EXHIBIT 3

Los Angeles Department Of City Planning

HOUSING ELEMENT

OF THE GENERAL PLAN

2006-2014

Adopted January 14, 2009
Council File No. 08-1933 and No. 08-1933-S1
CPC-2008-2120-GPA

Executive Summary

The City of Los Angeles continues to grow, and with that growth comes the need for more housing – not only more units, but a broader array of housing types to meet evolving household types and sizes, and a greater variety of housing price points that people at all income levels can afford. We must accommodate this growth and residential development in a sustainable way, that respects the collection of unique neighborhoods that characterizes Los Angeles, while at the same time assuring all residents a high quality of life, a vibrant economy, and accessibility to jobs, open space, and urban amenities. The City's General Plan lays out the strategy to meet this challenge, by directing growth to transit-rich and job-rich centers and supporting the growth with smart, sustainable infill development and infrastructure investments. By integrating the City's housing strategy with its growth strategy the City supports economic development, reduces housing costs, minimizes environmental impacts and enhances the quality of life. At the core of this strategy are complete mixed-use, mixed-income neighborhoods strategically located across the City that provide opportunities for housing, jobs, transit and basic amenities for all segments of the population.

This 2006-2014 Housing Element of the General Plan is the City's blueprint for meeting the housing and growth challenge. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City.

Housing Crisis In Los Angeles

The City of Los Angeles is facing an unprecedented housing crisis. The increasing cost of housing has far outpaced the rise in wages and salaries, making it difficult for working people and even multiple-income families to purchase a home or pay market rent. Public school teachers, police officers, healthcare professionals, bus drivers, and childcare workers have been priced out of the City's homeownership market, and the lack of affordable rental housing combined with a low vacancy rate has put rental housing out of reach for large segments of the City's population. At the same time, the turmoil in the mortgage lending industry has increased foreclosures and the specter of foreclosure for many of those who were able to purchase homes.

The crisis impacts all segments of the housing market, but is particularly dire for those with low incomes, the homeless, and those with special needs. In the past decade, the median price of a home tripled, from $174,000 in 1997 to $525,000 in 2007,[1] and the average monthly rent for a two-bedroom, one-bath apartment almost doubled, from $870 to about $1,650.[2] However, during this same time, median family income increased only 18% from $47,800 ($3,983/month) in 1997 to $56,500 ($4,708/month) in 2007.[3] In fact, the number of low income households and the pervasiveness of poverty in Los Angeles are so much greater than most urban areas, that making housing affordable in Los Angeles requires far greater subsidies than other cities generally require.

[1] Los Angeles Almanac (California Association of Realtors and Almanac Research), NAHB/Wells Fargo HOI

[2] RealFacts Data for City of Los Angeles, 1st Quarter 2007

[3] HUD Median Family Income estimate, 1997 and 2007.

Exacerbated by population growth and the resultant rise in demand, the lack of an adequate housing supply has not only deepened the need for affordable housing for low and very low income families, but has also priced out middle income families from the home ownership and rental markets. The reality facing middle income families in Los Angeles is that the very people who provide the daily services necessary to build the City are being priced out of Los Angeles.[4] In the first quarter of 2007, a family would have had to earn at least $118,344 annually in order to afford a mortgage for a home at the then-current median price of $525,000.[5] Many families who managed to purchase homes within the past few years now face possible foreclosures due to subprime mortgages which will escalate beyond the affordability of the mortgage holders. The 40% homeownership rate in Los Angeles, well below the national rate of 68%, is evidence of the challenges to homeownership in this City.

While the lack of affordable rental housing impacts all renters, low- and very low-income households are most affected as they teeter on the brink of eviction and subsequent homelessness due to unaffordable rents. In the first quarter of 2007, a low-income family making 80% of the monthly Annual Family Income ($3,767) had to spend 44% of its income to afford the average monthly rent for a two-bedroom, one-bath apartment ($1,650).[6] As housing is considered affordable when a household spends 30% or less of its income for rent, low-income families were forced to pay significantly more than what is considered affordable. The reality bodes worse for very low- and extremely low-income families.

