

RHNA TARGETS – CITYWIDE

| | 2013-2021 City Target Units | 2013-2021 OR 2009- 2020 Actual Units | 2021-2029 City Target Units |
|--------------------------------|--------------------------------|---|--------------------------------|
| Very Low Income and Low Income | 32,861 | 12,300* OR 15,886 | 184,451 |
| Moderate and Market | 49,140 | | 271,922 |
| TOTAL | 82,002 | 117,088 | 456,643 |

* “Affordable”- Housing Element page 13; PLUM Committee report Page 22 15,886 2009-2020; May 2021 PLUM report CR 19-0416 Citywide 25% of “affordable” housing fully subsidized

TARGETS IN LA HOUSING ELEMENT- CITYWIDE

| | Appendix 4.1 “Adequate Sites” Units (includes 44,832 expected; 144,070 pipeline; 45,340 ADU; 21914 on public lands; 10,491 Warner Center) | 2021-2029 City Target Units |
|--------------|--|--------------------------------|
| TOTAL | 266,647 | 486,379 |

RHNA TARGETS APPLIED TO HOLLYWOOD CPU

| | 2013-2021 Hollywood Target* | 2009-2020 Hollywood Actual | 2021-2029 City Target Units |
|--------------------------------|--------------------------------|-------------------------------|--------------------------------|
| Very Low Income and Low Income | 2,237 | 1,392** | 12,786 |
| Moderate and Mkt | 3,444 | | 19,153 |
| TOTAL | 5,740 | | 31,965 |

* Citywide x Hollywood proportion of whole at 7%

** PLUM Comm Report Page 21 “Affordable Housing units produced by Community Plan area. 62% fully subsidized. According to Heritage Properties submitted as evidence for Housing Element,

HOLLYWOOD COMMUNITY PLAN (Ch 2 “Community Background” August 2021

Table 2-1 “Population, Housing, and Employment” published excerpt

| | Existing (2016 estimate) | 2040 Required SCAG Projection | Plan’s “Expected” Dev’t |
|-------------------------------|-----------------------------|----------------------------------|----------------------------|
| Housing Units | 104,000 | 113,000 | 121,000-129,000 |
| Increase from previous | | 9,000 | 17,000-25,000 |

Note 1: Based on SCAG estimate (2016-2040)

Note 2: City of Los Angeles Department of City Planning

LA HOUSING ELEMENT – Data for HOLLYWOOD COMM PLAN AREA

| | (2016 estimate) | 2016- 2021- | Entitled (Apdx 4.3) | 2029 Sites (Apdx 4.1) | 2029 Upzoning Apdx 4.7 | TOTAL |
|-----------------------------|--------------------|----------------|-----------------------------------|--------------------------|---------------------------|---------------------|
| Housing increase | 104,000 | *9,595 | **4,537 **14,355 | ***6,279 | ****75,274 | *****110,040 |

* This is an undercount- HCPU- 7,000 vacant units + Housing Element Appendix 4.3 2,595 permits issued and in process

**Housing Element Appendix 4.3 Entitled and Entitlement Applications 9,184 + 5,171 = 14,355 plus projects with demolitions and other entitlements not shown in Apdx 4.3 at minimum 4,537

*** Housing Element Appendix 4.1 Adequate Sites- sites found through Turner Center algorithm to be probable developments by 2029.*** *- This is a huge undercount, and ADUs etc were counted elsewhere

**** Housing Element Appendix 4.1—current Hollywood units in the 4.1 table FYI 36,508

*****Housing Element Appendix 4.7 – recommended upzoning

Conclusion- No upzoning needed. Conflict created by upzoning historic properties can be avoided. .
34,7866 units already built or entitled for RHNA and Community Plan ATTACH #2

