

Los Angeles County Department of Regional Planning

Housing Element

2008



Los Angeles County Department of Regional Planning

Housing Element

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Department of Regional Planning

- **Bruce W. McClendon, FAICP**
Director of Planning
- **Jon Sanabria**
Chief Deputy Director
- **Rose Hamilton, AICP**
Acting Deputy Director

Housing Element Team

- **Connie Chung, AICP**
Department of Regional Planning, Housing Section
- **Tina Fung**
Department of Regional Planning, Housing Section
- **Anne Russett**
Department of Regional Planning, Housing Section
- **Gretchen Siemers**
Department of Regional Planning, Housing Section

- **Yara Fisher, AICP**
EDAW
- **Patrick Jelsema**
EDAW
- **Veronica Tam, AICP**
Veronica Tam and Associates

Contributors

- **Angelique Carreon-Quion**
Department of Regional Planning, Systems Analysis
- **Dan Hoffman**
Department of Regional Planning, GIS Section
- **Lee Stark**
Department of Regional Planning

ⁱ It should be noted that Yvonne B. Burke was the Supervisor for the Second District and Chair of the Board of Supervisors at the time the Los Angeles County Housing Element was adopted.



Los Angeles County Board of Supervisors



Los Angeles County Regional Planning Commission



"To enrich lives through effective and caring service."



"To improve the quality of life through innovative and resourceful physical and environmental planning, balancing individual rights and community needs."

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In the last decade, significant economic and demographic changes in Los Angeles County have challenged the ability of local jurisdictions and the housing sector to construct adequate and affordable housing. Rapidly rising home prices, continued population growth, and the diminishing availability of buildable land have contributed to the scarcity of affordable housing. Recently, the housing market has softened, reversing the prolonged trend of escalating home prices. At this time, however, it is not possible to gauge the long-term effects of a softening housing market, including a considerable increase in foreclosure activity. Despite housing market adjustments, providing adequate housing—especially low and moderate income housing—remains a significant challenge to both local governments and the private sector.

The Los Angeles County Housing Element serves as a policy guide to address these issues, as well as the comprehensive housing needs of the unincorporated areas of Los Angeles County. The provision of decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas of Los Angeles County is the primary focus of the Housing Element. Additionally, the Housing Element places special emphasis on certain segments of the population, such as the elderly, the disabled, single-parent households, and the homeless, as these groups may have more difficulty in finding decent and affordable housing due to their special needs.

The purpose of the Housing Element is to:

- Determine the existing and projected housing needs of residents of the unincorporated areas;
- Establish goals and policies that guide decision-making to address housing needs;

- Implement actions that encourage the private sector to build housing, while ensuring that government policies do not serve as a constraint to housing production.

The Housing Element is designed to incorporate various assumptions about housing and development trends in Los Angeles County. These planning assumptions were derived from extensive demographic research and data analyses, and extensive input from community members. As outlined in the Los Angeles County General Plan, these planning assumptions include:

- Housing demand, especially for affordable housing, will remain high;
- Consistent housing construction to meet the County's regional housing goals will be needed to keep pace with the County's expected rate of population growth;
- Development activities will proliferate in the Santa Clarita Valley and Antelope Valley areas;
- There will be a continued decrease in land available for new housing throughout the County, coupled with a continued increase in pressure to preserve open space and agricultural land; and
- Higher density housing is needed to balance the shortages of land for development and the increasing needs for housing and commerce.

I. SUMMARY OF HOUSING DEVELOPMENT ISSUES

The population of Los Angeles County continues to grow steadily. For several years, housing production has been unable to keep pace with population growth. A consequence of this imbalance, until very recently, has been escalating housing prices and fewer housing opportunities, especially for low to moderate income households. Contributing factors to lagging housing production include:

- **Increased Land Costs:** Land costs appear to be one of the major contributing factors to high housing prices and rents in Los Angeles County. The shortage of developable land drives up the price. At this time, it is unknown how the softening real estate market will affect long-term land costs and the impetus to construct housing in the region.
- **Increased Construction Costs:** The prevailing wage requirement, in accordance with the State law, substantially increases the cost of affordable housing construction. Additionally, the cost of construction materials, such as timber, steel, and fuel, has risen rapidly in the last few years.
- **Lack of Available, Buildable Land:** As a mature jurisdiction, the developable portions of the unincorporated areas of Los Angeles County are substantially built out. Many communities, but not all, have little or no vacant land remaining for development. This lack of adequate land inventory increases land value and becomes a constraint to developing affordable housing.



Public Participation



Surveying in Canyon Park

- **Hazard Prevention, Environmental Protection, and Open Space Interests:** Much of the remaining vacant land in the unincorporated areas is mountainous, physically hazardous (steep slopes, floodplains, landslide areas, faultline areas, brush fire areas), and environmentally sensitive. Efforts to preserve environmentally sensitive habitats and create more stringent standards to protect lives and property from physical hazards have made development infeasible in many of these areas.
- **Community Resistance:** Historically, most existing neighborhoods have opposed projects that could increase density; potentially affect traffic, noise, and air quality; and create other impacts to their communities. Although this is still a concern, resistance seems to have tempered somewhat as some communities have also expressed the need for higher density housing near transit and commercial corridors, and mixed use developments as solutions to the lack of affordable housing.
- **Lack of Housing Diversity:** Many communities in the unincorporated areas predominantly consist of single-family homes. Resultant problems include a lack of housing affordability, overcrowding, and barriers to entry for low and moderate income households.

II. HOUSING ELEMENT LAW

Housing as a Vital Statewide Goal

The Housing Element is designed to provide a local jurisdiction with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. Government Code Section 65580 states the intent of creating Housing Elements:



Public Participation

The availability of housing is of vital Statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.

To accomplish this Statewide housing goal, the State legislature finds that:

- The cooperative participation between local governments and the private sector is required to expand housing opportunities and accommodate the housing needs of Californians of all economic levels;
- The provision of adequate affordable housing to address regional housing needs requires the cooperation of all levels of government; and
- Local governments have a responsibility to use their authority to make adequate provision for the housing needs of all economic segments of the community.

As part of its efforts to achieve this fundamental goal, the State enlists the assistance of local governments to undertake a “good faith effort” to advance this goal by adopting a Housing Element as part of their General Plan. The State mandates that local governments undertake the preparation of a Housing Element to achieve the following:

- To ensure that local governments recognize their responsibilities in contributing to the attainment of the State housing goal;

- To ensure that local governments prepare and implement Housing Elements that, along with Federal and State programs, will move toward attainment of the State housing goal;
- To recognize that each locality is best capable of determining what local efforts are required to attain the State housing goal, provided that they are compatible with the State housing goal and regional housing needs; and
- To consider and weigh economic, environmental, and fiscal factors, as well as community goals set forth in the General Plan.

This Housing Element represents a commitment on the part of Los Angeles County to work toward the attainment of this major public policy, and to meet the requirements mandated by the State, on behalf of the unincorporated areas.

Legal Compliance

The Housing Element is a legally required Element of the General Plan. This revision to the Housing Element of the Los Angeles County General Plan was prepared to comply with the California Government Code, beginning at Section 65583, and the General Plan Guidelines issued in 2003 by the Governor’s Office of Planning and Research.

California Department of Housing and Community Development (HCD) Review

The mandatory 60-day review of the Draft Housing Element by the HCD occurred between the following dates: February 28, 2008, and April 29, 2008. The previous



Subdivision

Housing Element covered the period 1998-2005 and was adopted by the Los Angeles County Board of Supervisors on October 23, 2001.

Public Participation

The public participation requirement of the Housing Element Law presents an opportunity to engage community stakeholders in a dialogue to define problems and develop solutions. Government Code Section 65583(c) (7) describes the public participation requirement for Housing Elements:

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, and the program shall describe this effort.

The inclusion of community stakeholders in the Housing Element public participation process helps to ensure that appropriate housing strategies are efficiently and effectively evaluated, developed, and implemented.

Appendix D describes the public participation process for the Los Angeles County Housing Element. Appendix D also includes a public input matrix that summarizes some of the major comments and recommendations received from the community meetings and focus group discussions, and where public comments are addressed in the Housing Element.

Housing Element Planning Cycle

The State law requires Housing Elements to be updated at least every five years to reflect a community's changing housing needs. However, the State legislation has previously extended Housing Element cycles past five years. Due to changes requested by SCAG and approved by HCD, the planning period for Housing Elements in the SCAG region for the next planning period, beginning July 1, 2008, is six years.

Pursuant to the provisions of Government Code Section 65584.02, the Southern California Association of Governments (SCAG) requested that the Regional Housing Need Assessment (RHNA) be coordinated with the Regional Transportation Plan (RTP) process to better coordinate housing and transportation planning.



Special Needs Housing

HCD accepted SCAG's request to combine the RHNA process with the forecasting process for the update of the 2007 RTP. As a result, the final adoption of the RHNA by SCAG was extended from July 1, 2005 to July 1, 2007. As the final RHNA adoption must occur at least one year prior to the Housing Element due date (Government Code Section 65584), the next (Fourth) statutory deadline for Housing Elements within the SCAG region was extended from July 1, 2006 to July 1, 2008.

III. GENERAL PLAN CONSISTENCY

The Housing Element is one of the seven General Plan Elements required by the State law. The other mandatory Elements of the General Plan are Land Use, Circulation, Open Space, Conservation, Safety, and Noise. The Los Angeles County General Plan includes two additional Elements: Public Services and Facilities, and Economic Development.

The State law requires the Elements of the General Plan to be consistent. The Housing Element is consistent with all of the other Elements of the General Plan, in that it does

not require any significant changes to the other Elements of the General Plan, modify or relocate density, and recommend policies or action programs that would create housing at the expense of goals and policies within the General Plan. However, several Elements of the General Plan may affect housing development strategies because they govern environmental or man-made factors that impact the County's ability to accommodate housing.

Section 65583(c)(7) of the Government Code requires that a local jurisdiction's Housing Element describe "the means by which consistency will be achieved with other General Plan Elements and community goals." The County has established procedures toward ensuring internal consistency between the Housing Element and other General Plan Elements.

Housing Element policies and residential land use designations are shaped by other General Plan policies, with particular focus on hazard avoidance (i.e., brush fires, hillside management, floodplain policies, landslides, earthquakes, etc.); resource protection (i.e., sensitive environmental areas and major recreational areas, such as the Santa Monica Mountains); avoidance of irritating noise sources; and the cost of providing additional infrastructure, such as for water and sewers, to undeveloped areas.

The County of Los Angeles is currently undertaking a comprehensive update to the Los Angeles County General Plan and anticipates the completion of the update by 2010. The County is committed to ensuring that the policies of the General Plan Update will be consistent with the Housing Element. At the time of adoption of the General Plan Update, the County will amend the Housing Element, as needed, to demonstrate the continued ability to accommodate the RHNA under the updated General Plan Land Use Element.

IV. AFFORDABLE HOUSING DEVELOPMENT IN LOS ANGELES COUNTY

Although some efforts to produce affordable housing are generated by the private sector and nonprofit housing developers, in large part, the major sponsor of affordable housing is the public sector. For the unincorporated

areas, the Los Angeles County Community Development Commission (CDC) sponsors the development of affordable and special needs housing.

The CDC is a regional financial resource for the development of affordable and special needs housing for Los Angeles County, including some incorporated cities. On behalf of the entire County, the CDC administers the HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) funds to the unincorporated areas and 47 cities that participate in the CDC's Urban County Program.

In addition, the CDC continues to administer the City of Industry Redevelopment Housing Set-Aside Funds ("Industry Funds"). The Industry Funds are loaned to qualified affordable and special needs housing developments, within any local jurisdiction located within a 15-mile radius of the City of Industry. Since the program began, over \$165 million in Industry Funds have leveraged approximately \$914 million from other funding sources to help create over 5,300 units of affordable housing throughout Los Angeles County. Between 2000 and 2007, 405 units were constructed in the unincorporated areas using the Industry Funds, including:

- 58 units for persons with mental disabilities;
- 16 units for emancipated foster youth;
- 169 units for seniors;
- 29 rental units for other low and moderate income households; and
- 133 for-sale units for low and moderate income households.



Residences - Florence-Firestone

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Chapter 1

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GOALS AND POLICIES

The goals described in this Chapter formulate the County's housing strategy and guide the implementation of the Housing Element programs. The policies are intended to guide the County in making decisions related to housing issues, including the daily administration of the General Plan, and the public in understanding the general direction of the County's housing policies.

I. HOUSING AVAILABILITY

A sufficient inventory of housing is needed to accommodate the housing needs of unincorporated area residents. The State legislature recognizes significant housing deficiencies among certain economic segments of the State's population and considers housing availability an issue of "vital State-wide importance." The County places particular emphasis on providing housing opportunities to low income households and those with special needs, such as seniors, persons with disabilities, the homeless, and those in transitional living situations. Accordingly, the following policies are designed to guide future development toward the production of a diverse housing supply to meet the varied needs of the population as a whole.

Goal 1

A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly persons with special needs, including but not limited to low income households, seniors, persons with disabilities, single-parent households, the homeless and at-risk homeless, and farmworkers.

- **Policy 1.1:** Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's RHNA.

- **Policy 1.2:** Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of affordable housing and housing for persons with special needs.
- **Policy 1.3:** Coordinate with the private sector in the development of affordable and special needs housing for both rental and homeownership. Where appropriate, promote such development through incentives.
- **Policy 1.4:** Assist private nonprofit housing developers in identifying and consolidating suitable sites for developing housing for low income households and other special needs groups.
- **Policy 1.5:** Advocate legislation and funding for programs that expand affordable housing opportunities and support legislative changes to State housing programs to ensure that the criteria for the distribution of funds to local governments are based, in part, on the housing needs reflected in the RHNA.

Goal 2

Sustainable communities with access to employment opportunities, community facilities and services, and other amenities.

- **Policy 2.1:** Support the development of affordable housing near employment opportunities and/or within a reasonable distance of public transportation.
- **Policy 2.2:** Encourage mixed use developments along major commercial and transportation corridors.

II. HOUSING AFFORDABILITY

The households least able to afford adequate housing are those with low incomes (including extremely low, very low, and lower income households). To accommodate the housing needs of all economic segments of the

population, the County must ensure a housing supply that offers a range of options and prices. A variety of mechanisms should be explored to enhance affordability.

Goal 3

A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.

- **Policy 3.1:** Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.
- **Policy 3.2:** Incorporate advances in energy-saving technologies into housing design, construction, operation, and maintenance.

Goal 4

A housing delivery system that provides assistance to low and moderate income households and those with special needs.

- **Policy 4.1:** Provide financial assistance and supportive services to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.

III. NEIGHBORHOOD AND HOUSING PRESERVATION

The preservation of sound, quality neighborhoods and the revitalization of deteriorating neighborhoods are essential to maintaining an adequate and decent housing supply. The State legislature considers “decent housing and a suitable living environment for every California family a priority of the highest order.” To this end, the following policies seek to ensure the general health, safety, and welfare for all economic segments of the population.

The improvement and conservation of existing housing will serve to meet the overall goal of maintaining a healthy and diverse housing supply. These efforts are especially important with regard to the preservation or replacement of units that are affordable to

low income households. Future development and preservation efforts must also carefully consider environmental, physical, and economic constraints to generate effective housing developments.

Goal 5

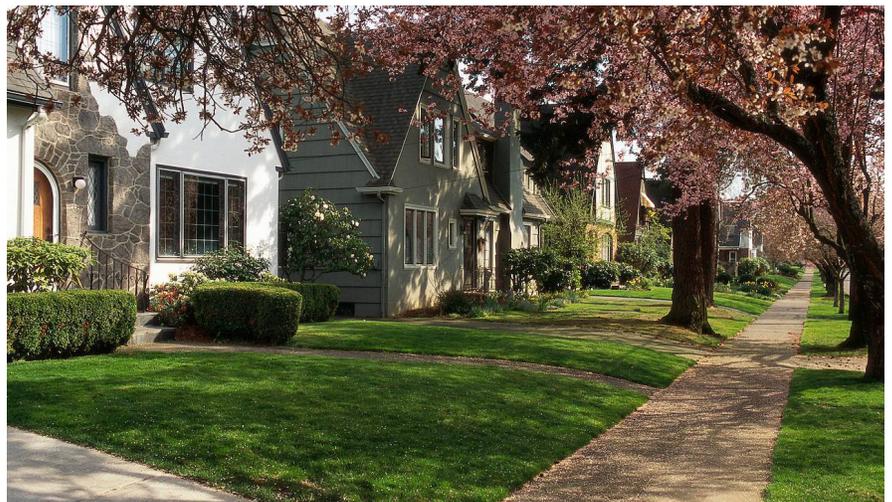
Neighborhoods that protect the health, safety, and welfare of the community, and enhance public and private efforts in maintaining, reinvesting in, and upgrading the existing housing supply.

- **Policy 5.1:** Support neighborhood preservation programs, such as graffiti abatement, abandoned or inoperative automobile removal, tree planting, and trash and debris removal.
- **Policy 5.2:** Maintain adequate neighborhood infrastructure, sound community facilities, and services as a means of sustaining the overall livability of neighborhoods.
- **Policy 5.3:** Enforce health, safety, building, and zoning laws directed at property maintenance as an ongoing function of the County government.

Goal 6

An adequate supply of housing preserved and maintained in sound condition, located within safe and decent neighborhoods.

- **Policy 6.1:** Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration.



Neighborhood Preservation

- **Policy 6.2:** Allocate Federal and State resources toward the preservation of residential units, particularly those that are affordable to extremely low, very low, and lower income households.
- **Policy 6.3:** Inspect multi-family rental housing (with five or more units), contract shelters, and voucher hotels on a regular basis by the appropriate County agencies to ensure that landlords are maintaining properties, and not allowing them to fall into disrepair.
- **Policy 6.4:** Maintain and improve community facilities, public housing services, and infrastructure, where necessary, to enhance the vitality of older, low income neighborhoods.

Goal 7

An affordable housing stock that is maintained for its long-term availability to low and moderate income households and those with special needs.

- **Policy 7.1:** Conserve existing affordable housing stock that is at risk of converting to market-rate housing.
- **Policy 7.2:** Preserve and, where feasible, provide additional affordable housing opportunities within the Coastal Zone.

IV. EQUAL HOUSING OPPORTUNITY

The opportunity to obtain adequate housing without discrimination is an important component of a diverse housing supply.

Goal 8

Accessibility to adequate housing for all persons without discrimination in accordance with Federal and State fair housing laws.

- **Policy 8.1:** Support the distribution of affordable housing, emergency shelters, and transitional housing in geographically diverse locations throughout the unincorporated areas, where appropriate support services and facilities are available in close proximity.
- **Policy 8.2:** Enforce laws against illegal acts of housing discrimination. These include housing discrimination based on race, color, ancestry, national origin, sex, religion, sexual orientation, marital status, familial status, age, disability, source of income, or any arbitrary reason excluding persons from housing choice.



Affordable Housing

- **Policy 8.3:** Promote equal opportunity in housing and community development programs Countywide.
- **Policy 8.4:** Encourage housing design to accommodate the special needs of seniors, large families, single-parent households, and low-income households. Designs may include units with three, four, or five bedrooms; shared facilities; onsite child care facilities; or onsite job training facilities.

V. IMPLEMENTATION AND MONITORING

Monitoring, enforcement, preservation, and innovation in housing should be established and maintained as an ongoing function of the County government.

Goal 9

Planning for and monitoring the long-term affordability of sound, quality housing.

- **Policy 9.1:** Ensure collaboration among various County departments in the delivery of housing and related services.
- **Policy 9.2:** Enforce and enhance the housing monitoring system to ensure compliance with funding program regulations and compliance with local, State, and Federal laws.

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PROGRAMS AND RESOURCES

I. PROGRAMS

The following programs implement the County's housing goals and policies regarding Housing Availability, Housing Affordability, Neighborhood and Housing Preservation, Equal Housing Opportunity, and Implementation and Monitoring. As described later on in the Resources section of this Chapter, different housing programs implemented by the County have different geographic coverage. However, the quantified objectives identified in this section pertain only to the unincorporated areas. **Table 2-1** summarizes the County's quantified objectives for the unincorporated areas for the 2008-2014 Housing Element planning period.

The existing and proposed programs are designed to maintain and increase the supply of housing, especially affordable housing; preserve existing units and provide equal access to housing opportunities. It is important to note that the majority of the programs included are previously adopted, ongoing regulatory and funding programs. It is also important to note that many of the proposed programs require further study to determine their feasibility and appropriateness for implementation in the unincorporated areas, and will be considered through the public process by the Regional Planning Commission and the Board of Supervisors prior to implementation.

This section provides an overview of housing programs offered by the County. Specific program guidelines and eligibility requirements are available from the identified responsible agencies.

Housing Availability

1. Adequate Sites for Regional Housing Needs Allocation

The County will maintain an inventory of sites with zoning and development standards, and with adequate public infrastructure and services, to meet the County's Regional Housing Needs Assessment (RHNA) allocation of 57,176 units.

Targeted Groups: All economic segments of the population

Geographic Coverage: Unincorporated areas

Timeframe and Objectives:

- Facilitate the development of a variety of housing types by providing a supply of land that is adequate to accommodate the RHNA of 57,176 units.
- Maintain an inventory of sites and make it available to interested developers.
- Pursue completion and adoption of the General Plan Update and its associated Zoning Ordinance amendments by 2010.

Responsible Agency: Department of Regional Planning (DRP)

Funding Source: General Fund

Related Policies: Policies 1.1 and 1.4

2. Removal of Governmental Constraints

Certain County rules and regulations may constrain the development of housing affordable to low and moderate income households and households with special needs.

To mitigate potential constraints, the Zoning Ordinance Update Program (ZOUP), and other programs, will update the County's Zoning Code to do the following:

- Include a reasonable accommodations policy and procedure that is consistent with Federal and State fair housing laws, the State Housing Element Law, and the Health and Safety Code;
- Amend the definition of "family" to be consistent with Federal and State fair housing laws;
- Remove Mobilehome Permit provisions;
- Address farmworker housing to be consistent with the Employee Housing Act and the State Housing Element law;
- Create standards for Single Room Occupancy (SRO) housing;
- Clarify provisions for transitional and supportive housing and emergency shelters, and ensure consistency with the State Housing Element Law; and
- Throughout the ZOUP process, address other possible standards, requirements and procedures in the Zoning Code that are inconsistent with the Housing Accountability Act, the State Housing Element Law, and State and Federal fair housing laws.

Targeted Groups: All economic segments of the population



Affordable Housing

Geographic Coverage: Unincorporated areas

Timeframe and Objectives:

- Amend the Zoning Ordinance through the ZOUP and other programs by 2010.

- Prepare reasonable accommodation policy and procedure by 2009.

Responsible Agency: DRP

Funding Source: General Fund

Related Policies: Policies 1.2, 8.1, and 8.4

3. Affordable Housing Density Bonus Program

The County Density Bonus Program provides incentives for affordable housing by permitting density increases beyond what is allowed by the General Plan, and requires set-asides for very low, lower, or moderate income households and seniors. Density bonuses and incentives consistent with the State Density Bonus law can be requested through an Administrative Housing Permit. To qualify for a density bonus, the project must meet at least one of the following minimum requirements:

- 5% of the units set aside for very low income households;
- 10% of the units set aside for lower income households;
- 10% of the for-sale units set aside for moderate income households;
- The donation of land for the development of housing for very low income households;
- A senior citizen housing development consistent with State law; or
- A mobilehome park for seniors consistent with State law.

With increases in the minimum set-aside, a project can receive a density bonus of up to 35% above what the General Plan allows, based on a sliding scale.

In addition to an increase in density, the County Density Bonus Program offers a variety of incentives. An applicant is eligible for one or more incentives, depending on the amount of affordable units that have been set aside for very low, lower, or moderate income households. Incentives offered by the County include, but are not limited to:

- Reduced setbacks;
- Increased height limit;
- Reduced lot size requirements;

- Reduced lot width requirements;
- Reduced parking requirements;
- Additional density increases of up to 50% for 100% affordable developments for very low and lower income households;
- Planning and zoning fee waivers for 100% affordable developments for very low and lower income households.

In addition, the County Density Bonus Program provides waivers or modifications to development standards, requests for incentives that do not meet the State criteria for qualified affordable housing developments and up to a 50% density bonus for senior citizen housing developments through a discretionary procedure (Discretionary Housing Permit).

Targeted Groups: Low and moderate income households; seniors

Geographic Coverage: Unincorporated areas

Timeframe and Objectives:

- By 2009, promote the County Density Bonus Program to developers, particularly in conjunction with the Mixed Use Ordinance and Transit Oriented Districts, through the dissemination of brochures, presentations and web postings on the DRP web site, and by offering technical assistance to the public.

Responsible Agencies: DRP; CDC

Funding Sources: General Fund

Related Policies: Policies 1.3, 2.1, 2.2, and 3.1

4. Infill Sites Utilization Program

The County Infill Sites Utilization Program promotes the acquisition, sale, or lease of infill sites of no more than four units each to increase affordable housing opportunities in the unincorporated areas and participating cities in the Urban County. Periodic funding of up to \$500,000 may be provided by the Los Angeles County Community Development Commission (CDC) to assist with pre-development, construction, and permanent financing.

In addition, the County offers a density bonus to projects in the unincorporated areas that participate in the Infill Sites Utilization Program (with a pre-bonus capacity for two to three units on the site). Subject to the approval of a Housing Permit, an infill site is eligible to receive a density bonus of one additional unit and incentives.

Targeted Groups: Low and moderate income households

Geographic Coverage: Unincorporated areas and participating cities

Timeframe and Objectives:

- Promote awareness of the County's Infill Sites program to small property owners/developers, as funds become available, in conjunction with the efforts for the Affordable Housing Density Bonus Program (Program 3).

Responsible Agencies: DRP; CDC

Funding Sources: General Fund; Home Investment Partnerships (HOME); CDBG; City of Industry Redevelopment Set-Aside

Related Policies: Policies 1.4 and 3.1

5. Graduated Density Zoning

The urbanized unincorporated areas are characterized by small parcels that are often developed at densities lower than permitted by zoning. Fragmented ownership makes the assemblage of parcels for large-scale developments, such as mixed use and transit-oriented development difficult, if not financially infeasible. A tool to incentivize lot



Affordable Housing Preservation

consolidation is “graduated density zoning.” This tool offers increased density based on the size of the site, thereby encouraging owners of adjoining properties to collaborate in development or to package parcels for sale.

Targeted Groups: All economic segments of the population

Geographic Coverage: Unincorporated areas

Timeframe and Objectives:

- Conduct study to determine the feasibility of a graduated zoning approach in 2010.
- In the event that the program is determined to not be feasible, establish an alternative program to incentivize lot consolidation to promote appropriate and targeted higher density housing.

Responsible Agency: DRP

Funding Source: General Fund

Related Policies: Policies 1.1 and 1.4

6. Transit Oriented Districts

The County adopted the ordinance for the Blue Line Transit Oriented Districts in 1999 and the Green Line Transit Oriented Districts in 2005.

The County is preparing a Transit Oriented District (TOD) Specific Plan in anticipation of the Metro Gold Line Eastside Extension project, currently under construction, and with an estimated completion date of late 2009. The development standards for its implementation will apply in the proposed transit-oriented corridor along the Gold Line in the unincorporated community of East Los Angeles.

One of the primary objectives of the TOD Specific Plan is to implement and be consistent with the goals and policies of the Land Use Element of the General Plan. Specifically, the TOD Specific Plan is intended to encourage urban infill development on vacant or underutilized sites; promote and encourage transit-oriented development along major transportation corridors; encourage mixed use development to facilitate the linkage between housing and employment opportunities; and promote increased residential density in appropriately designated areas.

Targeted Groups: Residents and stakeholders in the TOD areas

Geographic Coverage: One-half mile to the north and south of 3rd Street and Pomona Boulevard in the unincorporated community of East Los Angeles; approximately a one-half-mile-radius around the Metro Green Line Hawthorne and Vermont stations in the unincorporated communities of Lennox and West Athens-Westmont, respectively; approximately a one-half-mile-radius around the Metro Blue Line Slauson, Florence, and Firestone stations in the unincorporated community of Florence-Firestone, and the Metro Blue Line Imperial station in the unincorporated community of Willowbrook; and along any potential new Metro lines and major transportation corridors.

Timeframe and Objectives:

- Adopt the Metro Gold Line Eastside Extension TOD Specific Plan by 2009.
- Using the Gold Line TOD as a model, retool and enhance existing TODs, including providing additional incentives for housing development by 2011.
- Promote the use of incentives available for all TODs.

Responsible Agency: DRP

Funding Source: General Fund

Related Policy: Policy 2.1

7. Land Banking/Write-Downs

High land prices add significantly to the overall cost of affordable housing construction. Typically, nonprofit housing developers rely on local or State funds to finance the “gap” in development costs. However, many State funding programs require proof of site control, putting many nonprofit housing developers in a quandary by requiring them to acquire the land before they can get it financed.

Currently, the County assists in land acquisition and the write-down of costs as a strategy to facilitate affordable housing development, particularly through the Infill Sites Utilization Program when funds are available. However, the County does not engage in a proactive land banking strategy. To expand opportunities for affordable housing development, the County can acquire and facilitate the acquisition of properties as they become available and

offer the properties to qualified developers during its Request for Proposal/Notice of Funding Availability process. Land banking efforts can be expanded to include:

- Purchase vacant/underutilized sites as they become available;
- Use surplus properties from other local, State, and Federal agencies;
- Purchase tax-delinquent properties;
- Facilitate the acquisition of land through a revolving loan fund;
- Purchase bank foreclosed properties; and
- Accept the donation of land as an in-lieu option for fulfilling the inclusionary housing requirement (Program 9).

Targeted Groups: Low income households and those with special needs

Geographic Coverage: Unincorporated areas

Timeframe and Objectives:

- Develop an inventory of potential properties in 2009 and update quarterly.
- Establish a land banking strategy in 2009 and identify appropriate funding sources (certain funding sources have strict limitations on land banking activities, e.g., CDBG and HOME).
- Review the list of surplus properties owned by other County departments on a quarterly basis to identify potential sites for affordable housing.

Responsible Agency: CDC

Funding Sources: City of Industry Redevelopment Set-Aside; County Redevelopment Set-Aside

Related Policy: Policy 1.4

8. Second Unit Ordinance

In 2004, the County adopted the Second Unit Ordinance to permit second units in residential and agricultural zones. As the unincorporated areas are predominately single-family neighborhoods, second units can provide an affordable rental option for the workforce, while maintaining the single-family character of a neighborhood.

In addition, the County could further enhance the program by incorporating incentives for good design. Following the example of other local jurisdictions, such as the City of Santa Cruz, the County may consider hosting a design competition and implementing a procedure for pre-approved plans, using the winning entries.

Targeted Groups: All economic segments of the population

Geographic Coverage: Unincorporated areas

Timeframe and Objectives:

- Promote second unit development through the County web site and brochures at public counters.
- Retool the existing Second Unit Ordinance to emphasize good design through a streamlined procedure and flexibility in standards by 2013.
- Study the feasibility of hosting a design competition for second units and implementing a procedure for pre-approved plans, using the winning entries.

Responsible Agencies: DRP; Department of Public Works (DPW)

Funding Source: General Fund

Related Policies: Policies 1.2 and 3.1

9. Community Land Trust

A land trust is an agreement that allows one party, the trustee, to hold ownership of a piece of real property for the benefit of another party, the beneficiary. A Community Land Trust (CLT) is a property trust that aims to benefit the surrounding community by ensuring the long-term availability of affordable housing. CLTs are set up as Section 501(c)(3) nonprofit organizations. CLTs have been established to serve inner-city neighborhoods, small cities, clusters of towns, and rural areas.

Most CLTs focus on the production of affordable ownership housing. The CLT owns the land in perpetuity and sells the home on that land. With the value of the land taken out of the equation, the home price dramatically drops. The homebuyer will lease the land from the CLT at a minimal or no cost and may sell the home at any time. However, the homeowner is entitled to only a proportion of the appreciated equity of the home and must also agree

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Affordable Home Ownership - 84th St. Land Trust

to sell to someone else who qualifies for the program. The formula to create an affordable price to both the seller and the buyer ensures continued affordability.

Some CLTs also pursue multi-family housing projects. The CLT can work with various ownership structures for multi-family buildings: the CLT may own and manage a building as rental housing; another nonprofit may own and manage the building as rental housing; or the residents may own the building as a cooperative or as condominiums.

Currently, CDC is working with the Community Foundation Land Trust (CFLT) by transferring some acquired properties to CFLT. The County may consider establishing its own land trust in the future, in which case a land banking strategy should also be pursued.

Targeted Groups: Low income households and those with special needs

Geographic Coverage: Unincorporated areas

Timeframe and Objectives:

- Evaluate the feasibility of establishing a land trust in 2009.
- In the event that the program is not feasible, develop an alternative program to promote long-term affordable homeownership.

Responsible Agency: CDC

Funding Sources: City of Industry Redevelopment Set-Aside; County Redevelopment Set-Aside; HOME

Related Policy: Policy 1.4

10. Inclusionary Housing Program

Also known as inclusionary zoning, inclusionary housing is a local policy or ordinance that requires a developer to “include” a certain percentage of units in a development that is affordable to low and moderate income households. Many communities in California rely on inclusionary housing policies to achieve their affordable housing goals. Currently, more than 170 jurisdictions in California have adopted some form of inclusionary housing into their land use policies.¹

The parameters of an inclusionary policy vary widely based on local market conditions. Some parameters for the County to consider are:

- **Inclusionary Housing Percentage:** Most communities in California with inclusionary housing policies require at least 10% of the units to be inclusionary with some communities requiring more than 20%.
- **Income Levels Targeted:** Most inclusionary housing policies are targeted toward low income households. However, in recent years, the housing costs in California have escalated to a point where even moderate income households have problems obtaining affordable housing. Increasingly, communities are including moderate income households in their inclusionary policies.
- **Applicable Housing Types:** In the past, inclusionary housing policies were applied only to rental housing. However, with increasing homeownership costs and income gaps in California, many communities are now applying inclusionary policies to ownership housing developments.
- **Exemptions:** Small-scale developments are likely to have financial and physical difficulties in meeting inclusionary housing requirements. Most policies have a minimum project size around 10 units that triggers the inclusionary policy. Developments that do not meet the minimum project size may be exempt

¹ Non-Profit Housing Association of Northern California, Affordable by Choice: Trends in California Inclusionary Housing Programs, 2007, Appendix 3, p. 40.

from the inclusionary housing requirements or may be allowed to pay an in-lieu fee (see in-lieu options below).

- **In-Lieu Options to Construct Affordable Units Onsite:** Most California communities offer one or more of the following in-lieu options:
 - Pay an in-lieu fee;
 - Construct the affordable units offsite;
 - Donate land so the affordable units can be constructed by another developer;
 - Purchase affordability covenants on existing market-rate units; or
 - Extend affordability covenants on affordable housing that are at risk of converting to market-rate housing.
- **Geographic Coverage:** Some communities apply the inclusionary policy throughout their political boundaries while others have inclusionary policies that are applicable only to targeted areas, such as Redevelopment project areas.
- **Duration of Affordability and Resale Provisions:** Inclusionary housing policies are intended to create a permanent supply of affordable housing. Rental housing units usually have affordability covenants to guarantee the long-term affordability of these units. Ownership units generally have a mechanism in place to recapture part of the financial resources in order to replenish the affordable housing stock and prevent assisted households from receiving a windfall from the transaction. Recently, affordability controls in inclusionary policies have come to mirror Redevelopment affordable terms—55 years for rental housing and 45 years for ownership housing with resale provisions.
- **Incentives for Developers to Offset Costs:** Because inclusionary housing shifts some of the costs of producing affordable housing to developers, local jurisdictions typically offer development incentives or regulatory concessions. Incentive options include a density bonus, height increase, shared parking or reduced parking requirements, reduced setbacks or landscaping requirements, fee waivers or reductions, or incentives that provide flexibility in development standards.
- **Feasibility Study:** Many local jurisdictions conduct a technical feasibility study to ensure that the minimum housing set-aside requirements, in conjunction



Single-Family Residences - Del Aire

with the incentives provided to offset costs, do not contribute overall to making the development of housing financially infeasible.

Targeted Groups: Low and moderate income households

Geographic Coverage: Unincorporated areas

Timeframe and Objectives:

- Evaluate the feasibility of establishing an inclusionary housing policy in 2010.
- In the event that the program is not feasible, develop other strategies for creating a local source of funding for affordable housing.

Responsible Agencies: DRP; CDC

Funding Source: General Fund

Related Policies: Policies 1.1, 1.3, 3.1, 4.1, and 8.1

11. Commercial Linkage Fee for Housing

Commercial linkage fee programs for housing are based on the rationale that employment growth generates the need for housing. In addition, certain industries, such as retail, service, and hospitality, generate larger proportions of lower paying jobs and therefore increase the need for affordable housing. Commercial linkage fee programs establish a reasonable share of the affordable housing impacts to commercial development. To enact a linkage fee program, a nexus study must be prepared to establish the legal rationale between commercial development

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Affordable Home Ownership

and the increased need for affordable housing, and the reasonable share of costs by the different types of commercial development.

Targeted Groups: Low and moderate income households

Geographic Coverage: Unincorporated areas

Timeframe and Objectives:

- Evaluate the feasibility of establishing a commercial linkage fee for housing in 2010.
- In the event that the program is not feasible, develop other strategies for creating a local source of funding for affordable housing.

Responsible Agencies: DRP; CDC

Funding Sources: General Fund

Related Policies: Policies 1.2, 2.1, 4.1, and 8.1

12. Small Lot Subdivisions

The limited availability and high cost of land are factors that constrain homeownership opportunities. Therefore, affordable homeownership is often achieved through condominium and townhome developments. However, average homeowners association fees have risen significantly in recent years and are often beyond the control of individual homeowners.

Allowing for the creation of smaller, fee-simple lots without the need to establish a homeowners association can create affordable homeownership opportunities. Allowing small lot subdivisions also adds flexibility in design to promote a diversity of housing types, such as townhouses and row houses.

Targeted Groups: All economic segments of the population

Geographic Coverage: Unincorporated areas

Timeframe and Objectives:

- Explore the feasibility of establishing a program for small lot subdivisions in 2011, and if feasible, pursue Zoning Ordinance amendments in 2012.
- In the event that the program is not feasible, develop another strategy to promote affordable homeownership through smaller-sized houses.

Responsible Agency: DRP

Funding Source: General Fund

Related Policies: Policies 1.2 and 3.1

Housing Affordability

13. Countywide Affordable Rental Housing Development

This program, using two primary funding resources--Federal HOME funds and housing set-aside funds from the City of Industry--provides financial and technical assistance to acquire sites, develop affordable rental housing, and acquire and rehabilitate affordable rental housing within specific geographic areas. The funds are made available as low-interest long term loans. HOME funds are used within the unincorporated areas of the County and within cities participating in the CDC's Urban County Program (cities with less than 50,000 in population). Funds from the City of Industry are allocated to developments within a 15-mile radius of the City of Industry, regardless of jurisdiction.

Funds for the Program are administered through a Notice of Funding Availability (NOFA) issued jointly by the CDC and the Housing Authority of the County of Los Angeles. Depending on funds availability, a NOFA may be issued bi-annually or annually. Funding allocations are recommended based on a competitive process between applicants. As an incentive, applications for funds in the unincorporated areas are awarded additional points and are eligible for larger allocations, regardless of the funding source.



Athens Village

To date, all units developed utilizing these resources are made available to households earning less than 50% of the Area Median Income.

Targeted Groups: Extremely low and very low income households

Geographic Coverage: Urban County; when City of Industry Redevelopment Set-Aside Funds (Industry Funds) are used, the development must be within 15 miles of the City of Industry.

Timeframe and Objectives:

- Assist in the development of 450 low income rental housing units in the unincorporated areas through gap financing, a revolving loan fund, and technical assistance during the next planning period.

Responsible Agency: CDC

Funding Sources: City of Industry Redevelopment Set-Aside; HOME; CDBG; Tax Exempt Multi-Family Revenue Bond

Related Policies: Policies 1.3, 1.4, 2.1, 2.2, 3.1, 8.1, and 8.4

14. Priority of Water and Sewer For Affordable Housing

The State law requires that when allocating or planning to allocate available and future water or sewer services designated for residential use, public and private providers

shall grant priority to proposed housing developments that help meet the low income housing needs identified in the Housing Element.

Targeted Groups: Water and sewer service providers

Geographic Coverage: Unincorporated areas

Timeframe and Objectives:

- Upon adoption and certification of the Housing Element, provide copies of the Housing Element, including information on sites used to meet the County's low income RHNA, to all water and sewer districts that may be required to provide service to developments within the unincorporated areas.

Responsible Agencies: DRP; DPW

Funding Source: General Fund

Related Policy: Policy 6.4

15. Redevelopment Affordable Housing Requirements

The CDC, acting as the Redevelopment agency for the unincorporated areas, administers the Willowbrook, West Altadena, East Rancho Dominguez, Maravilla, and White-side Redevelopment Project Areas to promote economic well-being, alleviate blight, and provide affordable housing within these communities. As a Redevelopment agency, the CDC is required to comply with provisions of the Health

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and Safety Code, which requires that all Redevelopment plans adopted on or after 1976 comply with the following Redevelopment housing requirements:²

- **Replacement Requirement:** Replace low and moderate income housing that is removed as a result of a Redevelopment project (Replacement Rule, Section 33413(a)).
- **Housing Production Requirement:** Ensure at least 15% of all housing constructed by private developers or 30% of all housing constructed by the agency in the project area is affordable to low and moderate income households (Inclusionary Rule, Section 33413(b)).
- **Housing Fund Requirement:** Expend at least 20% of tax increment revenue to increase, improve, and preserve the supply of low and moderate income housing in a project area (Set-Aside Rule, Section 33334.2). Funds must be spent in proportion to the community's needs in the Housing Element and other State requirements.

The very small amount of housing set-aside funds generated by the Redevelopment areas requires the CDC to rely on additional resources to facilitate the replacement or development of affordable housing within the areas. Specifically, the resources discussed under Countywide Affordable Rental Housing Development (Program 13) and Homebuyer Assistance (Program 16) are used in concert with whatever set-aside funds become available.

Housing construction activities are not anticipated in the Maravilla and Whiteside project areas. However, these project areas are still subject to the Set-Aside Rule for housing funds.

Targeted Groups: Low and moderate income households

Geographic Coverage: Willowbrook, West Altadena, East Rancho Dominguez, Maravilla, and Whiteside Redevelopment Project Areas

Timeframe and Objectives:

- Provide financing, technical assistance, as well as a revolving loan fund, to acquire sites and assist in the development of 143 affordable housing units in the Redevelopment project areas by 2009:
 1. East Rancho Dominguez – 69 units
 2. Willowbrook – 60 units
 3. West Altadena – 14 units

Responsible Agency: CDC

Funding Sources: City of Industry Redevelopment Set-Aside; County Redevelopment Set-Aside; HOME; CDBG; Tax Exempt Multi-Family Revenue Bond

Related Policies: Policies 1.3, 2.1, 2.2, 6.4, and 8.1

16. Homebuyer Assistance

The County helps strengthen neighborhoods and empower families by supporting low and moderate income first-time homebuyers. The County offers financial assistance with downpayment assistance loans, including closing cost assistance, Federal income tax credits, and below market-rate loan programs. The following programs, which are periodic, are offered by the County:

- **Home Ownership Program (HOP):** HOP is designed to meet the needs of low income households with the necessary downpayment assistance. This program provides a 2nd Trust Deed loan at 0% interest with all payments deferred until sale, transfer, refinancing, or full repayment of the first mortgage.
- **Mortgage Credit Certificate Program (MCC):** The MCC Program offers first-time homebuyers with a Federal income tax credit. This credit reduces the amount of Federal taxes the holder of the certificate would pay. It can also help first-time homebuyers qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The qualified homebuyer who is awarded an MCC may take an annual credit against their Federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from the Federal income taxes. The qualified buyer is awarded a tax credit of up to 15% and the remaining 85% is deducted accordingly.

² For more information on the role of CDC as the Redevelopment agency of Los Angeles County, see "Funding Sources" in the Resources section of this Chapter. For more information on the Redevelopment areas of Los Angeles County, please see "Limited Residential Redevelopment Activities" in the Housing Constraints section of Chapter 3.

- **Southern California Home Financing Authority (SCHFA):** SCHFA is a joint powers authority between Los Angeles and Orange counties formed in June 1988 to issue tax exempt mortgage revenue bonds for low and moderate income first-time homebuyers. This program makes purchasing a home more affordable for qualifying homebuyers by offering below market interest 30-year fixed rate, 40-year fixed rate, and a 40-year fixed rate loan with 10 years of interest only payments.
- **Affordable Homeownership Opportunities Program (AHOP):** The AHOP incorporates both local and Federal resources to subsidize the financing of for-sale developments. Sales are restricted to buyers at less than 120% of Area Median Income. The subsidy to the development is at least partially assumed as debt by the income-qualified buyers. There is no direct cash assistance to the buyers.



Affordable Housing Play Area Source: East LA Community Corporation

Targeted Groups: Low and moderate income first-time homebuyers

Geographic Coverage:

- Facilitate HOP – Urban County
- MCC – Unincorporated areas and participating cities
- SCHFA – Countywide, except City of Los Angeles
- AHOP – Unincorporated areas and participating cities

Timeframe and Objectives:

- Assist 1,200 low and moderate income first-time homebuyers in the unincorporated areas, along with 43 affordable units through AHOP, during the planning period.
 1. HOP – 300 households
 2. MCC – 420 households
 3. SCHFA – 480 households
 4. AHOP – 43 affordable units

Responsible Agency: CDC

Funding Sources:

- HOP – HOME Funds
- MCC – Federal income tax credits
- SCHFA – Single-family mortgage revenue bonds
- AHOP – HOME Funds; Industry Fund

Related Policy: Policy 4.1

17. Section 8 Rental Assistance

The Housing Authority of the County of Los Angeles (HACOLA) provides various rental assistance programs for income-eligible households, and eligible homeless families and individuals. These include:

- **Housing Choice Vouchers:** This program provides rent subsidies to extremely low and very low income households with a housing cost burden, or at risk of becoming homeless or being displaced. Voucher recipients rent housing from private landlords and pay a portion of their income toward rent (usually up to 30% of their income). The County subsidizes the difference in monthly payments directly to the owner.
- **Homeless Housing Program:** This program provides rental assistance to homeless families and individuals. It also provides supportive services, such as advocacy, counseling, tenant education, money management, employment and job training referrals,

crisis intervention, child care referrals, and children's services. Case management includes a six-month follow-up. Families successful in maintaining housing for six months are retained in the regular Section 8 Housing Choice Voucher Program.

- **Housing Assistance for Homeless with HIV/AIDS:** This program provides rental assistance to eligible homeless households that include a person who has HIV/AIDS. The County has entered into agreements with two supportive services agencies, AIDS Project Los Angeles and AIDS Service Center, to identify, assess, refer, and provide case management for eligible households. This program also provides supportive services, such as advocacy, counseling, tenant education, money management, employment and job training referrals, crisis intervention, child care referrals, and children's services.

Targeted Groups: Extremely low and very low income households; homeless individuals and families; homeless persons with HIV/AIDS

Geographic Coverage: Unincorporated areas and participating cities

Timeframe and Objectives:

- Provide rental assistance to 4,000 extremely low and very low income households, and homeless individuals and families in the unincorporated areas during the planning period.
- Housing Choice Voucher – 3,800 households



Affordable Home Ownership

- Homeless Housing Program – 70 homeless individuals or families
- Housing Assistance for Homeless with AIDS – 30 homeless persons with HIV/AIDS

Responsible Agency: HACOLA

Funding Source: HUD Section 8 Funding

Related Policy: Policy 4.1

18. Family Self-Sufficiency Program

This program provides opportunities for Section 8 recipients and public housing residents to engage in job training, personal development, and educational programs. As a result of this program, participants seek and obtain initial or promotional employment opportunities. The program is based on the principle of homeownership. Families paying higher rent due to an increase in earned income are credited with respective proportions of the program escrow account. Participants earn their portion of the escrow account by remaining free of public assistance for 12 consecutive months and by reaching their individual goals.