Housing accessibility is especially difficult for those who are already homeless. This population frequently has special needs and faces discrimination, disabling conditions, lack of transportation, and unemployment that exacerbate difficulties in accessing permanent housing.[7] The 2007 Greater Los Angeles Homeless Count by the Los Angeles Homeless Services Authority (LAHSA) estimated the homeless population in Los Angeles to be 40,144 persons on any given night. In a survey of homeless individuals in Los Angeles County, 87% reported having living arrangements in their own home, in a home owned by their partner, in rental housing, or with family or friends prior to becoming homeless.[8] While the causes of homelessness are multifaceted, according to LAHSA, the dearth of affordable housing for low-income people is the primary cause of homelessness.

The loss of existing rental units with affordability covenants is also aggravating the shortage of affordable housing. Thousands of units made affordable through federal, state, and local government subsidies are likely to convert to market-rate rents because the covenants governing affordability will expire before 2020. In the past ten years the City lost 4,181 affordable housing units due to the expiration of these covenants. The City could lose another 21,577 affordable units in the next ten years if something is not done to extend the affordability covenants. Replacement of these units is particularly challenging in today's environment.

Exacerbating the situation further are high development costs for both new construction and rehabilitation, and the need for public subsidies to cover these costs when these sources are shrinking. Development costs for multifamily affordable housing have increased from approxi-

[4] Families making about 80-120% of the AFI (between $45,200 to $67,800 with AFI of $56,500) are considered "middle income."

[5] Based on a 30 year fixed rate mortgage and then-current interest rate of 6.41%, 10% down payment, and no more than 30% of income dedicated to housing.

[6] Calculated using 80% of the monthly AFI of $3,767 ($56,500 annually).

[7] LAHSA, 2007 Greater Los Angeles Homeless Count

[8] 36.1% of the respondents lived in their own home, a home owned by their partner, or rental housing prior to becoming homeless, and 50.9% lived with family or friends.

mately $190,000/unit in 2003 to $361,000/unit in 2007 for new construction. Almost the same amount of financing is required to preserve an existing affordable unit through moderate rehabilitation. In 2006-2007, the median total development cost for preserving an existing affordable housing unit through moderate rehabilitation was approximately $182,700.[9] Los Angeles has long been committed to monitoring, notification, funding, and outreach activities that support the preservation of affordable housing. Since 1994 through 2007, the City of Los Angeles has provided local subsidies in the sum of $30.5 million for gap financing to support the preservation of nearly 1,200 at-risk FHA-insured apartments in 16 developments. Additionally, the City's Tax-Exempt Mortgage Revenue Bond Program has preserved affordable units without local public subsidy. From 2002-2007, the Bond Program has assisted in the financing of 2,011 at-risk units through a $100.1 million dollar commitment of tax exempt bonds. In the last four years, with the formal establishment of the Los Angeles Affordable Housing Preservation Program (AHPP), a dramatic increase in activity has occurred. This activity includes: expanding resources for preservation program activities; tenant outreach and education to residents of at-risk affordable housing developments; monitoring expiration of rental subsidies and/or affordability restrictions on at-risk units; and ensuring enforcement of legal notice requirements.

Additional funding must be identified at all levels of government – local, state, and federal – to support the development and preservation of more affordable housing and to keep pace with the City's housing needs. Since the 1930s, Congress has passed Housing Acts throughout each decade, renewing the federal government's commitment to advancing the right to quality housing and appropriating funding to existing and new programs for rental, for-sale and special needs housing. The State of California has also made similar commitments through legislative acts. Through this Housing Element Update, the City also commits to pursue quality housing for all in keeping with these federal and state policies. In spite of renewed commitments, state and federal appropriations have shrunk from year to year for more than a decade. City resources as well have not increased to meet the needs. Considering that the City is responsible for producing 112,876 new units, of which 44,733 units (40%) are designated for very low- and low-income families based on the Regional Housing Needs Assessment (RHNA), without securing additional funding for affordable housing production and preservation, the City will face significant challenges in meeting its RHNA income distribution.

