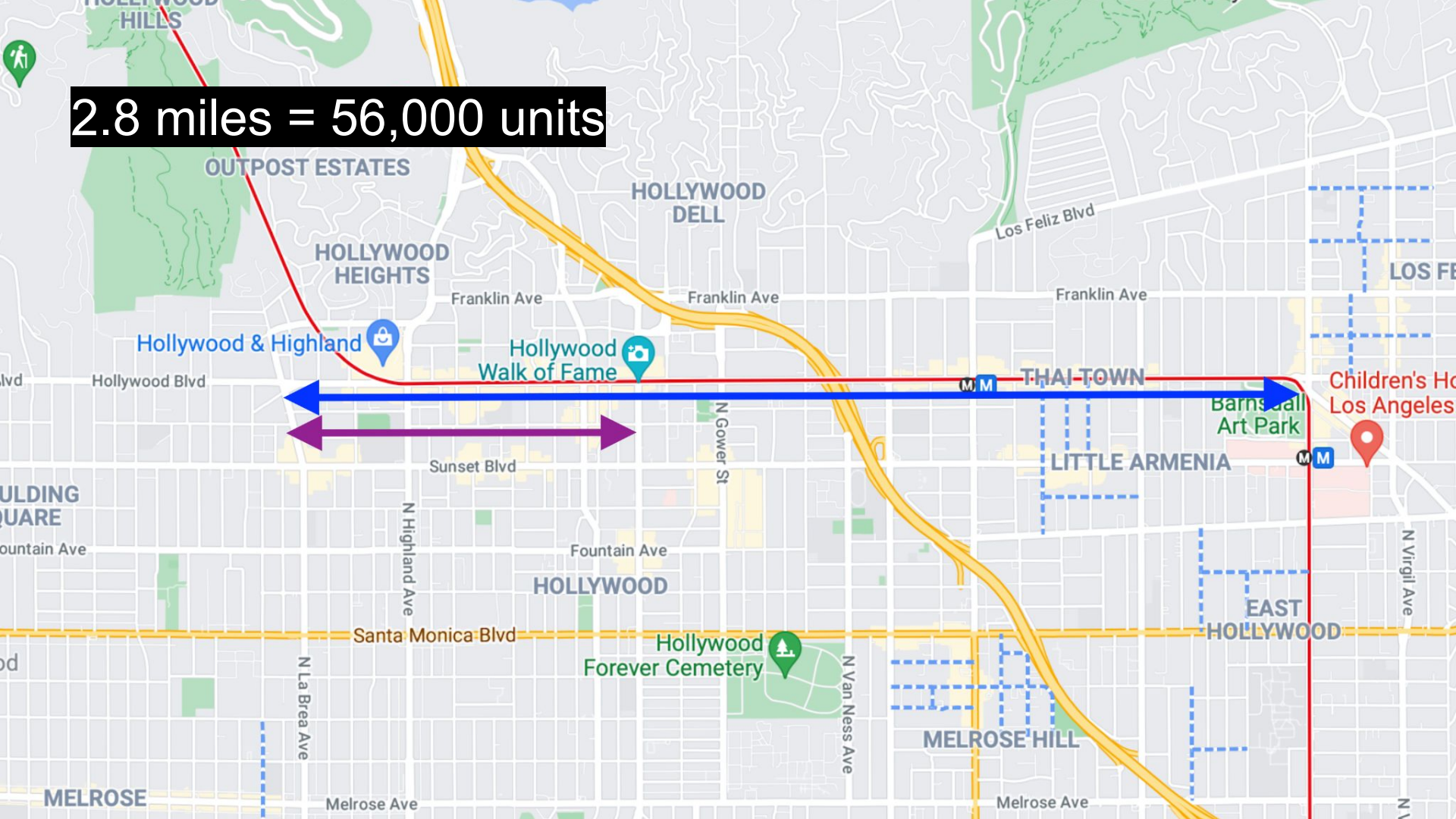
# Heart of Hollywood

# Potential Future of **Hollywood Blvd** at Vine Street

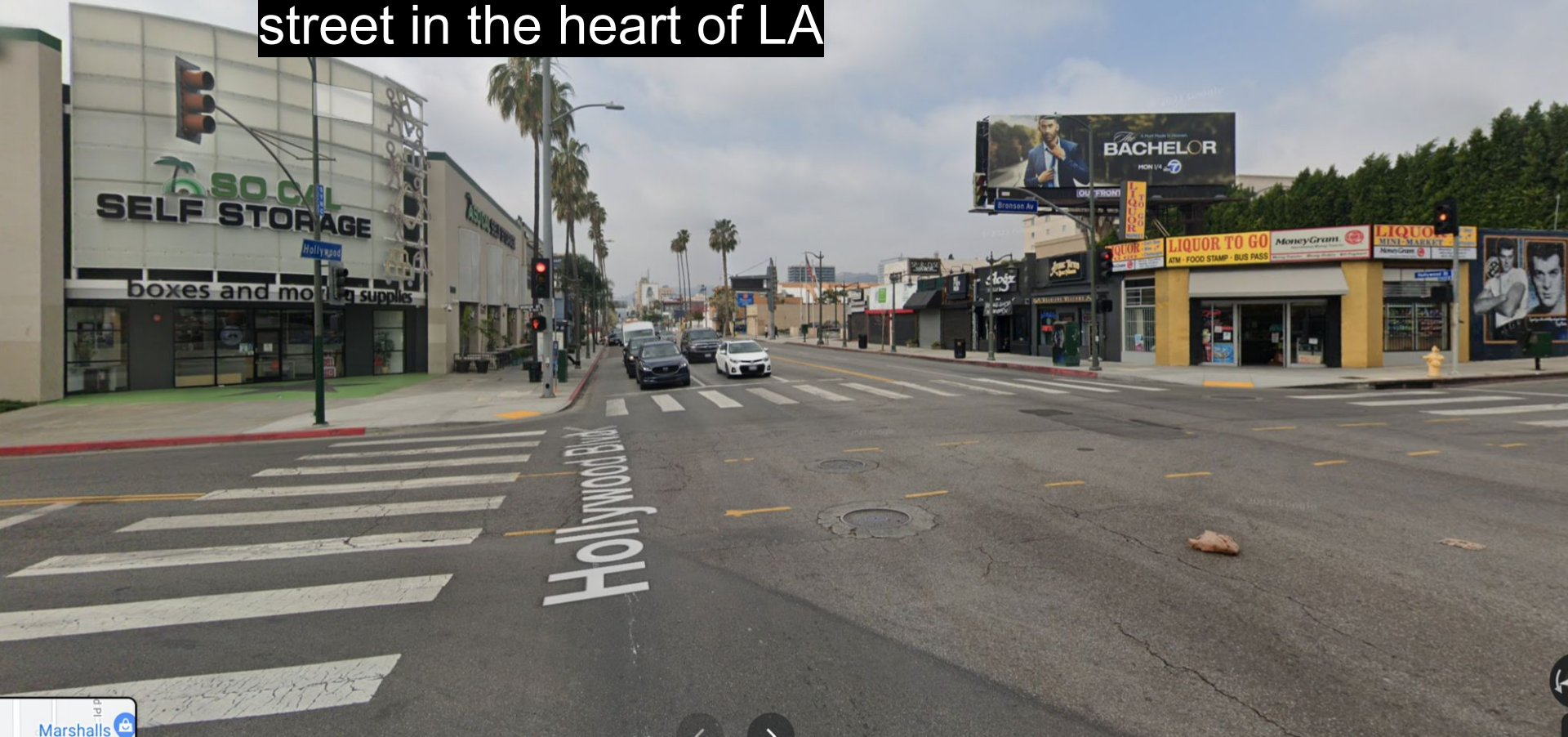




2.8 miles = 56,000 units

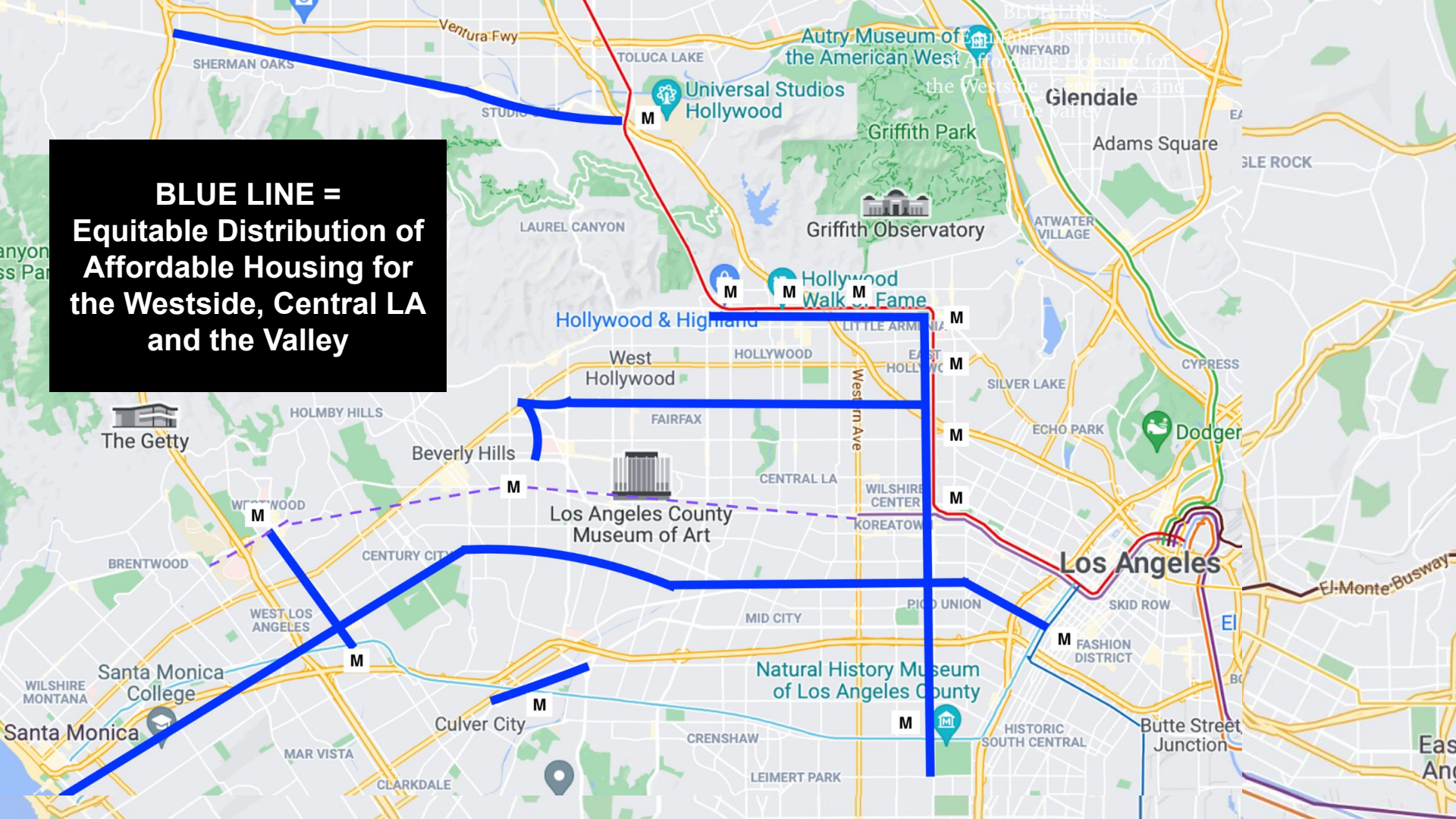


