

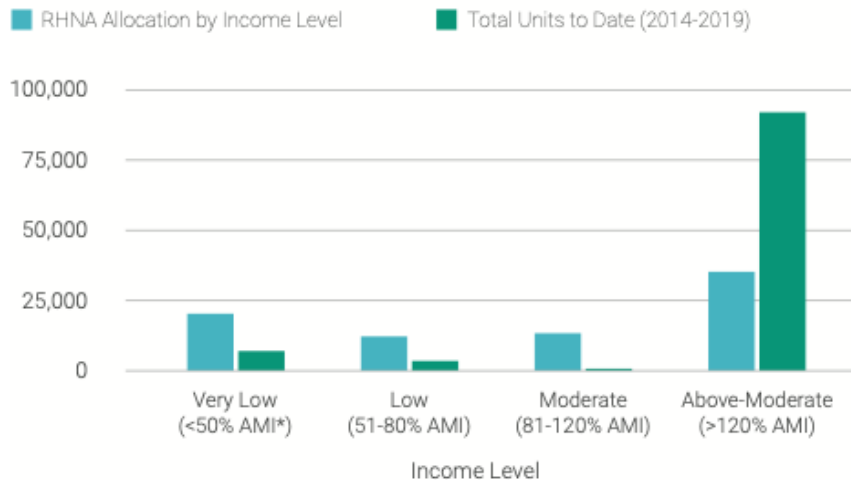
WPNC Community Plan Update Ad Hoc Committee  
**FAQ: LA 2021-2029 Housing Element Recap**

Context for Planning's Decision to Target Westside for Affordable Growth

1

***LA has not been producing sufficient units of affordable housing, relative to the RHNA target # of new units.***

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



***Falling behind on RHNA targets for new housing makes the challenge in this RHNA cycle much worse.***

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
<b>Total Units:</b>	<b>82,002</b>	<b>456,643</b>

Per the 2021-2029 RHNA, the City needs to produce about 57,000 units per year in the of 16,700 units per year since 2014, indicating substantial

changes are needed to should be affordable to lower income households (80% AMI and below),

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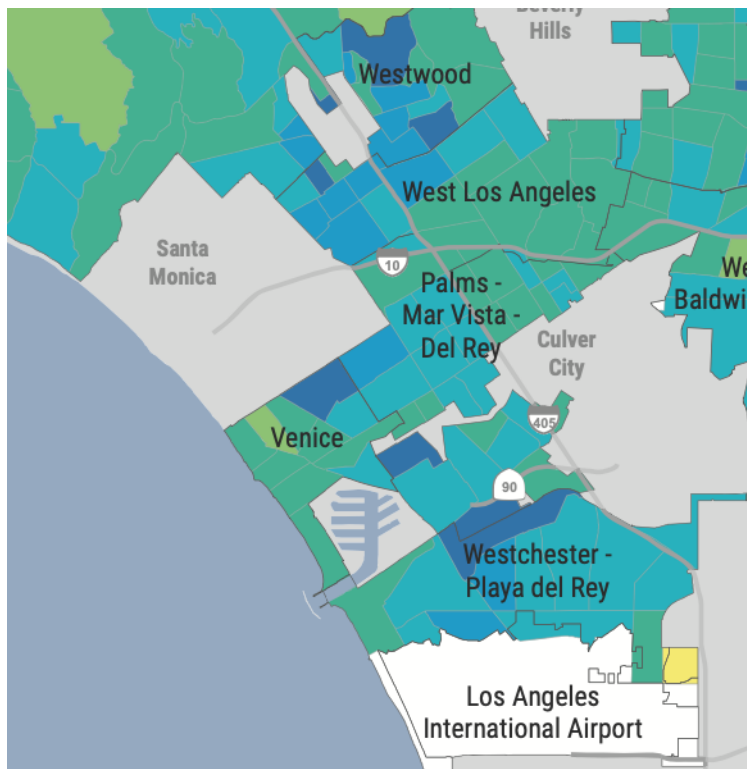
2

however the City has only been producing an average of 1,650 affordable units per year since 2014.