The need for affordable housing for all will intensify as the City's population continues to grow. However, progress has been made in the recent past to address the housing crisis through the mobilization of leadership from the City and the housing community. The City has the sites for this housing and a General Plan and Zoning Code that allows for the development of the sites. The 2006-2014 Housing Element Update establishes the goals, objectives, policies and programs the City of Los Angeles will pursue to facilitate the construction of affordable and market rate housing units and to encourage the maintenance and rehabilitation of existing housing stock serving people of all income levels.

[9] Los Angeles Housing Dept, Major Projects Division, Affordable Housing Trust Fund 2003 Round 1, 2A, & 2B, and 26 projects from 2006-2007

Strategically Directing Growth to Meet Housing Needs Citywide

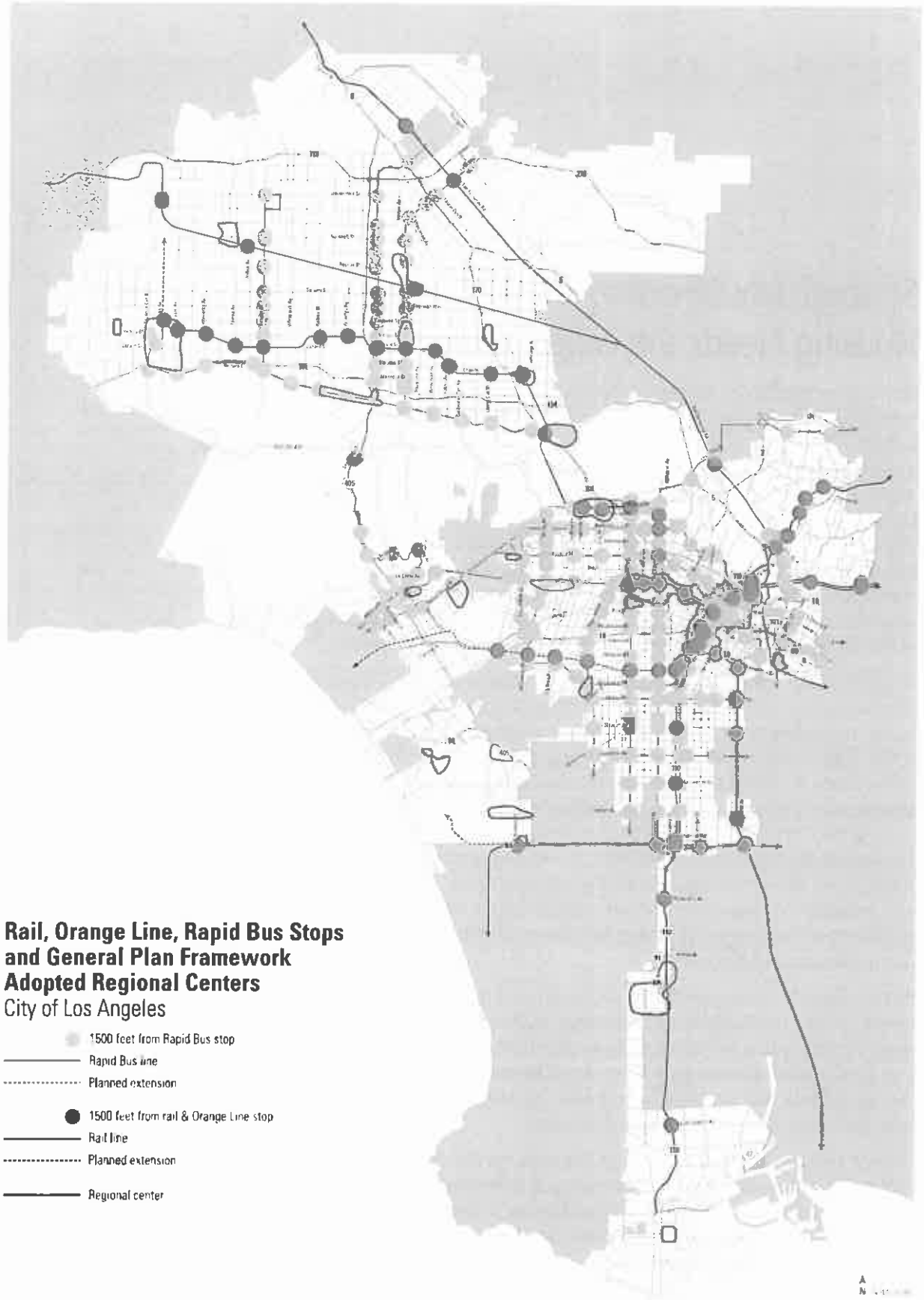
For over ten years, the City has been pursuing a sustainable approach to accommodating long-range growth. This approach is established in the Framework Element of the General Plan, first adopted in 1995, which encourages sustainable growth in higher-intensity commercial and mixed-use districts, centers and boulevards, and in proximity to transit. These centers and transit stations and stops are depicted on the map below, Map ES.1. The goals and policies of the Framework Element establish a balanced approach to growth by linking it to the land uses and infrastructure that will support the type of infill development that incurs the least economic, environmental and social costs. The Housing Element fulfills this strategy, as reflected in the overall housing goal established in Chapter 6, "It is the overall housing goal of the City of Los Angeles to create for all residents a city of livable and sustainable neighborhoods with a range of housing types, sizes and costs in proximity to jobs, amenities and services…"