# Hollywood Blvd - miles of an underdeveloped street in the heart of LA





**BLUE LINE =  
Equitable Distribution of  
Affordable Housing for  
the Westside, Central LA  
and the Valley**



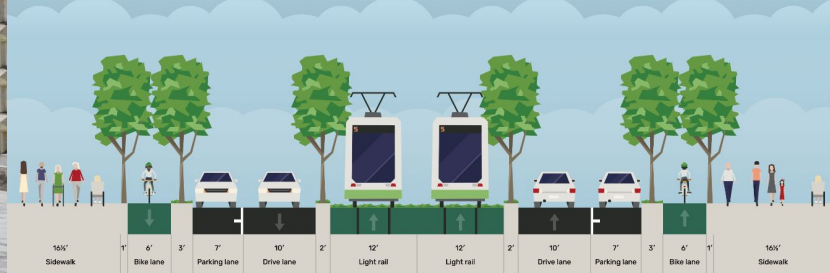




# Ventura tranformed - Phase 1

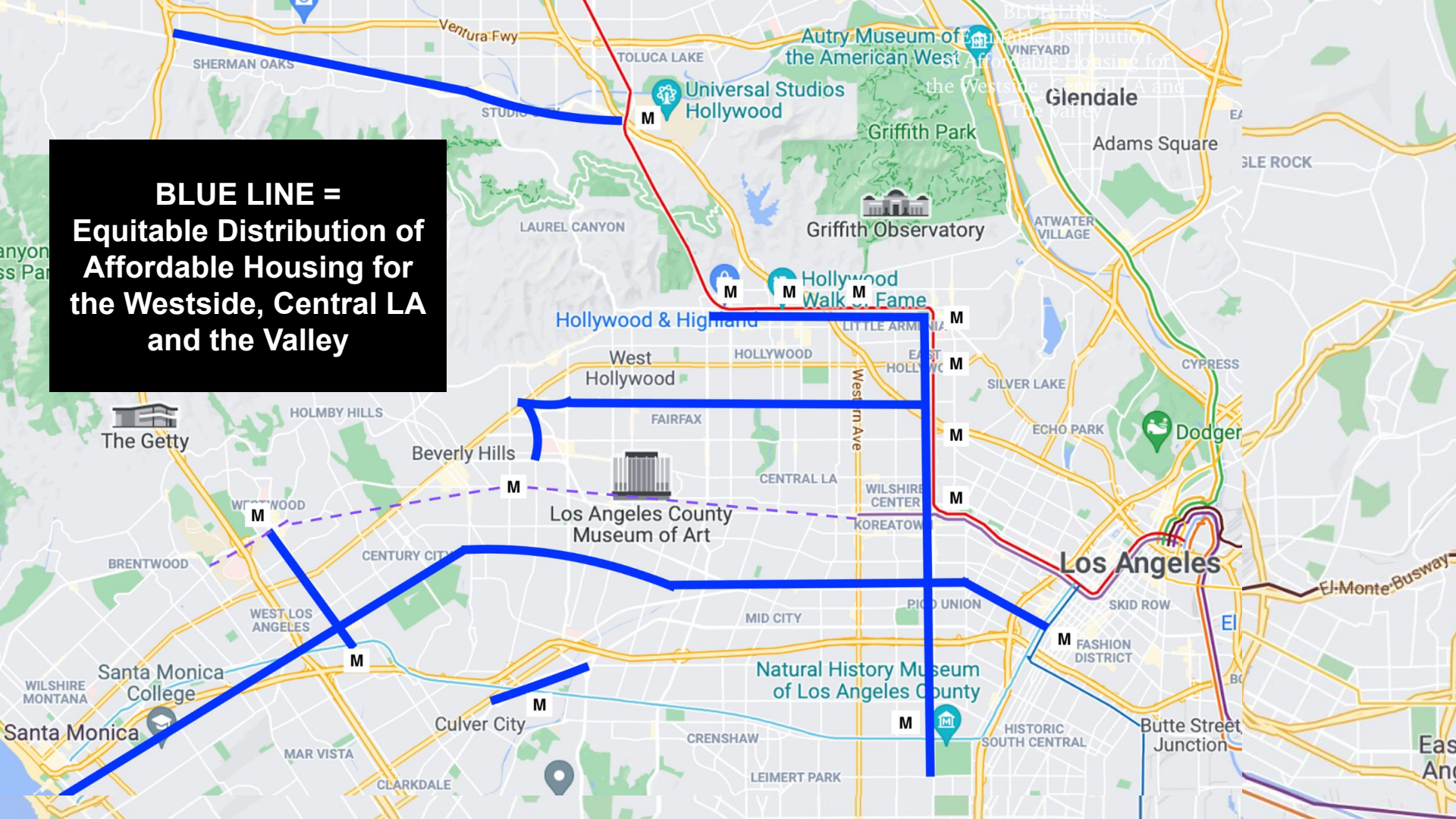


# Van Nuys





**BLUE LINE =  
Equitable Distribution of  
Affordable Housing for  
the Westside, Central LA  
and the Valley**







# HCD - State Income Limits

## One person household

		Income (max)	Monthly Rent <30% Income (max)	Units Needed
Los Angeles County Median Income (AMI): \$80,000	<b>Extremely Low Income (0-30% AMI)</b>	\$16,800	\$420	115,978
	<b>Very Low Income (30-50% AMI)</b>	\$28,000	\$700	68,743
	<b>Low Income (50-80% AMI)</b>	\$44,800	\$1,120	75,091
	<b>Moderate Income (80-120% AMI)</b>	\$67,200	\$1,680	196,831