Targeted Groups: Section 8 recipients and public housing residents

Geographic Coverage: Urban County

Timeframe and Objectives:

- Assist 100 Section 8 recipients and public housing residents in the unincorporated areas to achieve self-sufficiency and homeownership during the planning period.
- Annually apply to foundations, corporations, and public and private organizations for funds to provide additionally needed supportive services during the planning period.

Responsible Agency: HACOLA

Funding Sources: HUD Section 8 Funding; other public and private funds

Related Policy: Policy 4.1

19. Housing Relocation for CalWORKs Participants

The Relocation Program provides a one-time-only assistance to qualified CalWORKs participants to ensure their success in obtaining/maintaining employment. Participants who are eligible for this payment are CalWORKs participants who have obtained a job or received a documented offer of employment, and are in need of child care or public transportation, or need to move closer to work. The payment is only made to a participant receiving cash assistance or who has left a cash assistance program during the last 12 months due to employment. The subsidy can be used for moving expenses, such as moving truck rental, utility deposits, and security deposits.

Targeted Groups: CalWORKs participants who have obtained a job or received a documented offer of employment

Geographic Coverage: Countywide

Timeframe and Objectives:

- Continue to provide assistance to CalWORKs participants during the planning period.

Responsible Agencies: Department of Public Social Services (DPSS); CDC

Funding Sources: State CalWORKs Funds

Related Policy: Policy 4.1

20. Shelter Plus Care - Supportive Housing Program

The Los Angeles Homeless Services Authority (LAHSA) assumes responsibility for coordinating the community process for developing the Los Angeles Continuum of Care strategy. Planning for the Continuum of Care takes place throughout the year by LAHSA staff, among numerous coalitions in the Continuum, and through the public meetings of the LAHSA Advisory Board and Commission.

Continuum of Care funding is awarded on a competitive basis to community-based organizations. Three funding programs exist under the Continuum of Care: Shelter Plus Care, Supportive Housing Program, and the Single Room Occupancy (SRO) Moderate Rehabilitation Program. Due to the lack of existing SRO hotels in the Urban County, there have not been applications for these funds. The other two programs are described below:

- **Shelter Plus Care (S+C) Program:** The S+C Program provides rental assistance for difficult-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside of the program. S+C was designed to give an applicant maximum flexibility by allowing the rental assistance to be tenant-, sponsor-, or project-based (with or without rehabilitation). Eligible applicants are states, units of local government, and public housing authorities (PHAs). Under the sponsor-based component, an applicant must subcontract with a private nonprofit organization or a community mental health agency established as a public nonprofit organization.
- **Supportive Housing Program (SHP):** The SHP is designed to develop supportive housing and services that will allow homeless persons to live as independently as possible. Eligible applicants are states, units of local government, other governmental entities such as PHAs, public nonprofit community mental health associations, and private nonprofits.

Targeted Groups: Homeless and mentally disabled, alcohol/drug addicted, and/or HIV/AIDS afflicted individuals and families

Geographic Coverage: Countywide

Timeframe and Objectives:

- Annually apply for funding to develop and expand the Continuum of Care strategy for the homeless, using Shelter Plus Care – Supportive Housing Program during the planning period.

Responsible Agencies: LAHSA; CDC

Funding Sources: Federal McKinney Homeless funds

Related Policy: Policy 4.1

21. Green Building Program

The Green Building Program is a series of ordinance amendments that aim to help the County be more energy-efficient, recharge its local water supplies and reduce water usage, and reduce its carbon footprint in response to the recent landmark global warming bill AB 32 (2006).

The County's green program is divided into three components: green building structures; onsite water infiltration practices to control storm run-off; and water-efficient landscaping.

- **Green Building:** The goal of building green in buildings and homes is to minimize negative environmental and human health impacts as caused by construction, maintenance and operation of such buildings. By incorporating green measures into development practices, public health can be improved, much energy and water can be saved and buildings can be made to last longer and safer. These measures aim to maximize energy efficiency and improve interior air quality. The County is considering at least three approaches to encourage construction of more green homes and buildings.
 1. **Third Party Certification:** The County can take advantage of the existing resources already developed by national and State organizations that promote green building technology. These nonprofit organizations provide green certification and compile checklists listing the latest available technology and best design practices to promote conservation in energy, water, and non-renewable resources.
 2. **Local Building Standards:** The County could develop its own standards that incorporate recognized green building technology that best comply with all required State and local code regulations for structural integrity, and are suited to the County's climatic conditions.
 3. **Incentives:** Rather than relying on third-party certification or local building code standards, the County could provide various incentives, such as grants, fee reductions, and expedited case processing for projects that utilize recognized green technology.
- **Low Impact Development (LID):** LID is an approach to site design and development that manages and treats stormwater and other urban runoff. It retains rain-water onsite, prevents pollution in the waterways, and recharges the watershed and groundwater with onsite infiltration systems.
- **Drought-Tolerant Landscaping:** Drought-tolerant and native landscaping encourages the conservation of water and use of plants that are climatically appropri-

ate for Los Angeles County. It also aims to reduce the overreliance of water-soaking grass turf for landscaping, especially on single-family residential lots.

Targeted Groups: Homeowners and homebuilders

Geographic Coverage: All unincorporated areas

Timeframe and Objectives:

- The Green Building Program is currently in development; anticipated adoption by the Board of Supervisors by end of 2008, standards to be required by 2009, and certification for certain residential projects may be required by 2010. Low impact development and drought-tolerant landscaping will be applicable immediately after adoption.

Responsible Agencies: DRP; DPW, Department of Parks and Recreation

Funding Sources: General Fund; Departmental budget; and other funding as available

Related Policy: Policy 3.2

22. Efficiency-Based Utility Allowance Schedule (EEBUA)

To encourage further investment in the development of sustainable affordable housing, an EEBUA with lower utility rates is needed to maintain affordability to the tenants, ensure the financial strength during project operations and recoup some of the initial cost of installation or upgrades.



Housing Construction - Alondra Park

The standard utility allowance does not recognize the increase in energy efficient improvements on buildings. When used in underwriting a project that does include these improvements, the allowance can far exceed the average utilities costs for the tenant.

Buildings verified to be at least 15% better than the current State energy standards (20% improvement for a retrofit project) can use the EEBUA in their underwriting. This recognizes that the energy efficient improvements will result in reduced utility costs to the tenant, which in turn can result in an increased rent to the owner to ensure stability in operations and a recuperation of the initial cost.

As the benefits of energy efficiency upgrades accrue to the tenants in the form of both lower monthly costs and a buffering against increasing utility rates, owners, in turn, can use the increased rents to ensure adequate maintenance and the funding of replacement reserves. Overall, the viability of the affordable project is lengthened.

Targeted Groups: Low income households and developers of affordable housing

Geographic Coverage: Unincorporated areas and 64 cities (without own housing authority)

Timeframe and Objectives:

- Conduct annual updates on standard utility allowance and develop EEBUA based on standard allowance.
- Develop implementation of the program by 2009.
- Market to and train area developers as part of the CDC's affordable housing NOFA/RFP process.

Responsible Agency: CDC

Funding Sources: Grant from the California Public Utilities Commission or CDC

Related Policy: Policy 3.2

23. Green Grant Program

The Green Grant Program provides grants up to \$20,000 for energy efficiency upgrades for low income homeowners in unincorporated East Los Angeles. These upgrades include photovoltaic panels, tankless water heaters and ceiling and under floor insulation. Homeowners will see energy savings from 30% to 80% within a year. The Green

Grant Program is funded by Community Development Block Grant (CDBG) and administered by Enterprise Home Ownership Partners, Inc. \$600,000 has been authorized for fiscal year 2008-2009.

Targeted Groups: Low income homeowners

Geographic Coverage: Unincorporated East Los Angeles community

Timeframe and Objectives:

- Annually allocate funding to implement program based on CDBG funding availability.

Responsible Agencies: CDC, Enterprise Home Ownership Partners

Funding Source: CDBG

Related Policies: Policy 3.2

Neighborhood and Housing Preservation

24. Ownership Housing Rehabilitation Assistance

Housing rehabilitation is a cost-effective way of preserving the County's existing stock of affordable housing and, where focused in targeted areas, can also serve to stimulate neighborhood revitalization efforts. The County offers the following programs to aid in housing rehabilitation by homeowners:

- **Single Family Rehabilitation Loan Program:** This program assists low income owner-occupied households with one to two units in need of rehabilitation. Two types of financing are available to borrowers: A deferred loan, which has a 10-year term with no monthly payments, and are due and payable upon the sale, transfer, or refinancing of the property; and an amortized loan that has a 15-year term with monthly payments.
- **Single Family Grant Program:** This program is designed to assist low income qualified owners. To qualify, owners must be elderly, severely disabled, a large family (five or more persons), or single-parent household of single-family units or mobilehomes. The grants fund repairs, such as electrical, plumbing, heating, roofing, and elimination of code violations.

- **Residential Sound Insulation Program:** This program provides grants to eligible property owners to sound insulate residential dwellings from aircraft noise caused by the Los Angeles International Airport (LAX). To be eligible for the grants, the property must be located within designated areas of the communities of Lennox, Del Aire, and West Athens-Westmont. Sound insulation improvements may include the replacement of windows, exterior doors, adding of attic installation, vents, electrical panel upgrades, and a heating ventilation and air conditioning system. Properties are given priority for sound insulation based upon the highest impacted areas first. This is a grant program with no cost to the property owners for sound insulation work.
- **Handyworker Program:** This program provides grants for minor home repairs and rehabilitation services to eligible low income households. Services include interior and exterior painting, window and screen repairs, smoke alarm repair and installation, and yard clean-up. The County contracts with Community-Based Organizations (CBOs) to perform all handyworker repairs.

Targeted Groups: Low income homeowners; seniors; disabled; large households; and single-parent households

Geographic Coverage:

- Single-Family Loan – Unincorporated areas and participating cities
- Single-Family Grant – Unincorporated areas
- Residential Sound Insulation – Lennox, Del Aire, and West Athens-Westmont
- Handyworker – Unincorporated areas targeted in the 1st, 2nd, 4th, and 5th Supervisorial Districts

Timeframe and Objectives:

- Assist 1,730 low income households in the unincorporated areas during the planning period.
 1. Single-Family Loan – 240 households
 2. Single-Family Grant – 1,200 households
 3. Residential Sound Insulation – 50 households
 4. Handyworker – 240 households

Responsible Agencies: CDC; CBOs for Handyworker Program

Funding Sources:

- Single-Family Loan – CDBG; HOME
- Single-Family Grant – CDBG
- Residential Sound Insulation – CDBG
- Handyworker – CDBG

Related Policies: Policies 3.2, 6.1, 6.2, and 6.4

25. Public Housing Modernization Program

The County owns and/or operates 2,962 units of HUD-subsidized conventional public housing throughout the unincorporated areas and in the cities of Santa Clarita, West Hollywood, Santa Monica, La Puente, and Compton. Among the 2,962 public housing units, 1,945 are located within the unincorporated areas.

Modernization activities include replacing roofs; regrading and landscaping sites; replacing windows; remodeling kitchens and bathrooms; replacing ranges, range hoods, and refrigerators; replacing gas, electricity lines, heating systems, interior and exterior doors, drapes and carpets; making apartments comply with the Americans with Disabilities Act (ADA); constructing community centers; and painting building exteriors.

Targeted Groups: Public housing residents

Geographic Coverage: Unincorporated areas

Timeframe and Objectives:

- Continue to improve and modernize the 1,945 public housing units in the unincorporated areas during the planning period.

Responsible Agency: HACOLA

Funding Sources: HUD Comprehensive Grant Program; State Disaster Funds

Related Policies: Policies 3.2, 5.3, 6.1, 6.2, 6.3, and 6.4

26. Preservation of At-Risk Housing

For the period 2008 to 2018, which is the planning period for the preservation of at-risk housing pursuant to the State law, a total of 974 housing units for low income households are at risk of converting to market-rate housing. To the extent feasible, the County will work to preserve the at-risk units.

Targeted Groups: Low income housing units at risk of converting to market-rate housing due to the expiration of deed restrictions, affordability covenants, or subsidy contracts.

Geographic Coverage: Unincorporated areas

Timeframe and Objectives:

- Annually update the status of at-risk housing projects during the planning period.
- Discuss preservation options with at-risk project owners. As funding permits, explore acquisition of at-risk projects or extension of affordability covenants.
- Contact nonprofit housing organizations by the end of 2009 to solicit interest in preserving at-risk housing projects.
- Pursue funding from State and Federal programs to assist in preserving at-risk housing.
- Allocate Section 8 Housing Choice Vouchers for households displaced due to the expiration of Section 8 project-based rental assistance.
- Work with nonprofits and landlords to provide notification of expiring units to tenants; engage tenants in the effort to preserve at-risk units, in addition to identifying affordable housing options.

Responsible Agency: CDC

Funding Sources: City of Industry Redevelopment Set-Aside; HOME; HUD Section 8

Related Policies: Policies 6.2, 7.1, and 7.2

Equal Housing Opportunity

27. Fair Housing Program

The County contracts with a service provider to provide and coordinate fair housing services for residents. The fair housing services provider is required to conduct outreach and education activities, distribute literature, provide housing vacancy listings, and publicize the availability of



Affordable Housing - Playground

fair housing services through various media. The contractor also records and investigates inquiries and complaints from residents.

Targeted Groups: Residents; rental property owners; housing professionals

Geographic Coverage:

- Fair Housing Services – Urban County
- Fair Housing Investigation – Unincorporated areas only

Timeframe and Objectives:

- Annually allocate funding to support fair housing and tenant/landlord services during the planning period.
- Provide training to County staff on fair housing laws and responsibilities.

Responsible Agencies: CDC; Housing Rights Center

Funding Sources: CDBG

Related Policies: Policies 1.2, 8.2, 8.3, and 8.4

28. Homeowner Fraud Prevention

Housing fraud has continued to impact homeowners in the unincorporated areas, particularly in low and moderate income neighborhoods. The County provides the following programs for County residents:

1

2

3

AA

AB

AC

AD

AE

AF

AG

AH

AI

- **Home Improvement and Counseling Project (1st Supervisorial District):** The goal of this program is to prevent low and moderate income homeowners from becoming victims of fraud in the purchase of home improvements and repairs, and household goods and services. Additionally, the program protects homeowners facing illegal “equity purchaser” and “foreclosure consultant” schemes.
- **Homeowner Fraud Prevention Project (2nd Supervisorial District):** The goal of this program is to prevent low and moderate income homeowners from becoming victims of fraud in the contracting for home improvements and repairs, home loans, and household goods and services. Additionally, the program protects homeowners facing illegal “equity purchaser” and “foreclosure consultant” schemes.

Targeted Groups: Low and moderate income homeowners

Geographic Coverage: 1st and 2nd Supervisorial Districts

Timeframe and Objectives:

- Continue to provide fraud prevention counseling services to low and moderate income homeowners during the planning period.

Responsible Agency: Department of Consumer Affairs

Funding Source: CDBG

Related Policies: Policies 8.2 and 8.3



Single-Family Residence - Antelope Valley

Implementation and Monitoring

29. Coordination and Implementation

Implementation and oversight of affordable housing development is currently facilitated by the DRP, CDC, the Department of Public Works (DPW), the Fire Department (FD) and the Department of Public Health (DPH; Environmental Health). An interdepartmental committee is needed to effectively and holistically explore affordable housing opportunities and to help affordable housing developers navigate the County’s regulatory system and financial incentives.

Targeted Groups: County staff

Geographic Coverage: Unincorporated areas

Timeframe and Objectives:

- Convene a committee of staff representatives from DRP, CDC, DPW, FD, and Environmental Health to raise awareness of the unique, complicated, and time-sensitive nature of affordable housing development by 2009.
- Create and implement a streamlined entitlements procedure for all stages of the development process to expedite the development of affordable housing by 2010.

Responsible Agencies: CEO; DRP; CDC; DPW; FD; DPH

Funding Sources: General Fund

Related Policies: Policies 1.2 and 9.1

30. Annual Progress Report

The State law requires that each local jurisdiction submit an annual progress report on the implementation of its General Plan. For the Housing Element, the reporting must include the following:

- Annual building activity by unit type, tenure, affordability level, deed restriction, and financial assistance;
- Progress in achieving its RHNA;
- Program-by-program account of implementation status; and

- Outcome/disposition of development applications.

Pursuant to recent changes in the State law,³ a local jurisdiction must provide an inventory of residential sites to accommodate its share of the regional housing need. The State law further mandates that a local jurisdiction make findings to demonstrate its continued ability to accommodate the RHNA when approving a residential development at a density below that used in the Housing Element or when approving a zone change or General Plan amendment that reduces the residential development potential of the site.⁴ The County will monitor its utilization of residential land and residential development approvals to ensure compliance with the State law.

Targeted Groups: County staff

Geographic Coverage: Unincorporated areas

Timeframe and Objectives:

- Prepare an annual report for submittal to HCD by April 1 during the planning period.

Responsible Agency: DRP

Funding Source: General Fund

Related Policies: Policies 9.1 and 9.2

31. Monitoring of Housing Issues

The County will monitor legislation, trends, and policy issues related to the development and maintenance of affordable housing in Los Angeles County.

Targeted Groups: County staff

Geographic Coverage: Unincorporated areas

Timeframe and Objectives:

- Ongoing efforts during the planning period include, but are not limited to:

1. Attending housing and legislative review conferences;
2. Attending training workshops;
3. Consulting with housing professionals through the Housing Advisory Committee, Special Needs Housing Alliance, and Land Development Advisory Committee, among others;
4. Working with the State to enhance and refine State mandated housing policies, including but not limited to the Mello Act, Income Limits, the Regional Housing Needs Assessment, Density Bonus Law, and the Housing Element Law;
5. Participating in regional planning efforts coordinated by the Southern California Association of Governments (SCAG); and
6. Interfacing with other County agencies and the public.

Responsible Agencies: DRP; CDC; CEO; DPW

Funding Source: General Fund

Related Policies: Policies 1.5, 9.1, and 9.2

Quantified Objectives

Table 2-1 summarizes the County's quantified housing objectives for construction, preservation, and financial assistance over the 2008-2014 Housing Element planning period.



Affordable Housing - Entrance

³ SB AB 2348 Mullin

⁴ SB 2292 Dutra

Table 2.1: Quantified Objectives for 2008-2014

Program	Extremely Low (30% AMI and below)	Very Low (50% AMI and below)	Lower (80% AMI and below)	Moderate (120% AMI and below)	Above Moderate (120% AMI and below)	TOTAL
RHNA	7,212	7,213	9,073	9,816	23,862	57,176
Section 8 Rental Assistance	1,560	2,340	0	0	0	3,900
Family Self Sufficiency	25	75	0	0	0	100
New Construction Countywide	591	621	2,103	4,341	38,965	46,621
-Affordable Rental Housing Construction	225	225	0	0	0	450
-Redevelopment Housing Requirements	0	30	22	22	0	74
-AHOP	0	0	43	0	0	43
Homebuyer Assistance	0	200	500	500	0	1,200
Ownership Housing Rehabilitation	280	720	730	0	0	1,730
Public Housing Modernization	972	973	0	0	0	1,945
Preservation of At-Risk Housing	0	474	473	0	0	947

Notes: (1) The County has a RHNA allocation of 14,425 very low income units. Pursuant to new State law (SB2634), the County must project the housing needs of extremely low income households based on Census income distribution, or assume 50% of the very low income units as extremely low income units. In the absence of income data for the extremely low income households, 50% of the very low income units are assumed to be extremely low-income. Therefore, the County's RHNA of 14,425 very low income units may be divided into 7,213 extremely low income units and 7,214 very low income units. However, for the purposes of identifying adequate sites for the RHNA, the State law does not mandate the separate accounting of units for extremely low income households. (2) New construction objectives include a) units constructed or approved; b) units approved in Specific Plans; c) projected second units; d) units from pending cases; e) units from Countywide Affordable Housing Rental Construction; f) units from Redevelopment housing requirements; and g) units from the AHOP program.

II. RESOURCES

Residential Development Potential

The State law requires that all local jurisdictions accommodate a share of the region's projected housing needs, or the Regional Housing Needs Assessment (RHNA) allocation, for the planning period. Compliance with this requirement is measured by the local jurisdiction's ability to provide adequate land to accommodate the RHNA. The State law mandates that local jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community.

Regional Housing Needs Assessment (RHNA)

The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to each local jurisdiction within

its six-county region.⁵ For the Fourth Revision of the Housing Element, the County of Los Angeles has been allocated an RHNA of 57,176 units, which is broken down as follows:

- Extremely Low/Very Low Income (up to 50% of Area Median Income [AMI]): 14,425 units (25.2%)⁶
- Lower Income (51 to 80% of AMI): 9,073 units (15.9%)

⁵ SCAG covers a six-county region, including Los Angeles County, Orange County, Riverside County, San Bernardino County, Ventura County, and Imperial County.

⁶ The County has an RHNA allocation of 14,425 very low income units. Pursuant to new State law (AB 2634), the County must project the housing needs of extremely low income households based on Census income distribution, or assume 50% of the very low income units as extremely low income units. In the absence of income data for the extremely low income households, 50% of the very low income units are assumed to be extremely low income. Therefore, the County's RHNA of 14,425 very low income units may be divided into 7,212 extremely low income units and 7,213 very low income units. However, for the purposes of identifying adequate sites for the RHNA, the State law does not mandate the separate accounting of units for extremely low income households.

- Moderate Income (81 to 120% of AMI): 9,816 units (17.2%)
- Above Moderate Income (more than 120% of AMI): 23,862 units (41.7%)

The County is required to ensure the availability of residential sites at adequate densities and appropriate development standards in the unincorporated areas to accommodate the RHNA.

Credits Toward the RHNA

The RHNA for the 2008-2014 Housing Element planning period in the SCAG region uses January 1, 2006 as the baseline for projecting housing needs. As such, housing units that have been constructed, issued building permits, or approved since January 1, 2006 can be credited toward the RHNA.

Between January 1, 2006, and April 30, 2008, there were 3,613 units permitted in the County unincorporated areas. These included 2,793 single-family homes, 42 duplex units, and 778 multi-family units. In addition, 2,265 housing units have been approved throughout the County unincorporated areas, including 1,158 single-family homes, 297 duplex units, 117 modular/factory-built homes, 249 second units, and 444 multi-family rental and for-sale units. Combined, the units constructed/approved added a total of 5,878 units to the County’s housing inventory (3,951 single-family homes, 339 duplex units, 117 modular/factory-built homes, 249 second units, and 1,222 multi-family rental and for-sale units). Among these 5,878 units, 348 units are deed-restricted affordable housing units (see **Table 2-2**).

A case-by-case review of the permit records for the approved projects was conducted to assess the location and characteristics of recent developments, as well as the market data for the affordability of the constructed/approved units. **Table 2-3** summarizes the result of this assessment, which shows that 1,436 of the units constructed/approved are affordable to low and moderate income households.

Table 2.2: Affordable Housing Projects Since January 1, 2006

Project	Target Population	Very Low Income	Lower Income	Moderate Income	Total Affordable Units
Units Constructed					
Hojas de Plata	Senior	52	--	--	52
Fellowship Homes	Family	--	11	--	11
Single-Family Homes	Family	--	3	--	3
Basetdale Homes	Family	--	23	--	23
Las Flores	Mentally Disabled	24	--	--	24
Willow Apartments	Mentally Disabled	23	--	--	23
Units Approved					
Apartments in East Pasadena	Senior	--	28	--	28
Apartments in Gage Holmes	Family	29	--	--	29
Apartments in East Rancho Dominguez	Family	69	--	--	69
Apartments in East Los Angeles	Family	--	85	--	85
105th and Normandie*	Senior	62	--	--	62
TOTAL		259	150	--	409

*Approved in June 2008.



Affordable Housing - Pathway Source: East LA Community Corporation

Table 2.3: Units Constructed or Approved by Affordability Level

Second Units				
<p>Neither the State law nor the County's Second Unit Ordinance requires second units to be rented. Therefore, no rental information is collected as part of the County's second unit permitting process. In addition, "second unit" is a technical planning term, which is almost never used in rental listings. Therefore, rental information specifically for second units is not available.</p> <p>However, the majority of the second units were approved in the following urban unincorporated communities: Florence-Firestone, East Compton, Lennox, West Athens-Westmont, and Valinda, where the market rents for studios and duplex units are approximately \$1,000. Not only are the housing costs in these areas relatively affordable in comparison to other parts of the County, but many of these units are expected to be occupied by extended family members at low or no rents. Therefore, the 249 second units constructed between January 1, 2006, and April 30, 2008, are credited toward the lower-income category.</p>				
Very Low	Lower	Moderate	Above Moderate	TOTAL
--	249	--	--	249
Modular/Factory-Built Homes (Private Lots)				
<p>All modular/factory-built homes recently approved are located on private single-family lots, and nearly all were approved in unincorporated communities of the Antelope Valley. According to real estate sale prices in these areas, modular/factory-built homes are priced well below \$200,000. These prices are affordable to lower-income households.</p>				
Very Low	Lower	Moderate	Above Moderate	TOTAL
--	117	--	--	117
Duplex Units				
<p>Similar to second units, the majority of the duplex units were constructed/approved in the urban unincorporated communities: Florence-Firestone, East Los Angeles, Lennox, and West Athens-Westmont.</p> <p>Based on a review of the permit records, about 84% of the duplex units were part of new construction projects and likely to have been sold at market prices. Median prices of homes in these areas are priced between \$300,000 and \$350,000. Therefore, duplexes from new construction projects are expected to be affordable to moderate income households.</p> <p>The remaining 16% of the duplex units were constructed/approved as expansion projects where a single-family home is already located onsite. These units tend to be much smaller in size (some as small as 400 square feet) and more likely to be used as rentals. Given the generally lower rents in these areas and the small unit sizes, these units are expected to be affordable to lower income households.</p>				
Very Low	Lower	Moderate	Above Moderate	TOTAL
--	54	285	--	339
Apartments				
<p>A total of 1,283 multi-family units have been constructed or approved between January 1, 2006, and April 30, 2008. The County's permit data do not differentiate between rental and for-sale units. However, based on the data of approved units, 49% of the multi-family units were rental units. Among these units, 310 are affordable to lower-income households:</p> <ul style="list-style-type: none"> • Hojas de Plata – 52 units for very low income seniors • Las Flores – 24 units for very low income units for mentally disabled persons • Willow Apartments – 23 very low income units for mentally disabled persons • Apartments in East Pasadena – 28 units for lower income seniors • Apartments in Gage Holmes – 29 units for very low income families • Apartments in East Rancho Dominguez – 69 units for very low income families • Apartments in East Los Angeles – 85 units for lower income families • 105th and Normandie - 62 units for very low-income seniors, including six units for mentally ill seniors* <p>The remaining apartment units are primarily located in small new construction projects (fewer than 10 units) or are add-ons to existing structures. These units generally have lower rents because of the lack of amenities and location in urban areas and therefore are expected to be affordable to moderate-income households.</p>				
Very Low	Lower	Moderate	Above Moderate	TOTAL
321**	113	260	--	694

*Approved in June 2008 ** 259 (total VL from 1/1/06-4/20/08)+ 62 (105th and Normandie).

Table 2.3 (continued)

Condominiums				
Approximately 53% of the multi-family units were condominiums. Given the condominium sales prices in the County, condominiums at market-rate are generally not affordable to low or moderate income households.				
However, the 45-unit Basetdale Homes project was constructed with the assistance of CDBG and Industry Funds, with 23 of the units being set aside for lower income households. The 18-unit Fellowship Homes development also has 11 units that will be set aside for lower income households.				
Very Low	Lower	Moderate	Above Moderate	TOTAL
--	34	--	617	651
Single-Family Homes				
Home prices at market-rate are generally not affordable to low or moderate income households. However, three homes were constructed with the assistance of CDBG funds. These units are deed-restricted as affordable housing for lower income households.				
Very Low	Lower	Moderate	Above Moderate	TOTAL
--	3	--	3,948	3,951
Very Low	Lower	Moderate	Above Moderate	TOTAL
321	570	545	4,565	6,001

Sources: (1) Construction/approval by unit-type data is based on County permit data; (2) Rental information, if available, is obtained from www.rentslicer.com. Home sales price information is obtained from www.realtor.com and www.city-data.com.

Development Potential in Specific Plan Areas

Newhall Ranch Specific Plan

The Newhall Ranch Specific Plan area is located within the Santa Clarita Valley, 2 miles west of Magic Mountain Amusement Park in Potrero Canyon. The Plan provides for five integrated mixed use villages on a site of 11,963 acres. Residential development is anticipated to provide 21,308 units at buildout. A variety of housing types is planned, including Estate Residential, Low Density, Medium Density, Low-Medium Density, High Density, and Mixed Use.

On May 31, 2000, a superior court rendered a decision setting aside the approval of the Newhall Ranch project for a variety of reasons related to California Environmental Quality Act (CEQA) issues. The lawsuit has been resolved recently and the development of the Newhall Ranch Specific Plan may proceed as planned.

The Newhall Ranch Specific Plan provides for the direct inclusion of affordable housing for low and moderate income households. While affordable units may be located within any planning area that allows for residential development, it is anticipated that most units will be located within the land use designations Medium Residential, High Residential, and Mixed Use. These categories

allow for higher intensity residential uses associated with housing types that can provide sales and rental rates that low income households can afford.

Pursuant to the development agreement, a total of 2,200 housing units will be made affordable directly by the developer, of which 440 units will be very low income units (of the 440 units, a minimum of 44 units will be reserved for seniors 62 years of age or older), 330 units will be lower income units at 65% of the County AMI, 220 units will be lower income units at 80% of the County AMI, and 1,210 units will be moderate income units at 120% AMI. These units will be provided in a variety of residential units (for-sale and rental) and will be disbursed throughout the Specific Plan area. The affordable units provided will approximate the floor area and number of bedrooms of market-rate units and will be constructed at a rate consistent with the overall residential development of the Specific Plan.

The Newhall Ranch Specific Plan contains no phasing plan for plan buildout. However, the development agreement for Newhall Ranch guarantees the production of affordable housing to be concurrent with the construction of market-rate housing units.

Marina del Rey Specific Plan (Marina del Rey, California) (Recertified as part of the County Local Coastal Program by the Coastal Commission on February 8, 1996)

As of September 2007, 2,560 new units have been proposed or approved in the Marina del Rey Specific Plan area. Located within the Coastal Zone, the Marina del Rey Specific Plan is required to incorporate affordable housing, where feasible. As of December 2007, 295 affordable units have been planned or approved (**Table 2-4**). Among these 295 units, 32 are for very low income households, 134 are for lower income households, and 129 are for moderate income households. Eighty-two of these affordable units will be available to seniors.

Northlake Specific Plan (Castaic, Santa Clarita Valley, California) (Sub-Plan Amendment 87-172 adopted on December 17, 1992) (Revised Sub-Plan Amendment 98-047 filed on April 27, 1998)

The Northlake Specific Plan area is located 2 miles north of the existing community of Castaic in the Santa Clarita Valley. This Specific Plan provides for a mixed use community that allows up to 2,337 single-family units, 1,286 multi-family units, 169,884 square feet of commercial space, 545,589 square feet of industrial space, 643.3 acres of recreation and open space, and 23.1 acres of school and park facilities. A conditional use permit, zone change, and development agreement were concurrently approved with this plan amendment. Specific subdivision maps must be approved before actual construction can commence. **Table 2-5** provides a summary of the residential capacity in the Northlake Specific Plan area. Given the relatively low density uses planned for Northlake, these units are expected to be affordable to moderate income households.

The Northlake Specific Plan has originally established a phasing plan, with buildout being projected by 2000. However, due to delays caused by the economic recession

Table 2.4: Affordable Housing in the Marina del Rey Specific Plan Area

	Very Low		Lower		Moderate		TOTAL	
	Senior	Family	Senior	Family	Senior	Family	Senior	Family
Units Under Construction								
Parcel 12	--	--	35	--	--	--	35	--
Parcel 140	--	15	--	--	--	--	--	15
Units Approved								
Parcel 15	--	--	47	--	--	--	47	--
Parcel 100/101	--	17	--	--	--	37	--	54
Units in Planning								
Parcel 10	--	--	--	13	--	35	--	48
Parcel FF	--	--	--	7	--	7	--	14
Parcel 95	--	--	--	4	--	4	--	8
Parcel 33/NR	--	--	--	15	--	15	--	30
Parcel 64	--	--	--	13	--	31	--	44
TOTAL	--	32	82	52	--	129	82	213

Table 2.5: Residential Development Potential - Northlake Specific Plan

Land Use Category	Area (in Acres)	Density	Planned Units
Estate-Low Density	87.0	1 du/acre	87
Single-Family	417.8	5 du/acre	2,250
Muli-Family	95.5	13 du/acre	1,286
TOTAL	600.3		3,623

during the 1990s, as of June 2008, construction has not yet begun in the Northlake Specific Plan area. Future production of units within the Northlake Specific Plan area is contingent primarily upon market conditions.

Canyon Park Specific Plan (Canyon Country, Santa Clarita Valley, California) (Sub-Plan Amendment 85-004 adopted on December 18, 1986)

The Canyon Park Specific Plan is a 981-acre project located to the north and south of the Antelope Valley Freeway (State Route 14), at Via Princessa in Canyon Country. The plan provides for a community with a mixture of land uses, including schools, parks, and neighborhood commercial, as well as regional-service offices. The Specific Plan allows for a maximum of 5,400 dwelling units in a range of densities. More than 4,700 of the residential units are planned as medium- to high-density apartments and condominiums.



Canyon Park

The Canyon Park Specific Plan is primarily built out with only two tracts remaining to be developed. One tract is approved for 363 units, but construction has not yet begun. Another tract is being proposed for 165 units. The remaining capacity in the Canyon Park Specific Plan area is 528 units.

Vacant and Underutilized Sites Analysis for Multi-Family Residential Potential

Methodology

The County's above moderate income housing needs are primarily addressed in single-family zones and in the Specific Plan areas. In addition to the affordable housing generated by the various development agreements with Specific Plan developers, as well as through affordable housing subsidies and regulatory incentives, low and moderate income housing can be accommodated on vacant and underutilized properties throughout the urbanized unincorporated areas.

Vacant and underutilized residential sites and commercial sites that permit mixed use development were identified initially through Geographic Information System (GIS) analysis, based on County land use policies and Assessor data. The analysis focused on the following zones in the urbanized areas:

- R2, R3, and R4 zones, where duplexes and multi-family residential development are permitted; and
- C1, C2, C3, and CH zones, where certain mixed use developments are permitted through an administrative procedure, and in the CM zone where certain mixed use developments are permitted with a minor conditional use permit.

For underutilized residential properties, GIS was used to initially screen properties using the following criteria:

- Sites are at least 0.5 acre for scattered sites;
- Units/improvements on sites that are at least 30 years old; and
- Improvement-to-land value ratio of less than 1.0, which indicates that the structures on the site are less valuable than the land, and therefore more likely to be redeveloped.

For underutilized commercial properties, GIS was used to initially screen properties using the following criteria:

- Sites are greater than 1.0 acre for scattered sites;
- Units/improvements on sites are at least 15 years old; and
- Improvement-to-land value ratio of less than 1.0, which indicates that the structures on the site are less valuable than the land, and therefore more likely to be redeveloped.⁷

After the initial GIS screening, orthophotos were reviewed to confirm the vacancy status of sites, as well as to identify additional vacant and underutilized sites. When scanning the orthophotos for potential vacant and underutilized sites, the potential for lot consolidation with surrounding properties, and environmental and other constraints (utility or drainage easement, Significant Ecological Areas, Hillside Management Area, Very High Fire Hazard Severity Zone, or Airport Land Use Influence Area) were noted.

The County's Zoning Enforcement planners also assisted in verifying the status of the vacant and underutilized sites via field checks. The Zoning Enforcement staff was asked to identify the current use of the sites, as well as to assess the underutilized status of the sites based on the following factors:

- Location in areas with construction activities;
- Deteriorating buildings;
- Large surface or unpaved parking areas;
- High vacancy (space for lease or boarded up);
- Marginal business in operation;
- Built capacity; and

⁷ Most similar research studies by economists or other research groups use an improvement-to-land value ratio 0.5 or less for commercial properties to identify underutilized properties. The County's use of 1.0 ratio represents a conservative assumption.

- Potential for lot consolidation with surrounding properties.

Extensive efforts were expended to review the sites identified to determine the appropriateness of the sites. Based on the GIS data and observations of the Zoning Enforcement staff, sites that contain existing uses that may be difficult to redevelop either due to property ownership, timing, or market feasibility were removed from the sites inventory. Scattered small sites with little potential for lot consolidation were also excluded. Several sites were also removed because their highest and best uses were determined to be nonresidential due to surrounding uses.

Most of the underutilized sites included in the sites inventory are properties occupied by small independent businesses with large surface parking areas. Prevalent existing uses include small retail neighborhood shopping centers and office buildings, stand-alone businesses such as fast-food restaurants, auto service centers, surface parking lots and junk yards, single-family homes, mobilehome parks, and small apartment buildings. Given the age of the existing improvements (at least 15 years for nonresidential and at least 30 years for residential), the intensification potential on individual lots, the lot consolidation potential, and the various incentives offered by the County, these uses are ripe for redevelopment.

Small Sites

The County conducted an analysis to determine the geographic clustering of smaller sites. Sites that are smaller than 0.5 acre are included in the sites inventory when lot consolidation is feasible. When assessing the feasibility of smaller sites, the following criteria are used:

- For 17 units/acre and 18 units/acre sites, the sites with a minimum lot size of 5,000 square feet are included in the inventory. This lot size is the minimum residential lot size and the 17 units/acre and 18 units/acre densities are ideal for duplexes. Such housing provides affordable options for moderate income households.
- Lots that are delineated as split-zoned parcels are retained in the sites inventory because these lots typically reflect only a portion of the site that is usually substantially larger.

- Lots with consolidation potential are included in the sites inventory. Lot consolidation potential is determined by:

1. Reviewing the orthophotos to note when the lot is adjacent to other vacant lots;
2. Reviewing the orthophotos or GIS when the lot is adjacent to an identified underutilized and/or vacant site in the adequate sites inventory;
3. Field survey by Housing Section staff or Zoning Enforcement staff;
4. Identifying sites zoned R3 in the East Los Angeles Community Standards District (CSD) or in the TODs, which have lot consolidation incentives;
5. Noting when sites are under common property ownership; and/or
6. Noting when the lot is part of a cluster of identified underutilized and vacant sites in the adequate sites inventory.

When sites at densities of 30 or more units per acre can be consolidated to accommodate at least five units, these parcels are considered feasible for facilitating the development of lower income housing. The only exceptions are for parcels with split zoning. The “dominant” zoning for the largest portion of the parcel is used to determine the potential affordability level of the site. Therefore, in limited cases, split parcels at densities of 17 or 18 units per acre are considered feasible for lower income housing.

Realistic Capacity

In estimating the capacity for development, the County’s Infill Policy, which applies to the areas covered by the Countywide General Plan, was applied. When the General Plan was adopted in 1980, GIS technology was not available to the County to develop a parcel-specific General Plan Land Use Policy Map. In response to this issue, the County adopted an Infill Policy that permits development to occur at a higher density than the specified General Plan designation, if certain findings, including comparable densities in the surrounding area, can be made. In most cases, an average development density at 80% of the maximum permitted density is used when estimating the capacity of the sites inventory. This 80% factor is typical of most urban development, particularly for urban infill development. In urbanized areas, where higher density development is intended and where development occurs primarily as infill projects, most improvements are

already in place (e.g., roadways and infrastructure) and requirements for open space, landscaping, and parking are generally lower than in lower density suburban areas.

However, some CSDs have more restrictive development standards, while others have less restrictive standards than those specified in the County's Zoning Code. Specifically, CSDs with more restrictive development standards for multi-family and mixed use developments are Walnut Park CSD, West Athens-Westmont CSD, Willowbrook CSD, South San Gabriel CSD, East Pasadena-San Gabriel CSD, and La Crescenta-Montrose CSD. CSDs with less restrictive development standards than the County Zoning Code are East Los Angeles CSD⁸ and Florence-Firestone CSD. Revitalization through infill development and lot consolidation is highly encouraged in these areas. Based on a review of the various standards in these CSDs, the 80% factor is reduced or decreased by 5% as follows:

- The capacity for sites that meet the following criteria is reduced by 5%:
 1. La Crescenta-Montrose CSD
 - Stepback requirement for R3 adjacent to single-family and two-family zones
 2. East Pasadena - San Gabriel CSD
 - Stepback requirement for R3 adjacent to single-family zones
 - Stepback requirement for C1, C2, CH, and C3 adjacent to residential zones
 3. Rowland Heights CSD
 - Two stories for C-zones or in some cases, three stories, but the third story must be office uses
 4. South San Gabriel CSD
 - Height limit of 35 feet for C3
 5. Willowbrook CSD
 - Height limit of 35 feet for C1, C2, C3, and R3, but limited to two stories
 6. Walnut Park CSD
 - Height limit of 25 feet for R3 and C1
- Site capacity for sites that meet the following criteria is increased by 5%:
 1. East Los Angeles CSD
 - 15% infill density bonus (affordability not required) in R3 zones
 2. Florence Firestone CSD
 - Increased height limit for C2 (45 feet instead of 35 feet)
 - Incentives for residential and mixed uses in commercial zones
 3. Transit Oriented Districts
 - Lot consolidation density bonus based on size of lot
 - Incentives for residential and mixed uses in commercial zones

Residential Sites

Vacant and underutilized residential sites throughout the urban unincorporated areas could potentially accommodate approximately 9,400 units (**Table 2-6**). The majority of the development potential occurs within the R3 zone, where a significant number of parcels are considered underutilized.

Commercial Sites

The majority of future residential development is expected to occur along commercial corridors and around transit centers under the County's Mixed Use Ordinance and Transit Oriented Districts Ordinance. Vacant and under-



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⁸ Although the East Los Angeles CSD imposes a height limit of 35 feet in C3 zones, it also includes incentives for facilitating mixed use development.

Table 2.6: Residential Sites Inventory

Maximum Density	Acres	Number of Parcels	Maximum Units	Potential Units	Potential Affordability	
					Lower	Moderate
Vacant Properties						
17 du/acre 18 du/acre	55.31	306	826	637	0	637
30 du/acre 50 du/acre	31.78	108	1,060	835	745	90
TOTAL	87.09	413	1,886	1,472	745	727
Underutilized Properties						
17 du/acre 18 du/acre	94.26	83	1,652	1,329	0	1,329
30 du/acre 50 du/acre	280.07	128	8,351	6,643	6,627	16
TOTAL	374.33	211	10,003	7,972	6,627	1,345

Table 2.7: Mixed Use (Residential/Commercial) Sites Inventory

Maximum Density	Acres	Number of Parcels	Maximum Units	Potential Units	Potential Affordability	
					Lower	Moderate
Vacant Properties						
17 du/acre 18 du/acre	35.72	117	551	425	0	425
30 du/acre 50 du/acre	41.13	165	1,727	1,360	1,245	115
TOTAL	76.85	282	2,278	1,785	1,245	540
Underutilized Properties						
17 du/acre 18 du/acre	237.46	300	3,850	3,031	25	3,006
30 du/acre 50 du/acre	267.57	309	11,764	9,359	9,280	79
TOTAL	505.03	609	15,614	12,390	9,305	3,085

utilized commercial sites can potentially accommodate approximately 14,000 units in the unincorporated areas (**Table 2-7**).

Subdivisions with Manufactured Homes and Mobilehome Parks
Mobilehomes represent a significant source of affordable housing for lower income households in the unincorporated areas, particularly in the Antelope Valley. Specifically, Acton, Elizabeth Lake, Juniper Hills, Pearblossom, Leona Valley, Llano, Lake Hughes, Three Points, and Lake Los Angeles are rural communities in the unincorporated

areas where rural population accounted for 68% of the total population in those areas, according to the 2000 Census.⁹

Given the infrastructure constraints and rural setting, mobilehome parks and mobilehome subdivisions are appropriate housing options in these areas. According to real estate data (**Table 2-3**), mobilehomes/modular homes for sale in these communities are priced well below \$200,000 and are, therefore, affordable to lower income households. Furthermore, mobilehome parks that charge space rents offer an even more affordable housing option

⁹ According to the Census, the "rural" classification consists of all territories, population, and housing units located outside of Urban Areas or Urban Clusters. Portions of the unincorporated areas do not meet the population density criteria for an Urban Area or Cluster and are, therefore, classified as rural.

for lower income households. According to a survey of existing mobilehome parks in the Antelope Valley, the typical selling price for a manufactured unit can sell for around \$40,000-\$50,000 for a singlewide unit and \$60,000-\$120,000 for a doublewide unit, and rents for spaces are priced around \$430 per month. Only a few mobilehome parks provide rental options, with the cost to rent the space and unit for around \$600-\$695 per month.¹⁰

Mobilehome subdivisions, which are single-family subdivisions with manufactured homes, are permitted in all residential zones (RA, R1, R2, R3, R4, and RPD) and agricultural zones (A1 and A2). Mobilehome parks are conditionally permitted in all residential zones (RA, R1, R2, R3, R4, and RPD), agricultural zones (A1 and A2), and certain commercial zones (CH, C1, C2, C3, C4, CM, CR, and CPD), and permitted in manufacturing zones (M1, M1½, M2, and M3). Ample opportunities exist in the rural unincorporated communities where mobilehomes would fulfill a portion of the County's affordable housing needs for lower income households. A review of Assessor data in the Antelope Valley reveals that 8.4% of all housing units in this area are developed as subdivisions with manufactured homes and mobilehome parks.

In assessing the capacity for mobilehomes and manufactured homes, the County has identified vacant lots in the Antelope Valley where one unit per lot is permitted by right. In addition, the analysis is limited to parcels of 1 gross acre or more, with the exception 0.5 acre¹¹ lots that have been verified to be legal. Lots that are impacted by hillside topography, flooding, Significant Ecological Area (SEA), or fire hazards are removed from the inventory. Also removed from the inventory are lots that are zoned Open Space or Industrial, and lots designated in the Antelope Valley Area Plan as:

- O or O-W (Open Space and Water Body) or O-BLM (Open Space, Bureau of Land Management);
- M (Industrial); and
- TC (Transportation Corridor).

Based on the GIS data, the Antelope Valley has 31,024 vacant lots, totaling 169,647.78 acres, to permit at least one unit per lot by right. Assuming the same pattern of

¹⁰ Based on phone survey responses for five existing mobilehome parks in the Antelope Valley. Conducted by the Housing Section staff in June 2008.

¹¹ Up to 1 gross acre.

development, 8.4% or 2,606 of these single-family homes can be expected as manufactured homes or mobilehomes. Such homes are priced at levels affordable to lower income households.

Second Unit Construction

Pursuant to the State law, the County Zoning Ordinance permits the construction of a second unit on parcels where a single-family home exists or is concurrently built. Between January 1, 2006, and April 30, 2008, a total of 249 second units were permitted, for an average of 106 second units each year. The Housing Element includes a housing program to improve the design, streamline permit processing, promote the development of, and offer flexible development standards for second units by 2013. Based on the current development trend and future efforts, the County anticipates an increased interest in second units in upcoming years, especially after the retooling of the Second Unit Ordinance. An estimated 720 second units may be constructed during the remaining 6 years between July 1, 2008, and June 30, 2014 (for an average of 120 units per year).