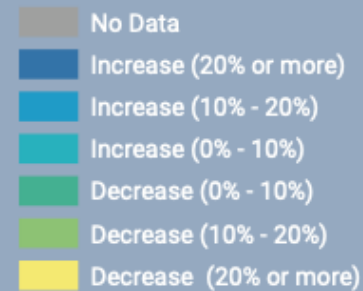
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***High growth projected for the Westside, largely due to “high opportunity” nature of the area (jobs, services, recreation, etc)***

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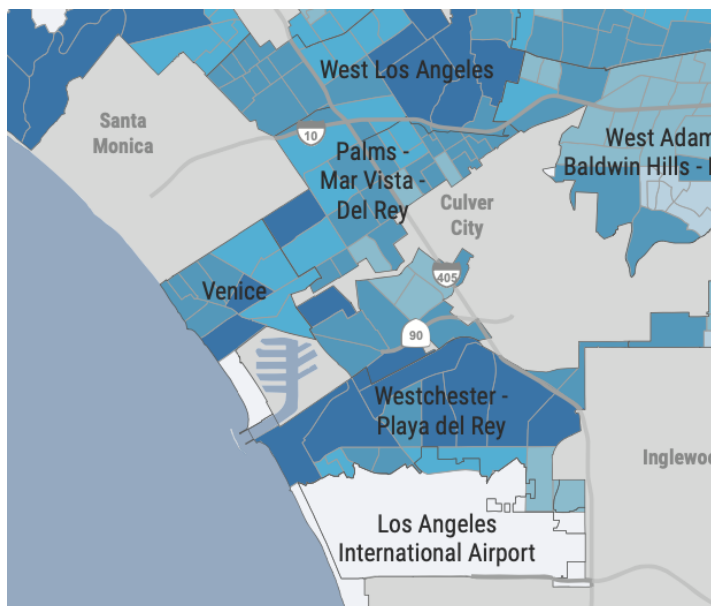
MAP 1.1  
2010-2019 Population  
Change Map



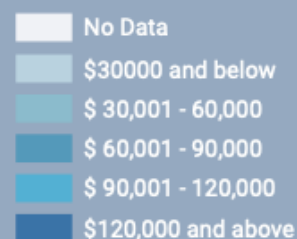
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***Further evidence of the Westside’s “high opportunity” character: high household income.***

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MAP 1.3  
Median Household Income  
By Census Tract  
Change Map



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***It's going to take aggressive housing zoning and development for Los Angeles to meet it's RHNA/SCAG housing accommodation targets.***

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Table 1.28: RHNA Targets and Progress for 5th and 6th Housing Element Cycles

Income Level	2014-2021 RHNA Goal*	2014-2020 Total Units Permitted	2014-2020 Average Units Permitted/	2021-2029 Draft Allocation	Units/Year Needed to Meet 21-29 RHNA	Annual Percentage Increase Needed
Very Low Income*	20,427	7,012	1,002	115,978	14,497	1347%
Low Income*	12,435	3,727	532	68,743	8,593	1514%
Moderate Income	13,728	827	118	74,091	9,261	7739%
Above Moderate Income	35,412	92,407	13,201	196,831	24,604	86%
<b>Total</b>	<b>82,002</b>	<b>103,973</b>	<b>17,329</b>	<b>456,643</b>	<b>57,080</b>	<b>229%</b>

Table 1.29: Quantified Objectives for New Construction vs. RHNA Goals

	Extremely Low Income*	Very Low Income*	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	21,000	12,000	29,000	10,000	247,000	310,000
RHNA GOALS	57,989	57,989	68,743	75,091	196,831	456,643

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**Why the Westside and the Valley are being targeted by Planning for new affordable housing development. Namely, these regions have not been “pulling their weight” in terms of reaching the City’s RHNA goals.**