# HCD - State Income Limits

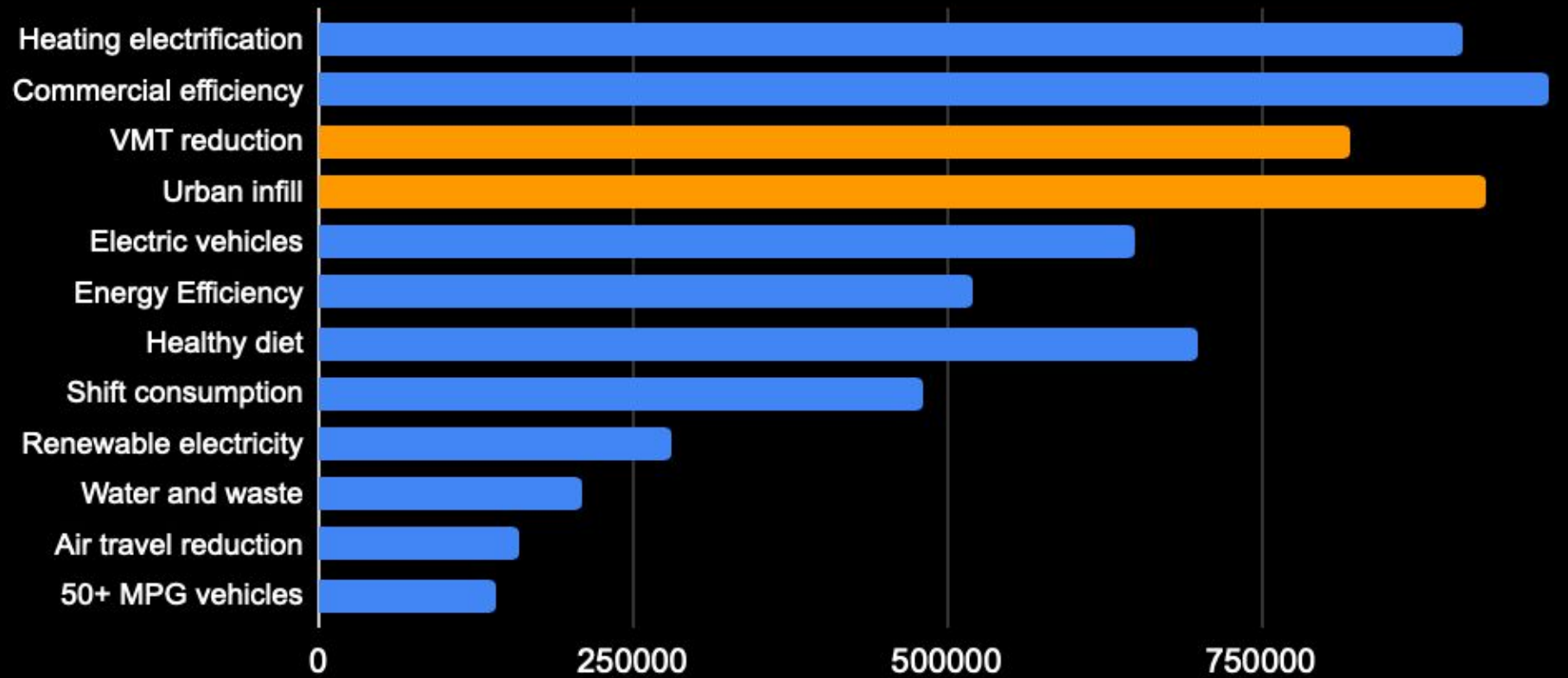
## One person household

Number of Persons in Household: 1		Income (max)	Monthly Rent <30% Income (max)	Overall Units Needed
Los Angeles County Median Income (AMI): \$80,000	<b>Extremely Low Income (0-30% AMI)</b>	\$16,800	\$420	115,978