To target growth strategically, the City is developing Transit Oriented District plans and implementing financial and land use incentives to increase the feasibility of infill development near transit. This includes new zoning categories for residential and mixed-use development near transit stops, incentives to increase housing opportunities in Downtown that can support tens of thousands of additional people that will leverage the billions of dollars of rail and other infrastructure investment that has been made there, and zoning to encourage the adaptive reuse of the City's stock of historic office buildings for housing. City agencies, including the Los Angeles Housing Department (LAHD), the Housing Authority of the City of Los Angeles (HACLA) and the Community Redevelopment Agency of the City of Los Angeles (CRA/LA), are committed to bringing resources necessary to support these neighborhoods, maintaining neighborhood character and upgrading the housing stock while developing livable, affordable, and sustainable neighborhoods.

To encourage the development of housing across the City, policies and programs will also be carried out at a neighborhood and community level through the New Community Plan program. Working with communities to devise neighborhood-based strategies for development, Community Plans implement the Framework and the Housing Element policies by determining the mix, location, and intensities of land uses, the infrastructure necessary to support those uses and funding strategies to achieve those plans.

Through land use planning and financial incentives, the City encourages livable and sustainable neighborhoods that offer a mix of housing at all income levels, jobs, transit and services. The City accomplishes this through infill development strategies which preserve the character of neighborhoods and meet the needs of existing residents as the City continues to grow.

Map ES.1 **Rail, Orange Line, Rapid Bus Stops & General Plan Framework Adopted Regional Centers**



Housing Element: Purpose and Process

Housing Element and the General Plan

The Housing Element is required by California State law to be a component of every city's General Plan because housing needs are recognized as a State-wide concern. Pursuant to State law, the Housing Element must identify the City's housing needs, the sites that can accommodate these needs, and the policies and programs to assure that the housing units necessary to meet these needs can be provided. The primary goal of the Housing Element is to provide a range of housing opportunities for all income groups.

The General Plan is a city's "constitution for development," the foundation upon which all land use decisions are to be based. The City of Los Angeles' General Plan consists of a Framework Element and twelve issue-focused Elements. The Framework establishes the vision for the City's future, and the long-range strategies, goals, objectives, and policies to implement that vision. Each of the Elements is a more detailed expression of that vision.

The Framework Element includes chapters that address all urban issues. The Housing Chapter identifies the housing issues, and establishes the City's goals and policies to address these issues and to guide future actions. The 2006-2014 Housing Element Update embodies these goals and policies and identifies the more detailed strategies the City will implement to achieve them while assuring that the benefits and challenges of growth are shared and that the housing goals are integrated and consistent with all of the other Elements of the General Plan.

Statutory Requirements

The requirements for the Housing Element are delineated in California State Government Code Section 65580 – 65589.9. The Housing Element is required to be updated every five years in accordance with a specific schedule of dates established by the State. For this update, the State granted time extensions for the adoption of the updated Housing Element to June 2008. The current Housing Element therefore covers the period of January 1, 2006 – June 30, 2014.