Pending Development Activities

The pending activities data represent cases that are currently going through the entitlements process.¹² While they are not approved, for the purpose of this analysis, the number of proposed units can provide a fair snapshot of the additional residential development potential and housing market trends in the unincorporated areas. **Table 2-8**, which focuses on multi-family residential development, provides a summary of pending subdivision activities by community, primarily in the north and east County unincorporated communities. The County's housing needs for above moderate income housing are primarily fulfilled with single-family development in the various Specific Plan areas. Multi-family residential development, particularly rental development, in the north and east County unincorporated areas, offers moderate income housing opportunities, given the affordable housing markets in those areas.

In addition to pending cases in subdivisions, other pending multi-family residential developments at scattered sites are included. **Table 2-9** provides a summary of pending non-subdivision activities by community. With the exception of a CDC-funded case in the Antelope Valley (Quartz

¹² Also includes cases that have secured funding from the CDC for affordable housing.

Table 2.8: Pending Subdivision Activities

Unincorporated Community	Apartments	Condominiums	TOTAL	Potential Affordability	
				Moderate	Above Moderate
Antelope Valley	908	1,124	2,032	908	1,124
Avocado Heights	0	111	111	0	111
East Irwindale	0	8	8	0	8
East Pasadena-San Gabriel	0	96	96	0	96
Hacienda Heights	0	12	12	0	12
La Crescenta-Montrose	0	63	63	0	63
Santa Clarita Valley	329	6,963	7,292	329	6,963
South Monrovia	20	334	354	20	334
South San Gabriel	0	18	18	0	18
South Whittier	0	32	32	0	32
TOTAL	1,257	8,761	10,018	1,257	8,761

Table 2.9: Pending Non-Subdivision Activities

Unincorporated Community	Apartments	Duplex/ Condominiums	TOTAL	Potential Affordability		
				Lower	Moderate	Above Moderate
Alondra Park	0	1	1	1	0	0
Altadena	278	0	278	0	278	0
Antelope Valley	75	0	75	75	0	0
East Rancho Dominguez	57	2	59	57	2	0
East Los Angeles	106	10	116	61	55	0
Florence-Firestone	10	10	20	1	19	0
La Crescenta-Montrose	30	8	38	0	30	8
Rowland Heights	775	0	775	0	775	0
South San Gabriel	0	2	2	0	2	0
South Whittier	0	6	6	6	0	0
West Athens-Westmont	0	6	6	1	5	0
West Carson	4	1	5	1	4	0
West Rancho Dominguez	0	2	2	0	2	0
Willowbrook	6	2	8	2	6	0
TOTAL	1,341	50	1,391	205	1,178	8

Hill), all of the units are located in the unincorporated urban islands. Duplex units that are added to existing single-family homes offer lower income housing opportu-

nities. These units are usually small in size and are rented at low or no costs. Duplex units that are new construction offer moderate income housing opportunities.

Table 2.10: Summary of Additional Unit Potential in the Transit Oriented Districts

TOD	Scenario 1	Scenario 2	Scenario 3
Blue Line	109	75	361
Green Line	156	20	433
Gold Line (proposed)	196	165	664
TOTAL Potential Units	461	260	1,458

Transit Oriented Districts

Program 6 Transit Oriented Districts includes the retooling of the Transit Oriented Districts (TODs) to provide additional incentives in order to facilitate transit-oriented developments. To assess the potential impact of Program 6 with increased density, the County identified and analyzed vacant and underutilized parcels that are within the adopted Blue Line and Green Line TODs, and 0.5-mile corridor from the proposed Metro stations (Gold Line) in East Los Angeles.

The analysis of the potential impact of Program 6 Transit Oriented Districts addresses the following scenarios:

- Estimate the potential of sites from 17 units per acre and 18 units per acre to 30 units per acre
- Estimate the potential of sites from 30 units per acre to 50 units per acre
- Estimate the potential of sites from 17 units per acre, 18 units per acre, and 30 units per acre to 50 units per acre

As shown in **Table 2-10**, Scenario 1 yields a net increase of 461 high density units; Scenario 2 yields a net increase of 260 high density units; and Scenario 3 yields 1,458 high density units. See Appendix A for a full list of sites considered under this analysis.

Adequacy of Residential Sites Inventory

The County must demonstrate adequate sites at appropriate densities and development standards to accommodate its RHNA of 57,176 units. The County's residential sites potential is composed of the following:

- Specific Plan areas that have been comprehensively pre-planned to accommodate a range of housing types and densities;
- Vacant and underutilized residential sites;

- Vacant and underutilized commercial sites where mixed use is permitted; and
- Second units.

Table 2-11 provides a summary of the units constructed or approved between January 1, 2006, and April 30, 2008,¹³ as well as the County's available

residential development potential for accommodating the RHNA.

Based on planned development and capacity of vacant and underutilized sites, the County can accommodate an additional 54,963 units. Pending multi-family residential development projects and subdivision activities provide 11,409 additional units. However, about half of these units will be single-family or lower density units potentially affordable only to above moderate income households. Low and moderate income housing will be accommodated primarily in the multi-family residential and commercial zones where mixed use developments are permitted, as well as through second units in the unincorporated islands and mobilehomes/manufactured homes in the Antelope Valley. Combined, these zones and pending activities offer a capacity for 32,078 units, which is adequate to accommodate the County's remaining RHNA of 31,878 low and moderate income units.

Given that the RHNA was conducted prior to understanding the full impact of the recent economic downturn, it is important to note that the regional housing needs allocation for the unincorporated areas may or may not represent an accurate assessment of the current real estate market and its affect on housing affordability and the availability of housing to meet the regional housing needs of all income levels, within the next planning period.

Availability of Infrastructure and Services

As a condition to the projects being approved by the Regional Planning Commission, developers must annex into existing sewer/water districts or ensure the extension of sewer/water lines to the project. In the urban areas and near other developments, water and sewer may extend to the selected vacant lot. However, in "urban expansion" areas, such as the Antelope Valley, Santa Clarita Valley, and the Santa Monica Mountains, developers of

¹³ With the addition of 105th and Normandie, which was approved in June 2008.

Table 2.11: RHNA Status

	Very Low	Lower	Moderate	Above Moderate	TOTAL
RHNA	14,425	9,073	9,816	23,862	57,176
Units Constructed or Approved (as of April 30, 2008)	321	570	545	4,565	6,001
Remaining RHNA	14,104	8,503	9,271	19,297	51,175
Specific Plans					
Newhall Ranch	440	550	1,210	19,108	21,308
Marina del Rey	32	134	129	2,265	2,560
Canyon Park	--	--	--	528	528
Northlake	--	--	--	3,623	3,623
Vacant Sites					
Residential 17 du/acre & 18 du/acre	--		637	--	637
Residential 30 du/acre & 50 du/acre	745		90	--	835
Mixed Use 17 du/acre & 18 du/acre	--		425	-	425
Mixed Use 30 du/acre & 50 du/acre	1,245		115	--	1,360
Underutilized Sites					
Residential 17 du/acre & 18 du/acre	--		1,329	--	1,329
Residential 30 du/acre & 50 du/acre	6,627		16	--	6,643
Mixed Use 17 du/acre & 18 du/acre	25		3,006	--	3,031
Mixed Use 30 du/acre & 50 du/acre	9,279		79	--	9,358
Mobilehomes and Manufactured Homes	2,606		--	--	2,606
Second Units	--	720	--	--	720
TOTAL Sites Capacity	22,403		7,036	25,524	54,963
Compared with Remaining RHNA	(204)		(2,235)	6,227	3,788
Pending Development Activities	205		2,435	8,769	11,409
Total Sites Capacity with Pending Development Activities	22,607		9,471	34,293	66,371
Compared with Remaining RHNA	1		200	14,996	15,197
Total Sites Capacity with Pending Development Activities and TOD Scenarios			9,471	34,293	
TOD Scenario 1: 461 units	23,068				66,832
TOD Scenario 2: 260 units	22,867				66,631
TOD Scenario 3: 1,458 units	24,065				67,829

vacant lots may have to make a larger infrastructure investment in order to bring services to the lots from a significant distance.

Developers cannot receive building permits to initiate construction without demonstrating water availability, and either sewer availability or the ability to accommodate septic systems.

As shown in **Table 2-11**, future residential development in the unincorporated areas is focused in several areas—Newhall Ranch Specific Plan, and high density residential and mixed use areas in the urban islands. A review of the Environmental Impact Reports for the Northlake, Newhall Ranch, and the Canyon Park Specific Plans indicates that the water supply for these areas will be sufficient to meet the projected demand. A recent lawsuit regarding the availability of water for development in the Santa Clarita Valley was the major reason for delays in the development of Newhall Ranch Specific Plan. This lawsuit has been resolved and construction in Newhall Ranch can occur as market conditions permit. The developer of Newhall Ranch is responsible for installing infrastructure and services to serve the anticipated households in the Plan.

For the urban unincorporated areas, letters from various water purveyors have confirmed that water is available to serve the identified sites. In addition, as mixed use development is expected to occur as infill development throughout the commercial zones in areas that are already served by infrastructure and facilities, and such development is less intensive than commercial-only development, there is adequate infrastructure to serve the identified sites.¹⁴

Regarding sewer and wastewater management, a review of the 2005-2010 Municipal Service Review (MSR) for the Los Angeles County Sanitation Districts indicates that wastewater treatment facilities are operating with sufficient infrastructure to support projected growth. Completed expansions and plans for expansions, in addition

¹⁴ As part of the approval of the Mixed Use Ordinance, the impact on water and sewer capacities was considered.



Affordable Senior Citizen Housing - Hacienda Heights

to preventative maintenance, will more than accommodate wastewater needs for regional growth expectations; however, some landfills are near capacity and further expansion is planned. The Sanitation Districts facilities and systems plans are prepared with consideration of population growth and development trends. Capital improvement and service expansion analyses start with SCAG's most recent regional transportation plan (RTP) growth projections and are adjusted with community-level and on-the-ground data.

Financial Resources

The following financial resources are available to the County for new construction and rehabilitation of affordable housing, as well as the preservation of housing units at risk of converting to market-rate housing (discussed in Chapter 3 – Housing Analyses).

Geographic Areas Covered

Various housing and community development funds are available to the County of Los Angeles. Each funding program is subject to specific regulations and is available to different geographic areas. These geographic entities are briefly described below.

County of Los Angeles

The County of Los Angeles encompasses 88 incorporated cities and the unincorporated areas, covering approximately a land area of 4,084 square miles and including the islands of San Clemente and Santa Catalina. Its 2007

population was estimated at 10,331,939 by the State Department of Finance (DOF). All of the cities in varying degrees contract with the County to provide municipal services, including the administration of housing programs.

Unincorporated County Areas

More than 65% of the land area of Los Angeles County is unincorporated. As of 2007, an estimated 1,092,001 residents were living in the unincorporated areas, according to DOF. For the one million people living in those areas, the Board of Supervisors is the governing body and County departments provide the municipal services, including all housing programs.

Urban County

The Los Angeles Urban County is composed of the unincorporated areas and the following 47 participating cities:

Agoura Hills	El Segundo	Rolling Hills
Arcadia	Hawaiian Gardens	Rolling Hills Estates
Azusa	Hermosa Beach	San Dimas
Bell	Irwindale	San Fernando
Bell Gardens	La Canada Flintridge	San Gabriel
Beverly Hills	La Habra Heights	San Marino
Bradbury	La Mirada	Sante Fe Springs
Calabasas	La Puente	Sierra Madre
Cerritos	La Verne	Signal Hill
Claremont	Lawndale	South El Monte
Commerce	Lomita	South Pasadena
Covina	Malibu	Temple City
Cudahy	Manhattan Beach	Walnut
Culver City	Maywood	West Hollywood
Diamond Bar	Monrovia	Westlake Village
Duarte	Rancho Palos Verdes	

Detailed descriptions of the various housing funding sources are provided later. **Table 2-12** summarizes the geographic areas covered by each program administered by CDC.

Funding Sources Available

City of Industry Redevelopment Set-Aside Funds (Industry Funds)

The County administers the Industry Funds for affordable housing development on behalf of the City of Industry. These funds were originally generated by the City of Industry and are now under the control of the Housing Authority of Los Angeles County, a part of the CDC. A portion of these funds has been made available by CDC for permanent financing of affordable rental and for-sale housing in any political jurisdiction within a 15-mile radius of the City of Industry boundary in Los Angeles County. Developers may apply for funds through a competitive Request for Proposal (RFP) process. The RFP process provides for two application periods annually.

Half of the funds have been reserved specifically for competitive allocation to create housing for the following special needs groups: mentally and physically developmentally disabled; emancipated foster youth; victims of domestic violence; and HIV/AIDS patients. For the 2008-2014 Housing Element planning period, \$78 million in Industry Funds are anticipated to be available.

Community Development Block Grant (CDBG)

The Federal CDBG program, initiated by the Housing and Community Development Act of 1974, has provided eligible metropolitan cities and urban counties (called “entitlement communities”) with annual direct grants for revitalizing neighborhoods, expanding affordable housing and economic opportunities, and/or improving community facilities and services, principally to benefit low income persons (up to 80% AMI). CDBG projects must fulfill at least one of the following three criteria: (1) benefits low income persons; (2) prevents or eliminates slums or blight; or (3) meets other urgent community development needs.

In the Los Angeles Urban County, CDBG funds are used for supportive services, site acquisition, site improvements, and infrastructure and neighborhood improvements in conjunction with CDC-sponsored housing developments. For fiscal year (FY) 2007-08, the CDBG allocation for the Los Angeles Urban County was \$30,734,718. Congressional appropriation for the CDBG program has continued to decline over the past 7 years. An additional 3% cut is anticipated for FY 2008-09.

Table 2.12: Funding Sources and Applicable Geographic Areas

Funding Program	Responsible Agency	County of Los Angeles	Unincorporated Areas Only	Urban County Only
City of Industry Funds	CDC	Within a 15-mile radius of the City of Industry		
Community Development Block Grants (CDBG)	CDC			X
HOME Investment Partnership (HOME)	CDC			X
Emergency Shelter Grants (ESG)	CDC			X
Housing Opportunities for Persons with AIDS (HOPWA)	City of Los Angeles	X		
HUD Comprehensive Grant Program (CGP)	HACOLA	All public housing units owned and managed by HACOLA scattered throughout the County		
Section 8 Housing Choice Voucher Program	HACOLA	All jurisdictions except those with their own Public Housing Agency		
Mortgage Credit Certificate (MCC)	CDC	Unincorporated areas and 55 cities		
Supportive Housing Program	LAHSA	X		
Redevelopment Housing Set-Aside	CDC		X	
Department of Mental Health Housing Trust Fund	DMH			
Homeless Prevention Initiative	CEO, CDC, DCFS, DPSS, Sheriff			

CDC=Los Angeles County Community Development Commission; CEO=Chief Executive Office; DCFS=Department of Children and Family Services; DMH=Department of Mental Health; DPSS=Department of Public Social Services; HACOLA=Housing Authority of the County of Los Angeles; LAHSA=Los Angeles Homeless Services Authority; Sheriff=Sheriff's Department

HOME Investment Partnerships (HOME)

The HOME program was created as a result of the 1990 Cranston-Gonzales National Affordable Housing Act (NAHA). HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low income households (up to 80% AMI). HOME funds are awarded annually as formula grants to participating jurisdictions. The program's flexibility

allows grantees to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposit.

HOME funds are used throughout the Los Angeles Urban County for both short-term and long-term "gap" financing, for both construction loans and permanent loans. HOME funds are also used in support of housing developments undertaken or proposed by Community Housing Devel-

opment Organizations (CHDOs), and by other nonprofit housing developers. For FY 2007-08, the HOME allocation for the Los Angeles Urban County was \$12,814,611.

Emergency Shelter Grant (ESG)

The ESG program began on November 7, 1989, as part of the Stewart B. McKinney Homeless Assistance Act. The program is designed to improve the quality of existing emergency shelters, make available additional emergency shelters, help meet the cost of operating emergency shelters, and provide essential social services to homeless individuals. The ESG program ensures that the homeless have access not only to safe and sanitary shelter, but to supportive services and other kinds of assistance needed to improve their situations. The program is also intended to reduce homelessness through the funding of preventive programs and activities.

On December 17, 1993, the City and County of Los Angeles entered into a joint exercise of powers agreement to create the Los Angeles Homeless Services Authority (LAHSA) to provide coordinated homeless services. Programs initially assigned to LAHSA by the County and City of Los Angeles include the ESG program and the Cold/Wet Weather Emergency Shelter Program, funded in part with CDBG funds, as well as other homeless services programs already being provided by the City and County. For FY 2007-08, the ESG allocation for the Los Angeles Urban County was \$1,320,346.

Housing Opportunities for People with AIDS (HOPWA)

The Federal HOPWA program helps low income people with AIDS and their families by providing funds for securing housing that can serve as a basis for health care and other services. HOPWA also funds three additional activities that serve people at any income level: housing information, community outreach, and education.

Amendments made to NAHA in 1992 stated that the largest city in the eligible metropolitan statistical area (MSA) would be responsible for the HOPWA program. Therefore, the City of Los Angeles is a designated recipient of HOPWA funds on behalf of the entire County.

HUD Comprehensive Grant Program (CGP)

The Federal Comprehensive Grant Program (CGP) is the primary source of modernization funds for physical improvements to public housing units and for improvements to the management and operational practices for existing public housing projects for large public housing authorities. Through CGP, HUD makes funds available to help public housing authorities (PHAs) correct physical and management deficiencies and keep units in the housing stock safe and desirable places to live.

The CGP gives larger PHAs, such as HACOLA, discretion for planning specific improvements and facilitates long-term planning by providing funds annually on a formula basis. Funds are given in the form of project grants, using a formula based on the backlog and accrual of modernization needs.

HUD Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher program increases affordable housing choices for very low income households by allowing families to choose privately owned rental housing. The PHA generally pays the landlord the difference between 30% of household income and the PHA-determined payment standard, which is about 80 to 100% of the fair market rent (FMR). The rent must be reasonable. The household may choose a unit with a higher rent than the FMR and pay the landlord the difference or choose a lower cost unit and keep the difference.

Mortgage Credit Certificates (MCC) Program

The MCC Program offers the first-time homebuyer a Federal income tax credit. This credit reduces the amount of Federal taxes the holder of the certificate would pay. It can also help the first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings.

The qualified homebuyer who is awarded an MCC may take an annual credit against their Federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from the recipient's Federal income taxes. The qualified buyer is awarded a tax credit of up to 15% and the remaining 85% is taken as a deduction from the income in the usual manner.

Supportive Housing Program (SHP)

The 1989 Stewart B. McKinney Homeless Assistance Act authorized the establishment of the SHP to help develop housing and related supportive services for people moving from homelessness to independent living. Program funds help homeless people live in a stable place, increase their skills or income, and gain more control over the decisions that affect their lives. HUD awards these funds annually on a competitive basis.

Redevelopment Housing Set-Aside Funds

Pursuant to State Community Redevelopment Law (CRL), 20% of the tax increment generated from a Redevelopment project area is required to be set aside for low and moderate income housing activities. CRL also sets forth a variety of options for expending the Redevelopment Housing Set-Aside Funds, including the following:

- Acquiring real property or building sites;
- Improving real property or building sites with onsite or offsite improvements;
- Donating real property to private or public persons or entities;
- Financing insurance premiums during the construction or rehabilitation of affordable housing that are administered by governmental or nonprofit organizations;
- Constructing, acquiring, or rehabilitating properties;
- Providing subsidies to low and moderate income households;
- Developing plans; paying principal and interest on bonds, loans, advances, or other indebtedness; or paying financing or carrying charges;
- Maintaining the supply of mobilehomes;
- Preserving publicly assisted housing units that are at risk of converting to market-rate housing;
- Fulfilling replacement housing requirements; and
- Subsidizing administrative expenses provided the expenses are proportionate to the amount spent on the production, improvement, and preservation of housing.

While the Housing Redevelopment Set-Aside Funds can be used for on- and offsite improvements, the improvements must be made as part of an overall project/program that directly results in new construction or rehabilitation

of affordable units. An estimated \$3,625,000 in Redevelopment Housing Set-Aside Funds is anticipated to be available for the 2008-2014 Housing Element planning period. As discussed previously in the Programs section of this Chapter, the small amount of housing set-aside funds generated by the Redevelopment areas requires the CDC to rely on additional resources, such as the Countywide Affordable Rental Housing Development Program and Homebuyer Assistance Program, to facilitate the replacement or development of affordable housing within the areas.

Department of Mental Health Housing Trust Fund

The Los Angeles County Department of Mental Health (DMH) offers onsite or scattered site supportive services and/or operating subsidies for affordable permanent housing projects for individuals with mental illness through the Housing Trust Fund Program, which comes from DMH's Community Services and Supports Plan (CSS) to implement the Mental Health Services Act. The operating subsidies are restricted to project-based permanent housing projects. These services and subsidies, funded by DMH's Housing Trust Fund, are intended to provide leverage for other local, State and Federal financial resources for developing permanent affordable supportive housing for all age groups, including youth and families, transition age youth (TAY), adults, and older adults.

County of Los Angeles Homeless Prevention Initiative

In April 2006, the County adopted the Homeless Prevention Initiative (HPI) to allocate \$80 million in County General Funds for homeless prevention programs Countywide. Recommendations were developed by the Chief Executive Office (CEO), CDC, Department of Children and Family Services (DCFS), Department of Health Services (DHS), Department of Public Social Services (DPSS), and the Sheriff's Department with input from public and private stakeholders to improve the County's discharge processes and reduce homelessness in Los Angeles County.

In December 2007, the County approved the following funding recommendations:

- \$905,000 to sustain 10 existing Recuperative Care Beds at Weingart Center for 2 years.
- \$384,000 to fund underestimated costs for new Recuperative Care Beds to be located at the Bell Shelter for 2 years.

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- \$851,310, from December 1, 2007, through June 30, 2009, to fund DCFS staff who participate on the Skid Row Assessment Team, which provides services for the Skid Row Families Demonstration Project.

Administrative Resources

The following agencies and organizations form the delivery system of affordable housing in the unincorporated areas, including new construction and acquisition/rehabilitation of affordable housing, as well as preservation of affordable housing at risk of converting to market-rate housing (discussed in Chapter 3 – Housing Analyses).

County of Los Angeles Department of Regional Planning (DRP)

The DRP performs all land use planning functions for the unincorporated areas of Los Angeles County. Its responsibilities include long-range planning, land development counseling, development project/case intake and processing, environmental review, and zoning enforcement.

DRP is the lead agency in the preparation and amendments of the County of Los Angeles General Plan, a two-part document that covers (1) Countywide chapters on Elements, such as land use, circulation, conservation and open space, housing, safety, and noise; and (2) Community Plans for the unincorporated areas. The DRP also implements and facilitates amendments to Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the Los Angeles County Code.

The DRP coordinates meetings with the Housing Advisory Committee (HAC). The HAC is composed of for-profit and nonprofit housing developers, real estate professionals, community leaders, and designers, as well as various representatives from County Departments. HAC provides recommendations and guidance to County staff regarding housing policies and programs.

County of Los Angeles Community Development Commission (CDC)

The CDC represents the consolidation of the following three functions: community development; HACOLA; and the Redevelopment Agency.

The CDC serves as the County's affordable housing and community and economic development agency. The CDC's wide-ranging programs benefit residents and business owners in the unincorporated areas and in various

incorporated cities that participate in different CDC programs. In FY 2007-08, the CDC had a budget of \$430 million. Over 95% of the CDC's funding comes from HUD.

In conjunction with the Chief Executive Office (CEO), the CDC coordinates the meetings and activities of the Los Angeles County Special Needs Housing Alliance. The Special Needs Housing Alliance is composed of representatives from various County Departments, such as Children and Family Services, Mental Health, Probation, and Public Social Services, as well as service providers, other public agencies, and housing developers. The mission of the Alliance is to collaborate and execute projects to address the housing needs of the County's special needs populations.

The CDC maintains the Los Angeles County Housing Resource Center (<http://housing.lacounty.gov>), which provides information on a range of affordable, special needs, and emergency housing resources. Specifically, the Resource Center offers the following:

- Rental listings by community (including information on income restriction, acceptance of Section 8 vouchers, accessibility, etc.);
- Calculation of affordable housing cost by household size, income, and unit size requirements;
- Shelter listings; and
- Other resources, such as links to information on funding resources, advocacy and nonprofit groups, State and Federal programs and regulations, and other housing organizations.

Chief Executive Office (CEO)

The CEO coordinates the County's Homeless Prevention Initiative, and other interagency housing and homeless efforts, such as the Special Needs Housing Alliance. The CEO staffs a Homeless Coordinator who works with the CDC and the Special Needs Housing Alliance in coordinating and monitoring the County's housing and homeless initiatives.

Los Angeles Homeless Services Authority (LAHSA)

LAHSA is a Joint Powers Authority established in 1993 as an independent agency by the City and the County of Los Angeles. LAHSA is the lead agency in the Los Angeles Continuum of Care and coordinates and manages over

\$60 million dollars annually in Federal, State, County, and City funds for programs providing shelter, housing, and services to homeless persons in the City and County of Los Angeles.

Through LAHSA, funding, program design, outcomes assessment, and technical assistance are provided to over 100 nonprofit partner agencies that operate within the City and County to assist the homeless. LAHSA's partner agencies provide a continuum of programs ranging from outreach, access centers, emergency shelters, safe havens, transitional and permanent housing, and prevention along with the necessary supportive services.

Nonprofit Housing Providers

CDC works with a large number of nonprofit housing providers to expand affordable housing opportunities, including new construction, acquisition/rehabilitation, and preservation of affordable housing. These include, but are not limited to:

- A Community of Friends
- Beyond Shelter
- East Los Angeles Community Corporation
- Foundation for Affordable Housing
- Gateway Community Housing
- Immanuel House of Hope
- Los Angeles Community Design Center
- National Community Renaissance of California (formerly known as the Southern California Housing Development Corporation)
- Oldtimers Housing Development Corporation
- Parents of Watts
- Women Organizing Resources Knowledge and Services (W.O.R.K.S.)
- WIN Project

For a more comprehensive list of qualified entities, please see Appendix I: Qualified Entities.

Opportunities for Energy Conservation

With the passage of the Global Warming Solutions Act of 2006 (AB 32), which requires all local jurisdictions in the State to reduce their carbon dioxide emissions to 1990 levels by 2020, the County is increasing its efforts to promote environmentally friendly building practices. In 2007, the DRP and the DPW published a Green Building Report to the Board of Supervisors that outlines



Housing Construction

recommendations on how to regulate sustainable building construction. The DRP and DPW recently incorporated these recommendations into three draft ordinances (i.e., green building, drought-tolerant landscaping, and low impact development), which apply to residential and nonresidential uses.

The County also encourages the use of sustainable construction materials and energy-efficient equipment, as well as the installation of energy-efficient appliances and fixtures in affordable housing developments. As part of the Notice of Funding Availability (NOFA) issued by the CDC for HOME and Industry Funds, the County encourages sustainable development and “green” building practices. Applications for funding that incorporate sustainable development and energy conservation measures receive higher scores, and therefore better chances for being funded by the CDC.

The County is also pursuing the incorporation of Enterprise Green Communities funding with the NOFA in unincorporated East Los Angeles. This program allows for a maximum grant of \$50,000 per project for a green charrette or energy-efficient elements.

These initiatives are included as Housing Element programs, as discussed earlier in this Chapter.

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HOUSING ANALYSES

I. HOUSING NEEDS FOR THE UNINCORPORATED AREAS

Housing Demand

A needs assessment that determines the existing housing inventory and market trends can be used to inform housing policies for the unincorporated areas. The analysis of existing conditions includes a review of population, employment, households, and housing characteristics. Additionally, the housing needs assessment addresses special circumstances that are particular to Los Angeles County, including populations with special needs and limitations on resources. The housing needs assessment will focus on the unincorporated areas of the County, which consist of a diversity of housing needs. In addition, the assessment will compare this area to the County as a whole. As shown in **Figure 3-1** and **Table 3-1**, a majority, or 65%, of the land area in Los Angeles County is unincorporated; however, much of that area is preserved for open space and other conservation purposes.

Population Characteristics

In general, the population trends of the unincorporated areas, which account for 11% of the County's population, reflect those of the County as a whole. **Table 3-2** highlights the population profile of the unincorporated areas.

The 2000 U.S. Census classifies a small portion of the population in the unincorporated areas—50,187 residents—as “rural.” According to the Census, the “rural” classification consists of all territories, population, and housing units located outside of Urban Areas or Urban Clusters. The Census classifies Urban Areas and Urban Clusters as densely settled areas and uses a measure of population

Table 3.1: Los Angeles County Distribution of Land Area

County Land Components	Cities (sq. miles)	Unincorporated (sq. miles)	TOTAL (sq. miles)
Mainland	1,423.7	2,528.3	3,952.0
San Clemente Island	0.0	56.4	56.4
Santa Catalina Island	2.9	71.9	74.8
TOTAL	1,426.6	2,656.6	4,083.2

Source: Los Angeles County Department of Public Works.

density to specifically define these areas. Portions of the unincorporated areas do not meet the population density criteria for an Urban Area or Cluster and are, therefore, classified as rural.

While the State of California has seen steady increases in population throughout the century, the past few decades have shown the greatest degree of racial and ethnic diversity, especially in Hispanic populations. Los Angeles County, which is the State's most populous county,

Table 3.2: Population Profile of Unincorporated Areas, 2000

Total Population	987,855	100%
Total Females	496,124	50.2%
Total Males	491,731	49.8%
Speak English Only	403,496	40.8%
Citizenship-Native	657,411	66.5%
Citizenship-Naturalized	125,390	12.7%
Not a Citizen	205,054	20.8%
Under 18 years old	305,342	30.9%
65 Years or older	87,759	8.9%

Source: U.S. Census 2000, SF3.

Table 3.3: Race and Ethnicity Distribution, Los Angeles County, 2000 and 2006

Groups	2000		2006	
	Number	% of Total	Number	% of Total
Non-White Hispanics	4,242,213	44.6%	4,706,994	47.3%
White, Non-Hispanic	2,959,614	31.1%	2,875,848	28.9%
Asian/Pacific Islander Alone	1,147,834	12.1%	1,296,272	13.0%
Black Alone	901,472	9.5%	865,172	8.7%

Source: U.S. Census 2000, SF1 P4, and ACS Demographic and Housing Estimates 2006.

California, in general, and Southern California, in particular, have recently seen a significant rise in the diversity of its population. According to the U.S. Census and the American Community Survey of 2006, between 2000 and 2006, Hispanic and Asian populations increased, while Non-Hispanic White and Black populations decreased in Los Angeles County. The Non-Hispanic White population fell from 31.1% to 28.9% between 2000 and 2006, and 41% since 1990. The Black population trends are similar, with the percentage falling from 9.5% to 8.7% between 2000 and 2006, and from 11% since 1990. On the other hand, the Hispanic population has increased from 38% to 47.3% since 1990, and the Asian/Pacific Islander population has increased from 10% to 13% since 1990. **Table 3-3** illustrates the change in distribution between ethnic groups from 2000 to 2006.

As shown in more detail in **Table 3-4**, these trends occur to varying degrees in Census Designated Places (CDPs), which account for many of the unincorporated areas.¹⁷ Overall, the unincorporated areas mirror the trends of the County as a whole, although showing slightly larger population growth and a higher proportion of non-White racial groups and ethnicities.

Table 3-4 indicates that the population in the unincorporated areas has a mix of racial groups and ethnicities, but the most prevalent groups are Non-Hispanic White and Hispanic. Of the 40 CDPs, 8 were predominantly White; 15 were predominantly Hispanic; 5 were predominantly Black; and 1, Rowland Heights, was predominantly Asian.

¹⁷ Census Designated Places do not account for all unincorporated areas. Other unincorporated areas include some scattered locations and County urban islands that are surrounded by incorporated cities.

Age of Residents

The age of the population is useful for determining the types of housing and units that will be required during the Housing Element planning period. For example, younger individuals living alone (between 20 and 34) and senior citizens over 65 typically need and/or desire apartments, condominiums, and smaller, more affordable housing units, while the population between 35 and 65 makes up the majority of the market for more expensive single-family houses and condominiums. The population of the unincorporated areas is young, with the under 18 age group forming the largest percentage at 31%. The population is also significantly middle-aged. This group has formed the majority of the population in studies, as well. According to the 2000 Census, the 20 to 34 and 35 to 49 age groups formed 22% and 23% of the population, respectively. The smallest percentage of the population is the group 65 and above, at 9%. The large population of young people will need smaller, more affordable housing, while the middle-aged population will continue to demand more variability and space in housing choices.

Population Growth Trends: 1960-2007

Los Angeles County is the most populous county in the United States, with a population of over 10 million people. The County did not rank within the top 100 fastest growing counties in the nation, but had the third greatest numerical change.¹⁸ The majority of the growth of Los Angeles County occurred in the post-war years, and its growth has slowed down in recent decades.

While the County as a whole has grown steadily, the unincorporated areas experienced population loss for decades until the period 1990 to 2000, due primarily to annexations or incorporations. Since then, the growth rate has increased between 2000 and 2007. This suggests that population growth in the unincorporated areas is becoming large enough to compensate for the population loss due to annexations and incorporations. Malibu and Calabasas were the only two cities incorporated since 1990, although the process for annexing small areas by cities has become more clear due to recent changes in the State law.¹⁹ **Table 3-5** illustrates the population growth for Los Angeles County and the unincorporated areas, while **Figure 3-2** illustrates the rate of change.

¹⁸ "About Regional Planning." <http://planning.co.la.ca.us/about.htm>. Accessed September 24, 2007.

¹⁹ AB 2223 (Salinas).

Table 3.4: Racial and Ethnic Distribution by Census Designated Place (Unincorporated Areas, Partial), 2000

Unincorporated CDPs	Total Population	Non-Hispanic								Hispanic	
		White	%	Black	%	Asian	%	Total Non-Hispanic	%	Hispanic or Latino	%
Acton CDP	2,390	2,015	84%	14	1%	35	1%	2,127	89%	263	11%
Alondra Park CDP	8,622	2,269	26%	1,060	12%	1,395	16%	5,096	59%	3,526	41%
Altadena	42,610	16,848	40%	13,112	31%	1,761	4%	33,920	80%	8,690	20%
Avocado Heights CDP	15,148	1,757	12%	87	1%	1,341	9%	3,372	22%	11,776	78%
Charter Oak CDP	9,027	4,172	46%	398	4%	817	9%	5,725	63%	3,302	37%
Citrus CDP	10,581	2,515	24%	305	3%	678	6%	3,720	35%	6,861	65%
Del Aire CDP	9,012	3,793	42%	342	4%	711	8%	5,261	58%	3,751	42%
Desert View Highlands CDP	2,337	1,207	52%	130	6%	50	2%	1,477	63%	860	37%
East Compton CDP	9,286	161	2%	1,791	19%	7	0%	2,122	23%	7,164	77%
East La Mirada CDP	9,538	5,164	54%	158	2%	330	3%	5,898	62%	3,640	38%
East Los Angeles CDP	124,283	2,275	2%	192	0%	838	1%	3,976	3%	120,307	97%
East Pasadena CDP	6,045	2,302	38%	144	2%	1,207	20%	3,915	65%	2,130	35%
East San Gabriel CDP	14,512	4,511	31%	256	2%	5,843	40%	11,099	76%	3,413	24%
Florence-Graham CDP	60,197	587	1%	7,624	13%	31	0%	8,485	14%	51,712	86%
Hacienda Heights CDP	53,122	11,754	22%	750	1%	19,027	36%	32,802	62%	20,320	38%
La Crescenta-Montrose CDP	18,532	12,417	67%	83	0%	3,441	19%	16,695	90%	1,837	10%
Ladera Heights CDP	6,568	1,227	19%	4,602	70%	190	3%	6,346	97%	222	3%
Lake Los Angeles CDP	11,523	5,694	49%	1,363	12%	98	1%	7,654	66%	3,869	34%
Lennox CDP	22,950	810	4%	879	4%	180	1%	2,348	10%	20,602	90%
Littlerock CDP	1,402	758	54%	59	4%	3	0%	845	60%	557	40%
Marina del Rey CDP	8,176	6,443	79%	377	5%	664	8%	7,739	95%	437	5%
Mayflower Village CDP	5,081	2,680	53%	54	1%	837	16%	3,729	73%	1,352	27%
North El Monte CDP	3,703	1,706	46%	17	0%	962	26%	2,767	75%	936	25%
Quartz Hill CDP	9,890	7,337	74%	484	5%	180	2%	8,379	85%	1,511	15%
Rowland Heights CDP	48,553	7,899	16%	1,163	2%	24,308	50%	34,805	72%	13,748	28%
South San Gabriel CDP	7,595	644	8%	25	0%	3,272	43%	4,104	54%	3,491	46%
South San Jose Hills CDP	20,218	1,450	7%	302	1%	1,294	6%	3,350	17%	16,868	83%
South Whittier CDP	55,193	13,654	25%	616	1%	1,574	3%	16,937	31%	38,256	69%
Val Verde CDP	1,472	592	40%	60	4%	24	2%	712	48%	760	52%
Valinda CDP	21,776	2,522	12%	508	2%	1,999	9%	5,505	25%	16,271	75%
View Park-Windsor Hills CDP	10,958	530	5%	9,557	87%	122	1%	10,661	97%	297	3%
Vincent CDP	15,097	3,679	24%	377	2%	1,002	7%	5,373	36%	9,724	64%
Walnut Park CDP	16,180	533	3%	15	0%	74	0%	684	4%	15,496	96%
West Athens CDP	9,101	142	2%	5,049	55%	137	2%	5,524	61%	3,577	39%
West Carson CDP	21,138	6,193	29%	2,439	12%	5,253	25%	14,915	71%	6,223	29%
West Compton CDP	5,435	87	2%	3,337	61%	48	1%	3,598	66%	1,837	34%
West Puente Valley CDP	22,589	1,659	7%	499	2%	1,743	8%	4,173	18%	18,416	82%
West Whittier-Los Nietos CDP	25,129	3,488	14%	87	0%	376	1%	4,255	17%	20,874	83%
Westmont CDP	31,623	381	1%	18,095	57%	115	0%	19,124	60%	12,499	40%
Willowbrook CDP	34,138	292	1%	15,089	44%	78	0%	15,841	46%	18,297	54%

Source: U.S. Census 2000, SF3.

Table 3.5: Population Growth, Los Angeles County and Unincorporated Areas, 1960-2007

Year	Countywide		Unincorporated Areas	
	Number	% Change	Number	% Change
1960	6,042,686		1,096,250	
1970	7,041,980	17%	1,033,457	-6%
1980	7,477,503	6%	1,004,485	-3%
1990	8,863,052	19%	970,194	-3%
2000	9,519,330	7%	986,050	2%
2007	10,331,939	9%	1,094,157	11%

Source: State Department of Finance 2007.

Short Terms Population and Employment Projections: 2005-2014

SCAG undertakes seasonal studies to project population growth and other indicators for the Southern California region. SCAG completes these short-term projections for use in housing elements and other planning initiatives.

Los Angeles County is divided into eight analysis zones, called “subregions,” which are illustrated in **Figure 3-3**. According to SCAG, the unincorporated areas of Los Angeles County will continue to experience moderate levels of population and employment growth, as seen in **Table 3-6**. That trend applies to all areas except North Los Angeles County, which is projected to experience higher levels of growth. During the previous projection period (1997-2005), the population and employment growth in the North County was projected to grow approximately 75% and 106%, respectively. Instead, actual population and employment growth were much lower, at approximately 7% and 57%, respectively.

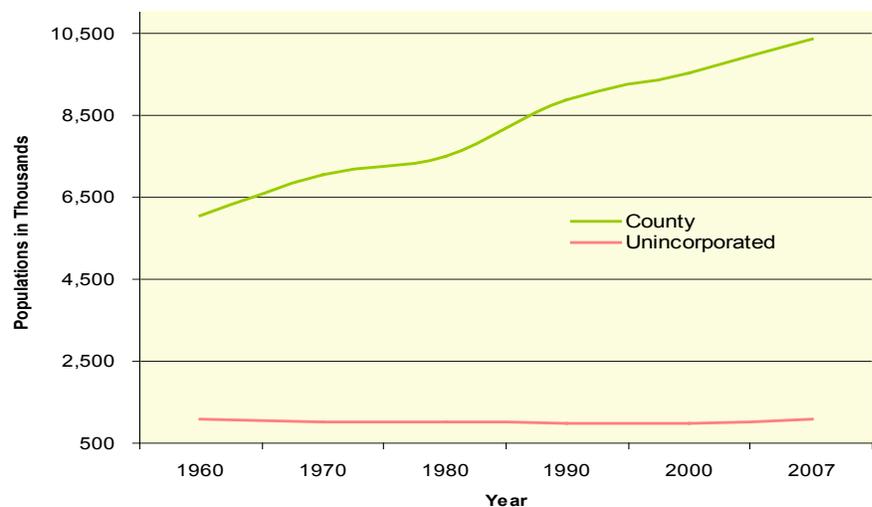
Based on SCAG’s 2005 data, the population is expected to increase by 16%, or from 1,086,077 to 1,263,045 people, throughout the unincorporated

areas by 2014. Employment is expected to increase at a slower rate than the population, at 11%, or from 299,785 to 333,309 jobs. A closer look at the subregional data reveals that the population in the North Los Angeles County subregion will see a 76% population increase during the same period, and employment will increase by 56%, while the remaining subregions of Los Angeles County are projected to have increases in population between 4% and 14%, and in employment between 2% and 7%.

Household Characteristics

Assessing the profile of a community can indicate the current and projected needs for housing types. Typically, a community with more families, larger households, and households with children need and/or desire larger units and ownership units. Communities that have a higher percentage of single people or younger people, on the other hand, typically need and/or desire smaller, rental units. Communities with a higher percentage of senior citizens typically need and/or desire smaller, accessible and affordable units. The data for current and projected households in the unincorporated areas are presented in **Table 3-7**, as well as the rate of anticipated growth from 2005 to 2014.

Figure 3.2: Population Growth Los Angeles County and Unincorporated Areas, 1960-2005



Source: State Department of Finance Estimates, 2007.

Figure 3.3: SCAG Subregions in Los Angeles County, 2007

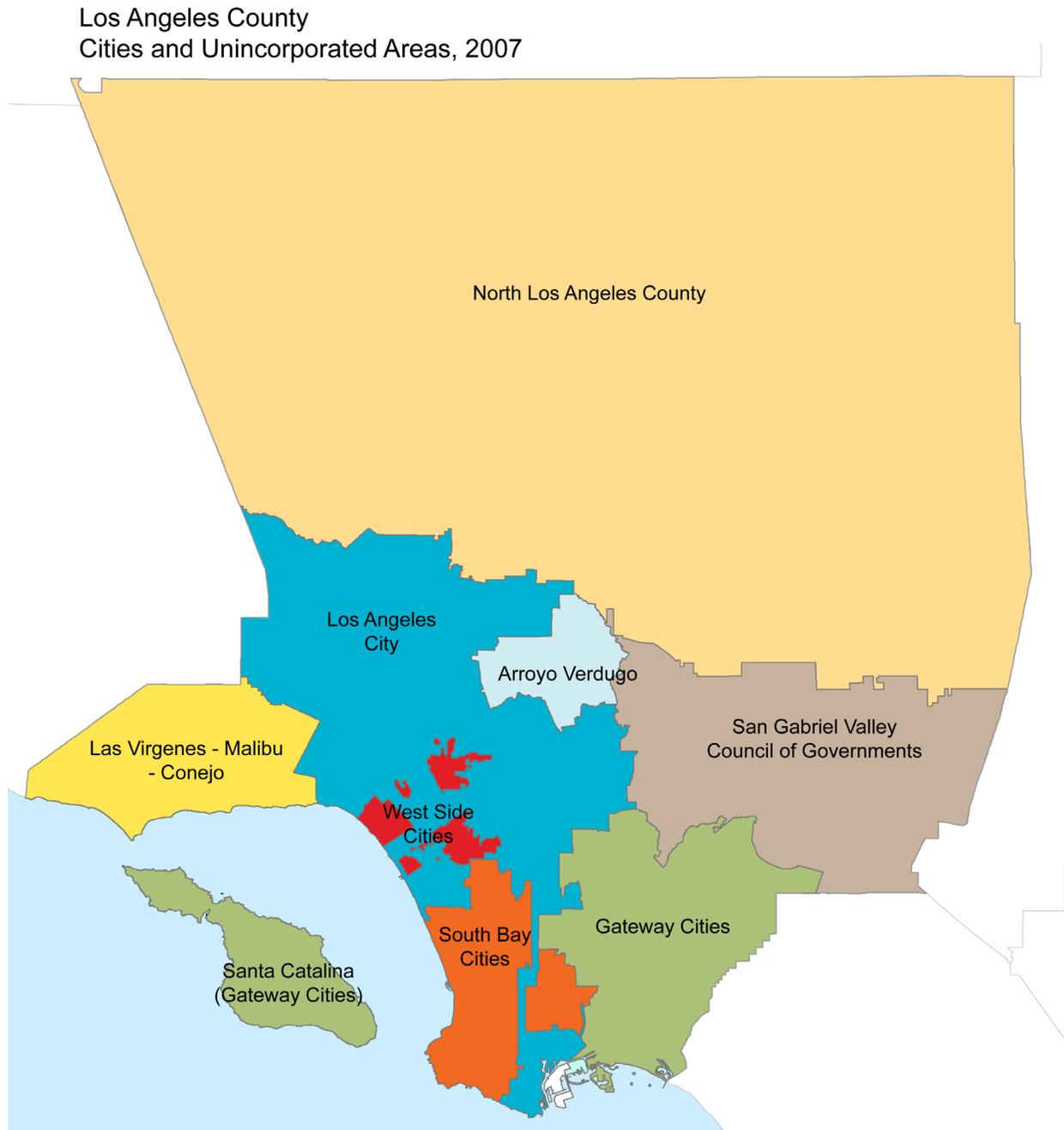


Table 3.6: Projected Population and Employment Change, Unincorporated Areas, 2005-2014

SCAG Subregions	Population		% Change	Employment		% Change
	2005	2014	2005-2014	2005	2014	2005-2014
North LA County	132,797	234,379	76%	34,592	54,033	56%
Las Virgenes-Malibu-Conejo	21,341	22,392	5%	16,277	17,012	5%
Westside Cities	29,068	33,264	14%	17,637	18,036	2%
City of LA	57,234	59,816	5%	24,820	25,745	4%
Arroyo Verdugo	20,395	21,530	6%	3,844	3,957	3%
San Gabriel Valley	364,836	411,629	13%	98,834	105,331	7%
Gateway Cities	342,956	356,983	4%	83,435	88,176	6%
South Bay Cities	117,449	123,052	5%	20,346	21,019	3%
TOTAL	1,086,076	1,263,045	16%	299,785	333,309	11%

Source: Southern California Association of Governments 2007.

Table 3.7: Projected Households, Unincorporated Areas, 2005-2014

SCAG Subregions	Population		% Change
	2005	2014	2005-2014
North LA County	39,331	71,389	82%
Las Virgenes-Malibu-Conejo	7,105	7,350	3%
Westside Cities	13,246	14,578	10%
City of LA	13,685	14,282	4%
Arroyo Verdugo	7,304	7,688	5%
San Gabriel Valley	99,301	112,935	14%
Gateway Cities	82,041	88,402	8%
South Bay Cities	32,775	34,398	5%
TOTAL	294,788	351,022	19%

Source: Southern California Association of Governments 2007.

Existing Households

In 2000, there were 280,720 households in the unincorporated areas, accounting for 9% of the 3,133,774 households in the County as a whole.²⁰ From 1990 to 2000, the Census indicates that the number of households in the unincorporated areas increased by 3%, while the number of households Countywide increased by almost 5%.

