Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

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TO: Supervisor Don Knabe, Chairman
Supervisor Gloria Molina
Supervisor Mark Ridley-Thomas
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

FROM: Jon Sanabria
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SUBJECT: **RESPONSE TO BOARD MOTION TO INITIATE PROGRAM 10: INCLUSIONARY HOUSING PROGRAM, AND PROGRAM 12: SMALL LOT SUBDIVISIONS, OF THE HOUSING ELEMENT (AUGUST 5, 2008, ITEM #68)**

At the public hearing for the Los Angeles County Housing Element on August 5, 2008, the Board instructed the Department of Regional Planning (DRP) to initiate the required feasibility studies for establishing a program for small lot subdivisions and an inclusionary housing policy, and report back to the Board within a year.

Program 10: Inclusionary Housing Program

The intent of Program 10 of the Housing Element is to consider the feasibility of establishing an inclusionary housing program for the unincorporated areas.

Over the course of the year, the DRP staff prepared an extensive literature review of research on inclusionary housing, distributed and analyzed a stakeholder survey, and met with numerous stakeholders, including but not limited to planners from other local jurisdictions, building industry representatives, housing advocates, researchers and housing developers to discuss the pros and cons of inclusionary housing. The DRP staff also worked closely with CDC staff and the Housing Advisory Committee to identify key issues.

The DRP staff is currently finalizing the draft of the study, but will need additional time to ensure that all stakeholder comments are accurately represented. In addition, the DRP staff plans to provide briefings to the Board office planning deputies, CEO and the Regional Planning Commission prior to submitting the report to the Board. The Department will provide another status report no later than October 1, 2009.

Program 12: Small Lot Subdivisions

The intent of Program 12 of the Housing Element is to consider the feasibility of establishing a small lot subdivision program for the unincorporated areas.

Over the course of the year, the DRP staff met with the Board planning deputies, Regional Planning Commission, various County departments, committees and other agencies, as well as architects and housing developers, to discuss the small lot subdivision concept. The DRP staff worked closely with staff from CDC, DPW and Fire to identify key issues on small lot subdivisions. In addition, the DRP staff conducted multiple GIS analyses and a comprehensive review of zoning and General Plan policies, to study the impacts and applicability of a potential small lot subdivision policy. The staff is currently finalizing the draft of the study. The Department will provide another status report no later than October 1, 2009.

If you have any questions regarding these studies, please contact Connie Chung at (213) 974-6417 or cchung@planning.lacounty.gov.

JS:RCH:CC

c: Chief Executive Office, Attn. Lari Sheehan
County Counsel
Executive Office
Department of Public Works
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