Public Participation in the Preparation of the 2006-2014 Housing Element

Pursuant to Government Code Section 65583(c)(6)(B), "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element..." The 2006-2014 Housing Element Update was prepared over a period of 18 months by an interdepartmental team of twelve City departments and with the participation of a variety of stakeholders.

Early in the process, a Task Force of housing experts was created to provide information and

expertise on the range of housing issues, needs, policies, and programs necessary to achieve the City's RHNA goals. The Task Force was comprised of 50 members who have special and/or technical knowledge about various facets of housing issues, including the business community, financial institutions, affordable and market-rate housing developers, special needs providers, legal assistance groups, tenants' rights groups, homeless service agencies, and Certified Neighborhood Councils. The Task Force was co-chaired by Robin Hughes, a member of the City Planning Commission and Evangeline Ordaz-Molina, a member of the Affordable Housing Commission. The Task Force established eight subcommittees to address specific issues and more than 100 additional people participated in these meetings. The Task Force and its Subcommittees met over a five month period from May through September, 2007 and submitted comprehensive recommendations to City staff regarding the needs of the occupants of the 112,876 units and the programs that will be most effective in assuring that these units meet the required income targets. A Summary Report of the Task Force's work was created and every recommendation was reviewed by City staff. Nearly every recommendation of the Task Force was incorporated into the draft Housing Element.

The Department of City Planning (DCP) created a website to provide on-going information about the Housing Element as it was being prepared. Documents produced by the Task Force and Subcommittees and their meeting dates and agendas were posted. Related documents and links to documents of interest were also posted from time to time.

Following the release of the Draft Housing Element, DCP held seven community workshops throughout the City to discuss the Housing Element with the public and to elicit further input. These workshops were advertised via special mailings to community and business organizations as well as individuals, to the members of the Board of Directors of the 89 Certified Neighborhood Councils in the City, and to approximately 500 news publications, including those oriented towards particular ethnic communities. Public workshops were held in the North San Fernando Valley, South Valley, Downtown, South Los Angeles, East Los Angeles, West Los Angeles, and the Harbor area on either Saturdays or early evenings to encourage the greatest amount of participation.

In addition to the Task Force and Subcommittee meetings and the seven public workshops, public hearings to address the draft Housing Element were held before the Affordable Housing Commission (twice), the City Planning Commission (twice), the City Council's Planning and Land Use Management Committee, the City Council's Housing and Community and Economic Development Committee, and the City Council.

Public Participation: Summary of Issues Raised and Responses

- Livability, sustainability, quality urban design, quality development in the public realm and access to green space/open space will be pursued through programs such as zoning

and neighborhood implementation tools for mixed used development, transit oriented district studies, and a walkability checklist, all of which have been incorporated into Goal 2 regarding safe, livable and sustainable neighborhoods.

- Alleviating development constraints and streamlining governmental approval processes in order to facilitate the production and preservation of housing is discussed in detail in Chapter 2, and specific City efforts to accomplish these objectives are incorporated under Goal 1, Objective 1.5 regarding regulatory and procedural barriers.

- Provision of a variety of housing types and distribution of affordable housing and services throughout the City will be pursued through a vast array of housing production and preservation programs undertaken by several City departments and agencies, all of which have been incorporated into Goal 1 regarding provision of an adequate supply of housing for all residents with various needs.

  - Issues regarding increased development and available infrastructure and services are addressed in detail in Chapter 2 regarding infrastructure constraints as well as through programs under Goal 2 to create livable and sustainable neighborhoods.

  - The location of future development will be addressed through programs that will establish greater residential capacity in centers and near transit while reducing the residential capacity in those neighborhoods where preservation of existing character is desired, such that the current zoning and residential capacity reflected in the current inventory of sites for housing will evolve and all residential development and increased residential density will be directed to desired locations.

  - Encouraging the distribution of affordable housing throughout the City will be pursued through a variety of incentives, including construction loans as well as land use concessions, while the exploration of a mixed income housing ordinance may result in additional methods of achieving citywide production of affordable housing.

- Preservation of existing housing, preventing a net loss of units and preventing displacement of residents is discussed in detail in Chapter 1.