Projected Households

According to SCAG, the number of households for the unincorporated areas is projected to grow by 19%, from 2005 to 2014. The ratio of unincorporated households to the total households in the County remains constant at 9%, which suggests that the

unincorporated areas will grow at the same rate as the County as a whole. The North Los Angeles County sub-region is expected to experience the greatest increase in households (82%).

Household Size and Composition

The size of a household determines the type of housing unit that is needed in an area. The most common household size in the unincorporated areas is the large household (5 or more people), representing 26% of all households. Two person households comprise the next largest group of households at 24% of total households in the unincorporated areas. One-, three-, and four- person households comprise the remaining 50% of households.

The composition of households also determines what type of housing unit will be needed by the population. Eighty-three percent of households in the unincorporated areas have two or more people. Families account for 79% of households and 57% are married families. The frequency of large families—26%—is significant to the Housing Element. Over one quarter of the population will need a housing unit with several bedrooms in order to accommodate a household of this size.

²⁰ U.S. Census 2000.

Table 3.8: Household Composition, Los Angeles County and Unincorporated Areas, 2000

Family Status	Countywide		Unincorporated Areas	
	Number of Households	% Total Households	Number of Households	% Total Households
1 person	770,739	25%	46,395	17%
2 or more persons	2,365,540	75%	234,325	83%
Family Households	2,154,311	69%	222,036	79%
Married-Couple Family	1,521,575	49%	161,025	57%
with Related Children	839,126	27%	90,963	32%
Male-Headed Family	185,908	6%	18,682	7%
with Related Children	86,857	3%	8,976	3%
Female-Headed Family	446,828	14%	42,329	15%
with Related Children	252,408	8%	22,767	8%
Non-Family Households	252,408	8%	12,289	4%
TOTAL	3,136,279	100%	280,720	100%

Source: Southern California Association of Governments 2007.

Table 3-8 illustrates the composition of households in the County as a whole and in the unincorporated areas. There are significantly more family households (10%) in the unincorporated areas than in the County as a whole. Conversely, there are proportionally more single people living alone in the County as a whole. Of the 46,395 single-person households in the unincorporated areas, 35% are elderly households, while 65% are householders aged 15 to 64.

Overall, the occurrence of families and households of two or more people was more common in the unincorporated areas. Also of note is the large number of households of seven or more people in the unincorporated areas. This may be attributed to families joining together to form one household in order to afford housing. This trend has increased slightly since the 2000 Census, as shown in **Figure 3-4**. This rise in larger households can lead to overcrowding issues, which is further discussed in the Housing Demand and Supply Indicators section of this Chapter.

Household Income

Median household income is useful for determining the relative socio-economic profile of an area. The median family income (MFI) of Los Angeles County was \$42,189 in 2000, according to the U.S. Census. Current data from the State Department of Housing and Community Development shows the 2007 area median income (AMI) for Los Angeles County to be \$56,500. MFI data are not available for the unincorporated areas for 2007.²¹ In the previous Census, however, the MFI was 10% higher in the unincorporated areas than in the County as a whole. Based on that ratio, the MFI for the unincorporated areas could be estimated at \$62,169. MFIs increased 8% from 1990 to 2000, and assuming the above estimate, 42% from 1990 to 2007, which is a significant increase in income levels. **Figure 3-5** further illustrates the MFI profile of the unincorporated areas in 2000.

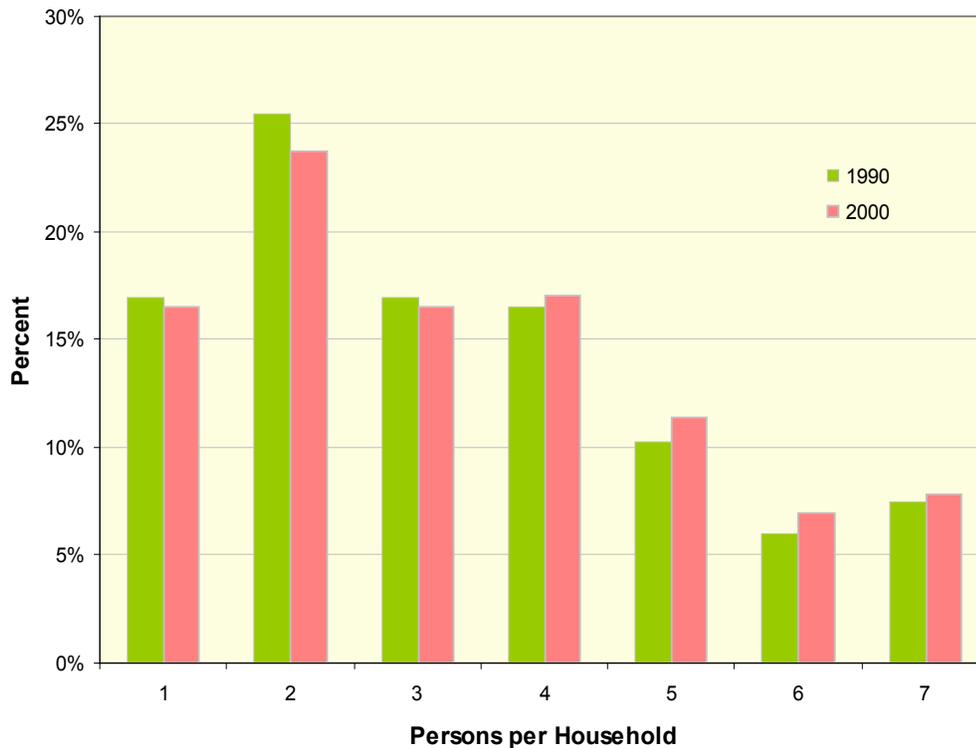
AMI is an important indicator of a household's access to housing. While above moderate income households have more discretionary income to spend on housing, low and moderate income households are more limited to the range of housing that they can afford. Typically, as household income decreases, the incidence of overpayment and overcrowding increases.

As directed by Health and Safety Code Sections 50079.5, 50093, 50105, and 50106, the State has developed a specific index to measure housing affordability. The indicator is AMI, or a percentile of household income measured against the profile of the County as a whole. The State has developed the following income categories:

- Extremely low income households: earning between 0 and 30% of the County AMI, adjusted for household size;
- Very low income households: earning between 31 and 50% of the County AMI, adjusted for household size;

²¹ The American Community Survey is only available for communities with population greater than 60,000. Many unincorporated areas are not large enough to be included in the survey.

Figure 3.4: Household Size, Unincorporated Areas, 1990-2000



Source: U.S. Census 1990 and 2000., SF3, Table P14.

- Lower income households: earning between 51 and 80% of the County AMI, adjusted for household size;
- Moderate income households: earning between 81 and 120% of the County AMI, adjusted for household size; and,
- Above moderate income households: earning over 120% of the County AMI, adjusted for household size.

in the County as a whole. The CHAS data show that for the County as a whole, a higher number of low income households inhabited rental units than owner-occupied units. Similar trends would likely be found in the unincorporated areas, although tenure by income group is not provided for the unincorporated areas in this data set.

Table 3-9 summarizes the households in the County and unincorporated areas by AMI in 2000 based on Comprehensive Housing Affordability Strategy (CHAS) data compiled by the U.S. Department of Housing and Urban Development (HUD).²²

Based on CHAS data calculations, 37% of all households in the unincorporated areas are defined as low income, compared with 40% of households

Table 3.9: Household Income, Los Angeles County and Unincorporated Areas, 2000

Income	Countywide			Unincorporated Areas
	Rental	Owner	TOTAL	
Extremely Low*	20.5%	5.2%	13.2%	10.9%
Very Low	15.9%	6.3%	11.3%	10.9%
Lower	19.2%	11.5%	15.6%	15.1%
Moderate and Above Moderate	44.4%	76.9%	60.0%	63.1%

Source: HUD CHAS Data 2000. *Pursuant to AB 2634, with the absence of specific data, extremely low income households are estimated at half of very low income households.

²² CHAS data are "special tabulation" Census data used by local governments for housing planning. These data are largely not available through standard Census products.

Based on CHAS data, SCAG data in 2006 indicate that approximately 38% of all households in the unincorporated areas are defined as low income. Of the 280,322 households in the unincorporated areas, 22% of the renter households are considered low income, and over 16% of the owner-occupied households are low income (**Table 3-10**). A higher number of low income households inhabit rental units than owner-occupied units.

SCAG data also indicate that 32,848 or almost 12% of total households in the unincorporated areas are considered extremely low income households, and comprise of 8% renter households and almost 4% owner-occupied households (**Table 3-10**). The Housing Element contains two programs, Countywide Affordable Rental Housing Development and Section 8 Rental Housing Assistance, which are specifically targeted to the needs of extremely low income households. In addition, the proposed farmworker housing ordinance helps to address the needs of extremely low income farmworker households. In addition, other programs, such as the Inclusionary Housing Program and the Commercial Linkage Fee for Housing Program, could consider the feasibility of addressing the needs of extremely low income households. These programs also apply to extremely low income special needs individuals and households as described in the next section.

Persons with Special Needs

In addition to affordability and access issues that affect all populations in the unincorporated areas, those with special needs face greater challenges in finding available housing. Special needs groups include the elderly, agricultural workers, single-parent headed households, persons with dis-

Table 3.10: Households by Income and Tenure, Unincorporated Areas, 2006

Income	Renter	% Total Households	Owner	% Total Households	Total Households	% Total Households
Extremely Low*	22,529	8.0%	10,319	3.7%	32,848	11.7%
Very Low	17,785	6.3%	12,614	4.5%	30,399	10.8%
Lower	21,608	7.7%	22,975	8.2%	44,583	15.9%
Moderate and Above Moderate	43,011	15.3%	129,481	46.2%	172,492	61.5%
TOTAL	104,933	37.3%	175,389	62.6%	280,322	100.0%

Source: Regional Housing Needs Allocation Plan, SCAG 2007.

abilities, large households, and the homeless. These populations are summarized in the following section, as well as documented in **Table 3-11**.

The Elderly

The Census considers the population 65 years and older as elderly. As a general population group, the elderly are at a disadvantage for housing. This is due to an increased likelihood of being on fixed or low incomes, having disabilities, or simply having different living preferences than families or younger single people.

According to the 2000 Census, 67% of elderly households in Los Angeles County own their own homes, while 33% of elderly households are renters (**Table 3-12**).

Table 3.11: Summary of Special Needs Populations, Los Angeles County and Unincorporated Areas, 2000

Special Needs Groups		Countywide		Unincorporated Areas	
		Total Population	% Total	Total Population	% Total
Persons	Elderly Persons	926,970	10%	87,759	9%
	Disabled Persons	1,775,009	20%	179,138	20%
	Agricultural Workers	7,700	0.2%	1,192	0.3%
	Estimated Homeless	73,702	0.7%	*	*
Households	Total Single-Parent Households	339,265	11%	31,743	11%
	Male-Headed Households	86,857	3%	8,976	3%
	Female-Headed Households	252,408	8%	22,767	8%
	Large Households	587,936	19%	72,944	26%

Source: U.S. Census 2000, SF3. Homeless estimates are taken from the Los Angeles Homeless Services Authority, 2007 Greater Los Angeles Homeless Count. * The 2007 Greater Los Angeles Homeless Count did not provide estimates of the number of homeless in the unincorporated areas, as did homeless counts from previous years.

Table 3.12: Elderly Households by Tenure, Los Angeles County, 2000

Householders	Owners	% Total Elderly Households	Renters	% Total Elderly Households	Total Elderly Households	% Total Elderly Households
65-74 years	196,260	35.3%	95,117	17.1%	291,377	52.4%
75+ years	177,505	31.9%	87,342	15.7%	264,847	47.6%
TOTAL	373,765	67.2%	182,459	32.8%	556,224	100.0%

Source: U.S. Census 2000, SF3, H14.

In the unincorporated areas, the 2000 Census indicates that 87,759 persons or 9% of the population is 65 and over. Approximately 49,695 households or 18% of households in the unincorporated areas are headed by the elderly. Of the 49,695 elderly households, over 64% are family households, with at least one other person living in the household. The remaining 36% of elderly households are composed of seniors living alone (33%) or living with a non-relative (3%).

In addition to the problems associated with fixed or low incomes, many elderly persons are faced with various disabilities. The 2000 Census indicates that approximately 45% of the elderly population in the unincorporated areas had one or more disabilities. Among these disabilities, the most common were physical and “go-outside-the-home” disabilities.

According to the Census, a substantial increase in the number of older people will occur during the 2010 to 2030 period, after the first Baby Boomers turn 65 in 2011. The older population in 2030 is projected to be twice as large as in 2000, representing nearly 20% of the total U.S. population at the latter date.²³ Los Angeles County and the unincorporated areas are expected to experience similar trends. As the number of older people and life expectancies increase, it is anticipated that the demand for a variety of elderly housing options will also increase. In addition to traditional facilities that offer independent living units, it is likely that demand for intermediate care and assisted living will also increase, as well as for facilities offering a full range of living arrangements. The need for housing that promotes aging in place for seniors was voiced by community participants during the Housing Element meetings held in November 2007. The Housing Element includes two programs that specifically target the senior population: Affordable Housing Density Program and the Neighborhood and Housing Preservation program. Several other housing programs in this Housing Element

²³ 65+ in the United States: 2005. U.S. Census Bureau. December 2005.

also address the needs of special needs groups, including seniors and senior households.

Agricultural Workers

Los Angeles County has seen a significant

decrease in agricultural workers in the last two decades. Based on 2006 data, the number of agricultural workers has decreased 45% from 13,700 in 1990 to 7,600 in 2006.²⁴ Agricultural practices no longer account for a significant sector in the County economy, and as more agricultural land is converted for urban uses, this sector will continue to decline. Existing agricultural workers in Southern California are usually able to work year-round, thereby accruing a yearly salary, which is typically in the extremely low income category. However, agricultural workers typically move from farm to farm to find work, which points to the need for migrant farm worker housing. The County is in the process of developing a farmworker housing ordinance that would address housing opportunities for farmworkers and their families.²⁵

Single Parent Households

Single-parent households often experience difficulty in finding adequate housing due to the lack of affordable housing. They may also have additional needs for services, such as day care, health care, and other services that can augment their ability to support their household. Many single-parent households are also one-wage-earner households, and therefore tend to have lower incomes, which place them at a disadvantage for housing. As shown in **Table 3-11**, the unincorporated areas consist of about 11% single-parent households, which is the same as the County as a whole. Three-quarters of that group is made up of female single parents. The Housing Element proposes the Ownership Housing Rehabilitation Assistance program, which is targeted to the needs of single parent-headed households. Several other proposed programs in this Housing Element are applicable to the needs of single parent-headed households.

²⁴ California Employment Development Department.

²⁵ See Appendix F: Progress Report on Implementation of Program 43.

Table 3.13: Summary of Disabled Population (Age 16+), Los Angeles County and Unincorporated Areas, 2000

Special Needs Groups	Countywide		Unincorporated Areas	
	Number Disabled	% Total Population	Number Disabled	% Total Population
Disabled				
Ages 16-64+ years	1,298,066	13.6%	132,225	13.4%
Ages 65+ years	399,903	4.2%	37,696	3.8%
Disabled with Physical or Self-Care Limitations				
Ages 16-64+ years	410,582	4.3%	42,989	4.4%
Ages 65+ years	368,697	3.9%	35,375	3.4%
TOTAL	1,697,969	17.8%	169,921	17.2%

Source: U.S. Census 2000, SF3, PCT26.

Table 3.14: Persons with Disabilities by Disability Type, Unincorporated Areas, 2000

Total Disabilities	Number	Percentage
	318,388	100.0%
Total Disabilities for Ages 5-64 years	239,683	75.3%
Sensory Disability	13,599	4.3%
Physical Disability	33,965	10.7%
Mental Disability	26,603	8.4%
Self-Care Disability	13,503	4.2%
Go-Outside-Home Disability	63,893	20.1%
Employment Disability	88,120	27.7%
Total Disabilities for Ages 65+ years	78,705	24.7%
Sensory Disability	12,680	4.0%
Physical Disability	25,661	8.1%
Mental Disability	11,125	3.5%
Self-Care Disability	9,714	3.1%
Go-Outside-Home Disability	19,525	6.1%

Source: U.S. Census 2000, SF3, P41.

Persons with Disabilities

People affected by disabilities often have different preferences and accessibility needs when choosing housing. Additionally, as many disabled people do not have the means of earning a living, their options may be narrowed by income as well.

As illustrated in **Table 3-13**, approximately 17% of the residents 16 and over, in the County as a whole and in the unincorporated areas, have one or more disabilities. People with physical disabilities, and those unable to take care of themselves on a daily basis, account for over 4% of the population—both in the County as a whole and in the unincorporated areas.

Table 3-14 illustrates the total disabilities tallied for persons in the unincorporated areas as well as the types of disabilities. Over 75% of the total disabilities in the unincorporated areas occur in the population ages five to 64, while the population 65 and over (elderly) accounts for the remaining 25% of persons with disabilities. The most pervasive disabilities for the population five to 64 include employment, go-outside-the-home, and physical disabilities. Physical and go-outside-the-home disabilities make up the majority of disabilities for the elderly population.

The disabled population faces unique problems in obtaining affordable and adequate housing. State and Federal laws require that all new multi-family construction be accessible to the disabled, but older units built prior to 1989 are rarely disabled accessible. Furthermore, once a regular unit is completed, modifications are more expensive and not always feasible. Older units, particularly older multi-family structures are very expensive to retrofit for disabled occupants because space is rarely available for elevator shafts, ramps, wider doorways, etc. This population needs low-cost, conveniently located housing that is adapted for disability access. In some cases, they may also require additional supportive services.

The Community Development Commission (CDC) coordinates with a variety of nonprofit organizations (including housing providers) and private consultants to monitor funding opportunities for housing and supportive services. Additionally, the County’s affordable housing request for proposals (RFP) process encourages applicants to incorporate supportive services for special needs groups into their projects. Rating criteria within the RFP process award additional points for the incorporation of special needs housing and associated supportive services.

Under State and Federal laws, local governments are required to provide “reasonable accommodation” to persons with disabilities when exercising planning and zoning powers. The County will adopt a reasonable accommodation ordinance to outline the scope and procedures for accommodation requests. In addition, the County offers the Ownership Housing Rehabilitation Assistance program, which targets disabled persons.

Large Households

Large households are generally identified as those having five or more people. They are characterized as a special needs population because they may include one or more families sharing housing, especially extended families, and can indicate a lack of affordable housing and increased overcrowding. Large households can also put a physical strain on the housing stock, resulting from the greater wear-and-tear that more inhabitants can have on a unit.

According to the 2000 Census, 19% of the total households in the County as a whole had five or more people, while 26% of the households in the unincorporated areas had five or more people.

According to the 2000 Census, there is not enough adequately-sized housing to accommodate large households, particularly for renters. Only 19% of renter-occupied units have three or more bedrooms, while 56% of owner-occupied units are of adequate size for large households. Of the total housing units in the unincorporated areas,

49% are of adequate size for large households, but are likely to be out of reach to low income households due to high costs. The lack of large units is less of a problem in the unincorporated areas than in the County as a whole, of which only 36% of its housing stock had three or more bedrooms, although with a similar composition of large households.

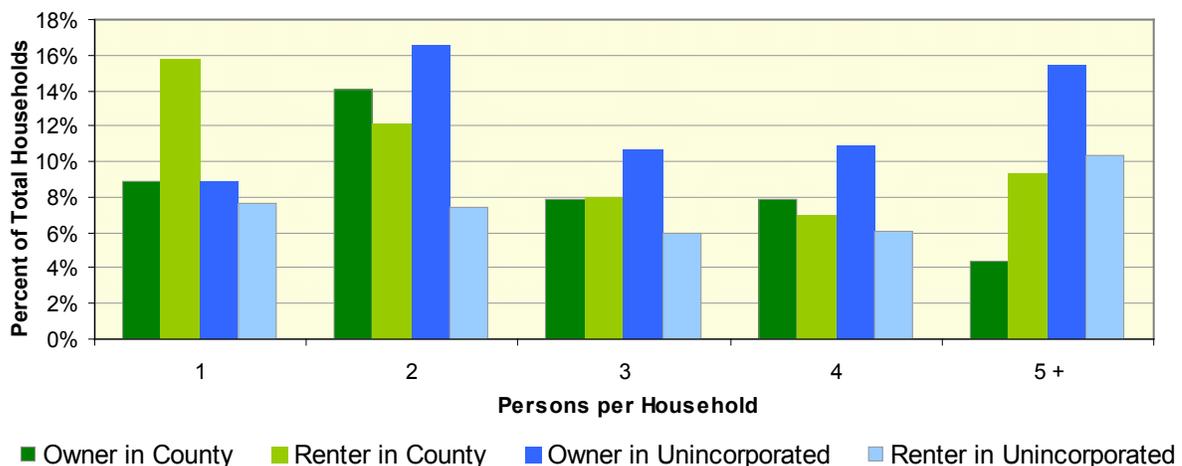
Examining household size by tenure reveals interesting patterns in homeownership in the unincorporated areas. **Figure 3-6** illustrates that the ratio of ownership to rental decreases as household size increases in the unincorporated areas. This suggests that large households have less access to homeownership.

The Housing Element proposes the Ownership Housing Rehabilitation Assistance program, which specifically targets large households in the unincorporated areas.

Homeless

Homelessness is an increasing and persistent problem in Los Angeles County. The 2007 Greater Los Angeles Homeless Count completed by the Los Angeles Homeless Services Authority (LAHSA) recently completed one of the largest homeless count operations in the United States. The LAHSA Homeless Count incorporated survey techniques to discover homeless persons who would not otherwise have been identified on the streets, in shelters, etc. Therefore, the homeless count accounts for the “hidden homeless.”

Figure 3.6: Household Size by Tenure, Los Angeles County and Unincorporated Areas, 2000



Source: U.S. Census 2000, SF3, H17.

LAHSA found that on any given day, the estimated homeless population throughout the County is 73,702. This number is composed of 68,608 homeless in the Los Angeles study area and an additional 5,094 homeless people counted in the cities of Pasadena, Glendale, and Long Beach, which conduct their own homeless counts (**Table 3-15**).

Table 3.15: Los Angeles County Homeless Estimates by Study Area

Region	Homeless Estimate	
	2007	2005
City of Los Angeles	40,144	48,103
Other Areas of the County*	28,464	34,188
Los Angeles Study Area Only	68,608	82,291
Glendale, Long Beach and Pasadena	5,094	6,054
Homeless in Los Angeles County	73,702	88,345

Source: 2007 Greater Los Angeles Homeless Count, Los Angeles Homeless Services Authority 2007. *Excludes the Cities of Glendale, Long Beach and Pasadena.

The homeless population in the City of Los Angeles was estimated at 40,144 on any given day. The remaining 33,558 homeless individuals are located throughout the County, which includes both incorporated cities and the unincorporated areas. The study provides estimates of homeless by Service Planning Area (SPA), which includes both incorporated cities and the unincorporated areas, as illustrated in **Table 3-16**. As indicated in **Table 3-13**, the number of homeless in SPAs has declined by 13,683, or approximately 17% since the last study was conducted in 2005. However, the San Gabriel Valley SPA and Metro Los Angeles SPA (which include both incorporated cities and the unincorporated areas) experienced an increase in the number of homeless from the prior count (2005).

According to the Census tract-level information from the LAHSA study, an estimated 10,325 homeless persons are located in the Census tracts that generally comprise of the unincorporated areas. Of the 10,325 homeless people identified in the unincorporated areas, 916 (9%) were in shelter facilities and 91% were unsheltered. The shelter facilities consist of either emergency shelters or transitional housing programs.

LAHSA also found that over 50% of the homeless are African American, 24% are Latino, and 19% are Caucasian. Approximately 33% are “chronically homeless.” These individuals often have the most crippling disabilities, including mental disabilities and substance abuse. In addition, 84% of respondents to the 2007 Homeless Count reported that they were living in Los Angeles County when they became homeless.

A 2005 study by Shelter Partnership, Inc. indicates that there were approximately 5,512 beds countywide to accommodate homeless persons with mental illness. About 180 beds (3%) consisted of emergency shelters, 921 beds or housing units (17%) were available in transitional housing facilities, while the remaining 4,411 beds/housing units (80%) consisted of permanent, supportive housing for homeless persons with mental illness.²⁶ The 2005 study also indicates that an additional 55 transitional housing and 664 permanent housing beds for homeless persons with mental illness were in development. The study did not quantify the number of beds available to the homeless population in general. The following two programs specifically target the needs of the homeless: Section 8 Rental Housing Assistance and Shelter Plus Care – Supportive Housing Program.

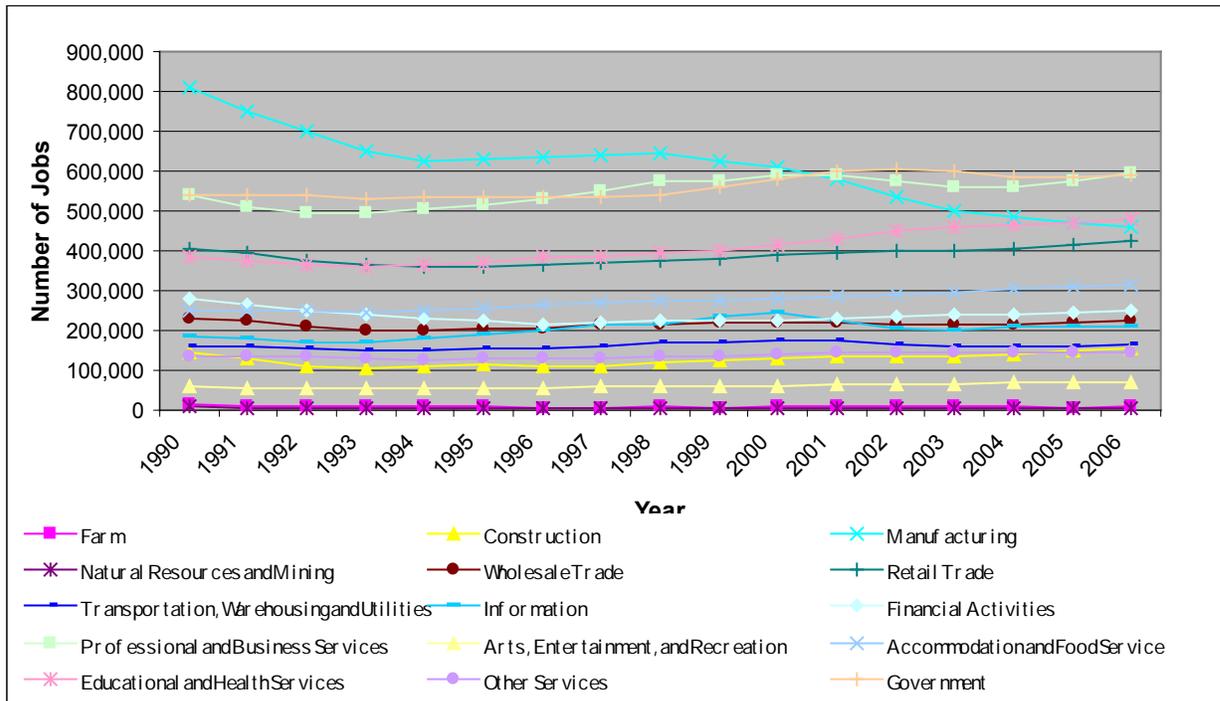
Table 3.16: Los Angeles County Homeless Estimates by Service Planning Area

Service Planning Area	Homeless Estimate	
	2007	2005
SPA 1 - Antelope Valley	1,815	3,544
SPA 2 - San Fernando Valley	6,411	11,275
SPA 3 - San Gabriel Valley	9,942	9,254
SPA 4 - Metro Los Angeles	22,030	20,023
SPA 5 - West Los Angeles	6,703	6,860
SPA 6 - South Los Angeles	11,670	16,787
SPA 7 - East Los Angeles	5,580	7,178
SPA 8 - South Bay/Harbor	4,457	7,369
Los Angeles Study Area TOTAL	68,608	82,290

Source: 2007 Greater Los Angeles Homeless Count, Los Angeles Homeless Services Authority 2007.

26 A Strategic Housing Plan for Special Needs Populations in Los Angeles County. Shelter Partnership, Inc. September 2005.

Figure 3.7: Employment Trends in Los Angeles County by Industry, 1990-2006



Source: California State Employment Development Department 2007.

Employment Characteristics

The County continues to host a diverse economy, but its composition has changed substantially over the past several decades and continues to transition.

Job Characteristics

Although Los Angeles County is still one of the largest manufacturing centers in the United States, since the 1970s, the manufacturing industry has declined steadily and substantially, and the County has seen the growth of new sectors, such as Information, Health and Education, and Services. The County has struggled to recover from the national recession of the early 1990s; the impacts of job losses and economic stagnation can still be seen. The resulting profile of employment has varied implications for the County and its housing situation. These trends are illustrated in **Figure 3-7**.

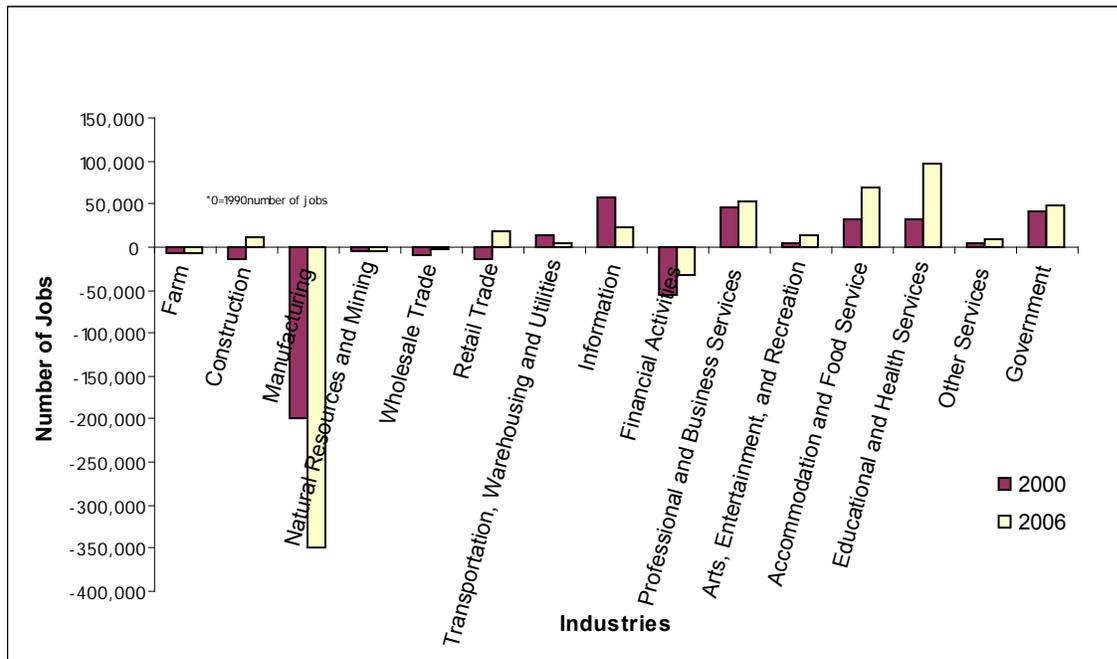
In Los Angeles County, several industries have emerged as new leaders, while historically significant industries have declined. **Figure 3-8** illustrates the industries that have recently experienced significant changes. The most substantial losses were in Manufacturing, which lost 200,000

jobs in the decade between 1990 and 2000, and an additional 150,000 by 2006 (see **Table 3-17**). Financial Activities also lost employment but regained some of those losses by 2006. The Information industry increased substantially from 1990 to 2000, but declined by over 50% by 2006. Sectors that saw sustained gains in employment were Professional and Business Services, Accommodation and Food Services, Educational and Health Services, and Government. The major employers in Los Angeles



Public Outreach

Figure 3.8: Employment Trends in Los Angeles County by Industry, 2000-2006



Source: California State Employment Development Department 2007

County now consist of Retail Trade, Accommodation and Food Services, Government, and Professional and Business Services.

While many low income persons in the County are employed, their wages are not adequate to meet basic needs, including housing costs. Below is a sampling of the mean hourly wages for select industries in Los Angeles County.²⁷

Los Angeles County	Statewide
Construction	
\$21.94	\$22.24
Manufacturing	
\$13.44	\$14.57
Apparel/Textiles	
\$9.70	\$10.49
Wholesale Buyers	
\$25.56	\$25.54
Business Sales	
\$18.15	\$18.64

In addition to land availability, targeting new industries to the County and workforce development, the lack of higher paying wages continues to be a concern for economic development and social considerations for the future of the County. Some higher paying sectors are projected to grow in the coming years, including Educational and Health Services, and Professional and Business Services (see **Table 3-18**). These sectors have the



Agricultural Operations - Antelope Valley

27 2006 Occupational Employment Statistics (OES), Los Angeles-Long Beach-Glendale, Employment Development Department.

Table 3.17: Number of Jobs by Industry in Los Angeles County in 1990-2006

Title	1990	1992	1994	1996	1998	2000	2002	2004	2006
Farm	13,700	9,200	8,500	7,200	7,700	7,700	7,800	7,600	7,600
Construction	145,100	112,400	109,100	108,700	119,100	131,700	134,500	140,200	156,700
Manufacturing	812,000	698,400	627,300	632,600	643,600	612,200	534,800	483,600	462,300
Natural Resources and Mining	8,200	6,000	4,200	3,900	3,500	3,400	3,700	3,800	4,000
Service Producing	794,800	739,800	712,000	728,200	759,000	786,000	782,700	781,600	814,100
Wholesale Trade	228,300	209,600	202,000	206,200	216,000	219,400	217,300	215,100	225,200
Retail Trade	405,500	376,200	358,600	365,700	375,000	392,000	398,200	405,400	423,200
Transportation, Warehousing and Utilities	161,000	154,000	151,400	156,300	168,000	174,600	167,200	161,100	165,700
Information	186,200	168,600	177,600	201,900	214,900	243,700	207,300	211,900	209,700
Financial Activities	279,900	248,200	231,800	217,300	224,200	224,500	232,600	241,600	248,000
Services	1,369,700	1,291,800	1,306,300	1,363,100	1,438,400	1,489,400	1,525,100	1,546,900	1,609,200
Professional and Business Services	541,600	492,700	506,400	529,900	576,400	587,900	575,000	562,400	594,700
Performing Arts, Spectator Sports	26,400	24,700	24,900	23,700	24,300	28,000	27,900	28,700	28,500
Museums, Historical Sites and Similar Institutions	2,000	1,800	1,800	2,300	3,300	3,600	3,900	4,100	4,200
Amusement, Gambling and Recreation	29,200	27,900	28,500	29,100	30,200	30,900	33,100	35,600	37,600
Accommodation	43,000	37,400	36,700	38,500	40,000	40,000	36,900	38,100	38,600
Food Services and Drinking Places	206,100	211,200	213,400	224,100	234,100	242,200	252,300	266,300	278,600
Educational and Health Services	384,700	363,500	367,400	384,900	395,000	416,800	450,400	467,000	481,300
Other Services	136,700	132,600	127,200	130,600	135,100	140,000	145,600	144,700	145,700
Government	539,800	539,400	533,700	533,000	541,000	581,300	606,100	587,100	588,600
TOTAL, All Industries	4,149,500	3,813,600	3,710,410	3,795,700	3,951,200	4,079,800	4,034,600	4,004,100	4,100,200

Source: California State Employment Development Department 2007.

Table 3.18: Employment Projections by Industry, 2004-2014

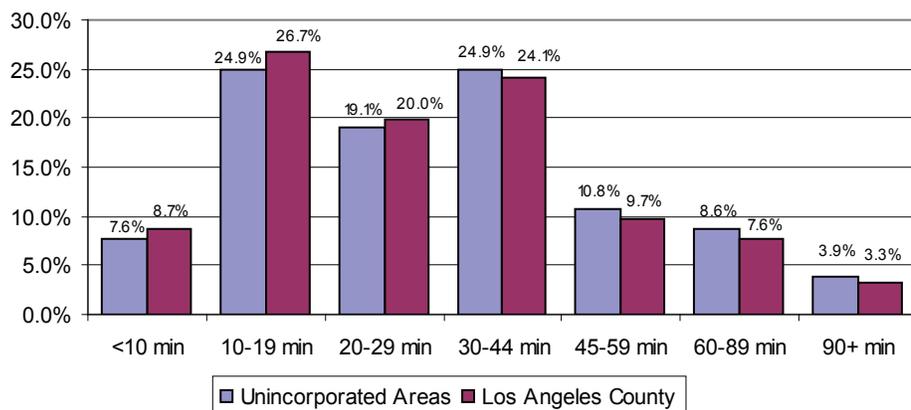
Industry	Countywide		
	Jobs (2004)	Projected Jobs (2014)	% Change
Construction	140,200	151,400	8%
Manufacturing	483,600	425,000	-12%
Transportation, Warehousing and Utilities	161,000	178,000	10%
Wholesale Trade	215,100	236,300	10%
Retail Trade	405,400	469,100	16%
Financial Activities	241,600	264,300	9%
Information	211,900	233,900	10%

Table 3.18: (cont.)

Industry	Countywide		
	Jobs (2004)	Projected Jobs (2014)	% Change
Educational and Health Services	467,000	584,500	25%
Leisure and Hospitality	372,800	440,800	18%
Other Services	144,700	158,200	9%
Government	587,100	636,100	8%
TOTAL Nonfarm (excluding mining)	3,992,900	4,443,100	11%

Source: Southern California Association of Governments 2007.

Figure 3.9: Travel Time to Work (Workers 16 Years or Older Who Do Not Work at Home), 2000



Source: U.S. Census 2000, SF3, P31

Table 3.19: Means of Transportation to Work for Workers 16 Years and Older, 2000

Method of Commute to Work	2000	
	% Countywide	% Unincorporated Areas
Drove Alone	70.4%	71.4%
Carpooled	15.1%	16.7%
Used Public Transportation	6.6%	4.9%
Bicycled	0.6%	0.6%
Walked	2.9%	2.3%
Other Means	0.9%	1.0%
Worked at Home	3.5%	3.1%
TOTAL	100.0%	100.0%

Source: U.S. Census 2000, SF3, P30.

potential for higher wages, which can contribute to the overall strengthening of the economy, although they may require higher educational attainment.

Commuting Patterns

A balance in each community between the number of employed residents and jobs is believed to minimize the total travel in a metropolitan area. Ideally, housing should be located within a short distance of employment opportunities in order to enable some people to walk or bicycle to work and to alleviate congestion on roadways. However, residents in many portions of the unincorporated areas travel outside of their communities

to get to their place of employment. **Figure 3-9** shows that workers that live in the unincorporated areas (16 years or older) have a slightly greater commute time compared with Los Angeles County as a whole. Almost 45% of Los Angeles County residents have a commute greater than 30 minutes, compared with more than 48% of unincorporated area residents. Also, 3.5% of Los Angeles County residents work at home compared with 3.1% of unincorporated area residents.

The transportation modes to get to work in the unincorporated areas and the County as a whole are similar. Slightly more residents in the unincorporated areas drove alone to work (71.4%) compared with the County as a whole (70.4%). A slightly greater percentage of residents in the unincorporated areas also carpooled (16.7%) compared with residents Countywide (15.1%). More people in the County as a whole took public transportation (6.6%) compared with unincorporated area residents (4.9%). **Table 3-19** depicts the method of transportation to work for residents in the County as a whole and in the unincorporated areas.

Housing Supply

Housing Units Added

Table 3-20 illustrates the number of housing units added between 2000 and 2007 in Los Angeles County and in the unincorporated areas. During that period, the population increased at a much higher rate than the number of housing units, which suggests a shortage of housing. The vacancy rate, however, has remained relatively stable. The 2006 American Community Survey estimated vacancy rates for Los Angeles County at 1.3% for owner-occupied housing and 3.5% for renter-occupied housing. These rates are lower than the optimum vacancy rates per industry standards (2 to 3% for ownership housing and 5 to 6% for rental housing).

Table 3.20: Changes in Housing Units and Population, Los Angeles County and Unincorporated Areas

	Countywide			Unincorporated Areas		
	Housing Units	Population	Vacancy Rate	Housing Units	Population	Vacancy Rate
2000 (April)	3,270,906	9,519,330	4.2	293,304	986,050	4.6
2007 (January)	3,382,356	10,331,939	4.2	309,082	1,092,001	4.6
Change	111,450	812,609	0	15,778	105,951	0
% Change	3%	9%	1%	5%	11%	0%

Source: State Department of Finance 2007.

The American Community Survey does not provide vacancy data for the unincorporated areas. However, given the similarity in the housing profile between the unincorporated areas and the County as a whole, it is likely that the unincorporated areas are facing similar market conditions.

Types of Housing

Housing in the unincorporated areas is predominantly single-family homes, with only 20% of the housing stock being multi-family. This composition of the housing stock significantly differs from the Countywide distribution (57% single-family and 43% multi-family). The lack of housing diversity in many unincorporated areas emerged as a common theme from community members during the Housing Element meetings held in November 2007. Specifically, transit-oriented development and infill

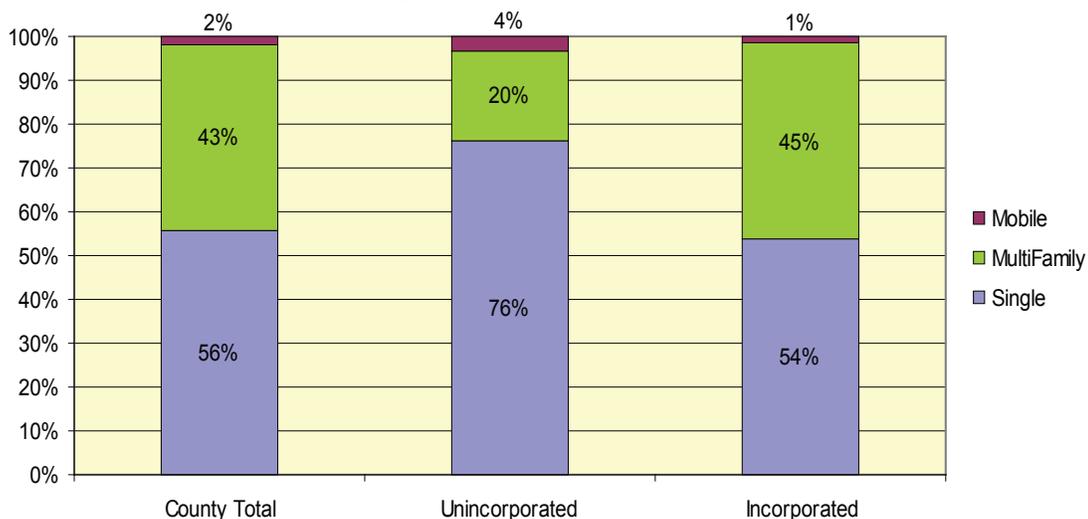
development in urban unincorporated areas were discussed as ways to provide more housing diversity and more affordable housing.

In addition, the unincorporated areas have a higher percentage of modular/factory-built housing (mobilehomes), which are located primarily in the non-urban areas. **Figure 3-10** illustrates the composition of housing types in the County, incorporated cities, and the unincorporated areas.

In addition to the type of housing, the size of the unit has implications on affordability and access. Most owner-occupied units have three bedrooms, which are appropriate for larger households, but also tend to be less affordable. **Table 3-21** illustrates that three-bedroom housing units make up 43% of all owner-occupied housing units, while 66% have three bedrooms or more. Rental units are smaller in general, with 67% consisting of one or two bedrooms. These are likely more affordable, but are not ideal for larger families.

The lack of housing choices for low income households is largely a function of the residential marketplace. In general, single-family homes are desired by most owner-

Figure 3.10: Housing Unit Type and Percentage, County, Incorporated Cities, Unincorporated Areas, 2007



Source: State Department of Finance 2007.

- 1
- 2
- 3
- AA
- AB
- AC
- AD
- AE
- AF
- AG
- AH
- AI

Table 3.21: Number of Bedrooms per Housing Unit, Unincorporated Areas, 2000

Bedrooms	Owner-Occupied		Renter-Occupied		Total Occupied Units		Total Units	
	Number	%	Number	%	Number	%	Number	%
None	4,896	3%	14,694	14%	19,950	7%	20,664	7%
1 Bed	14,026	8%	35,815	34%	49,841	18%	52,735	18%
2 Bed	39,934	23%	34,197	33%	74,131	26%	79,109	27%
3 Bed	75,737	43%	15,884	15%	91,621	33%	95,003	32%
4 Bed	33,388	19%	3,868	4%	37,256	13%	38,293	13%
5 Bed	7,471	4%	500	0%	7,971	3%	8,204	3%
TOTAL	175,452	100%	104,958	100%	280,410	100%	294,008	100%

Source: U.S. Census 2000, Tables H23-28, H41, H42.

Table 3.22: Physical Indicators of Housing Quality, Los Angeles County (Excluding Cities of Los Angeles and Long Beach), 2003

	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Units	1,522,100	100.0%	1,608,900	100.0%
Severe and Moderate Physical Problems	49,800	3.3%	210,600	13.1%
Plumbing	13,500	0.9%	44,500	2.8%
Heating	11,400	0.7%	37,800	2.3%
Upkeep	11,000	0.7%	39,300	2.4%
Kitchen	11,900	0.8%	85,900	5.3%

Source: American Housing Survey 2003, and U.S. Census 2000.
Note: Number of Owner-Occupied Units totals 97,600.

occupied households and can command higher profit for the developers. This market trend inherently overlooks disadvantaged or low income households.

Substandard Housing

The American Housing Survey (AHS) conducts periodic studies on the physical indicators of housing in primary metropolitan areas of the United States. The last survey for the Los Angeles-Long Beach Primary Metropolitan Statistical Area (PMSA) was conducted in 2003. Much of the surveyed area falls within the unincorporated areas of Los Angeles County. The AHS survey estimated that there were 1,522,100 ownership units and 1,608,900 rental units in the surveyed area. Key indicators are summarized in **Table 3-22**.

The 2003 survey indicates that physical problems in housing were more prevalent in rental units than in ownership units. A total of 260,000 homes in the County had Severe to Moderate Physical Problems, with 81% being rental units. This suggests that landlord delinquency is a problem, and that about 8% of the current housing stock is substandard. Over time and without intervention, this condition will continue to get worse.

The Los Angeles County Department of Public Health Environmental Health Division conducts regular studies and inspections on the degree of substandard housing in the unincorporated areas, based on complaints and inspections of apartments and condominiums with five or more units. Single-family dwellings are only inspected if a complaint is issued for that property. The Environmental Health Division issues code violations for substandard properties. Between 2000 and 2005, 15,385 code violations were issued in the unincorporated areas, and 2 were referred to the Franchise Tax Board. In addition, building owners are regularly referred to CDC when applicable programs can provide rehabilitation assistance.

County Nuisance Abatement Teams (NATs) are focused efforts on specific neighborhoods and targeting properties with multiple violations, including housing code violations. Departments involved in NATs include Public Works, Regional Planning, Fire, Public Health/Environmental Health, CDC, Sheriff, and the District Attorney. Other County agencies, such as Animal Care and Control and the Treasurer and Tax Collector/Business Licensing Division are contacted as needed. The NAT Teams coordinate joint inspections at a location to investigate multiple nuisance conditions at commercial and residential properties, such as junk and salvage, lack of running water, vermin infestation, and illegal business activities at residences. The County also facilitates Community Enhancement Teams (CETs) to encourage the coordination of services across multiple departments to meet specific community needs in a focused geographic area targeted for revitalization. In addition to code enforcement, the CETs address clean-up, aesthetics of the public right-of-way, public safety, and

Table 3.23: Estimated Age of Housing, Unincorporated Areas, 2000

Year Built	Unincorporated Areas	
	Housing Units	% Total
Before 1940	28,689	9%
1940-1949	36,074	12%
1950-1959	72,475	23%
1960-1969	53,531	17%
1970-1979	44,328	14%
1980-1989	33,714	11%
1990-2000	25,197	8%
2000-2007	15,778	5%
TOTAL	309,786	100%

Source: U.S. Census 2000, SF3, H34-37, and State Department of Finance 2007.

traffic and mobility. CETs are composed of representatives from County departments, and elected officials and community members, and meet monthly to advance initiatives and ensure that there are adequate resources committed to the success of the CET. Currently, there are 19 established NATs and two established CETs operating within the unincorporated areas.