	<b>Very Low Income (30-50% AMI)</b>	\$28,000	\$700	68,743
	<b>Low Income (50-80% AMI)</b>	\$44,800	\$1,120	75,091
	<b>Moderate Income (80-120% AMI)</b>	\$67,200	\$1,680	196,831



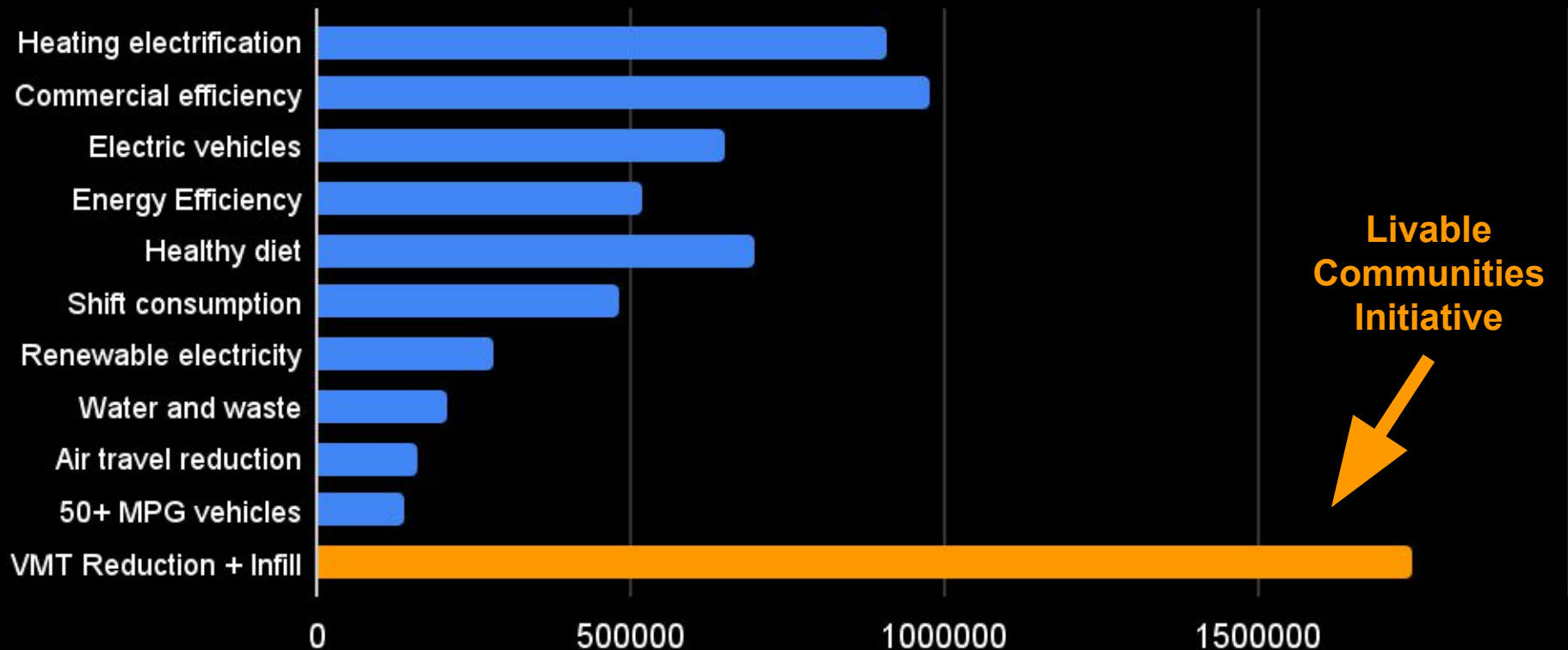
# Top Local Climate Policies for Los Angeles