  - Achieving preservation and mitigating and/or minimizing the loss of existing housing and displacement of tenants will be achieved through programs which support rehabilitation of individual residential buildings and preservation of affordability, such as preservation of residential hotels and single room occupancy hotels, preservation of rent-stabilized housing units, funding the rehabilitation and refinancing of affordable units in order to extend the affordability terms, all of which are contained under Goal 1, Objective 1.2.

  - Preservation and preventing loss of units and/or displacement of residents will all be addressed through neighborhood preservation programs which support development while preserving neighborhood character and meeting the needs of existing residents, such as down-zoning in order to minimize the incentive to demolish and replace housing

and development review by neighborhood councils and community stakeholders, all of which are contained under Goal 2, Objective 2.4.

- Ending and preventing homelessness is addressed through programs that provide short-term and long-term housing arrangements for persons with special needs and for persons who are homeless, and include supportive services to prevent and/or end a cycle of homelessness for those persons, all of which are contained in Goal 4 and where the City makes a commitment to work toward reducing homelessness.
- Sustainable residential development is addressed through a variety of programs under Goal 2, Objective 2.2 that specifically promote sustainable buildings, such as sustainable building materials, reducing impediments to innovative design, and priority plan check and expedited permitting for green buildings.
- Education and training for all stakeholders and residents regarding housing issues, needs and effective responses will be implemented through a variety of public outreach and education efforts, such as property management training for landlords, training and outreach with neighborhood councils and other community groups, education for buyers and homeowners to protect against predatory lending practices, and outreach and training programs regarding fair housing awareness and the rights of tenants and property owners.

Summary of the 2006-2014 Housing Element Update

The 2006-2014 Housing Element Update is the City's plan for addressing housing needs across the City. While fulfilling the statutory requirements of State housing element law, the policies and programs herein also foster on-going partnerships among City departments, with other governmental agencies, and with the private sector to respond to ever-changing housing demands and market conditions. And, finally, the Update provides policy guidance to decision-makers at all levels of City government.

The Update is divided into six chapters, beginning with an assessment of housing needs and constraints to residential development and culminating with Chapter 6 which delineates the City's housing goals and the specific policies and programs that various departments will implement to achieve the goals.

Chapter 1, Housing Needs Assessment, provides a comprehensive overview of the City's population, household, and housing stock characteristics, and an analysis of these factors in order to identify housing needs of the variety of household types and special needs across the City. The analysis indicates high rates of housing cost burden (58% of renters and 47% of owners pay over 30% of their income for housing), low home ownership rate (40% compared

to 68% nationwide), and loss of existing low-rent housing (including subsidized housing as well as rent-stabilized units). More than 20,000 units are at risk of losing affordability covenants in the next ten years. Vacancy rates are low and rental rates and home prices are high in Los Angeles where the median income has remained lower than the County and the nation. Growth estimates for Los Angeles have led to a Regional Housing Needs Assessment (RHNA) allocation for the City of 112,876 new housing units that will be needed during the Housing Element Update planning period of 2006-2014.

Chapter 2, Constraints on Housing Maintenance, Improvement, and Development, addresses regulations and conditions that constitute constraints to housing production and preservation, including governmental regulations, infrastructure requirements, conditions in the City's Coastal Zone, and market conditions. While governmental regulations are established to protect the health and safety of residents, they also set limits on residential development; these regulations include zoning, land use entitlement processing, redevelopment project area designations, environmental review, and affordable housing covenant requirements. Constraints in the Coastal Zone are created through State laws that exist to protect, maintain, enhance, and restore the overall quality of the Coastal Zone area and its resources, but which also restrict development flexibility by, for example, restricting the density and height of projects. Lastly, market conditions pose significant constraints, including high land, construction and financing costs, and restricted financing availability which may be addressed through policies and programs, although the City has little ability to reduce these constraints.

Chapter 3, Inventory of Sites for Housing - State housing element law requires the City to show that it has adequate land zoned to accommodate the entirety of its RHNA allocation of 112,876 housing units. The Inventory identifies over 21,000 parcels suitable for additional residential development without the need for any discretionary zoning action by the City. While these sites could accommodate over 350,000 units, it is estimated that 13,000 units are likely to be developed each year during the Housing Element Update planning period. With nearly 15,000 units already developed during 2006, the City will be able to provide for the build-out of 112,876 new housing units during the planning period.