Age of Housing

Housing age is commonly used by State and Federal programs to estimate rehabilitation needs. Typically, most homes begin to require major repairs or rehabilitation at 30 or 40 years of age. Features, such as electrical capacity, plumbing, kitchen features, and roofs usually need updating if no prior replacement has occurred. In the unincorporated areas, 75% of the housing stock was built prior to 1980 and is generally of sufficient age to be susceptible to deterioration. Rehabilitation, maintenance, and replacement could become a critical issue in the unincorporated areas before the end of this planning period (2014). **Table 3-23** depicts the age of the housing stock in the unincorporated areas.

Although very few houses in the unincorporated areas are considered historically significant, as many mid-century dwellings approach their 50-year mark, they may soon be

considered historically significant. In the near future, the County may need to address the preservation of homes that are considered historical.

Housing Supply and Demand Indicators

Tenure

According to the 2000 Census, 63% of households in the unincorporated areas owned their home (see **Table 3-24**). This homeownership rate was higher than that of the County as a whole, which was 48%.

Historically, Los Angeles County has had the lowest homeownership rate in the State of California, and within the United States. This is in part due to its large transitory and immigrant populations, but also due to its lack of affordable housing options.²⁸ In a recent Harvard University study, housing in Los Angeles County was ranked the least affordable in the United States.²⁹

Overcrowding

“Overcrowded” is defined as one to 1.5 persons occupying a room, excluding bathrooms, kitchens, hallways, and porches. “Severely overcrowded” is defined as more than 1.5 persons occupying a room. Overcrowding usually results from a lack of appropriate housing, either in affordability or adequacy in size.

Table 3.24: Overcrowded and Severely Overcrowded Households, by Tenure, Los Angeles County and Unincorporated Areas, 2000

	Countywide		Unincorporated Areas	
	Households	%	Households	%
Total Households	3,133,774	100%	280,410	100%
Total Owner-Occupied	1,499,694	48%	175,452	63%
Overcrowded	92,678	3%	13,322	5%
Severely Overcrowded	111,667	4%	16,009	6%
Total Renter-Occupied	1,634,080	52%	104,958	37%
Overcrowded	156,416	5%	12,716	5%
Severely Overcrowded	359,608	11%	26,243	9%
TOTAL Overcrowded	720,369	23%	68,290	25%

Source: U.S. Census 2000, SF3, H26.

²⁸ Los Angeles County Community Development Commission, 2003-2008 Consolidated Plan, 2003.

²⁹ Joint Center for Housing Studies, Harvard University, The State of the Nation's Housing, 2007.

Table 3.25: Annual Household Income, by Tenure, Los Angeles County and Unincorporated Areas, 2000

Annual Household Income	Countywide				Unincorporated Areas			
	Rental		Ownership		Rental		Ownership	
	Units	%	Units	%	Units	%	Units	%
Less than \$10,000	266,553	16%	65,719	4%	16,742	16%	8,430	5%
\$10,000 to \$19,999	296,855	18%	105,989	7%	19,334	18%	13,222	8%
\$20,000 to \$34,999	386,171	24%	197,431	13%	25,392	24%	25,226	14%
\$35,000 to \$49,999	262,434	16%	208,899	14%	16,095	15%	26,039	15%
\$50,000 to \$74,999	233,690	14%	322,822	22%	15,469	15%	40,100	23%
\$75,000 to \$99,999	95,111	6%	221,787	15%	6,191	6%	25,275	14%
\$100,000 or more	93,266	6%	377,047	25%	5,735	5%	37,160	21%
TOTAL	1,634,080	100%	1,499,694	100%	104,958	100%	175,452	100%

Source: U.S. Census 2000, HCT11.

According to the 2000 Census, nearly a quarter of households in both the County as a whole and in the unincorporated areas were living in overcrowded quarters. Overcrowding among owner-occupied units was more prevalent in the unincorporated areas than in the County as a whole. **Table 3-24** illustrates that in both the County as a whole and in the unincorporated areas, severely overcrowded units were more common than overcrowded units, which indicates a high disparity in quality of life attainment.

Overpayment

In 2005, 32 million households nationwide were paying more than half of their income on housing, and the trend only increased in recent years. Even with the decline of the housing market in 2007 and an increase in the Federal minimum wage, the percentage of households that were overburdened or severely overburdened by housing costs did not decrease.³⁰

According to the 2000 Census, many low income households in Los Angeles County were paying a high percentage of their income toward rent, which indicates a lack of affordable housing. Households that pay more than 30% of their income on rent or mortgage payments have less money to spend for other necessities and emergencies. This can be a financially precarious situation for many, especially for renters who do not have any of the security afforded by homeownership and can easily fall into homelessness if an unexpected financial hardship were to occur.

³⁰ Ibid

Income directly affects a household's access to housing. **Table 3-25** illustrates that only 11% of those making \$20,000 or less per year are able to own a home in Los Angeles County, versus 34% of the same income group who are renters. The trend is similar for the unincorporated areas, except with a slightly higher percentage of homeowners. In the County as a whole, the highest percentage of renters was in the \$20,000 and \$35,000

annual income range, while the highest percentage of homeowners was in the highest income bracket of those making over \$100,000 a year. This is not the same in the unincorporated areas, where the highest percentage of homeowners was in the \$50,000 to \$75,000 income range. This suggests that there are relatively more opportunities for affordable ownership housing in the unincorporated areas.

According to SCAG data, as of September 2006, over 26% of households in the unincorporated areas overpaid for housing (combining both renters and homeowners). Of the 32,848 extremely low income households in the unincorporated areas, 15,217 or over 46% of extremely low income households overpaid for housing, which comprise of 28% of renters and 18% of owners.

Housing Cost

Typically, if the demand for housing exceeds the supply, the cost for housing increases. Conversely, if the supply for housing exceeds the demand, the cost of housing decreases. The homeownership rate for the unincorporated areas was 63% in 2000, which is significantly higher than the County as a whole at 48%.

Housing costs throughout Los Angeles County are increasing and affecting the purchasing power of many homebuyers, particularly those who are first-time buyers. According to SCAG, the share of households able to afford a median-priced home in Los Angeles County dropped

below 15% in 2005.³¹ According to DataQuick, a real estate data service, the median home price in Los Angeles County for 2006 was \$541,000, an increase of 9.3% over 2005. For the month of October 2007, the median home price in Los Angeles County was \$525,000, representing a 3.5% decrease from October 2006 and reflecting the downward pressure caused by the implosion of the lending market.

Housing affordability emerged as a common theme from community members during the Housing Element meetings held in November 2007. Community members indicated that contributing factors to housing affordability include the lack of housing diversity, lack of developable land, a lengthy entitlement process, and disproportionate fees/permitting costs. Community members suggested increasing housing diversity, transit-oriented development, infill development, inclusionary housing, and rent control as some possible solutions to address housing affordability.

Rental Cost

Between 2000 and 2006, the County's median monthly rent increased by 22%.³² According to SCAG, between 2005 and 2006, average rents in the Los Angeles region increased generally by more than 7% (without inflation adjustment). In 2006, average monthly rents were around \$1,500.³³ The median annual household income increased only 8% for the period 2000 to 2006. As **Table 3-26** illustrates, 562,101 of renter households in the unincorporated areas made less than \$20,000 per year, but paid 30% or more of their incomes for housing in 2000.

Although the economic growth experienced in recent years has resulted in more jobs, these jobs are typically low-paying, and employees still do not have access to many housing choices.³⁴ This growth of primarily low paying jobs has created a need for housing—primarily affordable housing. This demand has produced a shortage that has driven rents up and further reduced housing choices for the region's lowest income households.

Table 3.26: Gross Rent Spent on Housing, by Renter Households, Los Angeles County and Unincorporated Areas, 2000

	Countywide		Unincorporated Areas	
	Number	%	Number	%
Annual Household Income	1,630,542	100%	156,140	100%
Less than \$20,000	562,101	34.5%	52,890	33.9%
Less than 20%	11,483	0.7%	1,038	0.7%
20-29%	37,734	2.3%	3,283	2.1%
30-35%	28,473	1.7%	2,430	1.6%
35% or more	418,889	25.7%	39,928	25.6%
\$20,000 to \$34,999	385,181	23.6%	37,627	24.1%
Less than 20%	36,925	2.3%	3,352	2.1%
20-29%	139,622	8.6%	12,390	7.9%
30-35%	70,095	4.3%	7,187	4.6%
35% or more	131,955	8.1%	13,937	8.9%
\$35,000 to \$49,999	261,972	16.1%	24,918	16.0%
Less than 20%	91,447	5.6%	8,217	5.3%
20-29%	119,931	7.4%	11,558	7.4%
30-35%	22,144	1.4%	2,310	1.5%
35% or more	24,040	1.5%	2,398	1.5%
\$50,000 to \$74,999	233,226	14.3%	23,180	14.8%
Less than 20%	149,830	9.2%	14,418	9.2%
20-29%	64,424	4.0%	6,761	4.3%
30-35%	7,834	0.5%	1,018	0.7%
35% or more	7,078	0.4%	517	0.3%
\$75,000 to \$99,999	94,959	5.8%	9,097	5.8%
Less than 20%	77,779	4.8%	7,285	4.7%
20-29%	13,194	0.8%	1,456	0.9%
30-35%	1,210	0.1%	119	0.1%
35% or more	1,088	0.1%	79	0.1%
\$100,000 or more	93,103	5.7%	8,428	5.4%
Less than 20%	84,423	5.2%	7,781	5.0%
20-29%	5,400	0.3%	441	0.3%
30-35%	621	0.0%	30	0.0%
35% or more	342	0.0%	--	--

Source: U.S. Census 2000, H73. *Not computed category removed.

31 Southern California Association of Governments. State of the Region 2007, p. 56.

32 Los Angeles Alliance for a New Economy, Poverty, Jobs and the Los Angeles Economy: An Analysis of U.S. Census Data and the Challenges Facing our Region, 2007.

33 Southern California Association of Governments. State of the Region 2007, p. 54.

34 Los Angeles Alliance for a New Economy, Poverty, Jobs and the Los Angeles Economy: An Analysis of U.S. Census Data and the Challenges Facing our Region, 2007, p. 2.

The Fair Market Rent (FMR) of a two-bedroom apartment in the Los Angeles – Long Beach PMSA was \$1,124 in 2005, an increase of 47% since 2000. Annually, that amounts to \$13,488 for rent alone. **Table 3-23** breaks down the renter households in Los Angeles County based on the percentage of income paid for rent. The table shows that 34.5% of renter households in Los Angeles County and the unincorporated areas make less than \$20,000 a year. A household earning \$20,000 a year and spending 30% could pay \$500 a month on rent—less than 50% of the FMR.

Affordable Housing Inventory

Affordable Housing Developments

The Los Angeles County Community Development Commission uses a variety of funding sources to facilitate the development of affordable housing. Oftentimes, multiple layers of funding sources are required for the development of affordable housing. As shown in **Table 3-27**, there are 62 affordable housing projects in the unincorporated areas that provide a total of 2,225 units deed-restricted as housing affordable to low income households.

Affordable Housing At Risk of Converting to Market-Rate

State Housing Element Law requires that local jurisdictions evaluate the potential conversion of deed-restricted housing for low income households into market-rate housing. The analysis covers a 10-year period (July 1, 2008 through June 30, 2018).

As shown in **Table 3-27**, there are 17 affordable projects with a total of 947 affordable units at risk of converting to market-rate housing between July 1, 2008 and June 30, 2018. Density bonus units are typically the most at risk, as these units do not receive ongoing public assistance and therefore would potentially realize the biggest increase in rents when converted to market-rate housing.³⁵ Home Investment Partnership Program (HOME)-funded projects are often developed by nonprofit organizations. Projects owned by nonprofit organizations are more likely to remain as affordable housing even after the affordability controls expire. The majority of the units at risk during this planning period are density bonus units.

³⁵ However, it should be noted that a majority of projects that have received density bonuses are subsidized and, therefore, subject to additional requirements, including a longer duration of affordability.

Preservation Options

Through a variety of funding sources, tenant-based rent subsidies, such as Section 8 vouchers, could be used to preserve the affordability of at-risk housing. The precise affordability levels and unit mix of the at-risk units are not available. This analysis assumes that half of the units are affordable to very low income households and half to lower income households. All units are assumed to be two-bedroom units. These assumptions are conservative, and would result in higher estimates of needed subsidies.

The level of the subsidy required to preserve the at-risk units is estimated to equal the FMR for a unit minus the housing cost affordable by a very low income household. **Table 3-28** estimates the rent subsidies required to preserve the affordability of the 947 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$3.36 million in rent subsidies would be required annually. Assuming a 20-year duration of affordability, the total subsidy is about \$86 million.

Another preservation option is to transfer the ownership of the at-risk units to a nonprofit organization or purchase similar units by a nonprofit organization. The cost of transferring ownership depends on a number of factors, including market conditions, occupancy rate, and physical conditions of the building and units.



Public Outreach

Table 3.27: Affordable Rental Housing Inventory, Unincorporated Areas

Project	Total Units	Assisted Units	Funding Source(s)	Income Target	Potential Expiration of Affordability
2136-2142 Raymond Avenue	5	5	HOME	60%	11/2/2008
2101-2105 E. 124th Street	3	3	HOME	50%; 80%	2/1/2009
Valencia Village	75	75	Section 8	50%	9/17/2011
Palms Apartments	338	338	MFR Bond	50%	6/1/2013
1321 - 1323 E. 68th Street	3	3	HOME	80%	11/13/2014
CP2433	No info.	2	DB	50%;80%;120%	2014
753-757 Fetterly Street, East LA	No info.	20	DB	50%;80%;120%	2014
17th St. East & Avenue Q	No info.	14	DB	50%;80%;120%	2014
202 E Sacramento St. E. Altadena	No info.	2	DB	50%;80%;120%	2014
2349-59 Miravista Avenue	No info.	3	DB	50%;80%;120%	2015
Las Virgenes & Thousand Oaks	No info.	153	DB	50%;80%;120%	2015
Oak Spring & Soledad Canyon	No info.	29	DB	50%;80%;120%	2015
Soledad Canyon & Oak Springs Canyon	No info.	25	DB	50%;80%;120%	2015
SW of Ventura Fwy & Las Virgenes Rd	No info.	120	DB	50%;80%;120%	2015
14733-14803 Chadron Ave	No info.	10	DB	50%;80%;120%	2016
Rowland Heights Apartments	144	144	MFR Bond	50%;80%;120%	8/1/2015
1120 E. 74th St (Washington)	2	1	HOME	50%;80%;120%	3/27/2016
1451 W 105th St (formerly N Wilson Apartments)	18	18	HOME	50%;60%	2/7/2019
Willow Apartments	24	24	HOME; Industry	35%	1/25/2021
8906-8908 Elm Street	2	2	HOME	80%	3/1/2022
1310 110th St, 1120 W 107th St, 11100 S Normandie Ave	12	12	DB	50%;80%;120%	2022
Mayflower Gardens	503	101	MFR Bond	50%	5/8/2027
816 S Record Ave., East LA	9	9	DB	80%	2028
1401 Sepulveda Blvd.	41	41	DB	50%;80%;120%	2028
12707-13 Willowbrook Ave.	8	8	DB	50%;80%;120%	2030

Table 3.27: Affordable Rental Housing Inventory, Unincorporated Areas (cont.)

Project	Total Units	Assisted Units	Funding Source(s)	Income Target	Potential Expiration of Affordability
Step Out Apartments	11	11	HOME; Industry	50%	5/15/2030
Avalon Seniors	42	41	HOME	40%	12/20/2030
4328 E 4th Street, East LA	5	4	DB	50%;80%;120%	2032
13935 Panay Way MDR	99	10	DA	60%	2037
Mason Court	12	12	HOME	50%	3/15/2037
Slauson Station	30	29	HOME	50%	3/15/2038
Sunshine Terrace	100	49	HOME	60%	4/1/2038
Homes For Life - Harbor Gateway	3	1	HOME	50%	5/1/2039
Telegraph Seniors (Villa Hermosa)	75	75	HOME	50%	3/1/2040
Awakening Village	6	2	HOME	50%	3/15/2044
San Felipe Homes	20	20	DB	80%	2047
Calaveras (Altadena Vistas)	22	22	HOME	50%;60%	2/3/2050
895 Bonnie Beach aka Guadalupe Terrace	31	31	HOME	50%	12/31/2050
Budlong (Athens Glen)	51	11	HOME	50%	12/31/2050
Hoefner/Repetto	4	3	HOME	50%	12/31/2050
Orange Tree Village	21	21	HOME	50%	12/31/2050
Palm Village Senior Housing	30	29	HOME	40%	12/31/2050
Las Flores	25	24	HOME; Industry	40%;50%	6/26/2058
Casa Dominguez	70	69	HOME	50%	11/14/2061
Castaic Lake Seniors	150	11	HOME; MFR Bond	50%	1/6/2033
Immanuel House of Hope (85th & Holmes)	6	6	HOME; Industry	50%	10/30/2057
Villa Serena Apartments	85	83	HOME; MFR Bond	30%;60%	12/31/2050; 12/1/2056
Hale Morris Lewis Manor	41	40	HOME; Industry; MFR Bond	40%	12/31/2050
Potrero Senior Housing (Jasmine)	53	52	HOME; Industry; MFR Bond	50%;60%	12/31/2050;6/1/2013
Imperial Highway Apartments	46	45	HOME; MFR Bond	60%	12/4/2032
Harmony Creek/Los Robles	75	74	HOME; Industry; MFR Bond	50%;60%	6/1/2059
4500 Via Marina MDR	112	18	DA	60%	2062
El Segundo Terrace	25	11	HOME	50%;60%	N/A

Table 3.27: Affordable Rental Housing Inventory, Unincorporated Areas (cont.)

Project	Total Units	Assisted Units	Funding Source(s)	Income Target	Potential Expiration of Affordability
Fellowship Homes	11	11	HOME	60%	N/A
Hojas de Plata Apartments	52	52	HOME	50%	N/A
L.A. Retarded Citizens Foundation	13	13	HOME	60%	N/A
Los Girasoles	11	11	HOME; Industry	45%;50%	N/A
Stovall Development Corp (Fairmont)	109	100	HOME	80%	N/A
Compton Garden	18	18	HOME; Industry	50%	2057
Haas Apartments	2	2	HOME	50%	2059
Mariposa	6	6	HOME; HUD 811	50%	2054
Mednik/Gleason	9	9	HOME; CDBG	50%	2056
Seasons @ Compton	54	54	HOME; Industry	50%	2065
Van Ness St. Apartments I	2	2	HOME; CDBG	50%	2054
Van Ness St. Apartments II	2	2	HOME	50%	2059
103rd St. Apartments	2	2	CDBG	50%	2056
TOTAL	2,728	2,248			

Source: Los Angeles County Community Development Commission/Department of Regional Planning. DA=Development Agreement; DB=Density Bonus; MFR Bond=Multi-Family Revenue Bond; Industry=City of Industry Set-Aside Funds; HOME=HOME Investment Partnership Funds; N/A=Not applicable. These are new projects that the expiration of affordability covenants have either not been determined or will not occur for a very long period..

Table 3.28: Rent Subsidies Required

At-Risk Units	All Units
Very Low Income	474
Lower Income	473
TOTAL	947
Monthly Rent Income Supported by Affordable Housing Cost of Very Low and Lower Income Households	\$921,816
Monthly Rent Allowed by Fair Market Rents	\$1,201,743
Monthly Subsidies Required	\$279,927
Annual Subsidies Required	\$3,359,124
20-Year Subsidies Required	\$85,807,672

Source: U.S. Census 2000, SF3, Average subsidy per unit for each project is estimated with the following assumptions: (1) Two-bedroom units are assumed to be occupied by three-person households; (2) Based on 2007 Area Median Income in Los Angeles County, affordable monthly housing costs are \$885 for very low income three-person; and \$1,062 for low income three-person households; (3) 2007 Fair Market Rent in Los Angeles County is \$1,269 for two-bedroom units; (4) Future value calculation for 20-year subsidies is based on an inflation rate of 2.5% (average Consumer Price Index for the past 5 years).



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Resources available to preserve at-risk housing units, including financial and administrative (nonprofit participation) resources, are presented in Chapter 2, Programs and Resources.

Replacement Options

The most effective strategy for the replacement of affordable at-risk units is when the unit is owned by a nonprofit, as the at-risk units are not physically, but are “financially” at-risk. Replacement as a strategy to preserve or replenish the affordable housing inventory requires not only financial resources, but nonprofit developer participation, and availability of vacant/underutilized properties or existing properties that can be purchased at a reasonable price.

The cost of developing new housing depends on a variety of factors, such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of \$200,000 per unit for multi-family rental housing, the replacement of the 947 at-risk units (worst-case scenario) would require approximately \$190 million. This cost does not include the ongoing rent subsidies that may still be required.

Resources available to replace at-risk housing units, including financial and administrative (nonprofit participation) resources, are presented in Chapter 2, Programs and Resources.

II. HOUSING CONSTRAINTS

Governmental Constraints

Land Use Controls and Compatibility

Land use controls, such as those contained in the General Plan, Zoning Ordinance and the Subdivision Ordinance, are intended to promote the orderly development, and public health, safety and welfare, of the community. The Zoning Ordinance (Title 22 of the Los Angeles County Code) contains regulations that ensure that land uses in the community are situated properly in relation to each other, such as restrictions on the use, height and bulk of buildings, and requirements for setbacks and parking. The Subdivision Ordinance (Title 21) is concerned with the division of any unit or units of improved or unimproved land for the purpose of sale, lease, or financing. Generally, the Subdivision Ordinance allows the County to address



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public safety and other concerns by regulating the internal design of streets, lots, public utilities and other similar infrastructure in each new subdivision.

Overly-restrictive standards – both in the General Plan, Zoning Ordinance and the Subdivision Ordinance – can add to the cost of housing. However, the land use controls in Los Angeles County are not considered unreasonable or substantial constraints on development. The County’s regulations are generally comparable to land use controls utilized in other local jurisdictions throughout California.

General Plan

The Countywide General Plan provides general goals and policies to achieve planning objectives for the unincorporated areas. Moreover, the County utilizes several types of community and area plans, which are components of the General Plan, to allow for context-specific community and neighborhood planning. All goals, policies, standards, and implementing actions in each of these plans must be consistent with the General Plan. The following is a list of such plans utilized by the County:

Area Plans: Area Plans are used for large, contiguous unincorporated areas of the County and allow for comprehensive, detailed, and focused planning, as well as planning in coordination with adjacent cities. Existing Area Plans include:

- Antelope Valley Area Plan (adopted 1986)
- Santa Clarita Valley Area Plan (revised and adopted 1990)

- Santa Monica Mountains North Area Plan (adopted 2000)

Community Plans (or Neighborhood Plans): Community Plans usually cover smaller geographic areas and provide more neighborhood-level planning within unincorporated communities. Existing Community Plans include:

- Hacienda Heights Community Plan (adopted 1978)
- Rowland Heights Community Plan (adopted 1981)
- Altadena Community Plan (adopted 1986)
- Walnut Park Neighborhood Plan (adopted 1987)
- East Los Angeles Community Plan (revised and adopted 1988)
- West Athens/Westmont Community Plan (adopted 1990)
- Twin Lakes Community Plan (adopted 1991)

Local Coastal Programs: The California Coastal Commission (CCC) determines the final approval of projects within designated Coastal Zones, unless a local jurisdiction completes a certified Local Coastal Program (LCP). An LCP is comprised of a Land Use Plan and a Local Implementation Plan.

Certified LCPs for the unincorporated areas include:

- Santa Catalina Island LCP
 1. Santa Catalina Island Local Coastal Plan (adopted 1983)
 2. Santa Catalina Island Specific Plan (adopted 1989)
- Marina del Rey LCP
 1. Marina del Rey Land Use Plan (adopted 1996)
 2. Marina del Rey Specific Plan (adopted 1995)

The County has one partially-certified LCP:

- Malibu LCP
 1. Malibu Land Use Plan (adopted 1986)
 2. No local implementation program

It is anticipated that the Santa Monica Mountains LCP will be considered by the CCC in late 2008.

Specific Plans: In addition to the Specific Plans mentioned as part of the LCPs, Specific Plans are used for large-scale planning projects, as well as for handling sites with difficult environmental and fiscal constraints. Specific Plans allow the County to assemble land uses and implementation programs tailored to the unique characteristics of a specific site. Existing Specific Plans include:

- Canyon Park (Canyon Country, adopted 1986)
- La Vina (Altadena, adopted 1989)
- Northlake (Santa Clarita Valley, adopted 1993)
- Newhall Ranch (Santa Clarita Valley, adopted 1999)

These Specific Plans provide flexible development stan-

Table 3.29: Residential Land Uses and Zoning

Land Use Designation	Maximum Use Intensity	Implementing Zoning
Low Density	1-6 units/gross acre	RA, R1, RPD
Low/Medium Density	6-12 units/gross acre	RA, R1, RPD
Medium Density	12-22 units/gross acre	R2
High Density	22+ units/gross acre	R3, R4

dards for a variety of housing types. Four Specific Plans are active with remaining capacity for development over this Housing Element planning period: Canyon Park; Northlake; Marina del Rey; and Newhall Ranch.

Residential Development Standards

The County offers a variety of housing opportunities through its land use policies. **Table 3-29** summarizes the General Plan land use designations and corresponding zoning categories that permit residential uses.

The following descriptions summarize the general residential development standards in the unincorporated areas. However, specific standards may be established in a Community Standards District (CSD) or a Transit Oriented District (TOD) to respond to the unique characteristics or circumstances of a community. A CSD is a zoning overlay that provides a means of implementing special development standards and procedures contained in an adopted Neighborhood, Community, Area, Local Coastal Plan and/or Redevelopment Plan, or to address special problems that are unique to certain geographic areas within the

unincorporated areas, such as a history of traffic congestion or the incompatibility of land uses. All CSDs are initiated and implemented through a comprehensive community process. Currently, there are CSDs for 23 communities in the unincorporated areas. Most CSDs tend to have more restrictive development standards which, in some cases, could only be modified through the discretionary review process. However, a review of CSDs suggests that a majority of these restrictive regulations apply to single-family residential development and are intended to preserve neighborhood characteristics. For example, both the Altadena CSD and the East Pasadena-San Gabriel CSD have more restrictive regulations on setbacks, lot coverage, floor area and height in order to deter “mansionization” occurring in older, established urban areas.

Some CSDs include building step-backs for multi-family and/or commercial zones when adjacent to single-family or residential zones, such as in the East Pasadena-San Gabriel CSD and the La Crescenta-Montrose CSD, while other CSDs include stories or height limitations for multi-family and commercial zones, including the Rowland Heights CSD, South San Gabriel CSD, Walnut Park CSD and Willowbrook CSD. It is important to note that the State Density Bonus Law and the Second Unit Law, which facilitate the development of affordable housing, supersede the provisions of the CSDs. A review of multi-family, mixed use and affordable housing cases located within the CSDs in the past three years also suggests that most projects are reasonably able to realize the capacity of their sites.

There are also CSDs that provide incentives for multi-family and mixed use developments, such as the East Los Angeles CSD, which includes density bonuses for lot consolidation and infill development in multi-family zones, and the Florence-Firestone CSD, which includes procedural and other incentives for residential uses and mixed use development in commercial zones. TODs (discussed below), which are located around Metro transit stations, are also zoning overlays with regulatory incentives to encourage lot consolidation, transit-oriented development and mixed use development.

Table 3.30: Minimum Site Area

Zone	Required Lot Area	Minimum Lot Area per Unit	Maximum Density (Units per Net Acre)
RA Residential Agriculture	5,000 sq.ft.	5,000 sq.ft.	8 units
R1 Single-Family Residence	5,000 sq.ft.	5,000 sq.ft.	8 units
R2 Two-Family Residence	5,000 sq.ft.	2,500 sq.ft.	18 units
R3 Limited Multiple Residence	5,000 sq.ft.	1,452 sq.ft.	30 units
R4 Unlimited Residence	5,000 sq.ft.	871 sq.ft.	50 units
RPD Residential Planned Development	5,000 sq.ft. (5 acres/development)	5,000 sq.ft. or to be determined by CUP	8 units or to be determined by CUP

Minimum Site Area

Large-lot zoning is primarily located in rural or non-urban areas, or areas that are topographically impaired or environmentally sensitive. The minimum lot size (i.e., required area) in the residential zones is generally 5,000 square feet per lot, which applies to all residential zoning in the unincorporated areas. However, it is important to note that there are specific parcels in these areas with larger lot size requirements. **Table 3-30** summarizes minimum lot size and lot area per unit by zone.

Floor Area

The Zoning Ordinance requires that single-family residences be of a certain specified minimum size. Every single-family residence is required to have a floor area of not less than 800 square feet, exclusive of any appurtenant structure.

Maximum Height Limit

The maximum height for all residential development is generally 35 feet, with the exception residential developments in zones R4, C3 and CM, which do not specify a maximum height limit, but permit buildings with total floor area that does not exceed 13 times the buildable area on one parcel of land. Joint live and work units and vertical mixed use developments in zones C3 and CM, pursuant to the mixed use ordinance (explained below), have a maximum height limit of 60 feet.

Table 3.31: Parking Requirements

Use	Parking Requirements per Unit
Single-Family	2 covered spaces
Two-Family	1.5 covered spaces and 0.5 uncovered space
Apartment	
Bachelor	1 covered space
Efficiency or One Bedroom	1.5 covered spaces
Two or More Bedrooms	1.5 covered spaces and 0.5 uncovered space
Guest Parking	For apartment complex with more than 10 units, 1 guest parking per 4 units.
Senior Unit	1 uncovered space
Second Unit	
One Bedroom	1 uncovered space
Two or More Bedrooms	2 uncovered spaces
General Provisions	Covered parking can be achieved with enclosed garage parking, carports, or other similar structures. Where 2 spaces are required per unit, tandem parking is permitted.

Parking

Excess parking requirements can reduce the number of housing units that can be achieved on a given site. The County's parking requirements, however, are not considered excessive; they are similar to most communities and more lenient than some communities in Southern California. Specifically, the County's parking requirements (shown in **Table 3-31**) are comparable to the parking requirements mandated by the State Density Bonus law.

Furthermore, a minor parking deviation procedure is available to allow reductions in the required parking. Upon request by the applicant, the Director of Planning may consider minor deviations of the required parking of less than 30 percent. The Parking Permit procedure is also available to allow parking reductions of 30 percent or more, as well as greater design flexibility, such as compact parking spaces for apartment houses or uncovered parking for low and moderate income housing.

Table 3.32: Setback Requirements

Zone	Front	Interior Side	Corner Side	Rear
RA Residential Agriculture	20 ft.	5 ft. or 10% of average width of narrow lot, but not less than 3 ft.	10 ft. on reversed corner lot; 5 ft. on other corner lots	15 ft. or 20% of average depth of shallow lot, but not less than 10 ft.
R1 Single-Family Residence	20 ft.	5 ft. or 10% of average width of narrow lot, but not less than 3 ft.	10 ft. on reversed corner lot; 5 ft. on other corner lots	15 ft. or 20% of average depth of shallow lot, but not less than 10 ft.
R2 Two-Family Residence	20 ft.	5 ft. or 10% of average width of narrow lot, but not less than 3 ft.	10 ft. on reversed corner lot; 5 ft. on other corner lots	15 ft. or 20% of average depth of shallow lot, but not less than 10 ft.
R3 Limited Multiple Residence	15 ft.	5 ft. or 10% of average width of narrow lot, but not less than 3 ft.	7.5 ft. on reversed corner lot; 5 ft. on other corner lots	15 ft. or 20% of average depth of shallow lot, but not less than 10 ft.
R4 Unlimited Residence	15 ft.	5 ft. interior side yards where no higher than 2 stories or 5 ft. plus 1 foot for each story above 2 stories, but no greater than 16 ft.	7.5 ft. on reversed corner lot; 5 ft. on other corner lots	15 ft. or 20% of average depth of shallow lot, but not less than 10 ft.

Setbacks

Setbacks are necessary to regulate health and safety. However, as setback requirements determine the buildable area on a lot, they may serve to constrain the number of housing units that can be achieved. Generally, the Zoning Ordinance allows for flexibility with respect to narrow and shallow lots (**Table 3-32**).

Residences in Industrial Zones

New residential development, with the exception of caretaker residences, has been appropriately prohibited in industrial zones in the unincorporated areas since 1960. The Zoning Ordinance allows existing legally built residences in manufacturing zones to continue indefinitely as lawful nonconforming uses, with limitations on whether and when additions or reconstruction may occur. While

Table 3.33: Provisions for a Variety of Uses

	RA	R1	R2	R3	R4	RPD	A1	A2	CH	C1	C2	C3	CM	CR	CPD	M1
Single-Family	P	P	P	P	P	P	P	P	C	C	C	C	C	C	P	X
Manufactured home	P	P	P	P	P	P	P	P	C	C	C	C	C	C	P	X
Two Family	X	X	P	P	P	C	X	X	C	C	C	C	C	X	X	X
Townhome	C	C	C	P	P	C	C	C	C	C	C	C	C	X	C	X
Apartment	X	X	C	P	P	X	X	X	C	C	C	C	C	X	X	X
Mixed Use	X	X	X	X	X	X	X	X	C/D	C/D	C/D	C/D	C/MC	X	X	X
Joint Live/Work	X	X	X	X	X	X	X	X	C/D	C/D	C/D	C/D	C/MC	X	X	X
Second Unit	P	P	P	P	P	P	P	P	X	X	X	X	X	X	P	X
Mobilehome Park	C	C	C	C	C	C	C	C	C	C	C	C	C	X	C	X
Adult Residential Facility (≤6)	P	P	P	P	P	P	P	P	C	C	C	C	C	X	P	X
Adult Residential Facility (7+)	C	C	C	C	C	C	C	C	C	C	C	C	C	X	C	X
Small Family Home	P	P	P	P	P	P	P	P	P	P	P	P	P	X	P	X
Children Group Home (≤6)	C	C	C	C	C	C	C	C	C	C	C	C	C	X	P	X
Children Group Home (7+)	C	C	C	C	C	C	C	C	C	C	C	C	C	X	C	X
Homeless Shelter	X	X	X	D	D	X	X	X	C	D	D	D	D	X	X	D
Domestic Violence Shelter	D	X	D	D	D	X	D	D	D	D	D	D	X	X	D	D
P = Permitted; C = Conditional Use Permit; D = Director's Review; MC= Minor CUP; X = Not Permitted																
Adult Residential Facility	Any facility that provides 24-hour nonmedical care and supervision to adults as defined and licensed under the regulations of the State of California. Examples include a facility serving mentally disabled, ambulatory individuals aged 18 to 59 who reside at the facility on a voluntary basis.															
Apartment House	A building or a portion of a building with three or more dwelling units.															
Children Group Home	A facility that provides 24-hour nonmedical care and supervision to children in a structured environment with services provided at least in part by staff employed by the licensee, as defined and licensed under the regulations of the State of California.															
Domestic Violence Shelter	Any facility consisting of one or more buildings or structures at which specialized services are provided, including but not limited to the temporary provision of housing and food to victims of domestic violence as provided in Division 9, Part 6, Chapter 5 of the California Welfare and Institution Code.															
Homeless Shelter	A residential facility, other than a community care facility, operated by either a government agency or private nonprofit organizations, which offers temporary accommodations (up to 6 months) to the homeless.															
Mobilehome Park	Any area or tract of land where two or more sites are rented or leased, or held out for rent or lease to accommodate mobile homes and/or factory-built houses as defined in the Health and Safety Code.															
Residential Care Facility	Includes adult residential facilities, group homes for children, and small family homes for children, within 300 feet of any other licensed residential care facility as defined by the Health and Safety Code.															
Single-Family Residence	A building containing one dwelling unit, or a mobile home comprising one dwelling unit manufactured and certified under the National Mobilehome Construction & Safety Standards Act of 1974 on a permanent foundation system approved by the County engineer.															
Small Family Home (Children)	Any residential facility in the licensee's family residence providing 24-hour care for eight or fewer children who are mentally, developmentally, or physically disabled and who require special care and supervision as a result of such disabilities.															
Townhouse	A single-family dwelling unit sharing a common wall with other townhouses on one or two sides and capable of being placed on a separate lot or parcel of land.															
Two-Family Residence	A building containing two dwelling units.															

the actual number of such residences cannot be calculated without significant expense, field observations by Zoning Enforcement staff indicate that a significant number of dwellings still exist in the industrial zones in many urban parts of the unincorporated areas.

Housing Types

The County recognizes the need to meet the diversity of housing needs, particularly for persons with special needs, through a variety of housing types. The following analysis reviews the County's Zoning Ordinance to evaluate potential constraints to developing housing for persons with special needs. **Table 3-33** summarizes the key zoning provisions for various housing types in the unincorporated areas.

Apartments and Townhomes

Apartments and townhomes are primarily permitted in the R3 and R4 zones, but are also conditionally permitted in R1 (townhomes only) and R2 zones, as well as in certain commercial zones.

Factory Built Housing/Modular Homes

Factory Built Housing and/or Modular Homes meeting the State Uniform Housing Code and installed on a permanent foundation are considered regular single-family homes and permitted where single-family homes are permitted.

Mixed Use Development

The County allows residential uses in commercial zones with a CUP (Conditional Use Permit). On November 27, 2007, the County Board of Supervisors approved the Mixed Use Ordinance. Upon adoption, the Zoning Ordinance will



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permit joint live and work units and vertical mixed use developments that meet certain development standards, performance standards and use exceptions in most commercial zones through a Director's Review, which is an administrative, staff-level procedure and does not require approval findings and public hearings.

Second Units

In 2006, the Board of Supervisors amended the Second Unit Ordinance to comply with the State law. Second units are permitted on parcels where one single-family unit exists or is concurrently proposed. The minimum floor area is 220 square feet, but the maximum floor area varies by the size of the lot, from 600 square feet for lots less than 6,000 square feet to 1,200 square feet for lots 10,000 square feet or larger. However, second units in certain areas may require a Conditional Use Permit if the proposed unit is located within a Very High Fire Hazard Severity Zone, or within an area not served by a public sewer system or water system. In addition, second units are prohibited on hillsides with a slope greater than 25%.

Single-Family Residential

Single-family homes are permitted in all residential zones and all agricultural zones. Such uses are also conditionally permitted in commercial zones.

Two-Family Residential

Duplexes (two-family homes) are permitted in all residential zones except R1 and RA, and conditionally permitted in RPD.

Mobilehomes

The Zoning Code includes provisions for Mobilehome Permits; however, in practice, the DRP does not distinguish mobilehomes or manufactured homes from stick-built single-family homes. The ZOUP will remove these provisions from the Zoning Code. This is addressed in the programs section of the Housing Element.

Mobilehome Parks

Mobilehome parks are conditionally permitted in all residential zones, all agricultural zones, and some commercial zones.

Residential Care Facilities

Adult residential care facilities for six or fewer people are considered regular residential uses and permitted where single-family homes are permitted, as well as in the Commercial Planned Development (CPD) zone. Facilities serving more than six persons are conditionally permitted in all residential zones and most commercial zones.

In all cases, adult residential facilities are required, by definition, to be licensed by the appropriate State agency (e.g. the Community Care Licensing division of Department of Alcohol and Drug Programs or Department of Social Services). There are no other local licensing requirements, such as business licenses. Unlicensed group homes, such as Sober Living Homes are not included in the definition of Adult Residential Facility, and are regulated as single family homes if functioning as a household, or as boarding houses or lodging houses, if residents maintain separate rental agreements. Facilities are required to be 300 feet apart, as indicated by the State law.

An examination of recent case history of adult residential facilities in the unincorporated areas between 1998 and 2007 reveals the following typical conditions of approval, which are reasonable, and in many cases required by the State law:

- Buffering from residential uses, such as masonry walls and landscaping;
- Parking requirements that are correlated to number of onsite staff (as provided in the code), plus spaces allocated for deliveries, visitors and special events;



Special Needs Housing

- Curfews, prohibition of alcohol use onsite, limiting the noise levels and times of outdoor activities;
- Transporting of the residents to and from the site by the operators and for their offsite and outdoor activities to be supervised;
- CUPs are most often valid for ten years and require annual or bi-annual zoning conformance inspections, while some also require signs to be posted at the perimeter of the facility with contact information for Zoning Enforcement staff and the Sheriff's Department;
- Prohibiting onsite medical care; and
- Continuous licensure by the appropriate State agency.

Small Family Homes

Small family homes for children with disabilities are permitted by right in all residential and most commercial zones.

Children Group Homes

Small group homes for six or fewer children are permitted in all zones where single-family homes are permitted by right. Larger homes (for more than six children) are conditionally permitted in all residential and most commercial zones.

Homeless Shelters

Los Angeles County allows emergency shelters to locate by right in the following zones: R3, R4, C1, C2, C3, CM, M1, M1 ½, M2, and M4. Defined as homeless shelters, these facilities are residential uses operated by a governmental agency or nonprofit, which provide temporary accommodations for up to six months per individual. Homeless shelters are subject to a Director's Review procedure in which staff ensures the proposed project is in conformance with the standards outlined in the County's Zoning Code.

The criteria used to evaluate homeless shelters include a maximum number of residents, minimum parking requirements, distancing standards and management requirements. Also, staff is required to determine whether or not the proposed shelter is compatible with the land uses in the immediate vicinity. The suitability is determined by evaluating the surrounding land uses for real or potential noxious uses, as well as reviewing the underlying General Plan or Community Plan land use designation to determine if similar land uses are permitted, exist in the vicinity, and

if the proposed use fits the character of the designated land use category. For example, a proposal in an industrially zoned area might be denied because it could put potential residents at risk of noxious impacts, or because the underlying land use category supports research and development and light manufacturing uses and those uses could potentially locate adjacent to the proposed site, creating a hazardous environment for future residents. Also, it is important to note that planners may condition applications for by right development of shelters in consideration of traffic impacts; to protect health, safety and general welfare; to protect adverse affects on neighboring property; and in conformance with good zoning practice.

In addition to the principles and standards above, homeless shelters are also required to comply with all of the following standards:

- That there is not an over-concentration of homeless shelters in the surrounding area;
- That not more than 30 persons, exclusive of staff, will be permitted on the site, if the proposed shelter is located on a lot or parcel of land of less than one acre;
- That the land uses and developments in the immediate vicinity of the site will not constitute an immediate or potential hazard to occupants of the shelter;
- That the number and arrangement of parking spaces to be provided on the subject property are sufficient to mitigate any adverse impacts on persons or properties in the surrounding area; and
- That the proposed shelter is capable of and will meet all operation and maintenance standards.

Emergency shelters are permitted in various zoning districts within the unincorporated areas. These districts are appropriate for homeless shelter facilities because they are primarily located in urbanized areas where there is easy access to public transportation and services.

In the vacant and underutilized sites analysis presented in Chapter 2, Programs and Resources, the County demonstrates its ability to accommodate its RHNA. Much of the future growth is expect to occur within underutilized properties in the high density residential and commercial zones. These underutilized sites may also potentially be used for homeless shelter development. In addition, many properties in the County's commercial and manufacturing districts contain buildings that are antiquated for purposes of modern uses. These older buildings may be adapted as homeless shelters.

Domestic Violence Shelters

Domestic violence shelters are permitted through a Director's Review in most residential and commercial zones.

Transitional and Supportive Housing

Transitional housing and supportive housing are not specifically defined in the County's Zoning Ordinance. In general, transitional housing provides stay from six months to two years and includes a service component to help residents gain independent living skills and transition into permanent housing. Supportive housing is typically referred to permanent housing with a service component. When the transitional or supportive housing is operated as group quarters, it is permitted or conditionally permitted



Multi-Family Residences - Altadena

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under residential facilities. When the transitional or supportive housing is operated as regular rental apartments, it is permitted or conditionally permitted as apartments. The ZOUP will clarify this point and ensure that transitional and supportive housing are consistent with the Health and Safety Code. This is addressed in the Programs section of the Housing Element.

Single Room Occupancy (SRO)

The County’s Zoning Ordinance does not contain specific provisions for SRO units. However, similar to transitional and supportive housing, when the SRO housing is operated as group quarters, it is permitted or conditionally permitted under residential facilities. If the SRO housing is operated as apartment rentals, it is permitted or conditionally permitted as apartments. The ZOUP will define and develop standards for SROs. This is addressed in the Programs section of the Housing Element.

Farmworker Housing

The County has three agricultural zones – Light Agriculture (A1), Heavy Agriculture (A2), and Heavy Agricultural Including Hog Ranches (A2H). The Zoning Ordinance does not directly address the placement of farmworker housing. However, single-family residential uses and second units are permitted, pursuant to the Second Unit provisions in the Zoning Ordinance, in these agricultural zones.

The County is in the process of amending its Zoning Ordinance to define farmworker and farmworker housing. In addition, the Ordinance will be amended to reflect State law on agricultural employee housing. This is addressed in the programs section of the Housing Element and Appendix F-Progress Report on Implementation of Program 43.

Housing for Persons with Disabilities

Land Use Controls

The Lanterman Development Disabilities Service Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purposes of zoning. A State-authorized or certified family care home,

foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hours-a-day basis is considered a residential use that is permitted in all residential zones.

As demonstrated in **Table 3-33** and the discussions above, the County’s Zoning Ordinance complies with the Lanterman Act and permits small residential care facilities (including adult and senior residential facilities, as well as small family homes) in all residential zones and most commercial zones. Facilities for more than six persons are conditionally permitted in most residential and commercial zones, as well. The County has established a 300-foot distance requirement between facilities. According to the State Department of Social Services, the unincorporated areas consist of about 75 licensed residential care facilities, with a total capacity of over 1,000 beds.³⁶

Definition of Family

A restrictive definition of “family” that limits the number of, and differentiates between, related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated.³⁷

The County’s Zoning Ordinance defines “family” as:

...a person or persons related by blood, marriage or adoption living together as a single housekeeping unit in a dwelling unit. ‘Family’ shall also include a group of not more than five persons, including roomers but not servants, unrelated by blood, marriage or adoption, when living together as a single housekeeping unit in a dwelling unit.

This definition may be viewed as restrictive/illegal and is addressed in Chapter 2, Programs and Resources.

Building Codes

The County’s Building Code is based on State regulations with some minor amendments. The Building Code is considered to have the minimum standards for protecting

36 Los Angeles County Community Development Commission. 2003 Analysis of Impediments to Fair Housing Choice, adopted December 2002, page 5-10.

37 California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a “family” as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood-related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality and therefore violates rights of privacy under the California Constitution.

public health, safety and welfare. The new State Building Code standards, which became effective in 2008, include significant changes that affect the rating of openings and setbacks for homes and accessory structures, and may severely impact a proposed design or a new improvement. The County may consider adopting the new State Building Code, but exclude requirements deemed constraining to the development and improvement of housing for persons with disabilities.

Table 3.34: Planning Entitlement Application Fees (Partial List)

	Fee
Environmental Assessment (CEQA)	\$1,346
Site Plan Review (Residential)	\$695
Site Plan Review (Residential in Hillside Areas)	\$923
Conditional Use Permit	\$5,369
Conditional Use Permit (Significant Ecological Areas)	\$8,207
Variance	\$5,369

Reasonable Accommodation

Under State and Federal laws, local governments are required to provide “reasonable accommodation” to persons with disabilities when exercising planning and zoning powers.