GHG Reduction Potential - UC Berkeley



# Top Local Climate Policies for Los Angeles

GHG Reduction Potential - UC Berkeley



**Gerhard Mayer, architect**

**Call for Ideas:  
“Re-Imagining a  
Human Scale LA”**















































# Livable Communities Initiative





**Now what?**



# Housing Element 2013-2021

Adopted Date: December 3, 2013  
CPC-2013-1318-GPA



If you LIKE the Livable Communities Initiative, tonight or tomorrow **EMAIL** the City Department of Planning:

[cpc@lacity.org](mailto:cpc@lacity.org) - case number CPC-2020-1365-GPA; ENV-2020-6762-EIR

And CC Paul Koretz's Office: [justin.orenstein@lacity.org](mailto:justin.orenstein@lacity.org), [james.bickhart@lacity.org](mailto:james.bickhart@lacity.org)

**SUBJECT LINE:** “Please Include the Livable Communities Initiative in the 2021-29 Housing Element”

**TEXT:** “My name is XYZ, and I live in CD5. I just attended a Hang Out, Do Good (HODG) presentation on the **Livable Communities Initiative**. I think it’s a great way for LA to address its housing & homeless crisis, and I would urge that it be included in the 2021-29 Housing Element.”

Sign YOUR NAME, ZIP CODE & CD District (you can address & tel. # if you wish, entirely optional)

For those who live in **CD4** (Nithya Raman), please cc:

Najeeba Syeed (Chief of Staff) - [najeeba.syeed@lacity.org](mailto:najeeba.syeed@lacity.org)

Mashaël Majid - [mashaël.majid@lacity.org](mailto:mashaël.majid@lacity.org)

Deepika Sharma - [deepika.sharma@lacity.org](mailto:deepika.sharma@lacity.org)

Meg Healy - [meg.healy@lacity.org](mailto:meg.healy@lacity.org)



**Neighborhood Council Meetings Matter, Folks.**

**City Council Meetings Matter.**

**Show up. Make YOUR VOICE Heard.**

**END.**





**Our Core Values - Federal, State and City Law - and because it's morally & ethically right:**

- 1) Housing is a basic human right.**
- 2) Housing in LA & CA must be FAIR & EQUITABLE across all communities & neighborhoods, no neighborhood is exempt.**
- 3) For too long LA has failed in Core Value 1 and 2. The severe homeless and housing crisis must, this year, be addressed head-on.**

**And in fact, this is an OPPORTUNITY for LA. We can FIX this.**