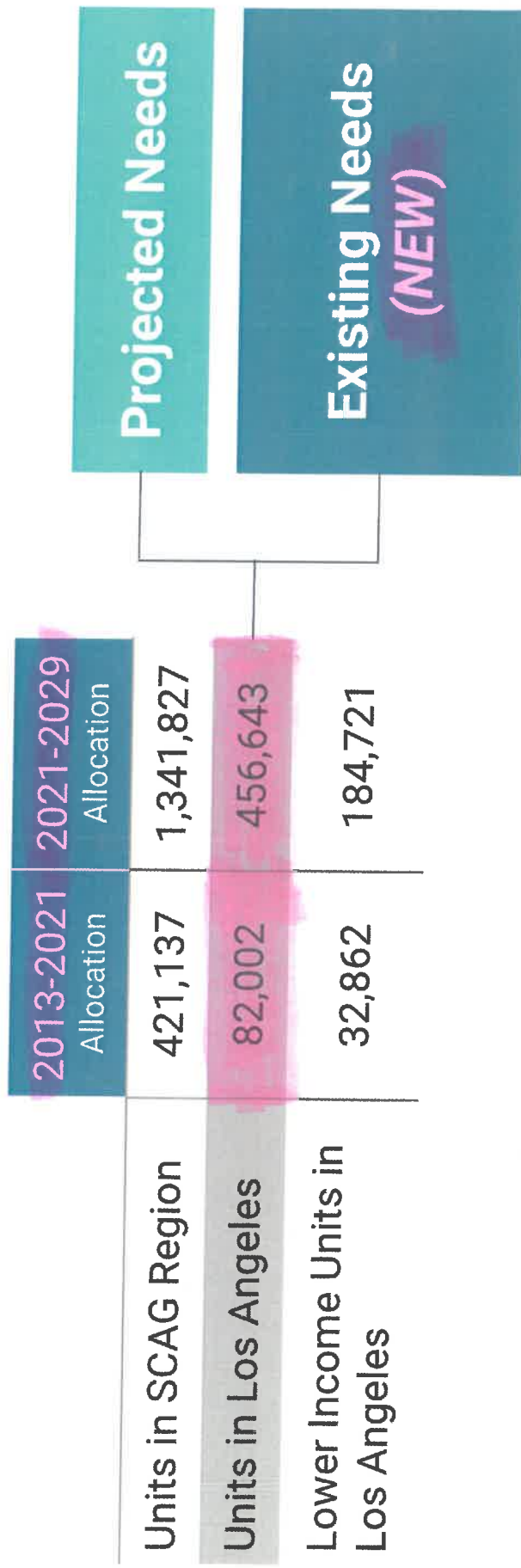
RHNA, Adequate Sites and Rezoning Need (Ch. 4)