Currently, the County does not have a codified or clearly described policy on providing reasonable accommodations in the context of planning and zoning. The County will adopt a reasonable accommodation ordinance to outline the scope and procedures for accommodation requests.

Development Fees and Entitlements

While most planning entitlement fees are one-time fees, some entitlements, such as plan amendments, require an initial deposit upon application submittal. Supplemental deposits are required when the actual cost of processing the case exceeds the amount of the initial deposit. As the application fees for certain types of entitlements can vary,

applicants may not be able to estimate the actual application cost prior to filing. **Table 3-34** presents application fees for common fixed planning entitlements.

Unlike most fixed planning entitlement fees, application fees for tentative maps vary depending on the number of proposed lots, as well as the availability of public water and sewer service at the project location. Tentative maps also require an initial deposit and supplemental deposits when the actual cost of processing the case exceeds the amount of the initial deposit.

Other plan checking or review fees conducted by the Building and Safety Division of the Department of Public Works are based on the size of the development. Grading and landscaping permit fees are based on the volume of material handled and area to be landscaped, respectively.

Impact Fees

Impact fees, which are typically assessed on a per-unit basis, are often required to fund the cost of infrastructure and other public facilities that serve new housing developments. One major impact fee is the Quimby fee. Pursuant to the Quimby Act,³⁸ “...the legislative body of a city or county may, by ordinance, require dedication of land or impose a requirement of the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a tentative map or parcel map,” subject to certain conditions. The Board of Supervisors has amended the County Subdivision Ordinance to require park fees if all or any portion of the local park space obligation for a residential subdivision is not satisfied by the existing local park space. Park fees are assessed as a condition prior to the final approval of the subdivision.³⁹ This requirement applies only to residential subdivisions and only where there are not enough parks and open space in surrounding areas. In areas that do not have enough land set aside for parks and recreation, this obligation may increase the cost of developing housing but is a cost borne Statewide. In addition, school fees, which are calculated on a per-square-foot basis, can represent one of the largest impact fees for housing developments. The County does not have the ability to amend school fees, which are established by the State. Furthermore, water connection fees are

³⁸ Government Code, Section 66477

³⁹ Los Angeles County Subdivision Ordinance, Section 21.28.140

Table 3.35: Entitlement and Impact Fees in Various Unincorporated Communities (Partial List)

	Urban Infill Project in West Carson (60 units)		Urban Expansion Project in Antelope Valley (54 units)		Urban Expansion Project in Santa Clarita Valley (82 units)	
	Amount	Cost per Unit	Amount	Cost per Unit	Amount	Cost per Unit
Entitlement Fees						
Tentative Map - Subdivision Application Fee*	\$19,930	\$332.17	\$35,736.00	\$661.78	\$28,369.00	\$345.96
Grading Plan Check Fees	\$9,158.00	\$152.63	\$20,052.00	\$371.33	\$67,343.00	\$821.26
Final Map Fees	\$10,675.00	\$177.92	\$22,615.00	\$418.80	\$22,950.00	\$279.88
Street Improvement Plan Check Fees	\$8,040.00	\$134.00	\$17,767.00	\$329.02	\$29,200.00	\$356.10
Sewer Improvement Plan Check Fees**	\$24,295.00	\$404.92	\$501.00	\$9.28	\$53,934.00	\$657.73
Storm Drain Improvement Plan Check Fees	\$6,151.00	\$102.52	\$5,373.00	\$99.50	\$37,044.00	\$451.76
Impact Fees and Exactions						
Quimby (Parks) Fees	\$203,382.00	\$3,390.00	\$20,585.00	\$381.00	\$143,756.00	\$1,753.00
Library Facilities Mitigation Fees	\$45,960.00	\$766.00	\$40,122.00	\$743.00	\$62,730.00	\$765.00
School Fees***	\$438,649.20	\$7,310.82	\$472,500.00	\$8,750.00	\$754,400.00	\$9,200.00
Bridge and Major Thoroughfare Fees	N/A	N/A	N/A	N/A	\$278,800.00	\$3,400
Antelope Valley Drainage Fees	N/A	N/A	\$297,000	\$5,500	N/A	N/A
Sewer Maintenance, Annexation, Sanitation District Fees****	\$0-\$132,000	\$0-\$2,200	\$0*****	\$0	\$0-\$180,400	\$0-\$2,200

*Subdivision application fee includes a \$5,000 initial deposit to the Department of Regional Planning. Supplemental deposits may be required when actual processing cost exceeds the amount of initial deposit. **Fees vary according to the development requirements. Fees may also increase in developed areas in which the existing sewer capacity needs to be upgraded. ***Based on the following 2007 fee rate: West Carson project: \$4.18 per sq. ft. (Los Angeles Unified School District); Antelope Valley project: \$3.50 per sq. ft. (Acton Agua Dulce Unified School District); Santa Clarita Valley project: \$3.68 per sq. ft. (Castaic Union Elementary School District). ****Sewer impact fees vary depending on the actual improvement that is required and if the project needs to be annexed into a sewer maintenance district. If a project is on private septic tank then there is no sewer impact fee. *****Assumed to be on private septic tank system.

another common impact fee, which can vary as they are controlled by individual water purveyors throughout the County.

There are also a number of other impact fees required by the County. For example, the Bridge and Major Construction Fee Districts (B&T) were established by the County to finance specific highway and bridge improvements in

the unincorporated areas. New developments within these Districts are levied a fee in proportion to the benefit they will receive from the improvements. The County has established the Eastside (Route 126), Bouquet Canyon, Lyons Avenue/McBean, Valencia and Castaic B&T Districts in the Santa Clarita Valley and the Lost Hills/Las Virgenes B&T District in the Parkway Calabasas area. In another example, the County requires a drainage fee to address



Affordable Home Ownership - Florence-Firestone

increased storm run-off resulting from new developments in the Antelope Valley, per the Antelope Valley Comprehensive Plan of Flood Control. The drainage fee may be increased or decreased, depending on the review of the Construction Cost Index and the type and amount of development being constructed within the Antelope Valley Drainage Area.

Fee Comparison by Various Unincorporated Communities

Table 3-35 presents development and entitlement fees based on three actual development projects in different geographic areas to demonstrate the differences in costs between urban areas and urban expansion areas. Certain impact fees, such as library fees, are relatively consistent throughout the unincorporated areas. However, the extent of infrastructure improvements needed may vary widely across the unincorporated areas.

A substantial portion of the unincorporated “islands” located on the Westside, in central Los Angeles, and the San Gabriel Valley are highly urbanized. Typically, the existing facilities in these urban areas, including streets, sewers, electrical and water services, schools, and fire stations, require no additional mitigation measures, such as impact fees. As a result, the cost of land development is usually less in these areas than in undeveloped “urban expansion” or rural portions of the unincorporated areas. However, the Quimby fee is an exception and tends to be higher in urban areas because it is tied to the cost of land, which is higher in urban areas.

While properties in urban areas may have lower on- and offsite improvement costs, they typically command high land costs on a per-square-foot basis due to the permitted densities and the availability of infrastructure. In contrast, properties in the urban expansion areas typically require payment of substantial development fees to provide infrastructure, services, and facilities, although the land costs may be lower.

The County recognizes the impact of such fees on affordable housing development. However, the provi-

sion of necessary infrastructure and public facilities is critical to ensure that residents of affordable housing have equal opportunity for quality housing in a suitable living environment. To mitigate the financial impacts of such fees, the County uses HOME and Community Development Block Grant (CDBG) funds to help offset cost of development for affordable housing in the unincorporated areas.

Local Processing and Permit Procedures⁴⁰

General Procedures

The review process for discretionary projects in the unincorporated areas is governed by several advisory and decision-making bodies:

- Significant Ecological Areas Technical Advisory Committee (SEATAC)
- Environmental Review Board (ERB)
- Subdivision Committee
- Department of Regional Planning (DRP) Hearing Officers
- Regional Planning Commission (RPC)
- Board of Supervisors

Depending on the project and where it is located, some or all of these groups may review a project.

⁴⁰ The following is an overview of the County's permit processing procedures. Detailed specifics in the Applicant's Guide to Development and Permit Processing prepared by the Department of Regional Planning. The Guide can be accessed at the following URL - http://planning.lacounty.gov/doc/plan/applicants_guide.pdf.

The general procedures described as follows apply to the following types of applications: General Plan Amendments, Tentative Tract Map, Tentative Parcel Map, Conditional Use Permits (CUP), Zone Changes, Variances, Development Agreements, Coastal Development Permits, Discretionary Housing Permits and Parking Permits.

- Applicants generally start the permitting process by obtaining zoning and application information at the Land Development Coordinating Center. To assist applicants who are interested in filing a subdivision application, the County established the interdepartmental Land Development Coordinating Center “One-Stop” for counseling on proposed subdivision projects. Applicants are highly recommended to contact the Land Development Coordinating Center for this counseling before beginning the subdivision application process. Depending on the nature of the proposed project, additional materials for the application may be required.
- Applicants make an appointment to submit the completed application and documentation package to the Land Development Coordinating Center. A planner reviews the materials to ensure completeness. All projects subject to a discretionary review require an initial study/environmental assessment in accordance with the California Environmental Quality Act.
- The Hearing Officer or Regional Planning Commission conducts the public hearing upon completion of the above requirements. The DRP sends the applicant and other interested parties legal notification of the public hearing.



Residence - Antelope Valley

Processing Procedure by Case Type

The time and financial cost of land investments during the development permit process can contribute significantly to housing costs. Generally, the time required for processing a typical development varies depending on the size and complexity, as well as the location of the project. The County has developed a handbook and an interpretation manual to help residents and developers navigate through the process.

Developments that require a discretionary review, such as a subdivision, a plan amendment, or zone change, will normally take at least a year to process. If an Environmental Impact Report is required, the processing time is increased. In sharp contrast, for cases in which the development is permitted by right, such as apartment houses in R3 and R4 zones, the processing time is markedly less as no discretionary review is required; only site plan approval is required. The processing time for site plan reviews is approximately 6 to 8 weeks, as measured from the date of a complete application. The following provides a summary of processing procedures by case type:

General Plan Amendments/Zone Changes

A public hearing before the RPC is required, and upon recommendation by the RPC, is referred to the Board of Supervisors for final decision. Proposed plan amendments and zone changes that are denied by the RPC do not go before the Board unless they are appealed. If the Board’s decision is different from the RPC’s recommendation and contemplates an alternative not discussed by the RPC, the case is referred back to the RPC for further comments before the decision is finalized by the Board.

Conditional Use Permit (CUP)

A CUP requires a public hearing before the Hearing Officer or the RPC. Appeals of an action or part of an action by the Hearing Officer are presented to the RPC and any appeals of an RPC decision are presented to the Board of Supervisors. The Hearing Officer or the RPC may impose certain conditions to ensure that the approved proposal will be in accordance with the findings.

The following are specialized CUPs that apply to residential development:

- **Significant Ecological Areas (SEA) CUP:** Prior to the issuance of a building or grading permit, approval of a minor land division or subdivision, or commencing any construction or expansion on a lot containing an SEA, a CUP is required. The intent is to protect natural resources contained in the SEAs, as shown in the General Plan, from incompatible development that may have the potential for environmental degradation or destruction of life and property. Individual single-family residences are exempt from this CUP requirement. For all SEA CUP applications, applicants must submit a Biological Constraints Analysis and a Biota Report that are prepared by a biologist selected from the Department of Regional Planning's Certified List of Biologists. The analyses and reports are reviewed by the Significant Ecological Areas Technical Advisory Committee (SEATAC), which consists of seven members from the private and public sectors with a wide range of expertise. Members are appointed by the Planning Director. At the conclusion of its review, the SEATAC can approve the report, recommend biota report changes, or make recommendations regarding project design. The SEATAC must make a recommendation on each project by the completion of their third review for the project. The applicant may elect to have a public hearing without a recommendation from the SEATAC.
- **Hillside Management Area (HM) CUP:** HMs are defined as any area with a natural slope of 25% or more. A CUP is required if the development in the urban HMs is set at a density exceeding the midpoint of the "density range" established by the respective Community or Specific Plan. If no such plan is adopted, the density range is established by the Countywide General Plan Land Use Element. In addition, a CUP is required for any development with a natural slope of 25% or more in a nonurban HM when the proposed density exceeds the low-density threshold. Individual single-family residences are exempt from this CUP requirement.
- **Residential Planned Development (RPD) Zones CUP:** The RPD zone was established to promote residential amenities beyond those expected under conventional development, to achieve greater flexibility in the design of residential development, and to encourage well-planned neighborhoods by allowing for a mixing of residential uses. RPD zones allow for mixtures

of single-family, two-family, and multi-family residential structures in the same zone. Since most cases of residential planned development include the processing of a subdivision request, the requirement of a CUP in the RPD zone does not appear to unduly add to the case processing time.

- **Development Program (DP) CUP:** The Development Program is established to provide a zone in which development occurring after a property has been rezoned will conform to plans and exhibits submitted by the applicant, where such plans and exhibits constituted a critical factor in the decision for the approval of the rezoning. Adherence to such development plans is ensured by the requirement of submission and approval of a CUP, which requires the applicant to provide the necessary safeguards to ensure completion as specified.

Minor Conditional Use Permits

A minor CUP entails a notice of application to addresses located within a 300-foot radius and other interested parties. The notice describes the project and indicates that any individual may request a public hearing on the application by filing a written request within 15 days of the receipt of the notice. Unless two or more requests for a public hearing have been filed with the Director, the project can be approved through a Director's Review. The Director's decision can be appealed to the Hearing Officer, and the Hearing Officer's decision can be appealed to the RPC.

Variations

A variance application requires a public hearing. To be approved, the findings need to substantiate the following:

- Because of certain circumstances or exceptional characteristics applicable to the property, the Zoning Ordinance deprives the owner of privileges enjoyed by other landowners in the area;
- The adjustment granted will not create a special privilege inconsistent with the limitations upon other properties in the zone where the subject property is located;
- The application of the zoning regulations as they apply will result in difficulties that are inconsistent with the purpose of such regulations; and

- Such adjustment will not be materially detrimental to public health, safety, or general welfare, or to the use, enjoyment, or valuation of property or of other persons located in the vicinity.

Housing Permits

The Housing Permit is established to facilitate the increased production of affordable housing and senior housing through the implementation of the County's Density Bonus ordinance. The Housing Permit specifies the proportion and number of affordable or senior housing units, duration and level of affordability, density bonus granted, and incentives requested, among other pertinent information.

Coastal Development Permits

This permit was established to ensure that all development within the Coastal Zone conforms to the policies of the Los Angeles County Local Coastal Program Land Use Plans and the implementation programs.

In addition to the preliminary steps outlined earlier for all development applications, a public hearing before the Hearing Officer or the RPC is required if the permit is appealable to the California Coastal Commission (CCC). If the permit is not subject to appeal to the CCC, then a public hearing is not necessary and the Planning Director approves or denies the project.

Tentative Tract Maps

After the initial filing, tentative tract maps are reviewed by the Subdivision Committee.⁴¹ Any unresolved technical issues are usually addressed at this stage. Upon completion of the Environmental Review and Subdivision Committee proceedings, the case is set for public hearing before the Hearing Officer or the RPC, concurrent with other associated cases, if applicable. If there is an associated legislative action, such as a zone change or plan amendment, the tentative tract map must be heard by the RPC before ultimately being heard by the Board of Supervisors. At the public hearing, the Hearing Officer or the RPC approves or denies the tentative tract map based on the testimony, Subdivision Committee recommendations, the mandates of the Los Angeles County Subdivision Ordinance, the State Map Act, General Plan consistency, zoning and general planning practices.

Anyone who is dissatisfied with the decision made by the Hearing Officer or the RPC may file an appeal to the next higher decision-making body (the RPC or the Board of Supervisors, respectively) within 10 days of the action. If the tentative tract map is approved and no appeal is filed, a final map must be recorded with the County Clerk to complete the subdivision. Any necessary improvement bonding should be completed between the subdivider and appropriate departments prior to the final map recordation. Once all of the conditions of the Subdivision Committee departments have been met, the Department of Public Works files the final map with the County Clerk.

Tentative Parcel Maps

The processing and appeal procedure for a tentative parcel map is essentially the same as the procedure mentioned above for a tentative tract map. In most cases, the public hearing for a tentative parcel map is held before the Hearing Officer. However, the tentative parcel map must be heard by the RPC if there is an associated legislative action, such as a zone change or plan amendment, before ultimately being approved by the Board of Supervisors. Once the tentative parcel map is approved and no appeal is filed, either a final map or a parcel map waiver may be processed to complete the subdivision. However, since improvements are often required, most projects are not eligible to obtain a parcel map waiver, and the applicant must have a final map recorded to complete the subdivision.

Site Plan Review

A Site Plan Review is an administrative, staff-level procedure for permitted uses in the Zoning Code and does not require a public hearing. For example, in the R3 and R4 zones where apartments are permitted, staff follows a checklist to verify that the proposed apartments are in compliance with the development standards, such as setbacks and height limits in the R3 and R4 zones, and no approval findings are required.

Director's Review

Director's Review is an administrative, staff-level procedure for uses subject to a Director's Review in the Zoning Code and does not require a public hearing. For example, upon adoption of the Mixed Use Ordinance, joint live and work units and vertical mixed use developments will

⁴¹ The Subdivision Committee consists of staff representing the Departments of Public Works, Regional Planning, Public Health, Fire, and Parks and Recreation.

be permitted in commercial zones through the Director's Review. The staff will follow a checklist to verify that the proposed joint live and work units or vertical mixed use developments comply with the use exceptions, development standards, and performance standards set forth in the Mixed Use Ordinance.

Zoning Conformance Review (ZCR)

A ZCR is a streamlined, staff-level procedure that applies to relatively straightforward and minor projects and does not require a public hearing. ZCRs do not apply to projects within CSDs, with environmental issues, or other factors that would constitute additional review.

On- and Off- Site Improvements

According to the County's Subdivision Ordinance, improvements are not required as a condition of project approval for minor land divisions (parcel maps - four or less lots), if the existing systems and improvements have been deemed adequate to serve adjacent developed parcels, unless such improvements are necessary to serve the project or to be consistent with the General Plan. In addition, no improvements are required when all lots shown on a parcel map of a minor land division have a gross area of 5 acres or more and are within a single-family residential or agricultural zone, or within a desert-mountain zone and used for residential or agricultural purposes.

In existing urban areas where development has already occurred and for minor land divisions, there are likely to be very few site improvement requirements. In such cases, the costs of on- and offsite improvements do not serve as constraints on development. However, in urban expansion areas, such as the Santa Clarita Valley and new major subdivisions, the need to provide infrastructure may increase the cost of new housing. Lower land prices in the Santa Clarita Valley and Antelope Valley can help offset some of the costs. In addition, the County often provides incentives to affordable housing developers in the form of reduced parking requirements, filing fees, and others.



Open Space - Antelope Valley

In general, the following improvements are required of all major subdivisions:

Street Right-of-Way Width Requirements

Developers must provide a minimum of 24 feet of offsite pavement to the subdivision. The following are required street right-of-way widths for various types of streets in major subdivisions, as defined by the County's Subdivision Ordinance:

- Cul-de-sacs (up to 700 ft.): 58 ft.
- Cul-de-sacs (more than 700 ft. in length): 60 ft.
- Local streets: 60 ft.
- Collector streets: 64 ft.
- Limited secondary highways: 64 ft. and 80 ft. for future streets
- Parkways: 80 ft. (minimum)
- Secondary highways: 80 ft.
- Major highways: 100 ft.
- Expressways: 180 ft.
- For industrial/commercial collector streets:
 - Cul-de-sacs (up to 500 ft.) 66 ft.
 - Collector streets 84 ft.

Sidewalk Requirements

In general, where lots in a subdivision are smaller than 15,000 square feet, developers are required to install sidewalks of no less than 4 feet wide:

- On both sides of entrance and collector streets;

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Employee Housing - Agua Dulce

- On both sides of loop, interior, and cul-de-sac streets;
- Along one side of service roads adjacent to abutting lots;
- Along highways shown on the County's Highway Plan where no service road is provided; and
- Along highways shown on the Highway Plan where necessary to provide for the safety and convenience of pedestrians.

Street Lighting Requirements

Street lights are required in most major subdivisions where lots are less than 40,000 square feet in size.

Curbs and Gutters

Curbs and gutters are required in subdivisions with lots less than 20,000 square feet in size.

Water and Sewer Connections

Water systems are not required if lots are at least 5 acres in size, even in major subdivisions; well water may be used instead. If lot sizes are at least 1 acre in size, septic systems are deemed adequate in providing sewer services.

Circulation Improvements

Developers are required to provide onsite improvements in the form of direct dedications needed for access and circulation for the development. In designated Bridge and Thoroughfare Districts, developers may also be required to pay an impact fee to offset the cost of constructing bridges over waterways, railways, freeways, and canyons, and/or constructing major thoroughfares. Mitigation measures are only required if level of service falls below level B.

Rural Communities Requirements and Waivers

In rural areas where subdivisions contain lots larger than 20,000 square feet in size, there are no requirements for curbs, gutters, and sidewalks. Street lighting may or may not be required and is determined on a case-by-case basis.

Other General Exemptions

In subdivisions with lots larger than 20 acres and some with lots larger than 10 acres in size, requirements for improvements may be waived.

Limited Residential Redevelopment Activities

Redevelopment in the unincorporated areas, which is overseen by the Los Angeles County Community Development Commission, focuses on neighborhood revitalization efforts, including housing and related nonresidential economic development projects.

There are five Redevelopment project areas in the unincorporated areas:

Willowbrook Community Redevelopment Project Area

The Willowbrook Community Redevelopment Project Area was adopted on October 16, 1977, and amended in 1991 and 1994. The Project Area is composed of approximately 365 acres, generally bounded on the north by Imperial Highway, on the south by El Segundo Boulevard, on the west by Compton Avenue, and on the east by Willowbrook Avenue. The Redevelopment Plan contains various land uses including residential, commercial, and public/quasi public. The CDC anticipates constructing 80 affordable units in this Project Area on CDC-owned land during the 2004-2009 implementation period.

Maravilla Redevelopment Project Area

The Maravilla Redevelopment Project Area was adopted on February 20, 1973. The Project Area is composed of approximately 214 acres and is generally bounded on the north by Floral Drive, on the south by Third Street, on the west by Ford Boulevard, and on the east by Mednik Avenue. The Redevelopment Plan contains various land uses including residential, commercial, and public/quasi public. There are no housing construction activities anticipated within this Project Area.

East Rancho Dominguez Redevelopment Project Area

The East Rancho Dominguez Project Area was adopted on June 26, 1984. The Project Area is located on a 58-acre portion of unincorporated East Compton, of which 35 acres are net land and the remaining 23 acres are public rights-of-way. The Project Area runs generally along Atlantic Avenue from Alondra Boulevard to the City of Compton and along Compton Boulevard from Harris Avenue to Williams Avenue. The CDC anticipates constructing 69 affordable units in this Project Area during the implementation period.

West Altadena Community Redevelopment Project Area

The West Altadena Redevelopment Project Area was adopted on August 12, 1986. The Project Area is located in the northeast sector of the Los Angeles Basin within the larger Altadena area. The community of Altadena surrounds the Project Area on the north and the City of Pasadena lies to the south. The Project Area boundaries encompass about 80 acres, approximately one-quarter of which are public rights-of-way. The Project Area contains various land uses including residential, commercial, and public/quasi public. As part of the Lincoln Crossing project in the West Altadena Project Area, 88 residential units are anticipated during the implementation period.

Whiteside Redevelopment Project Area

The Whiteside Redevelopment Project Area in unincorporated East Los Angeles was adopted on October 17, 2006. The Project Area is composed of approximately 171 acres and is generally bounded on the north by Worth Street, on the south by Whiteside Street/San Bernardino Freeway,



Coastal Zone

on the west by Indiana Street, and on the east by Eastern Avenue. The Redevelopment Plan contains various land uses including residential, commercial, and public/quasi public. The Redevelopment Plan provides for the orderly development of increased community access to business and retail services and employment opportunities.

The Redevelopment Plan also provides for the anticipated merger of the Whiteside Redevelopment Project Area with the Community Redevelopment Agency of the City of Los Angeles' Adelante Eastside Redevelopment Project Area, which will form a larger "Biomed Tech Focus Area." The goal of this County/City partnership would be to facilitate development and new job growth opportunities in the burgeoning field of biomedical research and related technology manufacturing.

Of the five active Redevelopment Project Areas, only the East Rancho Dominguez, Willowbrook, and West Altadena Project Areas envision residential development as a component of future activities. Overall, the scale of residential development is limited due to lack of available land, land use compatibility, and overall Redevelopment Plan objectives.

Constraints to Housing in the Coastal Zone

The State law requires that new residential development within the Coastal Zone provide housing opportunities for low and moderate income households, where feasible. Furthermore, the law requires the replacement of low and moderate income dwelling units that are demolished or converted to other uses.⁴²

The unincorporated areas within the Coastal Zone include the Santa Monica Mountains, Marina del Rey, and Santa Catalina Island (excluding the City of Avalon).⁴³

Under the California Coastal Act, projects within the Coastal Zone are subject to final approval by the CCC, unless a local jurisdiction has a Local Coastal Program (LCP) certified by the CCC. An LCP is composed of a Land Use Plan (LUP) and a Local Implementation Program (LIP). Two unincorporated coastal communities, Santa Catalina Island and Marina del Rey, have certified LCPs. The land use decisions for the Santa Monica Mountains Coastal Zone are guided by the Malibu LUP, with final approval

⁴² Government Code Section 65590 (Mello Act).

⁴³ The Los Cerritos Wetlands area was annexed to the City of Long Beach in December 1997.

subject to the CCC. A planning program is under way to update the existing LUP and prepare an LIP with the goal of attaining a fully certified LCP for the Santa Monica Mountains. The Board of Supervisors recently conducted public hearings and approved the draft LCP for the Santa Monica Mountains. It is anticipated that the Santa Monica Mountains LCP will be considered by the CCC in late 2008.

Because of the physical terrain of the Santa Monica Mountains and Santa Catalina Island, housing is generally difficult to develop in either area. As of 2007, new residential development within the Santa Monica Mountains Coastal Zone has been limited by the adopted Malibu LUP to a cap of 6,582 units. The County has determined that restrictions posed by steep slopes; infrastructure constraints such as limited water, sewer, and roadways; numerous natural hazards; and exorbitant land costs make it infeasible to provide low or moderate income housing in certain parts of the Malibu/Santa Monica Mountains area. The Santa Catalina Island LUP makes provisions for the development of employee housing (primarily for low and moderate income units) in conjunction with future development at Two Harbors and other sites. The plan requires the replacement of any demolished employee housing units near the City of Avalon. No employee housing has been demolished within the Santa Catalina Island Coastal Zone.

Affordable housing opportunities within the Coastal Zone are focused in Marina del Rey. The Marina del Rey LUP provides for 225 units to be built and reserved for senior citizens. To date, 28 affordable housing units have been constructed in Marina del Rey, with another 50 affordable units under construction, 101 affordable units approved, and 144 affordable units in planning. The total number of affordable units provided in Marina del Rey exceeds the 225 units projected, and affordable units are provided for both seniors and families. The Affordable Housing Policy for Marina del Rey is currently being amended to further clarify the affordable and replacement requirements.

Table 3.36: Density Bonus Provisions

Income Group	Minimum Set-Aside of Affordable Units	Bonus Granted	Each Additional % Adds:	Maximum
Very Low Income	5%	20%	2.5%	35%
Lower Income	10%	20%	1.5%	35%
Moderate Income (common interest developments only)	10%	5%	1.0%	35%
Senior Citizen Housing Development*	100%	20%	N/A	20%
Land Donation (very low income projects only)	10%	15%	1.0%	35%
County Infill Sites Program (projects of two or three units pre-bonus)	N/A	1 unit	N/A	1 unit

*Affordability is not a requirement for senior housing to qualify for a density bonus.

Incentives

To mitigate the impacts of government policies, rules, and regulations on the development and improvement of affordable housing, the County offers a number of regulatory incentives:

Density Bonuses

In August 2006, the County amended its Zoning Ordinance to reflect the amended State Density Bonus Law under Section 65915 of the Government Code. Consistent with the State law, the County’s Density Bonus Ordinance offers density bonuses and waivers or modifications to development standards for senior citizen housing developments or housing developments (minimum size five units) that set aside a portion of the units for low and moderate income households. In addition, the Ordinance offers incentives for housing developments that set aside a portion of the units for low and moderate income households.

In addition, the County offers a density bonus for small infill projects, not covered under State law requirements, if they participate in the County’s Infill Sites Utilization Program. For small residential projects of two to three units, an additional bonus unit can be granted. **Table 3-36** summarizes the density bonus provisions.

Table 3.37: Transit Oriented District – Special Development Standards

District	Minimum Floor Area	Maximum Height	Minimum Front Setback	Minimum Side Setback	Maximum Lot Coverage	Parking	Other
Basic TOD (all districts)	<p>C2: Total gross mixed use floor area not to exceed 3 times the total net area of the parcel. Residential portion at least 33% of gross floor area.</p> <p>C3: Total gross mixed use floor area not to exceed 3 times the total net area of the parcel. Residential portion at least 2 times net parcel area.</p>	N/A	<p>R2 and R3: Not more than 25% of the required front yard setback used for vehicle access or storage.</p> <p>C2: Structures may be constructed on the front property line or set back up to 10 ft. if display, landscaping, outdoor dining, and street furniture are provided within the setback area.</p>	N/A	R2 and R3: 50%	N/A	<p>R3 zone can get additional density bonuses for infill development and lot consolidation subject to director's review. (Infill gets additional 25%; lot consolidation varies, is subject to provisions of amenities.)</p> <p>Mixed use allowed in C2 and C3 zones with director's review.</p>
Blue Line TOD	<p>C2, C3, and CM: 50% of floor space of 1-story mixed use structure must be devoted to commercial uses.</p> <p>C3 and CM: 100% of ground floor space of a multi-story mixed use structure must be devoted to commercial uses.</p> <p>CM: Residential portion of mixed use building must constitute at least all floor area exceeding 1.8 times total net lot area.</p>	<p>R4: 40 ft.</p> <p>C2: Mixed use=45 ft.</p> <p>C3: Mixed use = 60 ft.</p>	<p>R2: 10 ft. R3: 10 ft. R4: Not more than 25% of the required front yard setback used for vehicle access or storage.</p> <p>CM: Structures may be constructed on the front property line or set back up to 15 ft. if display, landscaping, outdoor dining, and street furniture are provided within the setback area.</p>	R2, R3, and R4: Interior side yard setback may be reduced for 5 ft. to 0 ft. subject to yard modification procedure provided the minimum distance from building on adjoining lot is 10 ft.	CM: 80%	<p>40% reduction</p> <p>60% reduction specified commercial uses</p>	<p>C2 and C3: Single-family residences, two-family residences, and apartment houses are permitted subject to director's review.</p> <p>CM: Single-family residences, two-family residences, apartment houses, and mixed commercial/residential developments are permitted subject to director's review.</p>
Green Line TOD	N/A	<p>C3: 35 ft. if residential portions constitute less than 33% of floor area in a mixed use building, or 45 ft. if residential portions constitute minimum 33% of floor area in a mixed use building</p>	<p>C2 and C3: Structures may be constructed on the front property line or set back up to 10 ft. if display, landscaping, outdoor dining, and street furniture are provided within the setback area.</p>	N/A	N/A	<p>25% parking reduction for specified commercial uses 5% parking reduction for any commercial use when open leisure areas are provided</p> <p>For multi-family structures must be located in the rear of the housing development</p>	<p>R2 zone can get additional density bonuses for infill development and lot consolidation subject to director's review. (Infill gets additional 25%; lot consolidation varies, is subject to provisions of amenities.)</p> <p>Entire ground floor area shall be devoted to commercial uses in mixed use projects and no retail is permitted on floors other than the ground floor.</p>

N/A=Not applicable
TOD=Transit Oriented District

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- AB
- AC
- AD
- AE
- AF
- AG
- AH
- AI



Metro Station

Furthermore, the County Density Bonus provisions include two discretionary procedures—the Senior Citizen Housing Option and the Affordable Housing Option—for qualifying projects that request density bonuses and/or incentives that go beyond the State Density Bonus provisions.

Developers are also entitled to certain incentives to help mitigate the cost impacts of providing affordable and senior housing. The Zoning Ordinance specifies a menu of incentives, which includes reduced setbacks, increased heights and number of stories, reduced parking, reduced minimum lot sizes and lot width, additional density increases, and fee waivers.

Transit Oriented Districts

A Transit Oriented District (TOD) is a zoning overlay for areas near Metro transit stations that promotes transit-oriented and pedestrian-oriented development to increase transit use, manage traffic congestion, and improve air quality. To achieve these goals, the following TODs are established to create and apply unique development standards and case processing procedures to geographic areas within an approximately 0.25- to 0.5-mile radius around Metro transit stations in the unincorporated areas (see **Table 3-37**):

Blue Line TODs

- Slauson Station TOD
- Florence Station TOD
- Firestone Station TOD
- Imperial Station TOD

Green Line TODs

- Vermont Station TOD
- Hawthorne Station TOD

In addition, to encourage infill and transit-oriented development, the County offers a 25% fee reduction for Site Plan Reviews and a 50% fee reduction for CUPs for projects within the County’s established Transit Oriented Districts.

Fee Exemptions for Affordable Housing Developers

To help reduce the costs of housing development due to governmental policies and regulations, the County waives certain fees for affordable housing. Specifically, nonprofit developers of lower income and/or very low income housing are exempted from planning and zoning fees or deposits for their project. For-profit developers are also exempt from the payment of planning and zoning fees or deposits as long as the projects have 100% affordable units for very low or lower income households and the developers have requested the fee waiver as an incentive eligible under the Density Bonus Ordinance. Furthermore, subdivision fees and deposits are waived for nonprofit developers of lower and/or very low income housing.

Streamlining Efforts

The County has continued to improve the streamlining of case processing through ordinance amendments and increased automation. To assist applicants in navigating through the County’s development processing, the County created a user-friendly *Applicant’s Guide to Development and Permit Processing* that details the steps involved in processing various types of permits. Knowledge of the County’s process for project approval is an important step in avoiding costly delays. To streamline the pre-application consultation effort for potential land division projects, the County also provides an interdepartmental “One-Stop” counseling session, in which representatives from the DRP, Los Angeles County Department of Public Works (DPW), and Fire Department provide information on County regulations and requirements to potential property subdividers. As this interdepartmental coordination effort has been beneficial to applicants, the County may consider expanding this service to cover other non-land division projects in the near future.

When appropriate, the County uses the ministerial approval process for certain types of permits, such as Site Plan Reviews for qualifying second units. Concurrent processing of related land use applications also helps reduce delays.

Furthermore, the County places public notices and documents to be reviewed on the Internet and posts information on County procedures on how to obtain CUPs, plan amendments, zone changes, etc.

Environmental and Safety Constraints

The unincorporated areas consist of a highly diverse topography, with a variety of environmental hazards and invaluable natural resources that may constrain the development of affordable housing.

In general, the terrain in Los Angeles County can be classified in broad terms as being 25% mountainous; 14% coastal plains; and 61% hills, valleys, or deserts.

Hillsides and Slopes

The topography in the mountainous portions of the unincorporated areas serves as a constraint to residential development. In the mountainous areas, the topography is generally rugged with deep V-sloped canyons, which are not conducive to any kind of development.

Hillsides exist in both urbanized and rural parts of the County, ranging from the gently rolling hills of the San Jose Hills and Acton/Agua Dulce areas, to the sharply steep hillsides of the San Gabriel Mountains, Santa Monica Mountains, and View Park/Ladera Heights. Development on such terrain necessitates severe grading and land modifications, which significantly add to the cost of development. Development restrictions apply to all hillsides, but the principal areas of the County affected are the Santa Clarita Valley, Santa Monica Mountains, and the foothills of the San Gabriel Valley. Allowable development density and standards in these areas are governed by the Hillsides Performance Review Procedures in the County's Land Use Element and Zoning Ordinance. In addition, the County's Building Code adopted additional requirements for houses built on steep hillside slopes to mitigate potential earthquake hazards.

Fire Hazards

Many parts of the County are susceptible to wildland and urban fires because of hilly terrain, dry weather conditions, and the nature of the plant cover. The principal vegetative cover of upper mountain areas consists of various species of brush and shrubs, known as chaparral. Chaparral is extremely flammable and extensive burns to this mountain vegetation frequently occur during dry weather, accompanied by high winds. The intensity of development, the size of the potentially affected population, and the difficulties of containment result in high and extreme fire risks in many of the unincorporated areas. To reduce the risk, new developments in Very High Fire Hazard Severity Zones (delineated by the Fire Department) are required to comply with certain regulations related to design and mitigation.

Flooding and Mudflows

In hillside areas, large-scale fires can eliminate a significant amount of native vegetation that would normally prevent erosion, thereby making nearby residential developments vulnerable to mudflows and landslides.

The Federal Emergency Management Agency (FEMA) and the County DPW have identified a number of areas in the County exposed to 100-year floods and the mudflow hazards associated with heavy rainfall. In an effort to protect such areas from these hazards, the County maintains a rigorous development review process that imposes appropriate development and building standards, including engineering and grading, and mitigation measures on both new and remodeled structures. DPW is also active in maintaining multi-use flood control and water conservation facilities.



Residence - Santa Monica Mountains



Residence - Santa Monica Mountains

Seismic Hazards

Within Los Angeles County, there are over 50 active and potentially active fault segments, and an undetermined number of buried faults, which are potentially capable of producing damaging earthquakes.

In 1990, the State legislature passed the Seismic Hazards Mapping Act, which requires the State Division of Mines and Geology (DMG) to prepare new Seismic Hazard Zone Maps showing areas where liquefaction or earthquake-induced landslides have historically occurred or where there is a high potential for such occurrences. The purpose of the maps is to help reduce and, where feasible, mitigate earthquake hazards in new construction. The County is required to use the maps in the regulatory process to mitigate the potential danger and high costs of such events.

Larger residential developments within seismic hazard zones require a special geotechnical review before project approval. Construction is not prohibited in these areas, but stricter standards may be requested as part of the geotechnical review and approval process.

National Pollutant Discharge Elimination System (NPDES) Requirements

The municipal storm water NPDES permit issued to Los Angeles County and 85 cities by the Los Angeles Regional Water Quality Control Board on July 15, 1996, required the development and implementation of a program addressing storm water pollution issues in development projects. DPW began implementing this program on July 30, 1999. All development projects needing discretionary

approval and falling into certain types of development as determined by DPW are required to submit a drainage concept and storm water quality plan.

In terms of residential development, the types of proposed projects that would require NPDES plans are any home subdivision over 10 units and hillside-located single-family dwellings. The cost of creating these plans and implementing mitigation measures adds to the cost of developing such housing.

Significant Ecological Areas (SEAs) and Environmentally Sensitive Habitat Areas (ESHAs)

In addition to the environmental constraints posed by fire, floods, and earthquakes, the protection of ecological resources and sensitive habitat areas also presents constraints to housing development.

In areas designated as containing biological resources that are ecologically significant (SEA), the County has created a special development review process to ensure compatibility between the development and the SEA. An adequate biotic analysis of the SEA and affected portions must accompany any development permit applications, including zoning, land division, building, and grading permit requests and be reviewed by the Significant Ecological Area Technical Advisory Committee (SEATAC) in addition to review by the Regional Planning Commission (RPC).

Residential development in an ESHA is prohibited by the State Coastal Act. Under the Coastal Act, ESHAs are designated areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and are sensitive to human activities and developments. In the Santa Monica Mountains portion of the County, ESHA types include unique riparian areas, streams, woodlands, grasslands, savannas and wetlands.

Any unmapped areas that meet these criteria and that are identified through the biotic review process or other means, and any areas that contain plants or animal species listed by either the Federal or State government as endangered, threatened, proposed endangered/threatened, or species of concern are designated as ESHAs.

Oak Tree Protection

The Oak Tree Ordinance protects native mature oak trees. Enacted in 1982, this ordinance specifically prevents oaks of a certain diameter from being cut down, removed, or transplanted without the issuance of a permit. The ordinance also establishes a minimum replacement requirement of two oak trees for each tree that is cut down. The oak tree provision may substantially add to the cost of housing development since it requires additional arborist reports and possible mitigation measures, and may increase case processing time.

Airport Influence Areas

The Airport Land Use Influence areas are established to ensure compatibility between uses surrounding the County's airports. Within these areas, certain land use decisions are subject to review by the Airport Land Use Committee (ALUC). The Los Angeles County ALUC is unique within the State, as the Regional Planning Com-



Residences - Lennox

mission for Los Angeles County functions as the ALUC when dealing with airport-related land use decisions, as authorized by Public Utilities Code §21670.2. In Airport Influence Areas, all new developments and change of use applications, whether or not they are within cities or in the unincorporated areas, are subject to ALUC review. There are 13 airports that may influence land use decisions in the unincorporated areas. Airport Influence Areas span between 2 to 3 miles from an airport and are defined by flight patterns and type and size of airports. Requirements for ALUC review may increase case processing time.

Infrastructure Constraints

Adequate infrastructure and public services are necessary to accommodate future residential development. Existing and projected deficiencies in infrastructure and public services in Los Angeles County are primarily a result of growth and development pressures, although increased consumption by existing customers is also a factor. The following sections discuss the availability of fire protection, water, sewer, street, education, and library services to accommodate new development in the unincorporated areas.

It is important to note the difference between development in existing urban areas, where infrastructure is already in place, and development in "urban expansion areas," which require an extension of infrastructure and public services. The urban expansion areas consist of portions of the Antelope Valley, Santa Clarita Valley, Santa Monica Mountains, and Puente Hills.

Fire Protection

The Los Angeles County Fire Department is organized into nine divisions throughout the unincorporated areas. In the urban expansion areas, developers are required to pay fees to meet the need for increased fire services. As of July 1, 2007, the developer fee amount was approximately \$0.72 per square foot in the Antelope Valley and approximately \$0.79 per square foot in the Santa Clarita Valley and in the Santa Monica Mountains. Developer fee amounts are updated on an annual basis.

Water

The County is served by a mix of local and imported water supplies, delivered through a system of aqueducts, reservoirs, and groundwater basins. Between 30% and 40% of the County's water supply comes from local sources, with the remainder imported from outside the County.⁴⁴ Local water sources are largely groundwater resources, surface water from mountain runoff, and recycled water. Eight major groundwater basins provide about one-third of the County's overall water demand, except during times of drought.

A major issue in Los Angeles County is that most of the groundwater basins never fully recharge because the rate of water extraction is much higher than the rate of replenishment. This issue is particularly severe in south

⁴⁴ Los Angeles County Department of Public Works. Hydrologic Report: 2000-2001, page 5.

Los Angeles County, where urbanization continues to increase impervious surfaces. Another significant problem is that local groundwater basins are increasingly impacted by man-made and naturally occurring contaminants that infiltrate the groundwater basins and degrade the potable water supplies.

Most of the imported water utilized in the unincorporated areas is provided by State Water Contractors, such as Metropolitan Water District (MWD), Castaic Lake Water Agency, Antelope Valley-East Kern Water Agency, Littlerock Creek Irrigation District, and Palmdale Water District. These agencies have exclusive rights to purchase surface water conveyed through the State Water Project (SWP) aqueduct from the California State Department of Water Resources. The reliability of imported water is subject to global climatic changes and annual snow and precipitation levels in the watersheds that are tributary to the Sacramento-San Joaquin Delta (Delta). The SWP pumps water from the Delta, and environmental conditions within the Delta can have a significant effect on water deliveries to the SWP. On May 25, 2007, a U.S. judge established new interim operating rules to protect the delta smelt, an endangered species of fish that spawns within the Delta, between late December through June that will restrict SWP and SWP pumping until the U.S. Fish and Wildlife Service rewrites their biological opinion regarding the delta smelt. Under certain hydrological conditions, SWP pumping could become more restricted and result in decreases to water deliveries to the State Water Contractors.



Residences - Walnut Park

To manage existing and future water supplies, the County coordinates with State agencies and local water districts to operate a complex system that conserves, manages, and efficiently utilizes existing water resources. Additionally, in 2006 and 2007, the County was involved in the planning process to develop the Integrated Regional Water Management Plans (IRWMP) for the Los Angeles Basin, the Antelope Valley, and the Upper Santa Clara River.

Sewer Services

Three sewer maintenance districts and 15 tax zones are administered by the County to cover sewer services for the unincorporated areas, as well as 41 contract cities. In addition, the County is responsible for system design, construction, inspection, and maintenance for over 4,600 miles of sewers and 135 sewer pumping sites for the unincorporated areas and contract cities. To ensure that the demands from new development will be met, the County requires developers to install new sewer pipes to serve the development and connect to the County's system.

A portion of the wastewater generated in the County's jurisdiction is treated at the four sewer treatment plants owned and operated by the County. Three of these plants are in Malibu and one is in the Lake Hughes area of the North County.

Streets

In urban residential neighborhoods, new development can overburden aging infrastructure that is not meant to handle the additional demands that higher density developments can generate. In urban expansion areas, developers may need to build new streets to ensure adequate access to the residential developments and/or implement traffic engineering measures to mitigate project impacts to an acceptable level. In the cases where residential developments may generate 50 or more peak hour trips, the developer is required to establish a Congestion Management Program.

Education

In most instances, increases in the number of families with school-aged children have created significant overcrowding in public schools within all the school districts serving the unincorporated areas. Many public schools, especially

elementary schools, are currently operating in excess of or near their capacity, necessitating the construction of new classroom facilities to mitigate additional school overcrowding. School fees are established by State legislation and beyond the control of local governments.

Libraries

The County has established a developer fee program for library facilities. This program establishes a fee structure to mitigate the impact of residential developments on library facilities in the unincorporated areas served by the County Public Library. Developers are required to pay the mitigation fee at the time a building permit is issued for each new residential unit. Seven library planning areas were established as part of this program. As of July 2007, the fee ranged from \$743 to \$775 per dwelling unit depending on the planning area. The differences in fee amount reflect the variation in land values among the seven library planning areas.

The developer fee program was based on projected population growth in the unincorporated areas by the year 2020. The fee is adjusted annually based on the Consumer Price Index and is updated periodically to ensure that it continues to meet the cost requirements to construct new and enhance existing library facilities. The program also allows the provision of substitute consideration in lieu of the library facilities mitigation fee.

Market Constraints

Various market-driven factors contribute to the cost of housing. The most evident are the costs associated with construction, land, and financing.

Land Costs

Increased land costs appear to be one of the major contributing factors to the rapid rise in housing prices and rents in Los Angeles County. Developable portions of the unincorporated areas are substantially built out, with little or no vacant land available for development of any kind. The shortage of developable land further drives up the demand and cost of housing construction.

Much of the hillsides and nearly all the valley areas south of the San Gabriel Mountains are densely populated and have been converted into urban and suburban uses. Nearly all of the vacant land remaining in the

unincorporated areas is mountainous and in physically hazardous areas, environmentally significant habitat areas, and/or lacking in basic sewer/water infrastructure.

In 2006, the County conducted an infill estimation study to identify underutilized residential properties in the urbanized areas, which have the potential to be redeveloped into higher intensity uses. In addition, the County is conducting a second phase of the infill study to identify nonresidential sites that may be converted to residential or mixed use developments.

In terms of providing affordable housing, the high cost of development in these types of terrain and under such conditions renders lower cost housing infeasible in the majority of the County's vacant land. While recycling existing sites on flatter urban land to build at higher densities could offer opportunities for affordable housing development, in general, the high cost of land in Los Angeles County limits market-built affordable housing without significant incentives.