Chapter 4, Opportunities for Conservation in Residential Development - State housing element law requires cities to identify opportunities for energy conservation in residential development. The City has broadened this analysis to include energy conservation, water conservation, alternative energy sources and sustainable development which supports conservation and reduces demand. These efforts reduce development costs and improve the affordability of housing units. Specific City programs include providing rebates for energy efficient appliances, shifting the time of energy use, using alternative sources of energy (i.e., solar power), installing green roofs to increase energy efficiency, installing dual glazed windows to increase energy efficiency, requiring more sustainable landscaping and site design, exceeding the State's Title 24 regulations, meeting Leadership in Energy and Environmental Design (LEED®) standards for certain buildings, and adopting General Plan land use designations and zoning that create

higher-density, compact, infill development near transit.

Chapter 5, Review of the 1998-2005 Housing Element – Preparation of the Housing Element Update included the essential step of evaluating the previous 1998-2005 Housing Element in order to identify accomplishments and evaluate the effectiveness of previous policies and programs. The review shows that over 50,000 housing units were built, fulfilling over 80% of the City's new construction goal for the previous Housing Element period. Furthermore, the review showed that the goals, objectives and policies of the previous Housing Element remain important, and this Housing Element Update builds upon them, reconfiguring and refining some of them to better focus the City's strategy. The review showed that the issue of homelessness was not adequately addressed, given its magnitude in Los Angeles, and was elevated in importance in this Update. The goals, objectives and policies continue to be organized around four issues: housing supply; livable communities; housing opportunities; and ending homelessness. Similarly, the evaluation of programs provided insight into effective efforts, and many programs have been reconfigured so that going forward, more will be accomplished. The Housing Element Update also reflects a much broader array of housing programs that are now being carried out by many City departments, compared to those of the previous period.

Chapter 6, Housing Goals, Policies, Objectives and Programs - Housing goals, objectives, policies and programs are guided by the City's overall housing goal:

It is the overall housing goal of the City of Los Angeles to create for all residents a city of livable and sustainable neighborhoods with a range of housing types, sizes and costs in proximity to jobs, amenities and services. In keeping with decades of federal Housing Acts and the Universal Declaration of Human Rights that declared housing as a human right, the City will work towards assuring that housing is provided to all residents.

Housing policies and more than 200 implementing programs were identified as a result of the analysis and public input. They were organized under the following four goals:

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy, sanitary and affordable to people of all income levels, races, ages, and suitable for their various needs.

Objectives were established to divide this goal into five areas: producing rental and ownership

housing, preservation of rental and ownership housing, forecasting changing housing needs, distributing affordable housing citywide, and reducing barriers.

The policies and programs for production include targeted loan programs for homeowners and housing developers, and land use changes to increase opportunity sites. Preservation programs include inspection of housing units for Building Code violations, funding incentives to rehabilitate and maintain the housing stock, and mechanisms to extend the affordability terms of units facing expiring covenants. The City will track its efforts through monitoring programs which assess production and preservation accomplishments against forecasted housing needs. Financing incentives and land use policies and programs, such as density bonus and Redevelopment Project Area activities, will be pursued to encourage the development of affordable housing across the City. And finally, Zoning Code amendments and case processing streamlining will facilitate housing production and preservation in general.

Goal 2: A City in which housing helps to create safe, livable and sustainable neighborhoods.

Objectives within this goal delineate the following four areas of focus: promoting safety and health, promoting neighborhoods with mixed-income housing, jobs, amenities, services and transit, promoting sustainable buildings, and promoting neighborhoods with a mix of housing types, quality design and unique character.

Policies and programs to improve safety and health include designing to prevent crime, and providing access to amenities, such as well-lit walkways to recreational spaces. Sustainable neighborhoods will be facilitated by mixing uses within projects, providing mixed income neighborhoods, locating housing in proximity to a mix of uses, and developing Transit Oriented District plans. The City will require buildings of a certain size to meet sustainability standards, will provide financial incentives to train developers in green building techniques and materials, and encourage the development of higher levels of sustainable buildings. Policies and programs to support livable neighborhoods and preserve their unique character include the development of new urban design standards and new Community Plans that accommodate growth while continuing to serve existing residents.