Att #12

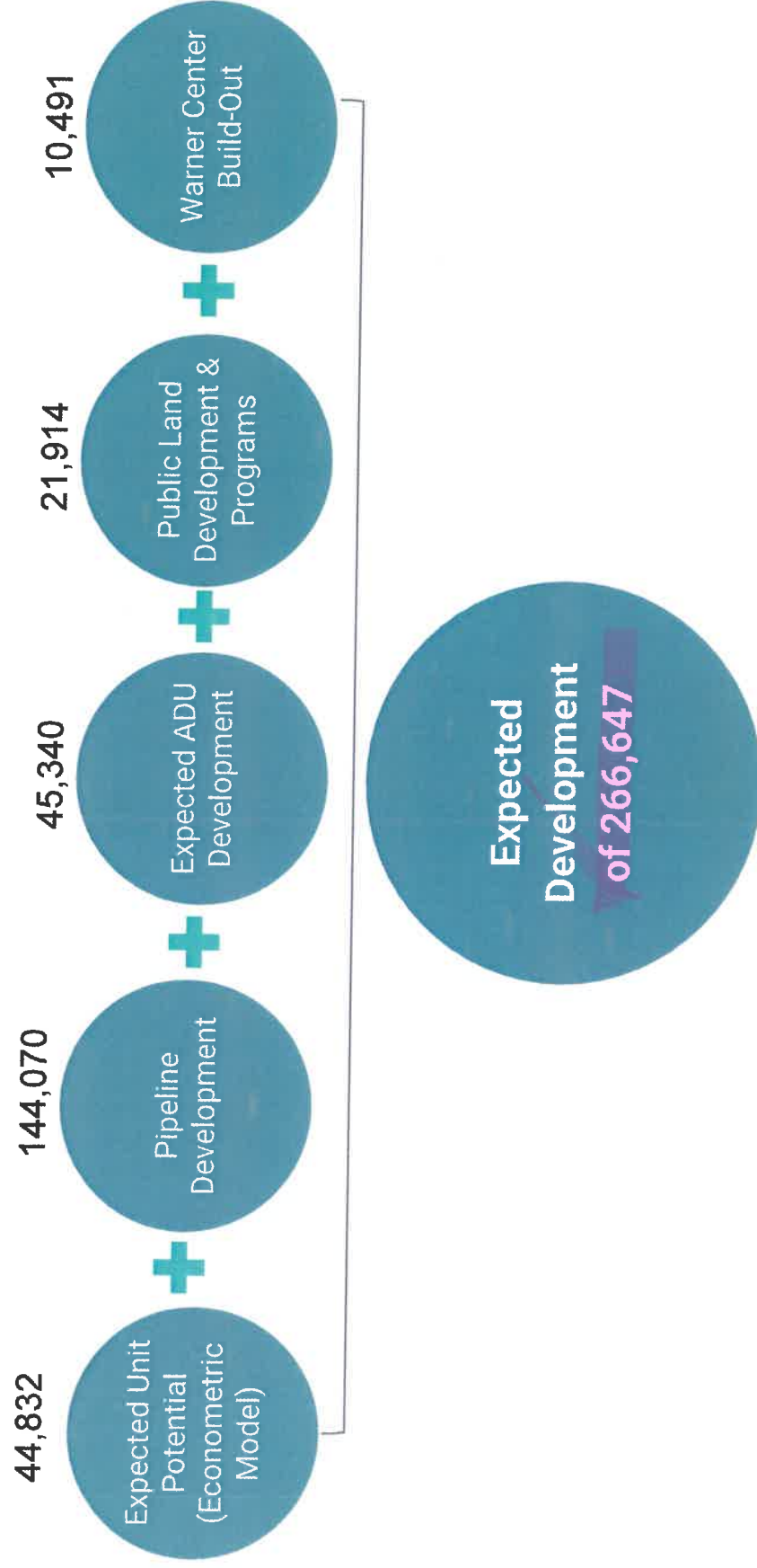
Source: LA City Planning

Regional Housing Needs Assessment (RHNA)

How much housing do we need to plan for?



Components of Adequate Sites to Meet the RHNA





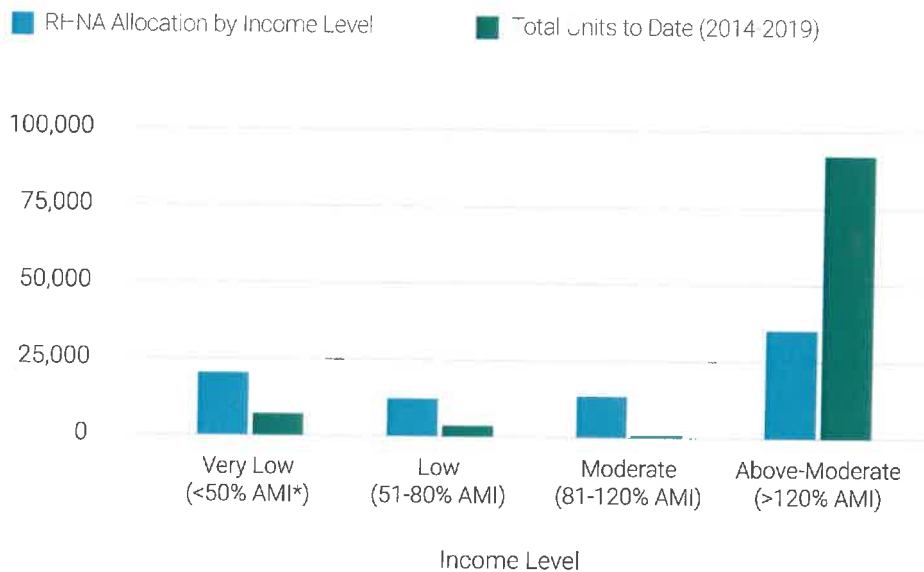
Rezoning must be completed by
October 2024

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 the **Chart ES.4 below**.

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



Att. #2

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 |

40% target

actual 117,088

*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.

will likely fail again on affordability

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