Construction Costs

In the early 1990s, an economic recession resulted in a significant decline in residential development activity in California. With few construction employment opportunities, many experienced construction workers left the State to search for employment. The subsequent housing recovery in 1997 left the region with a labor shortage that led to higher labor costs. However, labor costs are set on a regional basis and therefore do not usually constrain housing development in specific locations.

In January 2002, Senate Bill (SB) 975 expanded the definition of public works and the application of the State's prevailing wage requirements to such projects. It also expanded the definition of what constitutes public funds and applies prevailing wage requirements to more projects (such as housing) that involve public/private partnerships. With the exception of self-help projects, SB 975 requires the payment of prevailing wages for most private projects constructed under an agreement with a public agency that is providing assistance to the project. As a result, the prevailing wage requirement substantially increases the cost of affordable housing construction.

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Table 3.38: Disposition of Mortgage Applications by Applicant Income

Income	Total Applications	% Originated	% Approved, but Not Accepted*	% Denied	% Other**
Very Low (0-50% AMI)	1,016	18.0%	10.9%	37.3%	33.8%
Lower (50-80% AMI)	2,517	33.2%	13.8%	31.7%	21.3%
Median (80-100% AMI)	3,802	40.3%	13.3%	28.5%	17.9%
Moderate (100-120% AMI)	6,427	47.5%	12.2%	24.1%	16.2%
Above Moderate (.120% AMI)	260,014	52.2%	11.1%	22.8%	13.9%
TOTAL***	291,366	51.2%	11.4%	22.9%	14.5%

Notes:

* Originated applications are those approved by the lenders and brought by the applicants.

** "Other" includes applications that were withdrawn by the applicants and those closed by the lenders due to incomplete information.

*** Total includes 17,590 applicants whose income information was not available.

Source: HMDA data for 2006, FFIEC.

The cost of construction materials (such as timber, steel, and fuel) represents another important cost component. However, such costs often fluctuate according to national policies and global economic conditions. These costs do not usually result in favoring development in one geographic area over another.

Construction Financing

Until recently, debt capital was readily available for market-rate residential developments but is even less accessible for affordable housing developments due to the difficulty in layering various funding sources. Low Income Housing Tax Credits (LIHTC) have become a critical source of capital for affordable housing developments; however, competition for tax credits is often fierce.

To obtain debt capital from conventional lenders, affordable housing developers are usually required to obtain supplemental funds from grants or secondary financing. The County utilizes a variety of funding sources to provide supplemental financing for affordable housing development, including the Home Investment Partnership Program (HOME), Community Development Block Grant (CDBG), Redevelopment housing set-asides, and the City of Industry funds.

Mortgage Financing

Between 2000 and 2006, mortgage interest rates in Los Angeles County were at record lows. While low interest rates should have extended homeownership to many households, the escalated real estate prices essentially wiped out much of the financial benefit of the low rates.

With a median home price of \$599,000 for a single-family home (as of August 2007),⁴⁵ a mortgage payment of \$2,873 is required at a 6% interest rate, even when a 20% down-payment can be managed. In comparison, in October 1998, the median home price was \$190,300,⁴⁶ less than



Public Outreach

45 DQ News. <http://www.dqnews.com/ZIPLAT.shtm>, accessed September 21, 2007.

46 County of Los Angeles 1998-2005 Housing Element, Chapter 3, page 28.

one-third of the price today. The prevailing interest rate at the time was about 7%. The median priced home in 1998 required a monthly mortgage of only \$1,013 with a 20% downpayment. More importantly, today few can afford to put down a sizeable downpayment given the high price of real estate.

The Home Mortgage Disclosure Act (HMDA) requires the disclosure of mortgage lending activities by financial institutions. According to the HMDA data compiled by the Federal Financial Institutions Examination Council (FFIEC), 291,366 households applied for conventional mortgage loans to purchase homes in Los Angeles County in 2006 (**Table 3-38**). In 2006, the majority of homebuyers in Los Angeles County were above moderate income households.

Less than half of a percent of the all applicants in 2006 were very low income households, less than 1% were lower income households, and less than 4% were moderate income households. Furthermore, the approval rates among very low and lower income households were significantly lower than the rates for other income groups. According to the HMDA data, in 2006, the average loan amount in 2006 was \$355,000.

Mortgage Foreclosures

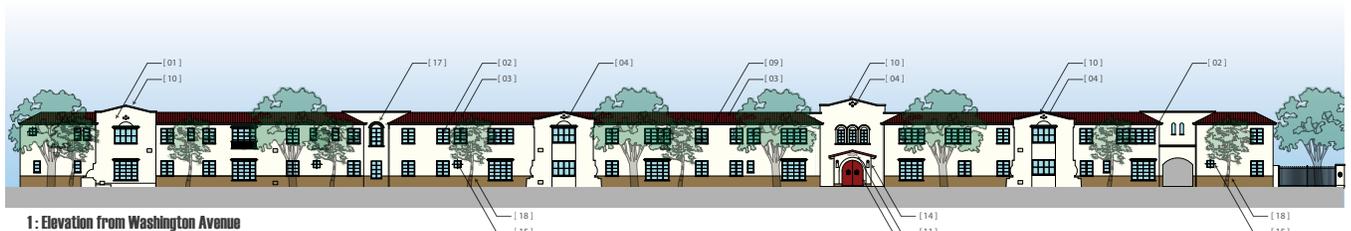
During the 1980s and 1990s, high mortgage interest rates served as a barrier to homeownership in Los Angeles County. Between 2000 and 2006, interest rates steadily declined, while real estate prices escalated. Lured by low interest rates, the overabundance of “cheap” financing, false assumptions of ever-increasing home prices, and predatory lending practices, many households overextended their financial means to pursue homeownership.

Beginning in 2006 and heightened in 2007, the concern over subprime lending and mortgage foreclosures is affecting many communities in Southern California.



Affordable Housing - Interior Living Space

According to DataQuick, during the second quarter of 2007, foreclosures in Los Angeles County accounted for 34% of all foreclosures filed in Southern California.⁴⁷ Foreclosure cases increased 126% from the second quarter of 2006 (10,393 cases in 2007, compared to 4,586 cases during the same quarter in 2006 and 3,233 cases in the third quarter of 2005). Increased foreclosures have resulted in the tightening of the lending market, making mortgage financing more difficult for even credit-worthy homebuyers to obtain.



1: Elevation from Washington Avenue

Affordable Housing Elevation Rendering - East Rancho Dominguez

47 DQ News, <http://www.dqnews.com/RRFor0707.shtm>, accessed September 20, 2007.

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Appendix A

The adequate sites inventory identifies sites to accommodate unincorporated Los Angeles County's share of the regional housing need. The site inventory can be found on the Los Angeles County, Department of Regional Planning web site, located at <http://planning.lacounty.gov/>.

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Appendix B

When updating the Housing Element, the State law requires that the local jurisdiction review its previous Housing Element in order to evaluate:

- The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the State housing goal;
- The effectiveness of the Housing Element in the attainment of the community’s housing goals and objectives; and
- The progress in implementing the Housing Element.

The previous Housing Element for the County of Los Angeles covered the period July 1, 2000 through June 30, 2005. Changes to the State law subsequently extended the timeframe of the previous Housing Element to June 30, 2008. A program-by-program review of the County’s accomplishments under the previous Housing Element is presented in **Table B-1** of this Appendix.

Table B.1: Housing Element Implementation

Program	Accomplishments	Objectives
Priority 1: Homeless and HIV/AIDS		
1. Emergency Shelter Grant (ESG)	Provide funding for nonprofit agencies to operate shelters.	The Los Angeles County Community Development Commission (CDC) continued to provide ESG funding to support the operation of emergency shelters and provision of essential services through a number of nonprofit organizations. Continued Appropriateness: ESG is a specific funding source. This program is included in the 2008-2014 Housing Element as part of the program to address the provision of homeless shelters and services using a variety of funding sources.
2. Homeless Organizations Assistance Program	Contract with community-based organizations to provide a variety of services for the homeless and at-risk homeless.	The CDC continued to provide a variety of services for the homeless and at-risk homeless individuals and families through its contract with community-based organizations. Continued Appropriateness: This is not a specific housing program and is not included in the 2008-2014 Housing Element.
3. Section 8 Homeless Housing Program	Provide rent assistance to eligible homeless families and individuals. Place 350 referred families in rental housing with Section 8 assistance.	Between 2000 and 2007, the Housing Authority of the County of Los Angeles (HACOLA) placed 227 homeless families in rental housing using Section 8 assistance. Seventy-two of these households were residents in the County unincorporated areas. Continued Appropriateness: This program is included in the 2008-2014 Housing Element as part of the program to address Section 8 rental assistance for special needs groups.
4. Section 8 Housing Assistance for Homeless with AIDS	Provide rent assistance to eligible homeless households that include a member with HIV/AIDS. Place 100 homeless households with HIV/AIDS member(s) in rental housing with Section 8 assistance.	Between 2000 and 2007, the HACOLA placed 254 homeless households with HIV/AIDS member(s) in rental housing using Section 8 assistance. Forty-three of these households were residents in the County unincorporated areas. Continued Appropriateness: This program is included in the 2008-2014 Housing Element as part of the program to address Section 8 rental assistance for special needs groups.
5. Shelter Plus Care - Supportive Housing Program	Pursue Shelter Plus Care (S+C) and Supportive Housing Program (SHP) to provide a continuum of care for the homeless.	The Los Angeles Homeless Services Authority (LAHSA), a joint-powers authority between the City and County of Los Angeles, is responsible for coordinating community resources for developing the Los Angeles Continuum of Care strategy. The LAHSA pursued S+C and SHP funding annually to develop the Continuum of Care system in Los Angeles. Continued Appropriateness: This program is included in the 2008-2014 Housing Element as part of the program to address the provision of homeless shelters and services using a variety of funding sources.

Table B.1: Housing Element Implementation (cont.)

Program	Accomplishments	Objectives
Priority 2: Non-Homeless Persons with Special Needs		
6. Aftercare Program for Disabled - Rental Assistance	Provide rent assistance to persons with mental and developmental disabilities.	The HACOLA continued to provide rent assistance to persons with mental and developmental disabilities. Between 2000 and 2007, 143 households were assisted throughout the County. Continued Appropriateness: This program is included in the 2008-2014 Housing Element.
7. Supportive Living Community-Based Organizations	Provide a wide range of services to special needs populations through contracts with nonprofit Community-Based Organizations (CBOs).	The CDC continued to support CBOs with CDBG funds to provide a range of services for special needs populations. Continued Appropriateness: Through the CDC, the County will continue to provide a range of services for special needs populations. However, this is not a housing program and is removed from the 2008-2014 Housing Element.
8. University of California Cooperative Extension Program	Provide a variety of activities to serve public housing residents.	HACOLA continued to utilize CDBG funds to provide activities for public housing residents, including 4-H Youth Development, 4-H afterschool programs, food and nutrition education programs, and landscape training. Continued Appropriateness: Through the CDC and the HACOLA, the County will continue to provide a range of activities for public housing residents. However, this is not a housing program and is removed from the 2008-2014 Housing Element.
9. Housing Authority Service Programs	Provide public housing residents with programs and activities that offer viable alternatives to drugs and gangs.	HACOLA continued to utilize a variety of funding sources to provide drug elimination, education and recreation, child care, and employment training programs for public housing residents. Continued Appropriateness: Through the CDC and the HACOLA, the County will continue to provide a range of activities for public housing residents. However, this is not a housing program and is removed from the 2008-2014 Housing Element.
Priority 3: Housing		
10. Countywide Affordable Rental Housing Development	Provide financial and technical assistance to acquire sites and develop rental housing where at least 20% of the units are set aside as housing affordable to very low income households.	The CDC utilized a variety of funding sources to facilitate affordable rental housing development. Funding sources used include CDBG, HOME, and City of Industry Redevelopment Set-Aside Funds. Between January 1, 1998 and December 31, 2005, 657 affordable rental units were created in the unincorporated areas. Continued Appropriateness: This program is included in the 2008-2014 Housing Element as part of the program to address affordable rental housing construction.
11. Tax Exempt Multi-Family (Renters) Revenue Bond Program	Provide below-market interest rate loans for construction and permanent financing to developers of multi-family housing with 20% of the units set aside as housing affordable to very low income households.	Nationwide, the tax exempt bond is no longer a major funding source for providing affordable housing. An important funding source today is the Low Income Housing Tax Credit and in Los Angeles County, the City of Industry Redevelopment Set-Aside Funds. Between January 1, 1998 and December 31, 2005, the CDC utilized tax exempt bond financing to create 255 affordable rental units in the unincorporated areas. Continued Appropriateness: The tax exempt bond is a specific funding source. This program is included in the 2008-2014 Housing Element as part of the program to address affordable rental housing construction.
12. Affordable Housing Density Bonus Program	Provide incentives for affordable housing development by offering density bonuses, regulatory concessions and other incentives.	On August 8, 2006, the Board of Supervisors adopted Ordinance 2006-0063, amending the Los Angeles County Zoning Code with eligibility, regulations and procedures for the granting of density bonuses and incentives for affordable and senior housing—as required for consistency with Section 65915 of the California Government Code, the State Density Bonus Law. The Ordinance took effect September 7, 2006. The County's density bonus provisions go beyond the State-mandated requirements by providing options for additional density bonuses and incentives for affordable housing and senior housing through a discretionary procedure. In addition, the ordinance uses a menu of incentives to encourage projects that provide 100% affordable set-asides, are located near mass transit and/or provide infill development, while granting all incentives consistently with the State-mandated requirements. As of the end of 2007, the Department has approved 352 affordable units and 375 units total from the density bonus program since SB 1818, which made significant changes to the State Density Bonus Law, took effect in January 1, 2005. Continued Appropriateness: This program is included in the 2008-2014 Housing Element.

Table B.1: Housing Element Implementation (cont.)

Program	Accomplishments	Objectives
13. Tax Exempt Single-Family (Owners) Mortgage Revenue Bond Program	Provide below-market interest-rate mortgages to first-time, lower and moderate income homebuyers.	<p>The County continued to partner with the Southern California Housing Finance Authority (SCHFA) to provide below-market interest rate mortgages for income-qualified first-time homebuyers. SCHFA is a joint power consortium involving communities in the counties of Los Angeles and Orange. Between 2000 and 2007, 659 households in the unincorporated areas achieved homeownership through the SCHFA program.</p> <p>Continued Appropriateness: This program is included in the 2008-2014 Housing Element as part of the County's strategy for promoting homeownership.</p>
14. Mortgage Credit Certificate (MCC) Program	Assist first-time homebuyers in purchasing a home by providing a tax credit of the annual interest paid on the mortgage.	<p>The CDC continued to administer the MCC program. Between 2000 and 2007, 595 households in the unincorporated areas achieved homeownership through the MCC program.</p> <p>Continued Appropriateness: This program is included in the 2008-2014 Housing Element as part of the County's strategy for promoting homeownership.</p>
15. Countywide Affordable Home Ownership Program	Provide loans up to 25% of the purchase price to assist low income households in achieving homeownership.	<p>The CDC continued to administer this homeownership program. Between 2000 and 2007, 396 households in the unincorporated areas were assisted.</p> <p>Continued Appropriateness: This program is included in the 2008-2014 Housing Element as part of the County's strategy for promoting homeownership.</p>
16. Housing Rehabilitation Loan Program	Provide low-interest deferred loans for housing rehabilitation.	<p>The CDC continued to offer the Housing Rehabilitation Loan Program. Between 2000 and 2007, 353 households in the unincorporated areas received assistance through this program.</p> <p>Continued Appropriateness: This program is included in the 2008-2014 Housing Element.</p>
17. Emergency Repairs Grants	<p>Provide grants to low income qualified homeowners (seniors, severely disabled, large families, and single-parent households) to make emergency repairs in single-family or mobilehome units.</p> <p>Improve 1,000 units.</p>	<p>The CDC continued to offer Emergency Repair Grants to qualified homeowners. Between 2000 and 2007, 1,853 households in the unincorporated areas received assistance through this program.</p> <p>Continued Appropriateness: This program is included in the 2008-2014 Housing Element.</p>
18. Neighborhood Improvement Strategy Program (NISP) Emergency Assistance Grant	Provide grants to low income households in the NISP areas who are seniors, disabled, large families, and single-parent households to address emergency repairs.	<p>The CDC continued to offer Emergency Assistance to qualified households in the NISP areas to make emergency repairs related to health and safety issues such as electrical, plumbing, heating, and roofing. Between 2000 and 2007, 63 households in the unincorporated areas received assistance through this program.</p> <p>Continued Appropriateness: This program is included in the 2008-2014 Housing Element.</p>
19. HOME Rental Rehabilitation Program	Provide low-interest loans to rental property owners for the rehabilitation of housing units that are available to low income tenants.	<p>The CDC continued to offer Rental Rehabilitation Loans to qualified rental properties using HOME funds. Specifically, single-family and multi-family rental properties with 100% of the units occupied by low income tenants are eligible for assistance. Between 2000 and 2007, 22 rental properties in the unincorporated areas were rehabilitated with assistance under this program, resulting in the improvement of 102 units occupied by low income households.</p> <p>Continued Appropriateness: This program is included in the 2008-2014 Housing Element as part of the program to address rental rehabilitation needs.</p>
20. Housing Preservation Rental Housing Loan Program	Provide low-interest loans to multi-family rental property owners for the rehabilitation of housing units that area available to low income tenants.	<p>Due to limited interest, this program was cancelled.</p> <p>Continued Appropriateness: This program is removed from the 2008-2014 Housing Element.</p>
21. Single-Family Housing Rehabilitation Program	Provide low-interest deferred and amortized loans for rehabilitation to low income owner-occupants of single-family or duplex units.	<p>The CDC continued to offer Single-Family Housing Rehabilitation Loans to qualified owner-occupants using HOME funds. Between 2000 and 2007, 353 households in the unincorporated areas received assistance under this program.</p> <p>Continued Appropriateness: This program is included in the 2008-2014 Housing Element as part of the program to address single-family housing rehabilitation needs.</p>
22. Home Improvement Bond Loan Program	Contribute funding to subsidize the interest rate for low income households on rehabilitation loans originated by selected lenders.	<p>Due to limited interest, this program was canceled.</p> <p>Continued Appropriateness: This program is removed from the 2008-2014 Housing Element.</p>

Table B.1: Housing Element Implementation (cont.)

Program	Accomplishments	Objectives
23. Unincorporated Areas Handyworker Program	Contract with Community-Based Organizations (CBOs) to provide minor repairs for low income households.	The CDC continued to contract with CBOs to carry out minor repairs and rehabilitation services for low income households. Repair/rehabilitation works of up to \$2,000 were provided to income eligible owner-occupants; no repayment was required. Continued Appropriateness: This program is included in the 2008-2014 Housing Element as part of the program to address housing rehabilitation needs of owneroccupants.
24. Lennox Sound Attenuation Program	Provide grants to property owners in a designated area within the flight pattern of Los Angeles International Airport for sound attenuation measures for residential units.	Between 2000 and 2007, 929 residential units within the Lennox area received assistance for sound attenuation. Continued Appropriateness: This program is included in the 2008-2014 Housing Element.
25. Public Housing Modernization Program	Provide modernization activities on the public housing owned and operated by HACOLA.	HACOLA utilized HUD Comprehensive Grants and State Disaster Funds to modernize the public housing inventory. Among the 2,962 public housing units owned and operated by HACOLA, 1,945 units are located in the unincorporated areas. Between 2000 and 2007, 1,945 public housing units in the unincorporated areas were improved. Continued Appropriateness: This program is included in the 2008-2014 Housing Element.
26. Preservation of Bond-Financed Housing Program	Work with property owners to refinance at-risk units to extend the term of affordability.	In general, preservation of tax-exempt bond-financed units is difficult because typically only 20% of the units in a project are reserved as low income housing. Given generally low interest rates and escalated rental rates in recent years, few property owners would find refinancing with public funds and extending the affordability controls an enticing option. Between 2000 and 2007, there were no bond-financed projects that opted out of the affordability covenants. Continued Appropriateness: This program is included in the 2008-2014 Housing Element as part of the program to preserve publicly assisted units at risk of converting to market-rate housing.
27. Preservation of HUD-Financed Housing Program	Work with property owners of HUD-funded projects to extend the term of affordability.	Funding available to preserve HUD-funded at-risk units is limited. Furthermore, the inflated housing market in Los Angeles presented little incentives for property owners to maintain the units as low income housing. Between 2000 and 2007, one HUD-funded project opted out of the affordability covenants, resulting in a loss of 45 low income rental units. Continued Appropriateness: This program is included in the 2008-2014 Housing Element as part of the program to preserve publicly assisted units at risk of converting to market-rate housing.
28. Section 8 Certificate/Voucher Rental Assistance Program	Provide rental assistance to very low income households through the Section 8 program.	Section 8 rental assistance is provided primarily as a voucher payment. As of July 2007, 3,979 households in the unincorporated areas were receiving Section 8 assistance from the HACOLA, including 75 homeless households and 28 homeless households that include member(s) with HIV/AIDS. Continued Appropriateness: This program is included in the 2008-2014 Housing Element.
29. Affordable Rental Housing - Project-Based Rental Assistance Program	Provide opportunities for Section 8 recipients and public housing residents to engage in job training, personal development, and educational programs.	As of July 2007, 102 Section 8 recipients and 11 public housing residents in the unincorporated areas were participating in the Family Self-Sufficiency (FSS) program. Continued Appropriateness: This program is included in the 2008-2014 Housing Element.
30. Family Self-Sufficiency Public Housing and Assisted Housing Program	Provide assistance to CalWORKs participants in relocating closer to employment, child care, or public transportation. Initiate program in 2000.	This program was established in August 2000. Since its inception, 179 CalWORKs families have received relocation assistance. Continued Appropriateness: This program is included in the 2008-2014 Housing Element as part of the program to address housing needs of CalWORKs participants.
31. Housing Relocation Program	Provide transitional support for homeless or previously homeless CalWORKs participants. Initiate program in 2000.	Due to lack of available funding, this program was not implemented. Continued Appropriateness: This program is removed from the 2008-2014 Housing Element.
32. Transitional Support for Homeless CalWORKs Families	Provide rent payments to prevent loss of housing by CalWORKs families due to financial hardship. Initiate program in 2000.	Due to lack of available funding, this program was not implemented. Continued Appropriateness: This program is removed from the 2008-2014 Housing Element.

Table B.1: Housing Element Implementation (cont.)

Program	Accomplishments	Objectives
33. Emergency Assistance to Prevent Eviction	<p>Provide rent payments to prevent loss of housing by CalWORKs families due to financial hardship.</p> <p>Initiate program in 2000.</p>	<p>Due to lack of available funding, this program was not implemented.</p> <p>Continued Appropriateness: This program is removed from the 2008-2014 Housing Element.</p>
34. Housing Counseling/Training	<p>Provide training and counseling for CalWORKs participants on tenant/landlord issues and other housing topics.</p> <p>Initiate program in 2000.</p> <p>Provide training for the Department of Public Social Services (DPSS) on housing issues.</p>	<p>Due to lack of available funding, this program was not implemented.</p> <p>Continued Appropriateness: This program is removed from the 2008-2014 Housing Element.</p>
Priority 4: Planning and Administration		
35. Fair Housing Program	<p>Provide fair housing education, outreach, counseling, and investigation services.</p>	<p>The Fair Housing Congress was disbanded in 2001. The CDC has since contracted with the Housing Rights Center (HRC) to provide fair housing services in the unincorporated areas. Given the vast geographic coverage, HRC subcontracts with the Fair Housing Foundation and Fair Housing Council of San Fernando Valley to provide fair housing services for various parts of the County.</p> <p>Continued Appropriateness: This program is included in the 2008-2014 Housing Element.</p>
36. Transit Oriented Districts (TOD) Program	<p>Adopt TOD Ordinances for areas surrounding four Metro Blue Line Light Rail Stations and two Green Line Light Rail Stations by 2001.</p> <p>Market TOD program in 2002.</p>	<p>In 1999 and again in 2005, the Board of Supervisors adopted the ordinances for the Blue and Green Line Transit Oriented Districts. Since adoption of the ordinances, 18 projects were completed, resulting in 7,233 square feet of commercial/retail uses and 21 housing units.</p> <p>Continued Appropriateness: A program to expand marketing efforts to promote the TODs, as well as to retool and expand the TODs is included in the 2008-2014 Housing Element.</p>
37. Housing Element Update	<p>Initiate update of the Fourth Revision to the Housing Element in 2003.</p>	<p>Update to the Housing Element for local jurisdictions in the Southern California Association of Governments (SCAG) region has been extended by State law to June 30, 2008. DRP initiated the update in July 2007, following the adoption of the Final Regional Housing Needs Assessment (RHNA) by SCAG.</p> <p>Continued Appropriateness: The Housing Element is a State mandate, with the update schedule being determined by State law. The County will comply with the future update requirements. No specific program in the 2008-2014 Housing Element is necessary to address this mandate.</p>
38. Monitoring of Affordable Housing Activities	<p>Implement data collection system to monitor density bonus units.</p> <p>Monitor the demolition and replacement of low and moderate income housing units in the Coastal Zone.</p>	<p>The DRP implemented a data collection system to track the production of affordable housing through density bonus incentives. When direct financial assistance is provided, monitoring is also performed by the CDC. A total of 1,206 affordable units were created with density bonus incentives. The majority of these units were constructed in the 1980s with a 30-year affordability covenant, with 331 units constructed between 1998 and 2005. No affordability covenants on these units expired between 1998 and 2005. However, affordability covenants on 900 units are set to expire between 2014 and 2016.</p> <p>Continued Appropriateness: This program is included in the 2008-2014 Housing Element.</p>
39. Monitoring of Housing Issues	<p>Monitor legislation, trends, and policy issues related to the development and maintenance of affordable housing.</p>	<p>The DRP and the CDC staff routinely monitor housing legislation, trends, and issues, and reports to the Planning Commission and Board of Supervisors, as well as other relevant boards and commissions.</p> <p>Continued Appropriateness: This is a routine the DRP and the CDC staff function and is not included in the 2008-2014 Housing Element as a housing program.</p>
40. Annual Report on Housing Element Accomplishments	<p>Prepare annual reports to the Board of Supervisors and State Department of Housing and Community Development(HCD) starting in 2001.</p>	<p>The DRP continued to prepare the Annual Progress Reports on the implementation of the General Plan, including the Housing Element.</p> <p>Continued Appropriateness: This is a routine function and is not included in the 2008-2014 Housing Element as a housing program.</p>

Table B.1: Housing Element Implementation (cont.)

Program	Accomplishments	Objectives
41. Senior Citizen's Affordable Second Unit Ordinance Implementation Program	<p>Revise the second unit ordinance to comply with State law.</p> <p>Provide for fee reductions for applications by low income households.</p>	<p>On March 3, 2004 the Los Angeles County Board of Supervisors adopted Ordinance 2004-0012, amending the Los Angeles County Zoning Code with regulations and procedures for the review of second residential units—as required for consistency with State law. The Ordinance took effect April 2, 2004. As of year end 2007, the Department has approved 376 second units since the ordinance has taken effect.</p> <p>In addition, with the passage AB 2511 (Jones) Chapter 888, the State repealed the authority of local agencies to issue a CUP for senior citizen residences, which eliminates the need to provide fee reductions for CUP applications for second units for senior citizens.</p> <p>Continued Appropriateness: A program is included in the 2008-2014 Housing Element to promote the development of second units.</p>
42. Child Care Facilities Ordinance Implementation Program	Amend Zoning Ordinance to establish incentives to encourage the inclusion of child care facilities as part of large-scale commercial and residential developments.	<p>The Density Bonus Ordinance was adopted in August 2006 to incorporate incentives for the inclusion of child care facilities in residential development.</p> <p>Continued Appropriateness: This program has been completed and is not included in the 2008-2014 Housing Element. However, a separate program is included to promote the use of density bonus incentives.</p>
43. Farm Worker Housing Assistance	<p>Amend Zoning Ordinance to permit farm worker housing in agricultural zones subject to a Director's Review.</p> <p>Promote the use of Farm Worker Housing Ordinance.</p> <p>Outreach to nonprofit builders of farm worker housing.</p>	<p>The DRP completed the preparation of a draft ordinance amending the County's Zoning Ordinance to add definitions for farm worker and farm worker housing and to permit farm worker housing by right in agricultural zones. Additional public outreach efforts are needed prior to scheduling the public hearing. It is anticipated that a public hearing before the County's Regional Planning Commission will be held in 2008. When approved by the Commission, the Ordinance will be scheduled for a public hearing before the Board of Supervisors.</p> <p>Continued Appropriateness: This program is modified and included in the 2008- 2014 Housing Element to promote farm worker housing development.</p>
44. Identify Sites for Multi-Family Housing	<p>Identify adequate vacant sites with water and sewer services to facilitate and encourage the development of a variety of types of housing for all income levels</p> <p>Establish uses by right.</p> <p>Establish Housing Advisory Committee.</p> <p>Undertake rezoning efforts to make sites available to accommodate the remaining RHNA of 15,961 units (approximately 320 to 639 acres, depending on density).</p> <p>Establish incentives to facilitate development.</p>	<p>The 2000-2005 (now extended to 2008) Housing Element did not identify adequate sites to accommodate its RHNA. A shortfall of 15,961 low income units was identified in the Housing Element. The program was to pursue rezoning efforts to make up the shortfall in sites. However, the shortfall was not a result of lack of available land at adequate densities and development standards. The County was unable to identify the land due to lack of GIS data at the time of writing the Housing Element to demonstrate adequacy of its land inventory.</p> <p>The Zoning Mapping Conversion and Integration Project (ZCIP) is a multi-year project that provides the conversion and integration from the "technologically" obsolete zoning maps (in CAD format) to a GIS format. This format is fully integrated with all other GIS layers generated and maintained by DRP, DPW, and the Assessor's Office. The project has identified 4,062 acres of R3 zoned parcels, and 170 acres of R4 zoned parcels in the unincorporated areas of Los Angeles County. Such zoning would potentially allow for the development of multi-family housing by right.</p> <p>On June 30, 2006, the DRP, in conjunction with the Solimar Research Group and the Southern California Association of Governments (SCAG), completed the Los Angeles County Urban Infill Estimation Study, Phase I. The study provides a comprehensive GIS analysis of residentially and commercially-zoned urban areas in unincorporated Los Angeles County and a financial feasibility and policy analysis of five study areas. Based on this research, and GIS analysis, the County determined that adequate sites were available to accommodate the remaining RHNA and therefore, rezoning was not pursued. Appendix A of this 2008-2014 Housing Element contains an analysis of sites available for the 1998-2005 RHNA.</p> <p>In addition, the DRP has begun work on Phase II of the Study. Dr. Neal Richman from the UCLA Center for Neighborhood Knowledge and Stanley R. Hoffman of Stanley R. Hoffman Associates have been selected as the consultant team for the project. This study will focus on an analysis of the potential impacts of infill strategies within commercially and industrially zoned areas of unincorporated Los Angeles County.</p> <p>The County also established a Housing Advisory Committee, consisting of for-profit and nonprofit housing developers, housing advocates, real estate professionals, architects, and community leaders to help inform the various efforts of Program 44. To date, the Committee, which has met regularly since its formation in 2002, has provided invaluable input on the County's policies related to fostering the development of affordable and infill housing.</p> <p>In November 2007, the Board of Supervisors approved a mixed use ordinance that allows qualified vertical mixed use (residential/commercial) developments and joint live and work units in some commercial zones through an administrative procedure, which increased the capacity available for multi-family residential development.</p> <p>Continued Appropriateness: A housing program to address adequate sites for the 2006-2014 RHNA cycle is included in the updated Housing Element.</p>

Table B.1: Housing Element Implementation (cont.)

Program	Accomplishments	Objectives
Priority 5: Public Facilities and Services		
45. Parks and Recreation Centers	Undertake five park and recreation center improvement projects.	<p>The Department of Parks and Recreation (DPR) pursued improvement programs for the following parks: City Terrace; Roosevelt; Lennox; Amigo; and Steinmetz.</p> <p>Continued Appropriateness: While these improvement programs help maintain a quality living environment in neighborhoods, they are not housing programs. These programs are removed from the 2008-2014 Housing Element.</p>
46. South Scattered Sites (Housing) Management Office	Rehabilitate a building to serve as a centralized field office for the 33 affordable housing developments in South Central area.	<p>A centralized field office was not established.</p> <p>Continued Appropriateness: This activity is removed from the 2008-2014 Housing Element as a housing program.</p>
47. Community and Senior Service Centers	<p>Rehabilitate community and senior service centers,</p> <p>Construct new senior center in Hacienda Heights.</p> <p>Provide supportive service programs to two community centers.</p>	<p>The County continued to use CDBG and other funding to improve and expand community facilities and services for residents of the unincorporated areas.</p> <p>Continued Appropriateness: While these activities help improve neighborhood conditions and foster a decent living environment, they are not considered specific housing programs in the 2008-2014 Housing Element.</p>
48. Homeowner Fraud Prevention Program	Provide counseling services to prevent lower and moderate income homeowners from falling victims of fraud.	<p>The County provided counseling services to prevent homeowners from becoming victims of fraud in the purchase of home improvements, repairs, and household goods and services. The services also protected homeowners facing illegal "equity purchaser" and "foreclosure consultant" schemes.</p> <p>Continued Appropriateness: Housing fraud has continued to impact homeowners in the unincorporated areas, particularly in low and moderate income neighborhoods. This program is included in the 2008-2014 Housing Element.</p>
Priority 6: Other Activities		
49. Code Enforcement Program	Enforce zoning and building codes to reduce health and safety hazards.	<p>Zoning and building code enforcement is provided by the DRP and the DPW, respectively. Code enforcement is also coordinated with the CDC's housing rehabilitation and handyworker programs to assist low and moderate income households in making the necessary code corrections. Between 2000 and 2005, 15,385 code violations were issued in the unincorporated areas, and 2 were referred to the Franchise Tax Board.</p> <p>Continued Appropriateness: Code enforcement is considered a routine function of the DRP and the DPW, and therefore not included in the 2008-2014 Housing Element as a specific housing program.</p>
50. Century Station Code Enforcement Project	Provide funding for a Regional Planning Assistant and a firefighter to participate in the Century Station Code Enforcement Team.	<p>The Century Station Code Enforcement Team continued to issue citations for miscellaneous zoning, health, and fire code violations and pursue code corrections with property owners.</p> <p>Continued Appropriateness: Code enforcement is considered a routine function of the DRP and the DPW, and therefore not included in the 2008-2014 Housing Element as a specific housing program.</p>
51. Graffiti Removal Program	Provide removal of graffiti from commercial, residential, and public properties.	<p>The CDC continued to fund graffiti removal as a general public service.</p> <p>Continued Appropriateness: Graffiti removal is considered a routine maintenance function and therefore not included in the 2008-2014 Housing Element as a specific housing program.</p>
52. Lead-Based Paint Hazard Reduction Program	<p>Pursue funding to continue implementation of the Lead-Based Paint Hazard Control Program.</p> <p>Provide for lead-based paint abatement as part of HUD-funded housing rehabilitation activities.</p>	<p>The County Department of Health Services (DHS) pursued and received funding for the Lead-Based Paint Hazard Control Program. In addition, since 2000 the CDC provided funding for 1,859 lead-based paint hazard abatements as part of the housing rehabilitation activities funded with Federal funds.</p> <p>Continued Appropriateness: Lead-based paint hazard abatement programs are incorporated as part of the housing rehabilitation activities in this 2008-2014 Housing Element.</p>
53. Child Care Centers	Expand child care opportunities by providing funding for the development and operation of child care centers.	<p>The CDC continued to provide CDBG funding for the development and operation of child care centers that serve low and moderate income neighborhoods.</p> <p>Continued Appropriateness: The provision of child care services, while important to many low and moderate income households, particularly single-parents, is not considered a specific housing program. This program is removed from the 2008-2014 Housing Element.</p>

Table B.1: Housing Element Implementation (cont.)

Program	Accomplishments	Objectives
Priority 7: Redevelopment and Other Set-Aside Programs		
54. Maravilla Redevelopment Project - Affordable Housing Component	Assist in the development of six affordable units on infill sites. Assist in the substantial rehabilitation of 120 units.	Between 2000 and 2007, 0 affordable units were constructed and 93 units were substantially rehabilitated in the Maravilla Redevelopment Project Area. The CDC worked with a number of nonprofit housing developers on these projects. Continued Appropriateness: This project is included in the 2008-2014 Housing Element as part of a Redevelopment program.
55. West Altadena Redevelopment Project - Affordable Housing Component	Assist in the development of two affordable units on infill sites. Assist in the substantial rehabilitation of three units.	Between 2000 and 2007, 0 affordable units were constructed and 42 units were substantially rehabilitated in the West Altadena Redevelopment Project Area. The CDC worked with a number of nonprofit housing developers in these projects. Continued Appropriateness: This project is included in the 2008-2014 Housing Element as part of a Redevelopment program.
56. Willowbrook Community Redevelopment Project - Affordable Housing Component	Assist in the development of nine single-family units.	Between 2000 and 2007, 34 affordable units were constructed in the Willowbrook Community Redevelopment Project Area. The CDC worked with a nonprofit housing developer in this project. Continued Appropriateness: This project is included in the 2008-2014 Housing Element as part of a Redevelopment program.
57. City of Industry Housing Set-Aside Program	Provide funding for the development of housing for persons with special needs.	The CDC continued to administer the City of Industry Redevelopment Set-Aside funds on behalf of the City of Industry. The CDC issued Notices of Funding Availability (NOFAs) for \$123,666,662 in City of Industry funds between 2000 and 2007, which resulted in the development of 90 affordable housing units for persons with disabilities. On August 3, 2004, the Board of Supervisors approved the Infill Sites Utilization Program, which is administered by the CDC. The CDC, in conjunction with the Housing Authority's City of Industry Program, may authorize the acquisition, lease or sale of infill sites of no more than four units. The Program will serve to provide more housing opportunities for low and moderate income families, to make more efficient the delivery of smaller development and acquisition/rehabilitation projects and to assist in the elimination of blight. The Infill Program encompasses a variety of improved and unimproved sites. Between 2000 and 2007, 405 units were constructed in the County unincorporated areas using City of Industry funds, including: <ul style="list-style-type: none"> • 58 units for persons with mental disabilities • 0 units for persons with HIV/AIDS • 0 units for victims of domestic violence • 16 units for emancipated foster youth • 169 units for seniors • 29 rental units for other low and moderate income households • 133 for-sale units for low and moderate income households Continued Appropriateness: This program represents a significant resource for affordable housing for persons with special needs. This is included in the 2008-2014 Housing Element as a funding source. Specific activities/programs funded by the City of Industry Funds are included in the 2008-2014 Housing Element as housing programs.
Priority 8: Housing Inspection and Monitoring Activities		
58. Contract Shelter/ Voucher Hotel Inspections	Routinely inspect contract shelters (for homeless) and voucher hotels.	DPH Environmental Health continued to inspect contract shelters and voucher hotels monthly. If buildings do not meet standards and property owners fail to correct violations, their contracts would be terminated. Continued Appropriateness: This program is a routine function of DPH and is not included in the 2008-2014 Housing Element as a specific housing program.
59. Generalized Housing Inspection Program	Inspect apartment developments and condominiums with five or more units and issue health licenses. Inspect single-family homes on a complaint basis.	DPH Environmental Health continued to inspect apartments and condominiums on a regular basis and inspect single-family homes on a complaint basis. The unincorporated areas have a housing inventory of 2,403 properties with five or more units and condominiums. Between 2000 and 2005, 15,385 code violations were issued on both single-family and multi-family properties. Continued Appropriateness: This program is a routine function of DPH and is not included in the 2008-2014 Housing Element as a specific housing program.

Table B.1: Housing Element Implementation (cont.)

Program	Accomplishments	Objectives
60. State Tax Penalties for Health, Safety, and Building Code Violations	Report owners of apartment buildings who failed to make health and safety code corrections to the Franchise Tax Board.	Owners of apartment buildings who failed to make health and safety code corrections were referred to the Franchise Tax Board. These property owners were subsequently denied tax deductions on property taxes for the subject properties. Continued Appropriateness: This program is a routine function of DPH and is not included in the 2008-2014 Housing Element as a specific housing program.
61. Housing Task Force	Investigate apartments with substantial health, building, and safety issues. Work with landlords to resolve violations.	The County has established Nuisance Abatement Teams (NATs), consisting of code inspectors from DPW, DRP, Public Health, District Attorney Investigators, Sheriff Department deputies and, on occasion, Animal Control and the Fire Department, to effectively and comprehensively respond to serious code violations. Currently, there are 19 established NATs operating throughout the unincorporated areas. Neighborhood Enhancements Teams (NETs), which consist of inspectors from DPW, DRP and law enforcement, proactively seek unsightly conditions affecting the appearance of properties. There are two established NETs operating in the unincorporated community of Florence-Firestone. Continued Appropriateness: This program is a routine function of Housing Task Force and is not included in the 2008-2014 Housing Element as a specific housing program.

Progress Toward RHNA Availability

Another component of this review is the County's progress toward fulfilling its share of the regional housing needs. For the purposes of the Regional Housing Needs Assessment (RHNA), however, a different timeframe is used. Because the RHNA for the previous Housing Element used January 1, 1998 as the baseline for growth

projections, housing units created since January 1, 1998 can be credited toward the RHNA. As of December 31, 2005, 23,699 units were constructed in the unincorporated areas, representing about 45% of the County's RHNA for the planning period (**Table B-2**). However, less than 10% of the County's very low and low income RHNA requirements were achieved.

Table B.2: Progress Toward RHNA

Construction Need	Very Low Income	Lower Income	Moderate Income	Above Moderate Income	TOTAL
RHNA	9,019	7,519	9,859	25,835	52,232
Units Constructed	679	310	3,984	18,726	23,699
Remaining	8,340	7,209	5,875	7,109	28,533
% Completed	7.5%	4.1%	40.4%	72.5%	45.4%

Sources:

1. SCAG, Regional Housing Needs Assessment, 2000.

2. Los Angeles County Department of Public Works, Building & Safety Division for the number of dwelling units constructed during the period January 1, 1998-December 31, 2005

3. Los Angeles County Community Development Commission affordable housing development completions, January 1, 1998-December 31, 2005.

Note: Income categories based on a household of four members and the area median income, which is annually revised according to the U.S. Dept. of Housing and Urban Development.

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The current Housing Element is preceded by other planning efforts concerning housing and community development since the passage of the State Housing Element Law in 1979.¹ The first Housing Element prepared by Los Angeles County in accordance with the State law was adopted in 1980.

First Revision (1984) and Second Revision (1989) of the Housing Element

Local governments within the SCAG region were required to prepare and adopt the first two revisions of the Housing Element by July 1, 1984 for the First Revision, and July 1, 1989 for the Second Revision.

Amendment on 'At-Risk Housing' (1992)

In 1992, the County amended the Housing Element to be consistent with amendments to the State law, which required local governments to adopt an analysis and program for preserving existing assisted, multi-family rental housing developments that were at risk of conversion over the following ten years to non-low income uses as a result of terminated subsidy contracts, mortgage prepayment, or expiration of use restrictions.²

Third Revision to the Housing Element (1998)

The Third Revision to Housing Elements for local jurisdictions in the SCAG region were originally due to the State in 1994. However, due to a lack of funding for SCAG to facilitate the RHNA, the State granted a time extension. In 1998, the State approved funding for SCAG to undertake the RHNA. However, due to subsequent delays in completing the RHNA process, the State approved an

additional half-year extension, with a deadline to local jurisdictions to complete their Housing Elements by December 31, 2000. The Third Revision of the Housing Element Update was adopted by the Board of Supervisors on October 23, 2001.

Fourth Revision to the Housing Element (2008)

The Fourth Revision to the Housing Element for local jurisdictions within the SCAG region was originally due to the State by July 1, 2006. However, due to a change in the State law that permitted SCAG to facilitate an integrated growth forecast for both the RHNA and the Regional Transportation Plan (RTP), the State extended the deadline for the Fourth Revision to July 1, 2008.

Consolidated Plan for the Los Angeles Urban County

HUD annually awards funds to the County (and other qualifying local jurisdictions) for CDBG, HOME, Emergency Shelter Grant (ESG), and Housing Opportunities for People with AIDS (HOPWA) programs. To receive these program funds, a Consolidated Plan must be prepared. The CDC is the lead agency that prepares the Consolidated Plan and administers these programs. For purposes of receiving Federal formula grant funds, the Consolidated Plan applies to the Urban County, which comprises of the unincorporated areas and 47 cities that participate in the Urban County program by utilizing a portion of the County's CDBG allocation.

The Consolidated Plan is a 5-year planning strategy for housing and community development activities, and is developed to look at housing and community development from a comprehensive, jurisdiction-wide approach. Its primary purpose is to provide entitlement cities and urban counties with a collaborative consolidated planning process whereby a community establishes a unified

¹ Article 10.6 of the California Govt. Code beginning at Section 65580; added by Stats. 1980, Chapter 1143.

² California Govt. Code Section Section 65583 (a) and (b).

vision for housing and community development, and communicates that vision to the public. The CDC is in the process of preparing the 2008-2013 Consolidated Plan, which updates the 2003-2008 Consolidated Plan. Consistency with the Consolidated Plan will be assessed when the new Consolidated Plan is adopted for the 2008-2013 period.

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Appendix D

The County implemented a wide range of outreach strategies, which resulted in an inclusive process that provided invaluable information to inform the preparation of the Housing Element. By facilitating community forums all across the unincorporated areas of the County, reaching out to members of the development community, and soliciting input from housing advocates and service providers, the County's staff and consultants effectively reached all socio-economic segments of the community.

Community Forums on Housing Affordability

The County staff organized forums on housing issues with members of the public within the following unincorporated communities of Los Angeles County: Willowbrook, the Santa Monica Mountains, Marina del Rey, Florence-Firestone, Altadena, and the Antelope Valley. These forums took place between October 1 and November 14, 2007. Spanish translation services were provided at two meeting locations. The focus of the meetings was to inform the public of the Housing Element Update, as well as to gather input on existing housing needs and possible solutions to address the region's housing crisis.

The staff promoted the meetings by targeting neighborhood groups, canvassing communities, publishing newspaper notices, and mailing announcements to over 5,000 identified stakeholders and groups. The number of attendees ranged from six to 24 participants per meeting. However, the discussions provided a snapshot of the diverse housing needs and housing characteristics of the unincorporated communities of Los Angeles County. Through the public participation process, members of the public expressed their concern over the growing unaffordability of housing. Participants also highlighted the need for a variety of housing types to accommodate people at different incomes and life stages, as well as the

effects of the recent wave of foreclosures on their communities, particularly in the areas of South Los Angeles and the Antelope Valley. In terms of solutions, participants expressed the need for higher density housing near transit and commercial corridors, as well as mixed use developments. Also, the adoption of an inclusionary housing policy was oft-cited as a way to address the lack of affordable housing.

The public input matrix at the end of this appendix summarizes public input received during the housing forums. The matrix details public comments and where particular comments are addressed in the Housing Element, if applicable. Additionally, the matrix describes applicable goals, policies and/or programs within the Housing Element that address the input received.

Collaboration with the Los Angeles County Community Development Commission

The County staff also attended four community meetings for the CDC-led Los Angeles County Consolidated Plan Update to distribute information on the Housing Element Update within the following unincorporated communities: Valinda, Hacienda Heights, East Rancho Dominguez and Val Verde. These meetings were held between September 12 and September 27, 2007.

On November 13, 2007, the staff participated in a joint Consolidated Plan Update and Housing Element Update focus group discussion on identifying and addressing regulatory barriers to affordable housing development. Those in attendance included County staff, homeless service providers, and affordable housing developers. Participants identified regulatory barriers to housing production, including the County's lengthy and complicated entitlement process for housing development.