Goal 3: A City where there are housing opportunities for all without discrimination.

Two objectives will guide the policies and programs that will implement this goal: assuring access to housing without discrimination and promoting fair housing practices.

Policies and programs to address discrimination in housing include resolving filed discrimination cases in the rental or sale of housing, facilitating physical modifications to housing units to better serve persons with disabilities, and encouraging responsible lending practices. Fair

housing practices will be encouraged through policies and programs such as providing easy access to information regarding available housing and tenants' and buyers' rights as well as conducting outreach and education with residents, developers and owners of all housing types.

Goal 4: A City committed to ending and preventing homelessness.

The issue of homelessness is divided into two areas of focus: providing an adequate supply of housing and services to homeless persons and persons with special needs, and promoting outreach and education in support of homeless persons and persons with special needs.

An adequate supply of housing for homeless persons will be pursued through a variety of policies and programs, from short-term housing such as shelter for victims of domestic violence and other homeless persons, to long-term solutions, such as rental assistance for homeless persons and the development of permanent supportive housing. Efforts also include improved coordination and planning for housing and services as well as pursuing new resources. Policies and programs regarding outreach and education include assistance in accessing housing and services, making information more easily and readily available to the general public, and working with communities to understand and accommodate the unique housing types and broad array of housing needs within communities.

Summary of the 2006-2014 Housing Element Update Targets

Through the implementation of the policies and programs set forth in the 2006-2014 Housing Element, the City will pursue the production and preservation of housing for all residents and will strive to meet its RHNA goal of 112,876 new units by 2014. The following chart quantifies the units anticipated through implementation of all of the programs by income and by type of program:

Table ES.1a **Quantified Objectives: New Construction (RHNA Allocation)**

Income Level	New Construction Units – RHNA Allocation
Extremely Low-Income	4,344
Very Low-Income	8,576
Low-Income	8,582
Moderate-Income	4,415
Above Moderate Income	86,961
Total	112,876

In addition to the required RHNA allocation, the City intends to rehabilitate and conserve/preserve the existing housing stock. Rehabilitation includes light, moderate and substantial physical rehabilitation of existing housing units in order to improve the condition of the housing units. Conservation includes the preservation of existing housing through activities that prevent the loss of housing units, such as zoning that assures continued residential use, funding strategies and inspections through the Systematic Code Enforcement Program. Conservation also includes the preservation of affordable housing at-risk of losing government subsidies and converting to market rate housing. Units that are listed for rehabilitation may also be counted as units under conservation/preservation and vice versa.

Table ES.1b **Quantified Objectives: Rehabilitation and Conservation/Preservation**

Income Level	Rehabilitation	Conservation/ Preservation Units
Extremely Low-Income	4,722	17,477
Very Low-Income	2,964	1,790
Low-Income	7,605	6,404
Moderate-Income	413	750
Above Moderate Income	634,690	250
Total	650,394	20,907

In addition to the housing units reflected in the above tables, the City is committed to implementing a number of programs that preserve and maintain significant additional housing that cannot be quantified into units as follows:

- Maintenance and conservation of over 239,000 multi-family buildings by preserving residential and SRO hotels, completing urgent repairs, enforcing nuisance abatement, and a number of other programs. The number of units per building varies vastly, from 100 units in a residential hotel to 10 units in a building where nuisance abatement is being pursued.
- Fund and provide other support for the maintenance of short-term housing for homeless persons, including emergency shelter beds and transitional housing beds. This includes over 1,000 beds for victims of domestic violence, 200 beds for persons living with HIV/AIDS, over 1,700 general emergency shelter beds, over 2,800 general transitional housing beds, and over 1,700 winter shelter beds (provided from December through March of each year, as required by weather conditions). These beds generally serve extremely low income households and individuals.
- Rental subsidies through various U.S. Department of Housing and Urban Development

(HUD) funding sources used by qualifying households to help pay rent in market rate units across the City. For example, general Housing Choice Vouchers support approximately 37,000 households; targeted Housing Choice Vouchers serve another 4,000 homeless persons; and other rental assistance programs serve persons living with HIV/AIDS and persons with disabilities.