

ATTACHMENT A

DATA NEEDS REQUESTS

In order to do our task which has been framed in large part as being responsible for making recommendations to provide land zoned to meet the current and future housing needs of Angelenos, we must have access to the data that describe our current state and the projected goals. This is particularly important due to the fact that many believe that there is now amply zoned land to accommodate future population growth figures across Los Angeles for many years to come.

Population projections with zoning capacity that accounts for density bonuses and ADUs shall be established prior to upzoning areas to determine if upzoning is actually needed to meet goals.

What level of population growth should be used to establish 2016 (or later) population from the base of 2010 census figures? Growth rate per year? Historical ACTUAL growth rate? Projected growth rate and numbers?

For each of the following land use categories, we must have accurate data upon which to make future land use planning / zoning decisions:

R1 Low Residential (Single family)
R2/R3 combined (Low Medium/Medium
R4 High Medium
Commercial up to C4/R4
TOC Available (Low/Low Medium)
TOC Available (Commercial)

DATA NEEDED per category:

Dwelling units per net acre
Net acres of zoning
Number of dwelling units
Persons per dwelling unit
Capacity before bonuses
Capacity after ADU bonus (applied to only 25% of R1 parcels and that percent may change over time as experience is gained)
Capacity after SB 1818 Bonus (Assume at 35%/maximum bonus)
Capacity after TOC bonus

How many more of each needed by 2030? 2040? How many of each, allowed by 1997 Community Plan Zoning, remain un-built? How many Accessory Dwelling Units allowed by State 2017 law remain un-built? Up-zoning is normally used to rejuvenate undervalued, dying neighborhoods. Why is City even thinking about Up-zoning Westside R1 neighborhoods?

Current and historical vacancy factors in the area?
Vacancy rates of rental units?
Percent of unoccupied homes?

Percent of overcrowded residences?

Current RSO units

Data to describe percent of different tiers of affordable housing: ELI, LI....

Profile of housing built in last RHNA cycle

Job data: Current employment

Future jobs targets

Jobs to housing ratio (1 residence for every ___ jobs)

Housing goals (total and per income category)

CHANGING ENVIRONMENT

How to identify local climate risks and resilience opportunities?

How will autonomous vehicles and new mobility services affect land use and mobility? How will this be addressed in the Community Plan update?

How to assess post-pandemic travel demand (and its effect on land use and entitlement programs tied to transit?). How to forecast travel demand?

How does the Coronavirus impact current Complete Streets design including planning for walking, biking , etc. to ensure safety? How to make streets safer for walking and biking (particularly if people are staying away from shared modes of transit)?

What kinds of impacts will be felt as a result of the fiscal impacts of the Coronavirus (vis a vis service delivery, city and transit staffing, etc.? How will this impact development?

What will be the impact, if any, from the shift from LOS traffic evaluation mechanism to VMT in evaluating future roadway improvements?

How will recent cutbacks in METRO budget affect local transit services and the relationship of transit services to the awarding of development rights and reduced parking standards linked to transit?

HOUSING

How can we incentivize the creation and use of ADUs that would be offered at an affordable rent to provide low income or workforce housing?

- A. Is it possible to create regulations that provide disincentives for using ADUs for short term rentals?
- B. Will we need to demonstrate affordability of ADU units in order to count them toward our housing goals? How will this be calculated: Will we use the SCAG study average, will there be an LA average, or....?