Participants suggested a streamlined, interagency (i.e., Regional Planning, Fire, and Public Works) approach to promoting housing development.

Meetings with Targeted Committees and Groups

The Housing Element team also made presentations and solicited input from the Department of Regional Planning's Housing Advisory Committee (HAC), the Department of Public Works' Land Development Advisory Committee (LDAC), the Los Angeles County Special Needs Housing Alliance, and the Association of Rural Town Councils.

Housing Advisory Committee

The HAC consists of for-profit and nonprofit housing developers, real estate professionals, community leaders, designers and various representatives from County Departments. The County staff and consultant facilitated discussions on the Housing Element with this group on August 2 and November 8, 2007. This group also identified the County's lengthy entitlement process as a constraint to housing development.

Land Development Advisory Committee

In addition to County representatives, the LDAC consists of building industry representatives, housing developers, and engineers. At its meeting on September 11, 2007, the LDAC provided input to the County on constraints to housing development. Some identified constraints include large increases in construction costs and resistance to higher density housing.

Special Needs Housing Alliance

The Los Angeles County Special Needs Housing Alliance consists of representatives from various County Departments, such as Children and Family Services, Mental Health, Probation, and Public Social Services, as well as service providers, representatives from other public agencies, and housing developers. The Alliance works to facilitate and execute projects that address the housing needs of the County's special needs populations. The staff attended the Alliance's meetings on September 20 and November 15, 2007 to obtain information on the housing needs of individuals who are most vulnerable to the housing crisis.

Association of Rural Town Councils

The Association provides the 13 Town Councils in the Antelope Valley with opportunities to discuss important issues at its monthly meetings. On September 27, 2007, the County staff attended the Association's meeting in the Antelope Valley. Essentially, this meeting served as a precursor to the community meeting in the Antelope Valley.

Housing Element Web Site and Survey

The County staff also developed a web site for posting information and updates on the Housing Element Update. Visitors to the web site can request to be added to the Housing Element Update mailing list, read summaries of the community meetings, and download a housing survey, which includes questions related to existing housing needs and future housing needs. The survey is available in English, Spanish and Mandarin. The staff also distributed the survey at the community meetings and with associated mailings. Furthermore, the staff posted a draft of the Housing Element Update in late February 2008, and provided the public with the opportunity to submit their comments on the draft Housing Element online.

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Table D.1: Public Input Matrix

Comments	Goal/Policy/Program and/or Other Comments
Foreclosures are increasing rental demand, which negatively impacts communities.	Program 28 – Homeowner Fraud Protection
Predatory lending is common, and is especially directed toward seniors.	Predatory lending is being addressed with both State and Federal legislation. However, the Homeowner Fraud Protection program offered by the County helps educate homeowners to detect potential fraud. The Housing Rights Center, the County’s fair housing service provider, also monitors lending activities for potential fair housing violations.
Encourage senior housing and “aging in place” for seniors.	Policy 8.4. Through the County’s Countywide Rental Housing Development Program (Program 13), the County facilitates the development of a variety of special needs housing, including senior housing. In addition, the County facilitates the development of Single-Room Occupancy (Program 2, Removal of Governmental Constraints), which is an appropriate housing option for seniors.
Poor design and maintenance of some housing.	Goal 5; Policy 5.3; Goal 6; Policy 6.1. The County offers a variety of housing rehabilitation and acquisition/rehabilitation programs. These programs address housing maintenance and rehabilitation needs.
Overcrowding due to extended and multiple families living together and due to high housing prices.	The County’s strategy toward overcrowding is to expand affordable housing opportunities, which allows families that are doubling up to obtain separate housing arrangements. In addition, room addition is an eligible activity under various housing rehabilitation programs when overcrowding is determined to be an issue.
Illegal conversions to rental units.	The County has a comprehensive code enforcement program that addresses the illegal conversion of garages or other spaces as rental units. In addition, the County has flexible development standards relating to accessory units, duplexes, and second units. These standards encourage property owners to pursue the legalization of the converted units.
Employer provided housing.	The Commercial Linkage Fee Program (Program 11) is included in the Housing Element to explore opportunities for establishing an affordable housing fee on non-residential development.
Absentee landlords contribute to decreased quality of life.	The County has a comprehensive code enforcement program that addresses maintenance issues.
Coordinate planning, law enforcement, and fair housing functions to address concerns regarding halfway houses and sober living facilities.	The Housing Element addresses policies and programs regarding the provision of transitional and supportive housing, including halfway houses and sober living facilities. However, law enforcement issues are beyond the scope of the Housing Element.
Increasing unaffordability and scarcity of mobilehomes/mobilehome parks.	Housing prices in the County, as in most southern California communities, have increased significantly in recent years. Such market forces have impacted all housing types, including mobilehome parks. The County continues to encourage the development of mobilehome parks in parts of the County where high density development may not be appropriate.
Fees and permits are barriers to housing development. Consider a sliding scale of fees to alleviate the barriers to smaller developments.	The County continues to monitor its fee schedule to ensure that it reflects the actual costs of providing facilities and services. Due to extensive infrastructure needs, development impact fees can be high. The County mitigates this constraint for affordable housing development by providing gap financing through the use of CDBG, HOME, City of Industry and Redevelopment Housing Set-Aside Funds. In addition, the Housing Element includes a program (Removal of Governmental Constraints) to address permitting requirements for special needs housing.
Abundance of undevelopable parkland and environmentally sensitive land is a barrier to development.	The County is required under various local, State, and Federal laws to maintain a certain level of parkland provision and to protect environmentally-sensitive land.
Transportation limitations are a barrier to adequate housing.	The County encourages transit-oriented development through Transit Oriented Districts (Program 6).
More affordable housing in distant locations may be negligible when commuting costs are considered.	The County recognizes the transportation and infrastructure constraints of more remote locations. Therefore, affordable housing opportunities are typically concentrated in the urbanized unincorporated areas.
Consider inclusionary housing as a possible means to mitigate the housing crisis.	The Housing Element includes the Inclusionary Housing Program (Program 10) to explore the potential of establishing such a program.
Consider rent control to mitigate high rental costs.	Due to the 1995 Rental Housing Reform Act (Costa-Hawkins), rent control is no longer an effective approach to maintaining affordability. The Costa-Hawkins Act provides for vacancy decontrol of rent stabilized units, essentially allowing rent-stabilized units to mark up to market-rate rents whenever a unit is vacated by the tenants. The majority of rent-stabilized units in communities with rent control are not affordable to even moderate income households.
Build more market-rate housing to create more affordable housing.	The Housing Element includes a variety of housing programs that work to expand affordable housing opportunities.

Table D.1: Public Input Matrix (cont.)

Comments	Goal/Policy/Program and/or Other Comments
Promote a diversity of housing types.	Goal 3; Policy 3.1. The Housing Element includes various housing programs to expand housing options, including small lot subdivisions (Program 12); second units (Program 8); emergency shelters, transitional housing, and supportive housing (Program 2); and transit-oriented developments (Program 6).
Displacement of residents during apartment renovations.	All County-initiated or funded projects are required to adhere to the displacement and relocation requirements of the State Community Redevelopment Law or the Federal Uniform Relocation Act.
Preserve existing affordable housing.	Policy 7.2; The Housing Element includes Preservation of At-Risk Housing (Program 26). In addition, the County offers a variety of housing programs to help preserve and improve the quality of existing housing.
Encourage transit-oriented housing developments.	Both Affordable Housing Density Program (Program 3) and Transit Oriented Districts (Program 6) promote transit-oriented housing developments.
Lengthy and expensive housing development entitlement process.	Coordination and Implementation (Program 29) is intended to improve the development entitlement process.
Improve communication and coordination for planning and entitlement process.	Coordination and Implementation (Program 29) is intended to improve the communications and coordination among various departments in order to improve the entitlement process.
Increase outreach to housing stakeholders and community members.	The County has conducted extensive community outreach to housing stakeholders and community members for the development of the Housing Element. Several County commissions and committees serve as venues for public input – such as the Special Needs Housing Alliance, Housing Advisory Committee, and the Land Development Advisory Committee.
Encourage for-profit developers to cross-subsidize affordable projects.	The Inclusionary Housing Program (Program 10) and Affordable Housing Density Bonus Program (Program 3) encourage the provision of affordable housing by for-profit developers.
Encourage good infill design practices.	Infill Sites Utilization Program (Program 4) Second Unit Ordinance (Program 8), Small Lot Subdivision (Program 12) Transit Oriented Districts (Program 6) are programs in the Housing Element that encourage infill development and design.
Encourage partnerships between County, churches, local community economic development initiatives for more affordable and community appropriate housing types.	The County's Affordable Rental Housing Development Program (Program 13) and Land Banking/Write-Downs (Program 7) encourage partnerships with various groups for a variety of affordable housing types.
Review City of Los Angeles small lot subdivision ordinance.	Small Lot Subdivision (Program 12) is included in the Housing Element.
Promote mixed-use development and higher density residential development. Lack of supply of multi-family developments.	Policy 2.2; Transit Oriented Districts (Program 6) is included in the Housing Element. The County recently approved a mixed use ordinance to incentivize the development of joint live and work units and vertical mixed use developments in commercial zones.
Provide pre-approved designs for second units, bungalows, and other housing types to mitigate lengthy entitlement process. Facilitate the process with a design competition.	Second Unit Ordinance (Program 8) is included in the Housing Element.
Promote jobs/housing balance.	The Commercial Linkage Fee Program (Program 11) is included in the Housing Element to recognize the need to provide housing opportunities that match the economic/job development trends and patterns in the unincorporated areas.
Lack of infrastructure constrains housing development.	Policy 5.2 and the Priority Provision of Water and Sewer for Affordable Housing (Program 14) addresses the infrastructure constraints for affordable housing development.

Appendix E

TECHNICAL APPENDIX FOR THE MULTI-FAMILY REZONING PROGRAM (PROGRAM 44) FOR THE THIRD REVISION OF THE HOUSING ELEMENT

Introduction

The Third Revision of the Los Angeles County Housing Element for the 1998-2005 planning period concludes that the County did not have enough sites to accommodate the needs of very low and lower income households, and includes a rezoning program for multi-family housing (Program 44 Identify Sites for Multi-Family Housing).¹ Over the past planning period and the gap period,² the Department of Regional Planning has reported on the progress of implementing Program 44 to HCD, including the establishment of the Housing Advisory Committee and the initiation of the Los Angeles County Infill Estimation Study, Phases I and II.³ In recent months, the Department of Regional Planning (DRP) staff reviewed the methodology used to determine the need for Program 44, as well as the lack of technological capability at the time of preparation to determine the availability of adequate sites for multi-family housing. This review and other recent analyses, including Phase I of the Los Angeles County Infill Estimation Study (2006) and the adequate sites inventory for the Fourth Revision of the Housing Element, conclude that the County had adequate sites to meet the remaining RHNA of 15,961 units for very low and lower income households for the 1998-2005 planning period.

¹ Pursuant to subparagraph (A) of paragraph (1) of subdivision (c) of Section 65583 and subdivision (h) of Section 65583.2 of the Government Code.

² January 1, 2006 to beginning of the new Housing Element period. The General Plan Annual Progress Report that will be submitted to HCD by April 1, 2008 will cover the "gap period" from January 1, 2006-December 31, 2007.

³ In conjunction with the Southern California Association of Governments (SCAG) and consultants Solimar Research Group (Phase I) and UCLA Center for Neighborhood Knowledge/Stam Hoffman and Associates (Phase II-in progress).

Part 1: Reassessment of Program 44

Table E.1: Timeline of the Development of GIS Capacity at the Department of Regional Planning

Period	
1998-1999	In anticipation of the development of a Countywide parcel base file, which was being created by the Assessor, the DRP created digital data bases for the Countywide General Plan and the thirteen Area and Community Plans.
2000	The Assessor completed the Countywide parcel data base and provided this file to the DRP, which established a framework for subsequent geographic overlays and data entries.
2002-2004	(2002-2004) Zoning for the unincorporated areas was converted from over 1500 paper maps to a GIS layer, registered with the Assessor's parcel data base. (2003) The Assessor provided the "tax roll" data base, which provides information on each parcel, including: parcel size; improvements, including number and type of housing units, and year of primary construction; assessed values (land and improvements); ownership; and recorded date.

There are 2.3 million parcels of land that make up the unincorporated areas of Los Angeles County, with approximately 4,062 acres of zone R3 (30du/acre) and 170 acres of zone R4 (50du/acre). In the past seven years, data resources and technology have provided an array of tools to accurately and thoroughly measure, by zoning category, the planned capacity and current utilization of all unincorporated County land.

The Third Revision of the Housing Element was prepared just prior to major developments in the DRP's Geographic Information Systems (GIS) technology and databases. While digitized features, such as city boundaries, SCAG

subregions, Census tracts and the roadway network had signaled the start of the County's efforts, at the time of preparation, the staff did not have access to parcel data.

Presently, the County's GIS allows access to information about, and evaluation of, the County's 2.3 million parcels of land. With parcel-based information on land use policy, zoning and current land use from the Assessor, the staff is able to sort the parcels to identify vacant sites that have the appropriate land use policy designations and zoning that would enable the development of multi-family housing. In addition, with Assessor information, the staff can use various assumptions, such as land to improvement value ratio or building age, to identify potential underutilized sites.

Due to the lack of technological capability at the time of preparation of the Third Revision of the Housing Element, the staff relied on housing approvals data to estimate the availability of adequate sites to meet the County's RHNA. The Housing Element⁴ estimated that the County only had adequate sites to accommodate 251 units out of the 16,212 units needed for very low and lower income households for the 1998-2005 planning period. While the Housing Element also estimated the number of underutilized sites in the urban infill areas that may have had the potential to be redeveloped for multi-family housing, this estimate was not included in the overall totals. Without further assessment of the availability of adequate sites on the 4,000+ acres of multi-family designated unincorporated County areas, the Housing Element concluded the need for Program 44—a rezoning program to create additional multi-family sites to address the remaining shortfall of 15,961 units.

Part II: Analyses

Los Angeles County Infill Estimation Study (Phase I)

To estimate the potential for adequate infill sites in the unincorporated areas, the DRP, in conjunction with the Solimar Research Group and the Southern California Association of Governments (SCAG), completed Phase I of the Los Angeles County Urban Infill Estimation Study in 2006. This study focuses on the urban portions of the

unincorporated areas, where most of the potential sites for qualifying multi-family housing are located. The study area does not include the Santa Monica Mountains, Santa Catalina Island, Marina del Rey, Santa Clarita Valley and Antelope Valley.

The study uses a GIS-based methodology with two levels of screening, each with its own set of assumptions, to determine the "infill potential." Sites with infill potential for the purpose of this study are vacant and underutilized; have the appropriate density for infill development; and meet certain assumptions built into the methodology. Level 1 screens out the following: parcels that are not developable due to size and Assessor land use category; parcels with recently constructed buildings; and parcels with existing uses built to more than 75% of the maximum allowable density. Level 2 further refines the results of Level 1 by screening out the following: parcels with existing uses built to more than 50% of the maximum allowable density; parcels meeting the minimum lot size requirements; and parcels with the potential to be redeveloped based on their Land to Improvement Value ratio. In addition, the study considers the potential for the development of second units and lower density multi-family housing, and considers the financial feasibility of infill development in five selected study areas.

The study has determined the following inventory of underutilized parcels exist in the unincorporated County, as shown in **Tables E.2** and **E.3**.

There are several caveats to consider, such as the assumption that all screened commercial parcels will accommodate densities of 30 du/acre, or that 100% of all screened commercial and residential parcels will be built to their maximum allowable densities. In addition, with the exception of the five study areas, in which the staff reality-checked the results of the GIS analysis (through the use of recent aerial imagery and field checks) and manually removed parcels that are not developable, the remainder of the areas could potentially have sites that would have otherwise been removed due to environmental, physical or other constraints.

However, as a snapshot, the study does suggest that the "urban" portions of the unincorporated areas have a significant amount of underutilized and vacant parcels with densities of 30+du/acre than previously assumed.

⁴ See Chapter 5, Land Inventory For Housing in the Third Revision of the Los Angeles County Housing Element (1998-2005).

Analysis of Multi-Family Housing Potential

To further assess the capacity of sites for very low and lower income households from the previous planning period, the staff conducted an additional analysis using current GIS technology. However, since data sets were not available to “recreate” a GIS analysis as it would have existed earlier, the analysis relies on a combination of housing approvals and Assessor data from the previous planning period, and assumptions from the adequate sites inventory for the Fourth Revision of the Housing Element. The analysis focuses on sites and projects that permit multi-family housing at densities of 30+du/acre in residential and commercial areas. In addition, the analysis considers housing set-asides for very low and lower income households that do not meet the 30+du/acre threshold and second units.⁵

The following areas were removed from the analysis:

- Parcels not served, or within close proximity to, essential infrastructure and public transportation/resources. Major portions of Antelope Valley, Santa Clarita Valley and Santa Monica Mountains were also excluded.
- Significant Ecological Areas (SEAs)
- Hillside Management Areas—land with a natural average slope of 25% or greater.
- Airport Land Use Areas

The staff considered the following categories in its reassessment of Program 44 in order to determine the capacity for very low and lower income housing that existed within the previous Housing Element period:

Affordable Housing Approved During the Planning Period That Do Not Meet the 30+du/acre Threshold for Very Low and Lower Income Housing

These units are deed-restricted to be affordable to very low and lower income households as a result of receiving a density bonus and/or affordable housing subsidies.

Table E.2: Level 1 Infill Capacity Results

Level 1 Screens	Category		
	Permits 30du/ acres or more	Parcels	Remaining capacity (units)
<ul style="list-style-type: none"> • Remove parcels with Built Capacity greater than 75%. • Remove parcels with remaining-capacity of less than 1 unit • Remove parcels developed from 1990 to present • Remove parcels with “Res/Condo”; “Utility/ Muni”; “Institutional” 	Commercial	6,598	57,198
	Residential	1,687	19,897

Table E.3: Level 2 Infill Capacity Results

Level 2 Screens	Category		
	Permits 30du/ acres or more	Parcels	Remaining capacity (units)
<ul style="list-style-type: none"> • All assumptions of Level 1 • Remove parcels smaller than 5,000 sq ft. • Remove parcels with Built Capacity greater than 50% • Remove parcels with Land to Improvement Value Ratio of 2 and greater • Drop parcels with remaining Capacity of less than 3 	Commercial	3,591	42,282
	Residential	814	16,397

The staff tabulated the information based on a review of density bonus cases and information provided by the Los Angeles County Community Development Commission. In order to prevent double-counting, only affordable housing developments that do not meet the 30+du/acre threshold were included. In addition, for the purpose of this analysis, only the affordable housing set-asides are included in the inventory.

Built Projects That Meet the 30+du/acre Threshold

Using the Assessor information, the staff tabulated the number of multi-family units built during the previous planning period.

⁵ Throughout the analysis, the County acknowledges that it cannot be assumed that every parcel can be developed to its zoned maximum, due to various environmental and design factors. This analysis was conservative in assuming construction potential throughout the County.

Approved But Not Built Projects That Meet the 30+du/acre Threshold

In addition, the staff used Assessor information and housing approvals data to tabulate the number of qualifying multi-family housing developments that have been approved, but not built during the planning period.

Vacant and Underutilized Parcels (Residential)

A list of vacant parcels from the Assessor parcel data base was refined to only include parcels with zoning that permit densities of 30+ du/acre, along with available service to all dry utilities. From the refined list, the staff applied the zoning density to the size of each parcel to determine the permitted maximum density. In addition, the staff utilized the results of the adequate sites inventory for the Fourth Revision of the Housing Element to make assumptions about the approximate availability of vacant parcels.

The current cost of providing land and infrastructure, the cost/time involved in transportation, and County infill incentives have hastened the more complete utilization of parcels that can often accommodate two, three, and even more times the number of units that exist on these lots. The staff also referred to the results of the adequate sites inventory to make assumptions about the approximate availability of underutilized parcels. As with the vacant parcel analysis, only those parcels that permit a density of 30+ du/acre have been included.

Vacant and Underutilized Parcels (Commercial)

Although the County recently approved a mixed use ordinance, which streamlines the procedure for approving qualifying mixed use developments, residential uses in commercial zones, including solely residential developments, were permitted during the last planning period with a conditional use permit. It is reasonable to assume that residential uses—typically at higher densities—will continue to be included as vacant and underutilized commercial parcels in the urban infill areas are further developed. The staff reduced the tabulated number by 50% to acknowledge that not all commercial parcels will be used for residential uses. As with the residential parcels, the staff referred to the adequate sites inventory for the Fourth Revision of the Housing Element to make assumptions about the approximate availability of vacant and underutilized commercial parcels.

Transit Oriented Districts

The Blue Line TOD, which was adopted in 1995, and the Green Line TOD, which was adopted in 2005 during the planning period, have increased the by-right potential for higher density housing where it can be most effective—near public transit. As both the County's Green Line and Blue Line TODs have strong provisions for incentivizing housing at 30+ du/acre, the staff separately tabulated the potential for qualifying multi-family units within the TODs.

Second Units

In the years since the adoption of the Second Unit ordinance in 2004, the number of second units approved has been increasing at a rate of 10%-20% per year.⁶ It is conservative to say that in any one year that at least 100 units will be added by this incentive. As second units are not income-restricted, but arguably provide an affordable housing option, the staff assumed that 50% of approved second units served very low and lower income households within the previous planning period.

Table E.4 summarizes the analysis and inventory described above.

Additional Opportunities for Multi-Family Housing Sites Through the General Plan Infill Policy

The staff also identified parcels with multi-family zoning, but with a lower density General Plan Land Use Policy designation, which would accommodate an additional 10,669 units (using the parameters from **Table E.4**, and only within areas covered by the Countywide General Plan.) These parcels technically cannot be included in the inventory above, as some of the sites could potentially require a General Plan amendment to develop to the zoning limits. However, through the General Plan Infill Policy, there are certain urban infill sites that may be approved at higher densities if certain findings, such as compatibility of surrounding neighborhood uses, etc., can be made. This feature is reflective of 1) the County's commitment to encouraging infill and redevelopment, and 2) the lack of neighborhood detail available in 1982 when the General Plan Land Use Policy Map was adopted.

Table E.4: Low Income Housing Units for Housing Element Planning Period January 1998-June 2005*

Total Units	Category
144	Projects with housing set-asides for very low and lower income households from the density bonus program or affordable housing subsidies, which do not meet the 30+du/acre threshold
185	Projects that meet the 30+du/acre threshold that have been built
131	Projects that meet the 30+du/acre threshold that have been approved, but not yet built
1,463	Sites available on vacant residential parcels**
152	Sites available on vacant commercial parcels
5,776	Sites available on underutilized residential parcels***
6,392	Sites available on underutilized commercial parcels****
3,209	Sites within Transit Oriented Districts
50	Second units*****
17,502	Total multi-family and low income units

* Except as noted, the analysis excludes acreage within Significant Ecological Areas, Very High Fire Hazard Areas, Airport Land Use Areas, and remote areas of the County not served by utilities and public services. All categories involving vacant or underutilized residential parcels are zoned for a density of 30+ units/acre and the capacity reduced by 20% (assumed undevelopable). All categories involving vacant or underutilized commercial parcels reduced by 50% (assumed undevelopable or developed for commercial uses). Sites within Transit Oriented Districts are identified separately.
 ** Includes 990 units within the Santa Clarita Valley (Newhall Ranch) The Specific Plan contains a program requiring the provision of low- income units as the project is developed. Court challenges to the Newhall Specific Plan were dismissed in April 2004. Also includes 110 units required by the Marina del Rey Specific Plan.
 ***Does not include existing units.
 ****Does not include existing units.
 ***** 101 applications for second units were approved during the planning period. While most second units are occupied by low income family members, as there is no income verification requirement, the total has been reduced by 50%.

Conclusion

Technology and data unavailable at the time of the Third Revision of the Housing Element now provide evidence that the County had a sufficient amount of adequate sites available to address the remaining shortfall of 15,961 units needed for very low and lower income households, as described in Program 44. In addition to looking backward at multi-family housing and affordable housing approvals, recent analyses, including the Los Angeles County Infill Estimation Study Phase I and the adequate sites inventory of the Fourth Revision of the Housing Element, suggest that the County had a sufficient amount of adequate sites than previously assumed.

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Appendix F

PROGRESS REPORT ON THE IMPLEMENTATION OF THE FARMWORKER HOUSING ASSISTANCE PROGRAM (PROGRAM 43) FOR THE THIRD REVISION OF THE HOUSING ELEMENT

The Third Revision of the Housing Element includes Program 43, a program to encourage the provision of sites for housing for agricultural workers.¹ Program 43 requires zoning ordinance amendments to define “farmworker” and “farmworker housing,” and to permit farmworker housing through a ministerial procedure in the agricultural zones (A-1, A-2, A-2-H), subject to certain development standards and in compliance with all State and Federal employee housing laws. In addition, Program 43 requires outreach efforts to encourage the use of the new regulations and to provide assistance to non-profit providers of farmworker housing.

The County staff anticipates the completion of the Farmworker Housing Ordinance by the Fall of 2008, with outreach efforts to follow upon completion of the Ordinance. Since May 2007, the staff has undergone a comprehensive analysis of farmworker housing issues in Los Angeles County, which includes GIS analyses, site visits and an extensive literature review. The staff has prepared a draft background report to document the housing needs of farmworkers and to analyze the agricultural land use patterns in the North County. Some of the major findings of the draft report include:

- There are between 7,000 and 10,000 estimated farmworkers living in Los Angeles County; however, it is difficult to identify the exact number of unaccompanied farmworkers. In addition, this number does not reflect the needs of the families of farmworkers.
- A survey of local ordinances and case studies show that farmworker housing needs are addressed through multiple housing types, including onsite group quarters, family rental and owner-occupied-housing near commercial centers.
- There are very few existing farm worker housing projects in Los Angeles County, including subsidized affordable housing developments for farmworkers and group quarters.
- A majority of farming activities and agriculturally zoned land are concentrated in North Los Angeles County. There are currently no policies in place to actively preserve prime farmland, and farming activities, overall, are declining.

¹ 2001 Housing Element, 9-65.

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Appendix F

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- There are very few existing farm worker housing projects in Los Angeles County, including subsidized affordable housing developments for farmworkers and group quarters.
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¹ 2001 Housing Element, 9-65.

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Appendix H

List of Acronyms

ACS	American Community Survey, U.S. Census
ADA	Americans with Disabilities Act
AHOP	Affordable Homeownership Opportunities Program
AHS	American Housing Survey, U.S. Census
ALUC	Airport Land Use Commission
AMI	Area Median Income
CalWORKs	California Work Opportunities and Responsibility for Kids
CBO	Community Based Organization
CCC	California Coastal Commission
CDBG	Community Development Block Grant
CDC	Los Angeles County Community Development Commission
CDP	Census Designated Place
CEO	Los Angeles County Chief Executive Office
CEQA	California Environmental Quality Act
CET	Community Enhancement Team
CFLT	Community Foundation Land Trust
CGP	Comprehensive Grant Program
CHAS	Comprehensive Housing Affordability Strategy
CHDO	Community Housing Development Organization
CLT	Community Land Trust
CPD	Commercial Planned Development
CRL	Community Redevelopment Law

CUP	Conditional Use Permit
CSD	Community Standards District
DMH	Los Angeles County Department of Mental Health
DOF	State Department of Finance
DP	Development Program
DPH	Los Angeles County Department of Public Health
DPSS	Los Angeles County Department of Social Services
DPW	Los Angeles County Department of Public Works
DRP	Los Angeles County Department of Regional Planning
du/acre	dwelling units per acre
EEBUA	Energy Efficient Based Utility Allowance
ERB	Environmental Review Board
ESG	Emergency Shelter Grant
ESHA	Environmentally Sensitive Habitat Area
FD	Los Angeles County Fire Department
FEMA	Federal Emergency Management Agency
FMR	Fair Market Rent
FY	Fiscal Year
GIS	Geographic Information Systems
HAC	Housing Advisory Committee
HACOLA	Housing Authority of the County of Los Angeles
HCD	State Department of Housing and Community Development

HM	Hillside Management
HMDA	Home Mortgage Disclosure Act
HOME	Home Investment Partnership Program
HOP	Home Ownership Program
HOPWA	Housing Opportunities for Persons with AIDS
HUD	U.S. Department of Housing and Urban Development
IRWMP	Integrated Regional Water Management Plan
LAHSA	Los Angeles Homeless Services Authority
LCP	Local Coastal Program
LID	Low Impact Development
LIHTC	Low Income Housing Tax Credit
LIP	Local Implementation Program
LUP	Land Use Plan
MCC	Mortgage Credit Certificate
MFI	Median Family Income
MSA	Metropolitan Statistical Area
MWD	Metropolitan Water District
NAHA	National Affordable Housing Act
NAT	Nuisance Abatement Team
NOFA	Notice of Funding Availability
NPDES	National Pollutant Discharge Elimination System
PHA	Public Housing Authority
RFP	Request for Proposals
RHNA	Regional Housing Needs Assessment
RPC	Regional Planning Commission
RTP	Regional Transportation Plan
S+C	Shelter Plus Care
SB	Senate Bill
SCAG	Southern California Association of Governments
SCHFA	Southern California Housing Finance Agency

SEA	Significant Ecological Area
SEATAC	Significant Ecological Area Technical Advisory Committee
SHP	Supportive Housing Program
SPA	Service Planning Area
SRO	Single Room Occupancy housing unit
SWP	State Water Project
TOD	Transit Oriented District
ZOUP	Zoning Ordinance Update Program

Glossary

Above Moderate Income: Persons or households earning more than 120% of the area median income (AMI), adjusted for family size.

Acre, Gross: The entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Acre, Net: The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open-space, and flood ways.

Affordability Covenant: A property title agreement that places resale or rental restrictions on a housing unit.

Affordable Housing: Under State and Federal statutes, housing that costs generally no more than 30 to 35% of the gross household income, depending on tenure. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other costs.

Affordable Housing Cost: Affordable housing costs for assisted owner-occupied units are determined using the income limits set forth by the State Department of Housing and Community Development (HCD). For extremely low income households, affordable housing costs do not exceed 30% of 30% of the area median income (AMI); for very low income households, 30% of 50% of AMI; for lower income households, 30% of 70% of AMI; for

moderate income households, the affordable housing cost is between 28% of gross household income and 35% of 110% of AMI.

Affordable Rent: For assisted rental housing units, rents are determined using the income limits set forth by the State Department of Housing and Community Development (HCD). For extremely low income housing units, rents are 30% of 30% of the area's median income (AMI); for very low income units, 30% of 50% of AMI; for lower income units, 30% of 60% of AMI; for moderate income units: 30% of 110% of the AMI.

Annexation: The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

Area Median Income (AMI): The State Department of Housing and Community Development (HCD) adjusts each county's median family income, as determined by the United States Department of Housing and Urban Development (HUD) for its Section 8 Housing Voucher Program, to reflect economic conditions in each county in the State. AMI is used to set affordability levels for State housing programs, and is revised annually.

Assisted Housing: Housing that has been subsidized by Federal, State, or local housing programs.

At-Risk Housing: Multi-family rental housing that is at risk of losing its status as housing affordable to low and moderate income tenants due to the expiration of Federal, State or local agreements.

California Department of Housing and Community Development (HCD): The State department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with the State Housing Element Law.

California Housing Finance Agency (CalHFA): A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, conservation and rehabilitation of low and moderate income housing.

California Work Opportunities and Responsibility for Kids (CalWORKs): The CalWORKs program provides temporary financial assistance and employment focused services to families with minors who have income and property below State maximum limits for their family size.

Census: The official United States decennial enumeration of the population conducted by the U.S. Bureau of the Census.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Density: The number of dwelling units per unit of land. Density is usually expressed "per acre," e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density Bonus: The allowance of additional residential units beyond the maximum allowable density in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: A fee or charge imposed on developers to pay for a local jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under the existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

Elderly Household: As defined by HUD, elderly households are one- or two-member (family or non-family) households in which the head or spouse is age 62 or older.

Element: A division or chapter of the General Plan.

Emergency Shelter: A facility that provides shelter to homeless households and/or homeless individuals on a limited short-term basis.

Emergency Shelter Grants (ESG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Entitlement Jurisdiction: A local jurisdiction, which based on its population, is entitled to receive funding directly from HUD. Examples of entitlement programs include CDBG, HOME and ESG. An entitlement city must have a population of 50,000 or more. An entitlement Urban County must have a population of 200,000 or more, including residents in the unincorporated areas and in small cities that do not independently qualify as entitlement cities (with less than 50,000 residents).

Extremely Low Income: Persons or households earning less than 30% of the area median income (AMI), but at least the minimum Social Security Income (SSI). The 30% of AMI is calculated using 60% of the very low income limit for the corresponding household size.

Fair Market Rent (FMR): Fair Market Rents (FMRs) are rental rates defined by HUD as the median gross rents

charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and many other HUD programs, and are published annually by HUD.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Local jurisdictions may adopt local definitions for first-time homebuyer programs that differ from non-federally funded programs.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 10,000 square feet of gross floor area located on a lot of 5,000 square feet in area has a FAR of 2:1).

General Plan: The General Plan is a legal document, adopted by the legislative body of a city or county, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements, such as Economic Development, Urban Design and similar local concerns, are permitted.

Group Quarters: A facility that houses unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single room occupancy housing.

Growth Management: Techniques used by a government to regulate the rate, amount, location and type of development.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD that provides

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formula grants to states and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership, or provide direct rental assistance to low income people.

Homeless: Households and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

Household: The Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. A household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters. Pursuant to HUD, households are defined as follows: small—two to four non-elderly persons; large—5 or more members; or senior—over age 62.

Housing Opportunities for Persons with AIDS (HOPWA): The HOPWA Program was established by HUD to address the specific needs of persons living with HIV/AIDS and their families. HOPWA makes grants to local communities, states and nonprofit organizations for projects that benefit low income persons medically diagnosed with HIV/AIDS and their families.

Housing Problems: Defined by HUD as a household that: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Stock: All housing units, occupied or vacant, located in a specific geographic area.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. There are two general types of housing subsidies. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is

"project" or "unit" based. In Section 8 rental assistance programs, the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be "tenant based."

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall.

Income Limits: The State determines income limits for extremely low, very low and lower income households based on equivalent limits established by the U.S. Department of Housing and Urban Development (HUD) for its Section 8 program. In addition, the State determines income limits for moderate income households. Income limits are adjusted for family size and revised annually.

Joint Live and Work Unit: A dwelling unit comprised of both living space and work space, where either a residential use or a commercial use can be the primary use.

Large Household: A household with five or more members.

Los Angeles Homeless Services Authority (LAHSA): A City-County Joint Powers Authority, an independent unit of local government, formed to address the problems of homelessness on a regional basis. As an administrative entity, LAHSA contracts with community-based nonprofit agencies to provide homeless services throughout Los Angeles County. LAHSA advocates for the needs of homeless people, plans for and funds homeless services through contracted providers, and ensures effective use of public resources through program and fiscal monitoring of funded programs.

Lower Income: Generally, persons or households earning 80% of area median income (AMI). For purposes of qualifying for assisted housing, low income households include very low income households, and extremely low income households.

Low Income Housing Tax Credit (LIHTC): The Low Income Housing Tax Credit (LIHTC) was created by the Tax Reform Act of 1986. Under the LIHTC program, states issue Federal tax credits for the acquisition, rehabilitation, or new construction of affordable rental housing. The credits can be

used by property owners to offset taxes on other income, and are generally sold to outside investors to raise initial development funds for a project.

Market Rate Housing: Housing available on the open market without any subsidy of which the price is determined by the market forces of supply and demand.

Moderate Income: Generally, persons or households earning between 100% and 120% of the area median income (AMI), adjusted for family size. For purposes of qualifying for assisted housing, moderate income includes lower income households, very low income households, and extremely low income households.

Modular Housing: Housing constructed of manufactured components and partially assembled at the site. Also referred to as manufactured housing or factory built housing.

Overcrowding: A household with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as a household with greater than 1.5 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30% of gross household income, based on data published by the Census Bureau. Severe overpayment exists if gross housing costs exceed 50% of gross income. Overpayment is also referred to as cost burden.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Physical Defects: A housing unit that lacks a complete kitchen or bathroom facilities. Local jurisdictions may expand the Census definition in defining units with physical defects.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low income family applies to the local public housing authority in the area in which they want to live.

Reasonable Accommodation: In the context of the Housing Element, reasonable accommodation refers to providing flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements in order to achieve equal access to housing.

Redevelopment Agency: California Redevelopment Law provides local jurisdictions with the authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The Law provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. The Redevelopment Law requires an Agency to set aside 20% of all tax increment dollars generated from each Redevelopment project area for the purpose of increasing and improving the community's supply of housing for low and moderate income households. The Redevelopment Agency for the unincorporated areas of Los Angeles County is the Community Development Commission (CDC).

Regional Housing Needs Assessment or Allocation (RHNA): The Regional Housing Needs Assessment (RHNA) is based on projections of population growth and housing unit demand, and assigns a share of the region's future housing need to each local jurisdiction within the SCAG (Southern California Association of Governments) region. The housing need numbers serve as the basis for the update of the Housing Element.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Second Unit: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot.

Section 8 Rental Voucher Program: A tenant-based rental assistance program that subsidizes a household's rent in a privately-owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30% of household annual income. Households with incomes of 50% or below the area median income are eligible to participate in the program.

Service Needs: The particular services required by special needs groups, typically including transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Small Household: Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

Southern California Association of Governments (SCAG): The Southern California Association of Governments is a regional planning agency, which encompasses six counties: Imperial County, Riverside County, San Bernardino County, Orange County, Los Angeles County and Ventura County. SCAG is responsible for preparing the Regional Housing Needs Assessment (RHNA).

Southern California Housing Finance Agency (SCHFA): A joint powers authority between Los Angeles and Orange Counties formed in June 1988 to issue tax-exempt mortgage revenue bonds for low and moderate income first time homebuyers. The program is administered by the Community Development Commission of the County of Los Angeles and County Executive Office of the County of Orange on behalf of the SCHFA.

Special Needs Groups: Segments of the population that have a more difficult time finding decent affordable housing due to special circumstances. The State Housing Element Law identifies the elderly, disabled, large families, single-parent households, farmworkers, and the homeless as special needs groups. A local jurisdiction may also consider additional special needs, such as students, military households, etc.

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

Substandard Housing: Housing that does not meet the minimum standards contained in the State Housing Code (i.e., does not provide shelter, endangers the health, safety or well-being of occupants). Local jurisdictions may adopt more stringent local definitions of substandard housing.

Substandard, Suitable for Rehabilitation: Substandard units that are structurally sound and for which the cost of rehabilitation is considered economically warranted.

Substandard, Needs Replacement: Substandard units that are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

Supportive Housing: Housing that includes a supportive service component.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or household transitioning to permanent housing. Transitional housing often includes a supportive service component (e.g., job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the Federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant, HOME and Section 8, among others.

Very Low Income: Persons or households earning not more than 50% of the area median income (AMI), adjusted for family size. For purposes of qualifying for assisted housing, very low income households include extremely low income households.

Zoning: A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance specifying these regulations.

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Appendix I

LIST OF QUALIFIED ENTITIES

Table I.1: List of Qualified Entities

Organization	Address	City	Zip Code	Phone Number	Contact	Added to List	Email Address
A Community of Friends	3345 Wilshire Blvd., Ste. 1000	Los Angeles	90010	(213) 480-0809	J. Monique Lawshe	12/16/98	ACOF@Earthlink.Net
Access Community Housing, Inc.	2250 E. Imperial Highway, #200	El Segundo	90245	(310) 648-6648	Herb Child	12/23/98	
Affordable Housing People	7720 B El Camino Real, Ste. 159	Carlsbad	92009	(760) 436-5979	Lance Carnow	1/6/99	LANCECAR@MILL.NET
BRIDGE Housing Corporation	One Hawthorne, Ste. 400	San Francisco	94105	(415) 989-1111	Lydia Tan	12/28/98	ltan@bridgehousing.com
Century Housing Corporation	300 Corporate Pointe, Ste. 500	Culver City	90230	(310) 642-2007	Ken Reed	12/24/98	
Century Pacific Equity Corporation	1925 Century Park East, Ste. 1900	Los Angeles	90067	(310) 208-1888	Charles L. Schewennesen	2/4/04	
City Housing Real Estate Services	PO Box 561574	Los Angeles	90056	(562) 809-8152	Carmen Hill	10/11/06	CitiHousing20@aol.com
City of Pomona Housing Authority	505 South Garey Ave	Pomona	91766	(909) 620-2120	Hector Apodaca	12/23/98	Hector_Apodaca@ci.Pomona.Ca.Us
Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	90020	(213) 252-4411	Alison Dickson	6/8/06	
Community Partnership Dev. Corp	7225 Cartwright Ave.	Sun Valley	91352	(818) 503-1548	Ollie Mc Caulley	12/24/98	cpdc@earthlink.net
Community Rehabilitation Services, Inc	4716 Cesar E. Chavez Ave.	Los Angeles	90022	(323) 266-0453	Al Rivera	12/29/98	crscla@pacbell.net
DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	91356	(818) 708-2710	Myron Lieberman	5/21/99	
Doty-Burton Associates	1224 East Wardlow Road	Long Beach	90807	(562) 595-7567	Stephen Doty	4/17/01	Sdoty@Lomco.com
East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	90033	(323) 269-4214	Robert Cox	7/13/01	rcox@eastlacc.org
Eden Housing, Inc.	409 Jackson St	Hayward	94544	(510) 582-1460	Catherine A. Merschel	12/24/98	Cmerschel@edenhousing.org
FAME Housing Corporation	2248 S. Hobart Blvd	Los Angeles	90018	(323) 737-0897	Peggy G. Hill	12/28/98	www.FAMECHURCH.ORG
Foundation for Affordable Housing, Inc.	2847 Story Rd San Jose 95127	San Jose	95127	(408) 923-8260	Wallace K. Shepherd	12/30/98	Afrdblhnsng@aol.com
Foundation for Quality Housing Opportunities, Inc.	4640 Lankershim Blvd., #204	North Hollywood	91602	(818) 763-0810	Sy or Gary Braverman	12/24/98	

Table I.1: List of Qualified Entities (cont.)

Organization	Address	City	Zip Code	Phone Number	Contact	Added to List	Email Address
Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	90305	(323) 756-6533	Francis R. Hardy, Jr.	9/18/03	
Hart Community Homes	2807 E. Lincoln Ave	Anaheim	92086	(714) 630-1007	William Hart	12/27/05	
Hollywood Community Housing Corp.	1726 N. Whitley Ave	Hollywood	90028	(323) 469-0710	Christina V. Duncan	12/23/98	
Home and Community	2425 Riverside Place	Los Angeles	90039	(213) 910-9738	Sabrina Williams	11/28/05	
Hope - Net	760 S. Westmoreland Ave	Los Angeles	90005	(213) 389-9949	Candace Whalen	12/23/98	hope-net@pacbell.net
Housing Authority of the City of Los Angeles	P.O. Box 17157, Foy Station	Los Angeles	90017	(213) 252-2701	Phillip DeLao	12/24/98	PHILLIPD@domain2.hacla.org
Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	92677	(323) 726-9672	Carol Cromar	6/10/99	HCACCROMAR@DESSRETONLINE.COM
Jamboree Housing Corporation	2081 Business Center Dr #216	Irvine	92612	(949) 263-8676	Lila Lieberthal	12/24/98	Jamboree@ibm.net
Keller & Company	4309 Argos Drive	San Diego	92116		Chad Keller	2/8/06	
Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place	Los Angeles	90005	(213) 365-7400	Jimmy Lee	1/19/99	
Latin American Civic Assoc.	340 Parkside Dr	San Fernando	91340	(818) 361-8641	Ray Valenzuela	12/23/98	
Long Beach Affordable Housing Coalition, Inc.	110 West Ocean Blvd., # 350	Long Beach	90802	(562) 983-8880	H. Kim Huntley	5/19/99	LBAHC@EARTHLINK.NET
Los Angeles Center for Affordable Tenant Housing	1296 N. Fairfax Avenue	Los Angeles	90046	(323) 656-4410	Larry Gross	10/29/04	
Los Angeles Community Design Center	701 E. Third St., Ste. 400	Los Angeles	90015	(213) 629-2702 x734	Lisa Luboff	3/9/00	Ebarnes@lacdc.com or rcox@lacdc.com
Los Angeles Housing Department/ Policy Planning Unit	1200 W. 7th Street, 9th Floor	Los Angeles	90017				
Los Angeles Housing Partnership, Inc.	515 S Figueroa St. Ste. #940	Los Angeles	90071	(213) 629-9172	Louis J. Bernardy	12/24/98	ljbernardy@earthlink.net
Los Angeles Low Income Housing Corp. (LALIH)	1041 South Crenshaw	Los Angeles	90019	(323) 954-7575	Jim Peerson	12/29/00	peergroupcorp@earthlink.net
LTSC Community Development Corporation	231 East Third Street, Ste. G 106	Los Angeles	90013	(213) 473-1680	Erich Nakano	4/25/01	enakano@fc.ltsc.org
Many Mansions, Inc.	1459 E. Thousand Oaks Blvd., Ste. C	Thousand Oaks	91362	(805) 496-4948	Neil McGuffin	4/28/04	danhardy@west.net
Matinah Salaam	3740 Barrington Drive	Concord	94518	(925) 671-0725	Matinah Salaam	4/28/04	
Menorah Housing Foundation	1618 Cotner Avenue	Los Angeles	90025	(310) 477-4942	Anne Friedrich	11/20/01	afriedrich@menorahhousing.org
Nehemiah Progressive Housing Dev. Corp.	1851 Heritage Lane, Ste. 201	Sacramento	95860	(916) 231-1999	Kenneth Watkins	12/24/98	projmng@nahemiahprogram.org
Nexus for Affordable Housing	1544 W. Yale Avenue	Orange	92867	(714) 282-2520	Bruce Solari	7/13/01	bruce@solari-ent.com
Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	92866	(714) 288-7600 x 25	Todd Cottle	6/10/05	
Pico Union Housing Corporation	1345 S. Toberman	Los Angeles	90015	(213) 252-1991	Genny R. Alberts	1/12/99	

Table I.1: List of Qualified Entities (cont.)

Organization	Address	City	Zip Code	Phone Number	Contact	Added to List	Email Address
Poker Flats LLC	1726 Webster	Los Angeles	90026		Jennifer B. Luria	2/8/06	
Shelter For The Homeless	15161 Jackson St.	Midway City	92655	(714) 897-3221	Jim Miller	1/6/99	shelter@compuall.net
Skid Row Housing Trust	1317 E. 7th St	Los Angeles	90021	(213) 683-0522	Jim Bonar	12/23/98	
Southern California Housing Development Corp	8265 Aspen St., Ste. 100	Rancho Cucamonga	91730	(909) 483-2444	D. Anthony Mize	5/17/99	tmize@SCHDC.com
Southern California Presbyterian Homes	516 Burchett Street	Glendale	91203	(818) 247-0420	Sally Little	12/29/00	sallylittle@scphs.com
The East Los Angeles Community Union (TELACU)	5400 East Olympic Blvd., Ste. 300	Los Angeles	90022	(323) 721-1655	Jasmine Borrego	1/29/01	Jasminetrm@aol.com
The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr.	Long Beach	90802	(562) 570-6926	Diana V. McNeel	12/23/98	
West Hollywood Community Housing Corp.	8285 Sunset Blvd, Ste. 3	West Hollywood	90046	(323) 650-8771	Paul Zimmerman	12/23/98	
Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	91302	(818) 222-2800 x204	Rick Macaya	4/28/04	

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